



2015-2020 Consolidated Plan

June 9, 2015

Seminole County Community Services Department
534 West Lake Mary Boulevard
Sanford, Florida 32773

Consolidated
Plan

SEMINOLE COUNTY

1

Table of Contents

Executive Summary	4
Introduction	4
Summary of the Objectives and Outcomes Identified in the Needs Assessment Section of the Consolidated Plan	4
Evaluation of Past Performance	5
Summary of Citizens Participation Process and Consultation Process	7
Summary of Public Comments	8
Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them ...	9
Summary:	10
Needs Assessment	11
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	14
NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)	22
NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2).....	25
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)	29
NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)	31
NA-35 Public Housing - 91.205(b)	32
NA-40 Homeless Needs Assessment - 91.205(c).....	37
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	43
NA-50 Non-Housing Community Development Needs - 91.215 (f)	46
Housing Market Analysis	49
MA-05 Overview.....	49
MA-10 Number of Housing Units - 91.210(a)&(b)(2)	52
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	56
MA-20 Housing Market Analysis: Condition of Housing - 91.210(a).....	61
MA-25 Public and Assisted Housing - 91.210(b)	65
MA-30 Homeless Facilities and Services - 91.210(c).....	68
MA-35 Special Needs Facilities and Services - 91.210(d)	71
MA-40 Barriers to Affordable Housing - 91.210(e)	74
MA-45 Non-Housing Community Development Assets - 91.215 (f)	75
MA-50 Needs and Market Analysis Discussion	83
Strategic Plan	85
SP-05 Overview	85
SP-10 Geographic Priorities - 91.215 (a)(1).....	88
SP-25 Priority Needs - 91.215(a)(2)	99
SP-30 Influence of Market Conditions - 91.215 (b).....	104
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	107
SP-40 Institutional Delivery Structure - 91.215(k)	112
SP-45 Goals Summary - 91.215(a)(4)	115
SP-50 Public Housing Accessibility and Involvement - 91.215(c).....	123
SP-55 Barriers to affordable housing - 91.215(h).....	124
SP-60 Homelessness Strategy - 91.215(d)	125

SP-65 Lead based paint Hazards - 91.215(i)	128
SP-70 Anti-Poverty Strategy - 91.215(j)	131
SP-80 Monitoring - 91.230	133
2015-2016 Seminole County Annual Action Plan.....	135
Annual Goals and Objectives.....	141
Projects.....	149
AP-35 Projects - 91.220(d)	149
AP-38 Project Summary	151
AP-50 Geographic Distribution - 91.220(f).....	153
Affordable Housing.....	155
AP-55 Affordable Housing - 91.220(g)	155
AP-60 Public Housing - 91.220(h).....	157
AP-65 Homeless and Other Special Needs Activities - 91.220(i)	159
AP-75 Barriers to affordable housing - 91.220(j)	162
AP-85 Other Actions - 91.220(k)	164

DRAFT

Executive Summary

Introduction

The U.S Department of Housing and Urban Development requires that entitlement counties receiving annual block grant funds from HUD for affordable housing and community development projects to prepare a Consolidated Plan pursuant to requirements established in the Code of Federal Regulations 24 CFR 91. Seminole County administers the Community Development Block Grant (CDBG), The HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) programs. Seminole County's Consolidated Plan is for the five-year period from July 1, 2015 through June 30, 2020.

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

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

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

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

The following is a list of priorities identified during the citizen’s participation process for each federal funding program administered by the county. These priorities were used to determine corresponding goals and objectives described in the strategic plan portion of this Consolidated Plan.

For the HOME program, the highest priorities are:

- Affordable Ownership Housing
- Affordable Rental Housing
- Purchase Assistance

For the CDBG program the highest priorities are:

- Affordable Ownership housing
- Affordable Rental Housing
- Supportive services
- Neighborhood Revitalization, including sewer installation and improvements, storm drainage, street lighting and street paving
- Economic Development, including job creation and job retention

For the ESG program, the highest priority need is Homeless services, including:

- Emergency Shelter operations and maintenance
- Rapid Re-housing

Evaluation of Past Performance

For the 2011-2015 Seminole County Consolidated, the CDBG program projects that received a “high” or “moderate” need priority ranking were assigned a number of anticipated projects to be funded between 2011 and 2015. The following chart identifies the number of projects completed by 2013 as reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

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

Availability/Accessibility of Decent Housing (DH-1)					
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number
Owner-occupied Housing Rehabilitation	HOME, CDBG, SHIP	2013	Units completed	16	13
Affordability of Decent Housing (DH-2)					
Production of Affordable Housing, including Transitional and Permanent Supportive Housing	HOME, CDBG, SHIP	2013	Units produced	40	41
Sustainability of Decent Housing (DH-3)					
Sanitary waste improvements in target areas	CDBG, SHIP	2013	Failing septic tanks replaced	25	1
Availability/Accessibility of Decent Housing (DH-1)					
Funding for homeless facility	CDBG	2013	New and/or rehabilitated facility	0	1
Affordability of Suitable Living Environment (SL-2)					
Neighborhood Facilities/Parks	CDBG	2013	Facilities Improved or /completed	2	1
Sustainability of Suitable Living Environment (SL-3)					
Target Area Improvements	CDBG	2013	Linear miles	1	0
Availability/Accessibility of Economic Opportunity (EO-1)					
Financial Assistance for Job Training	HOME/ TBRA, CSBG	2013	Households with a graduate	1	7
Affordability of Economic Opportunity (EO-2)					

Microenterprise Assistance	CDBG	2013	Businesses Assisted	1	0
Sustainability of Decent Affordable Housing (SL-2)					
Housing Authority Rehabilitation Activities	CDBG	2013	Projects funded	1	0
Neighborhood Revitalization (NR-1)					
Development of Housing for Seniors	HOME	2013	Units produced	20	0
Other (O-1)					
Services for at-risk population	CDBG, CSBG, HOME, S+C SHIP, Good Neighbor, General Fund	2013	Persons assisted	300	910
Sustainability of Suitable Living Environment (SL-3)					
Street Paving/ Rehabilitation to alleviate roadway deterioration in Target Areas	CDBG	2013	Persons assisted	50	0

Summary of Citizens Participation Process and Consultation Process

The Seminole County Citizen Participation Plan outlines ways in which the citizens of Seminole County can participate in its Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) programs. In order to maximize outreach to the entire county, the Seminole County Community Services Department conducted one (1) formal countywide public hearing and seven (7) public meetings in target neighborhoods chosen due to income level and federal grant program eligibility. The county developed and published a Consolidated Plan Survey to gain public input on specific eligible grant categories such as housing rehabilitation, community development activities, and public services.

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

Summary of Public Comments

The following is a summary of public comments received at the (1) Public Hearing and at each of the (7) public meetings held in Seminole County during the public participation process for the 2015-2020 Consolidated Plan.

Public Hearing

There were 26 people in attendance at the countywide public hearing, including Seminole County Community Services Department Staff. Attendees were called upon by the hearing facilitator by raising their hands to provide input on projects considered for the 2015-2020 Consolidated Plan period. Most comments were received from community advocacy groups and non-profit organizations that provide services within the county limits. A majority of the public comments received were regarding the need for owner-occupied housing rehabilitation/demolition/construction; public infrastructure improvements such as water/sewer and flood drainage, and homeless services including supportive housing and job training. It was suggested that the county consider submitting a Second Chance Grant to provide more homeless supportive services countywide.

Public Meeting Comments and Concerns

Chuluota Public Meeting:

- The target of outreach was minorities and the low-income community

- There were 5 people in attendance at this public meeting; an informal discussion among attendees was conducted.
- The comments received were from the public infrastructure category. They were addressed as urgent public safety issues.
- These priorities included street paving, maintenance of current water/sewer system and storm water drainage issues.

Johnson Hill/Avenue B Public Meeting:

- There were 20 people in attendance including Seminole County Community Services Department staff.
- Comments reflected an urgent need for increased access to public services, job training and supportive services for the formerly incarcerated population, and better advertisement of mental health services.
- Public infrastructure needs include storm water drainage improvements, sewer line connection and installation, and street paving.

Jamestown Public Meeting:

- There were 10 people in attendance and the target audience was minorities and the low-income community.
- A majority of the public comments received were regarding a need for public infrastructure improvements, specifically storm drainage.
- Urgent need for street lighting
- Major need for sewer installation and improvements

Midway/Roseland Park Public Meeting:

- There were 40 people in attendance and the target audience was minorities and the low-income community.
- The most pressing need and the majority of the comments regarding an urgent need for sewer line installation.
- A current study done in the area shows that a sewer line installation project will cost approximately \$8 million dollars.
- Other notable comments included storm drainage, traffic calming, and ongoing efforts for demolition of dilapidated housing.

Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them

All of the comments received regarding housing and non-housing community priorities were considered in establishing the priority projects in the Consolidated Plan. A comment

regarding Code Enforcement responsibilities was noted and taken into account by County Staff, but not relevant to this Consolidated Plan.

Summary:

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. Currently, there are no funding programs contributing to this vital need.

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

NA-10 Housing Needs Assessment

Of Seminole County's 131,665 households, 22% are substandard -lacking complete plumbing or kitchen facilities or are overcrowded, and 15.5% are cost burdened.

NA-15 Disproportionately Greater Need: Housing Problems

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

The categories of Area Median Income for 0-30%, 30-50%, 50-80% are displayed in Tables 9-12. Table 9 indicates that the highest level of disproportionately greater need is White

households with one or more housing problems with very low income at 63.5% in the 0-30% AMI (4,244 / 6,769 = 62.7%). In the same income category (0-30% of AMI) the Hispanic group makes up 18.2% and the Black/African Americans group makes up 12.5%. In the 30-50% group (Table 10), White is 63.3%, Hispanics 20.2% and Black/African American 13.1%. In the 50-80% group (Table 11), White is 67.3%, Hispanics 18.7% and Black/African American 8.4%.

NA-20 Disproportionately Greater Need: Severe Housing Problems

In this section, a description of the types and common severe housing problems faced by racial or ethnic segments of the population and the severity of each housing problem are explored. The categories of Area Median Income for 0-30%, 30-50%, 50-80%, 80-100% are displayed in Tables 13-16.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

In this section, a description of households that are considered cost burdened: spending greater than 30% of their income on housing costs, are explored. The categories of Cost Burden of spending are: <0-30%, 30-50%, and >50% of the household income. They are displayed in Table 17. White households are the highest level at 79% for the 0-30% of AMI. For 30-50%, the groups are 71.4% White and 15% Hispanic. For 50-80%, the groups are 67.8% White, and 7.8% Hispanic.

NA-30 Disproportionately Greater Need: Discussion

In this section, the disproportionately greater need related to housing problems, severe housing problems, and housing cost burden are discussed and an overall determination of the existing needs for racial or ethnic groups facing a disproportionately greater need than the needs of that income category as a whole are made. According to the data presented in Tables 12-17 from sections NA-15, NA-20 and NA-25, three out of the six racial or ethnic groups examined faced a disproportionately greater need (greater than 10%) in all income and housing problem categories, with the exception of the black/African American race

groups with an income level of 30 percent or lower than the area median income in the cost burden category.

NA-35 Public Housing

In this section of the Needs Assessment, data from Seminole County's Public Housing Agencies (PHA) is provided in Tables 18-21. Within the PHA there are 1,238 Vouchers and 4 Special Purpose Vouchers.

NA-40 Homeless Needs Assessment

In this section, information is provided on chronically homeless individuals and families, families with children, homeless in rural areas, veterans and their families, and unaccompanied youth. Seminole County's total homeless population consists of 2,254 individuals according to the 2014 Point-In-Time count.

NA-45 Non-Homeless Special Needs Assessment

In this section, the characteristics of Seminole County's special population groups including farmworkers, persons with HIV/AIDS, and persons with disabilities is discussed. Seminole County's total farmworker population is estimated at 248. Seminole County's total population with disabilities over the age of 16 consists of approximately 148,858 persons. Seminole County's total number of persons living with HIV/AIDS is 965.

NA-50 Non-Homeless Community Development Needs

In this section, the needs for Public Facilities, Public Improvements, and Public Services of the many communities that make up the Seminole County is discussed.

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

Summary of Housing Needs

According to the 2011 American Community Survey (ACS), there were an estimated 131,669 households in Seminole County. That marks an increase of 6,012 households over a ten-year period. Of the 131,669 households in Seminole County, 73,422 households contained one or more persons and was considered a small family and 58,247 were considered single person households. Tenure data reflected that there are 88,288 owner-occupied households and 43,381 rental occupied households in Seminole County. At the time of the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS), 36,536 households contained at least one person age 60 years of older and 15,744 households contained one or more children age 6 years or younger. The same data set (Table 3) noted that 150 of the households were considered substandard and 118 households were severely overcrowded with 1.51 persons or more per room. Cost burden data reflected that 12,284 households were facing a cost burden of greater than 50% of their monthly income, while 7,825 were facing a cost burden of greater than 30% of their monthly income. There are 495 households that reflect zero or negative income and make up 0.3 percent of the household population in Seminole County.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	326,905	367,294	12%
Households	125,657	131,669	5%
Median Income	\$49,326.00	\$58,908.00	19%

Table 1 - Housing Needs Assessment Demographics

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

Number of Households Table:

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	8,760	10,070	19,110	11,770	81,955
Small Family Households *	2,715	3,265	7,500	4,640	46,265
Large Family Households *	433	645	1,035	819	6,105

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,404	2,094	3,585	2,374	13,950
Household contains at least one person age 75 or older	1,440	2,125	3,100	1,120	5,344
Households with one or more children 6 years old or younger *	834	1,329	2,504	1,544	9,533
* the highest income category for these family types is >80% HAMFI					

Table 2 - Total Households Table

Data 2007-2011 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	145	130	125	40	440	45	30	25	50	150
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	40	65	20	145	0	24	74	20	118
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	175	105	83	503	0	70	70	40	180

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	2,925	2,815	1,510	135	7,385	3,285	3,100	4,315	1,584	12,284
Housing cost burden greater than 30% of income (and none of the above problems)	80	840	3,989	1,800	6,709	375	1,145	3,615	2,690	7,825
Zero/negative Income (and none of the above problems)	565	0	0	0	565	495	0	0	0	495

Table 3 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,230	3,160	1,810	274	8,474	3,330	3,230	4,485	1,689	12,734
Having none of four housing problems	480	1,135	5,614	3,830	11,059	650	2,535	7,200	5,970	16,355

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	565	0	0	0	565	495	0	0	0	495

Table 4 - Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,125	1,520	2,675	5,320	1,255	1,385	3,345	5,985
Large Related	180	243	240	663	179	310	525	1,014
Elderly	563	814	689	2,066	1,329	2,075	2,447	5,851
Other	1,350	1,349	2,128	4,827	925	575	1,720	3,220
Total need by income	3,218	3,926	5,732	12,876	3,688	4,345	8,037	16,070

Table 5 - Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,090	990	695	2,775	1,170	1,130	2,035	4,335
Large Related	180	155	60	395	159	295	260	714
Elderly	563	710	255	1,528	1,099	1,270	972	3,341
Other	1,305	1,165	589	3,059	885	520	1,065	2,470

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Total need by income	3,138	3,020	1,599	7,757	3,313	3,215	4,332	10,860

Table 6 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	150	180	145	59	534	0	90	130	30	250
Multiple, unrelated family households	10	30	25	49	114	0	4	14	30	48
Other, non-family households	0	0	20	0	20	0	0	0	0	0
Total need by income	160	210	190	108	668	0	94	144	60	298

Table 7 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

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

Table 8 – Crowding Information – 2/2

Data Source
Comments: Data not available.

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

The 2011 ACS reflects that there are approximately 58,247 single person households in Seminole County. Tenure data reflects that there are 5,690 owner single person households and 7,906 rental single person households within the County. Of the 5,690 owner single

person households, 3,220 face a cost burden of greater than 30%, and 2,470 face a cost burden of greater than 50% of their monthly income. Of the 7,906 renter single person households, 4,827 face a cost burden of greater than 30% and 3,059 face a cost burden of greater than 50% of their monthly income. Only 20 rental single person households face overcrowding and there are 0 owner single person households who face overcrowding. There is no data available that reflects housing problems such as lacking a kitchen or complete plumbing for comparison. After analysis of the data available, 13,576 single person households face a cost burden of either 30% or 50% of their monthly income. That represents 23% of the total population of single person households.

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

What are the most common housing problems?

According to the data provided in the 2007-2011 CHAS, the most common housing problems are substandard housing, overcrowding and cost burden. In Seminole County, there are approximately 440 rental substandard households and 150 owner substandard households. Substandard households are defined as lacking adequate kitchen facilities and complete plumbing. There are approximately 145 rental households and 118 owner households that are considered severely overcrowded (>1.51 persons per room). There are approximately 503 rental households and 180 owner households that are considered overcrowded (1.01-1.5 persons per room). Cost burden, the most common housing problem in Seminole County, affects owner households more so than rental households with 12,284 owner households with 50% or greater cost burden and 7,825 households with 30% or greater cost burden.

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

According to the 2007-2011 CHAS data provided, small-related family households, for both rental and owner households, face a higher cost burden and chance for overcrowding than

large related families or single person households. The highest cost burden, for both rental and owner households, affect families in the 50% to 80% Housing and Urban Development Area Median Family Income (HAMFI) category.

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

According to data provided by HUD, there are currently 8,760 extremely low-income households in Seminole County. Of the 8,760 extremely low income households, 834 households contain a child under 6 years of age and 1,440 households contain a person age 75 years or older. 6,560 extremely low income households face at least one of the four common household problems (substandard housing, overcrowding, cost burden, or severe cost burden) described above. These households are at imminent risk of either residing in shelters or becoming unsheltered if they do not receive housing assistance.

The Seminole County 2014-2015 Annual Action Plan allocated \$46,506 in ESG funding to assistance homeless families and individuals with rapid re-housing assistance. The County plans to allocate future ESG allocations towards rapid re-housing assistance.

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

The State of Florida and Seminole County defines at-risk groups as households containing persons with disabilities, low and very-low income households, and victims of domestic violence or other forms of abuse or neglect also experiencing common housing problems such as a cost burden of 30 percent or greater or 50 percent or greater.

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

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

Discussion

With the data provided in Tables 1 through 8 above and the narratives in the Housing Needs Assessment Section, it can be concluded that common housing problems such as lack of complete facilities, overcrowding, and cost burden have a profound effect on all households types and income levels. With cost burden affecting 15.5 percent of all Seminole County households, and especially at-risk for homelessness groups, it can be concluded that cost burden is the housing problem with the biggest negative impact on affordable housing.

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,399	904	1,100
White	4,699	579	900
Black / African American	930	195	140
Asian	325	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,350	130	55

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,745	2,330	0
White	5,535	1,705	0
Black / African American	1,145	360	0
Asian	231	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,763	190	0

Table 10 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,045	6,345	0
White	9,459	4,545	0
Black / African American	1,179	375	0
Asian	445	173	0
American Indian, Alaska Native	85	40	0
Pacific Islander	0	0	0
Hispanic	2,620	1,024	0

Table 11 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,870	6,803	0
White	4,430	4,783	0
Black / African American	299	785	0
Asian	164	250	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	900	893	0

Table 12 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

The data above shows that persons from the white race make up for an average of 63 percent of the total population of households suffering at least one housing problem. Persons in the Hispanic race category generally make up 15 to 20 percent of the total population of households suffering at least one housing problem.

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

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,769	1,545	1,100
White	4,244	1,030	900
Black / African American	835	300	140
Asian	310	15	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,305	175	55

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,055	5,030	0
White	3,835	3,404	0
Black / African American	635	869	0
Asian	183	68	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,368	600	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,405	14,959	0
White	3,865	10,149	0
Black / African American	360	1,194	0
Asian	190	423	0
American Indian, Alaska Native	40	85	0
Pacific Islander	0	0	0
Hispanic	955	2,719	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,510	11,180	0
White	1,050	8,165	0
Black / African American	98	985	0
Asian	54	359	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	253	1,549	0

Table 16 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

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

For the 0-30 percent area median income category for households experiencing one or more severe housing problems (Table 13), white households make up for the highest percentage of households with one or more severe housing problems with very low income

at 62.7 percent of the total jurisdiction as a whole. The Hispanics make up for 19.3 percent of the total jurisdiction as a whole and the black/African American race group make up for 12.3 percent of the total jurisdiction

For the 30-50 percent area median income category for households experiencing one or more severe housing problems (Table 14), white households make up for the highest percentage of households with one or more severe housing problems with low income at 63.3 percent of the total jurisdiction as a whole. The Hispanic race group make up for 22.6 percent of the total jurisdiction and black/African American race group make up for 10.5 percent of the total jurisdiction as a whole.

For the 50-80 percent area median income category for households experiencing one or more severe housing problems (Table 15), white households make up for the highest percentage of households with one or more severe housing problems with moderate income at 71.5 percent of the total jurisdiction as a whole. The Hispanic race group make up for 17.67 percent of the total jurisdiction and black/African American race group make up for 6.7 percent of the total jurisdiction as a whole.

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

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

Introduction:

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

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	83,912	27,684	20,579	1,150
White	66,310	19,790	13,969	910

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Black / African American	5,740	2,349	1,850	140
Asian	2,580	882	855	0
American Indian, Alaska Native	135	64	40	0
Pacific Islander	40	0	10	0
Hispanic	8,249	4,175	3,665	95

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

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

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

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

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

Persons in the white race category with household incomes of 50 percent and below the area median income, and experiencing one or more of the common housing problems made up 63 percent of the total households with a need. (Tables 13 and 14)

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

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

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

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

NA-35 Public Housing – 91.205(b)

Introduction

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

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	30	608	0	600	4	0	0

Table 18 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	14,029	13,326	0	13,223	15,441	0	0
Average length of stay	0	0	6	6	0	6	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	3	2	0	2	1	0
# Homeless at admission	0	0	0	1	0	0	1	0
# of Elderly Program Participants (>62)	0	0	5	116	0	116	0	0
# of Disabled Families	0	0	8	151	0	148	3	0
# of Families requesting accessibility features	0	0	30	608	0	600	4	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 19 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	15	295	0	294	1	0	0

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	15	311	0	304	3	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 20 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	8	210	0	210	0	0	0
Not Hispanic	0	0	22	398	0	390	4	0	0

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

Table 21 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

According the Seminole County Housing Authority (HA), the HA owns and operates a 30 unit multi-family rental development containing four one bedroom units, ten two bedroom units, ten three bedroom units and six four bedroom units. There is currently an estimated three year waiting period for availability. Additionally, the Section 8 rental assistance voucher program waiting list is currently closed.

Discussion

According to Table 19 above, there are 5 elderly participants (>62) currently living in public housing and 116 elderly participants (>62) currently benefitting from Section 8 housing voucher programs (project-based or tenant-based) in Seminole County. According to Table 2 of the Needs Assessment section, there are currently 7,063 households containing a person ages 62 or older with a total household income of less than 50 percent of area median income (AMI) in Seminole County. Subtracting the number of elderly participants (>62) currently living public housing (5) and the number of elderly participants (>62) currently benefitting from Section 8 housing voucher programs (116) from the total number of elderly households containing a person ages 62 or older with household income of less than 50 percent AMI in Seminole County, results in a potential need of an additional 6,942 public housing units or housing choice vouchers for elderly persons 62 or older in Seminole County.

According to Table 19 above, there are 38 disabled families or families requesting accessibility features currently living in public housing and 759 disabled families or families requesting accessibility features currently benefitting from Section 8 housing voucher programs (project-based or tenant-based) in Seminole County. According to the Shimberg Center for Housing Studies 2013 report, there were approximately 26,023 households containing a person with a disability with a household income of less than 50 percent AMI in Seminole County. Subtracting the number of disabled families or families requesting accessibility features currently living in public housing and the number of disabled families or families requesting accessibility features currently benefitting from Section 8 housing voucher programs from the total number of households containing a person with a disability with a household income of less than 50 percent AMI in Seminole County, results in a potential need of an additional 25,226 public housing units or housing choice vouchers for disabled families or families requesting accessibility features.

None of the three major HUD funded grant-funding programs, CDBG, HOME, and ESG, provide direct funding or benefits to public housing agencies (PHAs) in Seminole County.^[c1]

However, the Florida Housing Finance Corporation, which administers the [State](#) HOME program, does provide PHAs with funding for the tenant-based housing choice voucher program and enforcement of the regulations and requirements governed by the HUD funded initiative.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	266	420	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	33	71	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	13	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 22 - Homeless Needs Assessment

Data Source Homeless Services Network of Central Florida 2014 Point-in-Time
Comments: Count (PIT)

Indicate if the homeless population is: Has No Rural Homeless

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

Chronically homeless individuals and families

According to the Homeless Services Network Point-in-Time Counts (PIT) in 2014, there were approximately 223 chronically homeless individuals in the Central Florida Continuum of Care between 2013 and 2014.

Families with children

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

Veterans and their families

According to the Homeless Services Network Point-in-Time Counts (PIT) in 2014, there were 100 homeless veterans in the Central Florida Continuum of Care and 13 of those veterans were in Seminole County.

Unaccompanied youth

According to Part 1 - Point in Time Estimates of Homelessness, 2014 Annual Homelessness Assessment (AHAR) to Congress, there were 5 unaccompanied homeless children or youth. The point in time count was from a single night in January 2014.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	901	187
Black or African American	1,006	78
Asian	9	1
American Indian or Alaska Native	4	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	67	0

Data Source
Comments:

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

According to the 2014 Homeless Services Network CoC Point-In-Time survey there is an estimated 250 families with children currently homeless. There is an estimated 299 homeless veterans homeless in this continuum. There is no data available that estimates the number of homeless families with veterans in this continuum. Both of these types of homeless families are in need of and are eligible for housing assistance. The need for education of programs available to these families, as well as job access and training, and supportive housing services are challenges for families not currently receiving the assistance that is available. The most common issue for these homeless families is the lack of funding available.

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

According to the 2014 Homeless Services Network CoC Point-In-Time survey, black or African-American persons make up the highest number of homeless in the continuum with an estimated 1,088 followed by white persons with 1,059. Pacific islanders have the least number of homeless in the continuum with an estimated 1 persons. According to the 2014 Florida Department of Children and Families, Council on Homelessness Report, 634 homeless persons out of 2,254 responding to the survey, indicated that they were either Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2014 Homeless Services Network Point-in-Time Counts (PIT), there were 285 sheltered homeless persons and 266 unsheltered homeless persons reported during the survey collection. There were 35 sheltered women and 243 sheltered men. There were 57 unsheltered women and 205 men. Of the homeless persons surveyed, 37.8 percent of the unsheltered respondents reported that they had consumed alcohol every day for the last 30 days and 22.1 percent of the sheltered respondents reported that they had consumed alcohol every day for the last 30 days. Of the total homeless persons surveyed, 40.9 percent of respondents reported that they had received mental health treatment in the last 30 days. The average age of the sheltered homeless persons was 49 years of age and unsheltered homeless persons was 47 years of age. Over 37 percent of respondents reported that they had a disability and over 80 percent reported that they had a prior felony conviction. Please note that this information has been extracted from the 2014 Homeless Services Network Point-in-Time Counts (PIT), so no corresponding data is provided in the data tables presented above due to the nature of the survey conducted.

Discussion:

As mentioned in the Introduction to NA-40 Homeless Needs Assessment section of the Needs Assessment, there were 266 unsheltered individuals identified on a single night in January 2014. In 2014, it was reported that there were a total of 2,254 homeless individuals in the continuum. Based on the two statistics, it can be assumed that roughly 1,988 homeless individuals are sheltered on any given night and who currently experience homelessness. Up to date information is not available for persons who lose their housing due to foreclosure, eviction, or other circumstances and enter the homeless population. In addition, in some cases people who lose their homes are able to stay with relatives or friends, which make it difficult for State agencies and local continuum of care agencies to obtain accurate information about persons entering and exiting homelessness each year.

Regarding the nature and extent of homelessness by racial and ethnic groups, the 2014 Florida Council on Homelessness Annual Report states that there were approximately 1,088 white homeless individuals, 1,084 black/African American homeless individuals, 4 American Indian/Alaskan homeless individuals, 10 Asian homeless individuals, and 1 Hawaiian/Pacific Islander homeless individuals. These statistics show that white and black/African American homeless individuals represent a higher population than any of the other races with 46.2 percent and 46 percent.

DRAFT

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

Farmworkers

According to the latest data available from the Shimberg Center for Housing Studies Special Needs Housing Data Report in 2013, there are an estimated 158 unaccompanied migrant and seasonal households in Seminole County and 90 accompanied migrant and seasonal households in Seminole County. Unaccompanied migrant and seasonal households means single person households with no children or spouses present. Accompanied migrant and seasonal households means families with children and spouses present. For unaccompanied migrant and seasonal households, the Florida Department of Health [DOH] provides permitted camps for the purpose of housing single persons, with no children or spouses. There are currently zero DOH permitted camps in Seminole County. For accompanied migrant and season households, there are multi-family housing units per by Section 514/Section 516 and Florida Housing Assisted Multi-Family Units for housing families with children and spouses present. There currently zero Section 514/Section 516 and Florida Housing Assisted Multi-Family Units in Seminole County. That means there is a need for 158 single person beds and 90 multifamily units for Farmworkers^[c2].

Persons with Disabilities

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

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

According to the latest data available from the Shimberg Center for Housing Studies, there are an estimated 148,858 households containing at least one person with a disability in Seminole County. 100,995 of those households are owner-occupied and 47,863 are renters. 7,472 of the owner-occupied households suffer a 30 percent or greater cost burden and 4,591 of the rental households suffer a 30 percent or greater cost burden.

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

Farmworkers

According to the data and narrative provided above, unaccompanied and accompanied farmworkers and season migrant workers are in desperate need of housing units for them and their families. No supportive housing needs have been identified^[c3].

Persons with Disabilities

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

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

The City of Orlando administers Housing Opportunities for Persons with HIV/AIDS (HOPWA) funding regionally to provide housing assistance, health services and counseling

for persons with HIV/AIDS in Orange, Osceola, Lake and Seminole Counties. According to the City of Orlando last Consolidated Plan there were 8,812 persons living with HIV/AIDS within the EMSA and 49.2 percent of those persons were also reported as very-low income or below poverty level. A 2013 report by Center for Change, Inc. conducted an epidemiological test in 2020 that identified 47 persons with HIV/AIDS. In 2011, there were 59 identified persons with HIV/AIDS in Seminole County. According demographical data provided, 21 persons with white, 20 persons with black and 6 persons were Hispanic. This report also confirms that there were 965 documented cases of persons living with HIV/AIDS in Seminole County. Furthermore, 246 of those cases were reported in Sanford and 238 of those cases were reported in Altamonte Springs.

Discussion:

In conclusion, the housing and supportive services needs of Seminole County's special needs population are being addressed through a variety of programs and initiatives administered by departments and agencies, in partnership with local non-profit and service providers, but as the population grows the need increases at a more rapid rate than the funding program availability.

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

Describe the jurisdiction's need for Public Facilities:

According to the public input received during the citizen participation process, (public meetings and Consolidated Plan Surveys), Youth Centers, Senior Centers, Neighborhood Community Centers, and Emergency Shelters were identified as priority projects for non-housing community development funding. Though all of these types of public facilities were identified as priorities, only Youth Centers received a "high" priority for non-housing community development funding. According to public input received during the citizen participation process of the 2015-2020 Consolidated Plan, very little change in priority for these types of public facilities listed above had fallen from a "moderate" priority ranking to a "low" priority ranking.

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

The 2014 Annual Action Plan identified flood and drainage improvements, street improvements/paving, sewer line installation/improvements, water line installation/improvements, and sewer and water hookups has the highest priorities for non-housing community development funding. According to public input received during the citizen participation process, it has been concluded that there is still an urgent need for all of these types of improvements in Seminole County. Thirty-eight (38%) percent of survey responders gave a "high" ranking priority to sewer/water line improvements. More

geographically specific, these sewer/water line improvements were categorized as urgent need in Bookertown, Johnson Hill/Avenue B, Midway, and Roseland Park neighborhoods of Seminole County. Other public improvements such as street paving and street lighting were documented as "moderate" or "high" ranking priorities in the Jamestown and Lockhart Subdivision neighborhoods in Seminole County.

How were these needs determined?

The need for continuation and expansion of public improvements are determined by a combination of public input (comments in meetings and survey responses) and current priorities determined by the conditions observed and evaluated by County departments and offices of elected officials. Public improvement projects are large scale projects that require millions of dollars in funding and lengthy construction timelines. Seminole County is currently entering phase two of the Midway Water Improvements project that is expected to receive an estimated \$1.5 million over the next three fiscal years. After completion of this project, Seminole County will re-allocate annual federal CDBG funding to begin or continue public improvement projects in order to meet the needs of communities with a high demand for public improvements. Funding for street paving and street lighting projects are categorized as immediate needs, and generally receive an average of \$15,000 per annual funding cycle. Priority projects are based on public comment and Department evaluation in the neighborhoods with the highest documented need for immediate allocation.

Describe the jurisdiction's need for Public Services:

Public services is the highest priority for communities in Seminole County. Although there are several HUD funded programs that provide funding for public services activities, restrictions, such as the 15% federal cap for the CDBG program, hinder larger communities from achieving solutions to common problems such as mental health counseling, decent healthcare, and supportive services for victims of abuse, neglect, and domestic violence. Access to economic opportunities such as job training and job placement services are often overlooked for more pressing matters, which increases the unmet need and urgency later

in time. According to the public input received during the citizen participation process, youth services programs and mental health supportive services were the two highest priority ranking categories within the public services category.

How were these needs determined?

In order to determine the need for Public Services in funding cycles between FY 2015 and FY 2020, Seminole County reviewed all comments received during the citizen participation process, as well as Consolidated plan surveys received, and created a new ranking system based on the information evaluated. The amount of funding allocated to each of these categories in the single year Action Plans, will be determined using the same evaluation methods. The estimated amount of eligible funding for public services activities is around \$250,000 per year, depending on the amount of the annual funding allocation from HUD.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Consolidated Plan is to describe the current state of Seminole County's housing market by providing current quantitative data to determine the number and condition of the current housing stock and draw concrete conclusions on how to allocate federal funding appropriately to meet the need for affordable housing in the future. First, we will determine the status of the housing market by examining the amount of existing housing units, housing costs and conditions of the general and public/assisted housing stock for all segments of the population including homeless persons and families, and persons with special needs. Next, we will compare the quantitative data with the current need for affordable housing, based on the needs identified within the Needs Assessment (NA-05 through NA-50) section of this Consolidated Plan. Lastly, we will use the comparative data to draw concrete conclusions of how to address the need for affordable housing in Seminole County.

MA-10 Number of Housing Units

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

MA-15 Cost of Housing

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

MA-20 Condition of Housing

In this section of the Market Analysis, housing condition data is examined to determine the need for rehabilitation strategies or demolition/reconstruction strategies in order to eliminate substandard housing and provide clean, safe and decent housing to Seminole County residents.

MA-25 Public and Assisted Housing

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

MA-30 Homeless Facilities

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

MA-35 Special Needs Facilities and Services

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

MA-40 Barriers to Affordable Housing

In this section of the Market Analysis, information on barriers to affordable housing from the *Seminole County 2015 Analysis of Impediments to Fair Housing Choice* Plan will be summarized along with the efforts to be undertaken by the County and its affordable housing provider partners to overcome perceived impediments.

MA-45 Non-Housing Community Development Assets

In this section of the Market Analysis, current economic and community development impacts are examined in order to determine how current economic trends and community development projects have affected the job market and workforce. These trends will allow the County to determine the overall effectiveness of past economic and community development strategies, develop new strategies to continue progress, and strengthen employment capabilities.

MA-50 Needs and Market Analysis Discussion

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

DRAFT

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

Introduction

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

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	102,840	66%
1-unit, attached structure	11,635	7%
2-4 units	5,635	4%
5-19 units	22,370	14%
20 or more units	9,385	6%
Mobile Home, boat, RV, van, etc.	4,469	3%
Total	156,334	100%

Table 23 – Residential Properties by Unit Number

Data 2007-2011 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	265	0%	796	2%
1 bedroom	1,346	1%	8,873	26%
2 bedrooms	12,014	12%	12,567	36%
3 or more bedrooms	83,388	86%	12,420	36%
Total	97,013	99%	34,656	100%

Table 24 – Unit Size by Tenure

Data 2007-2011 ACS
Source:

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

All HUD funded programs, including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG), target moderate, low and very low-income families and individuals (including families with children, elderly,

and persons with disabilities) that have household incomes equal to or less than 80 percent of the Area Median Income (AMI).

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

According to the University of Florida Shimberg Center for Housing Studies 2012 Affordable Housing Inventory Report, there are 716 public housing/rental assisted housing units in Seminole County. Of the 716 public housing/rental assisted housing units, 30 of them were public housing units controlled by the Seminole County Housing Authority, 210 of them were HUD rental assisted housing units controlled by for-profit or non-profit housing providers, and 476 units were considered public housing units accessed through voucher programs or at HA owned properties. Due to public and assisted housing stock conditions and the expiration or lack of funding of Section 8 and Section 202 contracts, there was an anticipated loss of at least 400 public housing or rental assisted housing units by 2014. As of 2015, according to Section NA-35 Public Housing subset of the Needs Assessment, there are only 30 housing authority controlled public housing units remaining in Seminole County. It is unknown how many HUD rental assisted units are currently available through voucher programs, but according to the Seminole County Housing Authority website, the Section 8 rental assistance program waiting list is closed and there is currently a three year waiting period for public housing availability.

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

According to the Shimberg Center for Housing Studies 2014 Assisted Housing Inventory, there are a total of 210 HUD rental assisted housing units in Seminole County. All of the 210 HUD rental assisted housing units are designated for families and elderly. None of the units are specifically designated for persons with disabilities, but all units are Section 504 accessible units and are eligible for any accommodations or modifications necessary. The Shimberg Center for Housing Studies Affordable Housing Needs Study estimates that between 2015 and 2020, 14,124 owner-occupied households and 14,893 rental households will face a severe housing cost burden of 50% or greater than their household monthly income. These housing statistics illustrate that the housing units available do not meet the

needs of the low-income owner and renter population in Seminole County due to the current housing market trends. Furthermore, according to a study completed by the University of Florida Bureau of Economic and Business Research in 2013, it is projected that Seminole County's population is anticipated to grow by an estimated 34,926 persons by 2020. If this population projection is correct, this means that the current housing stock will not suffice the need for affordable housing for all income levels and family types before the end of this Consolidated Plan period.

Describe the need for specific types of housing:

During the citizen participation process, there were several comments received regarding the need for affordable multi-family rental housing developments and the continuation of owner-occupied rehabilitation of existing housing stock. According to housing providers and program administrators in the Central Florida region, the competitive nature of the State tax credit programs and the lack of funding for rental assisted projects are discouraging private sector developers from developing multifamily rental housing developments. Due to high foreclosure rates between 2008 and 2015, moderate to middle income homeowners who were forced to abandon their homes are now living in rental housing units in mixed income developments that were once intended to be occupied by low and very-low income families and individuals. The owner-occupied rehabilitation of existing housing stock will continue to receive continuous funding and remains a high priority to Seminole County government, but the decrease in HUD funding limits the abilities of the County's affordable housing programs to serve a great portion of the dilapidated housing stock throughout the area.

Discussion

In conclusion, the data provided in this section of the Market Analysis regarding the availability of current affordable housing, compared to the need for affordable housing based on the high percentage of cost burdened homes, for both rental and homeownership housing units, identifies a need for the production or new housing units and a rehabilitation of the current affordable housing stock. Furthermore, due to the expiration

of Section contracts, and other factors faced by Public Housing Agencies, there is a need for the production of new public housing units or the expansion of Section 8 voucher programs to meet the needs of all very low- and low-income families in Seminole County.

DRAFT

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

Introduction:

In this section of the Market Analysis, we will compare Seminole County's current housing market prices, rental and ownership, with median income data to draw conclusions about whether or not there sufficient affordable housing for all family types and income levels. We will utilize the data provided by HUD with comparative data from other sources to describe the current status of housing costs, determine the need for affordable housing options, and draw conclusions on how we can use federal funding programs appropriately to meet those needs.

Cost of Housing

	Base Year: 2000	M o s t R e c e n t Y e a r : 2 0 1 1	% Change
Median Home Value	115,100	225,000	96%
Median Contract Rent	633	882	39%

Table 25 - Cost of Housing

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

Rent Paid	Number	%
Less than \$500	2,680	7.7%
\$500-999	19,580	56.5%
\$1,000-1,499	9,835	28.4%
\$1,500-1,999	1,612	4.7%
\$2,000 or more	949	2.7%
Total	34,656	100.0%

Table 26 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	545	No Data
50% HAMFI	1,719	2,958
80% HAMFI	12,568	10,097
100% HAMFI	No Data	18,188
Total	14,832	31,243

Table 27 - Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	697	825	983	1,311	1,586
High HOME Rent	667	717	862	986	1,081
Low HOME Rent	527	565	679	785	876

Table 28 - Monthly Rent

Data Source: HUD FMR and HOME Rents 2011

Is there sufficient housing for households at all income levels?

According to the University of Florida Shimberg Center for Housing Studies 2015 housing demographics data, 14,124 households in Seminole County have a household income of

less than 80 percent area median income out of an estimated 147,529 total households within the County. The same study completed in 2013 reported that 35,997 households in Seminole County suffered from a cost burden of 30 percent or more. 33,172 of the total number of households in Seminole County suffered from a cost burden of 50 or more. That means that 24 percent of households suffered from a cost burden of 30 percent or more and 22 percent of households suffered a cost burden of 50 or more. This particular study did not differentiate between owner occupied households and renter households, but a similar study conducted by the Shimberg Center 2013 reported that 22,418 owners with mortgage costs suffered a cost burden of 30 percent or more and 13,579 renter households suffered a cost burden of 30 percent or more.

With over 35,00 households in Seminole County suffering from a cost burden of 30 percent or more, it is clear that there is not sufficient housing for all income levels.

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

In 2014, according to the Shimberg Center for Housing Studies, the median sales price for a home in Seminole County is \$208,000 and the median gross rent is \$1,046 per month. This can be compared to the median sales price for a home in Seminole County of \$180,427 and a median gross rent of \$1,044 per month in 2010. The median household income in Seminole County in 2014, according to HUD, was \$58,175. The household median income in Seminole County in 2010 was \$40,112. This data shows a dramatic increase in home sales prices between 2010 and 2014, and a slight increase in median gross rent between 2010 and 2014. The median household incomes have increased by an average of \$18,063 between 2010 and 2014.

A person making \$58,175 could spend up to \$1,455 per month on rent or mortgage costs without suffering a cost burden of 30 percent or more. With all factors considered, the affordability of housing for renters would be sufficient with the current housing cost trends and the affordability of a homeowner with a 30-year mortgage on a \$208,000 home (approx. 6,933 per year or \$577 per month) would be sufficient with the current housing

costs trends. However, the maximum income level for a person or family 80 percent and below area median income is \$46,650 and since that is the demographic targeted for HUD funding programs, the rising home prices and rent prices will likely have a negative effect on affordability for this demographic. A person or family with a household income of \$46,650 can only afford \$1,166.00 per month for rent or mortgage costs. Therefore, it is clear to see that increasing housing costs in Seminole County are having a negative effect on affordability for residents.

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

In a side-by-side comparison, HOME rents/Fair Market rents and area median rents are not very different for a family of four. The average Fair Market rent for 2014 in Seminole County is \$1,330 for a three-bedroom home and the median rent for a three bedroom home in 2014 is \$1,400 per month. However, if you compare the current monthly rental payments with the maximum household income for a household (up to 80 percent of the area median income) of \$46,650, you will see that a family of four must have a monthly income of over \$3,800 per month in order to not suffer a cost burden of 30 percent or more.

This current trend means that we must take into account other factors such as family households versus single person households, employment rates, and available affordable housing stock in counties similar in size and geographical location to calculate a sufficient number of affordable housing units to produce or preserve during this Consolidated Plan period.

Discussion:

In conclusion, the cost of housing, for both homeowners and renters, saw a dramatic increase between 2000 and 2011 (96 percent for home values and 39 percent for median rental rates), but by 2014 the home values had decreased by \$17,000 from \$225,000 to \$208,000 and rental rates for a three bedroom increased by \$70 per month. However, we must take into account the change in Area Median Income (AMI) and how that affects

persons with a household income of less than 80 percent AMI. Assuming that there are two working adults in a family a four, a renter or homeowner household would have to bring in \$3,800 per month to avoid cost burden. In 2014, the minimum wage was \$7.93. If there are two working adults in a family of four, that means that the two working adults would each have to work sixty hours per week in order to produce \$3,800 or more in monthly household income to cover the housing costs required to avoid cost burden. This conclusion lead the County to set priority needs and goals to produce new or rehabilitate existing housing stock for the purpose of increasing affordable housing efforts.

DRAFT

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

Introduction

In this section of the Consolidated Plan, we will examine the current condition of Seminole County's housing units and draw conclusions on how to create a strategy to eliminate, construct or restore the current housing stock to promote affordable housing opportunities with federal funding available between 2015 and 2020. First, we will use the data provided by HUD with comparative data from other sources, to describe the current condition of Seminole County's housing inventory. Next, we will use the data to create strategies for resolutions to any housing deficiencies concluded from the examination. Lastly, we will draw conclusions as to where federal funding dollars will be applied in order to implement the resolutions to eliminate substandard conditions and provide safe and affordable housing units to the residents of Seminole County.

Definitions

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	33,953	35%	15,985	46%
With two selected Conditions	374	0%	906	3%
With three selected Conditions	76	0%	130	0%
With four selected Conditions	0	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	62,610	65%	17,635	51%
Total	97,013	100%	34,656	100%

Table 29 - Condition of Units

Data 2007-2011 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,144	15%	5,617	16%
1980-1999	49,546	51%	17,960	52%
1950-1979	32,547	34%	10,611	31%
Before 1950	776	1%	468	1%
Total	97,013	101%	34,656	100%

Table 30 - Year Unit Built

Data 2007-2011 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	33,323	34%	11,079	32%
Housing Units built before 1980 with children present	9,388	10%	3,529	10%

Table 31 - Risk of Lead-Based Paint

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 32 - Vacant Units

Data 2005-2009 CHAS
Source:

Need for Owner and Rental Rehabilitation

According to the data provided by HUD, 33,953 owner occupied housing units in Seminole County reported having at least one housing condition and 15,985 rental housing units reported having at least one housing condition. Housing conditions can be lack of complete plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50. Because these housing units only reported one housing condition, they are considered for rehabilitation according to the County's definition of "substandard housing condition, but suitable for rehabilitation." This makes for a total of 49,938 housing units in need of rehabilitation within Seminole County. If the homeowner applied for Homeowner Rehabilitation, it would be determined if the household met eligibility for the program and then each of the housing units that are owner-occupied by eligible households would be inspected and determined feasible for rehabilitation on a case-by-case basis. Other factors, such as extent of condition, funding available within the community, and local land use regulations would be taken into consideration to determine if rehabilitation is the best strategy to eliminate the housing problem or condition.

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

According to the data provided by HUD, 33,323 owner occupied housing units and 1,529 rental housing units were built prior to 1980. Any house built prior to 1980 is at risk for containing lead based paint. Of the total owner occupied housing units built before 1980, only 10 percent of housing units had children present. Of the total rental housing units built before 1980, only 10 percent had children present. The risk of a lead based paint hazard occurring increases when a child is present because children can ingest the lead components if the paint chips or flakes easier than an adult. Programs such as HOME and CDBG require lead based paint testing for all housing units, built prior to 1980, to determine whether or not rehabilitation is feasible.

Discussion

In conclusion, Thirty-six percent of owner occupied households reported one or more selected housing conditions and 49 percent of rental occupied households reported one or more selected housing conditions. Twenty percent of Seminole County households, with children present, were reportedly built prior to 1980 increasing the risk of a lead based paint hazard. Housing rehabilitation is an ongoing effort in Seminole County. Between 2015 and 2020, Seminole County anticipates continuing and expanding, depending on amount of funding, housing rehabilitation for both owner-occupied and rental housing units in an effort to increase and sustain affordability for residents of all income levels. No federal funds will be allocated toward rehabilitation of a housing unit until lead based paint testing is completed and results are concluded.

DRAFT

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

Introduction:

The number of persons living in poverty determines public housing needs. Substandard housing conditions also relate to the number of units needed. Substandard housing conditions include lack of plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50. For this section, other key indicators such as cost burden and overcrowding are examined and factored into substandard housing conditions to determine the number of public and assisted housing units that are living in a substandard environment. To provide consistency in data for statewide public housing needs, substandard housing data is collected from annual surveys, reports and PHA plan amendments.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			30	373	0	373	39	0	0
# of accessible units			30						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 33 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

The Seminole County Housing Authority owns and operates 30 public housing units in Oviedo, Florida. The public housing units are in a multifamily development called the Academy Place Villas and they have been in operation as affordable housing units since

1959. According to the Seminole County Housing Authority website, the 30 public housing units contain complete plumbing and kitchen facilities, as well as central heating and air conditioning. There are four one bedroom units, 10 two bedroom units, 10 three bedroom units, and six four bedroom units. According to the Shimberg Center for Housing Studies, the affordability date for this public housing development began in 1959, not date was provided to document when the development was built.

Public Housing Condition

Public Housing Development	Average Inspection Score
Academy Place Villas	87

Table 34 - Public Housing Condition

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

An Average Inspection Score is a number assigned to public housing developments after a HUD conducted physical inspection of all PHA owned and operated public housing developments. The score is determined by criteria found in federal regulation 24 CFR Part 5 Subpart G. The maximum score a public housing development can receive is 100. During the latest physical inspection of Academy Place Villas, a final Average Inspection Score of 87 was assigned. This score is viewed as favorable, with very few restoration needs. However, the restoration needs that were identified will have to be resolved prior to the next inspection and federal funding is needed in order for Seminole County Housing Authority to complete the necessary repairs. Inadequate capital funding by HUD has been a challenge for the Housing Authority and maintaining the units has become increasingly difficult. The Seminole County Housing Authority is always interested in opportunities to increase its portfolio in order to serve as many low income families as possible. The Housing Authority anticipates to continuing applying for any new VASH (Veteran) vouchers, when available by HUD, in order to continue efforts toward ending Veteran homelessness.

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

Due to lack of funding, the Seminole County Housing Authority is currently unable to implement supportive services programs that promote self-sufficiency and stability. In some cases, public housing agencies provide incentive programs and tools necessary for families residing in public housing to achieve self-sufficiency and become more financially independent. Some programs provide adults with job training programs and financial planning strategies that promote self-sufficiency and set goals to leave public housing and eventually buy a home in the general housing market. One specific example is the "Moving to Work" Program in Central Florida, implemented by the Orlando Housing Authority. The program effectively encourages self-sufficiency for families who receive assistance, reduces costs and achieve greater cost effectiveness in federal expenditures, and increase housing choices for low-income families. The program increases self-sufficiency by removing/reducing rent disincentives for continued employment, income reporting and family reunification during occupancy of assisted housing and providing supportive services through comprehensive resource centers to bolster job training and employment opportunities. Programs such as this have proven to be more cost effective than focusing on the renovation or construction of public housing communities for local governments.

Discussion:

In conclusion, public housing trends have shifted over the last several years, in Seminole County, to include the expansion of more housing choice voucher (project based on tenant based) programs versus the construction or revitalization of existing public housing developments. Tenant based and project based rental assistance voucher programs allow very low- and low-income residents more freedom to choose where they want to live, and expands opportunities to avoid creating areas of income and/or minority concentration. Also, voucher programs can have a positive impact on a community by attracting private real estate developers to build new developments in areas with better access to public services like hospitals, schools and shopping centers.

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

Introduction

In this section of the Market Analysis, we will examine quantitative data provided by a variety of local resources, to document the number of current homeless facilities and services available in Seminole County to determine whether or not there is a sufficient supply of homeless facilities and services available to meet the needs of homeless families and individuals in Seminole County.

Facilities and Housing Targeted to Homeless Households

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

Table 35 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Paz, T. (2015). Copy of Inventory List for FL507 – Orlando-Orange-Osceola-Seminole Counties CoC.xlsx. Orlando, FL: Homeless Services Network. 5/3/15-5/12/15

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

The Community Assistance Division provides dental assistance to low-income persons, including homeless persons, on a countywide basis.

The County plans to partner with the Seminole County Health Department to implement the Seminole Men's Health Program which is a pilot program to provide health services in a mobile health unit to approximately twenty (20) men, including homeless men, in low and moderate income areas.

The County plans to partner with Kids House of Seminole to implement the Mental Health Services for Trauma Victims programs that provides mental health services for victims of child abuse.

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

Emergency Shelters –Temporary residences for homeless, which seek to protect the general population of homeless or more vulnerable populations from the effects of homelessness, this can include extreme weather conditions. They are on a first come, first served basis. Seminole County currently provides operation and maintenance funding through the implementation of the ESG program to local non-profit homeless services organizations in order to maintain and operate emergency shelter facilities and services.

Job Training and Placement Programs – Employment training and placement is provided through different programs to assist homeless persons in finding permanent and temporary paid employment. Seminole County anticipates continuing providing CDBG funding in the form of microenterprise assistance to small businesses that encourage job

creation and retention over this current five-year planning period, or however long the funding is available.

Transitional Housing Programs – Assistance in helping homeless individuals and families to save money for their permanent housing while working to increase and stabilize their income and build their independent living skills. Many programs are designed to specifically target certain populations like families, chronically homeless, veterans, and youth. There are two main providers of transitional housing in Seminole County, Heart-to-Heart and CBC of Seminole. These two homeless services organizations provide transitional housing beds/units and supportive services to homeless persons in order to steer them away from homeless and re-enter them back into society.

Rapid Re-housing- Programs focused on housing relocation and assist families to become housed permanently as rapidly as possible and to provide wrap around supportive services to ensure the family is stabilized. Seminole County provides rapid re-housing services to low-mod income homeless families through its ESG program funding. The County anticipates continuing funding this program over this current five year planning period, or however long the funding is available.

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

Introduction

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

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

Individuals and families with disabilities (i.e., mental, physical, developmental), persons with alcohol or other drug additions, and persons with HIV/AIDS and their families receive supportive housing needs which include on-site case management and referral, links to and follow-up condition specific services, independent living skills, community activities that engage the participants in the community and prevent isolation, and transportation assistance to facilitate supportive service appointments. For the elderly, the services described are needed in addition to a higher degree of supervised independent living support, the provision of one or more meals per day, and safety devices such as grab bars in showers and tubs, along with electronic life safety intercoms to call for help.

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

In Seminole County, certain transitional housing programs, provided by non-profit homeless service providers in Seminole County, are designed specifically for persons with mental health disorders and provide mental health counseling and treatment as well as focused case-by-case support. Many of the County's permanent housing programs are target persons with mental health and/or physical health disabilities to provide services focused on supporting said persons and their families. The County's Shelter Plus Care Program, administered by the Seminole County Community Assistance Department, is

designed to link permanent rental housing assistance and supportive services including case management, for hard-to-serve homeless persons with disabilities and their families. Currently, there are 55 chronically homeless individuals/families enrolled in the program, and the County intends to continue and expand this program as funding permits.

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

Seminole County will continue many of the projects begun in the last five-year plan. The activities will include providing assistance to senior citizens, services for individuals with disabilities, providing shelters for victims of domestic violence and services for children.

Supportive services provided at many of these facilities include: individual needs assessment, crisis counseling, food and nutritional counseling, individual and group counseling, substance abuse counseling and treatment, benefits counseling and advocacy, individual case planning, budget counseling, medication management, money management, mental health treatment, transportation and recreational/social activities. The County provides supportive housing services assistance, including for non-homeless special needs, for persons at risk of homelessness or determined to be in immediate need of rental, utility or mortgage assistance to prevent homelessness through its Immediate Needs program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Seminole County currently implements a Seminole Work Opportunity Program (SWOP) that provides employment and vocational training services to individuals with disabilities. During the 2015 fiscal year, the County anticipates the completion of renovations to the SWOP facilities in order to continue operations that benefit the persons with disabilities special needs population.

Seminole County does not anticipate to administer any other programs that addressed housing and supportive services specifically targeted to any other special needs populations such as elderly and frail, farmworkers or persons with HIV/AIDS. The Shelter Plus Care Program also specifically targets persons with disabilities and their families as beneficiaries for housing supportive services, health and wellness, and counseling.

DRAFT

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

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

As a part of the Consolidated Plan process, Seminole County creates 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 in order to eliminate the barriers identified. Prior to the development of this report, Seminole County conducted seven public meetings and one public hearing throughout the County to gain public input from fair housing enforcement agencies, fair housing advocacy groups, local governments and the general public about current or potential impediments that were affecting fair housing choice in all regions of the state.

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.

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

Introduction

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

Seminole County is well known its strong Native American roots, rich agricultural land, desirable neighborhoods, and exceptional school system, while it is lesser known for its diverse business sectors that are the back bone for expanding infrastructure improvements that lead to economic opportunities and financial growth. In this section of the Consolidated Plan, we will examine current employment market trends in each business sector to determine the needs for expansion of economic opportunities in Seminole County.

**Economic Development Market Analysis
Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	970	278	1	0	-1
Arts, Entertainment, Accommodations	21,103	15,258	16	14	-2
Construction	7,762	9,298	6	8	2
Education and Health Care Services	24,631	18,179	18	16	-2
Finance, Insurance, and Real Estate	13,430	12,945	10	12	2
Information	5,330	5,737	4	5	1
Manufacturing	7,144	4,256	5	4	-1
Other Services	5,149	5,016	4	5	1
Professional, Scientific, Management Services	17,291	10,804	13	10	-3
Public Administration	6,697	0	0	0	0
Retail Trade	21,289	20,727	16	19	3
Transportation and Warehousing	3,849	1,544	3	1	-2
Wholesale Trade	7,827	7,295	6	7	1
Total	135,775	111,337	--	--	--

Table 36 - Business Activity

Data: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs) **NOTE:** The data for the number of jobs in the Public Administration business sector in Seminole County was not included due to lack of source documentation.

Labor Force

Total Population in the Civilian Labor Force	200,632
Civilian Employed Population 16 years and over	183,722
Unemployment Rate	8.43
Unemployment Rate for Ages 16-24	20.20
Unemployment Rate for Ages 25-65	5.90

Table 37 - Labor Force

Data 2007-2011 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	54,182
Farming, fisheries and forestry occupations	8,560
Service	14,797
Sales and office	56,254
Construction, extraction, maintenance and repair	12,189
Production, transportation and material moving	6,874

Table 38 - Occupations by Sector

Data 2007-2011 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	105,447	62%
30-59 Minutes	56,163	33%
60 or More Minutes	8,660	5%
Total	170,270	100%

Table 39 - Travel Time

Data 2007-2011 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,005	1,341	4,144
High school graduate (includes equivalency)	31,310	3,421	10,303
Some college or Associate's degree	51,850	4,151	12,444
Bachelor's degree or higher	62,670	3,034	10,587

Table 40 - Educational Attainment by Employment Status

Data 2007-2011 ACS
Source:

Educational Attainment by Age

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-64 yrs.	65+ yrs.
Less than 9th grade	334	519	884	1,675	2,821
9th to 12th grade, no diploma	4,068	2,497	2,041	4,874	4,335
High school graduate, GED, or alternative	9,317	9,744	10,911	24,397	14,259
Some college, no degree	16,058	11,361	11,548	23,898	9,223
Associate's degree	3,680	5,700	5,644	10,406	2,115
Bachelor's degree	3,281	12,197	14,575	24,721	6,773
Graduate or professional degree	127	3,984	6,910	13,997	4,968

Table 41 - Educational Attainment by Age

Data 2007-2011 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,624
High school graduate (includes equivalency)	27,389
Some college or Associate's degree	33,910
Bachelor's degree	46,947
Graduate or professional degree	63,830

Table 42 – Median Earnings in the Past 12 Months

Data 2007-2011 ACS
Source:

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

According to the data provided in the Business Activity table, Seminole County's top five business sectors are (1) Education and Health Care Services, (2) Retail Trade, (3) Arts, Entertainment, and Accommodations (4) Professional, Scientific, and Management Services and (5) Finance, Insurance, and Real Estate. Education and Health Care Services was chosen as the number one industry in Seminole County due to having the highest amount of workers, 24,631 according to the data provided above, reporting that business sector as their industry of employment. The data also shows a low gap of 6,452 jobs to workers ratio,

making it the second highest gaps among all thirteen-business sectors reported. The Retail Trade business sector comes in at a close second reporting 21,289 workers, with the second smallest gap of 562 workers to jobs ratio. The Arts, Entertainment and Accommodations business sector ranks third with a reported 21,103 workers, and a gap of 5,845 jobs to workers ratio; however, due to close proximity of one of the most entertainment industry driven business sectors in Florida. While the Professional, Scientific, and Management Services business sector reports the highest gap with 6,487 jobs to workers ratio, the demand for jobs in that business sector is higher than the Finance, Insurance and Real Estate business sector, which is why it was ranked as the fourth top business sector in Seminole County. The Finance, Insurance, and Real Estate and Construction business sector is ranked fifth respectively, reporting 13,430 workers with an average gap of +2 percent jobs to workers ratio.

Some examples of jobs in the Education and Health Care Services business sector include nurses, doctors, medical billing representatives, teachers, and other education administration staff. Some examples of jobs in the Retail Trade business sectors include retail sales clerks, small business owners, food and beverage distributors, industrial packagers, and cashiers. Some examples of jobs in the Arts, Entertainment and Accommodations include graphic designers, music industry representatives, theme park workers, hotel clerks, and housekeeping staff. Professional, Scientific, and Management Services include architects, engineers, computer services, attorneys, and advertising. Some examples of jobs in the Finance, Insurance, and Real Estate business section include financial advisors, accountants, insurance agents, realtors, and brokers. Each of these business sectors are prevalent Seminole County and are vital in contributing to economic and business growth. Also, each of these business sectors provide the types of jobs that are common to eligible economic development projects funded by federal funds.

Describe the workforce and infrastructure needs of the business community:

According to the Labor Force data provided above, the unemployment rate is highest among persons between the ages of 16 and 24 years of age with a total percentage of 20.2 percent. Though there is no data available to determine what types of business sectors persons in the age range are most inclined to choose, it is relevant to assume that most persons in this age range tend to have lower educational attainment level if they are seeking full-time employment in an industry. While there are multitudes of job types available for all persons, regardless of educational attainment level, in each of the five top business sectors in Seminole County, we have to keep in mind that there are some large gaps in the jobs to workers ratios for some of the business sectors.

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

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

Seminole County does not have any planned local or regional public or private sector investments or initiatives currently planned for the 2015-2020 Consolidated Plan. The County does implement job training program opportunities, but does not specify exactly which business sectors the job training will be provided in.

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

Because of the vast employment opportunities and job types within all thirteen of the business sectors in Seminole County, employment opportunities are well distributed for segments of the workforce population, regardless of skills and educational attainment levels. According to the Educational Attainment by Age table above, persons ages 45-64 years with high school graduate, GED, or alternative educational attainment level make up for the highest segment of the workforce population with 24,397 persons. Persons ages 18-24 years with a graduate or professional degree educational attainment level make up for the lowest segment of the workforce population with a reported 127 persons. Persons, across all age groups, with some college, no degree educational attainment, according to Table 19 above, make up for the largest segment of the workforce population with 72,088 persons.

According to the Occupations by Sector table above, 56,254 persons in the workforce reported that they are employed in the sales and office business sector. Sales and office occupations would fall under any of the thirteen business sectors in Seminole County. That equates to 111,337 job possibilities in Seminole County. Other occupation sectors reporting high numbers of persons in the workforce are employed in management, business and financial with 54,182 and service with 14,797. Both of these occupation sectors can provide employment opportunities for all educational attainment levels in at least twelve of the thirteen business sectors equating to 111,059 job possibilities. These statistics are only concluded by the data provided in the tables under this section. With the promotion and implementation of economic development projects, the job creation and retention possibilities are endless.

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

There are no current County workforce training initiatives, or Workforce Investment Boards, currently supported with federal funds. However, Seminole County does promote

and work with the Seminole Work Opportunity Program (SWOP) that provides employment and vocational training services to persons with disabilities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

Discussion

In conclusion, there is a wealth of community development assets that strongly support the current economic status and growth in Seminole County. Though job availability data is not ideal, the types of business sectors available to Seminole County residents are aligned with the current needs of the labor and workforce, and are also business sectors that are eligible for federal economic development funding. Seminole County, over the five year planning period, will continue to evaluate the needs of the current labor and workforce and consider new strategies and funding supplementation in an effort to increase job creation and enhance economic growth.

DRAFT

MA-50 Needs and Market Analysis Discussion

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

For the purpose of this Market Analysis discussion, the definition of "concentration" is any area or neighborhood within Seminole County that has a percentage of multiple housing problems that is higher than the total average of the County as a whole. The County's total units with multiple housing problems, according to data provided in subsection MA-20 of this Market Analysis is 4 percent or 1,486 households.

In general, any municipality and unincorporated county areas will have a concentration of households with multiple housing problems. Though no data has been compiled and presented in this Market Analysis section regarding the particular neighborhoods where multiple housing problems are concentrated, it is assumed that areas with high percentages of residents living below the poverty level will most likely include a similar concentration of households with multiple housing problems. According to sub-section MA-20 Condition of Housing in this Market Analysis section, 1,486 households in Seminole County reported having one or more of the common housing problems (substandard housing, overcrowding, and cost burden). Though the condition of housing data was not broken down by income level in this section, the Needs Assessment section of this Consolidated Plan reported 8,760 total households with household incomes over less than 30 percent of the area median income.

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

For the purpose of this Market Analysis discussion, the definition of "concentration" for areas where racial or ethnic minorities are concentrated is any area or neighborhoods within Seminole County that has a percentage of racial or ethnic minorities families higher than the total average of the County as a whole. The County's total average percentage of racial or ethnic minorities is 37 percent. The definition of "concentration" for areas where low-income families are concentrated is any areas or neighborhoods within Seminole

County has a percentage of low-income families higher than the total average of the County as a whole. The County's average total average percentage of low-income families is 16 percent.

According to an income survey completed by the Seminole County Community Services Department's Community Development Division in 2013, 98 percent of households that responded to the survey in the Bookertown neighborhood within the County reported being low-mod income. The income survey was not conducted for any other neighborhoods, but for the purpose of documenting concentration of low-income or minority/ethnicity, we will use Bookertown to document the specific market characteristics and community assets that contribute to these types of housing issues

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

Bookertown is an economically diverse neighborhood in Seminole County with an estimated population of 121 households. Bookertown's demographical population is primarily composed of middle aged (45-64 years of age) persons. According to the latest Census data collected, 80 percent of Bookertown's population is Black/African America. The gender divide in Bookertown is very small with 50.4 percent being male, and 49.6 being female. The household tenure for Bookertown is primarily homeowner occupied with 56.4 percent of the total households and on average homeowners spend between \$1,500 and \$2,000 on housing costs. The average rental rate in Bookertown is between \$1,000 and \$1,500 per month.

**Are there any community assets in these areas/neighborhoods?
Are there other strategic opportunities in any of these areas?**

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

SP-10 Geographical Priorities

This section of the Strategic Plan describes the process and methods for distributing HUD-funding throughout Seminole County. Each HUD funded program administered by the County has its own distribution processes, objectives and goals.

SP-25 Priority Needs

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

SP-30 Influence of Market Conditions

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

SP-35 Anticipated Resources

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

SP-40 Institutional Delivery Structure

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

SP-45 Goals

This section of the Strategic Plan describes the goals and objectives that have been selected by the County for each HUD funded program and how the goals and objectives that will be initiated and/or completed during the Consolidated Plan's timeframe.

SP-50 Public Housing Accessibility and Involvement

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

SP-55 Barriers to Affordable Housing

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

SP-60 Homelessness Strategy

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

SP-65 Lead Based Paint Hazards

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

SP-70 Anti-Poverty Strategy

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

SP-80 Monitoring

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

DRAFT

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

Geographic Area

Table 43 - Geographic Priority Areas

1	Area Name:	Bookertown
	Area Type:	Local Target area
	Other Target Area Description:	NONE
	HUD Approval Date:	
	% of Low/ Mod:	98%
	Revital Type:	Other
	Other Revital Description:	Park rehabilitation
	Identify the neighborhood boundaries for this target area.	Please see attached map for neighborhood boundaries.
	Include specific housing and commercial characteristics of this target area.	Target area is residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Seminole County conducted a community meeting in Bookertown on September 22, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.

	<p>Identify the needs in this target area.</p>	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> • Request for construction of a new community center • Request for new sewer line installation • Request for installation of new street lighting • Request for construction of new sidewalks • Request for construction of new restrooms at existing community park <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> • Request for construction of new single family and multi-family affordable housing units (owner and rental) • Continuation of owner-occupied housing rehabilitation <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> • None addressed during meeting
	<p>What are the opportunities for improvement in this target area?</p>	<p>All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County, with the exception of \$3,250 in FY 2013-2014 CDBG funding designated for site preparation of street lighting in Bookertown.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>No barrier to improvements in this target area have been identified.</p>
<p>2</p>	<p>Area Name:</p> <p>Area Type:</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type:</p> <p>Other Revital Description:</p> <p>Identify the neighborhood boundaries for this target area.</p>	<p>EAST ALTAMONTE</p> <p>Local Target area</p> <p>NONE</p> <p></p> <p></p> <p>Comprehensive</p> <p></p> <p>Please see attached map for neighborhood boundaries.</p>

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Target area is residential.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Seminole County conducted a community meeting in East Altamonte on September 23, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.</p>

DRAFT

<p>Identify the needs in this target area.</p>	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> • Request for construction of new sidewalks • Request for storm drainage improvements and cleaning • Request for street paving (Hammond Street) • Request for street lighting • Request for the redevelopment of Rosen Wall Elementary School (abandoned) into a community health facility/homeless center • Request for rehabilitation of Lilly Allen Neighborhood Center • Request for traffic calming/improvements to Merrit Street and Oak Avenue <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> • Request for demolition of dilapidated housing structures • Request for owner-occupied housing rehabilitation • Request for housing down payment assistance • Request for housing counseling and fair housing related activities <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> • Request for mental health services
<p>What are the opportunities for improvement in this target area?</p>	<p>All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County</p>
<p>Are there barriers to improvement in this target area?</p>	<p>No barriers to improvements in this target area have been identified.</p>

3	Area Name:	JAMESTOWN
	Area Type:	Local Target area
	Other Target Area Description:	NONE
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached map for neighborhood boundaries.
	Include specific housing and commercial characteristics of this target area.	Target area is residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Seminole County conducted a community meeting in Jamestown on November 10, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.
Identify the needs in this target area.	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> • Request for sewer line installation/improvements (Alexander Avenue) • Request for storm drainage improvements (urgent need) • Request for street lighting <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> • Continuation of demolition of dilapidated housing structures (ongoing) <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> • None addressed at community meeting 	
What are the opportunities for improvement in this target area?	All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County	

	Are there barriers to improvement in this target area?	The availability of federal funding for large scale projects such as sewer line installation/improvements and storm drainage improvements is a huge barrier in this target area.
4	Area Name:	LOCKHART
	Area Type:	Local Target area
	Other Target Area Description:	NONE
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached map for neighborhood boundaries.
	Include specific housing and commercial characteristics of this target area.	Target area is residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Seminole County conducted a community meeting in Lockhart on November 10, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.
Identify the needs in this target area.	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> • Request for sewer line installation/improvements • Request for commercial revitalization of Southwest Road (for retail) • Request for storm water drainage improvements <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> • Continuation of owner-occupied rehabilitation <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> • None addressed in community meeting 	

	What are the opportunities for improvement in this target area?	All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County
	Are there barriers to improvement in this target area?	Availability of federal funding for large scale projects such as sewer line installation/improvements and storm drainage improvements is a barrier to improvement in this target area due to lack of funding.
5	Area Name:	Midway
	Area Type:	Local Target area
	Other Target Area Description:	NONE
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached map for neighborhood boundaries.
	Include specific housing and commercial characteristics of this target area.	Target area is residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Seminole County conducted a community meeting in Midway on September 22, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.

<p>Identify the needs in this target area.</p>	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> • Continuation of water line improvement project • Continuation of water supply program (County program) • Request for sewer line replacement project (estimated at \$8 million) (urgent need) • Request for storm drainage improvements (urgent need) • Request for street paving and traffic calming in the 21st street area <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> • Continuation of demolition of dilapidated housing stock (ongoing) <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> • None addressed during meeting.
<p>What are the opportunities for improvement in this target area?</p>	<p>All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County. Seminole County plans to continue allocating CDBG federal funding to the Midway water line improvements project. The County has determined that approximately \$500,000 in federal funds will be allocated toward the water line improvement project each year for 2015, 2016 and 2017 of this Consolidated Plan period, or until the project is completed. Other needs addressed, such as demolition of dilapidated housing, will be ongoing throughout the 2015-2020 Consolidated Plan period when federal funding allows. Need projects in the Midway area will be decided upon at the end of each fiscal year, and will be included in the single year Action Plans.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>No barrier for improvements have been identified in this area.</p>

6	Area Name:	Chuluota
	Area Type:	Local Target area
	Other Target Area Description:	NONE
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached map for neighborhood boundaries.
	Include specific housing and commercial characteristics of this target area.	Target area is residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Seminole County conducted a community meeting in Chuluota on September 23, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.
Identify the needs in this target area.	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> Request for street paving in residential neighborhoods (urgent need) Request for storm drainage improvements (4th and 5th streets; urgent need) Request for street paving (4th and 5th streets) <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> No housing needs were addressed at the community meeting <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> No homeless needs were addressed at the community meeting 	
What are the opportunities for improvement in this target area?	All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County.	

	Are there barriers to improvement in this target area?	Availability of federal funding for large scale projects, such as storm drainage improvements, is a barrier to improvement in this target area.
7	Area Name:	Johnson Hill/Avenue B
	Area Type:	Local Target area
	Other Target Area Description:	NONE
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Please see attached map for neighborhood boundaries.
	Include specific housing and commercial characteristics of this target area.	Target area is residential.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Seminole County conducted a community meeting in Johnson Hill/Avenue B on September 23, 2014 to gain public input from residents and community leaders regarding the community development, housing, and homeless services needs in the immediate target area.	

<p>Identify the needs in this target area.</p>	<p><u>Community Development Needs</u></p> <ul style="list-style-type: none"> • Request for storm drainage improvements (urgent need) • Request for street paving • Request for construction of sidewalks • Request for construction of new Community Center • Request for sewer line installation/improvements • Request for construction and supportive services for healthcare facility <p><u>Housing Needs</u></p> <ul style="list-style-type: none"> • No housing needs were addressed during the community meeting <p><u>Homeless Needs</u></p> <ul style="list-style-type: none"> • Request for job training for homeless and formerly incarcerated • Request for mental health counseling services for homeless
<p>What are the opportunities for improvement in this target area?</p>	<p>All goals and objectives described in Section SP-45 are targeted to all municipalities and neighborhoods within Seminole County.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Availability of federal funding for large scale projects such as storm drainage and sewer line installation/improvements has been addressed as a carrier to improvement in this target area.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or

within the EMSA for HOPWA)

Seminole County will determine the allocation of new investments throughout the target areas noted above based on level of need, scale level of the project, and availability of federal funding. Seminole County will determine the allocation of continued investments throughout the target areas noted above based on current status of the project and availability of federal funding. Each of the target areas has unique geographical and demographical characteristics that are factors in determining where federal funds are prioritized and allocated in the Consolidated Plan.

DRAFT

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

Priority Needs

Table 44 – Priority Needs Summary

1	Priority Need Name	Affordable Homeownership Housing
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Countywide
	Associated Goals	Housing Rehabilitation for Resale Homeowner Rehabilitation Housing Construction or Rehabilitation (CHDO) Homeowner Rehabilitation/Immediate Needs
	Description	Construction or rehabilitation of affordable homeownership housing units for persons 80 percent or below AMI.
	Basis for Relative Priority	Affordable Homeownership Housing was identified as a high priority during the public meeting process and Consolidated Plan survey responses received.
2	Priority Need Name	Affordable Rental Housing
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Countywide
	Associated Goals	Tenant Based Rental Assistance Housing Construction or Rehabilitation (CHDO)
	Description	Construction and rehabilitation of affordable rental housing units for households with incomes at or below 80 percent AMI.
	Basis for Relative Priority	Affordable Rental Housing was identified as a high priority during the public meeting process and Consolidated Plan survey responses.
3	Priority Need Name	Purchase Assistance
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Countywide
	Associated Goals	Purchase Assistance

	Description	Direct financial assistance in the form of down payment assistance to eligible homebuyers with a household income at or below 80 percent AMI.
	Basis for Relative Priority	Purchase Assistance was identified as a high priority during the public meeting process and Consolidated Plan Survey responses.
4	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Countywide
	Associated Goals	Dental Assistance Child Care Services Health Services Mental Health Services Adult Services
	Description	Supportive Services, examples are mental health counseling, health care services, childcare, and housing counseling.
	Basis for Relative Priority	Supportive Services were identified as a high priority during the public meeting process and Consolidated Plan Survey responses.
5	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Homeless Services Emergency Shelter Operation and Maintenance Rapid Re-Housing

	Description	Activities to provide operations and maintenance funding to homeless shelters and rapid re-housing assistance to homeless persons or families.
	Basis for Relative Priority	Homeless Services were identified as a high priority during the public meeting process and Consolidated Plan Survey responses.
6	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Water Line Improvements Acquisition of Public Facility Minor Rehabilitation of a Public Facility Domestic Violence Shelter Rehabilitation Street Lighting Installation
	Description	Neighborhood Revitalization activities including flood and drainage, sewer/water line installation/improvements, sidewalks, street lighting, street paving, and more.
	Basis for Relative Priority	Neighborhood Revitalization was identified as a high priority during the public meeting process and Consolidated Plan Survey responses.
7	Priority Need Name	Economic Development
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Microenterprise Assistance
	Description	Economic Development activities that promote job creation and retention.
	Basis for Relative Priority	Economic Development was identified as a high priority during the public meeting process and Consolidated Plan Survey responses.

8	Priority Need Name	Commercial Revitalization
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	NONE
	Description	Commercial Revitalization activities such as building facade improvements, sidewalk improvements, and street lighting improvements in downtown or commercial driven areas of the community.
	Basis for Relative Priority	Commercial Revitalization was identified as a low priority during the public meeting process and Consolidated Plan Survey responses.

Narrative (Optional)

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

DRAFT

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

Influence of Market Conditions

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

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

Table 45 – Influence of Market Conditions

DRAFT

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

Introduction

In 2015, Seminole County received a total annual allocation of \$1,420,793 for the CDBG Program. Of the total funding allocation, \$334,304 will be allocated toward Administration activities, \$50,000 will be allocated toward Microenterprise Assistance, \$235,658 will be allocated toward Homeowner Rehabilitation and Immediate Needs activities, \$500,000 will be allocated toward an existing Neighborhood Revitalization water line installation project, \$250,000 will be allocated toward a Neighborhood Revitalization project for acquisition of a public facility for operation by a local non-profit to benefit low and moderate income persons, \$36,750 will be allocated toward a Neighborhood Revitalization project for the purchase of new water heater and air conditioning units for use at a public facility, \$4,081 will be allocated toward a Neighborhood Revitalization project for construction activities at an existing public facility, \$10,000 will be allocated toward a Neighborhood Revitalization project for the installation of new street lighting, and \$250,728 will be allocated toward Public Services activities.

In 2015, Seminole County received a total annual allocation of \$480,339 for the HOME program. Of the total funding allocation, \$48,033 will be allocated toward Administration activities, \$30,000 will be allocated toward Rehabilitation for Homeownership activities, \$100,000 will be allocated toward Tenant-Based Rental Assistance activities, \$50,000 will be allocated toward Purchase Assistance activities, \$172,156 will be allocated toward Homeowner-Occupied Rehabilitation activities, and \$80,150 will be allocated toward Affordable Rental or Homeownership activities to be implemented by a County authorized Community Housing Development Organization (CHDO).

In 2015, Seminole County received a total annual allocation of \$151,092 for the ESG program. Of the total annual allocation, \$10,731 will be allocated toward Administration activities, \$90,655 will be allocated toward Operation and Maintenance activities, and \$49,706 will be allocated toward Rapid Re-housing activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,671,521	0	3,250.00	1,674,771	6,686,084	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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	480,339	0	0	480,339	1,921,356	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR 92
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	151,092	0	0	151,092	604,368	The annual allocation and any program income or prior year resources will be allocated to eligible ESG program categories

Table 46 - Anticipated Resources

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

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

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

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

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

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

Discussion

In conclusion, the anticipated resources for fiscal year 2015, and the estimated funds anticipated for fiscal years 2016-2020, are allocated toward eligible grant funding categories aligned with the goals and objectives described throughout the Strategic Plan section of this Consolidated Plan. The County intends to re-evaluate any necessary changes to the anticipated allocations and goals/objectives in the individual year Annual Action Plans that are submitted to HUD every August.

DRAFT

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Seminole County Board of County Commissioners	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

Table 48 - Homeless Prevention Services Summary

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

The Seminole County Community Services Department allocates a specific amount of ESG funding each year to local non-profit homeless service provided within the county limits for homeless shelter operation and maintenance activities specifically targeted to the homeless population. The Department also allocates a specific amount of ESG funding each year for rapid re-housing of homeless families within the county limits.

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation for Resale	2015	2020	Affordable Housing		Affordable Homeownership Housing	HOME: \$30,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Tenant Based Rental Assistance	2015	2020	Affordable Housing		Affordable Rental Housing	HOME: \$100,000	Tenant-based rental assistance / Rapid Re-housing: 15 Households Assisted
3	Purchase Assistance	2015	2020	Affordable Housing		Purchase Assistance	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
4	Homeowner Rehabilitation	2015	2020	Affordable Housing		Affordable Homeownership Housing	HOME: \$172,156	Homeowner Housing Rehabilitated: 2 Household Housing Unit
5	Housing Construction or Rehabilitation (CHDO)	2015	2016	Affordable Housing		Affordable Homeownership Housing Affordable Rental Housing	HOME: \$80,150	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Microenterprise Assistance	2015	2020	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$50,000	Businesses assisted: 4 Businesses Assisted
7	Homeowner Rehabilitation/Immediate Needs	2015	2017	Affordable Housing	Countywide	Affordable Homeownership Housing	CDBG: \$235,658	Homeowner Housing Rehabilitated: 17 Household Housing Unit
8	Water Line Improvements	2015	2017	Non-Housing Community Development	Midway	Neighborhood Revitalization	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1791 Households Assisted
9	Acquisition of Public Facility	2015	2016	Non-Housing Community Development	Countywide	Neighborhood Revitalization	CDBG: \$250,000	
10	Minor Rehabilitation of a Public Facility	2015	2016	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Neighborhood Revitalization	CDBG: \$36,750	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Domestic Violence Shelter Rehabilitation	2015	2016	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Neighborhood Revitalization	CDBG: \$4,081	Other: 1 Other
12	Street Lighting Installation	2015	2017	Non-Housing Community Development	Countywide Bookertown	Neighborhood Revitalization	CDBG: \$13,250	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 180 Households Assisted
13	Dental Assistance	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
14	Child Care Services	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 172 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Homeless Services	2015	2016	Public Services	Countywide	Homeless Services	CDBG: \$64,000	Other: 34 Other
16	Health Services	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$34,139	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
17	Mental Health Services	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 145 Persons Assisted
18	Adult Services	2015	2016	Public Services	Countywide	Supportive Services	CDBG: \$12,589	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Emergency Shelter Operation and Maintenance	2015	2020	Homeless	Countywide	Homeless Services	ESG: \$90,655	Homeless Person Overnight Shelter: 790 Persons Assisted
20	Rapid Re-Housing	2015	2020	Homeless	Countywide	Homeless Services	ESG: \$49,706	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted
21	Administration	2015	2016	Administration	Countywide		CDBG: \$334,304 HOME: \$48,033 ESG: \$10,731	

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation for Resale
	Goal Description	Housing Rehabilitation of an existing home for the purpose of re-selling the home to an eligible low-income household by an authorized non-profit housing provider.
2	Goal Name	Tenant Based Rental Assistance
	Goal Description	Funding for Tenant-Based Rental Assistance activities throughout Seminole County.

3	Goal Name	Purchase Assistance
	Goal Description	Purchase Assistance activities in the form of closing cost, down payment, and principal reduction to eligible low/mod income homebuyers countywide.
4	Goal Name	Homeowner Rehabilitation
	Goal Description	Homeowner Rehabilitation or reconstruction activities throughout Seminole County.
5	Goal Name	Housing Construction or Rehabilitation (CHDO)
	Goal Description	Housing Construction or Rehabilitation activities for affordable Homeownership and Rental Housing in Seminole County through a Community Housing Development Organization (CHDO).
6	Goal Name	Microenterprise Assistance
	Goal Description	Microenterprise assistance activities to local businesses to encourage jobs countywide.
7	Goal Name	Homeowner Rehabilitation/Immediate Needs
	Goal Description	Homeowner rehabilitation activities; including the immediate need of owner-occupied low/mod housing throughout Seminole County.
8	Goal Name	Water Line Improvements
	Goal Description	Water Line Improvements for phase two of construction to replace the water system in Midway low/mod community.
9	Goal Name	Acquisition of Public Facility
	Goal Description	Acquisition activities to purchase a facility to assist low and moderate-income persons and households through prevention services, case management, food pantry, and resource center.
10	Goal Name	Minor Rehabilitation of a Public Facility
	Goal Description	Acquisition activities for the purchase of a water heater and seven (7) air conditioning units in the Seminole Work Opportunity Program (SWOP) facility that provide employment and vocational training services to individuals with disabilities.

11	Goal Name	Domestic Violence Shelter Rehabilitation
	Goal Description	Construction of an on-site storage unit for donated household items and clothing for domestic violence victims, along with possessions of low-mod income victims at SafeHouse Emergency Shelter.
12	Goal Name	Street Lighting Installation
	Goal Description	Site preparation and installation of street lighting in low-mod income neighborhoods.
13	Goal Name	Dental Assistance
	Goal Description	Public services provided by the Community Assistance Division for providing dental assistance to lower income persons countywide.
14	Goal Name	Child Care Services
	Goal Description	Public Services to provide childcare to lower income households with subsidized child care assistance.
15	Goal Name	Homeless Services
	Goal Description	Public Services activities that provide operating costs for the Impact Homelessness Initiative in Central Florida regionally (Seminole, Orange and Osceola counties) and Homeless Services Network, which serves as the Continuum of Care for Central Florida.
16	Goal Name	Health Services
	Goal Description	Public Services activities to create a pilot program that provides health services in a mobile health unit for men in low-mod income areas of Seminole County.
17	Goal Name	Mental Health Services
	Goal Description	Public Services activities to provide mental health services for victims of child abuse.
18	Goal Name	Adult Services
	Goal Description	Public Services activities to provide operational funds to expand program operating hours of the adult services program located at Midway Safe Harbor.

19	Goal Name	Emergency Shelter Operation and Maintenance
	Goal Description	Emergency Shelter Operation and Maintenance activities for operation and maintenance expenses for Rescue Outreach, SafeHouse, and Recovery House homeless service providers.
20	Goal Name	Rapid Re-Housing
	Goal Description	Activities that provide Rapid Re-Housing services to low-mod income families throughout Seminole County.
21	Goal Name	Administration
	Goal Description	Administration activities for staffing costs, travel, and other eligible activities in order for Seminole County to implement the CDBG, HOME and ESG programs internally.

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

Seminole County, through the goals implemented within this section of the Strategic Plan, anticipates providing affordable housing opportunities to twenty-one (21) extremely low-, low-, and moderate-income families with the 2015-2016 HOME program allocation. Furthermore, Seminole County anticipates providing affordable housing opportunities to seventeen (17) low-, and moderate-income households with the 2015-2016 CDBG program allocation.

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

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

The Seminole County Community Services Department does not administer or monitor public housing developments within Seminole County. The Seminole County Housing Authority operates, maintains and monitors one public housing development and any Section 8 Housing Choice Voucher programs available in the County. Any requirements within the Section 504 Voluntary Compliance Agreement between the Housing Authority and HUD regarding a need to increase the number of accessible units will not have any effect on how Seminole County allocates and implements federal funds on affordable housing activities.

Activities to Increase Resident Involvements

The Seminole County Housing Authority does not currently implement any self-sufficiency or supportive housing programs to increase resident involvement. The Housing Authority is very interested in participating in any programs or initiatives to increase resident involvement in the event that an opportunity arises.

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

As a part of the Consolidated Plan process, Seminole County creates 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 in order 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 general 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 have an effect on fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. Though, neither 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.

SP-60 Homelessness Strategy – 91.215(d)

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

Under the County's current goals and funding priorities for this 2015-2010 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.

Addressing the emergency and transitional housing needs of homeless persons

Seminole County, in partnership with three local non-profit homeless services providers, anticipates to provide ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. Between 2015 and 2016 the County plans to provide \$44,655 in ESG funding to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 400 individuals who are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to SafeHouse for eligible operation and maintenance expenses to assist approximately 350 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. Finally, the County plans to provide \$14,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 40 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization.

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

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.

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

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

County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need.

DRAFT

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

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

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

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

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

- Maintain a collaborative comprised of contractors and housing providers dedicated to conducting healthy home concepts;
- Conduct a healthy housing needs assessment on all properties considered for rehabilitation or restoration;
- Assess state and local capacity for reducing lead hazards;
- Establish a strategic plan to address needs through capacity development and targeted interventions; and
- Coordinate and provide direction to contractors and housing providers involved in prevention efforts periodically.

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

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

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

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

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

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

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

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

The Homeless Plan utilizes 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.

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.

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.

The Shelter Plus Care program provides rental subsidies and case management to chronically homeless and disabled individuals.

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.

The Prevention program utilizes general revenue dollars to assist families with rental, mortgage and utility assistance to prevent homelessness and maintain current housing.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Each year, the internally administered programs described above are used in collaboration with federally funded grant programs in order to expand the availability of the annual allocations and have a bigger impact on the outcome measures being accomplished.

DRAFT

SP-80 Monitoring – 91.230

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

CDBG Monitoring

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

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

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

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

- Affordable Housing Needs Assessment;

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

HOME Monitoring

Pursuant to HUD regulations, 24 CFR 92.351, the County has adopted affirmative marketing guidelines and enforces the guidelines by requiring HOME Program Agreement and the Firm Commitment Letter to include the development's affirmative marketing strategies. Prior to funding, the marketing strategy is carefully analyzed and a market study or feasibility report is required if adequate information is not found in the development's appraisal.

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

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

Additional federal requirements as enumerated in HUD Handbook 8025.1 REV-2.

2015-2016 Seminole County Annual Action Plan

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

Introduction

In 2015, Seminole County received a total annual allocation of \$1,671,521 for the CDBG Program. Of the total funding allocation, \$334,304 will be allocated toward Administration activities, \$50,000 will be allocated toward Microenterprise Assistance, \$235,658 will be allocated toward Homeowner Rehabilitation and Immediate Needs activities, \$500,000 will be allocated toward an existing Neighborhood Revitalization water line installation project, \$250,000 will be allocated toward a Neighborhood Revitalization project for acquisition of a public facility for operation by a local non-profit to benefit low and moderate income persons, \$36,750 will be allocated toward a Neighborhood Revitalization project for the purchase of new water heater and air conditioning units for use at a public facility, \$4,081 will be allocated toward a Neighborhood Revitalization project for construction activities at an existing public facility, \$10,000 will be allocated toward a Neighborhood Revitalization project for the installation of new street lighting, and \$250,728 will be allocated toward Public Services activities.

In 2015, Seminole County received a total annual allocation of \$480,339 for the HOME program. Of the total funding allocation, \$48,033 will be allocated toward Administration activities, \$30,000 will be allocated toward Rehabilitation for Homeownership activities, \$100,000 will be allocated toward Tenant-Based Rental Assistance activities, \$50,000 will be allocated toward Purchase Assistance activities, \$172,156 will be allocated toward Homeowner-Occupied Rehabilitation activities, and \$80,150 will be allocated toward Affordable Rental or Homeownership activities to be implemented by a County authorized Community Housing Development Organization (CHDO).

In 2015, Seminole County received a total annual allocation of \$151,092 for the ESG program. Of the total annual allocation, \$10,731 will be allocated toward Administration activities, \$90,655 will be allocated toward Operation and Maintenance activities, and

\$49,706 will be allocated toward Rapid Re-housing activities.

DRAFT

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,671,521	0	3,250	1,674,771	6,686,084	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	480,339	0	0	480,339	1,921,356	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 1				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	151,092	0	0	151,092	604,368	The annual allocation and any program income or prior year resources will be allocated to eligible ESG program categories

Table 50 - Expected Resources – Priority Table

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

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

Funding for the needs identified in local plans comes from a wide variety of federal and state programs. At the federal level,

the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture, the U.S. Department of Transportation, and the U.S. Department of Health and Human Services are among the most significant providers of funding for community development.

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

DRAFT

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

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

Discussion

In conclusion, the anticipated resources for fiscal year 2015, and the estimated funds anticipated for fiscal years 2016-2020, are allocated toward eligible grant funding categories aligned with the goals and objectives described throughout the Strategic Plan section of this Consolidated Plan. The County intends to re-evaluate any necessary changes to the anticipated allocations and goals/objectives in the individual year Annual Action Plans that are submitted to HUD every August.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation for Resale	2015	2020	Affordable Housing	Countywide	Affordable Homeownership Housing	HOME: \$30,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Tenant Based Rental Assistance	2015	2020	Affordable Housing	Countywide	Affordable Rental Housing	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
3	Purchase Assistance	2015	2020	Affordable Housing	Countywide	Affordable Homeownership Housing	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
4	Homeowner Rehabilitation	2015	2020	Affordable Housing	Countywide	Affordable Homeownership Housing	HOME: \$172,156	Homeowner Housing Rehabilitated: 2 Household Housing Unit
5	Housing Construction or Rehabilitation (CHDO)	2015	2016	Affordable Housing	Countywide	Affordable Homeownership Housing Affordable Rental Housing	HOME: \$80,150	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Microenterprise Assistance	2015	2020	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$50,000	Businesses assisted: 4 Businesses Assisted
7	Homeowner Rehabilitation/Immediate Needs	2015	2017	Affordable Housing	Countywide	Affordable Homeownership Housing	CDBG: \$235,658	Homeowner Housing Rehabilitated: 17 Household Housing Unit
8	Water Line Improvements	2015	2017	Non-Housing Community Development	Midway	Neighborhood Revitalization	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1791 Households Assisted
9	Acquisition of Public Facility	2015	2016	Non-Housing Community Development	Countywide	Neighborhood Revitalization	CDBG: \$250,000	
10	Minor Rehabilitation of a Public Facility	2015	2016	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Neighborhood Revitalization	CDBG: \$36,750	
11	Domestic Violence Shelter Rehabilitation	2015	2016	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Neighborhood Revitalization	CDBG: \$4,081	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Street Lighting Installation	2015	2017	Non-Housing Community Development	Bookertown Countywide	Neighborhood Revitalization	CDBG: \$13,250	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 180 Households Assisted
13	Dental Assistance	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
14	Child Care Services	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 172 Persons Assisted
15	Homeless Services	2015	2016	Public Services	Countywide	Homeless Services	CDBG: \$64,000	Other: 34 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Health Services	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$34,139	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
17	Mental Health Services	2015	2020	Public Services	Countywide	Supportive Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 145 Persons Assisted
18	Adult Services	2015	2016	Public Services	Countywide	Supportive Services	CDBG: \$12,589	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
19	Emergency Shelter Operation and Maintenance	2015	2020	Homeless	Countywide	Homeless Services	ESG: \$90,655	Homeless Person Overnight Shelter: 790 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Rapid Re-Housing	2015	2020	Homeless	Countywide	Homeless Services	ESG: \$49,706	Tenant-based rental assistance / Rapid Re-housing: 12 Households Assisted
21	Administration	2015	2016	Administration	Countywide		CDBG: \$334,304 HOME: \$48,033 ESG: \$10,731	

Table 51 - Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation for Resale
	Goal Description	Housing Rehabilitation of an existing home for the purpose of re-selling the home to an eligible low-income household by an authorized non-profit housing provider.
2	Goal Name	Tenant Based Rental Assistance
	Goal Description	Funding for Tenant-Based Rental Assistance activities throughout Seminole County.
3	Goal Name	Purchase Assistance
	Goal Description	Purchase Assistance activities in the form of closing cost, down payment, and principal reduction to eligible low/mod income homebuyers countywide.

4	Goal Name	Homeowner Rehabilitation
	Goal Description	Homeowner Rehabilitation or reconstruction activities throughout Seminole County.
5	Goal Name	Housing Construction or Rehabilitation (CHDO)
	Goal Description	Housing Construction or Rehabilitation activities for affordable Homeownership and Rental Housing in Seminole County through a Community Housing Development Organization (CHDO).
6	Goal Name	Microenterprise Assistance
	Goal Description	Microenterprise assistance activities to local businesses to encourage jobs countywide.
7	Goal Name	Homeowner Rehabilitation/Immediate Needs
	Goal Description	Homeowner rehabilitation activities; including the immediate need of owner-occupied low/mod housing throughout Seminole County.
8	Goal Name	Water Line Improvements
	Goal Description	Water Line Improvements for phase two of construction to replace the water system in Midway low/mod community.
9	Goal Name	Acquisition of Public Facility
	Goal Description	Acquisition activities to purchase a facility to assist low and moderate income persons and households through prevention services, case management, food pantry, and resource center.
10	Goal Name	Minor Rehabilitation of a Public Facility
	Goal Description	Acquisition activities for the purchase of a water heater and seven (7) air conditioning units in the Seminole Work Opportunity Program (SWOP) facility that provide employment and vocational training services to individuals with disabilities.
11	Goal Name	Domestic Violence Shelter Rehabilitation
	Goal Description	Construction of an on-site storage unit for donated household items and clothing for domestic violence victims, along with possessions of low-mod income victims at SafeHouse Emergency Shelter.

12	Goal Name	Street Lighting Installation
	Goal Description	Site preparation and installation of street lighting in low-mod income neighborhoods. MSBU projects have not specifically been chosen but will be chosen countywide at a later time.
13	Goal Name	Dental Assistance
	Goal Description	Public services provided by the Community Assistance Division for providing dental assistance to lower income persons countywide.
14	Goal Name	Child Care Services
	Goal Description	Public Services to provide childcare to lower income households with subsidized child care assistance.
15	Goal Name	Homeless Services
	Goal Description	Public Services activities that provide operating costs for the Impact Homelessness Initiative in Central Florida regionally (Seminole, Orange and Osceola counties) and Homeless Services Network, which serves as the Continuum of Care for Central Florida
16	Goal Name	Health Services
	Goal Description	Public Services activities to create a pilot program that provides health services in a mobile health unit for men in low-mod income areas of Seminole County.
17	Goal Name	Mental Health Services
	Goal Description	Public Services activities to provide mental health services for victims of child abuse.
18	Goal Name	Adult Services
	Goal Description	Public Services activities to provide operational funds to expand program operating hours of the adult services program located at Midway Safe Harbor.
19	Goal Name	Emergency Shelter Operation and Maintenance
	Goal Description	Emergency Shelter Operation and Maintenance activities for operation and maintenance expenses for Rescue Outreach, SafeHouse, and Recovery House homeless service providers.

20	Goal Name	Rapid Re-Housing
	Goal Description	Activities that provide Rapid Re-Housing services to low-mod income families throughout Seminole County.
21	Goal Name	Administration
	Goal Description	Administration activities for staffing costs, travel, and other eligible activities in order for Seminole County to implement the CDBG, HOME and ESG programs internally.

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

For this 2015-2016 Annual Action plan period, Seminole County has selected two specific projects to receive federal program funding. The Bookertown Street Lighting Preparation Project and the Midway Water Improvements are key projects taking place in Seminole County aimed at improving the community. These projects were chosen due to the level of need expressed via public comment. The Bookertown project was previously approved in the 2013/2014 Annual Action Plan period, the goal is to implement this project during the 2015-2016 planning period to improve the ongoing problem of inadequate street lighting in the Bookertown Community. The design phase of the Midway Water Improvements is complete and phase one of construction is currently in progress. The project goal for phase two is to complete the crucial need for water system replacement and hookup in the Midway community.

Projects

#	Project Name
1	Midway Water Improvements: Construction Phase II
2	MSBU- Bookertown Street Lighting Preparation

Table 52 - Project Information

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

Midway Water Improvements: Construction Phase Two

Seminole County has expressed a crucial need for water system replacement and improvement throughout their needs assessment, past annual action plans and their citizen participation process. The Midway area has a population with predominately low- to moderate-income, exhibiting a greater need for assistance. This project's ability to assist an anticipated 1,791 households makes this project a top priority. The design phase is complete and phase one of construction is in progress. The 2015-2016 annual action plan will implement additional construction phases in order to carry out the project goals and

successfully enhance the Midway water system.

MSBU- Bookertown Street Lighting Preparation

The Bookertown Street Lighting Preparation Project is an important first step towards reaching Seminole County’s long-term goals of improving street lighting throughout the community. Elected officials as well as local citizens of the Bookertown community have expressed the dire need for improvements in street lighting, in order to increase safety measures and avoid unnecessary risk. This lighting preparation process is a pivotal step in getting this Strategic Plan goal and objective underway. This internal activity, in partnership with MSBU, anticipates assisting 180 properties.

DRAFT

AP-38 Project Summary

Project Summary Information

1	Project Name	Midway Water Improvements: Construction Phase II
	Target Area	Midway
	Goals Supported	Water Line Improvements
	Needs Addressed	Community Revitalization
	Funding	CDBG: \$500,000
	Description	This activity is the second phase of construction to replace the water system in the Midway low/mod community. The design phase has been completed and phase one of the construction is currently in progress. There will be additional construction phases in the future. Sub recipient agreement in which the agency has not been determined for the second construction phase, the County anticipates to assist 1,791 households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,791 low-mod income households will benefit from this Water Line Improvements project.
	Location Description	No specific addresses are available at this time, but the project target area is the Midway area/neighborhood in Seminole County.
	Planned Activities	
2	Project Name	MSBU- Bookertown Street Lighting Preparation
	Target Area	Bookertown
	Goals Supported	
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$3,250
	Description	Site preparation for the installation of street lights in the Bookertown Community, which is a low/mod neighborhood.

	Internal activity with MSBU; the County anticipates to assist 180 properties/households. Activity is already approved in the 2013/2014 One Year Action Plan for CDBG funds.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will benefit 180 low-mod income properties/households.
Location Description	No specific addresses are available at this time, but the project activities will take place in the Bookertown neighborhood of Seminole County.
Planned Activities	

DRAFT

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 particular geographical area. At this time, Midway Water Line Improvements and the Bookertown Street Lighting Preparation project are the only continuation projects that will have funds geographically allocated.

Geographic Distribution

Target Area	Percentage of Funds
EAST ALTAMONTE	
LOCKHART	
JAMESTOWN	
Midway	29
Bookertown	
Chuluota	
Johnson Hill/Avenue B	

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are only two projects that will be receiving direct funding based on geographical preferences. The Midway Water Line Improvements project and the Bookertown Street Lighting Preparation project will be completed within the Midway and Bookertown communities only. All other projects chosen for funding allocation will be available countywide.

Discussion

In conclusion, over 70 percent of the 2015-2016 HUD-program funding allocations will be utilized countywide based on 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 carry out eligible grant funded activities.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The federal funded grant programs, CDBG, HOME, and ESG described in the 2015-2020 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 provided 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 years, but the CDBG Program bases their accomplishments on the amount of beneficiaries served with housing rehabilitation funds each application cycle.

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	39
Special-Needs	0
Total	51

Table 54 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	2
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	39

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

In conclusion, Seminole County anticipates utilizing HOME program funding for the production of new or rehabilitation of 39 affordable housing units during the 2015-

2016 fiscal year funding cycle. The 39 affordable housing units will be targeted to low-mod income persons and families, including special needs populations, but not specifically targeted to the special needs population. The 12 households that will be specifically targeted to the homeless population will be funded with ESG Rapid Re-Housing activity funds in an effort to reduce homelessness.

DRAFT

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 general public. The County does not provide federal funding to projects operated or supported by the Seminole County Housing Authority.

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

There are currently no actions, carried out by the County, to address the needs of public housing planned for the 2015-2016 fiscal year.

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 for the purpose of establishing self-sufficiency and moving 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.

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

The Seminole County Housing Authority is not current 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).

Discussion

In conclusion, Seminole County does not anticipate utilizing any HUD federal

funding on projects that promote, benefit, or support public housing projects or activities during the 2015-2016 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

DRAFT

housing assistance.

DRAFT

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

Introduction

In this section of the 2015-2016 Annual Action Plan, we will examine the strategies that will be implemented by the County to achieve one-year goals and objectives

specifically targeted to addressing the needs of the homeless and other special needs population. These strategies will be implemented by the County through collaborative efforts with selected housing providers that provide the specific services directly to the target populations. Each of the following sections will address the methods of outreach to homeless persons, activities to address the emergency shelter and transitional housing needs of homeless persons, actions to assist homeless persons with obtaining permanent housing, and efforts to prevent homelessness in an effort to reduce and end homelessness throughout Seminole County.

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

Under the County's current goals and funding priorities for this 2015-2020 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seminole County, in partnership with three local non-profit homeless services providers, anticipates to provide ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. Between 2015 and 2016 the County plans to provide \$44,655 in ESG funding to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 400 individuals who

are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to SafeHouse for eligible operation and maintenance expenses to assist approximately 350 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. Finally, the County plans to provide \$14,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 40 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization.

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

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.

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, Community Development Division anticipates to allocate \$49,706 in eligible ESG program Rapid Re-Housing activities for low- and moderate-income families to avoid homelessness. This funding is anticipated to assist 12 households with direct financial assistance in the form of short-term rental assistance, security deposits, utility payments, or moving costs. Other eligible types of Rapid Re-Housing assistance 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.

Discussion

In conclusion, Seminole County and its local homeless services providers are dedicated to the priority efforts of reducing and ending homelessness. The County anticipates to continue to implement strategies and actions that contribute to the achievement of these goals and objectives annually, contingent on funding availability.

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

Introduction:

Annual Action Plan
2016

162

As a part of the Consolidated Plan process, Seminole County creates 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 in order 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 general 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 have an effect on fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. Though, neither 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 to potential to restrict housing choice or propose housing development in areas of communities that could restrict access to goods and services required to achieve a safe and decent living environment.

Actions it planned to remove or ameliorate the negative effects of public

policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

- 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
 - CGBG 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

AP-85 Other Actions – 91.220(k)

Introduction:

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

coordination between public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

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 this 2015-2016 Annual Action Plan and the 2015-2020 Consolidated Plan are linked directly with the priority needs identified in all of the low-mod income target areas county-wide. In the event that a particular target area is identified as an underserved community or a particular segment of the population is identified as underserved, the 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 to allocate over \$700,000 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.

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.

Actions planned to reduce the number of poverty-level families

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

The Homeless Plan utilizes 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.

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.

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.

The Shelter Plus Care program provides rental subsidies to chronically homeless

and disabled individuals.

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.

The Prevention program utilizes general revenue dollars to assist families with rental, mortgage and utility assistance to prevent homelessness and maintain current housing.

Actions planned to develop institutional structure

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

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

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.