

Community Services Department
Community Development Division

FY2023-24 One-Year Action Plan



**Prepared for the Seminole County
Board of County Commissioners:**

Amy Lockhart, Chairman, District 4
Andria Herr, Vice-Chairman, District 5
Bob Dallari, District 1
Jay Zembower, District 2
Lee Constantine, District 3



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 2020-2024 Consolidated Plan was approved February 23, 2021, and identified high priority needs related to increasing access to affordable housing, increasing access to public services, improving access to public facilities/infrastructure, increasing access to homeless prevention services; and program administration.

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 FY2023-2024 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 \$2,176,333 in CDBG funds, \$987,771 in HOME funds, and \$190,975 in ESG funds. The FY 2023-2024 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.

Seminole County identified five priority needs to address during the Consolidated Plan period (2020-2024) that will benefit low- and moderate-income households and individuals in Seminole County. The proposed activities seek to provide decent housing, create suitable living environments, or improve

economic opportunities for low- and moderate-income persons. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

Objectives:

- Increase Access to Affordable Housing
- Increase Access to Public Services
- Improve Access to Public Facilities/Infrastructure
- Increase Access to Homeless Prevention Services
- Program Administration

Outcomes:

- availability/accessibility
- affordability
- sustainability

During the 2023-2024 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 Resale
- Tenant Based Rental Assistance
- Housing Construction or Rehabilitation
- Create Suitable Living Environments/Availability-Accessibility
- Road/Sidewalks/Infrastructure/Lighting/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.

The County regularly monitors and evaluates its past performance to ensure meaningful progress is made toward the goals identified in its Consolidated Plan. The 2022-2023 program year was the third year of the 2020-2024 Consolidated Plan. In this program year, Seminole County proposed to complete the strategies to address the four (4) high priority needs identified in the current Consolidated Plan. Those strategies included:

Increasing Access to Affordable Housing

1. Providing purchase assistance to help first-time homebuyers with the financial capacity to make monthly mortgage payments, but have limited discretionary income available to save money to cover the required down payment and closing costs to become homeowners.
2. Continuing to maintain a partnership with Habitat for Humanity to leverage HOME program funds to construct/rehabilitate up to nine (9) units for homeownership by low-income households.
3. Continuing to fund Rapid Re-Housing that provides rental assistance to individuals at risk of being homeless.
4. Continuing to implement the Tenant-based Rental Assistance (TBRA) that provides rental assistance to seniors and those with disabilities.

Increasing Access to Public Services

1. Awarding funding to up to seven (7) local non-profit organizations to provide programs and services to low income individuals and groups such as seniors, person with disabilities, abused children, and homeless persons or at risk of being homeless.
2. Continuing to fund and operate a program that provides dental assistance to low income individuals.

Improving Access to Public Facilities/Infrastructure

1. Providing funding for up to six (6) public facilities projects that promote and provide secure enhancements and building renovations for greater efficiency and addresses safety concerns.

Increasing Access to Homeless Prevention Services

1. Funding emergency shelter operations and essential services for the homeless
2. Continuing to allocate funds to operate the Rapid Re-Housing programs for individuals and families.
3. Provide funding for mobile day services and street outreach for the unsheltered homeless individuals.
4. Provide funding for the HMIS system to allow funded agencies to meet reporting compliance.

Program Administration

1. Funding the administration and implementation of the HUD CDBG, HOME, and ESG programs.

Seminole County will conduct regular monitoring to ensure the successful implementation of funded projects and activities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY2023-2024 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 \$2,176,333 in CDBG funds, \$987,771 in HOME funds, and \$190,975 in ESG funds. The FY2023-2024 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 **May 26, 2023 and ended on June 26, 2023.**

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 on January 29, 2023 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 16, 2023.

Additionally, the draft 2023-2024 Action Plan was presented to the Seminole County Board of County Commissioners on **July 25, 2023.** 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.

Throughout the Notice of Funding Availability (NOFA) and Annual Action Plan development, Seminole County published notices in the Orlando Sentinel, a publication of general circulation to inform the community of the available funding, the draft action plan, and the public hearing to approve the draft plan. On February 8, 2023 Seminole County hosted an in-person public meeting and hosted a virtual public meeting via TEAMS to provide interested parties the opportunity to social distance. Both

meetings presented the NOFA, discussed each funding source and explained how to apply for funding; in addition to fielding questions from participating organizations on eligible activities and the application submission process. All questions and comments presented during both meetings and all questions during the application phase were accepted and addressed and sent out to participants via an FAQ email.

Prior to the finalization of the action plan draft, on May 25, 2023 Seminole County hosted the first public hearing in person and offered a TEAMS Meeting for the same time/day to offer two options to learn about the proposed plan and funding recommendations and hear any public comments. Any comments received during the In-Person and TEAMS meeting and throughout the public comment period will be included in the final presentation to the Board of County Commissioners for their approval.

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 2023-2024 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 assist the homeless through funding shelter operations and maintenance, providing essential services for emergency shelters, and Rapid Re-Housing activities.

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	SEMINOLE COUNTY	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. Non-profit agencies are also an integral part of CDBG Public Services and ESG Homeless Services programs.

Consolidated Plan Public Contact Information

Allison Thall, Director
 Community Services Department
 1101 East First Street
 Sanford, FL 32771
 Office: (407) 665-2302
 Email: athall@seminolecountyfl.gov

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

1. Introduction

To increase coordination with local and state agencies that are integral to the completion of the 2020-2024 Consolidated Plan, the Seminole County Community Services Department will implement the following strategies to achieve the goals and objectives outlined in the Consolidated Plan and strengthen partnerships with these agencies to ensure successful implementation of all federally funded activities.

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

Seminole County actively coordinates with two housing authorities including the Seminole County Housing Authority and the Sanford Housing Authority to address a multitude of needs within the County. Chief among these needs is providing affordable housing opportunities for the County’s lowest income residents. It is ideal to have housing located in communities with access to job, transportation, and healthcare options. The County supports housing authority efforts, which includes the provision of social services and other supports in health and housing.

The County enhances coordination between public and private health agencies by: (a) providing operational support to regional coordinating agencies, (b) supporting collaborative partnerships in applications for public service funding, (c) requiring recipients of Emergency Solutions Grant funding to participate in the local Homeless Management Information System, and (d) coordinating, hosting, and participating in opportunities for community dialogues that are focused on identifying local needs and collaborative approaches to meeting them.

The County Community Services Department has developed and managed strong partnerships and relationships to enhance coordination between service providers. Entities participating in the process include multiple providers of services from various disciplines. These include agencies, organizations, groups with expertise in case management, life skills, alcohol and/or drug abuse, mental health, housing, public housing, employment assistance, transportation, legal, elderly, food/clothing, and domestic violence. The Seminole County Community Services Department will continue to support organizations providing these services to enhance coordination efforts with public and private housing and supportive services providers to ensure successful implementation of federal funded activities and achievement of the goals and objectives set forth in this Consolidated Plan.

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 consulted with the Central Florida Commission on Homelessness Continuum of Care (CoC), the responsible entity for executing the housing crisis response system within the jurisdiction of Seminole County. The County also coordinates with The Homeless Services Network (HSN) of Central Florida, the lead agency responsible for daily facilitation, financial accountability, and operational management in development of a tri-county homelessness response system. Consultation with the CoC and HSN was conducted through multiple interactions, including direct engagement with providers working in coordination with the CoC and HSN, one-on-one interaction with officials of both organizations, and at community meetings.

The Seminole County Community Services Department will continue coordination with the CoC and HSN for participation and organization of public events and volunteer services to identify and address the current needs of homeless persons residing in Seminole County. The Homeless Services Network of Central Florida receives direct funding from the State ESG program for the operation of programs that provide direct housing and supportive services to the homeless population in the region. Seminole County provides County ESG funding to HSN annually for data collection and associated costs to operate and maintain the required Homeless Information Management System (HMIS). The County anticipates providing an annual allocation ESG funding to Homeless Services Network of Central Florida over the next five fiscal years to strengthen coordination and help meet the needs of persons and families experiencing homelessness.

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Habitat for Humanity of Seminole County and Greater Apopka, Florida, Inc
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing.
2	Agency/Group/Organization	Florida Department of Health in Seminole County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing.
3	Agency/Group/Organization	FL-507 Homeless Services Network of Central Florida
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing.
4	Agency/Group/Organization	SEMINOLE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via email and phone interview. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs from a public housing perspective. As an outcome, the County will further understand the housing and supportive service needs of low-income persons. The County will continue to coordinate with the PHA in efforts to provide affordable housing to its low-income residents. Seminole County plans to partner with the agency to provide funding to support the construction of affordable family units on the SCHA property.

5	Agency/Group/Organization	Sanford Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via email and phone interview. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs from a public housing perspective. As an outcome, the County will further understand the housing and supportive service needs of low-income persons. The County will continue to coordinate with the PHA in efforts to provide affordable housing to its low-income residents.
6	Agency/Group/Organization	City of Sanford
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a local government perspective. As an outcome, the County will further understand the housing and supportive service needs of its very-low, low, and moderate -income residents and its homeless and at-risk of becoming homeless population. The County will continue efforts to coordinate with adjacent local governments to support housing and community development efforts when possible.

7	Agency/Group/Organization	Inspire of Central Florida
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the County will further understand the service and employment needs of persons with disabilities. The County will continue efforts to coordinate with organizations providing essential services to persons with disabilities when possible.
8	Agency/Group/Organization	Embrace Families Solutions, Inc
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the County will further understand the housing and service needs of families and children and its homeless population. The County will continue efforts to coordinate with organizations providing essential services to families and the homeless when possible.
9	Agency/Group/Organization	Safe House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the County will further understand the housing and service needs of women, men, and children who are victims of domestic violence. The County will continue efforts to coordinate with organizations providing essential services to victims of domestic violence when possible.
10	Agency/Group/Organization	Harvest Time International, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing.
11	Agency/Group/Organization	FLORIDA SPECS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a development perspective. As an outcome, the County will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing.
12	Agency/Group/Organization	CenterState Bank
	Agency/Group/Organization Type	Banking Private Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs in the community from a lender perspective. As an outcome, the County will further understand the need for increased resources and flexible underwriting and loan terms to develop affordable housing and provide homeownership opportunities. The County will continue efforts to coordinate with lenders to support affordable housing efforts for its low-income residents.

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

The County endeavored to consult with all agency types and does not exclude any agencies from consultation.

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	Central Florida Commission on Homelessness Continuum of Care	The County develops goals for homeless relative to the funding that it provides to support the goals of the CoC.
Local Housing Assistance Plan	BCC Affordable Housing Advisory Committee	The AHAC develops a tri-annual strategic plan that addresses how State of Florida funds will be allocated to address the housing needs for very low, low and moderate income households.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

HUD requires input from the public regarding proposed projects and initiatives that result from the Federal Funds entrusted to Seminole County. Public comment can be obtained in a variety of ways. The public is welcome to call, email, write, meet in person, and participate in public meetings/ forums. Meetings are held in locations that are accessible. Accommodations are made for persons with disabilities. The citizen participation plan seeks to provide ways for the community to offer comments and feedback, with focus on minorities, low and moderate-income persons countywide. All notifications regarding the Annual Action Plan are published in the Orlando Sentinel, a newspaper of general circulation, as required by Federal regulations. Seminole County also hosts public meetings at various stages of the planning process. 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 **May 26, 2023 through June 26, 2023**. On **July 9, 2023** a final public notice was advertised for the **July 25, 2023** Board Meeting. The Citizen Participation Plan and the 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 on January 29, 2023 about the available funding. Two technical assistance sessions were hosted on February 8 (in-person) and February 15, 2023 (virtual) to inform individuals and non-profit organizations of available funding and how to apply. A total of **53** individuals attended the two training sessions. Community Development Division staff members were available throughout the proposal period to answer questions regarding how to complete the request for proposal. Proposals were received and reviewed by staff for eligibility, and were also reviewed and ranked by the Application Review Team on May 16, 2023.

Additionally the draft FY 2023-2024 Action Plan was presented to the Seminole County Board of County Commissioners on **July 25, 2023**. The public was given an opportunity to comment prior to approval by the Commissioners.

The Citizen Participation Plan details Seminole County’s efforts to inform the community of available funds and services. It provides in specific details special outreach efforts to be undertaken to reach minority community members and persons with disabilities. The Limited English Proficiency Plan outlines Community Development Division’s commitment to providing free interpretation and translation services when it appears and individual is unable to communicate effectively in English.

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	Newspaper Ad	Minorities Non-targeted/broad community	On January 29, 2023, Seminole County advertised the Notice of Funding Availability for FY23-24 CDBG, HOME and ESG funds. The advertisement included two workshop dates, February 8, 2023 (in person) and February 15, 2023 (Virtual). It also advertised that applications will be received until March 30, 2023.	Staff received comments in the chat during the virtual meeting and index cards with questions during the in person meeting. All comments and questions were put on a FAQ and distributed periodically to the applicants.	N/A	http://www.seminolecountyfl.gov/departments-services/community-services/

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In 2023, Seminole County expects to receive an annual allocation of **\$2,176,335** for the CDBG Program. Of the total funding allocation **\$435,267** will be allocated for Administration activities, **\$325,400** will be allocated for Public Service Activities; **\$95,000** will be allocated for housing program delivery activities; **\$1,091,318** will be allocated for Public Facility Improvements and homeownership rehabilitation/reconstruction.

Seminole County also expects to receive an annual allocation of **\$987,771** for the HOME program. Of the total funding allocation, **\$98,777** will be allocated for program Administration activities; **\$139,588** will be allocated to construct affordable housing units for homeownership, this includes infrastructure and development improvements; **\$100,000** will be allocated for rental assistance through the Tenant Based Rental Assistance program; **\$501,240** will be allocated for affordable housing rental units to be constructed and/or rehabilitated rentals; and **\$148,166** will be allocated toward the CHDO set-aside.

Seminole County will receive an annual allocation of **\$190,975** for the ESG program. Of the total annual allocation, **\$14,263** will be allocated to Administration activities; **\$15,000** will be allocated to fund the operation, management, and administration of the Homeless Management and Information System (HMIS); **\$46,807** will be allocated to a rapid re-housing activity, and **\$109,105** will be allocated toward Shelter Operation and

Maintenance for homeless shelters, and Essential Services for the homeless activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,176,335	0	0	2,176,335	2,176,335	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	987,771	0	0	987,771	987,771	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR 92

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	190,975	0	0	190,975	190,975	The annual allocation and any program income or prior year resources will be allocated to eligible ESG program categories

Table 5 - Expected Resources – Priority Table

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

Seminole County has identified funding sources that can be pooled to make a greater impact within the community. Although federal, state, private, and local grant program funds and activities operate according to their own guidelines and requirements, they are frequently combined to provide a higher level of funding for housing and community development needs. For example, federal CDBG funds can be leveraged State Housing Initiatives Partnership (SHIP) program funds in order to meet needs in affordable housing. 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 meets the required HOME match requirements by using SHIP funds as well as receiving cash match from homebuyer and CHDO contributions. Seminole County meets the ESG match requirements by using general funds.

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

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

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2020	2024	Planning and Administration			CDBG: \$435,267 HOME: \$98,777 ESG: \$14,263	Other: 0 Other
2	CHDO Set-Aside	2020	2024	Affordable Housing			HOME: \$148,166	Rental units rehabilitated: 2 Household Housing Unit
3	Housing Construction - Homeownership	2020	2024	Affordable Housing			HOME: \$139,588	Rental units constructed: 11 Household Housing Unit
4	Tenant-Based Rental Assistance	2020	2024	Affordable Housing			HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
5	Public Service Assistance	2020	2024	Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$325,400	Public service activities other than Low/Moderate Income Housing Benefit: 214 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Neighborhood Revitalization	2020	2024	Non-Housing Community Development			CDBG: \$1,091,318	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 34983 Persons Assisted
7	Housing Program Delivery	2020	2024	Affordable Housing			CDBG: \$95,000	Other: 0 Other
8	Housing Construction - Rental	2020	2024	Affordable Housing			HOME: \$501,240	Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit
9	Rapid Re-Housing	2020	2024	Homeless			ESG: \$46,807	Homelessness Prevention: 12 Persons Assisted
10	Shelter Operations and Essential Services	2020	2024	Homeless			ESG: \$114,105	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted Homeless Person Overnight Shelter: 288 Persons Assisted Other: 100 Other
11	HMIS Administration	2020	2024	Homeless			ESG: \$15,000	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration
	Goal Description	Administration and implementation of the HOME, CDBG, and ESG programs. Activities include staff salaries, financial responsibilities, fair housing, and preparation of HUD required documents such as the consolidated plan, CAPER, and annual plan.
2	Goal Name	CHDO Set-Aside
	Goal Description	HOME funds will be set aside for CHDO related affordable housing projects, as per HUD regulations.
3	Goal Name	Housing Construction - Homeownership
	Goal Description	These funds will be used to assist non-profit developers, such as Habitat for Humanity, to construct new affordable housing units that will then be sold to income qualified first-time homebuyers; or can be used by non-profit developers to rehabilitate existing units for homeownership.
4	Goal Name	Tenant-Based Rental Assistance
	Goal Description	HOME funds will be used to provide subsidized rental assistance to income eligible households, and the households can include a person with disabilities and/or are elderly.
5	Goal Name	Public Service Assistance
	Goal Description	CDBG funds will be used to assist not-for-profit organizations with the execution of direct services to Seminole County residents.
6	Goal Name	Neighborhood Revitalization
	Goal Description	CDBG funds will be allocated to assist not-for-profit organizations with public facility improvements, including roof repair/replacement, interior facility improvements including shelving, flooring, security rehab/replacement, purchase of commercial grade equipment to improve the health and well-being of the organizations' residents and/or visitors, and accessibility equipment. The funds will also be allocated to assist homeowners with the rehabilitation and/or replacement of the home to make it safe and habitable. The funds will also be used to assist with public facility improvements, such as public parks, and/or assist eligible municipalities with city improvements, such as accessibility, roadway improvements.

7	Goal Name	Housing Program Delivery
	Goal Description	Administrative assistance for TBRA and other housing related projects, and administrative costs associated with CDBG projects.
8	Goal Name	Housing Construction - Rental
	Goal Description	HOME funds will be made available for non-profit developers to build new, affordable rental units and/or rehabilitate existing rentals units for families that meet the income guidelines. This can benefit up to 50 families with new/rehabilitated rental units.
9	Goal Name	Rapid Re-Housing
	Goal Description	ESG funds will be used by the County to administer the Rapid Re-Housing Program and assist persons that meet the income guidelines and ESG regulations.
10	Goal Name	Shelter Operations and Essential Services
	Goal Description	ESG funds will be used to assist not-for-profit organizations with Emergency Shelter Operations, Shelter Nights, and Street Outreach.
11	Goal Name	HMIS Administration
	Goal Description	ESG funds will be used to assist in the managing and administration of the HMIS software system.

Projects

AP-35 Projects – 91.220(d)

Introduction

The County will undertake various projects during the 2023-2024 program year focused on providing decent affordable housing and creating a suitable living environment for residents. The County will utilize their HUD CDBG, HOME, and ESG grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

Projects

#	Project Name
1	2023 CDBG Administration and Planning
2	2023 HOME Administration and Planning
3	2023 CHDO Set Aside
4	2023 HOME Affordable Housing Construction-Homeownership

Table 7 - Project Information

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

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

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

There are various elements that produce obstacles to meeting need within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The current housing market and economic environment also serve as barriers to meeting needs. Housing

values have increased tremendously limiting access to affordable housing for low income persons while stagnant incomes have added to the number of families and individuals needing access to services. The County uses its CDBG, HOME, and ESG funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private entities are also made to supplement federal funds and increase the resources available to address community needs.

Seminole County residents continues to feel the effects of the COVID-19 health crisis. With the rising cost of housing (rent and home purchase prices), along with the major supply chain and workforce disruptions caused global pandemic, the U. S. economy experienced a drastic increase in the rate of inflation, reaching a 40 year high of 8.5%. As a result of the severe increase in the cost of everyday goods and services, such gasoline, groceries, building materials, etc., coupled with the sharp increase in the cost of housing, there is a greater need for the programs and services funded through CDBG, HOME, and ESG grant programs.

AP-38 Project Summary
Project Summary Information

1	Project Name	2023 CDBG Administration and Planning
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$435,267
	Description	Funds will be used for program administration expenses. Matrix code 21A
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Activities include staff salaries; financial responsibilities; preparation of HUD required documents such as the consolidated plan, the annual action plan, and the CAPER
2	Project Name	2023 HOME Administration and Planning
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$98,777
	Description	Funds will be used to implement the HUD HOME program. HUD citation 24 CFR Part 92
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Program administration, including staff salaries and preparation of HUD required documents such as the consolidated plan, annual plan and CAPER
	Project Name	2023 CHDO Set Aside

3	Target Area	
	Goals Supported	CHDO Set-Aside
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$148,166
	Description	Funds will be used to support Community Housing Development Organizations that will develop affordable housing for low/mod income households to provide rental assistance or homeownership. HUD citation 24 CFR Part 92
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project can help up to 2 income eligible households.
	Location Description	Local Target Areas
	Planned Activities	Housing construction and/or rehabilitation - CHDO
	4	Project Name
Target Area		
Goals Supported		Housing Construction - Homeownership
Needs Addressed		Increase Access to Affordable Housing
Funding		HOME: \$139,588
Description		Funds will be used in the construction of new homes by not-for-profit organizations, such as Habitat for Humanity that will then be sold to income eligible first-time home buyers. Funds can also be used to rehabilitate existing homes to then be sold to income eligible first-time home buyers. HUD Citation 24CFR Part 92
Target Date		9/30/2024
Estimate the number and type of families that will benefit from the proposed activities		These funds will be able to provide up to 11 units for income eligible households to purchase as first-time homebuyers.
Location Description		Local Target Areas
Planned Activities		Infrastructure, construction, reconstruction or rehabilitation of affordable housing.

AP-50 Geographic Distribution – 91.220(f)

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

The County's federal grant funded programs for affordable housing, public services, and public facilities are available Countywide. The County promotes these programs to residents, businesses, and non-profit organizations that reside in or provide services to designated low-income target areas. Housing programs are concentrated on scattered sites throughout the County. The priority community development needs and public service locations will be Countywide. The County has designated census tracts and block groups that qualify as low- and moderate-income per HUD regulations. If the County funds projects that must meet the low-moderate income area benefit criteria, they will be in the qualified census tracts and block groups. The County will recognize jurisdictional restrictions with its CDBG funds when it pertains to the City limits of Sanford as the city is an entitlement area and receives CDBG funds to serve the residents of the City of Sanford. The County can assist in unincorporated areas of Sanford.

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

Geographic Distribution

Target Area	Percentage of Funds
County-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The needs assessment, market analysis, and community meetings determined that various areas throughout the County suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty. The County adheres to all program-specific eligibility requirements when allocating funds. Funds are allocated on a priority need basis in neighborhoods that demonstrate compliance with HUD's low- to moderate-income criteria. The map on the following page identifies LMI census block groups that are included in Seminole County's geographical target area.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In FY2023-24, Seminole County will support affordable housing through its CDBG, HOME, and ESG programs. Funding will be provided to support activities to include minor home repairs, new construction of homeownership and rental units, direct financial assistance to homeowners, and rapid re-housing.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	9
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	19

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

Discussion

Seminole County anticipates using HOME funds to produce up to **9** new homeownership affordable housing units during the 2023-2024 fiscal year. The affordable housing units will be targeted to low-moderate income persons and families, including special needs population. CDBG funds will be used to provide minor home repairs for **6** LMI homeowners, with an additional **4** LMI homeowners receiving assistance to complete major rehab to their homes. Six homeless households will be assisted with ESG Rapid Re-Housing activity funds to reduce homelessness.

The Tenant Based Rental Assistance (TBRA) program through HOME will provide subsidized rental assistance for up to 30 families annually.

AP-60 Public Housing – 91.220(h)

Introduction

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

In 2020, Seminole County voted to approve providing local contribution for the Villas at Academy Place tax credit application. The Villas of Academy Place is a Seminole County Housing Authority property. The Board voted to allocate \$230,000 in HOME funds over the course of two years for the local contribution needed for a LIHTC application. To meet this obligation, Seminole County set aside the remaining \$230,000 in HOME funds in 2021 to provide the local contribution for the tax credit properties.

In addition to the Villas of Academy Place project, Seminole County partners with the SCHA to administer the HOME Tenant Based Rental Assistance (TBRA) program. Under the TBRA program funds will be used to provide tenant based rental assistance to elderly, disabled, or homeless. The TBRA program will continue by using prior year funding to support the program in 2023-2024 and TBRA funds will be allocated for 2023-2024.

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

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

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

Not Applicable

Discussion

The SCHA will continue to administer direct annual HUD funding allocations on the operation, maintenance, and rental assistance projects and activities based on the amount of the allocation and the number of qualified individuals and families in need of public housing assistance.

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

Introduction

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

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

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

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

In addition, Seminole County Community Services Department partners with Embrace Families to administer rapid re-housing activities, including case management and assessment through the ESG RRH Program and anticipates continuing to do so during the 2023-2024 fiscal year. The project is included in the FY 2023-2024 Action Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seminole County uses Emergency Solutions Grant (ESG) funding to support the needs of persons experiencing homelessness residing in emergency shelters or site-based transitional housing programs. Consolidated Plan goals for 2020-2024 include serving 3,950 persons experiencing homelessness through overnight shelter. A total of \$686,664 in ESG funding is dedicated to this goal for Emergency Shelter Operations and Essential Services. Local non-profit direct service providers are contracted to administer ESG funds.

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

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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, 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 \$ **45,042** 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 **24** households with direct financial assistance in the form of short-term rental assistance, security deposits, utility payments, or moving costs. Other eligible types of rapid re-housing assistance include housing search and placement, housing stability case management, mediation, legal services or credit repair. Recipients of the ESG Rapid Re-Housing assistance will be carefully evaluated by program criteria developed by the County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need.

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

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

The 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:

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

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

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

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

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

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

County develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The County's most recent Analysis of Impediments identified the following impediments to affordable housing and fair housing choice:

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Plan describes the specific actions that the County will take to address the housing and community development needs of low- and moderate-income residents during FY2023-2024 based on the strategies outlined in the five-year plan for reducing lead-based paint hazards, reducing poverty, developing institutional structure, and enhancing coordination between the public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

During FY2023-2024, Seminole County will foster and maintain affordable housing by continuing to fund and implement several housing programs with its CDBG and HOME allocations. Specifically, **\$300,000** in CDBG funding will be used to implement the Minor Home Repair program, another **\$136,068** will be used to implement the Public Facility Improvements County/Municipal Partners program with an additional **\$89,627** to be used for project delivery costs associated with these programs. The HOME program is used solely for affordable housing activities and the FY2023-2024 HOME allocation of \$987,771 will be used for new construction homeownership units, infrastructure development and improvement, CHDO Set-Asides and administration of the HOME program. In some cases, the County will be directly funding rehabilitation activities using County procured contractors and maintaining beneficiary case files in house, and other times will use County approved CHDOs or non-profit housing providers to carry out the activities that foster and maintain affordable housing.

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

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

compliance or recapture the funds.

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

The County implements several programs that have a goal of reducing the number of families living in poverty. The anti-poverty efforts, described in section SP-70 of the Strategic Plan, include programs funded by the Community Services Block Grant, Shelter Plus Care Program, State Housing Initiatives Partnership (SHIP), and the Community Service Agency (CSA) Partnership Grant. Since these programs are administered by the Community Services Department, the lead entity for the SHIP, CDBG, HOME, and ESG programs, there is coordination with the housing programs covered by this Plan.

Specifically, during FY2023-2024, the County will continue to assist tenants with rent payments through the HOME-funded Tenant Based Rental Assistance (TBRA) program for elderly, disabled, or homeless households. This program provides a steady living environment for individuals and families that normally

would not have the financial resources to maintain a suitable living environment, thus decreasing the amount of people living in poverty. The Shelter Plus Care program provides a safe and habitable living environment and subsidized housing for households that are not able to maintain the home or the full rent financially and are in need of mental health services or care.

Additionally, the CSA funds are in partnership with surrounding Seminole County Non-Profit organizations to provide direct supportive services to households that are living in poverty. And, the County will utilize ESG funding to implement a Rapid Rehousing program that will assist homeless families with acquiring and maintaining housing by providing rental subsidies and case management for up to 12 months.

Actions planned to develop institutional structure

The County partners and collaborates with a number of agencies and organizations to address the housing and community development needs of low- and moderate-income persons. The County's Institutional Delivery Structure is described in Section SP-40 of the Strategic Plan. One of the main gaps identified in the County's institutional structure to achieve the goals in the Strategic Plan is the lack of Community Housing Development Organizations (CHDOs) to carry out affordable housing activities. CHDOs are a special type of non-profit organization that must meet certain criteria to be certified to perform eligible HOME activities. To overcome this deficit in non-profit housing development capacity in the County, Community Services Department staff have secured two non-profit organizations to be CHDOs. HANDS of Central Florida and Catholic Charities of Central Florida, certified CHDOs, currently have prior year(s) funds reserved for CHDO projects. To ensure the County continues to have at least two approved CHDOs, Seminole County Community Services Department will provide technical assistance to non-profit organizations expressing an interest to become certified CHDOs.

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

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

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

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

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

- Seminole County will continue the annual Request for Applications process for local non-profit organizations to submit request for consideration of grant funding to carry out the goals and objectives set forth in this Plan;
- Seminole County will enhance coordination with the Homeless Services Network of Central Florida, and other local private homeless providers, to expand access to data and needs for Seminole County's homeless population through participation on various housing and homeless committees;
- 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:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

- SHIP Grant
- Tenant-Based Rental Assistance (TBRA) Prior Year Funding – Requires tenant contribution

While Seminole County's HOME TBRA tenants may have a portion of the rent they must pay on their own, Seminole County does not have any specific HUD approved investments beyond those identified in 24 CFR 92.205. The tenant based rental assistance program falls within the auspices of 92.205 and are not additional investments.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please refer to attached resale and recapture narratives

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

Please refer to attached resale and recapture narratives

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

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

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

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

Please refer to attached Emergency Solutions Grant (ESG) Internal Policy.

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

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

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 re-housing activities. Proposals 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 2020-2024 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 FY2023-2024 Action Plan, HSN was consulted. Seminole County also participates in CoC meetings for feedback.

5. Describe performance standards for evaluating ESG.

Please refer to attached Emergency Solutions Grant (ESG) Internal Policy.

