

Expected Resources

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

Introduction

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,104,669	0	0	2,104,669	8,418,676	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	798,760	10,000	0	808,760	3,235,040	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	171,666	0	0	171,666	686,664	The Emergency Solutions Grant Program is a program that provides resources to address homeless and special needs.

Table 1 - 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

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

Seminole County has designated affordable housing lots throughout the County that may be used as leveraged toward affordable housing projects funded with federal funds when necessary.

In addition, Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. In compliance with the statute, Seminole County maintains the inventory of County-owned surplus land that are potential properties for the development of permanent affordable housing. The County may partner with nonprofit organizations that develop affordable housing for income households. However, the disposition of any of these properties for affordable housing is subject to the discretion of the County. Community Services will review this list during the program year to determine if any of these properties may be disposed of to support affordable housing.

Discussion

N/A

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	Minor Home Repair	2020	2024	Affordable Housing	County-wide	Increase Access to Affordable Housing	CDBG: \$203,084	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Housing Program Delivery	2020	2024	Affordable Housing	County-wide	Increase Access to Affordable Housing	CDBG: \$110,000	Other: 0 Other
3	Housing Construction - Homeownership	2020	2024	Affordable Housing	County-wide	Increase Access to Affordable Housing	HOME: \$175,000	Homeowner Housing Added: 3 Household Housing Unit
4	Housing Construction - Rental	2020	2024	Affordable Housing	County-wide	Increase Access to Affordable Housing	HOME: \$230,000	Rental units constructed: 30 Household Housing Unit
5	Tenant-Based Rental Assistance	2020	2024	Affordable Housing	County-wide	Increase Access to Affordable Housing	HOME: \$213,884	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
6	Purchase Assistance	2020	2024	Affordable Housing	County-wide	Increase Access to Affordable Housing	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Revitalization	2020	2024	Non-Housing Community Development	County-wide	Improve Access to Public Facilities/Infrastructure	CDBG: \$959,812	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1254 Persons Assisted
8	Public Service Assistance	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	County-wide	Increase Access to Public Services	CDBG: \$410,840	Public service activities other than Low/Moderate Income Housing Benefit: 345 Persons Assisted
9	Shelter Operations and Essential Services	2020	2024	Homeless	County-wide	Increase Access to Homeless Prevention Services	ESG: \$83,791	Homeless Person Overnight Shelter: 350 Persons Assisted
10	Rapid Re-Housing	2020	2024	Homeless	County-wide	Increase Access to Homeless Prevention Services	ESG: \$60,000	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
11	HMIS Administration	2020	2024	Homeless	County-wide	Increase Access to Homeless Prevention Services	ESG: \$15,000	Other: 0 Other
12	Administration	2020	2024	Planning and Administration	County-wide	Program Administration	CDBG: \$420,933 HOME: \$79,876 ESG: \$12,875	Other: 0 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Minor Home Repair
	Goal Description	Maintain the existing affordable housing stock through minor repair of low-and moderate-income households. Repair of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The minor repair program assists with the following trades: roof replacement, plumbing, electrical systems, HVAC, and accessibility improvements.
2	Goal Name	Housing Program Delivery
	Goal Description	Funds to cover program delivery costs for housing activities including construction, rehabilitation, and support of the administration and case management for the HOME TBRA program.
3	Goal Name	Housing Construction - Homeownership
	Goal Description	Support the provision of decent housing for low-and moderate-income households by funding new construction of affordable units for homeownership.
4	Goal Name	Housing Construction - Rental
	Goal Description	Support the provision of decent housing for low-and moderate-income households by funding new construction of affordable rental units.
5	Goal Name	Tenant-Based Rental Assistance
	Goal Description	Support the provision of decent housing and a suitable living environment by providing rental assistance to elderly, disabled, or homeless households in Seminole County.
6	Goal Name	Purchase Assistance
	Goal Description	Support homeownership opportunities by providing down-payment and closing costs assistance to eligible low-income buyers to reduce the cost to purchase a safe, decent, and affordable home.

7	Goal Name	Neighborhood Revitalization
	Goal Description	Provision of a suitable living environment by improving public facilities and infrastructure including roads, parks, and repairs to community service centers such as health clinics, homeless day centers, and a facility for employment services for disabled adults.
8	Goal Name	Public Service Assistance
	Goal Description	Provision of a suitable living environment by providing essential community services including but not limited to: mental health services for abused youth, services for disabled adults, services for disabled youth, services for the elderly, services for the homeless, case management for homeless or at risk individuals and families, dental services.
9	Goal Name	Shelter Operations and Essential Services
	Goal Description	Provision of decent, affordable housing and a suitable living environment by providing financial assistance for operations and management of an emergency shelter and supporting the provision of essential services to the homeless and at-risk of becoming homeless.
10	Goal Name	Rapid Re-Housing
	Goal Description	Funds to provide affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
11	Goal Name	HMIS Administration
	Goal Description	Operation, management, and administration of the Homeless Management and Information System (HMIS).
12	Goal Name	Administration
	Goal Description	Administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; fair housing; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, and CAPER.

Projects

AP-35 Projects – 91.220(d)

Introduction

The County will undertake various projects during the 2020-2021 program year focused on providing decent affordable housing and creating a suitable living environment for residents. The County will utilize their HUD CDBG, HOME, and ESG grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

Projects

#	Project Name
1	Minor Home Repair
2	Housing Program Delivery
3	Sanford Avenue Drainage Improvements
4	True Health Facility Improvement
5	Homeless Day Center Improvements
6	Inspire Facility Improvements
7	Public Facility Improvements County / Municipal Partners
8	Contingency Set-Aside
9	Dental Program
10	Case Management
11	Services for Visually Impaired
12	Mental Health Services - Youth
13	Adult Day Training for Disabled Adults
14	Substance Abuse Services - Mental Health
15	Senior Services
16	Services for Homeless Youth and Adults
17	Summer Camp for Disabled Youth
18	Housing Construction - Homeownership
19	Housing Construction - Rental
20	Tenant-Based Rental Assistance
21	Purchase Assistance
22	ESG20 Seminole County
23	CDBG Program Administration
24	HOME Program Administration

Table 3 - Project Information

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

In identifying priorities, the County uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community, the County takes into consideration information from the Needs Assessment, Housing Market Analysis, citizen participation process, and agency consultation. The County assesses the amount of funding available and which activities can be funded within budget to address high priority needs.

The priority ranking system is as follows:

- **High Priority:** Activities determined as a critical need and will be funded during the Consolidated Plan period.
- **Medium Priority:** Activities determined to be a moderate need and may be funded during the Consolidated Plan period as funds are available.
- **Low Priority:** Activities determined as a minimal need and are not expected to be funded during the Consolidated Plan period.
- **No Need:** Activities determined as not needed or are being addressed in a manner outside of the Consolidated Plan programs. Funding will not be provided for these activities during the Consolidated Plan period.

There are various elements that produce obstacles to meeting need within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The current housing market and economic environment also serve as barriers to meeting needs. Housing values have increased tremendously limiting access to affordable housing for low income persons while stagnant incomes have added to the number of families and individuals needing access to services. The County utilizes its CDBG, HOME, and ESG funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private entities are also made to supplement federal funds and increase the resources available to address community needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Minor Home Repair
	Target Area	County-wide
	Goals Supported	Minor Home Repair
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$203,084
	Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units: eligibility citation is 570.208(a)(3), LMH national objective, and matrix code is 14A.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 10 very-low, low, or moderate-income households.
	Location Description	County Wide.
	Planned Activities	Home repairs for low/moderate income households. The minor repair program assists with the following trades: roof replacement, plumbing, electrical systems, HVAC, and accessibility improvements.
2	Project Name	Housing Program Delivery
	Target Area	County-wide
	Goals Supported	Housing Program Delivery
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$110,000
	Description	Support delivery of affordable housing activities: eligibility citation is 570.208(a)(3), LMH national objective, and matrix code is 14H.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	County Wide.

	Planned Activities	Funds will be used to provide project delivery costs for housing activities. Funds will also be used to support the administration and case management for the HOME TBRA program.
3	Project Name	Sanford Avenue Drainage Improvements
	Target Area	County-wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$275,000
	Description	Support access to a suitable living environment through installation of waterlines/sewer lines and storm water retention: eligibility citation is 570.208 (a)(1), LMA national objective, and matrix code is 03J.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 25 very-low, low, or moderate-income persons.
	Location Description	County Wide.
Planned Activities	Funds will be used for the installation of waterlines/sewer lines, storm water retention and associated site preparation costs at 3500 Sanford Ave. Approximately five (5) affordable housing units can be constructed on the site once the water/ sewer/ drainage improvements are made to the site.	
4	Project Name	True Health Facility Improvement
	Target Area	County-wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$250,000
	Description	Support access to a suitable living environment though health facility improvements: eligibility code 570.208 (a)(1), LMA national objective, and matrix code 03P.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 800 very-low, low, or moderate-income persons.
	Location Description	4930 East Lake Mary Blvd. Sanford, Florida
	Planned Activities	Funds will be used to replace the roof at the True Health Sanford Clinic. True Health provides health services to patients without immediate access to affordable health care, the under insured and uninsured.
5	Project Name	Homeless Day Center Improvements
	Target Area	County-wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$68,273
	Description	Support access to a suitable living environment through homeless facility improvements: eligibility code 570.208 (a)(2), LMC national objective, and matrix code 03C.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 150 disabled and homeless persons designated limited clientele and considered to be low-income.
	Location Description	600 N. US Highway 17/92 #158 Longwood, FL 32750
	Planned Activities	Funds will be used to rehabilitate the Sharing Center Homeless drop-in center. The project includes the renovation of restrooms for ADA compliance, along with installation of additional lighting, security measures and signage.
6	Project Name	Inspire Facility Improvements
	Target Area	County-wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$41,539

	Description	Support access to a suitable living environment through improvements to a day training facility for disabled adults: eligibility code 570.208 (a)(2), LMC national objective, and matrix code 03B.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 25 persons with developmental disabilities designated limited clientele and considered to be low-income.
	Location Description	1095 Bell Ave. Casselberry, FL
	Planned Activities	Funds will be used to make security improvements to the Inspire of Central Florida Day Training Facility for Disabled Adults. Inspire provides employment and life skills training for adults with developmental disabilities.
7	Project Name	Public Facility Improvements County / Municipal Partners
	Target Area	County-wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$275,000
	Description	Support access to a suitable living environment through public facility improvements: eligibility citation 570.208 (a)(1), LMA national objective, and matrix codes 03F, 03I, 03K, and 03E.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 250 very-low, low, or moderate-income persons.
	Location Description	County Wide.
	Planned Activities	Funds will be used to improve public facilities in Seminole County and eligible areas within our Urban County partner cities - Altamonte Springs, Casselberry, Lake Mary, Longwood, Winter Springs. Activities could include improvements to roads, sidewalks, parks, recreation facilities, community centers, street lights, storm water/ drainage improvements.

8	Project Name	Contingency Set-Aside
	Target Area	County-wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$50,000
	Description	Support access to a suitable living environment by providing funds for contingency/cost over runs for CDBG construction projects. Contingency fund will not exceed 10% of construction costs or the grant awarded for costs: eligibility citation 570.208 (a)(1), LMA national objective, and matrix codes 22 or 03F, 03I, 03K, and 03E.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 4 very-low, low, or moderate-income persons.
	Location Description	County Wide.
	Planned Activities	CDBG funds will be set aside for contingency/ cost over runs for CDBG construction projects. Contingency fund will not exceed 10% of construction costs or the grant awarded for costs.
9	Project Name	Dental Program
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$60,000
	Description	Support access to a suitable living environment through health services: eligibility citation: eligibility citation 570.208 (a)(1), LMA national objective, and matrix code 05M.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 15 extremely low, low, and moderate-income persons.

	Location Description	County Wide.
	Planned Activities	Funds will be used to provide dental assistance to low-income individuals.
10	Project Name	Case Management
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$101,630
	Description	Support access to a suitable living environment and essential services by providing funds for case management staff for rapid re-housing activities: eligibility citation 570.208 (a)(2), LMC national objective, matrix code 03T.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 160 extremely low, low, and moderate-income persons and the homeless or at-risk of becoming homeless.
	Location Description	County Wide.
	Planned Activities	\$60,000 will be used for Housing Stability Case Managers for the Rapid Re-Housing program for homeless families. Embrace Families administers the family Rapid Rehousing Program. \$50,000 will be used for Housing Stability Case Manager for Seminole County's Rapid-Re housing program for homeless individuals.
11	Project Name	Services for Visually Impaired
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$45,000
	Description	Support access to a suitable living environment and essential services by providing funds for life skills classes and case management for seniors with visual impairment: eligibility citation 570.208 (a)(2), LMC national objective, matrix code 05A.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 35 elderly and disabled persons designated limited clientele and considered to be low-income.
	Location Description	County Wide.
	Planned Activities	Program participants learn how to cook, use computers, and other skills necessary to live independently. The program is administered by Lighthouse of Central Florida.
12	Project Name	Mental Health Services - Youth
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$50,000
	Description	Support access to a suitable living environment by providing funds for health services: eligibility citation 570.208 (a)(2), LMC national objective, and matrix code 05D.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 30 very-low, low, and moderate-income youth.
	Location Description	County Wide.
	Planned Activities	Funds will be used to provide mental health counseling to children under 18 who are victims of abuse and neglect. The therapy program is administered by Kids House of Seminole Inc.
13	Project Name	Adult Day Training for Disabled Adults
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$40,000

	Description	Support access to a suitable living environment and economic opportunity through employment training activities: eligibility citation 570.208 (a)(2), LMC national objective, and matrix code 05B or 05H.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 15 disabled persons designated limited clientele and considered to be low-income.
	Location Description	County Wide.
	Planned Activities	Funds will be used to provide job skills training, life skills training and employment opportunities for adults with developmental disabilities. The day training program is administered by Inspire of Central Florida.
14	Project Name	Substance Abuse Services - Mental Health
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$35,000
	Description	Support access to a suitable living environment through mental health activities: eligibility citation 570.208 (a)(2), LMC national objective, and matrix code 05M.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 25 homeless and disabled persons designated limited clientele and considered to be low-income.
	Location Description	401 Pecan Street, Sanford FL
	Planned Activities	Funds will be used to provide mental health counseling to homeless individuals that are at Recovery House or the Rescue Outreach Mission. The funds will cover the costs associated with therapy for the individual or group sessions.
15	Project Name	Senior Services
	Target Area	County-wide

	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$45,000
	Description	Support access to a suitable living environment through senior services: eligibility citation 570.208 (a)(2), LMC national objective, and matrix code 05A.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 40 elderly persons designated limited clientele and considered to be low-income.
	Location Description	County Wide
	Planned Activities	Funds will be used to provide homemaking, personal care, respite care and companionship services to low-income seniors in Seminole County. The services will be provided by Seniors First, Inc.
16	Project Name	Services for Homeless Youth and Adults
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$16,210
	Description	Support access to a suitable living environment through metal health services: eligibility citation 570.208 (a)(2), LMC national objective, and matrix code 05M.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 15 homeless youth designated limited clientele and considered to be low-income.
	Location Description	County Wide.

	Planned Activities	Funds will be used to provide mental health counseling to homeless youth and adults (under 25). This is an additional component to the services Impower provides to Homeless youth and adults in Seminole County.
17	Project Name	Summer Camp for Disabled Youth
	Target Area	County-wide
	Goals Supported	Public Service Assistance
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$18,000
	Description	Support access to a suitable living environment through youth services: eligibility citation 570.208 (a)(2), LMC national objective, and matrix code 05D.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 10 disabled youth designated limited clientele and considered to be low-income.
	Location Description	County Wide.
	Planned Activities	Funds will be used to provide scholarships for 25 low-income children with disabilities to participate in the Summer Connections Program. The program provides a blended approach to core subject area- math, science and reading and hands-on arts and technology. It helps students to meet academic and therapeutic goals between school years. The Summer Connection Program is administered by United Cerebral Palsy of Central Florida.
18	Project Name	Housing Construction - Homeownership
	Target Area	County-wide
	Goals Supported	Housing Construction - Homeownership
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$175,000
	Description	Provide access to decent housing through the construction of affordable homeownership units: eligibility citation 570.208 (a)(3), LMH national objective, and matrix code 12.

	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will create affordable owner housing for 3 very-low, low, or moderate-income households.
	Location Description	County Wide.
	Planned Activities	Funds will be used to construct affordable housing units for homeownership.
19	Project Name	Housing Construction - Rental
	Target Area	County-wide
	Goals Supported	Housing Construction - Rental
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$230,000
	Description	Provide access to decent housing through the acquisition and rehabilitation or construction of affordable rental units: eligibility citation 570.208 (a)(3), LMH national objective, and matrix codes 14A, 14G, or 12.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will create affordable rental housing for 30 very-low, low, or moderate-income households.
	Location Description	County Wide.
	Planned Activities	Provision of funds for a CHDO set aside eligible activity to acquire and rehabilitate one single-family housing unit for rent to very-low and low-income households that meet HOME income guidelines for the applicable HOME affordability period. New construction of rental housing will also be considered under this activity. The project also provides funds for staff project delivery costs.
20	Project Name	Tenant-Based Rental Assistance
	Target Area	County-wide
	Goals Supported	Tenant-Based Rental Assistance

	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$213,884
	Description	Provide access to decent affordable housing through rental assistance activities: eligibility citation 570.208 (a)(3), LMH national objective, and matrix code 05T.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 25 LMI, elderly, disabled households and households experiencing homelessness or at-risk of becoming homeless.
	Location Description	County Wide.
	Planned Activities	Funds will be used to provide tenant based rental assistance to elderly, disabled, or homeless households in Seminole County.
21	Project Name	Purchase Assistance
	Target Area	County-wide
	Goals Supported	Purchase Assistance
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$100,000
	Description	Provide access to safe, decent, affordable housing and provide homeownership opportunities through direct financial assistance to homebuyers: eligibility citation 570.208 (a)(3), LMH national objective, and matrix code 05R.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 3 extremely-low, low, and moderate-income households.
	Location Description	County Wide.
	Planned Activities	Funds will be used to provide down payment and closing costs assistance to eligible homebuyers.
22	Project Name	ESG20 Seminole County
	Target Area	County-wide

Goals Supported	Shelter Operations and Essential Services Rapid Re-Housing HMIS Administration Administration
Needs Addressed	Increase Access to Homeless Prevention Services
Funding	ESG: \$1,947,387
Description	Provision of funds to support decent housing and prevent homelessness: eligibility citation for the shelter and operations, rapid re-housing, HMIS, activities is 570.208(a)(2), LMC national objective, and matrix code 03T and 05Q. Also for the administration activity: eligibility citation 570.206, the national objective is not applicable, and matrix code 21A. In addition, the FY 20 ESG project includes CV funds per HUD IDIS set-up instructions. These funds will not be allocated under the FY 20 Action Plan projects. CV funds include: ESG-CV1 funds in the amount of \$591,592 will be used to prepare for, prevent, and respond to Covid-19 to include: Shelter Operations, Street outreach, Homeless Prevention, Rapid-Rehousing, HMIS and Program Administration. ESG-CV2 funds in the amount of \$1,183,769 will be used to prepare for, prevent and respond to Covid-19 to include: Shelter Operations, Street outreach, Homeless Prevention, Rapid-Rehousing, HMIS and Program Administration.
Target Date	9/30/2021
Estimate the number and type of families that will benefit from the proposed activities	The shelter operation and essential services project will benefit 350 persons experiencing homelessness or at-risk of becoming homeless. The rapid re-housing project will benefit 30 households experiencing homelessness or at-risk of becoming homeless.
Location Description	County Wide.

	Planned Activities	<p>ESG activities planned during the PY 2020-21 program year include:</p> <ul style="list-style-type: none"> • Shelter Operations and Essential Services: \$83,791 - Financial assistance for operations and management of an emergency shelter and supporting the provision of essential services to the homeless and at-risk of becoming homeless. • Rapid Re-Housing: \$60,000 - Funds to provide affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity. • HMIS Administration: \$15,000 - Operation, management, and administration of the Homeless Management and Information System (HMIS). • ESG Administration: \$12,875 - Funds will be used for the administration and implementation of the HUD ESG program.
23	Project Name	CDBG Program Administration
	Target Area	County-wide
	Goals Supported	Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$420,933
	Description	Funds will be used for the administration and implementation of the HUD CDBG program.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	County Wide.
Planned Activities	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.	
24	Project Name	HOME Program Administration
	Target Area	County-wide
	Goals Supported	Administration
	Needs Addressed	Program Administration

Funding	HOME: \$79,876
Description	Funds will be used for the administration and implementation of the HUD HOME program.
Target Date	9/30/2021
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	County Wide.
Planned Activities	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

AP-50 Geographic Distribution – 91.220(f)

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

The County's federal grant funded programs for affordable housing, public services, and public facilities are available County-wide. The County promotes these programs to residents, businesses, and non-profit organizations that reside in or provide services to designated low-income target areas. Housing programs are concentrated on scattered sites throughout the County. The priority community development needs and public service locations will be County-wide. The County has designated census tracts and block groups that qualify as low- and moderate-income per HUD regulations. If the County funds projects that must meet the low-moderate income area benefit criteria, they will be in the qualified census tracts and block groups.

The primary distribution of the population benefiting from the grant assistance programs will be County-wide, and in most cases extremely low, low, and moderate-income. Beneficiaries will also include elderly, youth, persons with disabilities, and the homeless or at-risk of becoming homeless.

Geographic Distribution

Target Area	Percentage of Funds
County-wide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In PY 2020-21 Seminole County will support affordable housing through its CDBG, HOME, and ESG programs by funding activities including: minor home repairs, new construction, direct financial assistance to homeowners, rental assistance, and rapid re-housing.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	76
Special-Needs	0
Total	101

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	33
Rehab of Existing Units	10
Acquisition of Existing Units	3
Total	101

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Plan describes the actions Seminole County will take during 2020-2021 to address the needs of public housing residents. While public housing needs are primarily met by the public housing agencies, Seminole County has supported public housing residents in the past by providing CDBG funding for supportive services and infrastructure projects when the Seminole County Housing Authority (SCHA) applied through the County's annual Request for Application (RFA) process.

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

In 2020, Seminole County voted to approve providing local contribution for the Villas at Academy Place tax credit application. The Villas of Academy Place is a Seminole County Housing Authority property. The Board voted to allocate \$230,000 in HOME funds over the course of two years for the local contribution needed for a LIHTC application. During the Consolidated Planning period, Seminole County plans to set aside additional funding to provide local contributions for tax credit properties.

In addition to the Villas of Academy Place project, Seminole County partners with the SCHA to administer the HOME Tenant Based Rental Assistance (TBRA) program. Under the TBRA program funds will be used to provide tenant based rental assistance to elderly, disabled, or homeless households in Seminole County.

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

The SCHA provides supportive services to its residents to work towards self-sufficiency and homeownership. Supportive services include job training, financial counseling, and networking with housing providers. The supportive services are offered to all public housing residents as an incentive to take control of their housing opportunities and to improve their living conditions.

The SHA has established a goal to increase homeownership opportunities in the Goldsboro neighborhood. During PY 2020-2024, SHA plans to construct 80-100 for-sale units on the southern parcel of the former Castle Brewer Court and William Clark Court public housing sites. These homeownership units will be a mixture of market-rate and affordable homes.

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

Neither public housing authority serving Seminole County has been designated by HUD as troubled. According to HUD's Inventory Management System (IMS)/ PIH Information Center (PIC) public

housing profile site

at: https://www.hud.gov/program_offices/public_indian_housing/systems/pic/haprofiles, the Seminole County Housing Authority is a standard performer and having no units and no residents at this time, the Sanford Housing Authority does not have a performance designation.

Discussion

The SCHA will continue to administer direct annual HUD funding allocations on the operation, maintenance, and rental assistance projects and activities based on the amount of the allocation and the number of qualified individuals and families in need of public housing assistance. Seminole County is an active participant in the Choice Neighborhoods Initiative that seeks to revitalize the Goldsboro Neighborhood. The initiative will address plans for addressing properties owned by the SHA as well as other properties within the boundaries of their study area.

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

Introduction

Focused on addressing the needs of persons experiencing homelessness and other categories of persons with special needs, these strategies listed in this section will be implemented by the County. This collaborative effort will incorporate selected housing providers to provide specific direct services to the target populations. Each of the following sections will address the methods of outreach to homeless persons, activities to address the emergency shelter and transitional housing needs of homeless persons, actions to assist homeless persons with obtaining permanent housing, and efforts to prevent homelessness in an effort to reduce and end homelessness throughout Seminole County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Homeless Services Network of Central Florida serves as the Continuum of Care (CoC) Lead Agency within the jurisdiction. Seminole County relies on the partnership with the CoC and its network providers to provide Street Outreach services and conduct the annual Point-in-Time Count (PIT Count). These activities help the CoC and Seminole County Government guide funding to development and implementation of programs that prevent and end sheltered and unsheltered homelessness.

In response to the Covid-19 Crisis, and its impact on unsheltered homeless, Seminole County developed an internal rapid re-housing program aimed at assisting homeless individuals and unsheltered persons. ESG-CV dollars were also earmarked for street outreach support at the Sharing Center Drop in Facility. Seminole County also allocated CDBG funds to improve the Sharing Center Facility. In addition, Seminole County uses CSBG funds to provide Bridge Housing and cover the cost of an outreach staff person at Aspire Health Partners. The HOPE team conducts outreach and links unsheltered homeless to services. Because the County's ESG funding is limited, Seminole County funds area shelters, including the homeless drop-in center with local CSA funds. Homeless Services are considered essential under the CSA grant program and receive priority over supportive programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seminole County utilizes Emergency Solutions Grant (ESG) funding to support the needs of persons experiencing homelessness residing in emergency shelters or site-based transitional housing programs. Consolidated Plan goals for 2020-2024 include serving 3,950 persons experiencing homelessness through overnight shelter. A total of \$418,955 in ESG funding is dedicated to this goal for Emergency Shelter Operations and Essential Services. Local non-profit direct service providers are

contracted to administer ESG funds.

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 does not have current affordable housing strategies that are specific to persons experiencing homelessness that support their transition to permanent housing and independent living. However, all the County's affordable housing strategies and funding sources can be used to assist persons experiencing homelessness obtain permanent housing when resources are available. Dependent on the Continuum of Care and its network of homeless service providers, the County relies on these partners to implement activities and interventions the housing crisis response system which includes supports and affordable housing activities to address the needs of persons experiencing homelessness.

However, the jurisdiction does support public activities that include services for persons experiencing homelessness, among other populations. In total, public service activities for low/moderate income housing benefit includes assisting 100 households through \$1,673,280 CDBG funding. These services that target youth experiencing homelessness, mental health/substance use treatment, and case management can assist individuals in the housing crisis response system access housing options and provide services that are intended to support independent living and housing stability. Additionally, \$1,334,882 in HOME funding is allocated to the Tenant Based Rental Assistance program to support 100 households with Rapid Rehousing assistance.

The County's Request for Application (RFA) process allows eligible affordable housing providers the opportunity to apply for annual funding opportunities that support activities for various subpopulations within the jurisdiction, including persons experiencing homelessness. Scoring is contingent on among various criteria which includes HUD-regulated program standards.

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.

During the 2020-2024 Consolidated Plan period, the anticipated ESG allocation for Rapid Rehousing activities by the Seminole County Community Services Department, Community Development Division is

\$300,000, to serve 100 low- and moderate-income households, helping them avoid homelessness. This ESG-funded Rapid Rehousing program provides housing navigation, financial assistance (security deposit, utility assistance, rental assistance), and support services that focus on housing stabilization. Activities to implement RRH components include housing search and placement, housing stability case management, mediation, legal services, or credit repair. Priority populations for RRH projects include individuals or families that present the most urgent need, and but for this assistance, will remain without a home. Eligibility is determined by program criteria developed by the County, based on the federal ESG program regulations.

Discussion

Seminole County and the Continuum of Care Lead Agency, and its network of direct service provider agencies are committed to effective strategies with proven outcomes that reduce and end homelessness. The County continues to contribute resources to activities that support goals and positive outcomes in the housing crisis response system and anticipates continuing implementation of strategies and actions with funding as it is available.

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

Introduction:

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of housing affordability.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Seminole County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the County.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), the

County recently updated its Analysis of Impediments to Fair Housing Choice (AI) during which a review of the County's land use and zoning policies was conducted. The review revealed that Seminole County does not specifically allow, by right, accessory dwelling units (ADUs) in its single-family residential zoning districts. This could present a barrier to affordable housing. However, the County should be commended for its inclusion of its affordable housing district (R-AH), which allows for significantly smaller lot sizes and small units. The AI also identified the following impediments to affordable housing and fair housing choice:

- Lack of awareness by residents and landlords of fair housing laws.
- High number of fair housing complaints on the basis of disability.
- Lack of affordable rental and owner housing.
- Poor credit history and collateral as a barrier to homeownership.

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

To combat barriers to affordable housing, the County adopted an Affordable Housing Incentive Plan containing the following incentives: expedited permitting, ongoing review process, offset of impact fees, flexibility in densities, flexible lot configurations, and zoning requirements.

Seminole County also participated in a Regional Affordable Housing Initiative which included 16 recommendations to help address affordable housing challenges. Key action steps include: 1) Adopt a Community Land Trust Ordinance; 2) Establish an Affordable Housing Trust Fund (HTF); Permit Accessory Dwelling Units (ADUs) in all Single-Family Residential Zoning Districts and establish Impact Fee Rates Specific to ADUs; 3) Remove Regulatory Barriers/Promote Missing Middle Housing Types; Inclusionary Housing; Land Banking; 4) Purchase Assistance Program; 5) Improve Access to Transit to Increase Housing Affordability

The County also has several ongoing efforts to combat affordable housing barriers including identification of County owned properties for affordable housing, housing repair programs, rental programs, and homeless initiatives. The Seminole County Property appraiser Tax Incentive Program has been in operation since 2018. Fourteen apartment (14) complexes with expiring tax credits, opted to keep their units affordable.

Additionally, the Housing Element of Seminole County's Vision 2020 Comprehensive Plan includes the goal of ensuring adequate affordable housing for all current and anticipated residents of Seminole County by maintaining a high-quality residential housing stock.

Further, the County recently updated its Analysis of Impediments to Fair Housing Choice and will

implement mitigation strategies to address barriers to affordable housing based upon the findings of the AI.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Plan describes the specific actions that the County will take to address the housing and community development needs of low- and moderate-income residents during PY 2020-2021 based on the strategies outlined in the five-year plan for reducing lead-based paint hazards, reducing poverty, developing institutional structure, and enhancing coordination between the public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles the County faces in meeting its goals is the limited resources available to address the priority needs identified in the Strategic Plan. Generally, the needs of low- and moderate-income persons exceeds available resources. To overcome this obstacle the County will collaborate closely with public and private sector organizations that provide services to a community or population where there is an unmet need to ensure that efforts are not duplicated, and resources are used effectively.

Actions planned to foster and maintain affordable housing

During PY 2020-2021, Seminole County will foster and maintain affordable housing by continuing to fund and implement several housing programs with its CDBG and HOME allocations. Specifically, \$203,084 in CDBG funding will be used to implement the Minor Home Repair program and an additional \$110,000 will be used for project delivery costs associated with this program. The HOME program is used solely for affordable housing activities and the PY 2020 HOME allocation of \$798,760 will be used for new construction of rental and homeownership units, the provision of tenant based rental assistance, home purchase assistance, owner-occupied housing rehabilitation, and administration of the HOME program. In some cases, the County will be directly funding rehabilitation activities using County procured contractors and maintaining beneficiary case files in house, and other times will use County approved CHDOs or non-profit housing providers to carry out the activities that foster and maintain affordable housing.

Additionally, Seminole County will foster affordable housing by encouraging the private sector to create housing units that will serve residents, including the most needy, by adopting housing policies that incentivizing the development and preservation of affordable housing units.

To prevent affordable housing units becoming lost from the assisted housing inventory, the County continuously monitors Mortgage Deed and Notes that have active affordability periods for compliance. If the units are not in compliance, then the necessary measures are taken to bring the units

into compliance or recapture the funds.

Actions planned to reduce lead-based paint hazards

During the implementation of its housing programs, Seminole County will evaluate and reduce the number of housing units that contain lead-based paint hazards. The actions that the County will take to address LBP hazards and increase access to housing without LBP hazards include:

- Assess state and local capacity for reducing lead hazards.
- Establish a strategic plan to address needs through capacity development and targeted interventions.
- Coordinate and provide direction to contractors and housing providers involved in prevention efforts periodically.
- Ensuring that contractors completing work write-ups on housing units are certified to complete the proper testing. Contractors utilizing any federal funding providing by the County are required to be certified in conducting these types of hazard prevention methods when completing construction or rehabilitation projects.
- Maintaining a collaborative comprised of contractors and housing providers dedicated to conducting healthy home concepts.
- Performing visual assessments and healthy housing needs assessments for deteriorated paint surfaces for all properties considered for rehabilitation or restoration.
- When indicated based on the risk assessment, take appropriate steps to reduce the hazard.
- Coordinate with the local health department to maintain statistics on housing units identified to contain LBP.
- Distributing educational lead-based pamphlets and materials, as it applies, to clients participating in the County's housing rehabilitation program.

These actions along with the requirements of 24 CFR Part 35, the Lead Safe Housing Rule, have been integrated into the policies and procedures governing the County's federally assisted housing programs. A summary of the strategy is outlined in section SP-65 of the Strategic Plan.

Actions planned to reduce the number of poverty-level families

The County implements several programs that have a goal of reducing the number of families living in poverty. The anti-poverty efforts, described in section SP-70 of the Strategic Plan, include programs funded by the Community Services Block Grant, Shelter Plus Care Program, and the Community Service Agency (CSA) Partnership Grant. Since these programs are administered by the Community Services Department, the lead entity for the CDBG, HOME, and ESG programs, there is coordination with the housing programs covered by this Plan. As part of its anti-poverty strategy, the County also supports economic development and employee training or workforce development initiatives and partnerships

for all its residents, including Section 3 residents. This is detailed in SP-70 of the Strategic Plan.

Specifically, during PY 2020-2021, the County will assist tenants with rent payments through the HOME-funded Tenant Based Rental Assistance (TBRA) program for elderly, disabled, or homeless households. This program provides a steady living environment for individuals and families that normally would not have the financial resources to maintain a suitable living environment, thus decreasing the amount of people living in poverty. Additionally, the City will utilize ESG funding to implement a Rapid Rehousing program that will assist homeless families with acquiring and maintaining housing by providing rental subsidies and case management for up to 12 months.

Actions planned to develop institutional structure

The County partners and collaborates with a number of agencies and organizations to address the housing and community development needs of low- and moderate-income persons. The County's institutional delivery structure is described in section SP-40 of the Strategic Plan. One of the main gaps in the County's institutional structure to achieve the goals in the Strategic Plan is the lack of Community Housing Development Organizations (CHDOs) to carry out affordable housing activities. CHDOs are a special type of non-profit organization that must meet certain criteria to be certified to perform eligible HOME activities. To overcome this deficit in non-profit housing development capacity in the County, Community Services Department staff will continue to work with the HAND of Central Florida, a certified CHDO, to expend prior years funds reserved for CHDO projects. For PY 2020, HUD suspended the requirement for Participating Jurisdictions, such as Seminole County, to use 15 percent of the HOME allocation for housing owned, developed, or sponsored by CHDOs and the County has notified HUD of its intent to use the waiver. However, going forward, the County will provide technical assistance to non-profit organizations that have expressed a desire to become certified CHDOs with the goal of having at least two active CHDOs serving the County.

In the event other gaps or weaknesses in the current institutional delivery structure of implementing federal funding program activities are identified, the Seminole County Community Services Department will take all of the appropriate measures and implement any additional actions necessary to resolve those issues. The County, in conjunction with the municipalities, elected officials, citizens, non-profit agencies, and for-profit organizations, will continue networking and trying to assess what residents need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the County.

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

Seminole County will continue to enhance coordination between public and private housing and social service agencies by encouraging partnership for County funded projects and strengthening existing

networking abilities through County sponsored community events, workshops and conferences.

Furthermore, Seminole County will complete the following actions to enhance coordination between public and private housing and social services agencies:

- Seminole County will continue 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 set forth in this Plan;
- Seminole County will enhance coordination with the Homeless Services Network of Central Florida, and other local private homeless providers, to expand access to data and needs for Seminole County's homeless population through participation on various housing and homeless committees; and
- Seminole County will enhance coordination with public entities, such as the Seminole County Health Department, on issues such as lead based paint data collection and reporting and through public events promoting health and wellness.

Discussion:

N/A

Program Specific Requirements

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

Introduction:

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.

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
Total Program Income:	0

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.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

- Purchase Assistance – Requires buyer’s contribution/1st mortgage.
 - Tenant-Based Rental Assistance (TBRA) – Requires tenant contribution.
 - Community Housing Development Organization (CHDO) contributions are anticipated.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see the attached HOME Program Resale and Recapture Methods in AD-25.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see the attached HOME Program Resale and Recapture Methods in AD-25.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans or intentions to use HOME Program funds to refinance existing debt for any multi-family housing units being rehabilitated with HOME funds.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Please refer to attached Emergency Solutions Grant - Rapid Re-Housing Program (ESG-RRH) in AD-25.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The local Continuum of Care utilizes the Homeless Management Information System (HMIS); which is HUD compliant. Sub-recipients receiving ESG or Shelter + Care funds are required to report in the system; however more homeless service agencies report in the system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

A NOFA is released in December of each year to solicit the submission of funding proposals under the CDBG, HOME, and ESG Programs. All non-profit organizations (including community and faith-based organizations) are invited to apply for ESG funding. All applications are reviewed by staff and by an Application Review Team. This team makes recommendations and then provides these recommendations for Public Comment and then to the Board of County Commissioners for review and approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

While completing the 2020-2024 Consolidated Plan, the Continuum of Care and homeless service providers were contacted and asked to complete a survey to identify the local community needs of the homeless population. In addition, the Point-In-Time Survey is available for review and referenced to assist in considering policies and funding decisions. The Citizen Participation Plan is followed when making funding decisions. All funding recommendations are provided for public comment. In addition, public hearings are held to solicit feedback on the County's performance in November or December each year and are held to solicit recommendations for funding in April of each year. Homeless service providers are contacted and asked to participate in the public hearings in order to solicit feedback regarding the homeless and formerly homeless individuals.

5. Describe performance standards for evaluating ESG.

Please refer to attached Emergency Solutions Grant - Rapid Re-Housing Program (ESG-RRH) in AD-25.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

<TYPE=[section 9 end]>

Discussion:

N/A