

# City of Sanford

## Community Development Block Grant

### 2021 – 2022

### Annual Action Plan



Substantial to remove Economic Development from Con Plan and 1 year action plan. The amendment program funds in the amount of \$72,000 into housing; funds that became available in the result of unused funds over 1 year action plan.

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The 2021-2022 Annual Action Plan reflects the strategies and objectives identified in the HUD Choice Neighborhood Initiative Planning Grant Plan. The Strategic Plan titled Unlocking Goldsboro's Potential: A Transformation Plan to Guide Future Investments and Partnerships, is the by-product of a two year planning effort at a cost of \$950,000. Also known as the Goldsboro Transformation Plan. The Sanford Housing Authority (SHA) with the City of Sanford as co-applicant applied for the Choice Neighborhood Initiative Planning Grant in 2015 and was awarded a \$500,000 matching planning grant in June of 2016. SHA and the City of Sanford matched the CNI grant with \$450,000, of which the City of Sanford provided \$250,000 plus in-kind staff time. The Planning process took two years and involved 100's of citizens and The Goldsboro Transformation Plan was approved and adopted by the City of Sanford Commission June 25, 2018 and submitted to the Department of Housing and Urban Development June 28, 2018. The Plan identified high priority goals related to providing decent affordable housing opportunities through the homeowner occupied housing rehabilitation program, providing supportive services through public services grants that seek to create suitable living environment and maintain sustainability within the targeted areas. Sanford also seeks to create a suitable living environment by providing availability/accessibility to improved public facilities.

Annual Action Plans are developed to outline the programs and projects that will be funded and implemented each year to help meet the goals identified within the Five-Year Consolidated Plan (Strategic Plan). Annual accomplishments and grant expenditures are reported in an annual performance report completed at the end of each program year.

Serving as Sanford's application for Federal HUD Office of Community Planning and Development funding, The FY 2021-2022 One Year Plan identifies proposed projects and programs that will be funded by the Community Development Block Grant (CDBG). The FY 2021-2022 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Sanford through provision of various improvements and services.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Public services to serve 200 very low, low and moderate income individuals in daycare, early learning, training and job retention/creation

Public facilities: assist one public facility in the Goldsboro Area

Housing program assist 10 homeowners in the minor home repair program and 1 major rehab

Economic Development assist 4 small business or microenterprise in the Goldsboro Neighborhood

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Past performances slowed due to COVID and the Governors Executive Order to close non-essential services resulting in staff being quarantine, programs closing, and City facilities closing to the public. Programs and activities are returning to some degree of normalcy. The housing programs continued at a slower pace. The public services programs were much more active as our focus was on assisting family with food, health care and PPP supplies.

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A key component of the City's CDBG Citizen's Participation Process is the CDBG Advisory Board that meets monthly. The Advisory Board consisting of six (6) individuals are appointed by the City Commission. All meetings are open to public and publically noticed. Meeting Agenda and Minutes are posted on the City website for the public. The 2021-2022 Action Plan was discussed at the December 14, 2021 CDBG Advisory Board meeting and the Agenda for the January 11, 2022 CDBG Advisory Board meeting. Notice of the 30-day public comment period and public hearing was published in the Sanford Herald December 12-14, 2021. The 30-day public comment period ran from December 13, 2021 - Thursday, January 14, 2022. A community meeting was held on January 4, 2022 in the City Commission

Chambers to receive feedback on the Plan. The 2021-2022 CDBG Action Plan was submitted to City Commission for approval at the February 14, 2022 Commission Meeting.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comment on the Plan at the CDBG Advisory Board meetings beyond discussion by the Advisory Board. At the January 4, 2022 meeting there were several residents in attendance addition to the CDBG Advisory Board.

Comments/questions

Does the City plan on applying for the HUD Choice Neighborhood Implementation Grant to assist with the development of Goldsboro.

Will the City continue the District 2 Economic Development grants for small businesses?

Will the City continue the Minor Home Repair Program?

What facilities improvements are being proposed?

Do not spend more money on services for the homeless or for food and health care.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were rejected, the questions regarding food and health care services for the homeless, elderly and shut-in was discussed.

## **7. Summary**

The public notice and comment period was uneventful

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SANFORD	City Manager's Office, City of Sanford

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The CDBG program is housed in the City Manager's Office and one of several programs in the Community Relations and Neighborhood Engagement Unity. The Unity is managed by a Director with approximately 3 staff assigned. In addition to the staff assigned to the Unit the Finance Department assigns an account manager to work with Unit. A staff chart is attached. The City of Sanford was the lead agency for Con Plan. The city is responsible for the selection and implentation of Economic Development Projects, Public Services and Public Facilities. The city also provides technical assiatnce, trainings, and eligibility determination for housing rehab programs. The city also provides admin oversight in scheduling and coordination of various advisory and community meetiings to ensure affective and efficient use of city CDBG funds. The Annual action Plan was submitted to Commisson for approval prior submittal to HUD.

**Consolidated Plan Public Contact Information**

[www.sanford.fl.gov](http://www.sanford.fl.gov)

Nicole Osburn, Community Relations and Neighborhood Engagement Director

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The 2021 Annual Action Plan reflects the Goldsboro Transformation Plan with input from the CDBG Advisory Board and the Goldsboro Transformation Management team, Sanford Housing Authority, Goldsboro Front Porch Council and the City of Sanford. The Goldsboro Transformation Plan is the product of an open and transparent planning process involving more than 300 residents and community stakeholders and informed by lengthy face-to-face surveys of 200 community residents and former Sanford Housing Authority relocated residents. The Community came together to envision its future through seven (7) working groups that each met about 10 times; and four community-wide informational fairs that attracted over 200 residents.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Goldsboro Transformation Plan, Housing Working Group consisted of over 90 individuals, stakeholders, residents, citizens, organizations and housing developers, health care and legal services. The following is a partial list of private, governmental and mental health agencies that participated in the planning process. List of agencies include Sanford Housing Authority, Habitat for Humanity, Goldenrule Housing Developers, Wendover Housing Developers, Corinthian Builders, Department of Health Seminole County, League of Women Voters, Community Legal Services of Mid-Florida, Faith based organizations, Florida Housing Coalition, ACI Architects, Rescue Outreach Mission, O C Towing, CPH Engineering, and Harvest Time International.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Sanford will continue membership and coordination with the Central Florida Continuum of Care, Central Florida Commission on Homelessness and Homeless Services Network of Central Florida through the participation and organization of street outreach activities in the form of public events and volunteer services in order to identify and address the current needs of homeless persons residing in Sanford. Though the City of Sanford does not receive direct funding from federally funded programs such as Emergency Solutions Grant (ESG), the Seminole County Community Services Department does provide direct funding for eligible activities to the Homeless Services Network of Central Florida to administer housing and supportive services for homeless persons residing in the City of Sanford.

The City of Sanford maintains a Homeless Task Force that meets monthly to review the homeless situation in Sanford, share what services are being provided to those experiencing homelessness in

Sanford and where the gaps are. The meetings allow the participants to conduct low level case management on individuals being services by several agencies and not registered in HMIS. The Task Force includes representatives from the Sanford Police Department, Seminole County Sheriffs Office, Seminole County Community Services, Homeless Services Network, Rescue Outreach Mission, Seminole County Public School Family Intervention Team, and a number of other direct providers of services to the homeless, this include faith based organizations providing meals and clothing to the homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Sanford is a member of the Continuum of Care and will continue to be an active member and consult with the CoC and Homeless Services Network of Central Florida on issues addressing the needs of homeless persons in Sanford with ESG funded activities and services. The City of Sanford has a representative that sits on the Management Committee of CoC and participate in the review of proposals submitted for funding. In the event that CDBG Public Services funds are either unavailable or ineligible for use, the City advocate for funding from the CoC. Consultation efforts include participation in public events sponsored by the Homeless Services Network of Central Florida, public advocacy representation on advisory boards or committees, and continued funding opportunities to supplement homeless supportive services with housing services and outreach efforts funded by the ESG program.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**



**Table 2 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	Homeless Service Network
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Goldsboro management team meets on a regular bases to review progress on Goldsboro Choice Neighborhood Transformation Plan. The goal is to submit an application to HUD's Choice Neighborhood Initiative Program for a Implementation Grant to assist with implementing the strategies in the Goldsboro Transformation Plan. The City of Sanford meet on a quarterly bases with Habitat for Humanity to review strategies and plans for development of affordable housing in the City with a special emphasis on the Goldsboro Neighborhood. Through the donation of lots from Seminole County and the City of Sanford Habitat plans on building 10-12 affordable homes for low income homebuyers in Sanford during the 2021 program year.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Through the CNI working groups, CDBG Advisory Board, and District 2 monthly meetings all agencies and organizations that provide services in District 2 are invited to the meetings to share service they are providing to the community.

The ongoing concern in Goldsboro is the poor quality of internet and WIFI services. Conversation has taken place with internet services provider in collaboration with Seminole County. The County arrange for the internet company to present to the residents of Goldsboro and after it was determined the internet and WIFI upgrades could not be addressed through ARP funds through the County there was no follow-up with the company.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Florida Commission on Homelessness	The City of Sanford is a member of the CoC, on the Board of Homeless Services Network and Central Florida Commission on Homelessness. Homeless services in Sanford is part of the Regional Plan.
Habitat for Humanity Annual Plan	Habitat for Humanity	To address the housing needs in Sanford habitat for Humanity plans to build 12 to 18 new for-sale homes for low and moderate income home buyers over the next 18 months.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

City of Sanford does not receive any funding for homeless services, however, the City is represented on the Board of Directors of the Homeless Services Network of Central Florida, active with the CoC and Central Florida Commission on Homelessness.

The City and Habitat for Humanity meet on a quarterly basis to review the housing needs, City lots available for donation and challenges Habitat is encountering from the City with building affordable housing.

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The Annual Action Plan is the product of an open and transparent process.

1. The CDBG advisory Board hold monthly public noticed meeting to hear from the public on the current programs and needs with in the community.
2. The City of Sanford in collaboration with the Sanford Housing Authority and Goldsboro Front Porch Council continue to meet on a regular bases to assess progress on addressing the strategies and goals contained in the Goldsboro Transformation Plan.
3. The Commissioner of District 2 convenes monthly meeting to hear from the public on needs, concerns and gaps in services in District 2, especially the Goldsboro neighborhood. All City Departments are in attendance at the meetings so all concerns, needs and issues can be addressed. These meeting have been a hallmark of District 2 for over 10 years.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Residents of Public and Assisted Housing	Advisory Board discussed the Plan, one resident attended the meeting	Question about housing program funding availability	None	ww.sanfordfl.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	There were 4 Advisory Board members and approximately 8 community residents	Concerns about the future of the Goldsboro Transformation Plan. Continued funding for small business	Discontinuing funding for food and health care services for the homeless and the needy	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	5 Advisory Board members and 6 residents.	Update on the status of the Annual Action Plan/ Will the City lose Funding because of the delay in submitting the plan	No comments were not accepted	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The implementation of the Goldsboro Transformation Plan with take 10 - 15 at a cost of \$300 - 400 million. The City of Sanford has pledged the use of a substantial portion of its CDBG funds to carry out the project. The estimated cost is to address the housing, public facilities, business development, rezoning of the Goldsboro area, public transformation and public services. The City of Sanford is actively pursuing acquiring land from Sanford Housing Authority to increase recreational facilities and space in the Goldsboro. Also, the City is in negotiations with a national human services organizations to locate a facility in Goldsboro

In addition the Sanford Housing Authority has pledged its resources to rebuild affordable multi-family mixed income housing on the 49+ vacant acres they own in Goldsboro. Through a partnership with Wendover Housing Developers, the Housing Authority has broken ground on a 64 unit multi-family mixed income housing unit in Goldsboro and plan to breakground on another 80+ unit in Goldsboro by the end of 2022.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	524,967	0	0	524,967	1,574,901	

Table 5 - 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**

\$30,000 City of Sanford for rezoning of Goldsboro

\$25,000 for Small business consultant to foster economic development growth.

Development of affordable for-sale single family units on Sanford Housing properties

A lead agency to build a resource center that includes a certified health clinic

City is negotiating with a certified daycare provider to purchase a vacant building in the Goldsboro area and rehab it into a state of the art Daycare/Childcare center

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

Sanford Housing Authority land, approximately 7 acres is under negotiation for acquisition for expansion of recreation facilities in the Goldsboro neighborhood. This activity is consistent with the Goldsboro Transformation Plan: Encourage Community Wellness strategy. Expand and Improve recreational facilities and programs offered to residents of Goldsboro.

Also, under consideration is the use of City owned property to build a community resources center and certified health clinic. This proposed use of publically owned property is consistent with the Goldsboro Transformation Plan: Objective - Encourage Community Wellness: A full continuum of care including prevention, intervention, treatment, and after care is available in Goldsboro to improve mental health and reduce substance abuse.

**Discussion**

Acquisition of SHA property that is adjacent to the City's Westside Community Center for athletic fields. Also, the building of a neighborhood resource center on City owned land in Goldsboro, with supportive services supports the goals, objectives and strategies contained in the Goldsboro Transformation Plan.



## 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	2020	2024	Affordable Housing	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$231,229	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Public Services	2020	2024	Non-Housing Community Development	Goldsboro Georgetown District Two	Public Services	CDBG: \$78,745	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Public Facilities	2020	2024	Non-Housing Community Development	Goldsboro	Public Facilities	CDBG: \$75,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 125 Households Assisted
5	Administration	2020	2024	Administration		Public Facilities	CDBG: \$104,993	Other: 1 Other
6	Economic Development	2020	2024	Non-Housing Community Development	District Two	Economic Development	CDBG: \$35,000	Businesses assisted: 2 Businesses Assisted

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Occupied Housing Rehabilitation
	<b>Goal Description</b>	Continue the Minor home repair, rehabilitation and reconstruct programs
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public service that support community wellness, programs that invest in the children, programs that empower the community and public safety and educational and leadership development training
4	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Assist with improving and increasing public services facilities, improving infrastructure and internet and WIFI
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Planning and administration of programs
6	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Expanding economic growth and development opportunities for new and existing businesses in District 2

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The funding priorities for 2021 - 2022 are consistent with the Strategies in the Goldsboro Transformation Plan. Specifically, programs like Economic Development activities to support new and existing businesses encouraging economic development and growth. Housing activities to ensure residents have access to quality and safe housing. Also, opportunity for homeownership to increase in the neighborhood.

### Projects

#	Project Name
1	2021 Economic Development
2	2021 Public Services
3	2021 Housing Rehabilitation/Reconstruction
4	2021 Public Facilities
5	2021 Administration and Planning

Table 7 - Project Information

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

The funding priorities are consistent with the Strategies in the Goldsboro Transformation Plan. The main obstacles to addressing the underserved needs is adequate funding. The City in partnership will continue to pursue a HUD Choice Neighborhood Initiative Implementation grant to accelerate the implementation of the Plan.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	2021 Economic Development
	<b>Target Area</b>	Goldsboro District Two
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Expand economic development opportunities for new and existing businesses in District 2
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 small Business will benefit representing 3 low and moderate income households
	<b>Location Description</b>	Goldsboro and District 2
	<b>Planned Activities</b>	Facade improvements, start up grants and business enhancement grants
2	<b>Project Name</b>	2021 Public Services
	<b>Target Area</b>	Goldsboro District Two
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$78,745
	<b>Description</b>	Services to include education programs, mentoring programs, public safety, programs for youth, senior, counseling, and wellness programs
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate at least 100 low and moderate in families will benefit from the proposed activities
	<b>Location Description</b>	Services will target with District 2 with special attention to the Goldsboro
	<b>Planned Activities</b>	Alternative education programs to ensure students graduate from high school, mentoring programs, public safety and second chance programs for youth, employment and development, early learning, counseling, and wellness program

<b>3</b>	<b>Project Name</b>	2021 Housing Rehabilitation/Reconstruction
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Homeowner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Homeowner Occupied Housing Rehabilitation
	<b>Funding</b>	CDBG: \$231,229
	<b>Description</b>	Provide housing to owner-occupied homeowners for up to 2 minor home trade repairs, not to exceed up to \$20,000. Up-to 2 of the following trades: roof, plumbing, HVAC, electrical and/or accessibility/ramp.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated we will assist 8 low-moderate income homeowners
	<b>Location Description</b>	The program will be available to available to low-moderate income homeowners in District 2.
	<b>Planned Activities</b>	Minor Home Repair Program to address mechanical needs and accessibility. A major rehabilitation programs for houses needing substantial work. A reconstruct program for homeowner with houses that recommended for demolition and rehabilitation cost exceeds current value of unit.
<b>4</b>	<b>Project Name</b>	2021 Public Facilities
	<b>Target Area</b>	Goldsboro
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Improve infrastructure in the City of Sanford
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate 200 - 300 low and moderate income families will benefit from the public facility.
	<b>Location Description</b>	The facility will be in Goldsboro

	<b>Planned Activities</b>	Assistance with a childcare and or certified health care clinic in Goldsboro
5	<b>Project Name</b>	2021 Administration and Planning
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$104,993
	<b>Description</b>	CDBG funding to implement planning and administration activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estiamte 311 low and Moderate income families will be served and 3 businesses in the Goldsboro Area a low and moderate income area.
	<b>Location Description</b>	The location of the CDBG activities will be District 2 with a focus on Goldsboro.
<b>Planned Activities</b>	Staff time, Support, advertising, communication, mileage, conferences, consulting services, legal services and expenses incurred for activities that are cancelled before completion.	

## **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**

Funds will be spent in District 2 where the majority of the low-income households exist and contain the most aging households

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Goldsboro	80
Georgetown	10
District Two	10

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Goldsboro has been and continues to be the most distressed area in the City of Sanford with the highest unemployment rate, lowest household income, oldest housing stock. Poor infrastructure and poor internet and WIFI services.

### **Discussion**

Goldsboro is the home of 380 of the 480 public housing units demolished in 2012. Thanks to the HUD Choice Neighborhood Planning grant a strategic plan has been developed to unlock the potential for the neighborhood and guide future investments and development



## Affordable Housing

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

#### Introduction

for 2021 the City of Sanford has allocated funding for affordable housing through the minor home repair, rehabilitation and reconstruction program for owner occupied house. In future years funds will be allocated to support the development affordable new construction of for-sale single families homes.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	11
Special-Needs	0
Total	11

**Table 9 - 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	11
Acquisition of Existing Units	0
Total	11

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

In 2021 the City of Sanford is concentrating on minor home repairs to assist low-income homeowner with mechanical and accessibility needs. Also, the City will operate housing programs that provide major rehabilitation and reconstruction of owner occupied house with major repairs needs.

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

### **Introduction**

The City of Sanford in Partnership with the Sanford Housing Authority and the Goldsboro Front Porch Council collaborated on the development of the Goldsboro Transformation Plan. The three entities continue to partner on moving forward with implementing the Plan for the Goldsboro Community. Goldsboro was the home of 380 of the 480 Public housing units demolished in 2012, The Sanford Housing Authority in partnership the Wendover Housing has broken ground on the redevelopment of a 64 unit multi- family mixed income housing unit in the Goldsboro area.

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

The City will continue to work with the Housing authority to seek a HUD Choice Neighborhood Implementation grant.

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

In partnership with the Sanford Housing Authority, Habitat for Humanity and Seminole County Community Services Department HOME and SHIP we will actively promote homeownership for public housing residents and seek funding to assist with down payments and etc.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Sanford Housing Authority is not designated as troubled

### **Discussion**

Through partnerships with the County, housing developers and SHA the City of Sanford will strongly promote, advocate and strive to take steps to bring down the cost of housing. Currently the City of Sanford is reviewing a program to Waive or postpone impact fees for affordable housing where the savings is passed along to the end user.

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

### **Introduction**

As noted in the 5 Year Consolidated Plan the City of Sanford does not receive direct funding for the homeless and therefore relies heavily upon Seminole County Community Services Department, Homeless Services Network and non-profits to achieve the goals and objectives noted in our 2020-2024 Consolidated Plan.

### **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 City of Sanford has limited funding to devote to homeless services, however our housing rehabilitation program provide repairs that in some cases can and do prevent homelessness, by improving substandard housing conditions. The City of Sanford participates in the Continuum of Care and maintains a Homeless Task Force.

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

The City of Sanford collaborates with the Homeless Services Network (HSN) Rescue Outreach Mission, Recovery House of Central Florida, and Central Florida Commission on Homelessness and other agencies to foster emergency services for the homeless

#### **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**

Due to a lack of funding, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. City of Sanford in partnership with Seminole County, local non-profit homeless services providers funded with ESG through Seminole County and Homeless Services Network address the needs of the homeless in the City of Sanford. With the addition of CARES funding the direct providers of homeless services have increased services in Sanford.

#### **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.**

Due to a lack of funding, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. City of Sanford in partnership with Seminole County, local non-profit homeless services providers funded with ESG through Seminole County and Homeless Services Network address the needs of the homeless in the City of Sanford. With the addition of CARES funding the direct providers of homeless services have increased services in Sanford.

### **Discussion**

Although the City of Sanford does not receive direct funding for homeless services , the City actively collaborate with the recipients of direct funding to advocate for services for the homeless to improve their quality of life and The City works with Seminole County, and Homeless Services Network to meet the needs of homeless families and individuals in Sanford.

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

### **Introduction:**

The City of Sanford has taken a couple of measures to address the barriers to affordable.

1. The City of Sanford has appointed a committee to review and suggest strategies to assist with affordable housing. The committee's creation evolved from numerous requests to the City for consideration of reducing or waiving impact fees for affordable housing. The committee is looking into a program to waive or delay payment of impact fees for affordable housing. The City also donate lots to Habitat for Humanity and other non-profit housing developers to build affordable housing for low-income homeowners
2. The City has commissioned a study to rezone the Goldsboro neighborhood to include a commercial zone to off set taxes.

### **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**

The City of Sanford has taken a couple of measures to address the barriers to affordable housing.

1. The City of Sanford has appointed a committee to review and suggest strategies to assist with affordable housing. The committee creation evolved from numerous requests to the City for consideration of reducing or waiving impact fees for affordable housing. The committee looking into a program to waive or delay payment of impact fees for affordable housing. The City also donate lots to Habitat for Humanity and other non-profit housing developers to build affordabel housing for low-income homeowners
2. The City has commissioned a study to rezone the Goldsboro neighborhood to include a commercial zone to off set taxes.
3. the development of a cottage home program for irregular lots. The designs of the units are free to perspective home builders.

### **Discussion:**

What should be done to support affordable housing in addition to reducing/waiving impact fees. Is there more funding from the state or federal government to support affordable housing.

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

### **Introduction:**

The City of Sanford is committed to implementing the Strategies, Goals and Objectives in the Goldsboro Transformation Plan. The City committed to the use of CDBG funds to support the implementation of the Plan and fully intent to continue the partnership with the Sanford Housing Authority and Goldsboro Front Porch to realize the potential of Goldsboro and transform Goldsboro to vibrant community, with

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

The Goldsboro Transformation Plan consist of three parts; People, Neighborhood and Community. The City has committed to continuing to implement the strategies in the Transformation Plan and has committed general funds to complete the rezoning of Goldsboro to comply with the recommendations in Plan. Also the City has retained a Small Business Consultant to work with the CDBG program and the City's Economic Development Department to foster growth and development for new and existing businesses in District 2.

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

The City of Sanford with continue to work with Sanford Housing Authority to ensure the redevelopment of the 480 units demolished.

The City will establish an impact fee waiver/delayed payment program for affordable housing development.

The City will continue to identify and donate lots to non-profit housing developers for development of affordable housing for low-income homeowners.

The City will complete and maintain the cottage home program that provide free house designs for irregular lots

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

All affordable housing projects, funded by the City of Sanford will be conducted in accordance with the adopted Seminole County LBP identification and abatement standards. Seminole County requires that all contractors complete a detailed work write-up to document a 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 to address LBP hazards and increase access to housing without lead based paint hazards include:

- Ensure contractors completing work write-up on housing units are certified to complete the proper testing

- When selecting homes for rehabilitation/resale, give priority to homes that were constructed after 1978
- Coordinate with the local health department to maintain statistics on housing units identified to contain lead based paint

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

The University of Central Florida Department of Public Administration, in partnership with the Seminole County Health Department, completed a detailed analysis of the characteristics of distressed neighborhoods in the City of Sanford. The City is currently in the process of implementing actions to alleviate the poverty in the identified neighborhoods. Some examples of actions being taken to reduce the number of poverty-level families include:

- Providing job training to youth and unemployed
- Working with the Sanford Housing Authority for planning future housing development for very-low and low-income families who suffered from the loss of existing public housing in 2011
- Working with the local Chamber of Commerce to discuss potential opportunities for economic growth throughout these neighborhoods
- Through the collaboration with the Sanford Chamber of Commerce the Goldsboro Front Porch Council, Inc. has received the designation of a Main Street project.
- Working with Habitat for Humanity to design a "Fix-up" program
- The City of Sanford has been designated a "My Brother's Keeper" Community targeting services for young men of color.

The City of Sanford has placed a priority on youth services, particularly those that provide mentoring and employment skills training and leadership development.

Referral services to programs that promote employment, and skills training for individuals and households in poverty.

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

The Goldsboro Transformation Plan is very thorough and included participation from a variety of institutional organizations and agencies in the planning process. Those organizations and agencies continue to work in the Goldsboro area providing services. A good example of a partnership is Habitat for Humanity a member of the Transformation Planning process has committed to building 12-15 affordable for-sale single family house in the Goldsboro neighborhood over the next 18 months.

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



The Goldsboro Transformation planning groups continues to meet and assess progress made and challenges taht need to be addressed. Also, the Commissioner of District continue to conduct his monthly meetings that include the County Community Services, Seminole County Public Schools, Health Department of seminole County, etc.

**Discussion:**

The many housing, public services and infrastructure needs of Goldsboro is an ongoing concern for the City and addressed on a regular bases.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

This component examines the amount of program income anticipated to be received prior to the start of the next fiscal year from activities and projects currently being implemented from previous CDBG funding allocations. It also addresses whether any urgent need activities are expected to be implemented with 2021 - 2022 CDBG funding and the amount of funding that will benefit low- to moderate-income persons/families. The City of Sanford Affirm it has no program income.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City of Sanford certifies it has elected an overall benefit of one year to expend its CDBG funding to principally benefit low and moderate-income persons in a way that ensures at least 70% of the amount is expended for activities that benefit such persons in the 2021 program year. Sanford seeks to use all of its funding to benefit low and moderate income persons

