

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Seminole County has made progress in meeting the goals to address the high priority community development needs outlined in the Five-Year Consolidated Plan. Several goals have met or exceeded the anticipated accomplishments. Seminole County met and exceeded goals for Affordable Housing through implementation of the Purchase Assistance, Acquisition of Units for Affordable Housing, Housing Rehabilitation and the provision of public services. Some One-Year goals were not met, however, Seminole County made several substantial amendments to re-allocate CDBG funding to address housing rehabilitation needs and to accept additional HUD funds in response to the Coronavirus-19 Health Crisis, that impacted Seminole County and the rest of the nation during the FY 2019-2020 year. Seminole County partnered with HANDs of Central Florida at the end of The 2019 year. This will allow for the expenditure of HOME CHDO funds from past years. It is anticipated that the rehabilitation of a 40 unit affordable housing complex will be completed in FY 2020-2021.

The housing and community development improvement activities in Seminole County continue to be implemented using Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funding, which provides for the availability and accessibility to decent and affordable housing to citizens, the support of public services, and the assistance in sheltering and housing homeless persons in our community.

The accomplishments and progress of year one of the Five-Year Consolidated Plan activities are described below in Table 1 – CDBG Accomplishments– Program Year and Strategic Plan to Date. This table demonstrates the actual accomplishments in meeting Strategic Plan and Action Plan goals during program year 2019-2020.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$ / HOME: \$ / ESG: \$ / ESG- CV: \$59159	Other	Other	5	5	100.00%	2000	0	0.00%
Building Acquisition, Construction, Rehabilitation	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$1238297	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10346				
Building Acquisition, Construction, Rehabilitation	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$1238297	Rental units rehabilitated	Household Housing Unit	0	0				
Building Acquisition, Construction, Rehabilitation	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$1238297	Jobs created/retained	Jobs	0	0		25	0	0.00%

Building Acquisition, Construction, Rehabilitation	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$1238297	Businesses assisted	Businesses Assisted	0	0		50	0	0.00%
Building Acquisition, Construction, Rehabilitation	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$1238297	Other	Other	3	5	166.67%			
Emergency Shelter Operation and Maintenance	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	3950	2505	63.42%	425	0	0.00%
Homeowner Rehabilitation	Affordable Housing	CDBG: \$300000 / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	9	90.00%	2	8	400.00%
Homeowner Rehabilitation/Immediate Needs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	85	80	94.12%	3	8	266.67%
Housing Construction or Rehabilitation (CHDO)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Housing Construction or Rehabilitation (CHDO)	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		3	0	0.00%
Housing Construction or Rehabilitation (CHDO)	Affordable Housing	HOME: \$	Other	Other	10	0	0.00%			

Housing Construction/Rehabilitation for Resale	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	4	4	100.00%	3	2	66.67%
Housing Construction/Rehabilitation for Resale	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	2	40.00%			
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	5	250.00%	18300	10346	56.54%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%			
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		5	4	80.00%

Microenterprise Assistance	Non-Housing Community Development	CDBG: \$ / ESG-CV: \$591952	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	21	70.00%	30	0	0.00%
Microenterprise Assistance	Non-Housing Community Development	CDBG: \$ / ESG-CV: \$591952	Homeless Person Overnight Shelter	Persons Assisted	0	0		120	0	0.00%
Microenterprise Assistance	Non-Housing Community Development	CDBG: \$ / ESG-CV: \$591952	Homelessness Prevention	Persons Assisted	0	0		20	0	0.00%
Microenterprise Assistance	Non-Housing Community Development	CDBG: \$ / ESG-CV: \$591952	Businesses assisted	Businesses Assisted	20	0	0.00%			
Microenterprise Assistance	Non-Housing Community Development	CDBG: \$ / ESG-CV: \$591952	Other	Other	0	0				

MSBU Projects	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	180	4	2.22%			
Public Services	Public Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	535	785	146.73%	239	658	275.31%
Public Services	Public Services	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	140	220	157.14%			
Public Services	Public Services	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Services	Public Services	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	785		%	0	0	
Public Services	Public Services	CDBG: \$	Other	Other	34	40	117.65%			
Purchase Assistance	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	0	0				

Purchase Assistance	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Purchase Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	3	4	133.33%	4	4	100.00 %
Purchase Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	13	130.00%			
Rapid Re-Housing	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	60	20	33.33%	50	14	28.00%
Tenant Based Rental Assistance	Affordable Housing	CDBG: \$50000 / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	61	81.33%	30	21	70.00%
Tenant Based Rental Assistance	Affordable Housing	CDBG: \$50000 / HOME: \$	Other	Other	0	0		30	21	70.00%
Water Line Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1791	8485	473.76%	1781	1781	100.00 %

Water Line Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Seminole County used CDBG, HOME and ESG funds to address the high priority community development needs outlined in the Five-Year Consolidated Plan. Affordable Housing is the highest priority need identified in the plan, and accomplishments which improved the affordability were realized through the Homeowner Rehabilitation program, which assisted eight(8) households with improvements using CDBG funding. The Minor Home Repair (formerly Immediate Needs) program assisted eight (8) households with necessary repairs; and affordable rental housing was provided to 21 households through the Tenant-Based Rental Assistance program. Additionally, four (4) households were assisted with becoming homeowners through the HOME program, in conjunction with Habitat for Humanity.

Five(5) public facility improvement projects were completed during FY 2019-2020. Improvements were made to public facility serving the homeless and low-income families with case management, food pantry, day center services, a center for homeless persons in need of medical care after release from hospitals, facility improvements at at center that provides employment and skills training for persons with disabilities. There was a small amount of engineering conducted for the Midway Water-line project, however the final phase of the project was cancelled due to right of way issues. Funds were allocated to another public facility project, parks and recreation improvements within CDBG Target Areas. The recreation improvements resulted in the renovation of three community parks located in Roseland, Midway , and the Chulota Vicinity.

Public Services is identified as a high priority need, and services provided using CDBG funds resulted in 39 individuals receiving access to necessary dental care. Approximately 200 low/ moderate income persons received case management for housing stability and financial assistance. Mental health services were provided to 44 persons, and 62 elderly persons were able to receive personal care, companionship and respite services for their caregivers. In addition, 10 seniors received services to address visual impairment to foster continued independent living. Eleven (11) visually impaired youth received life skills educationa and trining. Two activities for the homeless were completed to improve coordination and address homeless needs specific to the Seminole County community. ESG funds were used to support shelter operations for two emergency shelters operating within Seminole County. A table outlining the high priority needs, objectives and accomplishments is included as an attachment to the report.

The ESG rapid-rehousing program was impacted by the COVID-19 health crisis. The shut down of non-essential businesses along with the associated moratorium on tenant evictions and other factors, slowed the implementation of the the rapid-rehousing program. This affected the number of clients assisted during FY 2019-2020. The program is currently underway and is expected to assist as many homeless families as funding permits. The same agency is also partnering with Seminole County to implement the rapid-rehousing components for families through the ESG-CV funding. In response to the COVID-19 crisis, Seminole County created a rapid-rehousing program aimed at rehousing homeless individuals. The primary focus is to sheltered and unsheltered homeless individuals. The implementation of the ESG-CV homeless prevention and rapid- rehousing programs were also impacted by the eviction moratorium inacted by the Centers for Disease Control.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	6,812	35	249
Black or African American	2,832	48	188
Asian	71	1	6
American Indian or American Native	26	0	9
Native Hawaiian or Other Pacific Islander	49	3	1
Total	9,790	87	453
Hispanic	4,354	10	24
Not Hispanic	5,437	77	429

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,953,684	1,287,238
HOME	public - federal	699,228	77,973
ESG	public - federal	161,772	86,022
Other	public - federal	1,830,249	

Table 3 - Resources Made Available

Narrative

During Program Year 2019, Seminole County expended approximately \$1.83 million in CDBG funds, of the total expended, approximately \$1.28 million was drawn from the 2019 allocation as outlined in the PR-26 (summary by selected grant report). Roughly \$655,000 was expended in HOME and \$ 86,000 was spent in ESG funds. The majority of CDBG funds were used for property acquisition, public facility improvements, and public services. Approximately \$207,082. HOME dollars were predominately used to provide tenant based rental assistance and rehabilitation of a unit. Of the total, \$77,973 was drawn from 2019 funds ESG dollars were used in large part to provide shelter operations and rapid-rehousing assistance.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Bookertown			
County-wide	100		Public Facilities, Public Services, Property Acquisition, Housing Rehabilitation, Demolition Program
Midway			Neighborhood Park Improvements

Table 4 – Identify the geographic distribution and location of investments

Narrative

In Seminole County's Five Year Consolidated Plan for FY 2015-2019, a Market Analysis was conducted to identify the the needs of the communities that have a high concentration of racial and ethnic minorities; as well as low-income, households. For the Market Analysis, areas of high concentration of racial was definde are concentrated is defined any area or neighborhoods within Seminole County that has a percentage of racial or ethnic minorities families higher than the total average of the County as a whole. The County's total average percentage of racial or ethnic minorities is 37 percent. The definition of "concentration" for areas where low -income families are concentrated is any area or neighborhood

within Seminole County has a percentage of low-income families higher than the total average of the County as a whole. The County's average total average percentage of low-income families is 16 percent. According to an income survey completed by the Seminole County Community Development Division in 2013, 98 percent of households that responded to the survey in the Bookertown neighborhood within the County reported having incomes in low-moderate income range . The income survey was not conducted for any other neighborhoods, but Seminole County uses Bookertown to document the specific market characteristics and community assets that contribute to these types of housing issues.

Bookertown is an economically diverse neighborhood in Seminole County with an estimated population of 121 households. Bookertown's demographical population is primarily composed of middle aged (45-64 years of age) persons. According to the latest Census data collected, 80 percent of Bookertown's population is Black/African American. The gender divide in Bookertown is very small with 50.4 percent being male, and 49.6 being female. When examining housing tenure, Bookertown is primarily homeowner occupied, with 56.4 percent of the total households owning their homes. On average homeowners spend between \$1,500 and \$2,000 on housing costs. The average rental rate in Bookertown is between \$1,000 and \$1,500 per month. During the 2019 program year the majority of the CDBG funds were used County wide. The final phase of the Midway Waterline project did not proceed as planned, as only a small amount of engineering was conducted. Park improvements were made at the Midway Neighborrhood Park and the Bookertown neighborhood park during FY 2019-2020.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG, HOME, and ESG funds expended during FY 2019-2020 leveraged additional resources for the benefit of Seminole County, through meeting the match requirements for HOME and ESG and to meet total project costs when the amount of Federal program dollars available was not sufficient to fully fund the project. HOME housing projects were matched through the State Housing Initiatives Program (SHIP) funds which provided assistance to an additional 8 households. Additionally, the ESG required match was met through private or local general revenue funds budgeted by each implementing agency.

Seminole County has designated affordable housing lots throughout the County that may be used as leverage toward affordable housing projects funded with federal funds when necessary. To date, Seminole County has eleven (11) county-owned vacant lots that can be leveraged toward meeting affordable housing needs. During FY 2019-2020 Seminole County donated three properties to non-profit organizations for the development of affordable housing. The following were donated 1807 W. 15th St. Sanford, FL 1303 W. 12th St. Sanford, FL and 335 Hidden Lake Drive, Sanford, FL. The County Vacant Lots programs allows non-profits to apply for a maximum of three properties per application cycle.

The CDBG, HOME, and ESG funds expended during FY 2019-2020 leveraged additional resources for the benefit of Seminole County to meet total project costs when the amount of Federal program dollars available was not sufficient to fully fund the project. The leveraged funds are from non-Federal sources and were contributed by the subrecipient organization in order to carry out their awarded project.

The matching requirements were satisfied through the use of State, local, and private funds. HOME housing projects were matched by the State Housing Initiatives Program (SHIP) funds which provided assistance to two additional households with rehabilitation/reconstruction of housing units. Additionally, the ESG required match was met through private or local general revenue funds budgeted by each implementing agency. All funding used to meet the HOME and ESG matching requirements originated from non-federal sources.

Seminole County has designated affordable housing lots throughout the County that may be used as leverage toward affordable housing projects funded with federal funds when necessary. Since 2016 vacant lots have been donated to Habitat for Humanity of Seminole

County and Greater Apopka, as well as Harvest Time International to develop affordable housing units.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,502,932
2. Match contributed during current Federal fiscal year	171,144
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	3,674,076
4. Match liability for current Federal fiscal year	59,426
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	3,614,650

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2811 Midway Ave. Sanford, FL	05/24/2020	164,206	0	0	0	0	0	164,206
404 S. Maple Ave. Sanford, FL	06/17/2020	171,144	0	0	0	0	0	171,144

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,510	41,864	0	0	41,864

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	14
Number of Non-Homeless households to be provided affordable housing units	5	28
Number of Special-Needs households to be provided affordable housing units	30	21
Total	85	63

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	60	35
Number of households supported through The Production of New Units	5	4
Number of households supported through Rehab of Existing Units	3	8
Number of households supported through Acquisition of Existing Units	1	2
Total	69	49

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The One-Year Goals for providing affordable housing during FY 2019-2020 was planned for a total of 85 households to be served; 60 homeless households were to be served by the ESG Rapid Rehousing and HOME Tenant-Based Rental Assistance (TBRA) homeless activities. The non-homeless household goals of were projected for the CDBG funded Homeowner Rehabilitation and Immediate Needs projects, and the HOME funded CHDO, Purchase Assistance, and housing construction Habitat projects. The CHDO was not identified and contracted until the end of FY 2019-2020. There were 21 special needs

households expected to be served through the HOME funded TBRA project which exclusively serves the elderly and disabled. The actual served for the above listed goals are as follows: Eight (8) non-homeless households were served with CDBG funded Immediate Needs, Eight households were assisted with and four (4) HOME funded Purchase Assistance and new construction Habitat for Humanity projects

These households were supported through Rental Assistance through the ESG Rapid Rehousing and HOME funded TBRA programs, with 35 total served versus the 60 projected in the FY 2019-2020 One-Year Action Plan. The number assisted was increased due to more Rapid- Rehousing tenants receiving assistance this year. While five (5) affordable units were projected to be created in the One-Year Action Plan, 4 were served through the Purchase Assistance and Habitat for Humanity projects. The rehabilitation of existing units were projected at three (3), and eight (8) were completed during FY 2019-2020. Seminole County reallocated unused ESG funds to address HMIS reporting needs. This reallocation occurred as part of substantial amendment to the FY 2018-2019 action plan, in February 2020.

During the 2019 program year, Seminole County and HANDS of Central Florida mutually agreed to serve as our CHDO organization. They received funding to renovate 40 units of affordable rental housing. It is anticipated that the rehabilitation will be complete in the FY 2020-2021 year.

Discuss how these outcomes will impact future annual action plans.

The other three (3) units planned for development in coordination with a Community Housing Development Organization (CHDO) activity were not completed. The CHDO activity was cancelled during FY 2018-2019. Seminole County partnered with HANDS of Central Florida as a CHDO at the end for FY 2019-2020. HANDS will be using several years of CHDO funds to rehabilitate the Lake Jeannie II Apartments, a 40-unit apartment complex for low income families. The funds will modernize the units and ensure long term affordability. The project is underway and is expected to conclude in FY 2021-2022.

Seminole County recently restructured its Tenant Based Rental assistance program combine two separate programs into a single program to ease administration of the program. In 2016, a separate TBRA program for homeless clients was established. In addition to restructuring the program, program administration and case management will be handled by the Seminole County Housing Authority. The administrative change has resulted in faster rent payments to area landlords. The combination of TBRA program will still allow both elderly, disabled and homeless populations to receive assistance. It may result in a slight reduction in the total number of total households assisted.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	396	21
Low-income	262	4
Moderate-income	0	0
Total	658	25

Table 13 – Number of Households Served

Narrative Information

When examining income level and housing tenure, the following were assisted: 21 extremely low income renter households were assisted through HOME TBRA ; Eight(8) low income homeowner households were served through CDBG Immediate Needs and Homeowner Rehabilitation, and the HOME funded Habitat and Purchase Assistance activities. Seminole County efforts to address “worst case housing needs”, defined as follows: low income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced; are realized through the implementation of multiple rental projects by Seminole County Community Services, including the HOME funded Tenant Based Rental Assistance Program, SHIP funded Rapid Rehousing, Emergency Solutions Grant Rapid Rehousing, and CoC Shelter Care Plus programs.

The affordable housing needs of persons with disabilities are addressed through the CDBG funded housing rehabilitation programs, which can provide for accessibility improvements to disabled homeowners. Additionally, the SHIP program requires a minimum 20% set aside of the annual allocation be used for affordable housing activities to benefit persons with special needs. In recent years, Seminole County has expended approximately \$650,000 in these set aside funds. The HOME funded TBRA program is targeted to serve elderly, disabled, or homeless households.

Since many very low and extremely low-income households pay more than 30% of their income toward rent, a portion of the HOME TBRA Program and the CSBG Self-Sufficiency Program develop a household's capacity to earn more income on their own, after receiving vocational training or education and developing marketable job skills. Once viable employment is gained, stable households are encouraged to apply for the purchase assistance. In addition, the HOME TBRA Program assists elderly and disabled households to alleviate them paying more than 30% of their income in rent. These households often do not have the ability to increase their household income and this assistance enables them to maintain their housing.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Seminole County Community Services Department administers rapid re-housing activities, including case management and assessment through the ESG program. In 2016, Seminole County established a tenant based rental assistance program for the homeless. The program was later restructured to focus primarily on elderly and disabled renters. We found that the tenants were often, elderly, disabled, and in response to the COVID-19 Health Crisis, Seminole County allocated a portion of its ESG-CV allocation to provide street outreach and assistance to improvements to prevent the spread of the virus at a local homeless drop in center. Seminole County also developed a rapid-rehousing program aimed specifically at homeless individuals. The rapid re-housing for homeless individuals is the only program of its kind in our region. Full implementation is expected to occur in FY 2020-2021.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seminole County, in partnership with three local non-profit homeless services providers, provided ESG funding to assist homeless persons who need shelter or are residing in emergency shelters or transitional housing facilities. The County provided \$36,000 in ESG funding to Safehouse for eligible operation and maintenance expenses, and these funds supported the sheltering of 254 homeless persons at the domestic violence shelter facility owned by the non-profit. Finally, the County awarded \$30,000 in ESG funding to Recovery House for eligible operation and maintenance expenses. The agency assisted 193 homeless individuals in need of shelter at their facility owned and operated by the agency. In addition 10 households were assisted with emergency bridge housing assistance. According to the HMIS data reports uploaded into the SAGE system, a total of homeless persons were assisted with emergency or transitional shelter during FY 2019-2020. In addition, Embrace Families provided rapid rehousing services to 14 households and 68 individuals. Embrace Families rapid rehousing program was slowed by the COVID-19 crisis and is currently underway. Full implementation is expected to occur during FY 2020-2021.

Seminole County also provided additional assistance using general revenue funds to an emergency shelter through its Community Services Agency (CSA) Program which provides for essential services to meet the unmet needs of the community. Over \$175,000 was allocated and distributed to area non-

profits that provide emergency and transitional shelter through the CSA program during the 2019-2020 program year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Seminole County Community Services Department administers an internal housing financial assistance program that provides rental, utility, and mortgage assistance to qualified families who are experiencing financial hardship due to job loss, medical problems, elderly and disabled garnishments, and more. The rental, utility and mortgage assistance program is funded through Seminole County general revenue and Community Services Block Grant funds, and can be applied for directly through the Community Services Department. The Seminole County Community Services Department also works in partnership with local mental health services, healthcare, and housing supportive services providers in an effort to supplement funding resources needed for qualified applicants, including low-income individuals and families, and extremely low-income individuals and families, and persons with special needs being discharged from publicly funded institutions and systems of care.

Seminole County provides assistance to persons discharged into homelessness from medical facilities, and are recuperating from an acute illness or injury, by funding the Pathways to Care project using local general fund dollars. This project, implemented by Catholic Charities of Central Florida, used \$40,565 for housing and supportive services for 25 persons that would have been discharged into homelessness. Seminole County had previously provided CDBG funds in the amount of \$260,000 to rehabilitate the Pathways to Care facility. As part of the agreement for these funds, Catholic Charities will continue to set aside a minimum of 10 shelter beds to homeless persons that are recovering from an illness or injury.

Like much of the country Seminole County was impacted by the COVID-19 Health Crisis during the FY 2019-2020 year. The crisis resulted in shutdowns of area schools, businesses and other facilities due to social distancing measures taken to prevent the spread of the novel Covid-19 virus. As a result, many faced job losses, furloughs, and reductions in work hours. Workers struggled to pay for necessities such as food and housing costs. The CARES ACT was passed infusing Federal funds into communities across the country. As a result, Seminole County received special allocations of CDBG and ESG funds specifically for Covid-19 preparation, prevention and response measures. The ESG-CV programs are mobilizing, including a rapid rehousing program to assist homeless individuals, funding awards to keep shelters safe, in addition to funding for street outreach, housing stability case management as well as HMIS.

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

Seminole County supports various agencies that provide services to homeless individuals and families and help make the transition to permanent housing and independent living. During FY 2018-2019, through the Community Service Agency program (CSA), general revenue dollars were awarded to Safehouse of Seminole to provide services to victims of domestic violence and houses individuals and families in their emergency and transitional shelter facility. Safehouse also received ESG funds to support operating expenses Recovery House received ESG funds to support their operations. Each of these emergency shelters also provide case management and supportive services to facilitate the transition to permanent housing for the individuals and families they serve.

Additionally, Seminole County allocated \$49,500 in ESG program funds for a Rapid Re-Housing project which provides rental, utility assistance, and supportive case management to homeless persons to secure housing. Of the projected 50 household's goal for FY 2019-2020 a total of households were 14 were provided assistance. As the ESG funding is a two- year project, the non-profit agency that implements the ESG Rapid Re-Housing program, Community Initiatives, had funds remaining as of September 30th, 2020. These funds will be expended during FY 2020-2021 and the activity will be completed. It is anticipated that additional households may be served with these remaining funds. ESG funds in the amount of \$34,139 is allocated to provide Bridge Housing. Ten households were assisted with Bridge Housing. The program is still underway.

Seminole County reallocated unused shelter dollars from FY 2018-2019 to address HMIS Data needs. This reallocation was part of a Substantial Amendment completed in February 2020.

The Rapid rehousing program was impacted by the shutdown of operations due to Covid-19. The shutdown limited their ability to administer the rapid-rehousing program. It is anticipated that they will expend the remainder of their ESG funds in FY 2020-2021

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Continued communication and interaction are maintained with the Seminole County Housing Authority, and local nonprofit housing agencies to complement efforts to provide a full range of services to public housing, Section 8, and TBRA tenants. With regard to resident initiatives, the SCHA makes their Housing Choice Voucher Rental Assistance Programs available for homeownership, assisting in mortgage payments for up to 15 years for eligible households. Also, the SCHA uses vendors and businesses owned by its own public housing residents to the greatest extent feasible for any work needed. The City of Sanford no longer operates a PHA, and the jurisdiction's Housing Choice Voucher program is operated by the Orlando Housing Authority. Seminole County has also entered into an agreement with the Seminole County Housing Authority to conduct the property standard inspections for the County's affordable housing programs. During the 2018-2019 Seminole County contracted with Seminole County Housing Authority to administer the County Tenant Based Rental Assistance Program. The partnership is working well and has resulted in positive feedback from our participating landlords regarding faster processing and receipt of rent payments. In FY 2019-2020, 21 elderly and disabled tenants were assisted. Seminole County anticipates a continued partnership with the Seminole County Housing Authority for the HOME TBRA program. Seminole County renewed its contract with the Housing Authority to continue implementation of the TBRA program.

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

The Seminole County Housing Authority provides internal programs and supportive services to its clients to help establish self-sufficiency and eventually move to homeownership. Supportive services include job training, financial counseling, networking with housing providers, etc. These supportive services are offered to all public housing residents as incentive to take control of their housing opportunities and improve their quality of life.

Actions taken to provide assistance to troubled PHAs

There are two public housing authorities in Seminole County. HUD's Public and Indian Housing's Information Center was checked and the Seminole County Housing Authority is not currently designated as troubled, and is eligible to receive direct funding from HUD to administer operation and maintenance activities, and rental assistance programs available to public housing agencies (PHAs). The Sanford Housing Authority is not currently designated as troubled; however, Sanford Housing Authority is current undergoing a re-organization and does not currently own or operate any public housing units or administer any Section 8 Housing Choice Voucher programs for very low- and low-income residents. The Orlando Housing Authority, in partnership with the Sanford Housing Authority Advisory Board, is currently administering the Section 8 Housing Choice Voucher program for very low- and low-income residents in Sanford. Seminole County Housing Authority and Orlando Housing Authority have standard

performance ratings as documented by the HUD Public and Indian Housing Information Center. Sanford Housing Authority and the City of Sanford recently received a choice neighborhood planning grant to help improve housing in Sanford. The City of Sanford is the co-applicant on the Choice Neighborhood Initiative (CNI) Grant and an active participant in the planning initiative. The CNI initiative concluded and the report was submitted to HUD in June, 2018, as required. Seminole County continues to collaborate with the City's next phase of implementing the planned redevelopment of the Goldsboro Community

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Seminole County adopted its Attainable Housing Strategic Plan in November 2020. The plan seeks to encourage the increased production and preservation of affordable housing in Seminole County. The plan called for the creation of a locally funded affordable housing trust fund. The Board approved the allocation of \$500,000 in local funds to start the trust fund. The local funds would be used to offset impact fees for affordable housing developments. The plan also called for the establishment of a Community Land Trust to provide a means for long term affordable housing. The plan included updates to the Land Development Code to allow for accessory dwelling units to be permitted in more residential districts to allow for additional affordable housing opportunities. Seminole County is currently developing additional ways to reduce impact fees for affordable housing developments as an additional incentive. The plan outlines the County's Attainable Housing Goals for the next 5-10 years. Seminole County Development services is also working to increase awareness about the affordable housing zoning designation which provides for higher densities for affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The State Housing Initiatives Program (SHIP) funding received from the State of Florida is used to meet underserved affordable housing needs in the Seminole County community, and funds are used for the following activities:

- Purchase Assistance
- Homeowner Rehabilitation/Reconstruction
- Minor Home Repair (formerly Immediate Needs)
- Rental and Security Deposits

Since many very low and extremely low income households pay more than 30% of their income toward rent, a portion of the HOME TBRA Program and the CSBG Self-Sufficiency Program develop a household's capacity to earn more income on their own, after receiving vocational training or education and developing marketable job skills. Once viable employment is gained, stable households are encouraged to apply for purchase assistance. In addition, the HOME TBRA Program assists elderly and disabled households to alleviate them paying more than 30% of their income in rent. These households often do not have the ability to increase their household income and this assistance enables them to maintain their housing. In addition, FY 2019-2020 CSA funds in the amount of \$ 34,733.25 was also awarded to IMPOWER, an agency that provides housing and services to youth who have aged out of

foster care.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Seminole County requires all contractors to 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 exceptions 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 LBP hazards include:

- Ensure that 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 LBP

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Seminole County combines several funding sources in an effort to reduce the number of poverty-level families in the community. The TBRA program provides assistance to elderly and disabled households to work towards reducing poverty and homelessness by providing affordable housing while building self-sufficiency. The Shelter Plus Care program provides permanent supportive housing for previously homeless individuals and families. During FY 2019-2020, Shelter Plus Care activities assisted 54 households, allowing them to maintain housing and gain access to supportive services. During FY 2017-2018, Community Services completed the Operation New Start Program. The Operation New Start project provides rental assistance and supportive services for homeless families with children.

Seminole County has also partnered with the Central Florida Commission on Homelessness, a task force designed to address the issues of homelessness in the County, by awarding General Revenue funds to the agency. Additionally, FY 2019-2020 CSA funds in the amount of \$ 34733.25 was awarded to IMPOWER, an agency that provides housing and services to youth who have aged out of foster care.

Households in the Self-Sufficiency Program are encouraged to work toward using the SHIP Purchase Assistance Program (for down payment assistance) or other housing subsidy programs to eventually gain homeownership or standard market rental housing. Seminole County also uses the Florida Community Services Block Grant (CSBG) funding to provide rental assistance during educational/vocational training to build self-sufficiency. In addition, CSBG funds are used to provide Training Vouchers to for individuals to attain vocational or education training to gain or increase their marketable employability.

Also, both with and apart from the TBRA\TRA Programs, the CSA -funded Child Care Assistance activity is intended to provide a means for very low income households, usually single parents with children, to obtain and maintain self-sufficiency through gainful employment and/or additional education. This activity offsets the relatively high cost of caring for their children while at work or while seeking employment. An on the job training program was also initiated in 2016-2017, and implemented during FY 2017-2018. This program was funded by CSBG and CDBG funding, and provided job skills training for homeless head of households for a period of 12 weeks. The County job training program was inactive during FY 2018-2019 and was ultimately cancelled.

During the 2019 program year, CDBG funding was awarded to Inspire of Central Florida to provide job skills training for persons with disabilities. The program was funded as a public service activity. Additionally rehabilitation was completed in FY 2018-2019 for a group home for disabled adults. Inspire of Central is licensed to house 6 adults with disabilities. The rehabilitation of the group home was funded with SHIP dollars. The facility leased up in FY 2019-2020.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Key partnerships were maintained during the 2019-2020 Program Year. Relationships exist with Seminole County and several nonprofit organizations, for-profit housing developers, housing counseling agencies, supportive service providers, and other housing assistance providers.

Seminole County actively participates as a member agency of the Continuum of Care, and promotes continuing partnerships with affordable housing developers through the support of LIHTC projects and Habitat for Humanity of Seminole County and Greater Apopka Inc. Community Services provides training and technical assistance to the non-profit organizations it partners with, and maintains relationships with lending institutions that are approved to work with the affordable housing programs. Seminole County continues to forge new partnerships to ensure streamlined services for its citizens, including contracting with the Seminole County Housing Authority to provide inspection services for our affordable rental units. During the 2018-2019 year, Seminole County partnered with the Seminole County Housing Authority to administer the County's TBRA program. Since the housing authority assumed administration of the program, landlords are receiving rent payments faster. Seminole County renewed its contract with the Housing Authority for the implementation of the TBRA Program.

Seminole County also partnered with HANDS of Central Florida for HOME CHDO activities. As a result of the partnership, CHDO funds from past years will be used to renovate a 40-unit apartment complex for low income renters. It is anticipated the renovation will be completed in FY 2020-2021.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Seminole County enhances 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 County sponsored community events, workshops and conferences.

Seminole County completed the following actions to enhance coordination between public and private housing and social services agencies:

- Seminole County conducted the annual Request for Applications process for local non-profit organizations to submit request for consideration of grant funding to carry out the goals and objectives outlined in the Consolidated Plan and One Year Action Plan
- Seminole County coordinates with the area Continuum of Care (CoC) agency, Homeless Services Network of Central Florida, and other local private homeless providers, on a weekly basis through the attendance at homeless population status meetings.
- The Seminole County Affordable Housing Advisory Committee was reactivated in March 2019. They regularly discuss and review items that may affect affordable housing. The Committee has held four meetings since their March appointments. The Committee will meet

regularly during the 2019-2020 program year.

Seminole County anticipates creating a Human Services Committee in FY 2021-2022 to assist with obtaining community input and feedback regarding the County's Annual Action

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The 2015 Analysis of Impediments to Fair Housing Choice identified 5 impediments and recommended specific actions to overcome these impediments. The following actions were identified in the FY 2017-2018 One-Year Action Plan and specific actions taken during the year to address these impediments are described below:

Impediment 1: Lack of communication on issues in Housing Sales and Retail.

Remedy: More public notices through internet, TV and newspapers

Action Taken: Information on Fair Housing is made available on the Community Development website, including a Fair Housing Brochure which includes information on where to report suspected violations.

Impediment 2: Shortage of Affordable housing stock.

Remedy :Build new buildings and work with housing, landlords and property managers.

Action Taken: During FY 2017-2018 Seminole County supported the development of new affordable housing units through its partnership and funding award to Habitat for Humanity of Seminole County and Greater Apopka, Inc. Four units were completed and sold to income eligible homebuyers during this time period.

Seminole County Agreed to use HOME funds to support the development of the Villas at Academy Place, in partnership with the Seminole County Housing Authority. The Board of County Commissioners agreed to provide \$460,000 in HOME funds in FY 2020-2021 and FY 2021-2022. This will result in improved affordable housing in Oviedo.

Action Taken: During FY 2018-2019 Seminole County acquired five (5) housing units to be used for affordable housing. The units were rehabilitated and occupied during FY 2019-2020.

Impediment 3: Access to loans and capital for homeownership.

Remedy: Teach and create materials for the public to not fall victim to scams and predatory lending.

Action Taken: Seminole County partnered HANDS of Central Florida to provide housing education services for potential and current homeowners to include money management, credit counseling, and

reverse mortgage information. HANDS of Central Florida completed a series of homebuyer education workshops and participated in the Annual Homeownership Fair during the 2018 program year.

Impediment 4: Access for minorities to housing outside of minority concentration

Remedy: Increase application from housing providers. CDBG and HOME incentive projects.

Action Taken: During FY 2019-2020, Seminole County partnered with Habitat for Humanity to develop four housing units for homeownership. Four units were developed during the year.

Impediment 5: Failure to make accommodation or modifications for disabled persons

Remedy: Outreach and education programs for housing providers, landlords and property managers. Fair housing enforcement and monitoring.

Action Taken: Affirmative Marketing Plans for any HOME assisted projects with five or more units are reviewed as part of the monitoring conducted. Compliance with ADA requirements are also reviewed during the annual monitoring of assisted affordable rental units.

Action Taken: Seminole County conducted a Community Needs Survey as part of the preparation of the FY 2020-2024 Consolidated Plan. There was a specific section dedicated to fair housing that helped provide the basis for the Analysis of impediments to Fair Housing Choice. Seminole County received 413 responses to the Community Needs Survey.

CR-40 - Monitoring 91.220 and 91.230

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

Seminole County ensures compliance with the programs from the project planning phase through the completion and close-out. The Community Development team reviews proposed activities for eligibility and consistency with meeting the priority needs of the approved Five-Year Consolidated Plan. Project reporting and timeliness reports are performed at various intervals. Performance reports are compiled and information pertaining to activity goals, objectives, and performance measurements are reported in the CAPER. The County has met CDBG timeliness of expenditure requirement for FY 2019-2020.

Seminole County provides oversight of the activities carried out using CDBG, HOME and ESG funds through desk and on-site monitoring of subrecipients, property owners of affordable rental properties assisted with HUD funds, and of homeowners provided purchase or rehabilitation assistance who are required to meet a period of affordability.

Planning and Reporting- All planning and reporting is conducted in cooperation with Community Development and submitted by Compliance Office staff.

Minority business outreach- Seminole County will continue to increase awareness about our grant programs and contractor opportunities. Seminole County will make attempts work with the County's economic development office, area universities, career source, as well as other small business organizations.

The Compliance Office, an internal section within the Community Services Department, is responsible for conducting annual monitoring on projects and subrecipient agreements. Compliance is also responsible for:

A monitoring plan and schedule is prepared at the beginning of the program year, and the schedule coincides with a risk assessment conducted to determine the amount of monitoring needed to ensure compliance.

The monitoring of the CDBG, HOME, and ESG activities is conducted in accordance with the Comprehensive Monitoring Plan and Monitoring Subrecipients Policy and Procedure, a copy is appended to this CAPER report as an attachment. Oversight of the applicable requirements for the CDBG Program, are implemented in various methods accordingly:

- Uniform Administrative Requirements new circular 2 CFR Part 200- oversight is conducted by various program staff including Project Manager and Community Development team, Business Manager and staff, Compliance Office.
- Timeliness of Expenditure- monitored by Community Development and Compliance Office.
- Environmental Reviews -completed by Community Development Staff prior to any funds being expended on all CDBG funded projects.
- Uniform Relocation Assistance (URA) - Seminole County does not currently use CDBG for projects which would trigger involuntary displacement of a household, however, in the event of such a project the Community Development and Compliance Office staff would provide oversight to ensure the acquisition is implemented in accordance with HUD Handbook 1378.
- MBE/WBE and Section 3 hiring requirements are addressed in the procurement and contracting process. The encouragement of participation of MBE/WBE and Section 3 business concerns is done through the bidding process. Continued attempts are made each year for outreach to minority businesses
- Fair Housing Requirements- Call applicable policies and procedures incorporate Fair Housing and anti-discrimination policy.

Comprehensive Planning- Community services partners with Seminole County Development Services Department on matters regarding affordable housing, zoning, and development in general. Seminole County recently hired an Attainable Housing Program Manager to serve as a liaison between potential affordable housing developers, our department and Development Services.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The citizen participation plan seeks to provide ways for the community of offer comments and feedback, with focus on minorities, low and moderate-income persons countywide. In accordance with the Citizen Participation Plan, notification of the availability of the CAPER was published in the Seminole County section of the Orlando Sentinel advising the community of the 15-day public comment period on March 12,2021, and was also posted to the County's website. Hard copies are made available at the Community Services Offices for persons who have limited access to a computer or those who require in depth explanations of our programs and requirements. In addition, bilingual staff is available at Community Services to provide translation services to Spanish speaking clients. There are bilingual staff available who can read, write and explain spanish. Translation assistance can be provided in person, over the phone or viturally through Zoom. In additon Seminole CounthResidents were encouraged to review the report and provide comments on the accomplishments and use of the funding. Comments

are accepted through a variety of methods, including written comments, calls, emails along with feedback at the public meeting. The County website has been recently updated to accommodate persons with disabilities. In accordance with the Citizen's Participation Plan, an advertisement was published in the local section of the Orlando Sentinel on March 12 2021, On that same information on the availability of the Draft CAPER was posted to the Seminole County website on the Community Services webpage. The 15-day public comment period was open from the date of that advertisement, March 12, 2021 through March 30, 2021. No comments were received prior to the submittal of the CAPER. Seminole County will consider the use of community centers and libraries as additional distribution points for future draft Action Plans and CAPERs. Copies of the public notices are included with submission of the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The ESG rapid-rehousing program was impacted by the COVID-19 health crisis. The shut down of non-essential businesses along with the associated moratorium on tenant evictions and other factors, slowed the implementation of the the rapid-rehousing program. This affected the number of clients assisted during FY 2019-2020. The program is currently underway and is expected to assist as many homeless families as funding permits. The same agency is also partnering with Seminole County to implement the rapid-rehousing components for families through the ESG-CV funding. In response to the COVID-19 crisis, Seminole County created a rapid-rehousing program aimed at rehousing homeless individuals. The primary focus is to sheltered and unsheltered homeless individuals. The implementation of the ESG-CV homeless prevention and rapid- rehousing programs were also impacted by the eviction moratorium inacted by the Centers for Disease Control. The County also increased CDBG public services in response to the COVID-19 crisis. The County has also placed emphasis and focus on increasing the production of affordable housing.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

On-site inspections of affordable rental units assisted with HOME are conducted prior to move in, during annual recertification for TBRA clients, and at the time of annual monitoring conducted by the Compliance Unit. Seminole County currently contracts with the Seminole County Housing Authority (SCHA) for inspection and reinspection services in accordance with the HUD Housing Quality Standards (HQS) requirements.

Units that fail inspection require remediation within 30 days and reinspection is conducted after the landlord has made repairs. Units that fail inspection are not eligible for assistance with TBRA funds and would require the tenant move to an eligible rental unit. Inspections for units which house TBRA clients require are conducted for 100% of the program participants. All units were inspected in accordance to the requirements of the HOME program. Since the TBRA program is now administered by the Seminole County Housing Authority. Then number of HQS inspections has decreased. During FY 2019-2020 a HOME unit located at 1112 Orange Ave. was inspected for tenant move in. The unit passed inspection.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The County's affirmative marketing guidelines require policies and procedures to be included in an Affirmative Fair Housing Monitoring Plan for the following elements:

- Informing the public, owners and potential tenants;
- The advertising of vacant units;
- Owner's outreach efforts;
- Recordkeeping;
- Assessment of the affirmative marketing efforts of owners.

Seminole County provides for affirmative marketing of our HOME assisted units for all projects implemented internally or through our affordable housing partners. As part of the monitoring conducted, owners of all properties that have five or more HOME assisted units are required to have an affirmative marketing plan, and a review of that plan and actions taken are completed to ensure equal access to affordable housing.

The County's Community Services Department provides information on Section 3 opportunities whenever seeking contractors for services provided, and includes the Section 3 Clause in all applicable contracts in which HOME funds will be used.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

According to the IDIS PR-09 report, Seminole County receipted \$41,863.22, No HOME program income was allocated to a project during FY 2019-2020.

During FY 2019/2020, HOME funds were expended to complete the following projects: 4 new construction/homeownership activities, 4 purchase assistance activities, and various tenant based rental assistance activities which provided assistance to 21 households FY 2019-2020

Households that benefitted from HOME expenditures on completed activities are as follows:

- New Construction/Homeownership: 4 total households benefitted. Income demographics include: 4 households earning between 51-80% AMI; Age demographics include: 2 head of households between 41-61 years old, both single parent households, with a racial demographic of African American.
- Purchase Assistance: 4 single parent households earning between 51-80% AMI, with two white households, two African American .

Tenant Based Rental Assistance (TBRA): Of the 21 households served with TBRA, 20 earned between 0-30% AMI, 7 households were headed by single parent, race/ethnic demographics include: ace/Ethnic demographics include: 20 African American, 18 White, and 2 Hawaiian/Pacific Islander. There were 2 households with Hispanic heritage

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Seminole County continues to foster and maintain affordable housing through it's expenditure of HOME funds and following specific actions during FY 2019-2020:

- Provided rental assistance to 21 income eligible elderly or disabled persons through the Tenant Based Rental Assistance (TBRA) program.

Supported the constrction and sale of four affordable housing units to income eligible homebuyers through partnership with *Habitat for Humanity*

—

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SEMINOLE COUNTY
Organizational DUNS Number	067834358
EIN/TIN Number	596000856
Identify the Field Office	JACKSONVILLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms
First Name	Allison
Middle Name	0
Last Name	Thall
Suffix	0
Title	Community Services Director

ESG Contact Address

Street Address 1	534 W Lake Mary Blvd
Street Address 2	0
City	Sanford
State	FL
ZIP Code	-
Phone Number	4076652302
Extension	0
Fax Number	0
Email Address	athall@seminolecountyfl.gov

ESG Secondary Contact

Prefix	Ms
--------	----

CAPER

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First Name	Melody
Last Name	Frederick
Suffix	0
Title	Compliance Officer
Phone Number	4076652394
Extension	0
Email Address	mfrederick@seminolecountyfl.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	10/01/2019
Program Year End Date	09/30/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

During FY 2019-2020 Seminole County used ESG primarily for the operation of emergency shelters. The PR-91 revealed approximately 40 % of the allocation of ESG funds were for for shelter operations, while nearly nine (9) percent of funds were used for the Rapid Re- Housing program. Program Administration are also critical to the success of the ESG program with \$3,278.00 expended for program administration. Seminole County has been working to reduce the total number of homeless individuals and families in Seminole County. Through rapid-rehousing, 96 literally persons were assisted by Pathways to Home program. The emergency shelters provide a valuable service in Seminole County. During FY 2019-2020 homeless persons were assisted in one of two area emergency shelters that received ESG funding . Three of the four agencies that receive ESG funds input their data into the HMIS system. The allows for the production of a variety of reports from the COC Lead Agency. In addition to ESG, Seminole County has Shelter Plus Care which assisted 44 renters during FY 2019-2020 Seminole County also provides es rapid rehousing assistance and case management through the use of state of Florida (SHIP) funds. Twenty formerly homeless households received rapid -rehousing assistance as a result of the SHIP funded rapid-rehousing program. A review of COC coordinated entry system data reveal COC’s emphasis on rapid-rehousing and supportive permanent housing assistance . According to COC data 42 were enrolled in permanent supportive housing and 18 received rapid rehousing in Seminole County with their funds .

The AP- 90 Identified the following as ways to determine outcomes:

- The length of time individuals and families remain homeless.
- Reducing the length of time individuals and families remain homeless – within 30 days of eligibility completion- Track the length of time it takes to house an individual or family after determining eligibility.
- The extent to which individuals and families who leave homelessness experience additional

spells of homelessness.

- Reducing the number of individuals and families who experience homelessness more than once – Track homeless individuals and families 90, 180, and 360 days after program completion.
- The thoroughness of grantees in the geographic area in reaching homeless individuals and families.
- Number of homeless individuals and families have been reached with our efforts to end homelessness in Seminole County - Track the number of individuals and families assisted in the County.
- Overall reduction in the number of homeless individuals and families.
- Reduction in the number of homeless individuals and families - Track the number of homeless individuals and families.
- Jobs and income growth for homeless individuals and families.

Number of homeless individuals and families that become self-sufficient and able to find employment and gain income - Track how many homeless individuals and families become self-sufficient and able to find employment and gain income.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities