



Community Services Department
Community Development Division

FY 2019-2020 ONE-YEAR ACTION PLAN

Community Development Block Grant
HOME Investment Partnerships
Emergency Solutions Grants



Prepared for the Seminole County
Board of County Commissioners:
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Executive Summary

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

1. Introduction

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

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

The FY 2019-2020 One Year Plan identifies projects and programs that will be funded by the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grants (ESG). Seminole County has been allocated \$1,953,684 in CDBG funds, \$699,228 in HOME funds, and \$ 161,772 in ESG funds. The FY 2019-2020 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Seminole County through provision of various improvements and services.

2. Summarize the objectives and outcomes identified in the Plan

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

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

Objectives:

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

Outcomes:

- availability/accessibility
- affordability
- sustainability

During the 2019-2020 Annual Action Plan period, Seminole County will be implementing the following activities/projects that will address identified objectives and outcomes:

Objectives/Outcomes:

Providing Decent Housing/Affordability

- Acquisition/Rehabilitation for Rental & Resale
- Tenant Based Rental Assistance
- Housing Construction or Rehabilitation (CHDO)
- Purchase Assistance

Create Suitable Living Environments/Availability-Accessibility

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

3. Evaluation of past performance

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

In FY 2018-2019 Seminole County implemented the following strategies to address the identified objectives: three (3) public facility improvements to promote and provide secure enhancements and building renovations for greater efficiency and to address safety concerns, two of the facilities addressing critical needs stemming from the services provided to a population of homeless and disabled clients. The third a local Boys and Girls Club facility which serves children and teens. Additional funds

were also allocated to acquisition, rehabilitation and rental to address the need for affordable housing. In addressing the critical need of making homeownership affordable, the County also provided purchase assistance to help defray the closing costs for homeowners who have the resources to make monthly mortgage payments but do not have the ability to meet the down payment requirements to become homeowners. The County also continued its partnership with Habitat for Humanity in leveraging federal funds to HOME fund the construction of 4 units for homeownership by low-income households. FY 2019-2020 Action Plan Strategies are crafted based on the successful implementation of projects in program year 2018-2019 , new and emerging needs and a continued focus on those identified and described in the consolidated plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2019-2020 One Year Action Plan identifies projects and programs that will be funded by the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grants (ESG). Seminole County is slated to receive \$1, 953,684 in CDBG funds, \$699,228 in HOME funds, and \$161,772 in ESG funds. The FY 2019-2020 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Seminole County through provision of various improvements and services.

HUD requires input from the public regarding proposed projects and initiatives that result from the Federal funds entrusted to Seminole County. Public comment can be obtained in a variety of ways. The public is welcome to call, email, write, meet in person, and participate in public meetings/ forums. All notifications regarding the Annual Action Plan are published in the Orlando Sentinel, a newspaper of general circulation, as required by Federal regulations. Seminole County also hosts public meetings and gathers feedback from stakeholders at various stages of the planning process. A public hearing is held prior to the publication of the draft annual action plan. The public is also given a 30-day comment period to offer their feedback after the draft action plan has been published. Additionally, a summary advertisement is published in the newspaper and county website. Hard copies are made available at the Community Services Offices for persons who have limited access to a computer or those who require in depth explanations of our programs and requirements. The public comment period began June 26, 2019 and ended on July 26, 2019.

Seminole County uses a request for proposal process to allow non-profit organizations to partner to implement programs that are funded through CDBG, HOME, and the Emergency Solutions Grant. Agencies were notified on March 10, 2019 about the available funding. They also participated in technical assistance workshops prior to the submittal of grant applications. Proposals were received and review by staff for eligibility after receipt, and reviewed and ranked by the Application Review Team on May 7, 2019.

Additionally, the draft 2019-2020 Action Plan was presented to the Seminole County Board of County Commissioners on July 23, 2019. The public was given an opportunity to comment prior to approval by the Commissioners.

5. Summary of public comments

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

Prior to the development of the action plan draft, Seminole County staff heard comments at a public meeting held on June 26, 2019. During the meeting, attendees expressed the need to have street lights, improved drainage systems and traffic calming devices installed throughout the Lockhart community. All comments received after publication of the draft action plan, or received at the Board of County Commissioners agenda are included.

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

All public comments and views were accepted and included in this 2019-2020 One Year Action Plan.

7. Summary

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

There continues to be a need for public service funding, infrastructure projects and affordable housing in Seminole County. The CDBG program will fund the public services, infrastructure projects, and affordable housing, while the HOME program will be used to fund homeownership, housing rehabilitation and purchase assistance. Additionally, the ESG program will be utilized to provide assistance to the homeless through funding operations and maintenance and providing essential services for emergency shelters and transitional housing facilities.

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

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

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

CDBG Administrator	SEMINOLE COUNTY	Seminole County Community Services Department
HOME Administrator	SEMINOLE COUNTY	Seminole County Community Services Department
ESG Administrator	SEMINOLE COUNTY	Seminole County Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

The Seminole County Community Services Department continues to enhance its partnership with local public and nonprofit providers. These partnership ensures public access to a wide range of housing, health and human service programs in Seminole County. Community Services staff conducts outreach, education, training and technical assistance to enhance coordination with public and private housing and supportive service providers. Staff serves on numerous committees and task force both in Seminole County and the Tri-County Region including the Central Florida 507 Continuum of Care which is responsible for addressing homelessness in Central Florida; Seminole County Alliance, a public Body governed by State statute to monitor services and assess and advocate on behalf of at risk children and families in Seminole County. Seminole County also continues to partner with area housing authorities and offer support in various planning and other improvements planned for Housing Authority properties. Community Services staff continued to participate in stakeholders meetings for the Orlando and Sanford Housing Authority Choice Neighborhoods Initiative (CNI) which has completed the planning phase and is preparing to apply for CNI Implementation Funding. Community Services staff continue to collaborate with Seminole County Housing Authority to address homelessness among families with Children who are literally homeless in Seminole County. Community Services, Office of Community Partnership and Quality Assurance monitors all Federal, State and Local funds administered by the County Community Services Department. Training and Technical Assistance are integral components to ensure compliance and quality of services.

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

Seminole County works closely with Homeless Services Network (HSN) who is the lead agency for the Homeless Continuum of Care for Orange, Seminole and Osceola County. HSN oversees and administers HUD Continuum of Care Funding. The Director of Community Services and the Community Assistance Division Manager serve on the COC Board of Directors and Homeless Services Board of Directors respectively. Community Services staff also serves on numerous CoC committees including Planning,

Governance, Resource Allocation, HMIS, and Veterans Committees which are responsible for crafting policies, procedures and protocols for programs funded by the CoC. Seminole County also participates in the Coordinated Entry System (CES) for both family and chronically homeless populations and provides funding for Street Outreach workers through the Aspire HOPE Team.

HSN receives direct funding through the Department of Children and Families (DCF) ESG program annually for the operation of programs that provide direct housing and supportive services to the homeless population in Seminole County. The Seminole County Community Services Department will continue partnership with the HSN to oversee the implementation of Rapid-Rehousing services. The County currently oversees four Rapid Re-Housing Programs (RRH) for families through the following funding sources: ESG, CoC, State Housing Initiatives Partnership (SHIP), and general revenue funds. Additionally, Community Services operates an internal Permanent Supportive Housing (PSH) for 46 chronically homeless households. There is also an active partnership with the Seminole County Housing Authority which provided over thirty Section 8 vouchers for literally homeless families identified by the County and Street Outreach-HOPE Team.

The Seminole County Taskforce has created committees to address the barriers and impediments to housing families and individuals comprised of community partners to help provide solutions. In addition, the Seminole Action Board (SAB) was established in 2016 and consists of prominent local business leaders in the Community as well as the County Manager, Seminole County Commissioner Chairman, and members of the Central Florida Commission on Homelessness. SAB was created to address the identified gaps in homeless services within Seminole County.

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

The Homeless Services Network, the lead agency of the Continuum of Care (CoC) is responsible for the award of State ESG funding through their competitive application process. The lead agency is also responsible for maintaining the HMIS and implementing the Coordinated Entry System. Seminole County participates in weekly coordinated entry system referral meetings to ensure that Seminole County homeless residents are prioritized for housing placements. Seminole County staff is also a member of the HMIS advisory committee to assist in the development of HMIS standards and ensure Seminole County is in compliance with CoC performance measures. Additionally, Seminole County, along with other jurisdictions in the region met specifically regarding the ESG funded program policies to ensure both the Continuum of Care and jurisdictions policies and priorities were aligned.

Seminole County ESG funds are allocated toward Shelter Operations and Maintenance, Rapid Rehousing, HMIS and program administration. CDBG public services funding is awarded to a service provider for case management of homeless families in Rapid Re-Housing. The CoC is instrumental in examining priority

needs of homeless populations that guide funding recommendations for the ESG and CDBG public services funding for homeless populations. Rapid Rehousing was identified by the CoC as a priority initiative.

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

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

See attached charts.

Table 2 – Agencies, groups, organizations who participated

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

3. Agency/Group/Organization	Homeless Services Network
<p>Agency/Group/Organization Type</p>	<p>Services-homeless</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>To strengthen delivery of homeless services to Seminole County residents, Seminole County included outreach services, emergency shelter operation and maintenance, and mental health counseling in the 2015-2019 Consolidated Plan. Seminole County is represented on the HSN board and the COC board and continues to consult with these entities on an ongoing basis with regard to affordable housing and homeless initiatives in Seminole County. HSN also provides HMIS data for the area and has created a Dashboard identifying Seminole County Homeless Data used to plan and implement housing and homeless services in Seminole County.</p>

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

Seminole County did not consult correctional facilities and institutions during the development of the One Year Action Plan, as there were no proposals for group housing needs for former offenders in the plan for FY 2019-2020.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network	The Continuum of Care identifies the need for shelters and prioritizes rapid rehousing. This coincides with Seminole County's Homeless Services
Seminole County Comprehensive Plan	Seminole County Planning	The Housing Element addresses the need for affordable housing county wide. The coincides with Seminole County's Housing Goals
Local Housing Assistance Plan	Seminole County Community Services	The LHAP outlines affordable housing strategies and incentives to further housing through the State Housing Initiatives Program. This coincides with Seminole County's Housing Goals
Regional Affordable Housing Initiative	Orange County	The regional affordable housing initiative seeks to address affordable housing needs in Central Florida including Orange, Seminole, and Osceola County's. This coincides with Seminole County's Housing Goals

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

HUD requires input from the public regarding proposed projects and initiatives that result from the Federal Funds entrusted to Seminole County. Public comment can be obtained in a variety of ways. The public is welcome to call, email, write, meet in person, and participate in public meetings/ forums. Meetings are held in locations that are accessible. Accommodations are made for persons with disabilities. The citizen participation plan seeks to provide ways for the community of offer comments and feedback, with focus on minorities, low and moderate-income persons countywide. All notifications regarding the Annual Action Plan are published in the Orlando Sentinel, a newspaper of general circulation, as required by Federal regulations. Seminole County also hosts public meetings at various stages of the planning process. A public hearing is held prior to the publication of the draft annual action plan. The public is also given a 30-day comment period to offer their feedback after the draft action plan has been published. Additionally, a summary advertisement is published in the newspaper and county website. Hard copies are made available at the Community Services Offices for persons who have limited access to a computer or those who require in depth explanations of our programs and requirements. The public comment period began June 26, 2019 and ended on July 26, 2019. The Citizen Participation Plan, minority outreach plan, and limited English proficiency plans are attached for reference.

Seminole County uses a request for proposal process to allow non-profit organizations to partner to implement programs that are funded through CDBG public services, HOME, and the Emergency Solutions Grant. Agencies were notified in March 2019 about the available funding. Proposals were received and reviewed by staff for eligibility, and were also reviewed and ranked by the Application Review Team on May 7, 2019.

Additionally the draft FY 2019-2020 Action Plan was presented to the Seminole County Board of County Commissioners on July 23, 2019. The public was given an opportunity to comment prior to approval by the Commissioners.

Prior to the publication of the One Year Action Plan, Seminole County staff convened its Affordable Housing Advisory Committee (AHAC) to identify and develop strategies to address the affordable housing needs in the region. Based on the feedback, Seminole County sought to continue its focus on providing resources to mitigate various facets of housing along with public services and public facility improvements in the 2019-2020 Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1.	Public Hearing	Minorities Non-targeted/broad community	Seminole County held a public hearing June 26, 2019 at the Seminole County Community Services Building to outline the planning process and obtain feedback from the public. Three staff members were present.	All comments were accepted		

2.	Internet Outreach	Non-targeted/broad community	<p>Seminole County issued a public notice regarding the availability of the 2019-2020 Action Plan Draft. The plan was posted to the Seminole County Community Services website on June 26 2019. The public was encouraged to provide comments during the 30-day comment period. The comment period began on June 26th</p>		All comments were accepted	http://www.seminolecountyfl.gov/departments-services/community-services/
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			and ended on July 26, 2019.			

3.	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Seminole County published a notice in the Orlando Sentinel, a publication of general circulation regarding the availability of the 2019-2020 Action Plan Draft with a summary of the activities to be funded during the plan year. The public was encouraged to provide written comment during the 30-day. The comment period ran</p>		All Comments were accepted	http://www.seminolecountyfl.gov/departments-services/community-services/
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			June 26-July 26, 2019.			

4.	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Board of County Commissioners meeting to approve the 2019-2020 Action Plan was July 23, 2019 in the Seminole County Commission chambers. The public was given the opportunity to comment on the action plan, prior to the Commissioner's approval of the Plan. Any comments received during the meeting are included in the final</p>		<p>All comments were accepted.</p>	<p>http://www.seminolecountyfl.gov/departments-services/community-services/</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			version of this plan.			
5.	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	Notice of Funding Availability and request for applications for CDBG public services, ESG, and HOME funding was published in the Orlando Sentinel in March 2019.		All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In 2019, Seminole County expects to receive an annual allocation of **\$1,953,684** for the CDBG Program. Of the total funding allocation **\$390,736** will be allocated for Administration activities, **\$293,053** will be allocated for Public Service Activities; **\$50,000** will be allocated for housing leverages activities; **\$50,000** will be allocated for demolition; **\$544,743** will be allocated for acquisition, rehabilitation and rental; **\$275,000** will be allocated for infrastructure improvements; and **\$350,152** will be allocated for Public Facility Improvements.

Seminole County also expects to receive an annual allocation of **\$699,228** for the HOME program. Of the total funding allocation, **\$69,923** will be allocated for program Administration activities, **\$104,884** will be allocated for Affordable Homeownership activities to be implemented by a County authorized Community Housing Development Organization (CHDO); **\$134,421** will be used to provide purchase assistance to increase homeownership opportunities; **\$300,000** will be allocated to provide Tenant-Based Rental Assistance to assist elderly and persons with disabilities obtain/maintain affordable housing; and **\$90,000** will be allocated toward the construction of an affordable housing rental project by sub-recipient partner agency.

Seminole County will receive an annual allocation of **\$161,772** for the ESG program. Of the total annual allocation, **\$12,133** will be allocated to Administration activities to include 12 HMIS licenses; **\$34,139** will be allocated for emergency housing placements; **\$49,500** will be allocated to a rapid re-housing activity, and **\$66,000** will be allocated toward Shelter Operation and Maintenance for homeless shelter activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	1,953,684	0	0	1,953,684	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 New construction for ownership TBRA	699,228	3510	0	699,228	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR 92
							Expected Amount Available Remainder of ConPlan \$

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
ESG	public - federal	Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing Administration and planning'	161,772	0	0	161,772	The annual allocation and any program income or prior year resources will be allocated to eligible ESG program categories

Table 5 - Expected Resources – Priority Table

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

Seminole County continues to leverage federal funds with applicable state and local fund to increase impact within the community. Although federal, state, private, and local grant program funds and activities operate according to their own guidelines and requirements, they are frequently combined to provide a greater level of funding for housing and community development needs. For example, federal CDBG funds can be leveraged with State Housing Initiatives Partnership (SHIP) program funds to meet affordable housing needs. The HOME Investment Partnership program funds can also be combined with SHIP to provide assistance for qualified low- and moderate-income first-time homebuyers in the form of down payment, principal reduction, and closing cost assistance. **Seminole County received approximately \$1.9 million in SHIP funds for State FY 2017-2019.** Each allocation of SHIP funds has a three-year expenditure deadline. Additionally, County funds are granted to area non-profits to provide a variety of essential and supportive services within the community through the Community Service Agency Partnership Program (CSA). CSA Program grants are made available annually. In FY 2018-2019 \$856,604 in county general funds were awarded to non-profit organizations. Some of the recipients of the local funding also provide CDBG funded public services or ESG funded homeless services. SHIP Funds provide match for the HOME and State ESG programs. Seminole County meet the required ESG match requirements by receiving cash and in-kind match from non-profit homeless service providers who implement grant funded programs and activities.

If appropriate, describe 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 leverage for affordable housing projects funded with federal funds when necessary. As of June 30 2019, Seminole County has 15 county-owned lots and/or properties that can be leveraged and used to meet affordable housing needs. Non-profit organizations apply for these available lots with the condition they construct affordable housing units for resale or rental to low income households. The list is maintained by Seminole County Community Services.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Public Services	2019	2020	Public Services	County-wide	Supportive Services	CDBG: \$293,053	Public service activities other than Low/Moderate Income Housing Benefit: 239 Persons Assisted
2.	Housing Activity Cost	2019	2020	Affordable Housing	County-wide	Affordable Rental Housing	CDBG: \$50,000	30 LMI persons receiving TBRA assisted
3.	Housing Acquisition, Rehabilitation and Rental	2019	2020	Affordable Housing	County-wide	Affordable Rental Housing	CDBG: \$544,743	Affordable Rental Housing Units Created-up to 3 housing units
4.	Demolition	2019	2020	Affordable Housing	County-wide	Affordable Housing	CDBG: \$50,000	Up to 5 Affordable Housing Units
5.	Public Infrastructure Improvements-	2019	2020	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$275,000	Public Infrastructure Activities other than Low/Moderate Income Housing

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6.	Public Facility Improvements-Christian Sharing Center	2019	2020	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$50,152	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Public Facility (16,000)
7.	Public Facility Improvements – Catholic Charities	2019	2020	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Housing: 200 LMI Persons
8.	Public Facility Improvement-Aspire Health Partners	2019	2020	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Housing: 2,100 LMI Persons
9.	Alternate Project List (various Public facility projects)	2019	2020	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$0	Public Facility Activities other than Housing
10.	Housing Construction or Rehabilitation (CHDO)	2019	2020	Affordable Housing	County-wide	Affordable Homeownership	HOME: \$104,884	1 Affordable Housing Unit
11.	Purchase Assistance	2019	2020	Affordable Housing	County-wide	Affordable Homeownership	HOME: \$134,421	Up to 4 LMI Households Assisted with Homeownership
12.	Tenant Based Rental Assistance- Elderly/Disabled and Homeless	2019	2020	Affordable Housing	County-wide	Affordable Rental Housing	HOME: \$300,00	TBRA, Up to 30 Households assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13.	Housing Construction/Rehabilitation for Resale-Habitat for Humanity	2019	2020	Affordable Housing	County-wide	Affordable Homeownership	HOME: \$90,000	Homeowner Housing Rehabilitated: Up to 3 Housing Units
14.	Homeless Prevention	2019	2020	Homeless	County-wide	Homeless Services	ESG: \$34,139	Homeless Prevention for up to 25 homeless households
15.	Homeless-Rapid Re-Housing-Embrace Families, Inc.	2019	2020	Homeless	County-wide	Homeless Services	ESG: \$49,500	Rapid Re-Housing for up to 17 Homeless Households
16.	Homeless- Shelter Operation-Safe house	2019	2020	Homeless	County-wide	Homeless Services	ESG: \$36,000	Shelter Operations to benefit up to 425 DV
17.	Homeless-Shelter Operation-Recovery House	2019	2020	Homeless	County-wide	Homeless Services	ESG: \$30,000	Shelter Operations to benefit up to 300 homeless individuals
18.	Administration	2019	2020	Administration	County-wide	Administration	CDBG: \$390,736 HOME: \$69,923 ESG: \$12,133	N/A

Table 6 – Goals Summary

Goal Descriptions1.	Goal Name	Public Services
	Goal Description	Funds will be used to provide public services to benefit low and moderate-income people in Seminole County. Funds will be used to provide youth services, health services, senior services, mental health services, and other supportive services through nonprofit sub-recipient partners.
2.	Goal Name	Housing Activity Costs
	Goal Description	Funds will be used to pay soft costs and fees, i.e., inspections, eligibility determination to implement the tenant based rental assistance program.
3.	Goal Name	Housing Acquisition, Rehabilitation and Rental
	Goal Description	Funds will be used to acquire and rehabilitate 3 units to be used as affordable rentals for low and moderate-income persons.
4.	Goal Name	Homeowner Demolition
	Goal Description	CDBG Funds will be used to complete demolition of 5 units; State funds will be used for the rehabilitation of housing for low and moderate- income households.
5.	Goal Name	Public Infrastructure Improvements
	Goal Description	Funds will be used for various infrastructure projects including streetlights, parks, water improvement to benefit low and moderate income households.
6.	Goal Name	Public Facility Improvement-Christian Sharing Center
	Goal Description	Funds will be used for minor rehabilitation of a public facility to benefit homeless persons
7.	Goal Name	Public Facility Improvement- Catholic Charities
	Goal Description	Funds will be used for roof replacement to a facility that serves homeless persons with special healthcare needs.

8.	Goal Name	Public Facility Improvement- Aspire Health Partners
	Goal Description	Funds will be used for roof replacement to a facility providing mental health, Substance Abuse services.
9.	Goal Name	Alternate Project List (Various Public Facility Improvements)
	Goal Description	Fund various public facility improvement projects throughout Seminole County
10.	Goal Name	Housing Construction or Rehabilitation (CHDO)
	Goal Description	HOME Funds will be used for the construction or rehabilitation of 1 affordable housing unit for homeownership or rental
11.	Goal Name	Purchase Assistance
	Goal Description	HOME Funds will be used for purchase assistance including down payment assistance and closing cost for up to 4 low income households to become homeowners.
12.	Goal Name	Tenant Based Rental Assistance
	Goal Description	HOME Funds will provide rental subsidies for 30 low and/or moderate income elderly and persons with disabilities.
13.	Goal Name	Housing Construction, Resale, Homeownership- Habitat for Humanity
	Goal Description	HOME Funds will be used to construct 3 new units for homeownership opportunities for low and moderate-income persons.
14.	Goal Name	Homeless Prevention
	Goal Description	ESG funds will be used to provide emergency/bridge housing for homeless households or those at risk for homelessness.

15.	Goal Name	Rapid-Rehousing-Embrace Families
	Goal Description	ESG funds will be used for rental subsidy and supportive services for 22 homeless households
16.	Goal Name	Emergency Shelter Operation-Safehouse
	Goal Description	ESG funds will be used for operation, maintenance, and services for persons experiencing Domestic violence in Seminole County.
17.	Goal Name	Emergency Shelter Operation-Recovery House
	Goal Description	ESG funds will be used for shelter operations, maintenance and services for persons experiencing homelessness in Seminole County.
18.	Goal Name	Administration (CBNG, HOME, ESG)
	Goal Description	Funds will be used for planning and program administration for CDBG, HOME, and ESG programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

For FY 2019-2020, Seminole County has selected three public facility improvements to promote and provide secure enhancements and building renovations for greater efficiency and to address safety concerns. Two of the facilities provide services for the homeless including those with special health care needs. The other facility improvement project serves special needs population including those with mental health and substance abuse disorders.

Seminole County is allocating additional funds to address the need for affordable housing. Funds will be used to acquire and rehabilitate units for affordable rentals. In addressing the critical need of making homeownership affordable, the County will continue to provide purchase assistance to help defray the closing costs for homeowners who have the resources to make monthly mortgage payments but do not have the ability to meet the down payment requirements to become homeowners. The County will also continue its partnership with Habitat for Humanity in leveraging federal funds to construct and or rehabilitate three (3) housing units for homeownership by low-income households, using HOME program funds.

Projects

#	Project Name
1.	CDBG-Public Services
2.	CDBG-Housing Activity Cost
3.	CDBG-Affordable Housing-Acquisition, rehab, rental
4.	CDBG-Demolition
5.	CDBG-Public Infrastructure Improvement- various
6.	CDBG-Public Facility Improvements- Christian Sharing Center
7.	CDBG-Public Facility Improvements- Catholic Charities
8.	CDBG-Public Facility Improvements- Aspire Health Partners
9.	CDBG-Public Facility Improvements- Alternate Project List (various public facility projects)
10.	HOME-CHDO-Housing Construction
11.	HOME-Purchase Assistance
12.	HOME-Tenant Based Rental Assistance-Elderly/Disabled
13.	HOME-Housing Construction, Resale, Homeownership-Habitat for Humanity
14.	ESG-Homeless Prevention
15.	ESG-Rapid-Rehousing-Embrace Families
16.	ESG-Shelter operations-Safe House
17.	ESG-Shelter Operations- Recovery House
18.	Administration- CDBG, HOME, ESG

Table 7 - Project Information

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

Seminole County will continue to address the priorities identified in the Community Services Strategic Plan which is consistent and congruent with the HUD 5-Year Consolidated Plan. In response to the emerging and critical need for affordable housing, there will be an increased effort in our acquisition, rehabilitation and rental strategy. HUD Funding will be leveraged with other county resources including vacant land to address this critical need.

AP-38 Project Summary

Project Summary Information

1.	Project Name	Public Services –Various projects
	Target Area	County-wide
	Goals Supported	Public Services
	Needs Addressed	Supportive and Homeless Services
	Funding	CDBG: \$293,053
	Description	Funds will be used to provide services that benefit low and moderate-income persons, including mental health, youth services, senior services, and dental assistance.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	239 low and moderate-income persons
	Location Description	Various locations in Seminole County
	Planned Activities	CDBG funds supports various youth, senior, mental health, and other health service programs.
2.	Project Name	Housing Activity Cost
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: \$50,000
	Description	CDBG Funds will be used for soft cost, fees, inspections, eligibility determinations to implement TBRA Program.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 low income households (elderly/persons with disabilities)
	Location Description	Various locations in Seminole County

	Planned Activities	Funds support project implementation cost for TBRA Program service elderly and persons with disabilities.
3.	Project Name	Affordable Housing-Acquisition, Rehabilitation, and Rental
	Target Area	County-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Affordable Rental Units
	Funding	CDBG: \$544,743
	Description	Funds will be used for acquisition, rehabilitation, and rental of 3 housing units for low and moderate-income households.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 affordable housing units
	Location Description	Scattered sites Seminole County
	Planned Activities	Acquisition, rehabilitation, and rental of units as affordable housing.
4.	Project Name	Demolition
	Target Area	County-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing /Neighborhood revitalization
	Funding	CDBG: \$50,000
	Description	Funds will be used to demolish housing for reconstruction for 5 low and moderate-income households.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	5 eligible housing units
	Location Description	Scattered sites Seminole County
	Planned Activities	Demolitions of eligible housing units in preparation for reconstruction

5.	Project Name	Public Infrastructure Improvement- various
	Target Area	County-wide
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$275,000
	Description	Improvements for various projects including street lights, parks neighborhood facility or infrastructures within CDBG Target areas.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public Benefit
	Location Description	CDBG Target areas in Seminole County
	Planned Activities	Various activities including street lights, parks, playgrounds and or infrastructure improvement projects.
6.	Project Name	Public Facility Improvement- Christian Sharing Center
	Target Area	County-wide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Neighborhood Revitalization & Homeless Services
	Funding	CDBG: \$150,000
	Description	Improvements to a neighborhood facility that is the site for homeless and other low and moderate-income persons
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	16,000 Low to Moderate income persons
	Location Description	600 N US HWY 17 92, Longwood, FL 32750
	Planned Activities	Minor Rehabilitation and or Repairs of Sharing Center Facility
7.	Project Name	Public Facility Improvement- Catholic Charities-PTC
	Target Area	County-wide
	Goals Supported	Public Facility Improvements- Catholic Charities of Central Florida

	Needs Addressed	Homeless Service Facility
	Funding	CDBG: \$150,000
	Description	Roof Replacement to improve safety at a facility that serves homeless persons with special medical needs.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	200 homeless persons
	Location Description	430 Plumosa Avenue, Casselberry, FL 32707
	Planned Activities	Roof Replacement
8.	Project Name	Public Facility Improvement- Aspire Health Partners
	Target Area	Countywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$150,000
	Description	Roof Replacement to improve safety at a facility that serves persons with Mental Health and substance Abuse Disorders.
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	2,100 low and moderate-income persons
	Location Description	919 E. 2 nd Street Sanford, FL 32771
	Planned Activities	Renovation of an existing building within the domestic abuse shelter facility to create a men's dormitory.
9.	Project Name	Alternate Project List (various public facility projects)
	Target Area	Countywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$ 0

	Description	The Following projects will be funded in the event funds are underutilized or in the case of cancellations: Impower Inc.- Lift Station; Quest Inc.- Facility Improvements; Inspire Inc.-Roof Replacement; Tue Health-Roof Replacement
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Various public facility projects throughout Seminole County
10.	Project Name	CHDO Activities- Affordable Homeownership or Rental
	Target Area	County-wide
	Goals Supported	Housing Construction/Rehabilitation for Resale or Rental
	Needs Addressed	Affordable Housing
	Funding	HOME: \$104,884
	Description	This project is for the construction or rehabilitation of affordable housing for rental or home ownership in Seminole County through a Community Housing Development Organization (CHDO).
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 low income household
	Location Description	Countywide
Planned Activities	Construction or rehabilitation of affordable housing for rental or home ownership in Seminole County.	
11.	Project Name	Purchase Assistance
	Target Area	County-wide
	Goals Supported	Affordable Homeowner Units
	Needs Addressed	Affordable Housing
	Funding	HOME: \$134,421

	Description	Funds will be provided for down payment assistance and closing costs for eligible homebuyers.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	4 low income households
	Location Description	Various locations in Seminole County
	Planned Activities	Provide down payment assistance and closing costs
12.	Project Name	Tenant Based Rental Assistance (TBRA) Elderly/Disabled
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	HOME \$300,000
	Description	This activity will fund Tenant Based Rental Assistance for Elderly and Disabled persons
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 low income households
	Location Description	Various locations in Seminole County
	Planned Activities	Provision of rental subsidy to income eligible elderly/disabled persons
13.	Project Name	Habitat for Humanity- Affordable Homeownership
	Target Area	County-wide
	Goals Supported	Housing Construction/Rehabilitation for Resale
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$90,000
	Description	This project provides funds for the construction/rehabilitation of affordable housing units for homeownership.
	Target Date	09/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	3 Low Income Households
	Location Description	Various sites in Seminole County
	Planned Activities	This project is in partnership with Habitat for Humanity to construct four housing units for resale
14.	Project Name	ESG-Homeless Prevention
	Target Area	County-wide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless
	Funding	ESG: \$34,139
	Description	Funds will be used to provide emergency rent and or bridge housing including temporary emergency hotel placements for homeless families.
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 Literally homeless families & Families at risk for homelessness
	Location Description	Various sites in Seminole County
	Planned Activities	Funds will be used for bridge housing and emergency rental payments.
15.	Project Name	ESG-Rapid Rehousing-Embrace Families
	Target Area	County-wide
	Goals Supported	Homeless Services
	Needs Addressed	Homelessness
	Funding	ESG: \$49,500
	Description	Funds will be used for RRH Rental subsidies for homeless households
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	17 homeless households
	Location Description	Various locations in Seminole County
	Planned Activities	Funds will be awarded to Embrace Families to provide housing and Case management services for 15 homeless households.
16.	Project Name	ESG- Shelter Operations-Safe House
	Target Area	County-wide
	Goals Supported	Homeless Services
	Needs Addressed	Homelessness
	Funding	ESG: \$36,000
	Description	Funds will be awarded to Safe House to support homeless shelter operations
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	425 homeless persons
	Location Description	Domestic Abuse shelter address is confidential
	Planned Activities	Funds will be awarded to Safe house DV Shelter for operational expenses
17.	Project Name	ESG- Shelter Operations-Recovery House
	Target Area	County-wide
	Goals Supported	Homeless Services
	Needs Addressed	Homelessness
	Funding	ESG: \$30,000
	Description	Funds will be awarded to Recovery House to support shelter operations
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	300 homeless persons
	Location Description	401 Pecan Avenue Sanford, FL
	Planned Activities	Funds will be awarded to Recovery House (male only shelter)for operational expenses
18.	Project Name	Administration- CDBG, HOME, ESG
	Target Area	County-wide
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$390,736 HOME: \$69,923 ESG: \$12,133
	Description	This project will fund administrative and planning costs for the implementation of the CDBG, HOME and ESG activities.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	534 W Lake Mary Blvd. Sanford FL 32773
	Planned Activities	Administration and planning for the CDBG, HOME & ESG Program funding

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 the geographical jurisdiction of Seminole County. .

Geographic Distribution

Target Area	Percentage of Funds
Midway	
Bookertown	
County-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During FY 2019-2020, investments are allocated to countywide activities and not a geographic location. During the planning process for the 2019-2020 One Year Action Plan, there were no projects identified within the Midway and Bookertown target areas. Activities will meet national objectives by benefiting low and moderate-income persons through income qualification of activities, and through activities that exclusively benefit persons in a category that are presumed to be low income.

Discussion

2019-2020 HUD-program funding allocations will be used countywide based on the level of need. Beneficiaries will be selected based on criteria determined by the Seminole County Community Services Department and local housing service providers that have been selected by the County to implement eligible grant funded activities. CDBG program regulations require a minimum of 70% of funds be used to benefit low and moderate-income people. Seminole County seeks to use all its CDBG funding to benefit low and moderate-income populations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The following federal funded grant programs, CDBG, HOME, and ESG described in the 2015-2019 Consolidated Plan have strategies to achieve affordable housing goals each year. The CDBG program supports affordable housing by providing funds for rehabilitation of owner occupied housing units, and through the acquisition, rehabilitation of existing housing units to be used as affordable rentals. The HOME program supports affordable housing for low and very low-income households by providing rental assistance, creation of new units through construction or acquisition/rehabilitation, and purchase assistance to homebuyers. The ESG program supports affordable housing by providing rapid re-housing activities to the homeless segment of the population. The HOME and ESG programs all set affordable housing goals to achieve each federal fiscal year, but the CDBG Program based its accomplishments on the beneficiaries served with housing rehabilitation funds each application cycle.

One Year Goals for the Number of Households to be Supported	
Homeless	17
Non-Homeless	36
Special-Needs	30
Total	83

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	72
The Production of New Units	10
Acquisition/rehab of Existing Units	1
Total	83

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

Discussion

Seminole County anticipates using HOME funds to produce 4 new affordable housing units during the 2019-2020 fiscal year. The affordable housing units will be targeted to low-moderate income persons and families, including special needs populations. HOME Tenant based rental assistance (TBRA) will provide assistance for at least 30 eligible elderly and/or disabled individuals. CDBG funds will also be used to acquire and rehab 3 units for affordable rentals. Seventeen homeless households will be assisted with ESG Rapid Re-Housing activity funds to reduce homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The County does not currently have any actions or projects planned for the 2019-2020 fiscal year because the Seminole County Housing Authority did not submit a request for funding during this year's RFA process.

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

The Seminole County Housing Authority provides internal programs and supportive services to its clients to establish self-sufficiency and move to homeownership. Supportive services include job training, financial counseling, networking with housing providers, etc. These supportive services are offered to all public housing residents as incentive to take control of their housing opportunities and better their lifestyle. In FY 2018, one public housing resident purchased a new home and successfully exited the program. Currently, The housing Authority is working with another resident toward homeownership.

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

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

Seminole County Housing Authority and Orlando Housing Authority have standard performance ratings

as documented by the HUD Public and Indian Housing Information Center.

Discussion

Seminole County does not anticipate using any HUD federal funding on projects that promote, benefit, or support public housing projects or activities during the 2019-2020 fiscal year. The Seminole County Housing Authority will continue to administer direct annual HUD funding allocations on the operation, maintenance, and rental assistance projects and activities based on the amount of the allocation and the number of qualified individuals and families in need of public housing assistance. Seminole County is an active participant in the Choice Neighborhoods Initiative that seeks to revitalize the Goldsboro Neighborhood. The initiative will address plans for addressing properties owned by the Sanford Housing Authority as well as other properties within the boundaries of their study area.

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

Introduction

In this section of the 2019-2020 Annual Action Plan, we outline strategies that will be implemented to achieve one-year goals and objectives aimed at addressing the needs of the homeless and other special needs populations. These strategies will be implemented by the County through collaboration with selected housing providers that provide direct services to the target populations. Each of the following sections will describe the methods of outreach to homeless persons, activities to address the emergency shelter and transitional housing needs of homeless persons, actions to assist homeless persons with obtaining permanent housing, and efforts to prevent homelessness to reduce and end homelessness throughout Seminole County.

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

The Homeless Services Network of Central Florida serves as the Homeless Continuum of Care (CoC) agency and partners with providers throughout the Central Florida region to implement Street Outreach activities and conduct and report the annual Homeless Point-in-Time (PIT) Count. Through these efforts, HSN assists homeless service providers in developing and implementing strategies to address the needs of sheltered or unsheltered homeless persons. Seminole County Currently provides funding for the Street outreach activities through partnership with Aspire Health Partners.

In addition, Seminole County Community Services Department partners with Embrace Families and Catholic Charities of Central Florida to administer rapid re-housing activities, including case management and assessment through the ESG RRH Program and anticipates continuing to do so during the 2019-2020 fiscal year. The project is included in the FY 2019-2020 Action Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County plans to provide \$36,000 in ESG funding to Safehouse for eligible operation and maintenance expenses to assist approximately 425 individuals that are victims of Domestic Violence in need shelter, or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. The County plans to provide \$30,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 300 individuals who are in need of shelter or are currently in emergency shelter or transitional housing facilities owned and operated by the agency. Additionally, the County plans to fund the Rescue Outreach Mission for operations of the emergency shelter through the use of its general funds. The funding of these activities will assist in achieving the one year goals by providing shelter operating costs and rapid re-housing

assistance for the homeless.

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

The Community Services Department administers and supports several projects to help homeless persons make the transition to permanent housing. The County supports the Housing First Model emphasizing housing placement followed by wrap around supportive services. In addition, Community Services Department is currently implementing several strategies to facilitate access to affordable housing including acquisition, rehabilitation and rental of affordable housing for homeless families in Seminole County. In addition, County owned vacant parcels are also being considered for the development of affordable housing for homeless families and other eligible low-income households.

The County also partners with non-profit homeless services providers to implement affordable housing activities that directly affect the homeless population. 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 are evaluated based on project scoring criteria.

Seminole County anticipates allocating \$ 49,500 of ESG Funds for rapid re-housing activities for extremely low and very-low -income families to avoid homelessness. This funding is anticipated to assist 17 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. CDBG funds are also planned to support case management services provided by a non-profit homeless services provider to households that are in a rapid re-housing program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

The Seminole County Community Services Department administers an internal housing financial assistance program that provides rental, utility, and mortgage assistance to qualified families who are experiencing financial hardship due to job loss, medical problems, elderly and disabled garnishments, and more. The rental, utility and mortgage assistance program is funded through Seminole County general revenue funds, and can be applied for directly through the Community Services Department.

The Community Services Department also works in partnership with local mental health services, healthcare, and housing supportive services providers to supplement funding resources needed for qualified applicants, including low-income individuals and families, and extremely low-income individuals and families, and persons with special needs being discharged from publicly funded institutions and systems of care. Community Services currently partners with Catholic Charities-Pathways to Care Program to provide medical care and housing for homeless persons with special health care needs who are being discharged from hospitals with no planned housing placements.

Discussion

The Seminole County Shelter Plus Care Program is an internally administered program that provides rental assistance and case management services to chronically homeless persons with disabilities. Applicants are identified and prioritized via the Homeless Continuum of Care Centralized Assessment System managed by the Homeless Services Network. Services are leveraged with State Funding which provide matching funds for case management services. Seminole County also uses HOME funds to provide Tenant-Based Rental Assistance (TBRA) to elderly persons and persons with disabilities many of whom are extremely low-income.

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

Introduction:

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 to eliminate the barriers identified. Prior to the development of this report, Seminole County conducted seven public meetings throughout the county to gain public input from fair housing enforcement agencies, fair housing advocacy groups, local governments and the public about current or potential impediments that were affecting fair housing choice in all regions of the state. One important aspect of the report was the in-depth review of Florida's statutes, laws and policies that affect fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

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

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

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 to educate public on predatory lending.

4) Access for minorities to housing outside of minority concentration

- Increase application from housing providers
- CDBG and HOME incentive projects

5) Failure to make accommodation or modifications for disabled persons

- Outreach and education programs for housing providers, landlords and property managers
- Fair housing enforcement and monitoring

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

Discussion:

n/a

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Funding limitations were identified as the primary obstacle to meeting the needs of the underserved in the development of the Consolidated Plan. The funding limitations impacted the Neighborhood Revitalization goal most of all, requiring the phasing of the Midway Water project over several program years. During FY 2019-2020 Seminole County will continue with Phase 3 of the of the improvement project. In addition to phasing larger projects, Seminole County seeks opportunities to coordinate and effectively leverage funds to continue Neighborhood Revitalization Efforts County wide.

Actions planned to foster and maintain affordable housing

Seminole County anticipates allocating over \$1.6 million toward eligible federal grant funded activities that foster and maintain affordable housing. Specific activities planned include homeowner rehabilitation, tenant-based rental assistance, and purchase assistance to homebuyers. In some cases, the County will be directly funding rehabilitation activities using County procured contractors and maintaining beneficiary case files in house, and other times will use County approved CHDOs or non-profit housing providers to carry out the activities that foster and maintain affordable housing.

To prevent affordable housing units becoming lost from the assisted housing inventory the County continuously monitors Mortgage Deed and Notes that have active Affordability Periods for compliance. If the units are not in compliance, then the necessary measures are taken to bring the units into compliance or recapture the funds. Community Services staff enforces and monitors all federal and State funded housing projects through Restrictive Use Covenants (RUC).

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 exceptions apply: a) No children under the age of 6 reside in the home. b) A previous

lead based paint inspection has been conducted according to the HUD regulations and the unit was found not to have lead based paint, documentation must be attached. c) The property has identified and all lead based paint has been removed in accordance to HUD regulations. Documentation must be attached.

- If the building was constructed before 1978 and does not meet any of the exemptions above, the following actions must be taken: a) a brochure concerning lead based paint hazards is to be provided to the household. b) The client is to be provided with a Disclosure of Information on Lead Based Paint. c) The home must be visually inspected. The preparer must, at a minimum, complete HUD's online visual inspection training before the inspection is conducted. The inspecting party must answer the following questions:
 - Are interior painted surfaces free from deteriorated paint?
 - Are the exterior painted surfaces free from deteriorated paint?
 - Will any paint be disturbed during rehabilitation?

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

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

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

Actions planned to reduce the number of poverty-level families

The County currently implements several programs specifically geared toward assisting poverty level

families to reduce poverty over this five-year planning period.

The Community Services Department utilizes Community Services Block Grant (CSBG) funds to provide support and resources to eligible households including rent, utility, and scholarships for vocational and technical training certification. This program is intended to increase the earning potential of the head-of-household and therefore increase the household income which will decrease the amount of families in poverty.

The Tenant-Based Rental Assistance program provides rental subsidies to households that are at or below 30 percent of the area median income guidelines with elderly and/or disabled head of household. This program allows these households to maintain affordable housing with limited income. Therefore, it decreases the amount of people in poverty.

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

The ESG Rapid Re-Housing program assists homeless families with acquiring and maintaining housing by providing rental subsidies and case management for up to 12 months. This program targets homeless families and provides a stable living environment while providing case management to help stabilize and increase their household income, which will reduce the number of families in poverty.

The Prevention program uses general revenue dollars to assist families with rental, mortgage and utility assistance to prevent homelessness and maintain current housing. This program helps maintain housing which reduces the impact of poverty on extremely and very low income households.

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. The County, in conjunction with the municipalities, elected officials, citizens, non-profit agencies, and for-profit organizations, will continue networking and trying to assess what resident need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the County. Seminole County will continue to seek partnerships meet community need effectively.

Potential gaps, or weaknesses, in the institutional delivery system include fraud, waste and abuse of federal funds due to lack of monitoring controls.

It is a priority of Seminole County to consistently assess the strengths and gaps in the institutional

delivery system, by conducting audits of internal policies and procedures, in order to ensure that potential weaknesses are identified and addressed to ensure that all federal program funds are spent in a timely manner in accordance with program regulations and policies.

The Community Services, Community Partnership and Quality Assurance Office monitors all sub-recipient agencies through desk and on-site monitoring visits annually. Staff also monitors monthly expenditures and provides training and technical assistance to address performance related issues.

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

Seminole County will continue to enhance coordination between public and private housing and social service agencies by encouraging partnership for County funded projects and strengthening existing networking abilities through County sponsored community events, workshops and conferences.

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

- Seminole County will continue the annual Request for Applications process for local non-profit organizations to submit request for consideration of grant funding to carry out the goals and objectives set forth in this Plan;
- Seminole County will enhance coordination with the Homeless Services Network of Central Florida, and other local private homeless providers, to expand access to data and needs for Seminole County's homeless population through participation on various housing and homeless committees;
- Seminole County will enhance coordination with public entities, such as the Seminole County Health Department, on issues such as lead based paint data collection and reporting and through public events promoting health and wellness.

Discussion:

Seminole County's Office of Economic Development and Community Relations works with existing and new businesses operating in Seminole County. The County offers a job growth incentive to support industries that are expanding their workforce for new jobs that will make a wage equivalent to 100% of the average County wage. Businesses can apply for this job incentive directly to Seminole County. Additionally, Seminole County supports economic development and new job growth through partnership with the State of Florida Department of Economic Opportunity, and provide required match funding for businesses that qualify for incentive funds through their Qualified Targeted Industry Tax Refund (QTI) program, available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes. Seminole County is responsible for 20 percent (20%) of the qualified businesses tax refund for those eligible within the jurisdiction.

Program Specific Requirements

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

Introduction:

The following section of the Annual Action Plan will describe the program specific methods used to administer the CDBG, HOME and ESG programs, as well as the amount of program income that is expected to be received prior to October 1, 2019, but not re-programmed prior to the submission of this Consolidated Plan and 2019-2020 Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that	

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I) (2)**

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

Seminole County does not have any specific HUD approved investments beyond those identified in 24 CFR 92.205. The purchase assistance and tenant based rental assistance programs fall within the auspices of 92.205 and are not additional investments.

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

Please refer to resale and recapture narratives attached as Exhibit 1

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

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

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

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

ESG standards are attached as Exhibit 2

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

The local Continuum of Care implements a coordinated entry system which is integrated into the Homeless Management Information System (HMIS). The coordinated entry system is used to prioritize housing placements for permanent supportive housing and rapid rehousing. Priority are established based on the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to evaluate, prioritize intake, and coordinate the delivery of services to these homeless populations. The system has been in place for three years. Regular coordination meetings to assist in housing placements occur weekly. Seminole County ESG sub recipients are required to use HMIS.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Seminole County publishes a Notice of Funding Availability (NOFA) each year to solicit the submission of proposals under the County's entitlement programs CDBG, HOME, and ESG. Proposals are accepted for CDBG public facility, public services, as well as, HOME construction projects, and ESG shelter operations and rapid rehousing activities. Proposal are reviewed and scored by a Grant Review Team which makes recommendations to the Community Services Director and County Manager. The recommendations are also made available for Public Comment and then to the Board of County Commissioners for approval.

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

While completing the 2015-2019 Consolidated Plan, the Continuum of Care and homeless service providers were contacted, in addition to anyone in the general public, and asked to participate in the Public Hearings and in the Community Needs Survey, at the meeting homeless issues were specifically discussed. In addition, the Point-In-Time Survey is available for review and referenced to assist in considering policies and funding decisions. The Citizen Participation Plan is followed when making funding decisions. All funding recommendations are provided for public comment. Public hearings are held to solicit feedback on the County's performance in November/December each year and are held to solicit recommendations for funding in April or May of each year. Homeless

service providers are contacted and asked to participate in the public hearings in order to solicit feedback regarding the homeless and formerly homeless individuals.

Seminole County's Board of County Commissioners is made up of elected officials and does not have a homeless or formerly homeless individual serving in that capacity. Seminole County partners with the Homeless Services Network (HSN), the lead agency in the Continuum of Care. HSN has membership that represents the Homeless and formerly homeless populations. During the development of the FY 2019-2020 Action Plan, HSN was consulted. Seminole County also participates in CoC meetings for feedback.

5. Describe performance standards for evaluating ESG.

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

- The length of time individuals and families remain homeless.
- Reducing the length of time individuals and families remain homeless – within 30 days of eligibility completion- Track the length of time it takes to house an individual or family after determining eligibility.
- The extent to which individuals and families who leave homelessness experience additional spells of homelessness.
- Reducing the number of individuals and families who experience homelessness more than once – Track homeless individuals and families 90, 180, and 360 days after program completion.
- The thoroughness of grantees in the geographic area in reaching homeless individuals and families.
- Number of homeless individuals and families have been reached with our efforts to end homelessness in Seminole County - Track the number of individuals and families assisted in the County.
- Overall reduction in the number of homeless individuals and families.
- Reduction in the number of homeless individuals and families - Track the number of homeless individuals and families.
- Jobs and income growth for homeless individuals and families.
- Number of homeless individuals and families that become self-sufficient and able to find employment and gain income - Track how many homeless individuals and families become self-sufficient and able to find employment and gain income. ESG policy is also attached.