

Executive Summary

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

1. Introduction

Seminole County is an entitlement community that receives annual allocations of funding from the US Department of Housing and Urban Development (HUD). As such, Seminole County prepares strategic and annual action plans to identify the community needs and priorities for use of Federal grants aimed to improve communities throughout Seminole County. The 2015-2019 Consolidated Plan was approved on July 28, 2015 and identified high priority needs related to providing affordable housing opportunities, providing supportive services to homeless and other at-risk populations, improving overall health, providing infrastructure improvements such as water lines and street lighting, also offering housing repairs, rental assistance, and home purchase assistance programs.

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

The FY 2017-2018 One Year Plan identifies projects and programs that will be funded by the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grants (ESG). Seminole County is slated to receive \$1,663,557 in CDBG funds, \$496,754 in HOME funds, and \$148,985 in ESG funds. The FY 2017-2018 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Seminole County through provision of various improvements and services.

2. Summarize the objectives and outcomes identified in the Plan

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

During the 2015-2019 Consolidated Plan period, Seminole County developed its Strategic Plan goals through an assessment of its housing and homeless needs, housing market analysis, geographic and priority needs which resulted in selecting the following objectives and outcomes to achieve during the next 5 years:

Objectives:

- creating suitable living environments
- providing decent housing
- creating economic opportunities

Outcomes:

- availability/accessibility
- affordability
- sustainability

During the 2017-2018 Annual Action Plan period, Seminole County will be implementing the following activities/projects that will address identified objectives and outcomes:

Objectives/Outcomes:

Providing Decent Housing/Affordability

- Housing Construction/Rehabilitation for Resale
- Tenant Based Rental Assistance
- Housing Construction or Rehabilitation (CHDO)
- Homeowner Rehabilitation
- Homeowner Rehabilitation/Immediate Needs
- Purchase Assistance

Create Suitable Living Environments/Availability-Accessibility

- Waterline Improvements
- Road/Sidewalks/Infrastructure Improvements
- Public Facility Improvements
- Public Services
- Building Acquisition, Construction, Rehabilitation
- Economic Development
- Emergency Shelter Operation and Maintenance
- Rapid Re-Housing

3. Evaluation of past performance

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

In FY 2016- 2017 Seminole County proposed to complete the following under its homeownership strategies- rehabilitate 2 units, provide tenant based rental assistance to 15, assist 2 with purchase assistance, assist 15-20 units with immediate needs assistance, continue waterline improvements, and rehabilitate two other facilities, Assist over 1,500 through public services, assist 3 homeless shelters with operating and maintenance expenses, and rapidly rehouse 12 persons experiencing homelessness. A focus on addressing homelessness also encouraged Seminole County to establish tenant based rental assistance funding aimed at housing chronically homeless in PY 2016. Seminole County will continue to emphasize services for homeless persons. Additionally, emphasis was placed on economic development with the implementation of an employment program to assist formerly homeless persons in program year 2016.

In FY 2016-2017, it was determined that public services, homeless services, homeownership strategies, and improving public facilities are still needed in Seminole County. The successful implementation of projects in program year 2016 combined with the great need in the community as described in the consolidated plan, influenced the activities and strategies planned for FY 2017-2018.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2017-2018 One Year Plan identifies projects and programs that will be funded by the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grants (ESG). Seminole County is slated to receive \$1,663,577 in CDBG funds, \$496,754 in HOME funds, and \$148,985 in ESG funds. The FY 2017-2018 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Seminole County through provision of various improvements and services.

HUD requires input from the public regarding proposed projects and initiatives that result from the Federal funds entrusted to Seminole County. Public comment can be obtained in a variety of ways. The public is welcome to call, email, write, meet in person, and participate in public meetings/ forums. All notifications regarding the Annual Action Plan are published in the Orlando Sentinel, a newspaper of general circulation, as required by Federal regulations. Seminole County also hosts public meetings and gathers feedback from stakeholders at various stages of the planning process. A public hearing is held prior to the publication of the draft annual action plan. The public is also given a 30-day comment period to offer their feedback after the draft action plan has been published. Additionally, a summary advertisement is published in the newspaper and county 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. The public comment period began June 22, 2017 and ended July ____, 2017.

Seminole County uses a request for proposal process to allow non-profit organizations to partner to implement programs that are funded through CDBG public services, HOME, and the Emergency Solutions Grant. Agencies were notified January 1, 2017, about the available funding. They also participated in technical assistance workshops prior to the submittal of grant applications. Proposals were received and review by staff for eligibility after receipt. The proposals were also reviewed and ranked by the Application Review Team on April 4, 2017 and April 5, 2017.

Additionally, the draft FY 2017-2018 Action was presented to the Seminole County Board of County Commissioners on _____. The public was given an opportunity to comment prior to approval by the Commissioners.

5. Summary of public comments

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

Prior to the development of the action plan draft, Seminole County staff heard comments at a public meeting held on June 6, 2017. No comments were received at the public meeting. In addition to the meeting, outreach was made to area non-profit and for-profit developers to obtain feedback. A summary of the public comments received, if any, on the draft FY 2017-2018 One Year Action Plan provided as follows. **(to be input after July 25th BCC meeting.**

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

Prior to the development of the action plan draft, Seminole County staff held a public meeting on June 6, 2017. No comments were received at the public meeting. In addition to the meeting, outreach was made to area non-profit and for-profit developers to obtain feedback about affordable housing needs in Seminole County. After the publication of the draft Action Plan, no oral or written comments were received from the public during the public comment period

7. Summary

All federal programs aim to improve the quality of life in Seminole County through the effective and efficient use of Federal, State, and Local resources.

There continues to be a need for infrastructure projects in Seminole County that receive funding through the CDBG program, homeownership housing rehabilitation and purchase assistance through the HOME program, and assistance to the homeless through the ESG program, including funding operation and maintenance of emergency shelters and transitional housing facilities. In addition, there is a

desperate need for affordable public housing due to the demolition of 480 multifamily rental-housing units in 2011.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SEMINOLE COUNTY	Community Services Department/Community Development Division
HOME Administrator	SEMINOLE COUNTY	Community Services Department/Community Development Division
ESG Administrator	SEMINOLE COUNTY	Community Services Department/Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

Seminole County Community Services Department is the Lead Agency responsible for the preparation and implementation of the Consolidated Plan. The Community Development Division administers the CDBG, HOME and ESG programs. Community Services works in conjunction with public works, planning/building and other departments to implement specific projects funded by the CDBG program. The Community Assistance Division implements the HOME tenant based rental assistance programs. Non-profit agencies are also an integral part of CDBG public services and ESG homeless services programs.

Consolidated Plan Public Contact Information

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

1. Introduction

In an effort to increase coordination with local and state agencies that were integral to the completion of the 2015-2019 Consolidated Plan, the Seminole County Community Services Department will implement the following strategies to achieve the goals and objectives outlined in the Consolidated Plan and strengthen partnerships with these agencies to ensure successful implementation of all federally funded activities.

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

The Seminole County Community Services Department will continue providing educational training and on-site technical assistance to enhance coordination efforts with public and private housing and supportive service providers. The assistance will ensure successful implementation of federally funded activities. Successful programs result in achievement of the goals and objectives set forth in the Consolidated Plan. Seminole County seeks to partner with area housing authorities and offer support in various planning and other improvements planned for Housing Authority properties. Seminole participates in the Choice Neighborhoods Initiative (CNI) along with Orlando and Sanford Housing Authorities. The Initiative seeks to plan for the revitalization of the Goldsboro neighborhood. Information and resources can be exchanged to benefit public housing and other agencies. Additionally, Seminole County participates in the Continuum of Care and makes service referrals to housing authorities for its tenant based rental assistance program.

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

Seminole County Community Services created the Homeless Advocacy Office in October 2016. The office has a program manager who serves as a community liaison on homeless issues and efforts throughout the community and region. The program manager is a member of several Continuum of Care (COC) committees and serves on the Central Florida Commission on Homelessness committee. The County Homeless Advocate and meets regularly with local partner agencies. Seminole County works closely with Homeless Services Network (HSN) who is the lead agency of the Orange-Seminole-Osceola CoC. Seminole County participates in the Coordinated Entry System (CES) for both family and chronically homeless populations and provide funding for Street Outreach workers through the Aspire HOPE Team to complete VI-SPDAT assessments which link homeless families/individuals into the CES.

The County currently manages four Rapid Re-Housing Programs (RRH) for families through funding sources of ESG, CoC, State Housing Initiatives Partnership (SHIP) and general revenue funds. Additionally, there are two long term homeless programs; the Shelter Plus Care program which provides Permanent Supportive Housing (PSH) for chronically homeless individuals and the HOME Funded TBRA assistance for Category one homeless families or individuals with a disability. There is an active partnership with the Seminole County Housing Authority who has provided twenty-five Section 8 vouchers for literally homeless families identified by the County and the HOPE Outreach team.

The Seminole County Taskforce has created committees to address the barriers and impediments to housing families and individuals and developed the Seminole Action Network Exchange (SANE) comprises community partners to help provide solutions. In addition, the Seminole Action Board (SAB) was established and consists of prominent local business leaders in the Community as well as the County Manager, Seminole County Commissioner Chairman, and members of the Central Florida Commission on Homelessness.

The Homeless Services Network of Central Florida received direct funding through the ESG program in FY 2015-2016 operation of programs that provide direct housing and supportive services to the homeless population in Seminole County. HSN was also awarded funding for HMIS for FY 2016-2017. The County anticipates continuing to allocate ESG funding to Homeless Services Network of Central Florida during the remainder of the five-year consolidated plan period to strengthen coordination and assist persons and families experiencing homelessness.

The 2015 Analysis of Impediments to Fair Housing Choice completed and approved by the Seminole County Board of County Commissioners on July 28, 2015 describes the quantitative data available on the homeless population and addresses the priority need for homeless services established in the 2015-2019 Consolidated Plan.

The Seminole County Community Services Department will continue coordination with the Homeless Services Network of Central Florida participation and organization of public events and volunteer services to identify and address the current needs of homeless persons residing in Seminole County. The Homeless Services Network of Central Florida receives direct funding through the ESG program annually for the operation of programs that provide direct housing and supportive services to the homeless population in Seminole County. The County anticipates continuing to allocate ESG funding to Homeless Services Network of Central Florida over the remaining three years to strengthen coordination and help meet the needs of persons and families experiencing homelessness.

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

The Continuum of Care organization is responsible for the award of State ESG funding through their competitive application process. The lead agency is also responsible for maintaining the HMIS. The data provided is used to help gauge County ESG program outcomes. The coordinated entry system has been developed and implemented. Seminole county participates in weekly coordinated entry system referral meetings. Additionally, Seminole County is one of six Consolidated Plan agencies that is part of the Continuum. As such, Seminole County's Community Services Director serves on the HSN board and the COC board and plays a key role in goal setting, strategies and coordination. Seminole County ESG funds are allocated toward Shelter Operations and Maintenance, Rapid Rehousing, HMIS and program administration. In addition, Program Year 2016 HOME dollars were set aside for a tenant based rental assistance program for the chronically homeless, which is a special population of concern in Seminole County. CDBG public service funding was also earmarked for case management to serve the homeless. The continuum of care is instrumental in examining priority needs of homeless populations that guide funding recommendations for the ESG and CDBG public services funding for homeless populations. Rapid Rehousing was identified by the Continuum of Care as a priority initiative.

During the FY 2017 planning process, staff met with the Homeless Services Network to discuss the FY 2017-2018 One Year Action Plan to discuss past ESG programs and ideas for upcoming ESG funding recommendations. In addition to determining if Seminole County's ESG program goals are in keeping with the COC's goals, the status and effectiveness of the Coordinated Entry System was also discussed.

The Seminole County Community Services Department will continue consultation with the Homeless Services Network of Central Florida on issues such as addressing the needs of homeless persons in Seminole County with ESG funded activities and other supportive service programs when funding is available. Consultation efforts include participation in public events sponsored by the Homeless Services Network of Central Florida, public advocacy representation on advisory boards or committees, and continued funding opportunities to supplement homeless supportive services with housing services and outreach efforts funded by the ESG program.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Habitat for Humanity of Seminole County and Greater Apopka, Florida, Inc
	Agency/Group/Organization Type	Housing Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity was consulted during the Consolidated Planning Process. They were also contacted along with other non-profit and for-profit developers of affordable housing to obtain comments and feedback about affordable housing needs and program.
2	Agency/Group/Organization	Seminole County Health Department
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The health department was consulted during the consolidated planning process and assists with lead based paint and other program awareness initiatives. The Seminole County Health Department was consulted during the consolidated plan public hearing process regarding current health trends taking place in Seminole County. Seminole County coordinates with the Seminole County Health Department on regular basis to implement public health events that increase access to physicals, examinations, and access to general health and wellness activities. Seminole County consults with the Seminole County Health Department on lead based paint strategies to report or receive information regarding lead poison cases or potential hazards.

3	Agency/Group/Organization	Homeless Services Network
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HSN was consulted during the consolidated planning process. Seminole County participates in local and regional homeless initiatives,. Additionally, HSN provides HMIS data for the area. To strengthen delivery of homeless services to Seminole County citizens, Seminole County has included outreach services, emergency shelter operation and maintenance, and mental health counseling in the 2015-2019 Consolidated Plan. Furthermore, Seminole County is represented on the HSN board and the COC board. Rapid Re-housing was identified as a priority HSN is slated for funding for HMIS in FY 2016-2017. Additionally, a Tenant Based rental assistance housing program focusing on rehousing chronically homeless was proposed and included in the 2016-2017 Action Plan. The TBRA program for homeless will continue in the 2017-2018 year.

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

Seminole County contacted HSN to determine if COC member agencies had formerly homeless persons on their Board of Directors or served in other advisory capacities. HSN has a formerly homeless individual on their board. The COC reported there is no formal feedback loop for feedback from program participants. Therefore, Seminole County will continue to work with HSN and other agencies to obtain feedback about homeless programs from participants and formerly homeless persons. Seminole County will seek to reach out to service agencies and caseworkers to obtain feedback from homeless or formerly homeless persons. This outreach can be achieved through surveys or interviews, as

it would help to improve and strengthen programming with their important perspective. Seminole County may also contact area homeless agencies to determine if they have homeless or formerly homeless individuals who serve in an advisory capacity or board member of their organization.

Seminole County does not administer HOPWA funds but will consult the City of Orlando and give service referrals for people in Seminole County in need of assistance.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network	The Continuum of Care identifies the need for shelters and prioritizes rapid rehousing. This coincides with Seminole County's Homeless Services
Seminole County Comprehensive Plan	Seminole County Planning	The Housing Element addresses the need for affordable housing county wide. The coincides with Seminole County's Housing Goals
Local Housing Assistance Plan	Seminole County Community Services	The LHAP outlines affordable housing strategies and incentives to further housing through the State Housing Initiatives Program. This coincides with Seminole County's Housing Goals
Regional Affordable Housing Initiative	Orange County	The regional affordable housing initiative seeks to address affordable housing needs in Central Florida, including Seminole, Orange, and Osceola Counties.
Community Conversation on Homelessness (CCOH) Strategy	Seminole County	The strategies outline needs and goals to reduce homelessness in Seminole County. The CCOH is a collaboration of area homeless services providers. Seminole County Community Services is an active participant. This coincides with Homeless Services Goals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

HUD requires input from the public regarding proposed projects and initiatives that result from the Federal Funds entrusted to Seminole County. Public comment can be obtained in a variety of ways. The public is welcome to call, email, write, meet in person, and participate in public meetings/ forums. Meetings are held in locations that are accessible. Accommodations are made for persons with disabilities. The citizen participation plan seeks to provide ways for the community to offer comments and feedback, with focus on minorities, low and moderate-income persons countywide. All notifications regarding the Annual Action Plan are published in the Orlando Sentinel, a newspaper of general circulation, as required by Federal regulations. Seminole County also hosts public meetings at various stages of the planning process. In addition to newspaper notification, Seminole County seeks to involve target areas through neighborhood based methods that include but is not limited to direct contact of community leaders, posting or distribution of notices. A public hearing is held prior to the publication of the draft annual action plan. The public is also given a 30-day comment period to offer their feedback after the draft action plan has been published. Additionally, a summary advertisement is published in the newspaper and county 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. The public comment period began June 23, 2017, and ended July 24, 2017. The Citizen Participation Plan, minority outreach plan, and limited English proficiency plans are attached for reference.

Seminole County uses a request for proposal process to allow non-profit organizations to partner to implement programs that are funded through CDBG public services, HOME, and the Emergency Solutions Grant. Agencies were notified in January 2017, about the available funding. Proposals were received and review by staff for eligibility after receipt. The proposals were also reviewed and ranked by the Application Review Team on April 4, - 5, and 2017.

A public hearing was held June 6, 2017. No comments were received at the public meeting. Area non-profit and for-profit developers were contacted to provide feedback about affordable housing and development needs. The Continuum of Care was also consulted to confirm the need for Seminole County to continue providing funding to address homelessness. Additionally, the draft FY 2017-2018 Action was presented to the Seminole County Board of County Commissioners on _____. The public was given an opportunity to comment prior to approval by the Commissioners.

Based on the feedback received and examination of unmet program needs, Seminole County sought to continue focus on various facets of housing along with public services, homeless services, and public facility improvements in the 2017-2018 Action Plan.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-targeted/broad community	Seminole County held a public meeting June 6, 2017 at the Seminole County Community Services Building to outline the planning process and obtain feedback from the public. In addition to county staff present, a representative from an area non-profit organization attended	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	<p>Seminole County issued a public notice regarding the availability of the 2016-2017 Action Plan Draft. The plan was made available on the Seminole County Community Services website and Offices on June 23, 2017. The public was encouraged to provide comments during the 30-day comment period. The comment period began on June 23th and ended on July 24, 2017.</p>			<p>http://www.seminolecountyfl.gov/departments-services/community-services/</p>

3	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Seminole County published a notice in the Orlando Sentinel, a publication of general circulation regarding the availability of the 2017-2018 Action Plan Draft. The plan was made available on the Seminole County Community Services Website and Offices on June 23, 2017. The public was encouraged to provide comments during the 30 comment period. The comment period began on June</p>	<p>No oral or written comments were received</p>	<p>No oral or written comments were received</p>	<p>http://www.seminolecountyfl.gov/departments-services/community-services/</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>23th and ended July 24, 2017. The Sentinel ran the advertisement twice. It ran in the Seminole County section of the paper and on the Sentinel's website on June 22, 2017.</p>			

4	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Board of County Commissioner's meeting to approve the 2017-2018 Action Plan was July [redacted] 2017, in the Seminole County Commission chambers. The public was given the opportunity to comment on the action plan, prior to the Commissioner's approval of the Plan. There is an average of 30 people at commission meetings, however no attendees commented on the Action Plan</p>	<p>No oral or written comments were received</p>	<p>No oral or written comments were received</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	Notice of Funding Availability and request for applications for CDBG public services, ESG, and HOME funding was published in the Orlando Sentinel in January 1, 2017.	No oral or written Comments were received	No oral or written comments were received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In 2017, Seminole County received a total annual allocation of \$1,663,577 for the CDBG Program. Of the total funding allocation, \$332,715 will be allocated for Administration activities and \$111,062 will be allocated for the rehabilitation of owner occupied housing units. \$200,000 will be allocated toward Immediate Needs activities, \$500,000 will be allocated for an existing Neighborhood Revitalization water line installation project. \$126,800 will be used for public facility improvement projects, \$150,000 will be used for employment and job training, and \$248,000 will be allocated toward Public Services activities.

In 2017, Seminole County received a total annual allocation of \$496,754 for the HOME program. Of the total funding allocation, \$49,675 will be allocated for program Administration activities and \$263,422 will be allocated to provide Tenant-Based Rental Assistance. Of the total Tenant Based Rental Assistance Funds, \$100,000 will be earmarked to provide rental assistance to homeless individuals and families and \$92,566 will be used to assist the elderly and disabled. \$80,000 will be used to develop affordable housing to increase homeownership opportunities. \$50,000 will be allocated toward the construction of an affordable housing rental project, \$50,000 will be used for purchase assistance for first time homebuyers and \$74,513 will be allocated to Affordable Rental or Homeownership activities to be implemented by a County authorized Community Housing Development Organization (CHDO).

Seminole County received a total annual allocation of \$148,985 for the ESG program. Of the total annual allocation, \$7,015 will be allocated to HMIS, \$89,391 will be allocated toward Operation and Maintenance activities, and \$49,551 will be allocated to implement Rapid Re-housing activities. No street outreach activities will be funded with FY 2017-2018 ESG Funding. Rapid Re-Housing is listed as a separate ESG

project to help show Seminole County is not exceeding the 60% limitation on Homeless Shelter Operations funding.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,663,577	0	0	1,663,577	\$3,327,154	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	496,754	0	0	496,754	\$993,508	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR 92

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder 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	148,985	0	0	148,985	\$297,970	The annual allocation and any program income or prior year resources will be allocated to eligible ESG program categories

Table 5 - Expected Resources – Priority Table

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

Seminole County has identified funding sources that can be pooled to make a greater impact within the community. Although federal, state, private, and local grant program funds and activities operate according to their own guidelines and requirements, they are frequently combined to provide a higher level of funding for housing and community development needs. For example, federal CDBG funds can be leveraged with State Housing Initiatives Partnership (SHIP) program funds to meet affordable housing needs. The HOME Investment Partnership program funds can also be combined with SHIP to provide assistance for qualified low- and moderate-income first-time homebuyers in the form of down payment, principal reduction, and closing cost assistance. Seminole County received \$2,450,135 in SHIP funds for State FY 2016-2017. Each allocation of SHIP funds has a three-year expenditure deadline. Seminole County received a SHIP allocation of approximately \$2.1 million for Sate FY 2015-2016. Additionally, County funds are granted to area non-profits to provide a variety of essential and supportive services within the community through the Community Service Agency Partnership Program (CSA). Community Service Agency Partnership Program grants are

made available annually. In FY 2016-2017 a total of \$948,483 county general funds was awarded to non-profit organizations. Some of the recipients of the local funding also provide CDBG funded public services or ESG funded homeless services. SHIP Funds provide match for the HOME program. Seminole County meet the required ESG match requirements by receiving cash and in-kind match from non-profit homeless service providers who implement grant funded programs and activities.

If appropriate, describe publicly 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 leverage for affordable housing projects funded with federal funds when necessary. As of May 2017, Seminole County has 8 county-owned vacant lots that can be leveraged and used to meet affordable housing needs. Nonprofit organizations typically make requests for the vacant lots to construct affordable housing units. The list is maintained by Seminole County Community Services.

Discussion

Seminole County seeks to improve the quality of life for low and moderate-income households Countywide through effective use of Federal, State, and Local Funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Construction/Rehabilitation for Resale	2015	2019	Affordable Housing	County-wide	Affordable Homeownership Housing	HOME: \$80,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	Tenant Based Rental Assistance	2015	2019	Affordable Housing	County-wide	Affordable Rental Housing Homeless Services	HOME: \$192,566	Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted
3	Housing Construction or Rehabilitation (CHDO)	2015	2019	Affordable Housing	County-wide	Affordable Homeownership Housing	HOME: \$74,513	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Homeowner Rehabilitation	2015	2019	Affordable Housing	County-wide	Affordable Homeownership Housing	CDBG: \$111,062	Homeowner Housing Rehabilitated: 1 Household Housing Unit
5	Homeowner Rehabilitation/Immediate Needs	2015	2019	Affordable Housing	County-wide	Affordable Homeownership Housing	CDBG: \$200,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Water Line Improvements	2015	2019	Non-Housing Community Development	Midway	Neighborhood Revitalization	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1791 Households Assisted
7	Public Services	2015	2019	Public Services	County-wide	Supportive Services	CDBG: \$243,000	Public service activities other than Low/Moderate Income Housing Benefit: 215 Persons Assisted Public service activities for Low/Moderate Income Benefit: 28 Households Assisted Other: 34 Other
8	Building Acquisition, Construction, Rehabilitation	2015	2019	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$126,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Persons Assisted
9	Economic Development	2015	2019	Non-Housing Community Development	County-wide	Economic Development	CDBG: \$150,000	Other: Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Emergency Shelter Operation and Maintenance	2015	2019	Homeless	County-wide	Homeless Services	ESG: \$89,391	Homeless Person Overnight Shelter: 790 Persons Assisted
12	Administration	2015	2019	Administration	County-wide	Administration	CDBG: \$330,977 HOME: \$49,675 ESG: \$	Other: 200 Other
13	Purchase Assistance	2015	2019	Affordable Housing	County-wide	Affordable Rental Housing	HOME: \$100,000	Purchase Assistance 1: Household assisted Units Constructed:
14	Rapid Re-Housing	2015	2019	Homeless	County-wide		ESG: \$49,551	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Construction/Rehabilitation for Resale
	Goal Description	Funds in the amount of \$80,000 will be used to construct or rehabilitate affordable housing units for homeownership

2	Goal Name	Tenant Based Rental Assistance
	Goal Description	Tenant Based Rental Assistance for to house approximately 10 homeless persons (\$100,000). Additional Activities to provide tenant based rental assistance to approximately 12 elderly disabled (\$92,566) persons
3	Goal Name	Housing Construction or Rehabilitation (CHDO)
	Goal Description	HOME Funds will be used for the construction or rehabilitation of affordable units
4	Goal Name	Homeowner Rehabilitation
	Goal Description	Funds will be used to provided homeowner rehabilitation or reconstruction of housing units in Seminole County
5	Goal Name	Homeowner Rehabilitation/Immediate Needs
	Goal Description	Funds will be used to fund homeowner rehabilitation; including the immediate need of owner occupied housing for low and moderate-income households
6	Goal Name	Water Line Improvements
	Goal Description	Fund will be used to complete water improvements in the Midway area. The project includes construction phases III and IV
7	Goal Name	Public Services
	Goal Description	Funds will be used to provide public services to benefit low and moderate-income people in Seminole County. Funds will be used to provide Childcare services, Health Services Youth Services, Mental Health Services, and other Supportive Services
8	Goal Name	Building Acquisition, Construction, Rehabilitation
	Goal Description	Rehabilitation of two public facilities for low to moderate income persons

9	Goal Name	Economic Development
	Goal Description	Funds in the amount of \$150,000 will be used to employment and job skills program opportunities to low and moderate-income persons
10	Goal Name	Emergency Shelter Operation and Maintenance
	Goal Description	ESG funds in the amount of \$89,381 will be used for Emergency Shelter Operations for 3 area emergency shelters. Funds in the amount of \$_____ will also be used for HMIS
12	Goal Name	Administration
	Goal Description	Funds will be used for planning and program administration for CDBG, HOME, and ESG programs
13	Goal Name	Purchase Assistance
	Goal Description	HOME funds in the amount of \$50,000 will be used to provide purchase assistance to low income homebuyer(s) HOME funds will be used to provide local contribution toward the construction of affordable rental housing (\$50,000)
14	Goal Name	Rapid Re-Housing
	Goal Description	ESG funds will be used to provide assistance to rapidly rehouse persons experiencing homelessness. Rehousing assistance will be provided to approximately 12 individuals

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

By providing tenant based rental assistance, rapid rehousing assistance, construction/rehabilitation and resale of units, Seminole County estimates an additional 36 extremely low, low and moderate income households will have access to affordable housing using FY 2017 and 2018 CDBG, HOME, and ESG funds.

AP-35 Projects – 91.220(d)

Introduction

For FY 2017-2018, Seminole County has selected two specific projects to receive federal program funding. The Public Facility Improvements and the Midway Water Improvements are key projects that will improve living conditions and enhance overall quality of life in the community. The Midway water improvement project was selected and highly prioritized based upon community feedback. The design phase of the Midway Water Improvements is near completion, with the last round of mapping currently underway. The construction phases II and III are set to begin after the final design and mapping components are complete. The subsequent phases of the project include installation of the new system along with system connections. Funds are also slated to make improvements to a community medical clinic and another public facility that provides employment opportunities for disabled persons. Habitat for Humanity seeks to use HOME funds to construct four affordable housing units on scattered sites in Seminole County

#	Project Name
1	Midway Water Improvements
2	True Health Public Facility Improvements
3	Purchase Assistance
4	Habitat for Humanity – Affordable Housing
5	Tenant Based Rental Assistance- Homeless
6	Tenant Based Rental Assistance -Elderly Disabled
7	Affordable Rental Housing - Tax Credit Local Contribution
8	Homeowner Rehabilitation Reconstruction
9	CHDO Activities
10	Homeowner Rehabilitation/Immediate Needs
11	Inspire Public Facility Improvements
12	Public Services
13	Emergency Solutions Grant
14	Economic Development-Microenterprise Assistance-
15	Administration

Table 8 – Project Information

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Midway Water Improvements Construction Phases III and IV
	Target Area	Midway
	Goals Supported	Water Line Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$500,000
	Description	This activity includes the third and fourth phases of construction to replace the water system in the Midway low/moderate income community. Construction of phase II is underway. Phases III and IV will complete the water system improvements. The County anticipates providing assistance to 1,791 households when the project is complete
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,791 low moderate income families
	Location Description	
	Planned Activities	Construction of Phase III and IV of the Water Improvements to replace the water system for Midway residents.
2	Project Name	True Health Facility Improvements
	Target Area	County-wide
	Goals Supported	
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$100,000
	Description	Rehabilitation of the True Health Facility for the benefit of low and moderate-income persons in Seminole County

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public facility renovations
3	Project Name	Purchase Assistance
	Target Area	County-wide
	Goals Supported	Purchase Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$50,000
	Description	Purchase assistance for low income homebuyer(s)
	Target Date	09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2 low income families
	Location Description	
	Planned Activities	
4	Project Name	Habitat for Humanity-Affordable Housing
	Target Area	County-wide
	Goals Supported	Housing Construction/Rehabilitation for Resale
	Needs Addressed	Affordable Homeownership Housing
	Funding	HOME: \$80,000
	Description	This project is a partnership with Habitat for Humanity for the construction of affordable housing units for sale to eligible low-income households
	Target Date	09/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	4 low income families
	Location Description	
	Planned Activities	Construction or Rehabilitation of housing units for sale to low/moderate income persons
5	Project Name	Tenant Based Rental Assistance- Homeless
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$100,000
	Description	This activity will fund Tenant Based Rental Assistance to Homeless Persons in Seminole County
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Tenant Based Rental Assistance
6	Project Name	Tenant Based Rental Assistance -Elderly Disabled
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$92,566
	Description	This activity will fund Tenant Based Rental Assistance throughout Seminole County
	Target Date	09/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Tenant Based Rental Assistance
7	Project Name	Affordable Rental Housing - Tax Credit Local Contribution
	Target Area	County-wide
	Goals Supported	Purchase Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$50,000
	Description	Funds will be used to provide local contribution for Tax Credit Apartments to help low income families
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding to provide local contribution for affordable housing tax credit project for the construction of affordable rental housing in Seminole County
8	Project Name	Homeowner Rehabilitation Reconstruction
	Target Area	County-wide
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Homeownership Housing
	Funding	CDBG: \$111,062
	Description	This activity will fund homeowner rehabilitation or reconstruction throughout Seminole County.
	Target Date	09/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Homeowner rehabilitation or reconstruction
9	Project Name	CHDO Activities
	Target Area	County-wide
	Goals Supported	Housing Construction or Rehabilitation (CHDO)
	Needs Addressed	Affordable Homeownership Housing Affordable Rental Housing
	Funding	HOME: \$74,7513
	Description	This project is for the construction or rehabilitation of affordable housing for rental or homeownership in Seminole County through a Community Housing Development Organization (CHDO).
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Construction of single family homes on scattered site lots
10	Project Name	Homeowner Rehabilitation/Immediate Needs
	Target Area	County-wide
	Goals Supported	Homeowner Rehabilitation/Immediate Needs
	Needs Addressed	Affordable Homeownership Housing
	Funding	CDBG: \$200,000
	Description	This activity will fund homeowner rehabilitation; included immediate needs repairs to roof, hvac, plumbing, electrical systems or providing accessibility improvements of owner-occupied low-moderate housing throughout Seminole County.
	Target Date	09/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Roofing, electrical, plumbing, HVAC and accessibility or architectural barrier removal
11	Project Name	Inspire of Central Florida Public Facility Improvements
	Target Area	County-wide
	Goals Supported	Building Acquisition, Construction, Rehabilitation
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$26,800
	Description	Improvements to a public facility that provides employment opportunities for the disabled
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of Inspire of Central Florida Facility
12	Project Name	Public Services
	Target Area	County-wide
	Goals Supported	Public Services
	Needs Addressed	Supportive Services Homeless Services
	Funding	CDBG: \$243,000
	Description	Public Services to Benefit Low and Moderate-Income Persons- Activities include Dental Assistance, Supportive Services, Childcare Services, Mental Health Services, and Youth Services.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County wide
	Planned Activities	15% of the FY 2017-2018 CDBG funding allocation will be used for public services. Activities include Dental Assistance, Supportive Services, Childcare Services, Mental Health Services, and Youth Services for the benefit of low and moderate-income persons and households in Seminole County The Dental Assistance program seeks to provide dental services to approximately 60 low income individuals. Supportive services include case management for homeless populations, Child care services will be provided for low and moderate- income households in Seminole county.
13	Project Name	Emergency Solutions Grant
	Target Area	County-wide
	Goals Supported	Emergency Shelter Operation and Maintenance Rapid Re-Housing
	Needs Addressed	Supportive Services Homeless Services
	Funding	ESG: \$148,985
	Description	Providing three agencies with shelter operating costs; Rescue Outreach Mission, SafeHouse, and Recovery House. Providing one agency with rapid re-housing funds. Funds also used to provide funding for HMIS data collection and program administration
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>Providing three agencies with funding shelter operating costs; Rescue Outreach Mission, SafeHouse, and Recovery House. Providing one agency with funds to provide rapid re-housing assistance for persons experiencing homelessness. Funds also used to provide funding for HMIS. 60% of ESG funds will be used for Shelter operations. The remainder will be used for Rapid- Rehousing and HMIS.</p> <p>No ESG funding will be used for street outreach.</p>
14	Project Name	On the Job Training Program
	Target Area	County-wide
	Goals Supported	Microenterprise Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$150,000
	Description	This activity will fund costs associated with an On-the-Job training program
	Target Date	09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	

	Planned Activities	Job creation through an On-the-Job training program will be made available to low- and moderate-income persons at partner businesses to increase economic opportunities.
15	Project Name	Administration
	Target Area	County-wide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$332,715 HOME: \$49,675
	Description	This activity will fund staff, supporting, and planning costs for the administration of all CDBG and HOME Program activities. General Program Administration
	Target Date	09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program planning and administration for CDBG, HOME and ESG

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

All CDBG, HOME and ESG funds will be geographically allocated countywide, within county limits. Only projects that are considered continuation projects will be directed toward a specific geographic area. The Midway Water Line Improvement project is the only continuing project.

Geographic Distribution

Target Area	Percentage of Funds
Midway	30
County-wide	70

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There is one project that will receive direct funding based on geographical preferences. The Midway Water Line Improvements project will be completed within the Midway community. Midway is a local low to moderate income target area with significant infrastructure needs. The community has historically been underserved, lacking adequate water and sewer service.

Discussion

2017-2018 HUD-program funding allocations will be used countywide based on the level of need. Beneficiaries will be selected based on criteria determined by the Seminole County Community Services Department and local housing service providers that have been selected by the County to implement eligible grant funded activities. CDBG program regulations require a minimum of 70% of funds be used to benefit low and moderate-income people. Seminole County seeks to use all its CDBG funding to benefit low and moderate-income populations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The following federal funded grant programs, CDBG, HOME, and ESG described in the 2015-2019 Consolidated Plan have strategies to achieve affordable housing goals each year. The CDBG program supports affordable housing by providing funds for rehabilitation or reconstruction of housing units. The HOME program addresses affordable housing for low and very low-income households by providing rehabilitation, reconstruction, new construction and rental assistance activities. The ESG program supports affordable housing by providing transitional and rapid re-housing activities to the homeless segment of the population. The HOME and ESG programs all set affordable housing goals to achieve each federal fiscal year, but the CDBG Program bases their accomplishments on the beneficiaries served with housing rehabilitation funds each application cycle.

One Year Goals for the Number of Households to be Supported	
Homeless	22
Non-Homeless	0
Special-Needs	10
Total	32

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	32
The Production of New Units	4
Rehab of Existing Units	21
Acquisition of Existing Units	0
Total	57

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Seminole County anticipates using HOME program funding to produce four new units or rehabilitate existing affordable housing one unit during the 2017-2018 fiscal year funding cycle. The affordable housing units will be targeted to low-moderate income persons and families, including special needs populations, but not specifically targeted to the special needs population. Tenant based rental assistance seeks to provide assistance to approximately 20 eligible renters. The TBRA program primarily assists the elderly, disabled, and the homeless. Funds will also be used to support the development of

affordable housing rental units.

Twelve homeless households will be assisted with ESG Rapid Re-Housing activity funds to reduce homelessness. CDBG funds will be used to rehabilitate approximately 20 units through the Immediate Needs Program.

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AP-60 Public Housing – 91.220(h)

Introduction

The Seminole County Housing Authority develops, owns and operates a 30-unit public housing development located in Oviedo, Florida, within county limits. The Housing Authority also operates a Section 8 rental assistance voucher program and accepts applications for rental assistance directly from the public. To maximize the Housing Authority's efforts of serving Seminole County residents, the County provides CDBG funding for supportive services and infrastructure projects to the housing authority upon request during the annual Request for Application (RFA) process.

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

The County does not currently have any actions or projects planned for the 2017-2018 fiscal year because the Seminole County Housing Authority did not submit a request for funding during this year's RFA process. However, the County provided CDBG funding for a road paving project at Seminole County's only public housing development and CDBG public services funding for childcare assistance for public housing residents within the last two years.

Actions 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 establish self-sufficiency and 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 better their lifestyle. In FY 2016-2017 a housing authority resident successfully purchased a new home through the Seminole County purchase assistance program. The homeowner was assisted from funding from the housing authority along with State of Florida SHIP funds.

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

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.

Discussion

In conclusion, Seminole County does not anticipate using any HUD federal funding on projects that promote, benefit, or support public housing projects or activities during the 2017-2018 fiscal year. The Seminole County Housing Authority 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.

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

Introduction

In this section of the 2017-2018 Annual Action Plan, we outline strategies that will be implemented to achieve one-year goals and objectives aimed at addressing the needs of the homeless and other special needs populations. These strategies will be implemented by the County through collaboration with selected housing providers that provide direct services to the target populations. Each of the following sections will describe 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 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

Under the County's current goals and funding priorities for the 2015-2019 Consolidated Plan, Street Outreach activities to assess the individual needs of homeless persons (especially unsheltered persons) have not been identified as a priority need and no strategies have been developed to increase this effort. The Homeless Services Network of Central Florida serves as the County's Continuum of Care (CoC) agency and partner to implement Street Outreach activities and report the latest Point-in-Time (PIT) survey counts to assist the local non-profit homeless service providers in developing and implementing strategies to address the needs of the current homeless population, whether sheltered or unsheltered. However, the Seminole County Community Services Department administers rapid re-housing activities, including case management and assessment through the ESG program and will continue to do so during the 2017-2018 fiscal year. Seminole County also is continuing a tenant based rental assistance program aimed at assisting the homeless. The project is included in the FY 2017-2018 Action Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seminole County, in partnership with three local non-profit homeless services providers, anticipates providing ESG funding to assist homeless persons who need shelter or are residing in emergency shelters or transitional housing facilities. The County plans to provide \$32,391 in ESG funds to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 500 individuals who are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to Safehouse for eligible operation and maintenance expenses to assist approximately 250 individuals who need shelter or are currently residing in emergency shelter or transitional housing facilities owned

and operated by the organization. Finally, the County plans to provide \$25,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 40 individuals who are in need of shelter or are currently in emergency shelter or transitional housing facilities owned and operated by the agency. The funding of these activities will assist in achieving the one year goals by providing shelter operating costs and rapid re-housing assistance for the homeless.

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

All of Seminole County's affordable housing strategies and funding sources are available to assisting in the efforts of helping homeless persons make the transition to permanent housing and independent living, but there are no current affordable housing strategies specifically directed toward homeless persons during this current five-year planning period. The County relies on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly affect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the County's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received will be evaluated based on project scoring criteria, developed by the County, and determined to be awarded or denied based on HUD regulated program criteria. The Seminole County Community Services Department, Community Development Division anticipates allocating \$49,551 in eligible ESG program rapid re-housing activities for low- and moderate-income families to avoid homelessness. This funding is anticipated to assist 12 households with direct financial assistance in the form of short-term rental assistance, security deposits, utility payments, or moving costs. Other eligible types of rapid re-housing assistance include housing search and placement, housing stability case management, mediation, legal services or credit repair. Recipients of the ESG Rapid Re-Housing assistance will be carefully evaluated by program criteria developed by the County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need.

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.

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 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 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.

Discussion

The Seminole County Shelter Plus Care Program is an internally administered program that provides rental assistance and case management services to persons with disabilities, who may or may not be homeless. Qualified applicants can apply for services directly through the Community Services Department, and these services can be supplemented with funding sources and programs that provide similar activities and supportive services. Seminole County also uses federal funding through the HOME and ESG programs to provide Tenant-Based Rental Assistance (TBRA) to elderly persons and persons with disabilities.

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

Introduction

As a part of the Consolidated Plan process, Seminole County created a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the Seminole County Community Services Department, in partnership with Langton Associates, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement to eliminate the barriers identified. Prior to the development of this report, Seminole County conducted seven public meetings throughout the county to gain public input from fair housing enforcement agencies, fair housing advocacy groups, local governments and the public about current or potential impediments that were affecting fair housing choice in all regions of the state. One important aspect of the report was the in-depth review of Florida's statutes, laws and policies that affect fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

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

Furthermore, public policies such as tax policies affecting land and other property could have a negative impact if the tax rates are increased for low-moderate income homeowners. Public policies such as land use controls, zoning ordinances, and building codes could have a negative effect on goals and objectives in this Consolidated Plan if it is discovered that any of these public policies limit or even restrict the type of housing development desired to achieve a goal or objective. It is a priority of the County to ensure local housing policies and procedures are closely monitored and evaluated in order to avoid any barriers to affordable housing. The recommendations of the report are attached

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

- 1) Lack of communication on issues in Housing Sales and Retail.
 - More public notices through internet, TV and newspapers
- 2) Shortage of Affordable housing stock.
 - Build new buildings and work with housing, landlords and property managers.
- 3) Access to loans and capital for homeownership.
 - Teach and create materials for the public to not fall victim to scams and predatory lending.
- 4) Access for minorities to housing outside of minority concentration
 - Increase application from housing providers
 - CDBG and HOME incentive projects
- 5) Failure to make accommodation or modifications for disabled persons
 - Outreach and education programs for housing providers, landlords and property managers
 - Fair housing enforcement and monitoring

Seminole County continues to implement the strategies needed to counter the impediments to fair housing choice. The analysis of impediments recommendations is attached

Discussion

n/a

AP-85 Other Actions – 91.220(k)

Introduction

This section outlines the actions that the County will take to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

Seminole County strives to address and overcome obstacles to meeting underserved needs of the community by working with public and private sector organizations that provide a direct service or benefit to underserved residents. All of the County's planned goals and objectives identified in the 2016-2017 Annual Action Plan and the 2015-2019 Consolidated Plan are linked directly with the priority needs identified in all of the low-mod income target areas county-wide. If a particular target area is identified as an underserved community or a particular segment of the population is identified as underserved, the County will take all necessary actions to address those needs with federal program funding, when available.

Actions planned to foster and maintain affordable housing

Seminole County anticipates allocating over \$550,000 towards eligible federal grant funded activities that foster and maintain affordable housing. Specific activities planned include homeowner rehabilitation, tenant-based rental assistance, and purchase assistance to homebuyers. 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.

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

Seminole County requires that all contractors complete a detailed work write-up to document a lead based paint hazard risk prior to construction on any affordable housing activities:

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

following apply:

- a) No children under the age of 6 reside in the home.
- b) A previous lead based paint inspection has been conducted according to the HUD regulations and the unit was found not to have lead based paint, documentation must be attached.
- c) The property has identified and all lead based paint has been removed in accordance to HUD regulations. Documentation must be attached.
 - If the building was constructed before 1978 and does not meet any of the exemptions above, the following actions must be taken:
 - a) A brochure concerning lead based paint hazards is to be provided to the household.
 - b) The client is to be provided with a Disclosure of Information on Lead Based Paint
 - c) The home must be visually inspected. The preparer must, at a minimum, complete HUD's online visual inspection training before the inspection is conducted. The inspecting party must answer the following questions:
 - Are interior painted surfaces free from deteriorated paint?
 - Are the exterior painted surfaces free from deteriorated paint?
 - Will any paint be disturbed during rehabilitation?

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

These actions will complete the evaluation of the units that contain Lead Based Paint and complete mitigation efforts, therefore reducing the number of units with Lead Based Paint hazards.

Actions to address Lead based paint hazards and increase access to housing without lead based

paint hazards include:

- Ensure contractors completing work write-up on housing units are certified to complete the proper testing
- When selecting homes for rehabilitation/resale, give priority to homes that were constructed after 1978
- Coordinate with the local health department to maintain statistics on housing units identified to contain lead based paint

Actions planned to reduce the number of poverty-level families

The County currently implements several programs specifically geared toward assisting poverty level families to reduce poverty over this five-year planning period.

The Homeless Plan uses federal and general revenue funds to assist homeless families with acquiring and maintaining housing by providing rental subsidies and case management for up to 21 months. This plan targets homeless families and provides a stable living environment while providing case management to help stabilize and increase their household income, which will reduce the number of families in poverty.

The Self-Sufficiency Program utilizes Community Services Block Grant (CSBG) funds to provide eligible households that have a head-of household attending school full-time, with rental, utility, childcare, and financial assistance for training. This program is intended to increase the earning potential of the head-of-household and therefore increase the household income. This will decrease the amount of families in poverty.

The Tenant-Based Rental Assistance program provides rental subsidies to families that are at or below 30 percent of the area median income guidelines and that the head or co-head of household is elderly and/or disabled. This program provides a steady living environment for individuals and families that normally would not have enough financial resources to maintain suitable living environments. Therefore, it decreases the amount of people in poverty.

The Shelter Plus Care program provides rental subsidies and case management to chronically homeless and disabled individuals. This plan targets homeless individuals and provides a stable living environment while providing case management to help stabilize the individual, which will reduce the number of individuals in poverty.

The ESG Rapid Re-Housing program funds assists homeless families with acquiring and maintaining housing by providing rental subsidies and case management for up to 12 months. This program targets homeless families and provides a stable living environment while providing case management to help

stabilize and increase their household income, which will reduce the number of families in poverty.

The Prevention program uses general revenue dollars to assist families with rental, mortgage and utility assistance to prevent homelessness and maintain current housing. This program prevents households from becoming homeless.

Seminole County has also allocated funding to an employment and job skills training program to provide employment opportunities to low/moderate income persons. Providing job skills training and gainful employment helps reduce poverty.

Actions planned to develop institutional structure

If any 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 resident 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. Seminole County will continue to seek partnerships meet community need effectively.

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

Seminole County will take the necessary steps to continue enhancing coordination between public and private housing and social service agencies by offering opportunities for financial support through federal funding activities and strengthening networking abilities through 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 attendance of local events and periodic communication;
- 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

In August of 2011 a Strategic Plan for Economic Development in Seminole County was developed for The Seminole County Economic Development Task Force. The plan concluded there is a need to establish a coordinated approach to economic development involving the business community with implementation economic development professionals; there is also a need to emphasize the importance of leadership, commitment to existing businesses, partnerships and collaborations, redevelopment and funding in economic development efforts. This plan outlines recommendations on how to achieve this need.

During the FY 2016 program year Seminole County began implementing an employment and jobs skills training program aimed at providing employment opportunities for low and moderate-income persons. The program seeks to assist vulnerable populations such as homeless obtain skills training and gainful employment. Seminole County has partnered with Goodwill for this initiative. Seminole County plans to continue the program and has allocated \$150,000 in CDBG funding for FY 2017-2018.

Program Specific Requirements

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

Introduction

The following section of the Annual Action Plan will describe the program specific methods used to administer the CDBG, HOME and ESG programs, as well as the amount of program income that is expected to be received prior to October 1, 2017, but not re-programmed prior to the submission of this Consolidated Plan and 2017-2018 Annual Action Plan.

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. | 100.00% |

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:

Home recapture and resale provisions are attached

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:

Home recapture and resale provisions are attached

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)

ESG standards are attached

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 is currently implementing a coordinated entry system which is integrated into the Homeless Management Information System (HMIS). The coordinated entry system is initially being used for permanent supportive housing and rapid rehousing using a registry system for the chronically homeless, veterans, and homeless families, and uses the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to evaluate, prioritize intake, and

coordinate the delivery of services to these populations. HSN is working with area agencies to expand use of the coordinated assessment system. The system has been in place for two years. Regular coordination meetings to assist in housing placements occur weekly. Seminole County ESG subrecipients are required to use HMIS.

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 2015-2019 Consolidated Plan, the Continuum of Care and homeless service providers were contacted, in addition to anyone in the public, and asked to participate in the Public Hearings and in the Community Needs Survey, at the meeting homeless issues were specifically discussed. 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. Public hearings are held to solicit feedback on the County's performance in November/December each year and are held to solicit recommendations for funding in April or May of each year. Homeless service providers are contacted and asked to participate in the public hearings to solicit feedback regarding the homeless and formerly homeless individuals.

5. Describe performance standards for evaluating ESG.

The following criteria will be used on an annual basis to evaluate the performance of ESG recipients:

- 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.

ESG policy is also attached.

Discussion

n/a