

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

SEMINOLE COUNTY

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000856

*** c. UEI:**

JPJL4QH13

d. Address:

*** Street1:**

1101 EAST FIRST STREET

Street2:

*** City:**

SANFORD

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

32771-1468

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Stacey

Middle Name:

*** Last Name:**

Smithwick

Suffix:

Title: Community Development Division Manager

Organizational Affiliation:

Seminole County

*** Telephone Number:** 407-665-2362

Fax Number:

*** Email:** ssmithwick@seminolecountyfl.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.023

CFDA Title:

Community Development Block Grant- PRO Housing Competition

* 12. Funding Opportunity Number:

FR-6700-N-98

* Title:

Pathways to Removing Obstacles to Housing (PRO Housing)

13. Competition Identification Number:

FR-6700-N-98

Title:

Pathways to Removing Obstacles to Housing (PRO Housing)

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Seminole County PRO Housing-Attainable Housing Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="10,000,000.00"/>
* b. Applicant	<input type="text" value="17,192,168.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="27,192,168.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

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Exhibit A: Executive Summary

Seminole County Community Services

EXHIBIT A: EXECUTIVE SUMMARY

HUD issued the Notice of Funding Opportunity for the Pathways to Removing Obstacles to Housing (PRO Housing) seeking proposals from local jurisdictions that are actively taking steps to remove barriers to affordable housing and seeking to increase housing production and lower housing costs for families over the long term.

Beginning in 2018, Seminole County participated in the Regional Affordable Housing Initiative to identify the issues fueling the region's affordable housing crisis. The Regional Initiative report found that of Seminole County's 167,549 households, 44,750, were cost burdened. The report's findings also illustrated multiple barriers to be addressed to mitigate the housing crisis, along with the potential impact on Seminole County residents, elected officials, and community stakeholders if the issues were not effectively addressed.

Key staff members from the Community Services, Development Services, and Public Works Departments conducted multiple workshops with elected officials and community stakeholders to devise a strategy for addressing the affordable housing development challenges identified in the regional assessment. As a result of these sessions, the Board of County Commissioners (BCC) established the following priorities to aid in addressing Seminole County's affordable housing crisis and acknowledged the need to have a strategic plan that would formulate action steps for addressing these key priorities.

- Create more attainable housing by increasing the housing supply to meet the needs of current and future residents, while also creating more funding resources to support and incentivize attainable housing stock.
- Diversify housing types
- Preserve existing affordable housing stock

With the adoption of the Attainable Housing Strategic Plan in early 2021, Seminole County has made significant strides in accomplishing 80% of the recommended short-term (1-3 year) goals. Development Services has been working feverously to remove regulatory barriers by revising the Land Development Codes. With the creation of the "R-AH Affordable Housing Dwelling Subdivision Standards" zoning district (explain). In addition, the BCC recently adopted additional changes to the LDC to include Missing Middle Housing and Mixed-Use Corridor District zoning.

It is expected these regulatory changes will encourage the production of new affordable housing units. We also anticipate the LDC updates will foster a level of innovation and diversity in housing type development (e.g., tiny homes, cottage courts) or Missing Middle housing types, such as urban-based mixed-use rentals, carriage homes, duplex and triplex development.

The Vision

The County will leverage \$10 million of PRO Housing funds with a combination of Federal, State, and Local funds totaling 17,192,168.00 to expand existing affordable housing production and preservation activities to underserved and under-resourced areas. All Attainable Housing Program

activities proposed will address the CDBG national objective “Benefiting low- to moderate-income person. In addition, many of the housing preservation activities will address “Preventing slum and blight”. Each of the following four (4) PRO Housing Program Strategic Goals will be accomplished as we execute proposed activities.

- Strategic Goal 1: Support Underserved Community
- Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
- Strategic Goal 3: Promote Homeownership
- Strategic Goal 4: Advance Sustainable Communities

Proposed Attainable Housing Projects and Activities

1. The County will create an institutionalized preapplication review process to confirm and certify affordable housing projects seeking any form of local subsidy. The Attainable Housing Program Manager in conjunction with Development Services to create a systematic process for certifying affordable housing projects across permitting districts, to ensure all projects meet the Live Local Act guidelines for preservation of affordability through recorded land restrictions.
2. Expand housing development activities in well-resourced areas by identifying County-owned parcels located in Heathrow, Wekiva Springs, or areas adjacent to these Census Designated Places (CDP) communities, to be set aside for Missing Middle homeownership development, in partnership with non-profit developers. The County will engage with the six (6) jurisdictions that are designated as Urban County Partners to acquire municipal properties in those areas to preserve affordability. The Attainable Housing Program Manager will meet with Urban County Partners to determine whether there are parcels available in a Priority Geography or a HUD targeted low/mod Census Tracts and Block Group, that they may offer a land swap of County-owned surplus land if he identifies suitable parcels.
3. The County will leverage PRO Housing grant funds with other State, Federal, and Local funding to acquire existing commercial and/or industrial properties to be land banked for future redeveloped into affordable housing units. In acquiring existing commercial and industrial properties, we will accomplish a Strategic Goal to ensure access to and production of affordable housing by ensuring the subject parcels are preserved for affordable housing purposes.

We will also leverage PRO Housing grant funds to acquire vacant property adjacent to or near existing land bank properties, to be used to develop additional single-family homeownership units.

4. Increase the capacity of non-profit developers to produce affordable homeownership units by leveraging PRO Housing grant funds with ARPA Program Income funds to expand the Attainable Housing Homeownership Revolving Loan Fund. Seminole County will fully-fund the hard construction cost of homeownership projects in Priority Geographies and HUD target neighborhoods. Loan funds are repaid to the Revolving Loan Fund upon the

sale of the home. The final loan balance is reduced to provide a 20% down payment (DPA) and up to 3% of the purchase price to provide buyers with closing cost assistance. The DPA is secured with a soft second deferred/forgivable mortgage to ensure the qualified first-time homebuyer's monthly payment does not exceed 30% of their gross monthly income. The 20% DPA will also ensure buyers will not be required to pay Private Mortgage Insurance premiums. The remaining loan funds will be returned to the loan fund for future development.

5. Partner with qualified For-Profit Developers and/or Public Housing Authorities to Leverage PRO Housing grant funds with the FHFC (4% Bond and 9%) Housing Credits program to develop mixed-income rental housing units in HUD targeted communities. The County will PRO Housing grant funds with SHIP funds to provide the required local jurisdiction contribution to qualified For-Profit Developers and/or Public Housing Authorities applying to Florida Housing Finance Corporation (FHFC) (4% Bond and 9%) Housing Credits.
6. Leverage PRO Housing grant funds with SHIP and/or CDBG funds to expand housing preservation activities such as Minor Home Repairs (Emergency Repair), Owner-Occupied Rehabilitation and Reconstruction programs, with a specific focus in Priority Geographies CDP's of Geneva, Black Hammock, and Chuluota. The purpose is to extend the useful life of existing homes, mitigate issues that are susceptible to weather-related natural disasters, and increase energy efficiency of existing housing stock.

Departmental Capacity

Seminole County Community Services Department is the Lead Agency responsible for the preparation and implementation of the PRO Housing Grant Program. The Community Development Division will administer the program. Community Services Department will work in conjunction with Public Works, Development Services, and other departments to implement specific projects funded by the PRO Housing grant program. For-profit and non-profit developers, housing counseling agencies, community development organizations, public housing authorities are also an integral part of the Community Development and Attainable Housing programs.

Leverage Resources

Seminole County is requesting \$10,000,000 in PRO Housing grant funds to implement the proposed expansion of the Community Services Attainable Housing Program. The total estimated cost to implement the program is \$27,192,168.00 throughout the five (5) year grant period beginning January 1, 2024, through December 31, 2029. As illustrated in the table labeled as "*Leveraged Sources*", Seminole County will utilize Federal entitlement (CDBG) funds, American Rescue Plan Act (ARPA) Program Income, State Housing Initiative Partnership (SHIP) funds, the Seminole County local General Affordable Housing Trust Fund (GAHTF) allocations, and the market value (as established by Seminole County Property Appraiser) of County-owned surplus land, valued at \$1,057,168 as leverage, totaling \$17,192,168.

<i>Leverage Sources</i>	<i>Amounts</i>
Prior Yr. CDBG Total	\$1,160,000.00
CDBG (FY24-29)	2,500,000.00
SHIP (FY24-29)	7,600,000.00
GAHTF (FY21-23)	1,125,000.00
GAHTF (FY24-29)	2,250,000.00
ARPA General Govt. Services	1,500,000.00
Surplus Land Donations (land value)	1,057,168.00
Total Leverage	17,192,168.00
<i>PRO Housing Grant Request</i>	\$10,000,000.00
Total Project	\$27,192,168.00

Table – Leverage Sources

Long-Term Effects

It is anticipated the effect of the regulatory changes will encourage the production of new affordable housing units throughout the County. We also anticipate the LDC updates will foster a level of innovation and diversity in housing type development (e.g., tiny homes, cottage courts), and housing developments that target the Missing Middle.

With the strategic utilization of SHIP and CDBG funding as leverage with the PRO Housing grant, 25% more owner-occupied housing units will be safer, more energy efficient, and will be less susceptible to weather-related natural disasters.

The allocation of PRO funds to homeownership development projects will allow the County to increase the capacity of non-profit developers by providing 0% interest loan through the revolving loan fund.

The County will have acquired additional parcels located in Priority Geographies and/or HUD targeted census tracts and land banked them for future affordable housing development. The goal is to identify larger parcels that can accommodate multiple housing types and mix-used development.

Exhibit B: Threshold Requirements and Other Submission Requirements

Seminole County Community Services

EXHIBIT B: Threshold Requirements and Other Submission Requirements

- 1) **Resolution of Civil Rights Matters:** At the time of submission, there are no open Civil Rights matters filed against Seminole County Community Services Department.
- 2) **Timely Submission of Applications:** Seminole County Community Services Department acknowledges applications submitted after the stated deadline within the NOFO that do not meet the requirements of the grace period policy are marked late.
- 3) **Eligible Applicant:** Seminole County meets the requirements of eligible applicant requirements for submission. It is not applying as a multijurisdictional entity and will not include any partnership agreements with its submission.
- 4) **Number of Application:** Seminole County is only submitting one application to the PRO Housing NOFO.

Exhibit C: Need

Seminole County Community Services

EXHIBIT C: NEED

- i. Describe your efforts so far to identify, address, mitigate, or remove barriers to affordable housing production and preservation.

From 2018-2019, Seminole County participated in the Regional Affordable Housing Initiative to identify the issues fueling the region's affordable housing crisis. The Initiative established the working definition of affordable housing as households paying no more than 30% of its gross income on housing costs, including utilities. Households spending more than 30% of its gross monthly income on housing are considered "cost burdened".

The Regional Initiative found, of Seminole County's 167,549 households, 44,750, were cost burdened.

High Number of Cost Burden Households

- 89% of households with income under \$20,000
- 73% of households with income \$20,000-\$34,999
- 57% of households with income \$35,000-\$49,999

Housing Stock/Inventory

- Seminole County had 5,421 units that were required to maintain affordability through the Low-income Tax Credit (LIHTC) Program.
- Between 1997 and 2012, a total of 2,225 LIHTC units were released from their affordability requirements and were converted to market rate rents.
- Currently, there are approximately 1,500 units at risk of conversion to market rate rents over the next five (5) years due to the 15 year "opt out" provision.

Funding Limitations

- The funding programs currently available to the County (Federal, State) are limited to households with incomes 30% to 120% of Area Median Income (AMI);
- Instability of the State Housing Initiatives Partnership Program (SHIP Funds); and
- There is no current Federal funding assistance for households at 140% of AMI. However, SHIP has been used in other jurisdictions, but are subject to set-aside requirements.

Impacts from a Lack of Affordable Housing

- Housing instability leads to frequent moves, negative educational outcomes, and health problems in adults and children
- Reduced ability for individuals and families to afford critical necessities such as healthcare, education, and food
- Economic instability by restricting labor mobility and intensifying inequality; and/or
- Increases in homelessness. (Source: Enterprise- Impacts of Affordable Housing on Families and Communities)

A summary of the Regional Affordable Housing Initiative clearly identified the affordable housing problem facing Seminole County. The report findings illustrated multiple barriers to be addressed

to mitigate the housing crisis, along with the potential impact on Seminole County residents, elected officials, and community stakeholders if the issues were not effectively addressed.

Upon reviewing the results of the initiative, key staff members from the Community Services, Development Services, and Public Works Departments conducted multiple workshops with elected officials and community stakeholders to devise a strategy for addressing the affordable housing development challenges identified in the regional assessment. As a result of these sessions, the Board of County Commissioners (BCC) established the following priorities to aid in addressing Seminole County's affordable housing crisis:

- Create more attainable housing by increasing the housing supply to meet the needs of current and future residents, while also creating more funding resources to support and incentivize attainable housing stock.
- Diversify housing types
- Preserve existing affordable housing stock

Additionally, the BCC acknowledged the need to have a strategic plan that would formulate action steps for addressing these key priorities.

The Attainable Housing Strategic Plan recommended several short-term (1-3 year) and long-term (4-10 year) action steps to preserve, create, and diversify affordable and workforce housing development.

Short-term Recommended Actions:

1. Utilize Shimberg's Access and Opportunity Model: Identify areas within the County that are most appropriate for affordable housing based on the model's criteria and direct efforts to Community Land Trusts, Land Banking, and Pilot Projects to those identified areas.
2. Adopt a Community Land Trust Ordinance: Partner with community land trust organizations for development of suitable surplus County lands as affordable housing.
3. Establish an Affordable Housing Trust Fund: Create a local dedicated funding source to assist in underwriting the cost of developing affordable housing. A trust fund could be used for incentives; impact fee subsidies; and/or repairs and maintenance of existing subsidized units.
4. Permit Accessory Dwelling Units (ADUs) in all Single-Family Residential Zoning Districts and establish Impact Fee Rates Specific to ADUs: Adopt amendments to the Comprehensive Plan and Land Development Code to allow ADUs as one method of responding to the need for affordable housing for smaller, single-parent, and aging households.
5. Incentives: Establish an incentive program to:
 - Reduce, subsidize, or waive impact fees for affordable and workforce units;

- Leverage incentives such as expedited permitting, reduced parking requirements, and tax incentives; and
 - Foster the creation and preservation of units.
6. Remove Regulatory Barriers/Promote Missing Middle Housing Types: Update existing affordable housing policies within the Seminole County Comprehensive Plan and Land Development Code in a manner that encourages a diversity of housing types and mixed-income housing.
 7. Preservation: Extend required housing affordability periods and create first right of refusal/first right of sale contract language for units receiving County funds.
 8. Inclusionary Housing: Explore the adoption of Inclusionary Housing/Zoning policies applicable to certain areas of the County where most appropriate for affordable and workforce housing.
 9. Engage, Educate and Inform: Engage stakeholder groups and create marketing and education tools including a webpage and informational documents, such as brochures and pamphlets that outline all incentives, regulatory tools, and programs the County offers to encourage the development and preservation of attainable housing.
 10. Combat NIMBYism (Not in My Backyard) negative perceptions of affordable and workforce housing through education and community outreach.
 11. Create an Attainable Housing Program Manager Position – Hire the budgeted Program Manager position within the Community Services Department to manage the Attainable Housing Program put forth by this Strategic Plan.
 12. Locate and Preserve Attainable Housing near Transit and Multimodal Transportation Options: Utilize the Access and Opportunity Model and other GIS tools to determine the best locations near transit and multiple modes of transportation for attainable housing.

Attainable Housing Recommended Actions Underway:

1. In accordance with Florida Statute 125.379 the County must maintain a list of surplus County-owned land, acquired through escheatment. If the parcel is deemed suitable for development, the Division of Land Management refers the lots to the Community Development Division to be land banked for future affordable housing development.
2. The BCC adopted Community Land Trust Ordinance #2021-15 and partnered with Habitat for Humanity Marion County Community Land Trust, Inc., a State certified Community Land Trust organization to develop a 1.3 acre County-owned surplus parcel to construct five (5) single-family housing units for homeownership low- to moderate-income first-time homebuyers.

3. Ordinance #2021-14, provided for the creation of a General Affordable Housing Trust Fund and provided an annual \$500,000 allocation from the General Fund, to assist in underwriting the cost of developing affordable housing. The Trust Fund is also used to fund impact fee subsidies for approved affordable housing developments, and/or repairs and maintenance of existing subsidized units. Funding can be used for land acquisition for affordable housing. Funds are also being used to increase the capacity of our non-profit developers that have received County-owned surplus lots by paying administrative recording and legal fees.
4. Ordinance #2021-13, adopted by the BCC amending the Land Development Code, granting the Building Department the ability to permit Accessory Dwelling Units (ADUs) in all Single-Family Residential Zoning Districts and establish Impact Fee rates specific to ADUs. These amendments to the Comprehensive Plan and Land Development Code (LDC) allows ADUs as one method of responding to the need for affordable housing for smaller, single-parent, and aging households. The Affordable Housing Advisory Committee (AHAC) will continue to monitor the impact of this ordinance on producing additional affordable housing units.
5. Seminole County Development Services Department is currently working to remove regulatory barriers to promote Missing Middle Housing types. Development Services presented amendments to the Land Development Code (LDC) to implement Missing Middle Housing and Mixed-Use Corridor District zoning. These LDC updates were presented and adopted upon 1st reading during the October 24, 2023 Board of County Commissioners meeting. In adopting these land development strategies, Development Services anticipates it will support and incentivize the production of workforce and affordable housing.

In addition to the recent updates, Development Services is proposing associated amendments to Seminole County's Comprehensive Plan to implement Missing Middle Housing. Update existing affordable housing policies within the Seminole County Comprehensive Plan and Land Development Code in a manner that encourages a diversity of housing types and mixed-income housing.

6. Preservation: The BCC approved the Affordable Housing Advisory Committee's (AHAC) proposed revisions to the Local Housing Assistance Plan (LHAP), that extended the required housing affordability periods for affordable housing projects receiving County funds. The revisions also increased financial assistance allocations for approved affordable housing preservation activities. These activities include:
 - **Strategy Name – Purchase Assistance:** Increased the affordability period from 20 years to 30 years for all projects receiving funding. This adjustment was warranted due to the increase in financial assistance provided to first-time homebuyers to reduce first mortgage loan amounts, as well as to provide up to \$20,000 for repairs if purchasing an existing home.

- **Strategy Name – Owner Occupied Rehabilitation/Reconstruction:** Increased the maximum award amounts for Rehabilitation/Reconstruction affordable housing preservation activities.

Activity	Previous Max. Award	Current Max. Award
Rehabilitation	\$100,000.00	\$150,000.00
Reconstruction	\$200,000.00	\$250,000.00

- **Strategy Name – Emergency Repair:** Added weatherization to the eligible repairs. Applicants can receive a grant of up to \$20,000 to fund repairs to owner-occupied units that threaten the health, safety, and well-being or contribute to the structural integrity and preservation of the unit.
7. The Create an Attainable Housing Program Manager Position: The BCC approved the Community Services Department budget allocation to fill the Program Manager position, to manage the Attainable Housing Program put forth by this Strategic Plan.
 8. Locate and Preserve Attainable Housing near Transit and Multi-modal Transportation Options: The Community Development Division is collaborating with Banyan Development Group to provide funding for its Banyan East Town Apartments project. This 118-unit transit-based, affordable housing development is located approximately one-quarter mile from the Altamonte Springs Sunrail Station.

ii. Do you have acute demand for affordable housing?

Seminole County residents are experiencing greater need for the programs and services administered through the Community Services Department. The U. S. economy continues to suffer with drastic increases in the rate of inflation, which reached a 40-year high of 8.5%. As a result, Seminole County residents continue to feel the economic strain of rising cost of housing (rent and home purchase prices), along with the severe increase in the cost of everyday goods and services (e.g., gasoline, groceries, etc.). During the pandemic, Central Florida experienced a housing boom. Home sale prices increased by 58%, pricing local first-time homebuyer out of the market. While over the same period, Central Florida renters suffered a nearly 46% increase in rental rates.

Additionally, housing developers, contractors, and sub-contracts are continuing to feel the effects of the global pandemic. The major supply chain and workforce disruptions forced the price of building materials to skyrocket. As reported in a Department Agriculture Forest Service Division study, the combination of the worker shortages in the forest product industry and the increased demand for building materials to complete home improvements, forced lumber prices to quadruple. Thereby, increasing the average retail prices of plywood from roughly \$12.80 to \$48.00 per sheet.

The economic impact of the high cost of labor and materials coupled with soaring interest rates is having devastating effect on the affordable housing developer's ability to produce new housing units without receiving some level of financial subsidy. These economic factors are affecting housing preservation activities as well. The unstable pricing of building materials and a dwindling

number of general contractors willing to bid on housing preservation projects due to the low profit margins, warranted the Community Development staff to amend the Local Housing Assistance Plan (LHAP) program policies to increase the maximum assistance awards for owner-occupied rehabilitation and reconstruction by \$50,000 per award.

The State of Florida has also been hit with a homeowner's insurance crisis that is having a devastating effect on Florida homeowners, first-time homebuyers, and landlords. Homeowner insurance rates have more than doubled in the wake of recent weather-related events. Insurance carriers are leaving the state, which limits the number available of providers, which eliminates or significantly reduces competitive pricing. Many of those who continue to offer coverage in the State of Florida are refusing to renew existing policy holders, due to the condition of their homes. This crisis is disproportionately affecting low- to moderate-income homeowners because many of them lack the financial resources to make the necessary repairs required for insurability. The insurance crisis is also affecting renters, as landlords are forced to increase rents to cover the increased cost of insurance.

What are your remaining affordable housing needs and how do you know?

The current housing market and economic environment continues to serve as barriers to affordable housing production and preservation. Housing values and rental unit rates have increased exponentially, limiting access to affordable housing for low- and moderate-income residents of Seminole County. The Federal Reserve's efforts to slow the driving pace of inflation by instituting what amounted to quarterly interest rate hikes over an 18-month period, all but ensured incomes would be unable to keep pace, thereby adding to the number of families and individuals needing access to services.

As previously stated, Seminole County has been making meaningful amendments to its Land Development Codes and Comprehensive Plan to encourage and incentivize the production and preservation of affordable housing. Even with the regulatory changes being enacted, it remains a difficult task to meet the demand for affordable housing and provide infrastructure improvements to support housing development, while mitigating the environmental health and safety concerns for Seminole County's low- to moderate-income residents. In addition, there is the constant struggle to identify sustainable financial resources that are eligible to be directed to the General Affordable Housing Trust Fund for ongoing support of these production and preservation efforts.

The County uses its Federal entitlement (CDBG and HOME) funds, along with its State Housing Initiative Partnership (SHIP) funds to the fullest extent to assist in meeting underserved needs. The County is experiencing a demand for Community Development services for community members with household incomes greater than 80% of the Area Median Income.

iii. What key barriers still exist and need to be addressed to produce and preserve more affordable housing?

1. Permitting procedures and approval timing and predictability: Currently, most jurisdictions try to provide a 14-day permitting process for affordable projects. This can be severely impacted if the developer does not respond to comments from staff in a timely manner.

This can be mitigated by having developers and Attainable housing staff meet and go through a pre application process with the jurisdiction during the planning phase of the project. We have been working with the Urban County Partners to assist with educating developers on the policies and procedures required to make each project successful.

2. Zoning and land use controls: Inclusionary zoning has not been implemented by all jurisdictions. Some, like Seminole County have opted for specific zoning for affordable housing. The county has created the “R-AH Affordable Housing Dwelling Subdivision Standards” zoning district.
3. Infrastructure constraints: Sewer connections are not available in rural communities, such as Geneva, Chuluota, and Black Hammock, three of the County’s priority geographies. Leveraging federal funding can help upgrade rural areas and allow more infrastructure to be constructed. Thereby, allowing for greater production of affordable housing projects in those areas. Currently, the County still has several suburban areas that remain on septic, such as some of the Country Club area of Lake Mary, Lockhart neighborhood, and Midway communities in unincorporated Seminole County, along with the Goldsboro and Flora Heights neighborhoods in Sanford, the only CDBG entitlement city in the County.
4. Availability of financing and subsidies for affordable housing: There continues to be limited financing options available from private funding sources, Federal and State grant funds, in addition to local funding options. The General Affordable Housing Trust Fund was created by ordinance “to assist in the production of affordable housing by for-profit and non-profit developers”. The intent is to offer for-profit developers incentives to offset development costs to ensure projects remain affordable. Additional financial assistance is available to non-profit developers to offset pre-development costs associated with unforeseen infrastructure challenges, such as utility relocations.
5. Capacity of local affordable housing developers and managers: To ensure the successful implementation of affordable housing development projects, we must prioritize educating for-profit and non-profit Developers, in addition to jurisdictional staff. A working knowledge of local, state, and federal requirements and guidelines, such as how planning and zoning works, along with associated subsidy available for fee discounts and/or waivers, should encourage further development, and create long-term affordability.

Exhibit D: Soundness of the Approach

Seminole County Community Services

a. EXHIBIT D: SOUNDNESS OF APPROACH

With the adoption of the Attainable Housing Strategic Plan in early 2021, Seminole County has made significant strides in accomplishing 80% of the recommended short-term (1-3 year) goals. Development Services has been working feverishly to remove regulatory barriers by revising the Land Development Codes. With the creation of the “R-AH Affordable Housing Dwelling Subdivision Standards” zoning district (explain). In addition, the BCC recently adopted additional changes to the LDC to include Missing Middle Housing and Mixed-Use Corridor District zoning.

It is expected these regulatory changes will encourage the production of new affordable housing units. We also anticipate the LDC updates will foster a level of innovation and diversity in housing type development (e.g., tiny homes, cottage courts) or Missing Middle housing types, such as urban-based mixed-use rentals, carriage homes, duplex and triplex development.

i. What is your vision?

The County will leverage PRO Housing funds with its Federal, State, and Local funding to expand existing affordable housing production and preservation activities to underserved and under-resourced areas. All of the Attainable Housing Program activities proposed will meet the CDBG national objective “Benefiting low- to moderate-income person. In addition, many of the housing preservation activities will address “Preventing slum and blight”. Each of the following four (4) PRO Housing Program Strategic Goals will be accomplished as we execute proposed activities.

- Strategic Goal 1: Support Underserved Community
- Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
- Strategic Goal 3: Promote Homeownership
- Strategic Goal 4: Advance Sustainable Communities

Proposed Attainable Housing Projects and Activities

1. The County will create an institutionalized preapplication review process to confirm and certify affordable housing projects seeking any form of local subsidy. Currently, the Attainable Housing Program Manager is working in conjunction with Development Services to formalize a process for identifying potential affordable housing developments during the Plan Review application phase and direct the to the Community Services Department. The Attainable Housing Program Manager will conduct a pre-application reviewed of the project with developers. In this session, the Affordable Housing Program Manager will:

- Review the project utilizing the Affordable Housing Checklist, to determine whether the project meets HUD’s development and affordability standards.
- Inform developers of the requirements for developments to be certified as an affordable housing project.
- The act as the liaison between the developer and the County’s Planning and Development staff, by attending Predevelopment meetings to assist with resolving issues that could impede the project’s approval.

- Receive notification during the permitting process to ensure developers respond to comments in a timely manner, to decrease delays in plan approval.

The Attainable Housing Program Manager will also continue to leverage existing professional relationships with the County's Urban County Partners to encourage workable and sustainable uses of the Affordable Housing Checklist. The desire is to create a systematic process for certifying affordable housing projects across permitting districts, to ensure all projects meet the Live Local Act guidelines for preservation of affordability through recorded land restrictions.

2. Expand housing development activities in well-resourced areas for protected classes by identifying County-owned parcels located in Heathrow, Wekiva Springs, or areas adjacent to these Census Designated Places (CDP) communities, to be set aside for Missing Middle homeownership development, in partnership with non-profit developers. The County will engage with the six (6) jurisdictions that are designated as Urban County Partners to acquire municipal properties in those areas to preserve affordability.

The Attainable Housing Program Manager meets quarterly with each of the Urban County Partners to discuss their needs and opportunities for the County to provide assistance. During these meeting the Program Manager will review the partner's surplus land register to determine whether there are parcels available in a Priority Geography or a HUD targeted low/mod Census Tracts and Block Group. The Program Manager may offer a land swap of County-owned surplus land if he identifies suitable parcels.

3. Leverage PRO Housing grant funds with other State, Federal, and Local funding to acquire existing commercial and/or industrial properties to be land banked for future redeveloped into affordable housing units. In acquiring existing commercial and industrial properties, we will accomplish a Strategic Goal to ensure access to and production of affordable housing by ensuring the subject parcels are preserved for affordable housing purposes.

The Live Local Act, also known as SB 102, is an extensive statewide housing strategy that aims to increase affordable housing opportunities within Florida communities. The Act states local governments are required to allow affordable housing developments in commercial, industrial, and mixed-use zoning districts. An added benefit to SB 102 is the State's approval of \$711 million in funds to be invested in workforce housing, along with providing numerous new incentives and programs.

We will also leverage PRO Housing grant funds to acquire vacant property adjacent to or near existing land bank properties, to be used to develop additional single-family homeownership units.

4. Increase the capacity of non-profit developers to produce affordable homeownership units by leveraging PRO Housing grant funds with ARPA Program Income funds to expand the Attainable Housing Homeownership Revolving Loan Fund. Seminole County will fully-fund the hard construction cost of homeownership projects in Priority Geographies and HUD target neighborhoods. Loan funds are repaid to the Revolving Loan Fund upon the

sale of the home. The final loan balance is reduced to provide a 20% down payment (DPA) and up to 3% of the purchase price to provide buyers with closing cost assistance. The DPA is secured with a soft second deferred/forgivable mortgage to ensure the qualified first-time homebuyer's monthly payment does not exceed 30% of their gross monthly income. The 20% DPA will also ensure buyers will not be required to pay Private Mortgage Insurance premiums. The remaining loan funds will be returned to the loan fund for future development.

5. Partner with qualified For-Profit Developers and/or Public Housing Authorities to Leverage PRO Housing grant funds with the FHFC (4% Bond and 9%) Housing Credits program to develop mixed-income rental housing units in HUD targeted communities. The County will PRO Housing grant funds with SHIP funds to provide the required local jurisdiction contribution to qualified For-Profit Developers and/or Public Housing Authorities applying to Florida Housing Finance Corporation (FHFC) (4% Bond and 9%) Housing Credits.
6. Leverage PRO Housing grant funds with SHIP and/or CDBG funds to expand housing preservation activities such as Minor Home Repairs (Emergency Repair), Owner-Occupied Rehabilitation and Reconstruction programs, with a specific focus in Priority Geographies CDP's of Geneva, Black Hammock, and Chuluota. The purpose is to extend the useful life of existing homes, mitigate issues that are susceptible to weather-related natural disasters, and increase energy efficiency of existing housing stock.

Community outreach activities within these communities will be increased to effectively educate the community about programs and services that are available to them.

- ii. **What is your geographic scope?** Explain effects on target locations, describe how it will preserve and create housing units in high-opportunity areas and expand opportunity in underserved communities.

Target Area	Percentage of Funds
County-wide (HUD Targeted Low/Mod Census Tracts and Block Groups)	70
HUD Designated Priority Geographies	30
Total	100

Table - Geographic Distribution

The PRO Housing grant does not list Seminole County as a County "Priority Geography"; however, there are five (5) Census Designated Place (CDP) communities that are designated as "Place Priority Geographies". Additionally, the County has 30 designated census tracts and block groups that qualify as low- and moderate-income per HUD regulations. Projects funded under this grant must meet the National Objective criteria for low/moderate income area benefit or be in one of the designated Priority Geographies.

HUD Designated Priority Geographies	Community Description
Heathrow (CDP)	Well- Resourced

HUD Designated Priority Geographies	Community Description
Wekiva Springs (CDP)	Well-Resourced
Geneva (CDP)	Rural
Black Hammock (CDP)	Rural
Chuluota (CDP)	Rural

Table - Seminole County Priority Geographies

The County will leverage existing County-owned surplus land banked properties to facilitate inter-governmental land swapping for development in well-resourced communities and targeted low/mod census tracts and block groups communities. We will also expand targeted production and preservation activities to the Priority Geographies that are traditionally underserved. The maps on the following pages identifies LMI census block groups that are included in Seminole County’s geographical target area and a map of the PRO Housing designated “Priority Geographies” located across Seminole County.

iii. Who are your key stakeholders? How are you engaging them?

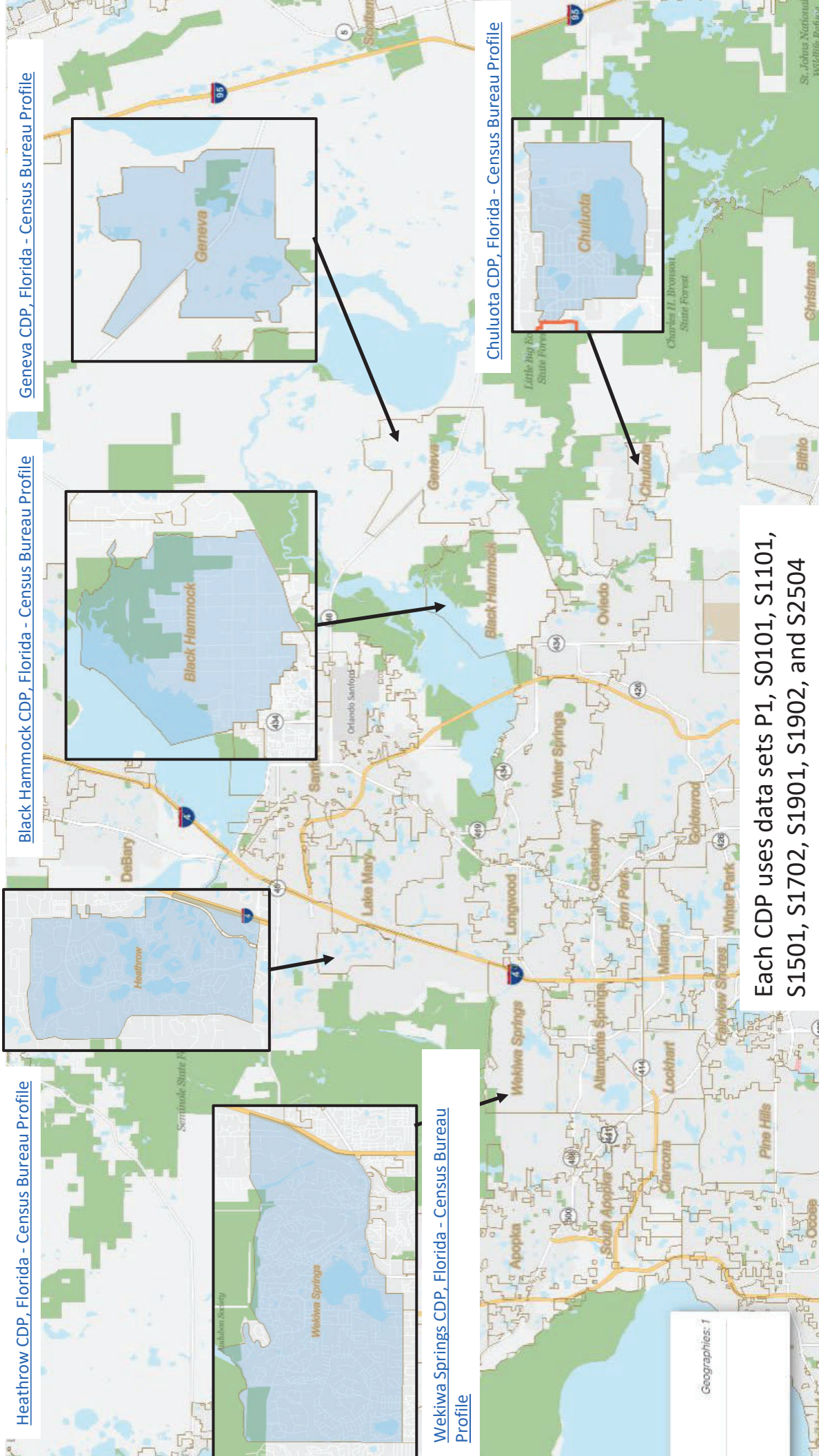
Due to the limited time constraint between receiving the Notice of Funding Opportunity (NOFO) and its submission deadline,

The County promotes its programs to residents, businesses, and non-profit organizations that reside in or provide services to designated low- to moderate-income target areas. The primary beneficiaries are persons with unmet housing needs (purchase assistance, owner-occupied rehab/reconstruct/minor home repairs); residents of public and/or affordable rental housing; minorities (racial, ethnic, gender); Seminole County Housing Authority, Regional Housing Finance Authority; Public Transportation service providers (Lynx Bus and SunRail Train); community development organizations; for-profit and non-profit developers.

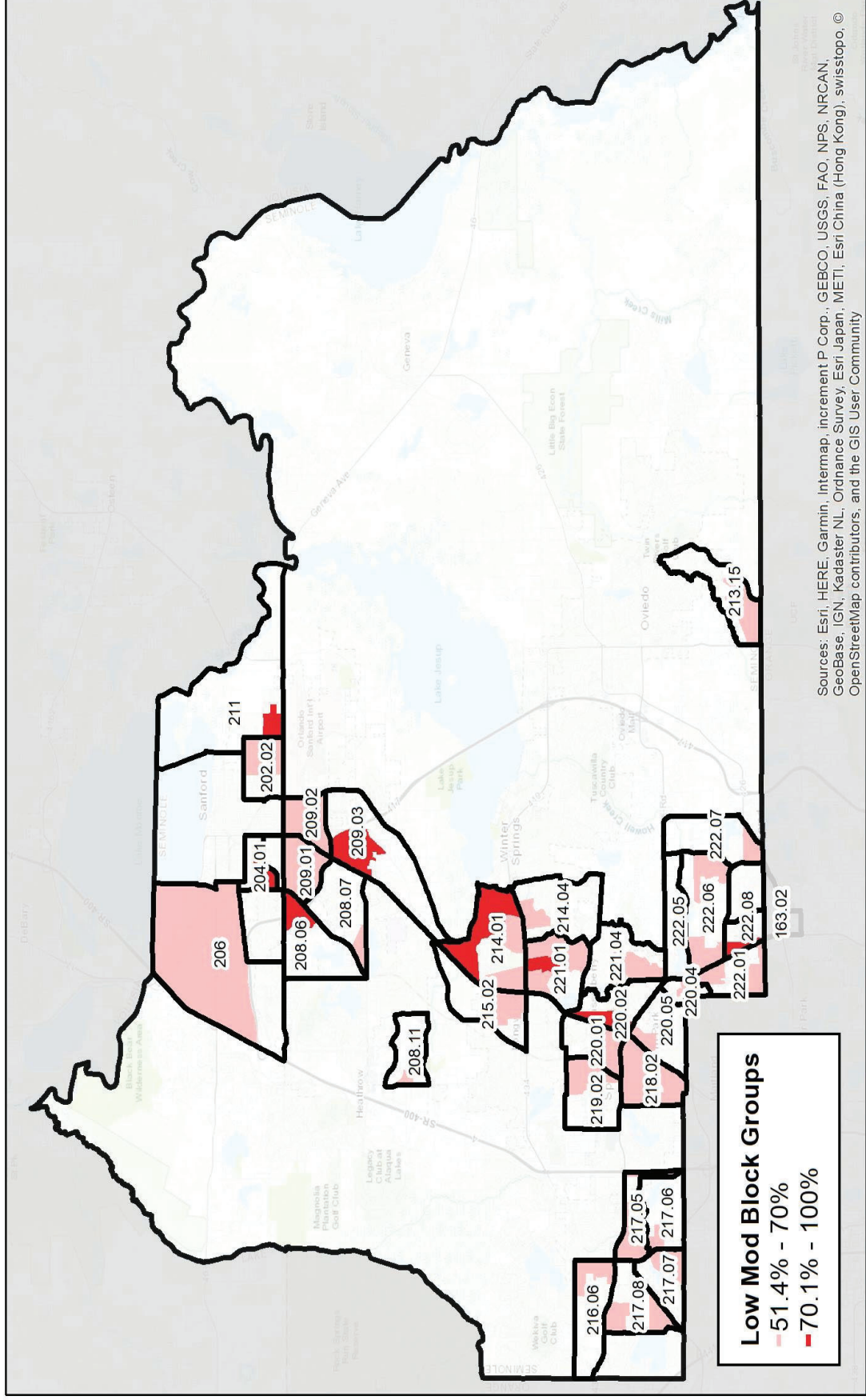
iv. How does your proposal align with requirements to affirmatively further fair housing?

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 the Community Development Division’s commitment to providing free interpretation and translation services when it appears and individual is unable to communicate effectively in English.

SEMINOLE COUNTY PRIORITY GEOPGRAPHIES



Low Mod Census Tracts



v. **What are your budget and timeline proposals?**

Seminole County is requesting \$10,000,000 in PRO Housing grant funds to implement the proposed expansion of the Community Services Attainable Housing Program. The total estimated cost to implement the program is \$27,192,168.00 throughout the five (5) year grant period beginning January 1, 2024, through December 31, 2029. As illustrated in the table labeled as “*Leveraged Sources*”, Seminole County will utilize Federal entitlement (CDBG) funds, American Rescue Plan Act (ARPA) Program Income, State Housing Initiative Partnership (SHIP) funds, the Seminole County local General Affordable Housing Trust Fund (GAHTF) allocations, and the market value (as established by Seminole County Property Appraiser) of County-owned surplus land, valued at \$1,057,168 as leverage, totaling \$17,192,168.

<i>Leverage Sources</i>	<i>Amounts</i>
Prior Yr. CDBG Total	\$1,160,000.00
CDBG (FY24-29)	2,500,000.00
SHIP (FY24-29)	7,600,000.00
GAHTF (FY21-23)	1,125,000.00
GAHTF (FY24-29)	2,250,000.00
ARPA General Govt. Services	1,500,000.00
Surplus Land Donations (land value)	1,057,168.00
Total Leverage	17,192,168.00
<i>PRO Housing Grant Request</i>	\$10,000,000.00
Total Project	\$27,192,168.00

Table – Leverage Sources

In 2023, Seminole County received its annual allocation of \$2,176,335 for the CDBG Program. This year \$1,320,668 has been allocated for Public Facility Improvements and homeownership rehabilitation/reconstruction activities. Throughout the PRO Housing grant period, the Community Development Division Manager will continue to allocate up to \$500,000 annually of CDBG funding to homeownership rehabilitation/reconstruction activities. An additional \$1,160,000 in Prior Year CDBG funds will be allocated to land acquisition and infrastructure activities for the homeownership CLT development project in partnership with Seminole County, Habitat for Humanity of Seminole County and Greater Apopka, and Habitat for Humanity Marion County Community Land Trust.

In 2023, Seminole County’s annual SHIP allocation was increased by \$3,000,000 to \$5,544,839, as a result of the State’s appropriation of \$711 million for activities associated with SB 102, Live Local Act. Based on prior years allocations, the Community Development Division Manager will continue to allocate up to \$1.5 million annually to homeownership Minor Home Repair grants (Emergency Repair), and rehabilitation/reconstruction activities. This will be a total of \$7.6 million throughout the PRO Housing grant period.

In 2021, Seminole County allocated \$2,000,000 of its American Rescue Act Plan (ARPA) General Government Services award to fund Attainable Housing Program homeownership development activities. The funds created a revolving loan fund to provide 0% interest loans to non-profit developers to produce single-family homeownership units. Seminole County fully-funded the hard construction cost. Each developer was allocated \$1 million to construct up to 6 single-family homes. Upon the sale of each home, the loan fund is repaid. The final loan balance is reduced to provide a 20% down payment (DPA) and up to 3% of the purchase price for buyer closing cost assistance. The DPA is secured with a soft second deferred/forgivable mortgage to ensure the qualified first-time homebuyer's monthly payment does not exceed 30% of the household gross monthly income. The 20% DPA will also ensure buyers will not be required to pay Private Mortgage Insurance premiums. The remaining loan funds will be returned to the loan fund for future development. It is estimated these activities will generate \$1.5 million in ARPA Program Income, to be rolled back into the loan fund for future homeownership development activities.

In 2021, the BCC approved the ordinance that created the General Affordable Housing Trust Fund (GAHTF) and provided an annual \$500,000 allocation from the General Fund, to assist in underwriting the cost of developing affordable housing. the Community Development Division Manager will continue to allocate up to \$1.25 million in prior year funding, and \$2.25 million in future funding throughout the PRO Housing grant period.

The Grant and Leverage Funds Cost Estimates worksheet is included on the next page.

Exhibit E: Capacity

Seminole County Community Services

EXHIBIT E – CAPACITY

i. What capacity do you and your Partner(s) have?

Agency Role	Name	Department/Agency
PRO Housing Administrator	SEMINOLE COUNTY	Seminole County Community Services Department

Table – Responsible Agency

Seminole County Community Services Department is the Lead Agency responsible for the preparation and implementation of the PRO Housing Grant Program. The Community Development Division will administer the program. Community Services Department will work in conjunction with Public Works, Development Services, and other departments to implement specific projects funded by the PRO Housing grant program. For-profit and non-profit developer, housing counseling agency, community development organizations, public housing authorities are also an integral part of the Community Development and Attainable Housing programs.

A Jurisdictional Organization Charts and Community Services Organization Chart are provided. Resumes and/or Job Description have been included for key staff members under the Attachment Tab.

Community Services Attainable Housing Program Staffing Plan - PRO Housing Grant

Position	PRO Housing Role
Board of County Commissioners Chairman	Judicial Leadership & Legal Authority
County Attorney	
County Manager	
Allison Thall, Comm Svc. Director Stacey Smithwick, Comm. Dev. Division Manager	<ul style="list-style-type: none">• Authorized to make departmental approvals• Manages relationship with Grantor• Approval all Division activities• Responsible for ensuring approved activities comply with funding guidelines
Quentin Grose, Attainable Housing Program Manager	<ul style="list-style-type: none">• Ensure program goals are accomplished according to federal guidelines• Assign program tasks to internal and external partners to ensure compliance with Program deliverables• Fosters relationships with For-profit and Non-profit Developers to encourage affordable housing development• Maintains working relations with Urban County Partners.

	<ul style="list-style-type: none"> • Develop a pre-application certify process to confirm developments meet program requirements to be certified as an affordable housing development project that is eligible for incentives, expedited permitting, and fee waivers. • -Act as the Developer Advocate between Jurisdictional Departments, to ensure affordable housing project move the permitting process smoothly
Project Coordinator (F/T) TBH	<ul style="list-style-type: none"> • Process applications
Project Coordinator (F/T)	<ul style="list-style-type: none"> • Contingent Upon Award
Kristine Herrera, Compliance Planner	<ul style="list-style-type: none"> • Conducts project file audits to ensure they are maintained according to the grant requirements. • Monitor program policies and procedures to ensure activities are being implemented in accordance the grant program regulations
Bonnye Deese, Special Project Adm.	<ul style="list-style-type: none"> • Prepared PRO Housing Grant Application. • Key member of Attainable Housing strategic planning team • Conduct research and analysis of current community development problems and issues facing local government and provide alternatives for solutions to development problems. • Prepare and manage the Requests for Proposal process for all affordable housing funding opportunities. • Staff liaison to the Affordable Housing Advisory Committee • Prepare quarterly and annual reports on affordable housing incentive strategies for the Community Development Division
Melony Vera, Program Specialist	Administrative Support
Tadine Diaz, SHIP Project Mgr. II	<ul style="list-style-type: none"> • Oversees SHIP funded affordable housing preservation programs • Monitors progress and ensures compliance with established expenditure deadlines • Supervises the Program Coordinators and Construction Management team
Tia Ramratan, Project Coordinator	<ul style="list-style-type: none"> • Process requests for program services • Complete Applicant income qualifications to ensure household income is compliant with program regulations • Process client agreements with approved applicants

	<ul style="list-style-type: none"> • Coordinate relocation for housing preservation program participant displaced during renovation or reconstruction • -Maintain files according to the grant program guidelines.
Jessica Rodriguez, Project Coordinator	<ul style="list-style-type: none"> • Process requests for program services • Complete Applicant income qualifications to ensure household income is compliant with program regulations • Process client agreements with approved applicants • Coordinate relocation for housing preservation program participant displaced during renovation or reconstruction • Maintain files according to the grant program guidelines.
Storm Tackett, Construction Project Manager	<ul style="list-style-type: none"> • Conduct initial inspections of owner-occupied homes to assess housing needs and makes recommendations for approvals based on the condition of the home • Conduct the construction bid process for all owner-occupied housing preservation programs, reviews bids, and makes recommendation to SHIP Project Manager II for funding approval • Monitors all construction progress, manages project budgets, process contractor draw requests, ensure projects are completed according to the scopes of work, and within the established construction timeframe.
Marshall Heavey, Construction Project Manager	<ul style="list-style-type: none"> • Conduct initial inspections of owner-occupied homes to assess housing needs and makes recommendations for approvals based on the condition of the home • Conduct the construction bid process for all owner-occupied housing preservation programs, reviews bids, and makes recommendation to SHIP Project Manager II for funding approval • Monitors all construction progress, manages project budgets, process contractor draw requests, ensure projects are completed according to the scopes of work, and within the established construction timeframe.
Tracy Justice, Sr. Financial Analysis	<ul style="list-style-type: none"> • Process draw requests • Submit requests for payment to County Clerks for check processing.

	<ul style="list-style-type: none"> • Tracks all expenditures and provides weekly report of expenditure progress
Jeff Aldridge – Community Services Business Manager	<ul style="list-style-type: none"> • Submits reports to the • Draws down funding through DRGR • Submits required reports

Exhibit F: Leverage

Seminole County Community Services

EXHIBIT F – LEVERAGE

i. Are you leveraging other funding or non-financial contributions?

The proposed expansion of Seminole County’s Community Services Attainable Housing Program is estimated to cost \$28,635,000.00 during the grant period beginning January 1, 2024, through December 31, 2029. The County is requesting \$10,000,000 in PRO Housing Grant funds to implement the expansion of the program. As shown in table labeled as “*Sources*” below, Community Services has identified several Federal, State, and local funding sources totaling \$16,135,000, in addition to the \$2,500,000 land value of the current stock of County-owned surplus land designated for donation to non-profit developers for affordable housing production. The amount increases the total County leverage to \$18,635,000, for the successful implementation of the program.

<u>Leverage Sources</u>	<u>Amounts</u>
Prior Yr. CDBG Total	\$1,160,000.00
CDBG (FY24-29)	2,500,000.00
SHIP (FY24-29)	7,600,000.00
GAHTF (FY21-23)	1,125,000.00
GAHTF (FY24-29)	2,250,000.00
ARPA General Govt. Services	1,500,000.00
Surplus Land Donations (land value)	2,500,000.00
Total Leverage	18,635,000.00
<i>PRO Housing Grant Request</i>	\$10,000,000.00
Total Project	\$28,635,000.00

Table - Sources

Exhibit G: Long-Term Effect

Seminole County Community Services

EXHIBIT G – LONG-TERM EFFECT

- i. What permanent, long-term effects will your proposal have? What outcomes do you expect?

It is anticipated the effect of the regulatory changes will encourage the production of new affordable housing units throughout the County. We also anticipate the LDC updates will foster a level of innovation and diversity in housing type development (e.g., tiny homes, cottage courts), and housing developments that target the Missing Middle. Urban-based mixed-use rentals development, carriage homes, duplex and triplex development, will allow an increase in the number of units developed on smaller parcel sizes.

With the strategic utilization of SHIP and CDBG funding as leverage with the PRO Housing grant, 25% more owner-occupied housing units will be safer, more energy efficient, and will be less susceptible to weather-related natural disasters.

Preservation Activity	No. of Units Developed with PRO Grant Funds	No. of Unit Developed with Leverage SHIP & CDBG Funds
Minor Home Repair	20	100
Rehabilitation	6	25
Reconstruction	5	17

The allocation of PRO funds to homeownership development projects will allow the County to increase the capacity of non-profit developers by providing 0% interest loan through the revolving loan fund.

Homeownership and Infrastructure Improvement Activities	Outcomes PRO Grant Funds
3500 CLT Homeownership	5 single-family homes constructed; lift station installed to provide access to public utilities for the new homes and the existing homes current with septic systems; CLT homebuyers will receive 20% down payment assistance and up to 3% towards closing costs to ensure affordability.
Scattered Site New Construction	Approximately 10 single-family homes constructed; homebuyers will receive 20% down payment assistance and up to 3% towards closing costs to ensure affordability.
<ul style="list-style-type: none">• Attainable Housing will continue to acquire surplus properties to be donated to non-profit developers for affordable housing development.• Revolving loan funds will be provided as long as the funds remain.	

The County will have acquired additional parcels located in Priority Geographies and/or HUD targeted census tracts and land banked them for future affordable housing development. The goal is to identify larger parcels that can accommodate multiple housing types and mix-used development.

Attachment A: Summary of Comments

Seminole County Community Services

Attachment A: Summary of Public Comments received on the Application

Due to the limited time constraint between receiving the Notice of Funding Opportunity (NOFO) and its submission deadline, Seminole County hosted a public hearing virtually via MS TEAMS on October 24, 2023, to present its proposed Pathways to Removing Obstacles to Housing (PRO Housing) draft plan with funding recommendations. No comments were provided. The finalized plan is posted on Seminole County Community Services Department's homepage www.seminolecountyfl.gov/departments-services/community-services/ for public review. The public may also request to review the plan in-person at the Community Services Department, located at 520 West Lake Mary Blvd., Suite 100, Sanford, FL 32773, during normal business hours, Monday through Friday 8:00 am to 5:00 pm. The public comment period is open from October 24, 2023, through November 8, 2023. No comments were received prior to the application submission deadline. However, any comments received after submission will be kept and made available to the U. S. Department of Housing and Urban Development upon request.

Attachment B: Budget Summary

Seminole County Community Services

Community Services Attainable Housing Program Expansion			
PRO Housing Activities	Grant	Leverage	Leverage Sources
3500 CLT Land Acquisitions & Infrastructure Improvements	500,000.00	1,160,000.00	CDBG - FY2022/23, FY2020/21, FY2014/15
Owner Occupied Preservation (MHR, Rehab, Recon, Mitigation)	1,000,000.00	2,500,000.00	CDBG - FY24/25, FY25/26, FY26/27, FY27/28, FY28/29
Owner Occupied Preservation (MHR, Rehab, Recon)	1,500,000.00	7,600,000.00	SHIP - FY24/25, FY25/26, FY26/27, FY27/28, FY28/29
Land Banking Acquisitions	2,000,000.00	3,375,000.00	GAHTRF (75% of \$500,000 of 9 yr. allocation)
Fee waiver/ reduction, recording fees for non-profit land donation, etc.		1,500,000.00	GAHTF - FY2021 - 2023
Revolving Loan Fund - Homeownership Dev.	2,000,000.00	1,500,000.00	ARPA (PI)
Rental Housing Dev.	1,000,000.00		
Admin. (20% to grant request)			
Salaries & Fringe	1,595,270.75		
Fringe	239,291.25		
Environmental Review	30,438.00		
Consultant - Engineers, Architect, Inspections, etc.	100,000.00		
Property Maint.	17,500.00		
Supplies	10,000.00		
Training	7,500.00		
Total	10,000,000.00	17,635,000.00	

Attachment C: Match Sources

Seminole County Community Services

SHIP 2023-2024

Local Government	County Total	County Share/ City Share
ALACHUA	3,293,954	1,624,908
Gainesville		1,669,046
BAKER	350,000	350,000
BAY	2,116,373	1,700,717
Panama City		415,656
BRADFORD	350,000	350,000
BREWARD	7,206,932	3,955,164
Cocoa		228,460
Melbourne		998,881
Palm Bay		1,455,800
Titusville		568,627
BROWARD	22,590,588	3,998,536
Coconut Creek		664,163
Coral Springs		1,547,455
Davie		1,226,669
Deerfield Beach		1,003,022
Fort Lauderdale		2,168,696
Hollywood		1,777,879
Lauderhill		858,442
Margate		673,200
Miramar		1,585,859
Pembroke Pines		1,965,381
Plantation		1,079,850
Pompano Beach		1,305,736
Sunrise		1,118,234
Tamarac		833,593
Weston		783,893
CALHOUN	350,000	350,000
CHARLOTTE	2,265,385	2,035,901
Punta Gorda		229,484
CITRUS	1,818,201	1,818,201
CLAY	2,593,331	2,593,331
COLLER	4,486,496	4,265,312
Naples		221,184
COLUMBIA	819,405	819,405
DE SOTO	409,546	409,546
DIXIE	350,000	350,000
DUVAL	11,865,266	11,865,266
ESCAMBIA	3,785,872	3,156,660
Pensacola		629,212
FLAGLER	1,438,115	320,700
Palm Coast		1,117,415

Local Government	County Total	County Share/ City Share
FRANKLIN	350,000	350,000
GADSDEN	513,826	513,826
GILCHRIST	350,000	350,000
GLADES	350,000	350,000
GULF	350,000	350,000
HAMILTON	350,000	350,000
HARDEE	350,000	350,000
HENDRY	461,686	461,686
HERNANDO	2,287,752	2,287,752
HIGHLANDS	1,184,677	1,184,677
HILLSBOROUGH	17,455,296	12,845,352
Tampa		4,609,944
HOLMES	350,000	350,000
INDIAN RIVER	1,892,707	1,892,707
JACKSON	573,519	573,519
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	4,635,509	4,635,509
LEE	9,196,970	5,702,121
Cape Coral		2,385,694
Fort Myers		1,109,155
LEON	3,435,561	1,135,109
Tallahassee		2,300,452
LEVY	513,826	513,826
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	4,836,808	4,183,839
Bradenton		652,969
MARION	4,508,863	3,761,744
Ocala		747,119
MARTIN	1,862,934	1,862,934
MIAMI-DADE	20,220,734	13,280,978
Hialeah		1,674,277
Miami		3,366,752
Miami Beach		612,688
Miami Gardens		843,205
North Miami		442,834
MONROE	968,564	968,564
NASSAU	1,095,210	1,095,210
OKALOOSA	2,481,498	1,922,913
Crestview		316,887
Fort Walton Beach		241,698

Local Government	County Total	County Share/ City Share
OKEECHOBEE	454,280	454,280
ORANGE	16,985,745	13,294,743
Orlando		3,691,002
OSCEOLA	4,888,948	3,237,950
Kissimmee		945,523
St. Cloud		705,475
PALM BEACH	17,432,930	12,494,181
Boca Raton		1,143,600
Boynton Beach		937,892
Delray Beach		770,536
Wellington		709,520
West Palm Beach		1,377,201
PASCO	6,804,480	6,804,480
PINELLAS	11,149,829	5,790,106
Clearwater		1,365,854
Largo		965,575
St. Petersburg		3,028,294
POLK	8,846,658	6,851,737
Lakeland		1,381,848
Winter Haven		613,073
PUTNAM	856,731	856,731
ST. JOHNS	3,413,194	3,413,194
ST. LUCIE	4,024,351	892,601
Fort Pierce		549,324
Port St. Lucie		2,582,426
SANTA ROSA	2,265,385	2,265,385
SARASOTA	5,194,527	4,545,731
Sarasota		648,796
SEMINOLE	5,544,839	5,544,839
SUNTER	1,609,495	1,609,495
SUWANNEE	513,826	513,826
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	6,566,001	4,576,503
Daytona Beach		889,693
Deltona		1,099,805
WAKULLA	409,546	409,546
WALTON	923,831	923,831
WASHINGTON	350,000	350,000
TOTAL	247,000,000	247,000,000
DR Holdback		5,000,000
Total appropriation		252,000,000

FY 2023 Community Planning and Development Formula Program Allocations						
NAME	STA	CDBG	RHP	HOME	ESG	HOPWA
Castle Rock	CO	\$255,712	\$0	\$0	\$0	\$0
Broomfield City/County	CO	\$271,272	\$0	\$0	\$0	\$0
Boulder City	CO	\$817,489	\$0	\$1,201,920	\$0	\$0
Aurora	CO	\$2,624,202	\$0	\$1,241,225	\$230,365	\$0
Arvada	CO	\$423,831	\$0	\$0	\$0	\$0
State of Connecticut	CT	\$13,912,108	\$1,209,615	\$11,932,147	\$2,257,349	\$312,736
West Haven	CT	\$672,778	\$0	\$0	\$0	\$0
West Hartford	CT	\$996,237	\$0	\$0	\$0	\$0
Waterbury	CT	\$2,133,069	\$0	\$979,755	\$186,749	\$0
Stratford	CT	\$628,317	\$0	\$0	\$0	\$0
Stamford	CT	\$957,666	\$0	\$517,041	\$0	\$0
Norwich	CT	\$806,276	\$0	\$0	\$0	\$0
Norwalk	CT	\$843,561	\$0	\$0	\$0	\$0
New London	CT	\$826,983	\$0	\$0	\$0	\$0
New Haven	CT	\$3,503,207	\$0	\$1,415,294	\$318,547	\$1,289,639
New Britain	CT	\$1,618,154	\$0	\$661,309	\$148,251	\$0
Milford Town	CT	\$560,307	\$0	\$0	\$0	\$0
Middletown	CT	\$502,576	\$0	\$0	\$0	\$0
Meriden	CT	\$942,573	\$0	\$0	\$0	\$0
Manchester	CT	\$533,876	\$0	\$0	\$0	\$0
Hartford	CT	\$3,657,978	\$0	\$1,617,702	\$317,525	\$1,384,958
Hamden Town	CT	\$447,833	\$0	\$0	\$0	\$0
Greenwich	CT	\$745,610	\$0	\$0	\$0	\$0
Fairfield	CT	\$492,327	\$0	\$0	\$0	\$0
East Hartford	CT	\$567,228	\$0	\$0	\$0	\$0
Danbury	CT	\$583,833	\$0	\$0	\$0	\$0
Bristol	CT	\$588,210	\$0	\$0	\$0	\$0
Bridgeport	CT	\$3,236,610	\$0	\$1,478,268	\$289,890	\$1,146,713
District of Columbia	DC	\$15,404,214	\$1,634,036	\$6,056,624	\$1,341,848	\$12,770,434
State of Delaware	DE	\$2,684,959	\$1,382,343	\$3,000,000	\$259,897	\$399,987
New Castle County	DE	\$2,383,060	\$0	\$1,131,733	\$211,372	\$0
Wilmington	DE	\$2,199,153	\$0	\$718,522	\$197,226	\$951,239
Dover	DE	\$321,669	\$0	\$0	\$0	\$0
St. Lucie County	FL	\$0	\$0	\$1,067,599	\$0	\$0
State of Florida	FL	\$26,165,562	\$1,140,440	\$21,983,305	\$6,148,343	\$5,196,574
Volusia County	FL	\$1,695,278	\$0	\$789,214	\$0	\$0
Seminole County	FL	\$2,176,335	\$0	\$987,771	\$190,975	\$0
Sarasota County	FL	\$1,769,075	\$0	\$0	\$149,803	\$0
St. Johns County	FL	\$1,121,735	\$0	\$0	\$0	\$0
Polk County	FL	\$4,054,219	\$0	\$1,611,558	\$346,940	\$0
Pinellas County	FL	\$2,475,188	\$0	\$1,408,919	\$214,487	\$0
Pasco County	FL	\$3,032,783	\$0	\$1,387,912	\$255,221	\$0
Palm Beach County	FL	\$6,471,405	\$0	\$2,673,040	\$570,614	\$0
Osceola County	FL	\$1,401,751	\$0	\$1,026,928	\$0	\$0

TABLE OF EXPENSES BY EXPENDITURE CATEGORY

ARPA PROJECT NAMES		RECOVERY PLAN ALLOCATION	CUMULATIVE EXPENDITURES THRU 6/30/23	UNSPENT BALANCE BY EXPENDITURE CATEGORY
6	Expenditure Category: Revenue Replacement			
6.1	Administrative Web Portal	\$2,178,048.00	\$2,178,048.00	\$0.00
6.1	Individual Assistance	\$661,079.00	\$661,079.00	\$0.00
6.1	Tourism-Hotels	\$136,837.62	\$136,837.62	\$0.00
6.1	Rescue Outreach Mission	\$557,041.95	\$557,041.95	\$0.00
6.1	Nonprofits	\$500,358.00	\$479,996.43	\$20,361.57
6.1	Other Homeless Diversion Nonprofits	\$800,000.00	\$742,870.58	\$57,129.42
6.1	SCC Center for Business Development	\$350,000.00	\$66,165.39	\$283,834.61
6.1	Community Paramedicine	\$450,000.00	\$134,307.89	\$315,692.11
6.1	SCC Workforce Development	\$1,000,000.00	\$0.00	\$1,000,000.00
6.1	Community Health	\$1,550,000.00	\$448,836.99	\$1,101,163.01
6.1	Technology Improvement/Website	\$2,000,000.00	\$338,305.61	\$1,661,694.39
6.1	Affordable Housing	\$2,000,000.00	\$0.00	\$2,000,000.00
6.1	Community Recreation	\$2,836,257.00	\$549,152.00	\$2,287,105.00
6.1	Community Facilities	\$3,000,000.00	\$101,327.62	\$2,898,672.38
6.1	Sheriff Behavioral Health Initiatives	\$9,000,000.00	\$6,000,000.00	\$3,000,000.00
6.1	Broadband	\$4,700,000.00	\$170,165.01	\$4,529,834.99
6.1	Midway Stormwater	\$10,000,000.00	\$3,843,001.04	\$6,156,998.96
6.1	Budget Stabilization	\$49,937,047.43	\$15,202,263.97	\$34,724,783.46
	TOTALS	\$91,646,669.00	\$31,609,399.10	\$60,037,269.90

ARPA 2023 RECOVERY PLAN WEBLINK:

www.seminolecountyfl.gov/arpa

Attachment D: Organizational Charts

Seminole County Community Services

CITIZENS OF SEMINOLE COUNTY

CONSTITUTIONAL OFFICERS

Clerk of the Court
Property Appraiser
Sheriff
Supervisor of Elections
Tax Collector

BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

KATE LATORRE

COUNTY MANAGER

DARREN GRAY

DEPUTY COUNTY MANAGER

TRICIA JOHNSON

ASSISTANT COUNTY MANAGER

MELONEY KOONTZ

DEVELOPMENT REVIEW

JOSE GOMEZ, CHIEF ADMINISTRATOR

ASSISTANT COUNTY MANAGER

KRISTIAN SWENSON

MANAGEMENT AND BUDGET

TIM JECKS, DIRECTOR

HUMAN RESOURCES

CHRISTINA BRANDOLINI, DIRECTOR

SUPPORTS

SUPPORTS

UTILITIES

VACANT, DIRECTOR

PUBLIC WORKS

JEAN JREIJ, DIRECTOR

ENVIRONMENTAL SERVICES

KIM ORNBERG, DIRECTOR

FLEET AND FACILITIES

CHAD WILSKY, DIRECTOR

PARKS AND RECREATION

RICK DURR, DIRECTOR

INNOVATION AND STRATEGIC INITIATIVES

ANDREA WESSER-BRAWNER,
CHIEF ADMINISTRATOR

INFORMATION TECHNOLOGY

JAMES GAROUTSOS, CIO

RESOURCE MANAGEMENT

LORIE BAILEY-BROWN, CFO

COMMUNICATIONS

CHRIS PATTON, DIRECTOR

FIRE/EMS

MATT KINLEY, FIRE CHIEF

COMMUNITY SERVICES

ALLISON THALL, DIRECTOR

DEVELOPMENT SERVICES

REBECCA HAMMOCK, DIRECTOR

EMERGENCY MANAGEMENT

ALAN HARRIS, DIRECTOR

