



## **2015-2020 Consolidated Plan**

**June 15, 2015**

City of Sanford  
300 N. Park Ave., Sanford, FL 32771

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# Executive Summary

## **Introduction**

The U.S Department of Housing and Urban Development requires entitlement cities receiving annual federal funding allocations from HUD for affordable housing and community development projects to prepare a Consolidated Plan pursuant to requirements established in the Code of Federal Regulations 24 CFR 91. The city of Sanford receives Community Development Block Grant (CDBG) from HUD. Sanford's Consolidated Plan is for the five-year period from July 1, 2015 through June 30, 2020.

The Needs Assessment and Market Analysis sections of the Consolidated Plan determine the priority housing and non-housing development needs within the city. The Strategic Plan section describes the strategies that will be undertaken and the goals to be accomplished in order to address priority needs over the Consolidated Plan's five-year timeframe. An emphasis is placed on meeting priority needs based on housing, community and economic development projects that are eligible for funds through the CDBG program. The Consolidated Plan also includes a First-Year Action Plan. The First Year Action plan describes the activities that will be undertaken in the first year to address the priority needs and mark progress towards meeting the Strategic Plan goals.

## **Summary of the Objectives and Outcomes Identified in the Needs Assessment Section of the Consolidated Plan**

All HUD-funded projects must meet one of three National Objectives:

- Primarily benefit low- and moderate-income persons
- Prevent or eliminate substandard housing or blight, or
- Meet other community development needs that have a particular urgency because existing conditions pose a serious threat to the health or welfare of the community and other financial resources are not available to meet such needs

The following is a list of priorities identified during the citizen’s participation process for this 2015-2020 Consolidated Plan. These priorities were used to determine corresponding goals and objectives described in the Strategic Plan portion of this Consolidated Plan.

For the CDBG program the highest priorities are:

- Affordable Ownership housing
- Supportive services
- Housing Rehabilitation
- Water/Sewer Improvements

**Evaluation of Past Performance**

For the 2011-2015 City of Sanford Consolidated Plan, the CDBG program projects that received a “high” or “ moderate” need priority ranking were assigned a number of anticipated projects to be funded between 2011 and 2015. The following chart identifies the number of projects completed by 2012 as reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

**TABLE 2  
OUTCOME PERFORMANCE MEASUREMENTS  
(Modified Table 1C, 2C, 3A)**

<b>CDBG</b>	<b>5 year goal</b>	<b>Yr.1 goal plan/act</b>	<b>Yr.2 goal plan/act</b>
<b>Rehabilitation of existing owner units Priority needs:</b>	<b>15</b>	<b>5/0</b>	<b>5/0</b>
<b>Clearance and demolition Code</b>	<b>15</b>	<b>3/0</b>	<b>3/2</b>
<b>Enforcement Neighborhood Facilities</b>	<b>10</b>	<b>2/0</b>	<b>3/0</b>
		<b>4/3</b>	<b>1/1</b>

<b>Homeless Facilities Street Improvements</b>	<b>1</b>	<b>1/0</b>	<b>0</b>
<b>Youth Services</b>	<b>1</b>	<b>1/0</b>	<b>25</b>
<b>Employment Training Services</b>	<b>1</b>	<b>1/0</b>	<b>25</b>

### **Summary of Citizens Participation Process and Consultation Process**

The City of Sanford’s Citizen Participation Plan outlines ways in which the citizens of Sanford can participate in its Community Development Block Grant (CDBG), program. In order to maximize outreach, the City of Sanford’s Community Development Department conducted one (1) formal citywide public hearing and two (2) public meetings in target neighborhoods chosen due to income level and federal grant program eligibility. The City developed and published a Consolidated Plan Survey to gain public input on specific eligible grant categories such as housing rehabilitation, community development activities, and public services.

After the citizen participation process was complete, the city of Sanford’s Community Development Department analyzed all of the comments received at each public meeting and all Consolidated Plan survey submissions to determine the priority goals for the 2015-2020 Consolidated Plan.

### **Summary of Public Comments**

The following is a summary of public comments received at the (1) Public Hearing and at each of the (2) public meetings held during the public participation process for the 2015-2020 Consolidated Plan.

### Public Hearing #1

An overview was provided for the purpose of conducting the first public hearing to solicit input for the purpose of selecting housing and community development goals and objectives to receive Community Development Block Grant (CDBG) funding during the 2015-2020 Consolidated Plan period. The list of eligible activities for the 2015-2020 Consolidated Plan was addressed, which included Public Services, Economic Development, Public Infrastructure, and Housing needs. It was explained to the attendees that the City would receive approximately \$350,000 per year to be allocated toward eligible activities. The timeline for the development of the Consolidated Plan was discussed

### Public Hearing #1 Comments

Attendees were called upon by raising their hands to provide input on projects to be considered for the 2015-2020 Consolidated Plan period. The following is a breakdown of the suggestions received:

- Rental assistance
- Homeless Services
- Housing Rehabilitation
- Youth Services
- Storm drainage improvements

A Recovery House Representative suggested holding separate meetings in the target areas of Goldsboro and Georgetown. Staff agreed to this suggestion confirmed that they would be conducting further meetings in those neighborhoods.

### Goldsboro Public Meeting

An overview was provided for the purpose of conducting the first public hearing to solicit input for the purpose of selecting housing and community development goals and objectives to receive Community Development Block Grant (CDBG) funding during the 2015-2020 Consolidated Plan period. The list of eligible activities for the 2015-2020 Consolidated Plan was addressed, which included Public Services, Economic Development, Public Infrastructure, and Housing needs. It was explained to the attendees that the City would receive approximately \$350,000 per year to be allocated toward eligible activities. The timeline for the development of the Consolidated Plan was discussed

### Goldsboro Public Meeting Comments

Attendees were called upon by raising their hands to provide input on projects to be considered for the 2015-2020 Consolidated Plan period. The following is a breakdown of the suggestions received:

- Homeless Services including a need for more transitional housing for homeless persons suffering from mental illness and a need for additional supportive services for the homeless population
- Continuation of roofing repair/replacement for urgent need cases with homeowners that are 55 or older in age
- Continuation of owner occupied housing rehabilitation for urgent need recipients (very low-, low-income households)

### Georgetown Public Meeting

An overview was provided for the purpose of conducting the first public hearing to solicit input for the purpose of selecting housing and community development goals and objectives to receive Community Development Block Grant (CDBG) funding during the 2015-2020 Consolidated Plan period. The list of eligible activities for the 2015-2020 Consolidated Plan was addressed, which included Public Services, Economic Development, Public Infrastructure, and Housing needs. It was explained to the attendees that the City would receive approximately \$350,000 per year to be allocated toward eligible activities. The timeline for the development of the Consolidated Plan was discussed.



## Georgetown Public Meeting Comments

Attendees were called upon by raising their hands to provide input on projects to be considered for the 2015-2020 Consolidated Plan period. The following is a breakdown of the suggestions received:

- Economic development activities that support job creation and retention (microenterprise, business incubator, local hiring preference)
- Youth services for persons re-entering society after incarceration
- Affordable housing activities such as owner-occupied housing rehabilitation, weatherization and homebuyer assistance
- Flood and storm drainage activities
- Sidewalk safety improvements on 25<sup>th</sup> Street (near cemetery) and Bay Avenue between 3<sup>rd</sup> & 11<sup>th</sup> Streets
- Homeless services activities
- Health services activities
- New Community Center (Eastside)

### **Summary:**

There continues to be an underserved need for housing rehabilitation and public services, funded by the CDBG program in Sanford. In addition, there is a desperate need for new affordable public housing due to the demolition of 480 multifamily rental-housing units in 2011. Currently, there are no funding programs contributing to this vital need. The Needs Assessment and Market Analysis sections of this Consolidated Plan address these underserved needs in detail through quantitative and qualitative data collection and descriptive narratives which document the severity of barriers to improvement in low- to moderate-income neighborhoods and target areas within the community.

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

In this section of the Consolidated Plan, we will examine data and draw conclusions as to what the critical housing needs are in the City of Sanford. We will identify the common types of housing problems faced by Sanford households and the types of families facing these problems. We will use the data provided to draw conclusions as to how to alleviate these types of housing problems and form strategies to ensure that there is an adequate supply of affordable housing for every segment of the population, including all racial and ethnic groups and special needs populations, such as persons with disabilities, across all income levels. Furthermore, we will examine the current needs for Non-Housing Community Development needs to determine what categories of CDBG federal funds should be prioritized during the 2015-2020 planning period.

### NA-10 Housing Needs Assessment

According to the data provided in this section, the most common housing problems affecting the City of Sanford households are substandard housing (lack of complete plumbing, kitchen facilities), overcrowding and cost burden. Of the City of Sanford 18,774 households; 21.7% of those units are substandard, lacking complete plumbing or kitchen facilities or are overcrowded; and 52.7% are cost burdened.

### NA-15 Disproportionately Greater Need: Housing Problems

In this section of the Needs Assessment, a description of the need of any racial or ethnic group that has disproportionately greater need will be determined. According to 24 CFR 91.305, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

The categories of Area Median Income for 0-30%, 30-50%, 50-80% will be displayed in Tables 9-12. The highest level of disproportionately greater need was a Black/African American household with one or more housing problems with very low income at 34.8% of the county in the 0-30% AMI. The White group makes up 30.4% and Hispanic group made up 10.5% of the county, which met the definition of disproportionately greater need. In the 30-50% group black/African American 28.3%, Hispanic was 24.1%, and White at 23.7%. In the 50-80% group White was 32.4%, Black/African American 15.3% and Hispanics 10%.

### **NA-20 Disproportionately Greater Need: Severe Housing Problems**

In this section of the Needs Assessment, a description of the types and common severe housing problems faced by racial or ethnic segments of the population and the severity of each housing problem will be explored. The categories of Area Median Income for 0-30%, 30-50%, 50-80%, 80-100% will be displayed in Tables 13-16 as it relates to disproportionately greater need on Severe Housing Problems.

### **NA-25 Disproportionately Greater Need: Housing Cost Burdens**

In this section of the Needs Assessment, a description of households that would be considered cost burdened whereby spending greater than 30% of their income on housing costs, will be explored. The categories of Cost Burden of spending between <0-30%, 30-50%, >50% of the household income will be displayed in Table 17. As it relates to disproportionately greater need on Housing Cost Burdens, White households once again are the highest level at 36.6% for the 0-30% of AMI. For 30-50% the groups are 11% White, 6.9% Black/African American and 3.7% Hispanic. For 50-80% the groups are 8.1% White, 6.2% Black/African American and 4.1% Hispanic.

### **NA-30 Disproportionately Greater Need: Discussion**

In this section of the Needs Assessment, the disproportionately greater need related to housing problems, severe housing problems, and housing cost burden will be discussed and an overall determination of the existing needs for racial or ethnic groups facing a disproportionately greater need than the needs of that income category as a whole will be made. According to the data presented in Tables 12-17 from sections NA-15, NA-20 and

NA-25 of this Needs Assessment, three out of the six racial or ethnic groups examined faced a disproportionately greater need (greater than 10%) in all income and housing problem categories, with the exception of the Black/African American race groups with an income level of 30 percent or lower than the area median income in the cost burden category.

### **NA-35 Public Housing**

In this section of the Needs Assessment, data from The City of Sanford's Public Housing Agencies is provided in Table 18-21. Within the PHA there are 1,238 Vouchers and 4 Special Purpose Vouchers.

### **NA-40 Homeless Needs Assessment**

In this section of the Needs Assessment, information is provided on chronically homeless individuals and families, families with children, homeless in rural areas, veterans and their families, and unaccompanied youth. The continuum that contains the City of Sanford's total homeless population consists of 2,254 individuals according to the 2014 Point-In-Time count.

### **NA-45 Non-Homeless Special Needs Assessment**

In this section of the Needs Assessment, the characteristics and needs of The City of Sanford's non-homeless special population groups (Farmworkers, Elderly/Frail, Persons with Disabilities and, Persons with HIV/AIDs) are discussed.

### **NA-50 Non-Homeless Community Development Needs**

In this section of the Needs Assessment, the needs for Public Facilities, Public Improvements, and Public Services of the many communities that make up the City of Sanford are discussed.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the 2011 American Community Survey (ACS), there were an estimated 18,774 households in the City of Sanford. That marks an increase of 4,800 households over a ten year period. Of the 18,774 households in Sanford, 15,650 households contained one or more persons and were considered a small family and 3,124 were considered single person households. Tenure data reflected that there are 8,424 owner-occupied households and 10,350 rental occupied households in The City of Sanford. At the time of the 2007-2011 CHAS, 4,285 households contained at least one person age 60 years or older and 3,125 households contained one or more children age 6 years or younger. The same data set noted that 120 of the households were considered substandard and 60 households were severely overcrowded with 1.51 persons or more per room. Cost burden data reflected that 3,559 households were facing a cost burden of greater than 50% of their monthly income, while 5,971 were facing a cost burden of greater than 30% of their monthly income. There are 335 households that reflect zero or negative income and make up 0.01 percent of the household population in the City of Sanford.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	38,291	52,347	37%
Households	13,974	18,774	34%
Median Income	\$31,163.00	\$43,520.00	40%

**Table 1 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30- 50% HAMFI</b>	<b>&gt;50- 80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	2,510	2,475	3,440	2,120	8,225
Small Family Households *	615	830	1,375	1,170	4,395
Large Family Households *	200	205	410	130	455
Household contains at least one person 62-74 years of age	495	460	420	225	1,080

	<b>0-30% HAMFI</b>	<b>&gt;30- 50% HAMFI</b>	<b>&gt;50- 80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person age 75 or older	355	375	385	180	310
Households with one or more children 6 years old or younger *	315	585	745	505	975
* the highest income category for these family types is >80% HAMFI					

**Table 2 - Total Households Table**

Data 2007-2011 CHAS  
Source:

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	<b>Renter</b>					<b>Owner</b>				
	<b>0- 30% AMI</b>	<b>&gt;30- 50% AMI</b>	<b>&gt;50- 80% AMI</b>	<b>&gt;80- 100% AMI</b>	<b>Total</b>	<b>0- 30% AMI</b>	<b>&gt;30- 50% AMI</b>	<b>&gt;50- 80% AMI</b>	<b>&gt;80- 100% AMI</b>	<b>Total</b>
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	60	15	0	120	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	0	0	10	0	40	0	10	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	60	55	60	260	0	15	4	35	54

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	920	825	295	0	2,040	480	420	475	190	1,565
Housing cost burden greater than 30% of income (and none of the above problems)	170	400	970	320	1,860	100	140	485	630	1,355
Zero/negative Income (and none of the above problems)	255	0	0	0	255	110	0	0	0	110

**Table 3 - Housing Problems Table**

Data 2007-2011 CHAS  
Source:

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,055	940	360	60	2,415	480	475	480	235	1,670
Having none of four housing problems	390	625	1,445	675	3,135	220	435	1,150	1,150	2,955

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	255	0	0	0	255	110	0	0	0	110

**Table 4 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	360	505	540	1,405	105	150	440	695
Large Related	135	140	300	575	4	25	110	139
Elderly	310	220	110	640	289	260	134	683
Other	405	460	365	1,230	180	149	275	604
Total need by income	1,210	1,325	1,315	3,850	578	584	959	2,121

**Table 5 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	320	335	170	825	80	125	225	430
Large Related	105	70	40	215	4	25	15	44
Elderly	175	90	40	305	230	150	70	450
Other	405	365	45	815	165	145	165	475
Total need by income	1,005	860	295	2,160	479	445	475	1,399

**Table 6 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	95	40	55	50	240	0	35	4	25	64
Multiple, unrelated family households	0	20	0	10	30	0	25	0	20	45
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	95	60	55	60	270	0	60	4	45	109

**Table 7 - Crowding Information - 1/2**

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 8 - Crowding Information - 2/2**

Data Source Comments:

**Describe the number and type of single person households in need of housing assistance.**

The 2011 ACS reflects that there are approximately 8,989 single person households in the City of Sanford. Tenure data reflects that there are 2,996 owner single person households and 5,993 rental single person households within the City. Of the 2,996 owner, single person households, 604 face a cost burden of greater than 30%, and 475 face a cost burden of greater than 50% of their monthly income. Of the 5,993 renter single person households, 1,230 face a cost burden of greater than 30% and 815 face a cost burden of greater than 50% of their monthly income. There is no data available to show the number of single person households who face overcrowding. There is no data available that reflects housing problems such as lacking a kitchen or complete plumbing for comparison. After analysis of

the data available, 3,124 single person households face a cost burden of either 30% or 50% of their monthly income. That represents 35% of the total population of single person households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking. What are the most common housing problems?**

According to the data provided in the 2007-2011 CHAS, the most common housing problems are substandard housing, overcrowding and cost burden. In the City of Sanford, there are approximately 120 rental substandard households and 0 owner substandard households. Substandard households are defined as lacking adequate kitchen facilities and complete plumbing. There are approximately 10 rental households and 50 owner households that are considered severely overcrowded (>1.51 persons per room). There are approximately 260 rental households and 54 owner households that are considered overcrowded (1.01-1.5 persons per room). Cost burden, the most common housing problem in the City of Sanford, affects both owner and rental households, with 2,121 owner households with 30 percent or greater cost burden and 1,230 rental households with a 30 percent or greater cost burden, and 1,399 owner households with 50 percent or greater cost burden and 2,160 renter households with a 50 percent or greater cost burden. That means a total of 6,910 total households, out of 18,774 or 37 percent of total households in Sanford spend more than 30 percent of their monthly income on housing costs.

**Are any populations/household types more affected than others by these problems?**

According to the 2007-2011 CHAS data provided, small-related family households, for both rental and owner households, face a higher cost burden and chance for overcrowding than large related families or single person households. The highest cost burden, for both rental and owner households, affect families in the 50% to 80% Housing and Urban Development Area Median Family Income (HAMFI) category.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and**

**individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

According to data provide by HUD, there are currently 2,510 extremely low-income households in the City of Sanford. Of the 2,510 extremely low income households, 315 households contain a child under 6 years of age and 355 households contain a person age 75 years or older. 1,535 extremely low-income households face at least one of the four common household problems (substandard housing, overcrowding, cost burden, or severe cost burden) described above. These households are at imminent risk of either residing in shelters or becoming unsheltered if they do not receive housing assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Sanford defines at-risk groups as households containing persons with disabilities, low and very-low income households, also experiencing common housing problems such as a cost burden of 30 percent or greater or 50 percent or greater.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Some housing characteristics, other than the common housing problems (substandard housing, overcrowding, and cost burden), leading to instability and an increased risk of homelessness include, underemployment, poor physical health, low level of educational attainment, domestic violence, and drug use. According to the Homeless Services Network of Central Florida, who provides Continuum of Care and Point-in-Time Survey information for the homeless populations in The City of Sanford, Orange County, and Osceola County, 76% of households who are underemployed suffer an increased risk of homelessness, 72% of households with poor physical health suffer an increased risk of homelessness, 47% of households with a low level of educational attainment suffer an increased risk of homelessness, 28% of households who suffer from domestic violence also suffer from an increased risk of homelessness and 8% of households suffer an increased risk of homelessness. Furthermore, most of these households are single parent households with children present.

## **Discussion**

With the data provided in Tables 1 through 8 above and the narratives in the Housing Needs Assessment Section, it can be concluded that common housing problems such as lack of complete facilities, overcrowding, and cost burden have a profound effect on all households types and income levels. With cost burden affecting 52.7 percent of all the City of Sanford households, and especially at-risk for homelessness groups, it can be concluded that cost burden is the housing problem with the biggest negative impact on affordable housing.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The tables in this section of the Consolidated Plan describe the need of any racial or ethnic groups that has disproportionately greater need in comparison to the needs of that category of need as a whole. Disproportionately greater need exists when the percentage of persons in a category of need who are member of a particular racial or ethnic group is at least 10-percentage points higher than the percentage of persons in a category as a whole. Data sources used to determine these statistics were scarce and there is very little data that provides a breakdown of the housing problems by race and ethnicity.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	265	315
White	765	90	105
Black / African American	875	160	125
Asian	30	0	15
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	265	15	25

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,835	525	0
White	560	245	0
Black / African American	670	255	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	570	25	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,160	1,430	0
White	1,165	865	0
Black / African American	550	370	0
Asian	34	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	360	170	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	960	1,235	0
White	585	835	0
Black / African American	185	290	0
Asian	35	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	145	94	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

The data above shows that persons from the white race make up for an average of 30 percent of the total population of households suffering at least one housing problem. Persons in the African American race category generally make up 25 percent of the total population of households suffering at least one housing problem.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In this section of the Needs Assessment, we will examine the data available to determine the types of common housing problems faced by particular racial or ethnic segments of the population and the severity of each housing problem. We will complete an in-depth review to determine if persons within a racial or ethnic group have 10 percentage points higher in any category, than persons in a category as a whole. If a disproportionate greater need is discovered, we can create feasible strategies to address the particular need to reduce or eliminate the severe housing problems facing that demographic.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,545	655	315
White	635	220	105
Black / African American	655	375	125
Asian	30	0	15
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	220	60	25

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%



**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,240	1,125	0
White	360	450	0
Black / African American	390	535	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	450	140	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	660	2,935	0
White	405	1,625	0
Black / African American	165	745	0
Asian	0	34	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	75	450	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	265	1,935	0
White	130	1,290	0
Black / African American	15	460	0
Asian	25	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	85	155	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

In order to determine whether or not there is a disproportionate greater need for households with severe housing problems in each income level group, it must be determined whether or not a single segment of the racial and ethnic population is 10 percentage points or higher than the percentage of persons in a category compared to the jurisdiction as a whole. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group. The results shown below identify the percentages of households, by race group, that have a 10 percent or higher disproportionate greater need.

For the 0-30 percent area median income category for households experiencing one or more severe housing problems. Black/African American households make up for the highest percentage of households with one or more severe housing problems with very low income at 26 percent of the total jurisdiction. The White race group makes up for 25.2 percent of the total jurisdiction as a whole.

For the 30-50 percent area median income category for households experiencing one or more severe housing problems, Hispanic households make up for the highest percentage of households with one or more severe housing problems with very low income at 19 percent of the total jurisdiction as a whole. The black/African American race group makes up for 16.4 percent of the total jurisdiction as a whole and the White race group makes up for 15.2 percent of the total jurisdiction.

For the 50-80 percent area median income category for households experiencing one or more severe housing problems, white households make up for the highest percentage of households with one or more severe housing problems with moderate income at 11.2 percent of the total jurisdiction as a whole. The black/African American race group makes up for 4 percent of the total jurisdiction and Hispanic race group make up for 2 percent of the total jurisdiction as a whole.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A household is considered cost burdened when it spends more than 30 percent of its income for housing. A household is considered severely cost burdened when housing costs are more than 50 percent of the monthly household income. Of those households with a cost burden, some choose, and are capable of affording higher rents and mortgages, i.e., those with higher income have more flexibility and may be able to spend more than 30 percent of their income on housing, and still have enough left over for other expenses. However, households with lower incomes (generally those earning 80 percent or less of area median income [AMI]) are less capable of paying rent or mortgages above 30 percent of their income because they have less income remaining after housing costs for other basic needs.

In addition to housing cost burden, many low-income families spend a large amount of their income on transportation costs. Many homebuyers cannot afford to buy a home in dense urban areas, where there are the most jobs, so they buy a house in the suburbs and commute. Not only are these homebuyers spending more money on gasoline, car payments, repairs and insurance, they are also contributing to traffic congestion and greenhouse emissions. With rising fuel costs, it is especially important to consider the burden of transportation cost on a household.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,470	4,090	3,400	315
White	6,590	1,985	1,455	105

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Black / African American	2,480	1,240	1,125	125
Asian	195	125	55	15
American Indian, Alaska Native	35	0	0	15
Pacific Islander	0	10	0	0
Hispanic	1,085	680	725	25

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data 2007-2011 CHAS  
Source:

**Discussion:**

In order to determine whether or not there is a disproportionate greater need for households with housing cost burden in each income level group, it must be determined whether or not a single segment of the racial and ethnic population is 10 percentage points or higher than the percentage of persons in a particular category, compared to the jurisdiction as a whole. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group. The results shown below identify the percentages of households, by race group, that have a 10 percent or higher disproportionate greater need.

For the 0-30 percent area median income category for households experiencing housing cost burden, white households make up for the highest percentage of households with housing cost burden with very low income at 36.6 percent of the total jurisdiction as a whole. The Black/African American race makes up for 13.8 percent of the total jurisdiction as a whole.

For the 30-50 percent area median income category for households experiencing cost burden, white households make up for the highest percentage of households with cost burden with low income at 11 percent of the total jurisdiction as a whole. The black/African American race makes up for 6.9 percent of the total jurisdiction as a whole and the Hispanic race group makes up for 3.7 percent of the total jurisdiction as a whole.

For the 50 percent or more area median income category for households experiencing cost burden, white households make up for the highest percentage of cost burdened households with moderate income at 8.1 percent of the total jurisdiction as a whole. The black/African American race makes up for 6.2 percent of the total jurisdiction as a whole and the Hispanic race group makes up for 4.1 percent of the total jurisdiction as a whole.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

According to 24 CFR 91.305, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Persons in the white race category with household incomes of 50 percent and below the area median income, and experiencing one or more of the common housing problems made up for an average of 28.8 percent or higher of the total households with a disproportionately greater need in the income categories as a whole.

**If they have needs not identified above, what are those needs?**

The specific needs for the white race category with household incomes of 50 percent or below the area median income were alleviation of cost burden, and affordable housing options to avoid common housing problems such as overcrowding and substandard housing.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The populations of disproportionately greater needs are dispersed across the county. While racial and ethnic groups tend to live in identifiable neighborhoods, the data does not clearly depict a trend or disproportionate need via neighborhood or community based demographic information.

## NA-35 Public Housing – 91.205(b)

### Introduction

In this section of the Needs Assessment, we will examine the number and types of public housing units or rental assistance voucher available to meet the needs of households in need of housing assistance in the City of Sanford. By examining the current data available, we can determine the estimated number of new public housing units or rental assistance vouchers needed to keep up with the current demand and estimate future demand based on anticipated loss.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 18 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: No current information is available to complete this table at this time.

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
									Average Annual Income



	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** No current information is available to complete this table at this time.

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	0	0	0	0	0	0
Black/African American	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: No current information is available to complete this table at this time.

### Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	0	0	0	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

Data Source: No current information is available to complete this table at this time.

### Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The closing of the Sanford Housing Authority’s six (6) complexes containing approximately 480 units has placed a tremendous challenge on the City of Sanford’s decent and safe affordable housing inventory. The closing of the Sanford Housing Authority properties is compounded with an aging existing housing stock that is in need of extensive repairs,

rehabilitation and some demolition as noted in *NA-10 Housing Needs Assessment of this report*. Rehabilitation of many of the existing housing units is further compounded by the low assessed value of the property and the HUD Environmental Review limitation of maximum expenditure on a property is 50% of its assessed value.

The City recognizes that any effort to address the housing situation caused by the closing of the Sanford Housing Authority will require a community wide endeavor that will need to encompass the entire Goldsboro neighborhood to make a significant impact. To this end, the City of Sanford is actively worked with the Sanford Housing Authority to submit a Choice Neighborhood Planning Grant Application for the 2014 PY. Unfortunately the application was not funded, however the City continues to diligently work with the Housing Authority to find funding to move forward with redevelopment of the properties. The City of Sanford realizes it is also necessary to attend to the revitalization of the heart of the Goldsboro Neighborhood; Historical Goldsboro Boulevard to effect a true impact on the area.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of residents who are in need of Public Housing or Housing Choice vouchers are access to affordable rental housing, supportive housing services (job training, job placement, financial housing counseling), and incentive programs that support healthy living and self-sufficiency within the City of Sanford and more specifically within target neighborhoods that have a high concentration of low-income and minority populations.

### **How do these needs compare to the housing needs of the population at large**

The current need of public housing or housing choice voucher residents, in comparison to Sanford's population at large, are much more severe due to the closing of the Sanford Housing Authority and the demolition of all designated public housing units and the administration of housing choice vouchers locally. According to the Orlando Housing Authority, who is now responsible for the management and operation of Section 8 housing

choice voucher program implementation, there are currently no vouchers in use or available to public housing residents in the City of Sanford. Prior to the closing of the Sanford Housing Authority, there were an estimated 818 housing choice vouchers in use and 480 public housing units designated for public housing residents within the City limits. That leaves 1,298 low-income individuals or families at risk of homelessness.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness in the City of Sanford includes: individuals, people who struggle with substance abuse and mental illness, youth who have aged out of foster care, runaway youth - - anyone, by state law, who lacks a fixed, regular and adequate nighttime residence, or whose primary residence is:

- Sharing the housing of another person due to loss of housing, economic hardship, or similar reason;
- Living in a motel, hotel, travel trailer park, or campground due to lack of alternative, adequate accommodations;
- Living in an emergency or transitional shelter;
- A primary nighttime residence that is a public or private place not designed for or ordinarily used for human beings;
- Living in a car, park, public place, abandoned building, bus or train station, or similar setting;
- A migratory individual who qualifies as homeless because he or she is living in circumstances described above.

Based on the Department of Housing and Urban Development's definition, a person is considered homeless if they are living on the street, or are living in an emergency shelter or transitional housing. According to the point-in-time count reported by the Orlando/Orange, Osceola and Seminole Counties CoC, there are currently 2,254 homeless persons. 532 persons are currently sheltered and 1,871 persons are unsheltered in the continuum.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### Chronically homeless individuals and families

According to Part 1 - Point in Time Estimates of Homelessness, 2014 Annual Homelessness Assessment (AHAR) to Congress, there were approximately 125 chronically homeless individuals in the Central Florida Continuum of Care between 2013 and 2014.

#### Families with children

According to Part 1 - Point in Time Estimates of Homelessness, 2014 Annual Homelessness Assessment (AHAR) to Congress, there were approximately 245 homeless families with children in Central Florida Continuum of Care between 2013 and 2014.

#### Veterans and their families

According to the Homeless Services Network of Central Florida CoC 2014 PIT Counts, no information regarding the number of Veterans and their families in the Central Florida region (Orange, Osceola and Seminole) were counted or reported, but it was estimated that there were 299 homeless veterans within the continuum on any given night in 2013.

#### Unaccompanied youth

According to the Homeless Services Network of Central Florida CoC 2014 PIT Counts, there were 537 children under the age of 18 reported homeless in the Central Florida region (Orange, Osceola and Seminole), but the report does not specify whether or not the homeless children were accompanied or unaccompanied.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	901	187
Black of African-American	1006	78
Asian	9	1
American Indian or Alaska Native	4	0
Native Hawaiian or Other Pacific Islander	1	0
Multiple Races	67	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	431	31

*Source: Homeless Services Network of Central Florida 2014 Point-in-Time Counts*

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the 2014 Orlando/Orange, Osceola and Seminole County Point-In-Time survey there is an estimated 250 families with children currently homeless. There is an estimated 299 homeless veterans homeless in this continuum. There is no data available that estimates the number of homeless families with veterans in this continuum. Both of these types of homeless families are in need of and are eligible for housing assistance when and if available in their communities. The need for education of programs available to these families, as well as job access and training, and supportive housing services are factors in families not currently receiving the assistance that is available. The most common issue for these homeless families is the lack of funding available in the communities reporting the highest numbers.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2014 Point-in-Time Survey for Orlando/Orange, Osceola and Seminole County, Black or African-American persons make up the highest number of homeless in the continuum with an estimated 1,088 followed by white persons with 1,059.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The category with the highest total number of homeless is Persons in Households with Only Adults with an estimated 1,380 households. The category with the lowest total number of

homeless is Persons with HIV/AIDS with a reported 10 unsheltered persons and 99 sheltered persons in this category. There are several factors that contribute to homelessness for these types of households including foreclosure, lack of access to affordable housing, lack of access to jobs and job training, and lack of housing assistance program funding in particular communities.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The University of Florida's Shimberg Center for housing studies provides data for special needs populations such as farmworkers and persons with disabilities. This section reflects the characteristics of both of the two identified non-homeless special needs populations, and how the current housing trends in Seminole County are affecting their standards of living.

### **Describe the characteristics of special needs populations in your community:**

#### Farmworkers

According to the latest data available from the Shimberg Center for Housing Studies Special Needs Housing Data Report in 2013, there are an estimated 158 unaccompanied migrant and seasonal households in Seminole County and 90 accompanied migrant and seasonal households in Seminole County. Unaccompanied migrant and seasonal households means single person households with no children or spouses present. Accompanied migrant and seasonal households means families with children and spouses present. For unaccompanied migrant and seasonal households, the Florida Department of Health [DOH] provides permitted camps for the purpose of housing single persons, with no children or spouses. There are currently zero DOH permitted camps in Seminole County. For accompanied migrant and seasonal households, there are multi-family housing units per by Section 514/Section 516 and Florida Housing Assisted Multi-Family Units for housing families with children and spouses present. There currently zero Section 514/Section 516 and Florida Housing Assisted Multi-Family Units in Seminole County. That means there is a need for 158 single person beds and 90 multifamily units for Farmworkers.

#### Persons with Disabilities

Persons with disabilities means a person who is determined, pursuant to HUD regulations, to have a physical, mental or emotional impairment that:

- Is expected to be of long-continued and indefinite duration;
- Substantially impedes his or her ability to live independently; and
- Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- Has a developmental disability as defined in 42 U.S.C. 6001.

Data does not break down to a city-by-city level but does break down to a county level. According to the latest data available from the Shimberg Center for Housing Studies, there are an estimated 28,219 households containing at least one person with a disability in Seminole County. 19,998 of those households are owner-occupied and 8,221 are renters. 7,472 of the owner-occupied households suffer a 30 percent or greater cost burden and 4,591 of the rental households suffer a 30 percent or greater cost burden.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Farmworkers

According to the data and narrative provided above, unaccompanied and accompanied farmworkers and season migrant workers are in desperate need of housing units for them and their families. No supportive housing needs have been identified.

Persons with Disabilities

Persons with disabilities are in need of more accessible housing units, which require modifications or accommodations. One particular supportive housing service need would be in-home healthcare for the limited mobile. Another common need would be service animals for persons with mental disabilities or emotional support animals for veterans returning from war.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area (EMSA):**

The City of Orlando administers Housing Opportunities for Persons with HIV/AIDS (HOPWA) funding regionally to provide housing assistance, health services and counseling for persons with HIV/AIDS in Orange, Osceola, Lake and Seminole Counties. According to the City of Orlando last Consolidated Plan there were 8,812 persons living with HIV/AIDS within the EMSA and 49.2 percent of those persons were also reported as very-low income or below poverty level. A 2013 report by Center for Change, Inc. conducted an epidemiological test in 2020 that identified 47 persons with HIV/AIDS. In 2011, there were 59 identified persons with HIV/AIDS in Seminole County. According to demographical data provided, 21 persons were white, 20 persons were black and 6 persons were Hispanic. This report also confirms that there were 965 documented cases of persons living with HIV/AIDS in Seminole County. Furthermore, 246 of those cases were reported in the City of Sanford. No further demographical information was provided regarding HIV/AIDS population characteristics for persons living with HIV/AIDS in Sanford.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

According to the public input received during the citizen participation process, (public meetings and Consolidated Plan Surveys), Assistance to Community Center facilities, Youth Centers, Parks and Recreation services and Senior Center facilities were identified as priority projects for non-housing community development funding. Though all of these types of public facilities were identified as priorities, 14 people out of the 25 people who participated in the process marked Community Center Facilities as high priority. According to public input received during the citizen participation process of the 2015-2020 Consolidated Plan, very little change in priority for these types of public facilities listed above had fallen from a "moderate" priority ranking to a "low" priority ranking.

### **How were these needs determined?**

In order to determine the need for Public Facilities in funding cycles between FY 2015 and FY 2020, the City of Sanford Community Services Department reviewed all comments received during the citizen participation process, as well as Consolidated Plan surveys received, and created a new ranking system based on the information evaluated. The amount of funding allocated to each of these categories in the single year Action Plans, will be determined using these same evaluation methods.

### **Describe the jurisdiction's need for Public Improvements:**

According to public input received during the citizen participation process Water and Sewer hookups, street lighting, side walk improvements and street tree planning has the highest priorities for non-housing community development funding. It has been concluded that there is still an urgent need for all of these types of improvements in the City of Sanford. Fifty-two (52 %) percent of survey responders gave a "high" ranking priority to water/sewer line improvements and hookups. Other public improvements such as street paving and street lighting were documented as "moderate" or "high" rankings.

### **How were these needs determined?**

The need for continuation and expansion of public improvements are determined by a combination of public input (comments in meetings and survey responses) and current priorities determined by the conditions observed and evaluated by City departments and offices of elected officials. Public improvement projects are large scale projects that require millions of dollars in funding and lengthy construction timelines. Funding for street paving and street lighting projects are categorized as immediate needs, and generally receive an average of \$15,000 per annual funding cycle. Priority projects are based on public comment and Department evaluation in the neighborhoods with the highest documented need for immediate allocation.

### **Describe the jurisdiction's need for Public Services:**

Public service is the highest priority for communities in Seminole County. According to the public input received during the citizen participation process, Mental Health and homeless services, and Neglected/Abused children received the highest priority ranking categories within the public services category. Each receiving 19 high priority markings, while Youth services received 18 and Family and substance abuse services received 17.

### **How were these needs determined?**

In order to determine the need for Public Services in funding cycles between FY 2015 and FY 2020, the City of Sanford reviewed all comments received during the citizen participation process, as well as Consolidated plan surveys received, and created a new ranking system based on the information evaluated. The amount of funding allocated to each of these categories in the single year Action Plans, will be determined using the same evaluation methods.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of this section of the Consolidated Plan is to describe the current state of the housing market in the City of Sanford by providing current quantitative data to determine the number and condition of the current housing stock and draw conclusions on how to allocate federal funding appropriately to meet the need for affordable housing in the future. First, the status of the housing market will be determined by examining the amount of existing housing units, housing costs, and conditions of the general and public and assisted housing stock for all segments of the population including homeless persons and families, and persons with special needs. Next, quantitative data will be compared with the current need for affordable housing. Lastly, conclusions derived from the data and analysis will be used to establish strategies to meet affordable housing needs in the City of Sanford.

### MA-10 Number of Housing Units

In this section of the Market Analysis, an examination of the types of housing units that make up The City of Sanford's housing stock will determine if there is a sufficient supply of specific types of housing units to meet the needs of all segments of the population.

### MA-15 Cost of Housing

In this section of the Market Analysis, housing cost data is examined to determine affordability of The City of Sanford's current housing stock. Home values and market rents will be compared to income levels and standard affordability models in order to provide information on how the current cost of housing is affecting the housing market throughout The City of Sanford.

### MA-20 Condition of Housing

In this section of the Market Analysis, housing condition data is examined to determine the need for rehabilitation strategies or demolition/reconstruction strategies in order to

eliminate substandard housing and provide clean, safe and decent housing to The City of Sanford's residents.

#### MA-25 Public and Assisted Housing

In this section of the Market Analysis, the current condition and availability of public and assisted housing stock is examined to determine the strategies that need to be undertaken by Public Housing Authorities and grantee agencies to provide affordable housing opportunities to residents with low and very low household incomes in need of assistance.

#### MA-30 Homeless Facilities

In this section of the Market Analysis, the types of homeless facilities and services, including emergency shelters and long term programs, available to The City of Sanford's homeless population is examined to determine if the current availability is sufficient to meet the needs gathered within the Needs Assessment of the Consolidated Plan.

#### MA-35 Special Needs Facilities and Services

In this section of the Market Analysis, the type and availability of facilities and services available to the non-homeless special needs population in The City of Sanford, including elderly and frail, farmworkers, and persons with disabilities, is examined to determine if the current supply and existence of supportive programs or initiatives will suffice the housing needs of these special needs persons and their families.

#### MA-40 Barriers to Affordable Housing

In this section of the Market Analysis, information on barriers to affordable housing from the 2015 Analysis of Impediments to Fair Housing Choice Plan for the City of Sanford will be summarized along with the efforts to overcome perceived impediments.

#### MA-45 Non-Housing Community Development Assets

In this section of the Market Analysis, current economic and community development impacts are examined in order to determine how current economic trends and community development projects have affected the job market and workforce. These trends will allow

the City to determine the overall effectiveness of past economic and community development strategies, develop new strategies to continue progress, and strengthen employment capabilities.

#### MA-50 Needs and Market Analysis Discussion

In this section of the Market Analysis, a summary of the previous sections of the market analysis will be provided and establishing the basis for the priority housing and non-housing community needs in the City that will be addressed in the Strategic Plan.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section of the Market Analysis discusses the latest housing data, gathered from a wide range of resources, illustrating the number and types of housing units available to meet the current housing needs of the City of Sanford’s residents. The narratives in the section describe the target population and income levels of federally funded programs and the types of housing units needed to achieve an adequate housing supply for all classes of families and individuals.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,604	53%
1-unit, attached structure	2,482	10%
2-4 units	1,278	5%
5-19 units	3,446	14%
20 or more units	3,416	14%
Mobile Home, boat, RV, van, etc	568	2%
<b>Total</b>	<b>23,794</b>	<b>100%</b>

**Table 22 – Residential Properties by Unit Number**

Data 2007-2011 ACS  
Source:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	7	0%	210	3%
1 bedroom	257	2%	1,616	20%
2 bedrooms	1,855	18%	3,294	40%
3 or more bedrooms	8,439	80%	3,096	38%
<b>Total</b>	<b>10,558</b>	<b>100%</b>	<b>8,216</b>	<b>101%</b>

**Table 23 – Unit Size by Tenure**

Data 2007-2011 ACS  
Source:

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Community Development Block Grant (CDBG) targets moderate, low and very low-income families and individuals (including families with children, elderly, and persons with disabilities) that have household’s incomes equal to or less than 80% of the Area Median Income (AMI).

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

In 2011, HUD condemned 480 public housing units due to dilapidated conditions that classified the units as not suitable for rehabilitation. The Sanford Housing Authority still owns the property with the condemned units with the intent of reconstructing the public housing units lost, when funding becomes available. Also, 450 Section 8 housing choice vouchers that were designated for use in Sanford were transferred over to the Orlando Housing Authority and are no longer designated specifically for use in Sanford or Seminole County.

**Does the availability of housing units meet the needs of the population?**

The loss of the 480 affordable housing units and 450 Section 8 housing choice vouchers was devastating to Sanford's very-low and low-income population. The City is in desperate need of new affordable housing due to the fact that there are approximately 9,472 persons on Section 8 housing choice voucher waiting list in Seminole County. The City only receives about \$500,000 per year to prioritize toward housing and non-housing community development goals and is forced to make difficult decisions in allocating those funds to the target areas with the highest level of need.

**Describe the need for specific types of housing:**

During the public meeting process, there were several comments received regarding the need for homeowner occupied rehabilitation specifically for elderly, frail elderly and disabled. Due to Sanford's aging housing stock, immediate needs homeowner rehabilitation has been a top priority for residents, and this five-year planning period is no different. Furthermore, due to the loss of affordable multi-family rental units discussed above, there is a need for the production of new affordable multi-family rental housing units to replace those displaced from the loss of the 480 public housing units.

## **Discussion**

In conclusion, the data and narrative sections in this section of the Market Analysis illustrate a lack of affordable housing availability due to an inadequate supply of housing stock to suffice the needs of all individual and family households across all income levels. According to the data in this section, single-family units (1 unit-detached structures) make up for the highest percentage of residential structures at 53 percent of the total number of units. If you factor in the rehabilitation needs of an aging housing stock, that equates to the potential need for minor or major repairs to approximately 12,604 single family homes in order to maintain affordability.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

In this section of the Market Analysis, the City of Sanford's current housing market prices, rental and ownership, with median income data will be compared in order to determine if there is sufficient affordable housing for all family types and income levels. Data provided by HUD will be utilized along with comparative data from other sources to describe the current status of housing costs, determine the need for affordable housing options, and draw conclusions on how federal funding programs can be used appropriately to meet those needs.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	72,800	156,300	115%
Median Contract Rent	508	780	54%

**Table 24 - Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,602	19.5%
\$500-999	5,207	63.4%
\$1,000-1,499	1,263	15.4%
\$1,500-1,999	110	1.3%
\$2,000 or more	34	0.4%
<b>Total</b>	<b>8,216</b>	<b>100.0%</b>

**Table 25 - Rent Paid**

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	400	No Data
50% HAMFI	1,335	815
80% HAMFI	5,400	2,255
100% HAMFI	No Data	3,775
<b>Total</b>	<b>7,135</b>	<b>6,845</b>

**Table 26 - Housing Affordability**

Data 2007-2011 CHAS  
 Source:

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

**Table 27 – Monthly Rent**

Data HUD FMR and HOME Rents  
 Source:

**Is there sufficient housing for households at all income levels?**

According to the University of Florida Shimberg Center for Housing Studies 2015 housing demographics data, 10,001 households in the City of Sanford have a household income of less than 80% Area Median Income out of the 21,058 total households within the city. The same study completed in 2013 reported that 10,095 households in the City suffered from a cost burden of 30 percent or more. 5,035 of those households suffered from a cost burden of 50 percent or more. That means that 47.9 percent of households suffered from a cost burden of 30 percent or more and 23 percent of households suffered from a cost burden of 50 percent or more. Owner occupied housing suffered a cost burden of 46.3 percent, or 9,757 homes. Renter occupied households suffered a cost burden of 39.1 percent or 8,235 homes.

With well over 80 percent of the City of Sanford suffering from a cost burden of 30 percent or more, it is clear that there is not sufficient affordable housing for all income levels.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

In 2014, according to the Shimberg Center for Housing Studies, the median sales price for a home in the City of Sanford is \$128,900 and the median gross rent is \$926 per month (family of 4). This can be compared to the median sales price for a home in the City of Sanford of \$120,000 in 2010. The median household income in the City of Sanford in 2014,

according to HUD was \$58,300. With the increases in home sales prices and median gross rents and a decrease in household incomes between 2010 and 2014, there is likely to be a negative impact on affordable housing.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

In a side-by-side comparison, HOME rents/Fair Market rents and area median rents are not very different for a family of four. The average Fair Market rent for 2014 in Seminole County metropolitan statistical area is \$1,311 for a three bedroom home and the median rent for a three bedroom home in 2014 is about \$1,447 per month. However, if comparing the current average rental payments with the median income of \$43,514, a family of four must have a monthly gross income of over \$4,000 per month in order to not incur a cost burden of 30 percent or more.

This current trend means that other factors such as family households versus single person households, employment rates, and available affordable housing stock in the City must be taken into account to calculate a sufficient number of affordable housing units to produce or preserve during this Consolidated Plan period.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

In this section of the Consolidated Plan, we will examine the current condition of the City of Sanford's housing units and based on the conclusions, implementation strategies will be developed to help increase the current housing stock to promote affordable housing opportunities with federal funding available between 2015 and 2020. First, data provided by HUD will be utilized with comparative data from other sources, to describe the current condition of Florida's housing inventory. Next, based on any deficiencies that are identified, strategies to address these housing deficiencies will be developed that can be implemented by the HUD-funded state agencies to help eliminate substandard conditions and provide safe and affordable housing units for the residents of the City of Sanford.

### Definitions

The definition of substandard condition that will be used in this Consolidated Plan is any housing unit with the lack of complete plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50. Furthermore, the State of Florida defines substandard condition as suitable for rehabilitation but units that lack complete plumbing and/or lack a complete kitchen and/or no fuel and/or over the age of 50, but only containing two or less of the listed housing problems and located in an area of a community considered affordable and with full access to the public services necessary to create a safe and accessible living environment.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,186	40%	4,220	51%
With two selected Conditions	91	1%	258	3%
With three selected Conditions	0	0%	8	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,281	59%	3,730	45%
<b>Total</b>	<b>10,558</b>	<b>100%</b>	<b>8,216</b>	<b>99%</b>

Table 28 - Condition of Units

Data 2007-2011 ACS  
Source:

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,183	30%	2,752	34%
1980-1999	2,812	27%	2,912	35%
1950-1979	3,678	35%	2,124	26%
Before 1950	885	8%	428	5%
<b>Total</b>	<b>10,558</b>	<b>100%</b>	<b>8,216</b>	<b>100%</b>

**Table 29 - Year Unit Built**

Data 2007-2011 CHAS  
Source:

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,563	43%	2,552	31%
Housing Units build before 1980 with children present	1,005	10%	1,425	17%

**Table 30 - Risk of Lead-Based Paint**

Data 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)  
Source:

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 31 - Vacant Units**

Citywide data for vacant housing units and REO (Real estate owned) properties suitable for rehabilitation and not suitable for rehabilitation are not available.

**Need for Owner and Rental Rehabilitation**

According to the data provided by HUD, 4,186 owner occupied housing units in the City of Sanford reported have at least one housing condition and 4,220 rental-housing units reported having at least one housing condition. Housing conditions can be lack of complete



plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50 years. Because these housing units only reported one housing condition, they are considered suitable for rehabilitation according to the City's definition of "substandard housing condition, but suitable for rehabilitation." This makes for a total of 8,406 housing units in need of rehabilitation throughout in the City of Sanford. Each of these housing units would be inspected and determined feasible for rehabilitation on a case-by-case basis. Other factors, such as extent of condition, funding available within the community, and local land use regulations would be taken into consideration to determine if rehabilitation is the best strategy to eliminate the housing problem or condition.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to the data provided by HUD, 4,563 owner occupied housing units and 2,552 renter occupied housing units were built prior to 1980. Any house built prior to 1980 is at risk for containing lead based paint. Of the total owner occupied housing units built before 1980, 22 percent of housing units had children present. Of the total number of rental housing units built before 1980, 55 percent had children present as detailed in Table 9. The risk of a lead based paint hazard occurring increases when a child is present because children can ingest the lead components if the paint chips flakes easier than an adult. CDBG requires lead based paint testing for all housing units, built prior to January 1, 1978 as established by 24 CFR 35.115, to determine whether or not rehabilitation is feasible. No federal funds will be allocated toward rehabilitation of a housing unit until lead based paint testing is completed and results are concluded.

### **Discussion**

The City of Sanford's housing supply is aging. 69 percent of the housing is more than 15 years old and 43 percent is 35 years old or more. As the age of the housing stock grows, more and more will require renovation and repair and as demonstrated in the prior section, with a high housing cost burden, neither rental properties nor owner occupied homes will have the resources to keep the housing stock updated and in good repair.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction:

In 2011, the Sanford Housing Authority was forced to cease ownership and operation of six public housing developments containing 480 public housing units due to lack of funding for restoration needs and maintenance. The Orlando Housing Authority, in agreement with the Sanford Housing Authority Board of Directors, was contracted to perform day-to-day management of the six public housing developments and 450 Section 8 Housing Choice Vouchers. Due to the severe dilapidated conditions of the six public housing developments, the decision was made to demolish them. The 450 Section 8 Housing Choice Vouchers that were originally designated specifically for very-low and low-income residents in Sanford, were transferred to Orlando Housing Authority and are no longer designated for Sanford or Seminole County residents. According to the Seminole County Housing Authority, there are approximately 9,472 persons/families on the Section 8 Housing Choice Voucher waiting list, including Sanford residents, and there are only 90 Section 8 Housing Choice Vouchers available/in use to date. According to Orlando Housing Authority, there are no public housing units or Section 8 Housing Choice Vouchers available at this time and there are no future plans for public housing development in the near future.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	0	0	0	0	0	0
# of accessible units	0	0	0	0	0	0			

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 32 – Total Number of Units by Program Type**

Data Source: Orlando Housing Authority

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
<b>None</b>	<b>None</b>

**Table 33 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

There are no current plans for restoration and revitalization of public housing units in Sanford according to the Orlando Public Housing Authority. There are no current public housing developments or units for restoration and revitalization at this time. There are no plans for the development of new affordable public housing developments or units during this five-year planning period.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

There are no current strategies for improving the living environment of low and moderate-income families residing in public housing at this time because there is are no public housing units in Sanford.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

In this section of the Market Analysis, we will examine quantitative data provided by the Homeless Services Network CoC, to document the number of current homeless facilities and services available to Sanford’s homeless population to determine whether or not there is a sufficient supply of homeless facilities and services available to meet the needs of homeless families and individuals in the City of Sanford.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	60	20	52	16	0
Households with Only Adults	74	4	86	4	0
Chronically Homeless Households	0	0	0	46	0
Veterans	0	0	13	0	0
Unaccompanied Youth	0	0	15	0	0

**Table 34 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Homeless services providers, such as Rescue Outreach Mission, located in or in the immediate area of Sanford provide a variety of services such as basic healthcare, mental health counseling, and in some cases, employment training or placement services.

Typically, these homeless service providers target a particular segment of the homeless population, including formerly incarcerated men and women, victims of domestic violence, homeless veterans, and more. Though the City of Sanford does not receive direct funding from HUD to distribute to these types of supportive services providers, Seminole County does administer ESG and CDBG funded activities that provide a benefit to homeless persons in Sanford. Some examples of mainstream services provided by Seminole County include:

Mobile Health Care Units – Between 2015-2020, Seminole County plans to implement a mobile health care program that serves basic health care services to men who reside in low- and moderate-income neighborhoods. The program is anticipated to serve up to 20 persons with the amount of CDBG funds allocated.

Dental Services – Between 2015-2020, Seminole County plans to continue implementing a program that provides dental services to lower income persons throughout the County, including Sanford.

Homeless Services – Between 2015-2020, Seminole County plans continue funding the Impact Homelessness Initiative in Central Florida, administered by the Homeless Services Network, that provides direct funding to Continuum of Care service providers to administer homeless services initiatives throughout Seminole County, including Sanford.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Rescue Outreach Mission of Central Florida – The Rescue Outreach Mission, centrally located in Sanford, provides a variety of programs that directly benefit homeless persons and their families in Sanford, Seminole County and surrounding counties in the Central Florida Continuum of Care. Some examples of services provided include emergency shelter and transitional housing, case management, mental health counseling, and job training. The Rescue Outreach Mission “Opportunities of Hope” program provides all of the services described to men, women and children, veterans, and chronically homeless persons or families at two locations in Seminole County. One location specifically serves men, and the other location specifically serves women and children.

Safehouse – Safehouse, located in Seminole County, provides transitional housing, counseling, and other services to victims of domestic violence who have become homeless.

Recovery House of Central Florida- Recovery House is a nonprofit agency serving Seminole County and Sanford since 2001. The agency provides 38 transitional housing for homeless men with substance abuse histories at its residential facility in Sanford. Programming includes a comprehensive 12-step AA and NA program, case management and opportunities for immediate employment. The agency is the only designated VA emergency shelter bed facility for homeless vets in Seminole County.

Bay House - Bay House is a 12 bed residential facility designed to assist individuals with serious and persistent mental health issues to learn to live more independently in the community. Each resident has a bedroom shared with one peer with common living spaces. The program is staffed 24 hours a day by experienced and qualified counselors.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

In this section of the Market Analysis, we will examine quantitative data provided by a variety of sources to document the number of Special Needs Facilities and Services available in the City of Sanford to determine whether or not there is a sufficient supply of Special Needs Facilities and Services available to meet the needs of special needs families and individuals in the City of Sanford.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing need.**

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In the City of Sanford, certain transitional housing programs are designed specifically for persons with mental health disorders and provide mental health counseling and treatment as well as focused case-by-case support. Many of the City's permanent housing programs are specifically directed to persons with mental health and/or physical health disabilities to provide services focused on supporting these special needs persons and their families.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City does not have any activities planned for the 2015-2016 fiscal year that are specifically targeted to address the housing and supportive services needs of non-homeless persons with special needs.



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment.**

As a part of the Consolidated Plan process, the City of Sanford created a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the City of Sanford, in partnership with Langton Associates, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement in order to eliminate the barriers identified. Prior to the development of this report, the City of Sanford conducted 2 public meetings throughout the city to gain public input from fair housing enforcement agencies, fair housing advocacy groups, local governments and the general public about current or potential impediments that were affecting fair housing choice in all neighborhoods in the City.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. Though, neither were found to have direct negative impacts on fair housing choice. The direct negative impacts on fair housing choice were discovered when laws were not being properly enforced by local governments, or if land use regulations had the potential to restrict housing choice or propose housing development in areas of communities that could restrict access to goods and services required to achieve a safe and decent living environment.

The entire report, including the findings and suggestions for resolutions to these findings, can be reviewed in its entirety on the City of Sanford's website at [www.sanfordfl.gov](http://www.sanfordfl.gov). A brief overview of the report, including the finding and suggestions for resolutions to these findings, can also be reviewed in the Strategic Plan subsection SP-55 Barriers to Affordable Housing of this Consolidated Plan.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Creating economic development opportunities to improve availability and accessibility of units or services is a major priority in the City of Sanford. It is a performance measure that is consistently at the forefront of advancing with federal funds from programs such as CDBG. Economic Development projects must create and or retain jobs for low- and moderate-income persons. The activities also stimulate the economy since businesses are retained or brought into a community as a result of the activities. Outcome measures may include construction or expansion to infrastructure to allow a business to locate or expand in a community.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	75	6	0	0	0
Arts, Entertainment, Accommodations	2,101	2,227	13	10	-3
Construction	1,057	2,360	7	11	4
Education and Health Care Services	2,583	2,469	16	11	-5
Finance, Insurance, and Real Estate	1,394	1,171	9	5	-3
Information	504	215	3	1	-2
Manufacturing	961	2,061	6	9	3
Other Services	511	713	3	3	0
Professional, Scientific, Management Services	1,386	1,660	9	7	-1
Public Administration	0	0	0	0	0
Retail Trade	2,265	5,069	14	23	8
Transportation and Warehousing	421	1,026	3	5	2
Wholesale Trade	798	1,636	5	7	2
Total	14,056	20,613	--	--	--

**Table 35 - Business Activity**

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

### Labor Force

Total Population in the Civilian Labor Force	27,027
--	--------

Civilian Employed Population 16 years and over	23,849
Unemployment Rate	11.76
Unemployment Rate for Ages 16-24	31.02
Unemployment Rate for Ages 25-65	7.70

**Table 36 - Labor Force**

Data 2007-2011 ACS  
Source:

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	5,463
Farming, fisheries and forestry occupations	1,096
Service	2,642
Sales and office	7,002
Construction, extraction, maintenance and repair	2,154
Production, transportation and material moving	1,382

**Table 37 - Occupations by Sector**

Data 2007-2011 ACS  
Source:

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	13,707	62%
30-59 Minutes	7,119	32%
60 or More Minutes	1,385	6%
<i>Total</i>	<i>22,211</i>	<i>100%</i>

**Table 38 - Travel Time**

Data 2007-2011 ACS  
Source:

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	1,810	374	1,911
High school graduate (includes equivalency)	5,633	960	1,927
Some college or Associate's degree	7,368	683	1,804
Bachelor's degree or higher	5,444	206	700

**Table 39 - Educational Attainment by Employment Status**

Data 2007-2011 ACS  
Source:

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	203	306	260	481	811
9th to 12th grade, no diploma	1,227	1,217	666	1,165	499
High school graduate, GED, or alternative	1,535	2,750	2,102	3,668	1,452
Some college, no degree	1,448	1,971	1,775	3,338	851
Associate's degree	269	506	807	1,462	285
Bachelor's degree	449	1,560	1,239	1,583	460
Graduate or professional degree	115	491	707	799	264

**Table 40 - Educational Attainment by Age**

Data 2007-2011 ACS  
Source:

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,758
High school graduate (includes equivalency)	25,260
Some college or Associate's degree	30,210
Bachelor's degree	40,886
Graduate or professional degree	46,442

**Table 41 - Median Earnings in the Past 12 Months**

Data 2007-2011 ACS  
Source:

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the data provided in the Business Activity table, the City of Sanford's top five business sectors are (1) Retail Trade, (2) Construction, (3) Manufacturing, (4) Wholesale Trade, and (5) Professional, Scientific, Management Services. Retail Trade was chosen as the number one industry in the City of Sanford due to having the highest amount of workers, 5069 according to the data provided above, reporting that business sector as their industry of employment with a surplus of 2,804 jobs to workers. The Construction business industry comes in at second reporting 2,360 jobs and 1,057 workers, leaving a surplus of 1,303 jobs. Manufacturing ranked third with 2,061 jobs and 961 workers, leaving a surplus of 1,100 jobs. The Wholesale Trade, and Professional, Scientific, Management Services

business sectors are ranked fourth and fifth respectively, reporting over 3296 jobs with a plus 3 jobs to workers ratio, leaving 1,112 jobs available.

Some examples of jobs in the Retail industry include cashiers, customer service representatives, sales agents and information clerks. Some examples of Construction jobs include general contractors, building inspectors, concrete laborers, crane operators, and contract managers. Some examples of jobs in the Manufacturing business sector include food and beverage distributors, transportation engineers, furniture production, metal and machinery production, and textiles manufacturing. Some examples of jobs in the Wholesale Trade business sector include sales representatives, computer specialists, book-keeping, customer service representatives, and buyers or purchasing agents.. Some examples of Professional, Scientific, and Management Services business sector jobs include administrative assistants, management consultants, market researchers, technicians, professors, doctors, laboratory professors and forensic scientists.

Each of these business sectors are prevalent to the City of Sanford and are vital in contributing to economic and business growth. Also, each of these business sectors provides the types of jobs that are common to eligible economic development projects funded by federal funds.

**Describe the workforce and infrastructure needs of the business community:**

According to the Table 15 Labor Force data provided above, the unemployment rate is highest among persons between the ages of 16 and 24 years of age with a total percentage of 31.02 percent or roughly 986 people. Though there is no data available to determine what types of business sectors persons in the age range are most inclined to choose, it is relevant to assume that most persons in this age range tend to have lower educational attainment level if they are seeking full-time employment in an industry. Although there are numerous jobs types available for all persons, regardless of educational attainment level, in each of the five top business sectors in the City of Sanford, there are large gaps in the jobs to workers ratios.

With the above examination of the current workforce characteristics regarding labor force and business sector data, economic development funding should be allocated to projects that create jobs suitable for civilian labor force participants between the ages of 16 and 24 with lower levels of educational attainment considering that population has the highest unemployment rate. Some examples of eligible economic development projects would be development of new shopping centers, development of new or revitalized existing non high-tech manufacturing plants or industrial parks, or expansion of national call centers for corporate businesses.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Sanford is a significant cultural and business hub for the Central Florida region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to live, work, raise a family, attend school, shop, play and retire. The four main strategic priority areas are Unify Downtown and the Waterfront, promote the City's distinct culture, update the regulatory framework, and redevelop and revitalize disadvantaged communities. In order to boost job and business growth, the City of Sanford Economic Development Department provides microenterprise assistance in the form of loans to small business to support job creation and retention. This initiative will create a need for skilled workers to fill local job availabilities, which will require a need for increased job training and placement services.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Because of the employment opportunities and job types within all thirteen of the business sectors in the City of Sanford, employment opportunities are well distributed for segments of the workforce population, regardless of skills and educational attainment levels.

According to the Educational Attainment by Age table above, persons 45-64 years old that graduated high school, received a GED or alternative educational attainment level make up

the highest segment of the workforce population with 3,668 persons. Persons 18-24 years old with a graduate or professional degree educational attainment level make up the lowest segment of the workforce population with 1,535. Persons, across all age groups, with a high school degree, received a GED or alternative educational attainment make up for the largest segment of the workforce population with 11,507 persons.

According to the Occupations by Sector table above, 5,463 persons in the workforce reported that they are employed in the management, business, and financial sector. Management, business, and financial occupations can be associated with any of the thirteen business sectors in Florida. Other occupation sectors reporting high numbers of persons in the workforce are employed in sales and offices with 7,002 employees and in service with 2,642 employees. Both of these occupation sectors can provide employment opportunities for all educational attainment levels in at least twelve of the thirteen business sectors.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Investment Act (WIA) Program offers training and customized services beyond CareerSource Central Florida's basic services for those who qualify. CareerSource Central Florida partners with many local colleges, technical schools, and providers in order to make a variety of opportunities available to WIA participants. The goal of the WIA Program is to assist people in securing full-time employment at a self-sufficient rate of pay. WIA is a program that provides assistance to applicants in obtaining suitable employment. CareerSource Central Florida will assess a person's current skill set and if it is determined that your current skill set needs strengthening to enable you to obtain employment at a self-sufficient rate of pay, then training may be considered as an option for you. CareerSource also provides a variety of employment driven opportunities targeted toward unemployed veterans.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

In general, there will be areas that will have a concentration of households with multiple housing problems. Unfortunately, compiled data to directly address this issue is not available. Therefore, it is assumed that areas with the highest percentage of residents living below the poverty level will most likely include a similar concentration of households with multiple housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

For the purpose of this section of the Market Analysis, the term "concentration" will be used to describe areas where a neighborhood has a higher number of minority or low-income households than the city average as a whole. The city's average total minority population, including all racial and ethnic groups classified by the 2013 U.S. Census Bureau, is 37 percent. The city's average total low-income household population is 30.8 percent according to the U.S. Census Bureau 2013 data.

According to the 2013 U.S. Census Bureau data, the City's minority average percentage of the population is 37 percent. As of 2013, the Black or African American race group represented 28.4 percent of Sanford's total minority population. Other race group percentages to consider are Alaskan Native/Native American at .3 percent, Asian at 3.1 percent, and Native Hawaiian or other Pacific Islander at 0.4 percent.

The area median household income in the City of Sanford, according to the 2009-2013 American Community Survey five-year estimates, is \$41,168. Households with an income of less than 50 percent of the area median income are defined as low-income households. In the City, households with a household income of \$20,584 or less are defined as low-income households. According to a map of 2010 Census data for the City of Sanford Population Statistics by Commission District 2, attached in this section of the Market Analysis, indicates that parts of Georgetown (between East 11<sup>th</sup> Street and East 2<sup>nd</sup> Street), and



Goldsboro neighborhoods have low-income concentrations of households with an average annual household income of less than \$20,000 per year.

### **What are the characteristics of the market in these areas/neighborhoods?**

The City of Sanford has entered into an Interlocal Agreement with the University of Central Florida to conduct an analysis of the economically distressed areas of the City. The study will include both Georgetown and Goldsboro neighborhoods. The following components will be contained within the analysis:

- Identify and describe economical distressed areas in the City of Sanford
- Identification of nonprofits, community, and government service providers offering services to the target area.
- Analysis of social, economic and political influences and culture for the economically distressed areas
- Development of a community-based strategy to address areas of identified concern

### **Are there any community assets in these areas/neighborhoods?**

In order to determine what the community assets or lack thereof are in neighborhoods located within City Commission District Two, including Goldsboro and Georgetown, a draft report that analyzes economic and demographic characteristics in distressed areas is currently underway and will be completed and available for public review in September 2015.

### **Are there other strategic opportunities in any of these areas?**

The City currently has several other strategies and opportunities underway and planned to address the revitalization the target areas. The following is a partial list of activities, strategies and initiatives underway:

Community Development Block Grant Program: The CDBG Annual Action Plan for year 1 and 2 was amended to allocate more funds to:

- Address housing improvements
  - Fund youth employment and training
  - Provide Economic Development grants for small businesses in the Goldsboro and Georgetown areas
  - Partnered with Habitat for Humanity to build low income housing
- Planning and Development Department worked with the community to rename streets in Historic Goldsboro that had been changed when Goldsboro and Sanford merged in 1911. The name changes recognized the founding forefathers of Goldsboro and the historical name of 13<sup>th</sup> Street prior to the merger in 1911.
  - Community Improvement and Code Enforcement is working with the community to identify depilated vacant structures in Georgetown and Goldsboro to be demolished and cleared and initiated and aggressive condemnation process.
  - Public Works Department installed miles of new sidewalks and curbs in Georgetown and Goldsboro. Streets lights were upgraded in Georgetown, an initiated and infrastructure assessment as phase one of an extensive streetscape project for the Goldsboro community.
  - Parks and Recreation is aggressively seeking grants to refurbish and renovate neighborhood parks and resumed work on the bike/walking trail through Goldsboro.
  - The Economic Development Department is working with the CRA to expand the 17/92 district to a portion of Historic Goldsboro Boulevard.
  - Economic Development is working with private developers to build a sixteen unit affordable rental housing complex in Goldsboro.

In the event that additional grant funding or other strategic opportunity arises, the City will be sure to inform the public through a formally advertised citizen participation process and public meeting.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The purpose of the Strategic Plan section of the Consolidated Plan is to use the conclusions drawn from the data analyzed in the Needs Assessment and Market Analysis sections of the plan to determine how and where federal funding should be spent to alleviate the deficiencies in housing and community development categories. The data that has been analyzed in the previous sections will be used as a guide to determine whether or not the needs identified during the last planning period have been sufficed or if continued funding is necessary. This section also allows the City of Sanford to determine if leveraging funds from other programs and initiatives would be beneficial to supplement with annual allocated HUD program funding to expand current projects that are proven efficient, or create new projects and initiatives to tackle a specific category that is being neglected.

### SP-10 Geographical Priorities

This section of the Strategic Plan describes the process and methods for distributing HUD-funding throughout Sanford. The CDBG program, administered by the City, has its own distribution process, objectives and goals.

### SP-25 Priority Needs

This section of the Strategic Plan describes the process in which the City determines what the priority need categories are and how much money is allocated to each eligible program funded by HUD category.

### SP-30 Influence of Market Conditions

This section of the Strategic Plan describes the effects that current market trends and conditions have on the process of allocated HUD funding to particular funding program activities.

### SP-35 Anticipated Resources

This section of the Strategic Plan documents the estimated annual CDBG program funding allocation amounts anticipated to be received over the five-year planning period 2015-2020 for all of the HUD funded programs administered by the City.

#### SP-40 Institutional Delivery Structure

This section of the Strategic Plan describes how the City will achieve the objectives of the plan.

#### SP-45 Goals

This section of the Strategic Plan describes the goals and objectives that have been selected by the City for the CDBG program and how the goals and objectives that will be initiated and/or accomplished during the Consolidated Plan's timeframe.

#### SP-50 Public Housing Accessibility and Involvement

This section of the Strategic Plan describes how the City works in collaboration with public housing authorities to meet the needs of public housing residents and public housing developments.

#### SP-55 Barriers to Affordable Housing

This section of the Strategic Plan summarizes the 2015 Analysis of Impediments to Fair Housing Choice plan that was completed in conjunction with the Consolidated Plan process. The Analysis of Impediments to Fair Housing Choice provides a comprehensive review of current barriers to fair housing and outlines the activities the City will undertake to help overcome these barriers.

#### SP-60 Homelessness Strategy

This section of the Strategic Plan describes the activities the City will undertake to reduce homelessness, both through housing and supportive services.

#### SP-65 Lead Based Paint Hazards

This section of the Strategic Plan describes the programs the City has developed, adopted and implemented to educate local level housing providers and the general public on the dangers of lead based paint hazards and reduce the exposure to lead based paint in projects funded through the agencies.

#### SP-70 Anti-Poverty Strategy

This section of the Strategic Plan describes how the City's internally administered programs reduce poverty.

#### SP-80 Monitoring

This section of the Strategic Plan identifies the monitoring procedures implemented by the County in order to ensure compliance with all federal and state guidelines and regulations.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 42 - Geographic Priority Areas

1	<b>Area Name:</b>	Georgetown
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	Goldsboro
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	District Two
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Georgetown and Goldsboro are the two target neighborhoods with the highest concentration of low to moderate income households. There is a high concentration of homes in these areas with one or more of the common housing problems. Georgetown and Goldsboro present the greatest need for housing stock restoration according to the Needs Assessment and Market analysis of this Consolidated Plan. Also included as a target area for CDBG funding, are the surrounding neighborhoods located in City Commission District Two.





## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 43 – Priority Needs Summary

1	<b>Priority Need Name</b>	Homeowner Occupied Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Goldsboro Georgetown
	<b>Associated Goals</b>	Homeowner Occupied Housing Rehabilitation
	<b>Description</b>	Minor or moderate housing rehabilitation activities for the restoration of substandard housing units and/or emergency repairs for low- to moderate income households.
	<b>Basis for Relative Priority</b>	The priority level for homeowner occupied housing rehabilitation was determined during the citizen participation process, via public input received during the two public meetings and one public hearing, as well as Consolidated Plan Survey responses received prior to the drafting of this Strategic Plan.
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Goldsboro Georgetown
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Activities include employment and training for Youth/Youth services/Public Safety and Security for the Elderly
	<b>Basis for Relative Priority</b>	The priority level for Public Services was determined during the citizen participation process, via public input received during the two public meetings and one public hearing, as well as Consolidated Plan Survey responses received prior to the drafting of this Strategic Plan.

3	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Goldsboro Georgetown
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Activities include improvement of infrastructure, playgrounds, waterlines, curbs, sidewalks, streetlights and sewers.
	<b>Basis for Relative Priority</b>	The priority level for Public Facilities was determined during the citizen participation process, via public input received during the two public meetings and one public hearing, as well as Consolidated Plan Survey responses received prior to the drafting of this Strategic Plan.
4	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Goldsboro Georgetown
	<b>Associated Goals</b>	
	<b>Description</b>	Priority needs in this category include physical improvements to encourage business and job growth, job training and a revitalized commercial area.
	<b>Basis for Relative Priority</b>	The priority level for economic development was determined during the citizen participation process, via public input received during the two public meetings and one public hearing, as well as Consolidated Plan Survey responses received prior to the drafting of this Strategic Plan.

### Narrative (Optional)

The priority needs identified in this section are indicated by eligible categories in the CDBG program, according to the regulatory requirements for each program. These priority needs

directly correlate to the goals and objectives described within the Strategic Plan section of this 2015-2020 Consolidated Plan, and are a key factor in how the County determined allocation priorities to direct projects that will be funded in single or multiple fiscal years during this five year planning period. These priority needs were also determined based on evidence of underserved needs documented within the Needs Assessment and Market Analysis sections of this 2015-2020 Consolidated Plan. The last factor used to determine these priority needs and goals and objectives was the Citizen Participation process implemented during the development process of the 2015-2020 Consolidated Plan. All public meeting comments and survey results were reviewed in their entirety and included in the final evaluation of what the priority needs, goals and objectives and priority projects would be for this five year planning period.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for families of all sizes</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for persons with disabilities and their families</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs</li> <li>• Availability of enforcement agencies to regulate accommodations and modifications for persons with disabilities and their families</li> <li>• Availability of supportive housing services, when necessary</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for persons with disabilities and their families</li> </ul>
New Unit Production	<ul style="list-style-type: none"> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families</li> <li>• Current cost of materials for new unit production</li> <li>• Availability of incentives to developers to produce new single family and multi-family affordable housing units</li> </ul>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<ul style="list-style-type: none"> <li>• Current cost of materials for rehabilitation</li> <li>• Availability of funding for housing rehabilitation activities</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Availability of funding for acquisition activities</li> <li>• Evaluation of fair market prices for home purchases</li> <li>• Cost of materials for redevelopment of historic housing studies</li> </ul>

**Table 44 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**  
**Introduction**

In 2015, the City of Sanford received a total annual allocation of \$407,817 for the CDBG Program. Of the total funding allocation, \$81,563 will be allocated toward Administration activities, \$60,254 will be allocated toward Public Services, \$35,000 will be allocated toward Public Facilities, and \$225,000 will be allocated toward an existing Housing Rehabilitation activities.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	401,817	0	0	401,817	1,607,268	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207

**Table 45 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The framework for growth management, revitalization and community development begins with the Local Comprehensive Plan. Florida's Growth Management Act (Chapter 163, Part II, Florida Statutes) requires counties and municipalities to adopt

Local Comprehensive Plans that guide growth and development planning. These plans, which must be consistent with the Local Comprehensive Plan, set out the particular needs of communities and a plan for addressing them.

Funding for the needs identified in local plans comes from a wide variety of federal and state programs. At the federal level, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture, the U.S. Department of Transportation, and the U.S. Department of Health and Human Services are among the most significant providers of funding for community development.

Local government administrators have identified funding sources that can be pooled to make a greater impact within a community. Although programs may be administered by separate agencies, they frequently work together to provide a higher level of funding for infrastructure and community development needs.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Sanford has experienced a very positive and collaborative partnership with Habitat for Humanity since its inception in Seminole County in 1990. Also, since its inception in the County Habitat has been the premier builder of safe, decent and energy efficient affordable housing for low-income homebuyers in the City of Sanford. Habitat for Humanity built their first house in the City of Sanford in 1990 and over the past 25 years has built 69 homes with 3 more scheduled for this year. The majority of these homes are built on lots donated by the City of Sanford.

In addition to working with Habitat for Humanity the City also works with Operation Finally Home to build homes for disabled veterans. The lots for the homes are donated by the City of Sanford or organizations that partner with the City.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CITY OF SANFORD	Government	Economic Development Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

**Table 46 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

In 2014, the City of Sanford entered into an agreement with the Seminole County Community Services Department to administer any HUD federal program funding. Due to this change in institutional structure, the following is a description of the Seminole County Community Services Department's institutional delivery system.

The Seminole County Community Services Department is overseen by a Department Director who supervises the Community Development Division. The Community Development Division is directly supervised by a Division Manager who supervises the staff within the division. There is coordination between staff for each of the federally funded programs administered by the Community Development Division. There is a Compliance Office and a Business Office that assist Community Development with monitoring the internal financial controls in place for each of the federally funded programs, as well as the subrecipients (CHDOs, Non-Profit Organizations) who directly benefit from and provide services with the federal funding allocations. The Seminole County Community Services Department reports progress updates and proposed funding



models to the City of Sanford City Manager's office and City of Sanford City Commission for final approval before the federal funding is expended.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
<b>Other</b>			

**Table 47 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Sanford does not administer any federally funded or internal programs or services that are directly targeted to homeless persons or persons with HIV/AIDS.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

All of the programs and services available in Seminole County that are targeted to homeless persons or persons with HIV/AIDS, and administered by the Seminole County Community Services Department, are

By providing direct funding to local non-profit agencies that specialize in providing homeless supportive services and housing, the County can ensure that the families and individuals benefitting from the activities are the most in need of the services. Since the County does not collect and maintain the latest statistics of the homeless population within the county limits, it is beneficial to partner with non-profit homeless service providers to ensure that the funds are being spent efficiently.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Seminole County Community Development Division employs staff to provide direct technical assistance to subrecipient partners authorized to carry out activities that specifically benefit persons with special needs. The Division also utilizes staff and works with the Compliance Office to monitoring subrecipient's progress and expenditures periodically and provides any necessary technical assistance in the event that a potential problem or issue is discovered after a monitoring in conducted. This strategy for overcoming gaps in the institutional delivery structure has proven beneficial for Seminole County, and will be amended in the event that a gap is determined in the future.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Occupied Housing Rehabilitation	2015	2020	Affordable Housing	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$225,000	
3	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Public Services	CDBG: \$60,254	
4	Public Facilities	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Public Facilities	CDBG: \$35,000	

Table 48 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Occupied Housing Rehabilitation
	<b>Goal Description</b>	Reconstruction and replacement of substandard housing units and homeowner occupied housing rehabilitation.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services activities including employment and training for youth/youth services and public safety and security for the elderly.
4	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Improvements to infrastructure, playgrounds, waterlines, curbs, sidewalks, streetlights and sewer systems.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Sanford anticipates serving 575 extremely low-income, low-income, and moderate-income persons with activities included under the Public Services category in the goals and objectives section of this Strategic Plan. Of the total 575 beneficiaries to be served, 125 persons will benefit from the employment and training for youth activities, 400 persons will benefit from youth services activities, and 50 persons will benefit from public safety and security for the elderly activities.

The City of Sanford anticipates serving 65 extremely low-income, low-income, and moderate-income households with activities included under the Affordable Housing category in the goals and objectives section of this Strategic Plan. Of the total 65 households to be served, 60 households will benefit from the Home Improvement Emergency Repairs activities and 5 households will benefit from reconstruction/replacement of substandard housing units activities.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Sanford Housing Authority does not operate any public housing units or housing choice vouchers programs for public housing residents. In 2011, the Orlando Housing Authority entered into an agreement with the Sanford Housing Authority Advisory Board to manage day to day operations of the six public housing developments and 450 housing choice vouchers in Sanford. Also in 2011, HUD condemned all 480 public housing units due to dilapidated housing conditions. The 450 housing choice vouchers that were designated for public housing residents in Sanford, are now administered by the Orlando Housing Authority and are no longer designated specifically for Sanford public housing residents.

### **Activities to Increase Resident Involvements**

There are no current programs or initiatives administered by the Sanford Housing Authority or Orlando Housing Authority that promote or encourage increased resident involvement for public housing residents.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

As a part of the Consolidated Plan process, the City of Sanford created a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the City of Sanford, in partnership with Langton Associates, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement in order to eliminate the barriers identified. Prior to the development of this report, Sanford conducted two public meetings and one public hearing in federal funding targeted neighborhoods to gain public input from non-profit housing provider organizations, fair housing advocates, and the general public about current or potential impediments that were affecting fair housing choice in Sanford. One important aspect of the report was the in-depth review of Florida's statutes, laws and policies that have an affect on fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. Though, neither was found to have direct negative impacts on fair housing choice. The direct negative impacts on fair housing choice were discovered when laws were not being properly enforced by local governments, or if land use regulations had to potential to restrict housing choice or propose housing development in areas of communities that could restrict access to goods and services required to achieve a safe and decent living environment.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

According to the 2015 City of Sanford Analysis of Impediments to Fair Housing Choice plan, created in collaboration with the 2015-2020 Consolidated Plan, the following recommendations have been made to eliminate barriers to affordable housing that have been identified:

- Encourage subrecipients to target marketing resources to promote fair housing awareness in underserved communities. Examples include targeted TV stations, radio and print media
- The City will publish a public notice in the local newspaper and post a copy of this notice at the municipal hall (or city administration building) describing the availability of local fair housing counseling services
- Recommend implementation of a strong Affirmatively Furthering Fair Housing policy to include proactive monitoring and enforcement efforts
- The City will complete an extensive review of their current Comprehensive Plan to ensure that no local land use policy is having a negative impact on fair housing choice for all segments of the population. If it is determined that a policy results in an impediment to fair housing choice, the City will take the appropriate measures to resolve the issue
- Consider ways to increase application from inactive housing providers, including but not limited to individual meetings to discuss what particular barriers to participation exist for the locality
- Coordinate with PHAs within the City jurisdiction on best practices related to utilization rates, increasing property portfolio outside areas of concentration, etc. Survey participating PHAs for best practices

- Conduct outreach and education activities for housing providers, realtors and property managers about discriminatory actions and steering



## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Homeless Services Network of Central Florida serves as the County's Continuum of Care (CoC) agency and partner to implement Street Outreach activities and report the latest Point-in-Time (PIT) survey counts to assist the local non-profit homeless service providers in developing and implementing strategies to address the needs of the current homeless population, whether sheltered or unsheltered.

### **Addressing the emergency and transitional housing needs of homeless persons**

Due to lack of funding sources, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. Seminole County, in partnership with three local non-profit homeless services providers, anticipates to provide ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. Between 2015 and 2016 the County plans to provide \$44,655 in ESG funding to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 400 individuals who are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to Safehouse for eligible operation and maintenance expenses to assist approximately 350 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. Finally, the County plans to provide \$14,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 40 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Chronically homeless individuals and families, unaccompanied youth and veterans in Sanford benefit from the homeless services that are funded by Seminole County Community Services programs. All of Seminole County's affordable housing strategies and funding sources are available to assisting in the efforts of helping homeless persons make the transition to permanent housing and independent living, but there are no current affordable housing strategies specifically directed toward homeless persons during this current five year planning period. The City and the County relies on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly effect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the County's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received will be evaluated based on project scoring criteria, developed by the County, and determined to be awarded or denied based on HUD regulated program criteria.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

According to the Seminole County 2015-2020 Consolidated Plan, The Community Services Department, Community Development Division anticipates to allocate \$49,706 in eligible ESG program Rapid Re-Housing activities for low- and

moderate-income families to avoid homelessness. This funding is anticipated to assist 12 households with direct financial assistance in the form of short-term rental assistance, security deposits, utility payments, or moving costs. Other eligible types of Rapid Re-Housing assistance includes housing search and placement, housing stability case management, mediation, legal services or credit repair. Recipients of the ESG Rapid Re-Housing assistance will be carefully evaluated by program criteria developed by the County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Seminole County Community Services Department, in agreement with the City of Sanford City Commission, will be administering all CDBG goals, objectives and activities funded by the CDBG program, including affordable housing activities, so the City of Sanford has adopted all actions to address LBP hazards and increase access to housing without LBP hazards that the County has elected to implement within their 2015-2020 Consolidated Plan and internal housing policies and procedures.

Seminole County recognizes the relationship between health and housing extends beyond just lead poisoning. Substandard housing and housing with specific hazards (e.g., poor indoor air quality, leaks, accessibility limitation, pest infestations, carbon monoxide, mold, contaminated water, and structural problems) have economic impacts, and can pose a risk to the health of children and adults. In addition to lead poisoning, health problems can include asthma and other respiratory infections, injuries (e.g., burns), cancer (cause by hazards such as radon and certain chemical exposures), decreased intellectual capacity, poor birth outcomes (e.g., premature births and low birth weight), infectious diseases, and poisonings.

Contractors utilizing any federal funding providing by the County are required to be certified in conducting these types of hazard prevention methods when completing construction or rehabilitation projects.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

- Maintain a collaborative comprised of contractors and housing providers dedicated to conducting healthy home concepts;
- Conduct a healthy housing needs assessment on all properties considered for rehabilitation or restoration;

- Assess state and local capacity for reducing lead hazards;
- Establish a strategic plan to address needs through capacity development and targeted interventions; and
- Coordinate and provide direction to contractors and housing providers involved in prevention efforts periodically.

**How are the actions listed above integrated into housing policies and procedures?**

Seminole County requires all Contractors to submit a detailed work write-up that incorporates the risk assessment’s recommended lead hazard reduction activities for properties built before 1978, if applicable, prior to beginning construction on any affordable housing projects. The Construction Project Manager needs to ensure the correct level of lead hazard evaluation and reduction was conducted. The proper documentation must be obtained.

- If the building was constructed in 1978 or after, the construction date of the unit and source of information is to be recorded on the form.
- If the building was constructed before 1978, it requires visual inspection unless one of the following apply:

- a) No children under the age of 6 reside in the home.
- b) A previous lead based paint inspection has been conducted according to the HUD regulations and the unit was found not to have lead based paint, documentation must be attached.
- c) The property has identified and all lead based paint has been removed in accordance to HUD regulations. Documentation must be attached.

- If the building was constructed before 1978 and does not meet any of the exemptions above, the following actions must be taken:
  - a) A brochure concerning lead based paint hazards is to be provided to the household.
  - b) The client is to be provided with a Disclosure of Information on Lead Based Paint
  - c) The home must be visually inspected. The preparer must, at a minimum, complete HUD's online visual inspection training before the inspection is conducted. The inspecting party must answer the following questions:
    - Are interior painted surfaces free from deteriorated paint?
    - Are the exterior painted surfaces free from deteriorated paint?
    - Will any paint be disturbed during rehabilitation?

In accordance with the HUD Lead-Based Paint Regulation (24 CFR Part 35), rehabilitation work on housing built before 1978 that is financially assisted by the Federal government is subject to requirements that will control lead-based paint hazards. At the very least, Seminole County will test and repair any painted surface that is disturbed during the work. The County may stabilize deteriorated paint, which includes the correction of moisture leaks or other obvious causes of paint deterioration. Clearance examination will be conducted following most work activities to ensure that the work has been completed; that dust, paint chips and other debris have been satisfactorily cleaned up; and that dust lead hazards are not left behind. As necessary, a risk assessment will be done to identify lead-based paint hazards, perform interim control measures to eliminate any hazards that are identified or, in lieu of a risk assessment, perform standard treatments throughout a unit. The type and amount of Federal assistance and rehabilitation hard costs for the unit will determine the level of lead hazard reduction that

will be completed

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

As discussed previously in sub-section MA-50 of the Market Analysis section of this Consolidated Plan, the City of Sanford is current conducting an analysis to determine what the community assets, infrastructure needs, and strategies to improve economic conditions in distressed areas and neighborhoods, including Goldsboro and Georgetown, in Sanford. The detailed analysis report will also include recommended actions to implement in these economically distressed areas to alleviate any barriers and expand upon the assets indentified throughout the process.



## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Local governments are required to maintain records documenting compliance with fair housing, equal opportunity and civil rights requirements. Records must be maintained for six years after the grant period ends, and are periodically monitoring by HUD.

Following a grant award to a local government, HUD is required to review recipient performance relating to civil rights requirements. The areas of review include:

- Current employment and personnel policy;
- Civil rights profile;
- Job advertisements;
- Employment discrimination complaints;
- Employment data that indicates that persons are not being denied benefits or treated differently because of their race, color, sex, national origin, or disability;
- Documentation of steps taken to further fair housing during the year, including fair housing activities;
- Housing discrimination complaints and documentation describing the process used to handle such complaints;
- Board minutes indicating when the local fair housing ordinance was adopted; and
- Have a fair housing and equal opportunity compliance officer.

In order to be found in compliance by HUD, the Housing Element of a local comprehensive plan must contain the following items that are directly or indirectly related to fair housing choice:

- Affordable Housing Needs Assessment;
- Inventory of renter-occupied housing developments currently using federal, state or local subsidies;
- A housing analysis that evaluates current and future housing needs;
- Means for accomplishing the provision of housing with supporting infrastructure for all current and anticipated future residents, including very low- low, and moderate-income households.

## 2015-2016 City of Sanford Annual Action Plan

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

In 2015, the City of Sanford received a total annual allocation of \$407,817 for the CDBG Program. Of the total funding allocation, \$81,563 will be allocated toward Administration activities, \$60,254 will be allocated toward Public Services, \$35,000 will be allocated toward Public Facilities, and \$225,000 will be allocated toward an existing Housing Rehabilitation activities.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	401,817	0	0	401,817	1,607,268	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207

**Table 49 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The framework for growth management, revitalization and community development begins with the Local Comprehensive Plan. Florida's Growth Management Act (Chapter 163, Part II, Florida Statutes) requires counties and municipalities to adopt Local Comprehensive Plans that guide growth and development planning. These plans, which must be consistent with the Local Comprehensive Plan, set out the particular needs of communities and a plan for addressing them.

Funding for the needs identified in local plans comes from a wide variety of federal and state programs. At the federal level, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture, the U.S. Department of Transportation, and the U.S. Department of Health and Human Services are among the most significant providers of funding for community development.

Local government administrators have identified funding sources that can be pooled to make a greater impact within a community. Although programs may be administered by separate agencies, they frequently work together to provide a higher level of funding for infrastructure and community development needs.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan?**

The City of Sanford has experienced a very positive and collaborative partnership with Habitat for Humanity since its inception in Seminole County in 1990. Also, since its inception in the County Habitat has been the premier builder of safe, decent and energy efficient affordable housing for low-income homebuyers in the City of Sanford. Habitat for Humanity built their first house in the City of Sanford in 1990 and over the past 25 years has built 69 homes with 3 more scheduled for this year. The majority of these homes are built on lots donated by the City of Sanford.

In addition to working with Habitat for Humanity the City also works with Operation Finally Home to build homes for disabled veterans. The lots for the homes are donated by the City of Sanford or organizations that partner with the City.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Occupied Housing Rehabilitation	2015	2020	Affordable Housing	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$225,000	
2	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$60,254	
3	Public Facilities	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$35,000	

**Table 50 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Occupied Housing Rehabilitation
	<b>Goal Description</b>	Reconstruction and replacement of substandard housing units and homeowner occupied housing rehabilitation.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services activities including employment and training for youth/youth services and public safety and security for the elderly.
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Improvements to infrastructure, playgrounds, waterlines, curbs, sidewalks, streetlights and sewer systems.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

For the 2015-2016 the City of Sanford has not designated any CDBG program to specific projects, but instead have chosen to allocate annual CDBG funding towards broad eligible categories in an effort to provide more flexibility in selecting beneficiaries with the highest priority need levels within.

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

By choosing to allocate annual CDBG funding to broad eligible categories such as Public Services, Public Facilities, Code Enforcement and Affordable Housing rather than specific projects, the City of Sanford can better determine what activities and geographical/demographical areas would receive the highest level of benefit from the CDBG funding. Also, this process of category selection is beneficial to determining cost feasibility and avoidance of overlapping funding. AP-50

### Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Sanford has selected city commission District 2 as its main target area for the goals and objectives that will be accomplished during the 2015-2020 Fiscal year.

### Geographic Distribution

Target Area	Percentage of Funds
Goldsboro	
Georgetown	
District Two	100%

Table 51 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

City Commission District two, including the Goldsboro and Georgetown neighborhoods, was chosen as the main target area due to its high level of low- and

moderate-income household concentration and high number of priority need activities.



## AP-55 Affordable Housing - 91.220(g)

### Introduction

During the 2015-2016 fiscal year, the City of Sanford has allocated \$225,000 in CDBG funding to complete owner-occupied housing rehabilitation activities to 65 low- and moderate-income households. The housing rehabilitation activities include emergency repairs, such as roofing, and exterior/interior repairs, and reconstruction/replacement of substandard housing units. Rehabilitation costs for emergency repairs must be equal to or less than \$15,000.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	65
Special-Needs	0
Total	65

**Table 52 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	65
Acquisition of Existing Units	0
Total	65

**Table 53 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

The Sanford Housing Authority does not operate any public housing units or housing choice vouchers programs for public housing residents. In 2011, the Orlando Housing Authority entered into an agreement with the Sanford Housing Authority Advisory Board to manage day-to-day operations of the six public housing developments and 450 housing choice vouchers in Sanford. Also in 2011, HUD condemned all 480 public housing units due to dilapidated housing conditions. The 450 housing choice vouchers that were designated for public housing residents in Sanford, are now administered by the Orlando Housing Authority and are no longer designated specifically for Sanford public housing residents.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

There are no current programs or initiatives administered by the Sanford Housing Authority or Orlando Housing Authority that promote or encourage increased resident involvement for public housing residents.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

#### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Homeless Services Network of Central Florida serves as the County's Continuum of Care (CoC) agency and partner to implement Street Outreach activities and report the latest Point-in-Time (PIT) survey counts to assist the local non-profit homeless service providers in developing and implementing strategies to address the needs of the current homeless population, whether sheltered or unsheltered.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Due to lack of funding sources, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. Seminole County, in partnership with three local non-profit homeless services providers, anticipates to provide ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. Between 2015 and 2016 the County plans to provide \$44,655 in ESG funding to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 400 individuals who are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to Safehouse for eligible operation and maintenance expenses to assist approximately 350 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. Finally, the County plans to provide \$14,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 40 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the

organization.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Chronically homeless individuals and families, unaccompanied youth and veterans in Sanford benefit from the homeless services that are funded by Seminole County Community Services programs. All of Seminole County's affordable housing strategies and funding sources are available to assisting in the efforts of helping homeless persons make the transition to permanent housing and independent living, but there are no current affordable housing strategies specifically directed toward homeless persons during this current five year planning period. The City and the County relies on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly effect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the County's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received will be evaluated based on project scoring criteria, developed by the County, and determined to be awarded or denied based on HUD regulated program criteria.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

According to the Seminole County 2015-2020 Consolidated Plan, The Community Services Department, Community Development Division anticipates to allocate \$49,706 in eligible ESG program Rapid Re-Housing activities for low- and moderate-income families to avoid homelessness. This funding is anticipated to assist 12 households with direct financial assistance in the form of short-term rental assistance, security deposits, utility payments, or moving costs. Other eligible types of Rapid Re-Housing assistance includes housing search and placement, housing stability case management, mediation, legal services or credit repair. Recipients of the ESG Rapid Re-Housing assistance will be carefully evaluated by program criteria developed by the County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

As a part of the Consolidated Plan process, the City of Sanford created a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the City of Sanford, in partnership with Langton Associates, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement in order to eliminate the barriers identified. Prior to the development of this report, Sanford conducted two public meetings and one public hearing in federal funding targeted neighborhoods to gain public input from non-profit housing provider organizations, fair housing advocates, and the general public about current or potential impediments that were affecting fair housing choice in Sanford. One important aspect of the report was the in-depth review of Florida's statutes, laws and policies that have an affect on fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. Though, neither was found to have direct negative impacts on fair housing choice. The direct negative impacts on fair housing choice were discovered when laws were not being properly enforced by local governments, or if land use regulations had to potential to restrict housing choice or propose housing development in areas of communities that could restrict access to goods and services required to achieve a safe and decent living environment.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential**

## **investment**

According to the 2015 City of Sanford Analysis of Impediments to Fair Housing Choice plan, created in collaboration with the 2015-2020 Consolidated Plan, the following recommendations have been made to eliminate barriers to affordable housing that have been identified:

- Encourage subrecipients to target marketing resources to promote fair housing awareness in underserved communities. Examples include targeted TV stations, radio and print media
- The City will publish a public notice in the local newspaper and post a copy of this notice at the municipal hall (or city administration building) describing the availability of local fair housing counseling services
- Recommend implementation of a strong Affirmatively Furthering Fair Housing policy to include proactive monitoring and enforcement efforts
- The City will complete an extensive review of their current Comprehensive Plan to ensure that no local land use policy is having a negative impact on fair housing choice for all segments of the population. If it is determined that a policy results in an impediment to fair housing choice, the City will take the appropriate measures to resolve the issue
- Consider ways to increase application from inactive housing providers, including but not limited to individual meetings to discuss what particular barriers to participation exist for the locality
- Coordinate with PHAs within the City jurisdiction on best practices related to utilization rates, increasing property portfolio outside areas of concentration, etc. Survey participating PHAs for best practices
- Conduct outreach and education activities for housing providers, realtors and property managers about discriminatory actions and steering

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In this section of the 2015-2016 Annual Action Plan, we will re-visit the actions that the City will take in order to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Sanford strives to address and overcome obstacles to meeting underserved needs of the community by working with public and private sector organizations that provide a direct service or benefit to underserved residents. All of the City's planned goals and objectives identified in this 2015-2016 Annual Action Plan and the 2015-2020 Consolidated Plan are linked directly with the priority needs identified in all of the low-mod income target areas county-wide. In the event that a particular target area is identified as an underserved community or a particular segment of the population is identified as underserved, the City will take all necessary actions to address those needs with federal program funding, when available.

### **Actions planned to foster and maintain affordable housing**

The City of Sanford anticipates allocating over \$225,000 towards eligible federal grant funded activities that foster and maintain affordable housing. Specific activities planned include homeowner rehabilitation for emergency repairs and reconstruction/replacement of substandard housing units.

### **Actions planned to reduce lead-based paint hazards**

All projects affordable housing projects, funded by the City of Sanford and administered by the Seminole County Community Services Department, will be conducted in accordance with Seminole County LBP identification and abatement standards. Seminole County requires that all contractors complete a detailed work



write-up to document an lead based paint hazard risk prior to construction on any affordable housing activities:

- If the building was constructed in 1978 or after, the construction date of the unit and source of information is to be recorded on the form.
- If the building was constructed before 1978, it requires visual inspection unless one of the following apply:

a) No children under the age of 6 reside in the home.

b) A previous lead based paint inspection has been conducted according to the HUD regulations and the unit was found not to have lead based paint, documentation must be attached.

c) The property has identified and all lead based paint has been removed in accordance to HUD regulations. Documentation must be attached.

- If the building was constructed before 1978 and does not meet any of the exemptions above, the following actions must be taken:

a) A brochure concerning lead based paint hazards is to be provided to the household.

b) The client is to be provided with a Disclosure of Information on Lead Based Paint

c) The home must be visually inspected. The preparer must, at a minimum, complete HUD's online visual inspection training before the inspection is conducted.

The inspecting party must answer the following questions:

- Are interior painted surfaces free from deteriorated paint?
- Are the exterior painted surfaces free from deteriorated paint?
- Will any paint be disturbed during rehabilitation?

In accordance with the HUD Lead-Based Paint Regulation (24 CFR Part 35),

rehabilitation work on housing built before 1978 that is financially assisted by the Federal government is subject to requirements that will control lead-based paint hazards. At the very least, Seminole County will test and repair any painted surface that is disturbed during the work. The County may stabilize deteriorated paint, which includes the correction of moisture leaks or other obvious causes of paint deterioration. Clearance examination will be conducted following most work activities to ensure that the work has been completed; that dust, paint chips and other debris have been satisfactorily cleaned up; and that dust lead hazards are not left behind. As necessary, a risk assessment will be done to identify lead-based paint hazards, perform interim control measures to eliminate any hazards that are identified or, in lieu of a risk assessment, perform standard treatments throughout a unit. The type and amount of Federal assistance and rehabilitation hard costs for the unit will determine the level of lead hazard reduction that will be completed.

#### **Actions planned to reduce the number of poverty-level families**

The City of Sanford intends to utilize the recommendations documented in the completed analysis of distressed neighborhoods, due to be completed in September 2015, to implement any additional actions necessary to reduce the number of poverty-level families citywide.

#### **Actions planned to develop institutional structure**

In the event that any gaps or weaknesses in the current institutional delivery structure of implementing federal funding program activities are indentified, the City of Sanford, in partnership with the Seminole County Community Services Department, will take all of the appropriate measures and implement any additional actions necessary to resolve those issues.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Sanford will take the necessary steps to continue enhancing coordination between public and private housing and social service agencies by offering opportunities for financial support through federal funding activities and strengthening networking abilities through City and County sponsored community

events, workshops and conferences.