

EXECUTIVE SUMMARY 91.220(B)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Anticipated new program funding for housing and community development activities in Seminole County for Program Year 2013-2014 is as follows:

| | |
|--------------|--------------------|
| CDBG | \$1,761,371 |
| HOME | \$534,330 |
| ESG | \$123,876 |
| HOPWA | \$0 |
| Section 8 | \$2,087,329 (est.) |
| SHIP | \$695,450 |
| General Fund | \$700,000 (est.) |

The Citizen Participation process began with a Notice of Funding Availability (NOFA) on January 2, 2013. The NOFA solicited the submission of funding proposals under the CDBG, HOME, and ESG Programs. The NOFA stated a due date of February 28, 2013 for funding proposals. Any organization was invited to apply for funding for any prioritized eligible activities.

A Public Hearing was held on April 17, 2013 to solicit public comment and input for the housing and community development Needs for Program Year 2013-2014 (comments are listed below). On May 23, 2013 Community Development Office staff advertised the list of activities recommended for funding for public comment. An advertisement established the 30-day comment period, ending on June 22, 2013. Comments received during this comment period are noted in the Action Plan; in the Citizen Participation section.

Finally, the Action Plan was approved by the Board of County Commissioners on July 23, 2013. The list of recommended activities, proposed use of funds, and the draft Action Plan was also posted on the County's web site for increased public information and awareness during the 30-day public comment period. In question #4 below, an explanation is given as to addressing the comments received and whether they were addressed or not (and why).

Past performance of the County's CPD grant programs were reviewed on December 4, 2012 at a Countywide Public Hearing. The Consolidated Annual Performance and Evaluation Report (CAPER) was presented and received positive comments. With some adjustments and Substantial Amendments, the County's CDBG and HOME activities continue to make progress and meet its community development and housing needs. Among activities that were completed or continued in Program Year 2012-2013 are:

- Midway Street Lighting
- Target Area Sidewalks (North Moss Road)
- Midway Potable Water: Design Phase
- Midway School Sewer
- Housing Rehabilitation/Reconstruction
- Dental Assistance
- Child Care Assistance
- Transitional and Permanent Supportive Housing for Homeless Families
- HOME Program Tenant-Based Rental Assistance

2013-2014 CDBG, HOME, and ESG Program funding is proposed as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

| | |
|---|-----------|
| Midway Water Improvements: Construction Phase 1: | \$719,892 |
| Pathways to Care Homeless Facility Rehabilitation: | \$172,000 |
| Bookertown Street Lighting Preparation: | \$3,000 |
| Housing Rehabilitation/Reconstruction: | \$250,000 |
| Public Services Activities: | |
| <i>Early Learning Coalition:</i> | \$90,000 |
| <i>Regional Homeless Coalition:</i> | \$50,000 |
| <i>Orlando Housing Authority:</i> | \$20,760 |
| <i>Specialized Treatment Education & Prevention Services (STEPS):</i> | \$15,500 |
| <i>Housing Counseling:</i> | \$23,888 |
| <i>Dental Assistance:</i> | \$64,057 |
| Planning and Administration: | \$352,274 |

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM*

| | |
|--|-----------|
| Purchase Assistance: | \$130,897 |
| Tenant-Based Rental Assistance (TBRA): | \$200,000 |
| Affordable Rental Housing: | \$150,000 |
| Planning and Administration: | \$53,433 |

EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM

| | |
|---|----------|
| Rescue Outreach Mission of Sanford – Operation and Maintenance: | \$74,325 |
| Sharing Center – Homeless Prevention: | \$49,551 |

During the funding notification process, some emphasis is placed on project cost leveraging. Leveraging provided by requesting agencies is a factor in staff funding recommendations.

**Note that there is no CHDO set-aside included in the use of HOME Program funds. Seminole County's cumulative CHDO set-aside far exceeds the required 15%; therefore Seminole County requests that the CHDO set-aside for Program Year 2013-2014 be waived.*

Proposed Objectives and Outcome measures, per activity, are as follows:

| Activity | Objective | Outcome Category | Outcome Indicator | Outcome Measure |
|--|-----------------------------|-----------------------------|---|------------------------|
| CDBG Midway Water Improvements: Construction Phase One | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 1,791 |
| CDBG Pathways to Care Homeless Facility Rehabilitation | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 15 |
| CDBG Bookertown Street Lighting Preparation | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 180 |
| CDBG Housing Rehabilitation / Reconstruction | Decent Housing | Affordability | Number of households assisted | 3 |
| CDBG Early Learning Coalition (Child Care) | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 26 |
| CDBG Regional Homeless Coalition | Suitable Living Environment | Availability/ Accessibility | # of agencies assisted with new or improved access to a service | 34 |
| CDBG Orlando Housing Authority (Child Care) | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 15 |
| CDBG STEPS | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 50 |
| CDBG Housing Counseling | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 300 |
| CDBG Dental Assistance | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 64 |
| HOME Tenant-Based Rental Assistance (TBRA) | Decent Housing | Affordability | Number of households assisted | 36 |
| HOME Purchase Assistance | Decent Housing | Affordability | Number of households assisted | 4 |
| HOME Affordable Rental Housing | Decent Housing | Affordability | Number of households assisted | 4 |
| ESG Rescue Outreach Mission - Homeless Shelter Assistance | Suitable Living Environment | Availability/ Accessibility | # of unduplicated persons assisted with overnight shelter | 500 |
| ESG Housing Stability Case | Decent Housing | Availability/ Accessibility | # of persons assisted with new or improved access to | |

| | | | | |
|------------------------|----------------|-----------------------------|--|-------|
| <i>Management</i> | | | a service | 5,000 |
| ESG –Prevention | Decent Housing | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 300 |

Citizen Participation 91.220(b)

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.

The Citizen Participation process for the 2013-2014 One-Year Action Plan began when a Notice of Funding Availability (NOFA) was published in the Seminole section of the Orlando Sentinel on January 2, 2013, and on the County’s web site; a copy of the advertisement is enclosed as Exhibit A. This NOFA solicited the submission of funding proposals under the CDBG, HOME, and ESG Programs.

The published NOFA stated a due date of February 28, 2013 for the submittal of all funding proposals. Extensive contact information was provided. Any organization was invited to apply for funding for any prioritized eligible activities.

A Public Hearing was held on April 17, 2013, at which Community Development Division staff solicited public comment and input for the County’s Housing and Community Development Needs for the 2013-2014 Program Year for inclusion within this Action Plan. The Public Hearing was advertised in the Seminole section of the Orlando Sentinel and on the County’s website on April 7, 2013; a copy of the advertisement is attached as Exhibit B.

On May 23, 2013 the Community Development Division staff advertised the list of activities recommended for funding, for public comment. The display advertisement was published in the Seminole section of the Orlando Sentinel, a copy of the advertisement is enclosed as Exhibit C, and on the County’s web site during the comment period. The advertisement established the required 30-day public comment period, beginning on May 23, 2013 and ending on June 22, 2013. Comments received are noted below, in Section three. The list of recommended activities, proposed use of funds, and the draft Action Plan was also posted on the County’s web site for increased public information and awareness.

Finally, the 2013-2014 One-Year Action Plan was approved by the Board of County Commissioners on July 23, 2013, authorizing submission to HUD by the August 15, 2013 deadline. All Board of County Commissioners meetings are advertised and shown live on SGTv, as well as the County’s website.

3. Provide a summary of citizen comments or views on the plan.

Apart from a Countywide publication notice in the Orlando Sentinel and on the County’s website, a broadcast email was issued to advertise the required Public Hearing on April 17, 2013, as well as request input on the County’s housing and community development needs in writing. The agencies that attended the public hearing included:

- Florida SPECS
- Homeless Services Network of Central Florida
- The Center for Affordable Housing
- GoldenRule Housing and Community Development Corp.
- Heart to Heart

- Habitat for Humanity of Seminole and Greater Apopka
- JUTE, Inc.
- Seminole Behavioral Healthcare
- STEPS, Inc.
- Great Honor House

Input and comments from these and other sources such as; community leaders, church leaders, and community activists in lower income areas and CDBG Target Areas were also contacted to solicit comments on the County's housing and community development needs; were solicited via email and the public advertisements. Relevant comments are included in the Action Plan, and helped shape the County's funding recommendations submitted to the Board of County Commissioners for approval.

The Seminole County Housing Authority was consulted in the development of the Consolidated and Action Plans, to assess any funding needs and shortfalls of assistance. The East Central Florida Regional Planning Council was also consulted during the development of the Consolidated Plan.

At the April 17, 2013 Public Hearing, the following housing and community development needs were noted for Seminole County for Program Year 2013-2014:

- Multiple commentators indicated that there is a need for more affordable housing. There were suggestions to use government owned land to build affordable housing.
- Multiple commentators indicated that funds should be allocated to rapid re-housing for homeless individuals/families. Currently there is not enough funds utilized in this activity. They have concern over the length of time homeless families/individuals have to wait for assistance. These families need this assistance to take them out of the cycle.
- One commentator indicated the County needs a strategy to provide replacement housing that the Sanford Housing Authority had because there is a need for extremely low income housing.
- One commentator indicated that job creation is needed.
- One commentator indicated that intensive case management should be provided to Section 8 housing participants. Then they can move on and another family can take their place. Seminole County could provide funds to the Housing Authority.
- One commentator indicated a need for infrastructure, particularly sewer. Indicated that there is a lot of land that cannot be utilized due to limited sewer. Another commentator indicated that we should fund the Midway water project.
- One commentator indicated we should use HOME funds for down payment assistance since SHIP funds are dwindling. They further explained that DPA funds should be used in specific areas to help stabilize the neighborhood, more value in a concentration stabilization of an area. Another commentator indicated that DPA funds should be used countywide so the future homeowner has a choice.
- One commentator indicated we should rehabilitation motels and dilapidated apartment complexes. This would give opportunity for low income housing instead of building from scratch.
- One commentator indicated HOME funds should be used for rent and utility assistance.
- One commentator indicated that the County should provide Community Education for target areas and provide a testimony from previous participants and provide education on the process and paperwork needed to apply for programs. Sometimes people are afraid to apply/submit paperwork.

One comment was received during the 30-day comment period. The comment was from Cynthia Smith, with GoldenRule Housing & Community Development Corporation. The comment was regarding why their application was not recommended for funding. Their application was not recommended for funding by the Application Review Team and staff, due to concerns over the agency's experience and financial capacity to complete the project. In addition, the site is not developed and is in need of infrastructure; therefore creating concern over the ability of the project to be completed in a timely manner.

Despite the amount of comments received at the Public Hearing, Seminole County is unable to address all of the needs expressed during the citizen participation process. With limited funding available, activities funded are intended to complete activities previously funded for initial phases such as design and to continue funding Public Services activities at a reasonable level.

Efforts to Broaden Public Participation

In summary of the County's efforts to broaden public participation in the development of the Action Plan, the following efforts were taken:

- The County's website was used to solicit funding proposals, to advertise all Public Hearings, community meetings, and relevant Board of County Commissioners meetings, and to invite public comment on the development of the Action Plan via the Public Hearing and the 30-day public comment period prior to approval and submittal of the Action Plan to HUD. The notices were published on the County's home web page with links to specific and detailed information.
- A display advertisement was placed in the Orlando Sentinel on April 7, 2013 to advertise the April 17, 2013 Public Hearing.
- Emails were also issued to dozens of community leaders, activists, and interested agencies to broaden participation in all Public Hearings and community meetings.

To facilitate participation by citizens, as well as to adhere to Fair Housing requirements, on all public notices, a telephone number is given for persons with any disabilities to arrange for accommodation in meetings, hearings, and in providing comments.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Special attention is paid to all housing and community development needs expressed at the Public Hearing. Expressed needs are weighed against existing funding, facilities, and services to determine any real gap, and objectives are developed to direct the allocation of future funding at meeting real needs. Realistically, due to reduced revenue and grants, adequate funding is not available to meet all real needs immediately, even on a long term basis. As a result, objectives, and therefore One-Year Action Plans, allocate funding to meet the most urgent needs, within funding limitations, and the needs which affect the largest number of people/households. Consequently, some comments, although accepted and considered, cannot always be met with funding initiatives.

The following expressed housing and community development expressed needs from the public hearing and comment period were either accepted or not, as indicated below:

- *Affordable Rental Housing – funding has been set aside from the HOME program for two proposed tax credit projects.*
- *Rapid Re-Housing – this has been funded through our Homeless Services Plan with Harvest Time International for rental assistance and case management. ESG funds are being utilized for Case Management. In addition, ESG and CDBG funds are being*

utilized for utility and rental assistance for homelessness prevention.

- *Replacement Housing: Sanford Housing Authority – all residences of the Sanford Housing Authority were provided housing vouchers for relocation. At this time there is not a plan to replace the housing units with permanent structures.*
- *Job creation – no proposals were received that directly involved job creation.*
- *Section 8: Case Management – no proposals were received for this type of service.*
- *Infrastructure – this is being provided in the Midway Water Improvements: Construction Phase 1 Project, which is funded from CDBG.*
- *Down Payment Assistance – this is being funded with HOME funds for use County-wide.*
- *Rental Rehab – no proposals were received for this type of service.*
- *Rent and Utility – in previous HOME year’s funds are set-aside for Tenant-Based Rental Assistance. Funding is currently set-aside in CDBG and ESG for this service.*
- *Community Education – funding housing counseling services.*

Resources 91.220(c)(1) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Anticipated new program funding for housing and community development activities in Seminole County for Program Year 2013-2014 is as follows:

| | |
|--------------|---------------------------------|
| CDBG | \$1,761,371 |
| HOME | \$534,330 |
| ESG | \$123,876 |
| HOPWA | \$0 ¹ |
| Section 8 | \$2,087,329 (est.) ² |
| SHIP | \$695,450 |
| General Fund | \$700,000 (est.) ³ |
| Tax Credits | (Unknown) |

¹ HOPWA Program funds are awarded to the City of Orlando on a regional basis, who administers and implements the program on a regional basis, including within Seminole County.

² (Estimated) Section 8 Program funds are awarded by HUD to the Seminole County Housing Authority.

³ (Estimated, but not yet budgeted by the Seminole County Board of County Commissioners)

6. Identify federal resources the jurisdiction expects to receive from the Housing and Economic Recovery Act and the American Recovery and Reinvestment Act that will be used to address priority needs and specific objectives identified in the plan.

Identify whether Neighborhood Stabilization Program funding is being used to address priority needs.

Identify whether CPD funding will be coordinated with Department of Energy’s Energy Efficiency and Conservation Block Grants, and the Department of Labor’s Workforce Investment Act programs to provide opportunities for unemployed, lower-skilled, and low-income women and men to advance along a middle class career track of increasing skills and wages.

In Program Year 2008-2009, Seminole County received \$7,019,514 in Neighborhood Stabilization Program (NSP) funds from HERA, \$648,202 in CDBG-R funds, and \$991,180 in Homelessness Prevention and Rapid Re-Housing (HPRP) funds, the latter two both from

ARRA. In March 2011, Seminole County received approval of \$3,995,178 in NSP3 funds. NSP funds are currently being used to purchase foreclosed homes, rehabilitate them, and provide rental housing for extremely low, low, and moderate income households, and to purchase, rehabilitate, and resell foreclosed units to low, moderate, and middle income households. CDBG-R and HPRP funds are completed and were previously reported.

Department of Energy’s Energy Efficiency and Conservation Block Grants were used to purchase energy conservation kits. These kits were distributed for Homeownership month in June 2012 in the East Altamonte Target Area and for CDBG Week in April 2013 in the Lockhart Target Area. Also, were provided to income eligible households that visited the Community Services Department throughout the year.

No funding has been procured under the Department of Labor’s Workforce Investment Act.

7. Explain how federal funds will leverage resources from private and non-federal public sources.

During the NOFA process to solicit funding proposals for consideration each year, some emphasis is placed on project cost leveraging. All other things being equal, leveraging provided by requesting agencies is a major factor in staff funding recommendations.

The following proposed activities will be leveraged as indicated:

| Activity | Agency | Proposed Budget | CPD Funding | Leveraged Amt. |
|--|---------------------------|------------------------|--------------------|-----------------------|
| Homeless Services Network (Pathways to Care) | Homeless Services Network | \$360,000 | \$260,000(CDBG) | \$100,000 |
| Public Services: Childcare | Early Learning Coalition | \$8,300,651 | \$90,000 (CDBG) | \$8,210,651 |
| Public Services: Childcare | Orlando Housing Authority | \$26,190 | \$20,760 (CDBG) | \$5,430 |
| Public Services: STEPS | STEPS | \$18,500 | \$15,500 (CDBG) | \$3,000 |
| Public Services: Utility & Case Management | Sharing Center | \$3,281,659 | \$49,551 (ESG) | \$1,905,123 |
| Shelter Operating Costs | Rescue Outreach Mission | \$824,767 | \$74,325 (ESG) | \$114,182 |

Annual Objectives 91.220(c)(3)

8. Provide a summary of specific objectives that will be addressed during the program year.

A summary of specific Forth Year (Program Year 2013-2014) objectives appears below, with some overlap between categories.

Housing Objectives

- Owner-occupied Housing Rehabilitation (including Reconstruction)
- Production of Affordable Housing, including Transitional and Permanent Supportive Housing

- Financial assistance for job training
- Housing Authority Rehabilitation Activities.
- Development of Housing for Seniors

Homeless Objectives

- Rapid re-housing for homeless persons

Special Needs Objectives

- Services for At-risk populations

Community Development Objectives

- Neighborhood Facilities/Parks
- Microenterprise Assistance
- Sanitary waste improvements in target areas
- Target area infrastructure improvements
- Street Paving / Rehabilitation to alleviate roadway deterioration in Target Areas
- Sidewalk / walkway construction to increase pedestrian access to public facilities
- Emergency Housing Assistance for Owner-occupants

Description of Activities 91.220(d) and (e)

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

9. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

The following summarizes the funding approved by the Seminole County Board of County Commissioners for Program Year 2013-2014:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Midway Water Improvements: Construction Phase 1: \$719,892

This activity is the first phase of construction to replace the water system in the Midway low/mod community.

Pathways to Care Homeless Facility Rehabilitation: \$172,000

Rehabilitation of facility for Permanent supportive housing, \$88,000 is set-aside in previous year's funds.

Bookertown Street Lighting Preparation: \$3,000

This activity is for the site-prep work to upgrade the street lighting system to the Bookertown low/mod community, for safety and crime prevention.

Housing Rehabilitation/Reconstruction: **\$250,000**
This activity will fund the rehabilitation and/or reconstruction of owner-occupied low/mod housing throughout the County.

Public Services Activities:

Early Learning Coalition: **\$90,000**
This activity will continue to provide this service to lower income households with subsidized child care assistance.

Regional Homeless Coalition: **\$50,000**
This activity will provide operating costs for the Impact Homelessness Initiative in Central Florida, includes Seminole County, Orange County, and Osceola County.

Orlando Housing Authority: **\$20,760**
This activity will provide child care for low/mod income families for at-risk children that are former Sanford Housing Authority residents.

STEPS: **\$15,500**
This activity will provide outpatient Substance Abuse Services for low-income, at-risk, Seminole County probationers primarily suffering from prescription drug abuse.

Housing Counseling: **\$23,888**
This activity will provide housing counseling services to low income households.

Dental Assistance: **\$64,057**
The Community Assistance Division will continue to provide this service to provide dental assistance to lower income persons on a County-wide basis.

Planning and Administration: **\$352,274**
This activity will fund staff, supporting, and planning costs for the CDBG Program.

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

Purchase Assistance: **\$130,897**
This activity will provide assistance with closing cost, down-payment, and principal reduction to eligible low/mod income homebuyers county-wide.

Tenant-Based Rental Assistance (TBRA): **\$200,000**
This activity will fund on-going rental subsidy for eligible low income renters county-wide.

Affordable Rental Housing: **\$150,000**
This activity will fund the local match requirement for two rental housing tax credit projects.

Planning and Administration: **\$53,433**
This activity will fund staff, supporting, and planning costs for the HOME Program.

EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM

Rescue Outreach Mission of Sanford – **\$74,325**
Operation and Maintenance Expenses: This activity will fund operation and maintenance expenses, and will be matched at least dollar-for-dollar.

Sharing Center – Homeless Prevention: **\$49,551**
This activity will fund case management services and rapid re-housing services for low/mod income housed homeless individuals and families.

Community Development Priority Needs, from the Consolidated Plan, are as follows:

| Activity | Priority Need Ranking |
|---|-----------------------|
| Midway Water Improvements: Construction Phase 1 (CDBG) | High |
| Housing Rehabilitation/Reconstruction (CDBG) | High |
| Early Learning Coalition: Childcare (CDBG) | High |
| Regional Homeless Coalition (CDBG) | High |
| Orlando Housing Authority: Childcare (CDBG) | High |
| STEPS (CDBG) | High |
| Housing Counseling: Public Services (CDBG) | High |
| Dental Assistance (CDBG) | High |
| Sharing Center – Homeless Prevention (ESG) | High |
| Rescue Outreach Mission of Sanford – Operation and Maintenance Expenses (ESG) | High |

The following table, from the 2012 Consolidated Annual Performance and Evaluation Report (CAPER), depicts the revised list of Consolidated Plan Objectives, and accomplishments to date:

Table 3A Summary of Specific Annual Objectives

| Availability/Accessibility of Decent Housing (DH-1) | | | | | | | |
|---|---|-----------------------|------------------------|-----------------------------------|-----------------|---------------|-------------------|
| Specific Objective | | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed |
| SL 1.3 | Owner-occupied Housing Rehabilitation | CDBG HOME SHIP | 2010 | Units completed | | 16 | % |
| | | | 2011 | | 8 | % | |
| | | | 2012 | | 15 | % | |
| | | | 2013 | | 16 | % | |
| | | | 2014 | | 16 | % | |
| | | | <u>MULTI-YEAR GOAL</u> | | | 55 | |
| Affordability of Decent Housing (DH-2) | | | | | | | |
| D H 1.2 | Production of Affordable Housing, including Transitional and Permanent Supportive Housing | HOME, CDBG SHIP | 2010 | Units produced | | 8 | % |
| | | | 2011 | | 20 | % | |
| | | | 2012 | | 40 | % | |
| | | | 2013 | | 40 | % | |
| | | | 2014 | | 20 | % | |
| | | | <u>MULTI-YEAR GOAL</u> | | | 120 | |
| Sustainability of Decent Housing (DH-3) | | | | | | | |
| D H3 .1 | Sanitary waste improvements in target areas | CDBG, SHIP | 2010 | Failing septic tanks replaced | 8 | 15 | % |
| | | | 2011 | | 17 | | % |
| | | | 2012 | | 25 | | % |
| | | | 2013 | | 25 | | % |
| | | | 2014 | | 25 | | % |
| | | | <u>MULTI-YEAR GOAL</u> | | | | 100 |
| Availability/Accessibility of Decent Housing (DH-1) | | | | | | | |
| D H3 .2 | Funding for homeless facility | CDBG SHIP | 2010 | New and/or rehabilitated facility | 1 | | % |
| | | | 2011 | | | % | |
| | | | 2012 | | | % | |
| | | | 2013 | | | % | |
| | | | 2014 | | | % | |
| | | | <u>MULTI-YEAR GOAL</u> | | | 1 | |

| Affordability of Suitable Living Environment (SL-2) | | | | | | | |
|--|---|------------------------|-------------|--|------------------------|----------------------|--------------------------|
| SL 2.1 | Neighborhood Facilities/Parks | CDBG | 2010 | Parks or community centers improved or completed | | 1 | % |
| | | | 2011 | | 1 | % | |
| | | | 2012 | | 1 | % | |
| | | | 2013 | | 2 | % | |
| | | | 2014 | | 1 | % | |
| MULTI-YEAR GOAL | | | | | 4 | | % |
| Sustainability of Suitable Living Environment (SL-3) | | | | | | | |
| SL 3.1 | Target Area Improvements | CDBG | 2010 | Linear miles of stormwater drainage and potable water improvements | 2 | 1 | % |
| | | | 2011 | | 1 | | % |
| | | | 2012 | | 1 | | % |
| | | | 2013 | | 1 | | % |
| | | | 2014 | | | | % |
| MULTI-YEAR GOAL | | | | | 4 | | % |
| Availability/Accessibility of Economic Opportunity (EO-1) | | | | | | | |
| Specific Objective | | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed |
| EO 1.1 | Financial Assistance for Job Training | HOME/TBRA | 2010 | Households with a graduate | 5 | 8 | % |
| | | | 2011 | | 0 | | % |
| | | | 2012 | | 1 | | % |
| | | | 2013 | | 1 | | % |
| | | | 2014 | | 1 | | % |
| MULTI-YEAR GOAL | | | | | 8 | | % |
| Affordability of Economic Opportunity (EO-2) | | | | | | | |
| EO 2.1 | Microenterprise Assistance | CDBG | 2010 | Businesses Assisted | | | % |
| | | | 2011 | | | | % |
| | | | 2012 | | 1 | | % |
| | | | 2013 | | 1 | | % |
| | | | 2014 | | 1 | | % |
| MULTI-YEAR GOAL 3 | | | | | 3 | | % |
| Sustainability of Decent Affordable Housing (SL-2) | | | | | | | |
| SL 2.2 | Housing Authority Rehabilitation Activities | CDBG | 2010 | Projects funded | 1 | | % |
| | | | 2011 | | | | % |
| | | | 2012 | | | | % |
| | | | 2013 | | 1 | | % |
| | | | 2014 | | | | % |
| | | | | | 2 | | % |
| Neighborhood Revitalization (NR-1) | | | | | | | |
| D H4 .2 | Development of Housing for Seniors | HOME | 2010 | Units produced | | | % |
| | | | 2011 | | | | % |
| | | | 2012 | | 20 | | % |
| | | | 2013 | | 20 | | % |
| | | | 2014 | | 20 | | % |
| MULTI-YEAR GOAL | | | | | 60 | | % |

| Other (O-1) | | | | | | | |
|---|--|----------------------|------------------------|---------------------|------|--|---|
| O 1.1 | Services for At-risk population | CDBG ESG | 2010 | Persons assisted | 300 | | % |
| | | | 2011 | | 300 | | % |
| | | | 2012 | | 300 | | % |
| | | | 2013 | | 300 | | % |
| | | | 2014 | | 300 | | % |
| | | | MULTI-YEAR GOAL | | 1500 | | % |
| Sustainability of Suitable Living Environment (SL-3) | | | | | | | |
| SL 3.2 | Street Paving / Rehabilitation to alleviate roadway deterioration in Target Areas | CDBG | 2010 | Persons assisted | | | % |
| | | | 2011 | | 352 | | % |
| | | | 2012 | | 50 | | % |
| | | | 2013 | | 50 | | % |
| | | | 2014 | | 50 | | % |
| | | | MULTI-YEAR GOAL | | 502 | | % |
| Availability/Accessibility of Suitable Living Environment (SL-1) | | | | | | | |
| SL 1.1 | Sidewalk / walkway construction to increase pedestrian access to public facilities | CDBG | 2010 | Persons assisted | | | % |
| | | | 2011 | | | | % |
| | | | 2012 | | 50 | | % |
| | | | 2013 | | 50 | | % |
| | | | 2014 | | 50 | | % |
| | | | MULTI-YEAR GOAL | | 150 | | % |
| Availability/Accessibility of Decent Housing (DH-1) | | | | | | | |
| S L1 .4 | Emergency Housing Assistance for Owner-occupants | CDBG HOME SHIP | 2010 | Persons assisted | | | % |
| | | | 2011 | | | | % |
| | | | 2012 | | 3 | | % |
| | | | 2013 | | 5 | | % |
| | | | 2014 | | 5 | | % |
| | | | MULTI-YEAR GOAL | | 13 | | % |
| Availability/Accessibility of Decent Housing (DH-1) | | | | | | | |
| D H 1. 4 | Rapid Re-Housing of Homeless Individuals and Families | ESG | 2010 | Households assisted | | | % |
| | | | 2011 | | | | % |
| | | | 2012 | | 25 | | % |
| | | | 2013 | | 25 | | % |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | 50 | | % |

Proposed Objectives and Outcome measures, per activity, are as follows:

| Activity | Objective | Outcome Category | Outcome Indicator | Outcome Measure |
|--|-----------------------------|-----------------------------|---|------------------------|
| CDBG Midway Water Improvements: Construction Phase One | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 1,791 |
| CDBG Pathways to Care Homeless Facility Rehabilitation | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 15 |
| CDBG Bookertown Street Lighting Preparation | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 180 |
| CDBG Housing Rehabilitation / Reconstruction | Decent Housing | Affordability | Number of households assisted | 3 |
| CDBG Early Learning Coalition (Child Care) | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 26 |
| CDBG Regional Homeless Coalition | Suitable Living Environment | Availability/ Accessibility | # of agencies assisted with new or improved access to a service | 34 |
| CDBG Orlando Housing Authority (Child Care) | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 15 |
| CDBG STEPS | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 50 |
| CDBG Housing Counseling | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 300 |
| CDBG Dental Assistance | Suitable Living Environment | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 64 |
| HOME Tenant-Based Rental Housing (TBRA) | Decent Housing | Affordability | Number of households assisted | 36 |
| HOME Purchase Assistance | Decent Housing | Affordability | Number of households assisted | 4 |
| HOME Affordable Rental Housing | Decent Housing | Affordability | Number of households assisted | 4 |
| ESG Rescue Outreach Mission - Homeless Shelter Assistance | Suitable Living Environment | Availability/ Accessibility | # of unduplicated persons assisted with overnight shelter | 500 |
| ESG Housing | Decent | Availability/ | # of persons assisted with | |

| | | | | |
|----------------------------------|----------------|-----------------------------|--|-------|
| <i>Stability Case Management</i> | Housing | Accessibility | new or improved access to a service | 5,000 |
| <i>ESG –Prevention</i> | Decent Housing | Availability/ Accessibility | # of persons assisted with new or improved access to a service | 300 |

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

10. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

The Seminole County MSBU – Bookertown activity is located in a geographic area of unincorporated Seminole County which is characterized by a predominantly lower income population and is predominantly African-American (see Map AP-5). In 2004 an income survey confirmed this; however according to the 2010 census data this area does not meet the low/mod status due to newer developments in the same census tract/block group that surround the neighborhood. Therefore, prior to any commitment of funding, an income survey will be conducted by Seminole County to confirm the predominant low/mod status of the service population of this activity.

The Midway Water Improvements: Construction Phase 1 activity is also located in a geographic area of unincorporated Seminole County which is characterized by a predominantly lower income population and is predominantly African-American (see Map AP-4). Midway’s socioeconomic data is as follows:

| CT / BG | White | Black | Other | Hispanic | Total Pop. | Low/Mod | L/M % | Disabled |
|-----------|-------|-------|-------|----------|------------|---------|-------|----------|
| 211 / all | 573 | 1,051 | 167 | 220 | 1,791 | 1,260 | 70.35 | 1,199 |

Approximately 40.5% of the 2013-2014 CDBG funding will be dedicated to bona fide low/mod target areas. Remaining CDBG funding will be allocated to Countywide activities. The County’s 2014 projected demographic data is as follows:

| | Total Population | White | Black | Other | Hispanic |
|-------------|------------------|---------|--------|--------|----------|
| County-wide | 425,746 | 368,661 | 32,047 | 25,038 | 72,073 |

11. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

Dozens of activities and several million CDBG dollars have been invested in numerous target areas since Seminole County initially received CDBG funding in 1986. The basic infrastructure system of most of the low/mod target areas is now complete. CDBG funds are now and will continue to be used to address unachieved goals in remaining target areas. The following activities are funded in existing low and moderate income target areas during 2013-2014:

- *Midway Water Improvements: Construction Phase 1*
- *Bookertown Street Lighting Preparation*

The following activities are offered on a Countywide basis to income-eligible households, and are not limited to any specific geographic areas:

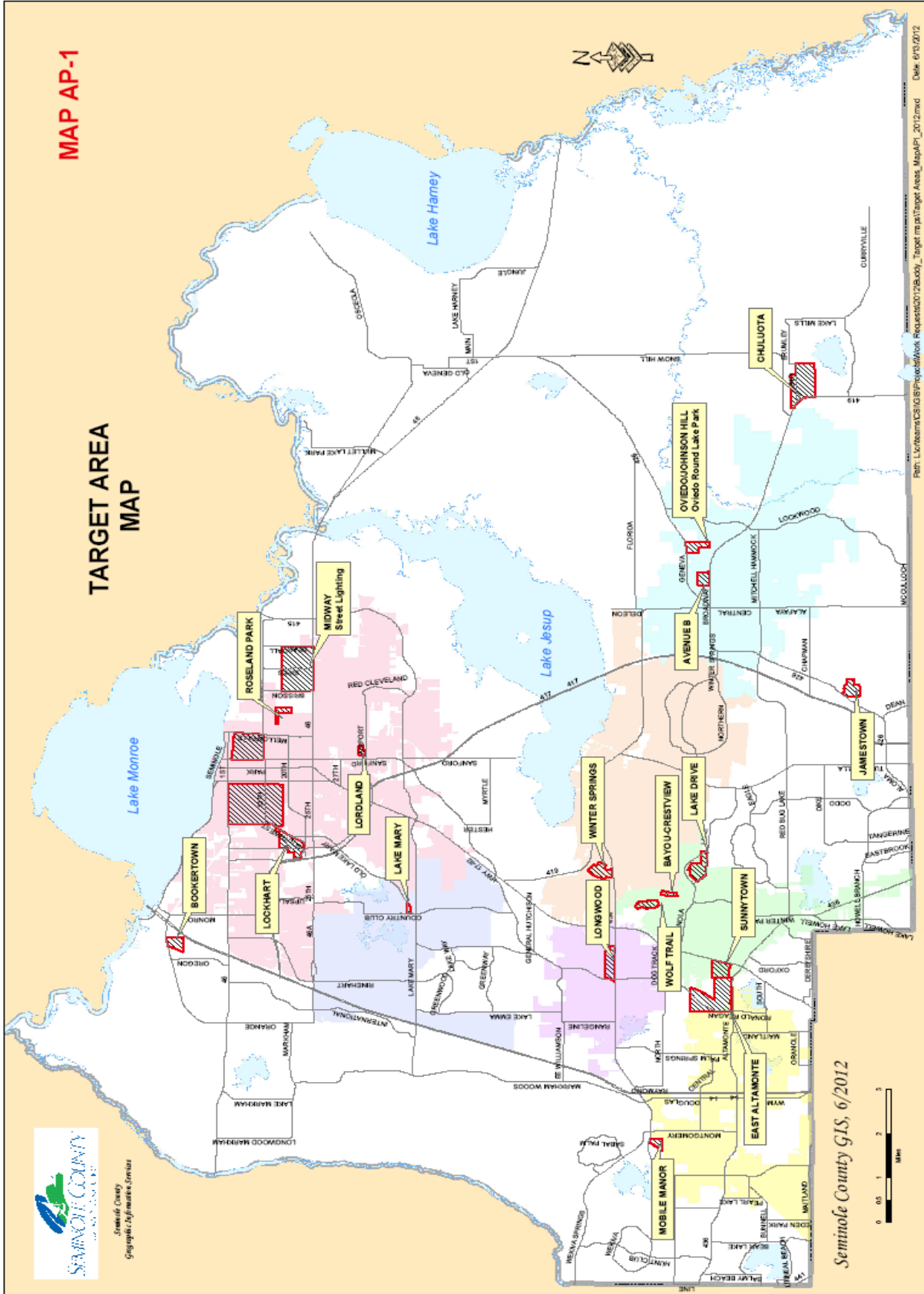
- *CDBG – Pathways to Care Homeless Facility Rehabilitation*
- *CDBG – Housing Rehabilitation/Reconstruction*
- *CDBG – Early Learning Coalition (Childcare)*
- *CDBG – Regional Homeless Coalition*
- *CDBG – Orlando Housing Authority (Childcare)*
- *CDBG – STEPS*
- *CDBG – Housing Counseling*
- *CDBG - Dental Assistance*
- *HOME – Tenant-Based Rental Assistance (TBRA)*
- *HOME -- Purchase Assistance*
- *HOME – Affordable Rental Housing*
- *ESG –Sharing Center (Homeless Prevention)*

The following activity provides funding to an emergency shelter located within the City of Sanford however, assist persons Countywide:

- *ESG -- Rescue Outreach Mission: Homeless Shelter Assistance*

MAP AP-1

TARGET AREA
MAP



Seminole County GIS, 6/2012



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AP - MAP 2



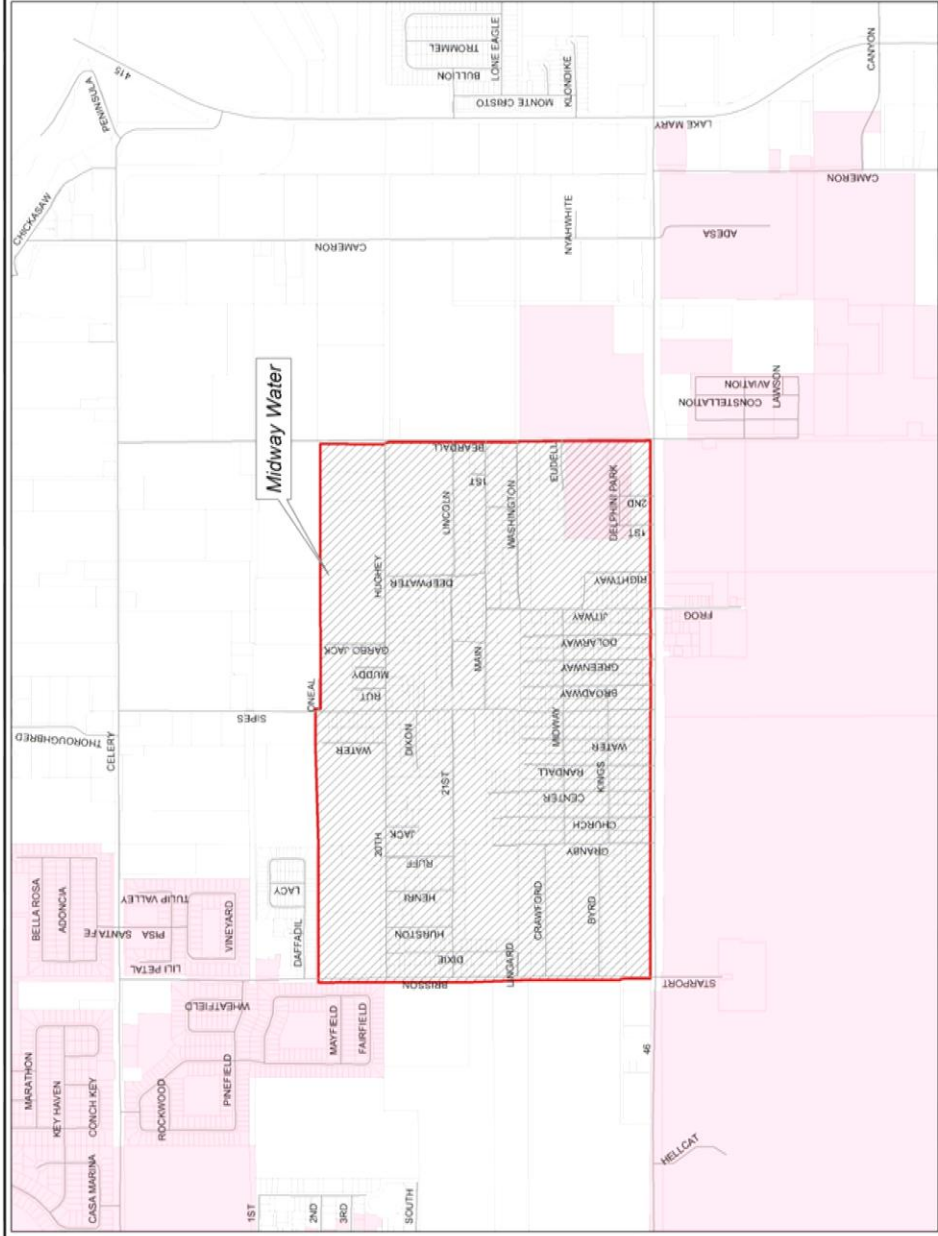
Community Development Office

MIDWAY TARGET AREA

- Legend
- Midway
 - ALTAMONTE SPRINGS
 - CASSELBERRY
 - LAKE MARY
 - LONGWOOD
 - OVIEDO
 - SANFORD
 - WINTER SPRINGS



JUNE 2013
Please contact the CD Office for details



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AP - MAP 3



Community Development Office

BOOKERTOWN TARGET AREA

Legend

- Sheets
- Target Areas



JUNE 2013
Please contact the CD Office for details.



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Date: 6/12/13

FAIR HOUSING/EQUAL OPPORTUNITY

The funded area benefit activities in the CDBG Program are as follows:

- *Midway Water Improvements: Construction Phase 1*
- *Bookertown Street Lighting Preparation*

The populations of these areas are predominantly lower income and predominantly African-American, as depicted in Maps AP-4 and AP-5. A door-to-door survey, using HUD's approved methodology, is being conducted for the Bookertown Street Lighting Preparation activity to demonstrate its predominant low/mod status, since the respective Census Tract and Block Group are large in that area and represent a higher income status due to the development of new neighborhoods around the target area during 2000 - 2010.

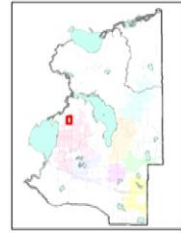
AP- MAP 4



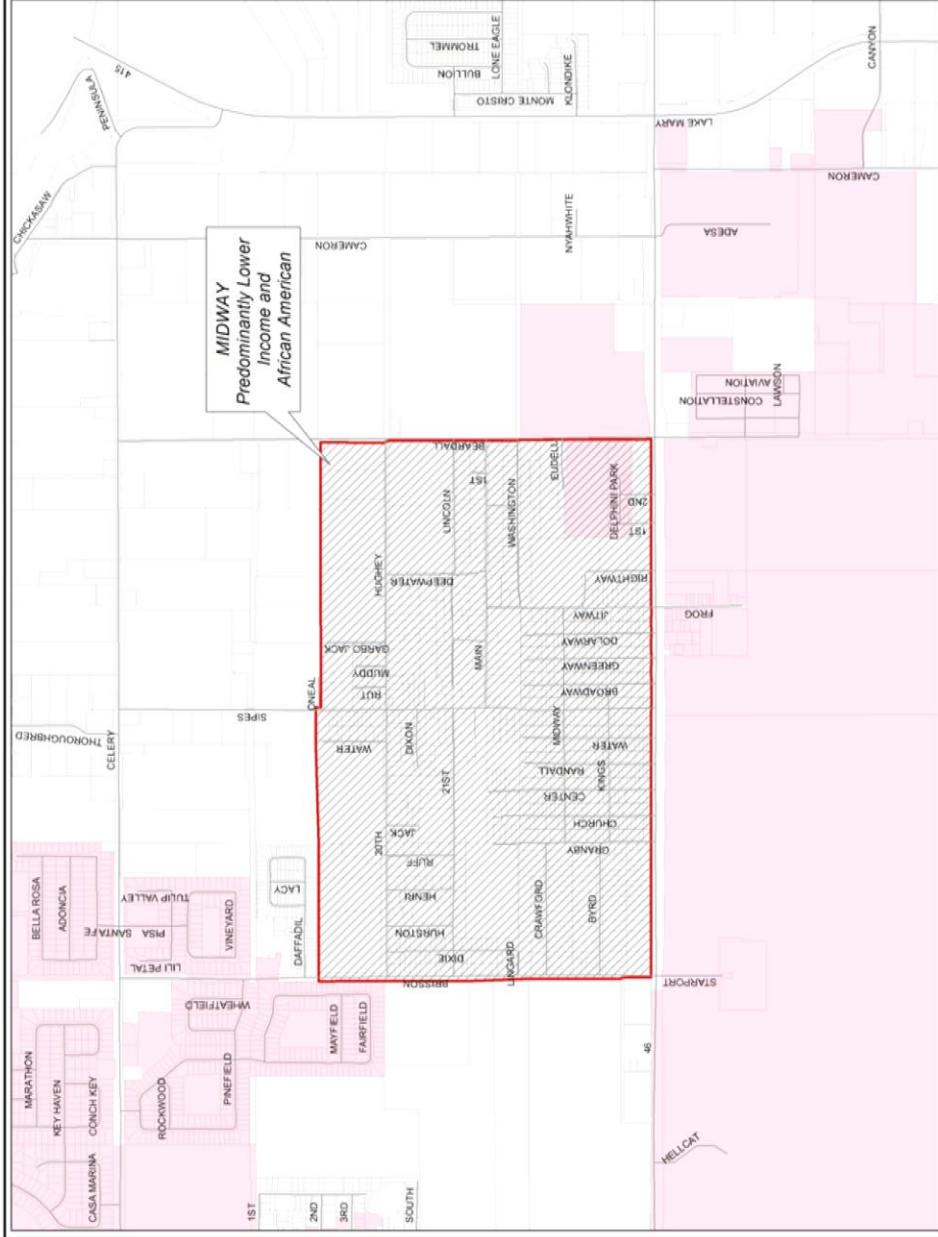
Community Development
Office

**MIDWAY
Predominantly Lower
Income and
African American**

- Legend**
- Midway
 - Altamonte Springs
 - Casselberry
 - Lake Mary
 - Longwood
 - Oviedo
 - Sanford
 - Winter Springs



JUNE 2013
Please contact the CD Office for details.



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Date: 6/20/13

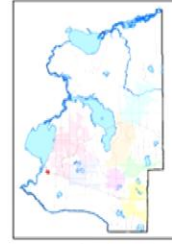
AP - MAP 5



Community Development Office

BOOKERTOWN
Predominantly Lower
Income and
African American

Legend
Target Areas



JUNE 2013
Please contact the CD Office for details



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Date: 6/20/13

Annual Affordable Housing Goals 91.220(g)

12. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Annual Housing Goals

The following table (CPMP Table 3B) depicts the annual housing goals, both renter and owner, for Seminole County for Program Year 2013-2014 from CDP Formula funding. Established goals are higher for renter households than for owners due to the higher difficulty of many renter households to achieve housing that is affordable. This is particularly true of households earning at or below 45% of area median income. The HOME TBRA Program is aimed at meeting the affordable housing needs of chiefly homeless families, of which most are extremely low income. This program is not being funded with 2013/2014 HOME funding, but with previous years HOME funds.

| ANNUAL HOUSING COMPLETION GOALS (CPMP TABLE 3B) | | | | | |
|--|---|---|-------------|------------|--------------|
| ANNUAL AFFORDABLE RENTAL HOUSING GOALS (Sec. 215) | Annual Expected Number Completed | Resources used during the period | | | |
| | | CDBG | HOME | ESG | HOPWA |
| Acquisition of existing units | | | | | |
| Production of new units | | | | | |
| Rehabilitation of existing units | | | | | |
| Rental assistance | 41 | | X | | |
| Total Section 215 Rental Goals | 41 | | X | | |
| ANNUAL AFFORDABLE OWNER HOUSING GOALS (Sec. 215) | | | | | |
| Acquisition of existing units | | | | | |
| Production of new units | 9 | | X | | |
| Rehabilitation of existing units | 13 | X | X | | |
| Homebuyer assistance | 6 | | X | | |
| Total Section 215 Owner Goals | 28 | X | X | | |
| ANNUAL AFFORDABLE HOUSING GOALS (Sec. 215) | | | | | |
| Homeless | 35 | X | | X | |
| Non-Homeless | | | | | |
| Special Needs | | | | | |
| Total Section 215 Affordable Housing | 35 | X | | X | |
| ANNUAL HOUSING GOALS | | | | | |
| Annual Rental Housing Goal | 41 | | X | | |
| Annual Owner Housing Goal | 28 | X | X | | |
| Total Annual Housing Goal | 69 | X | X | | |

Public Housing 91.220(h)

13. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The Seminole County Housing Authority has both public housing units and Section 8 vouchers. As required, the Housing Authority has at least one public housing resident on their Board of Commissioners. It also has an advisory board made up of public housing residents, which meets quarterly to help in their strategic planning and in the development of their Annual Plan.

The Executive Director of the Housing Authority was canvassed for their perspective on their housing and community development needs of Seminole County, and were informed of the April 17, 2013 Public Hearing designed to solicit public comment on the County's housing and

community development needs. Their respective expressed needs are depicted in the following table:

| | |
|--|----------------|
| Current number of Section 8 tenants | 334 |
| Households on Section 8 waiting list | 100 |
| Current no. of Public Housing units | 30 |
| Households on Public Housing waiting list | 350 |
| Est. need for additional rental assistance | \$1,000,000 |
| Est. funding need for additional rental units | Non-responsive |
| Est. need for down payment assistance for Public Housing residents | 5,000 |

No requests for funding were submitted by the Seminole County Housing Authority for Program Year 2012-2013, nor were comments submitted by the Housing Authority. However, the Orlando Housing Authority submitted two proposals for Program Year 2012-2013. The first proposal was for childcare assistance for at-risk children that are members of households that were former Sanford Housing Authority residents. This proposal was selected for funding under CDBG: Public Service. The second proposal was for the demolition of Redding Garden Apartments, which is a property located in Seminole County that was formerly managed by Sanford Housing Authority. This proposal was not selected for funding as it was unclear if the agency would be able to complete the project as the application was for demolition only, with no mention of construction within the next twelve months.

14. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Seminole County Housing Authority is not designated as "troubled."

Homeless and Special Needs 91.220(i)

Specific one-year goals are as follows:

Homeless goals for Program Year 2013-2014:

- Production of Affordable Housing, including Transitional and Permanent Supportive Housing - 40 units
- Rapid Re-housing of Homeless Individuals and Families – 25 units

Special Needs and Non-Homeless Populations goals for 2013-2014:

- Development of Housing for Seniors - 20 units
- Services for at-risk population – 300

15. Describe, briefly, the jurisdiction’s plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.

With its ESG Program funding, the County funds assistance to a local emergency homeless shelter for operation and maintenance expenses. This assistance allows the shelter to assist a greater number of homeless individuals and families.

Also, agency and client participation in the County’s Shelter Plus Care (S+C) Program was maintained at an optimum level during 2011-2012. The first grant will be in its fourth annual

renewal in 2013/2014; which currently serves twenty-four (24). A second S+C grant was approved for Seminole County in February 2009 in the amount of \$568,920; which currently serves fourteen (14) chronically homeless individuals with disabilities. A third S+C grant was approved in December 2010 in the amount of \$607,860 to house an additional 11 households; which is currently servicing five (5) chronically homeless individuals.

16. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).

This Action Plan sets aside specific activities to address special needs populations. The following activities are specific to the Homeless Population:

Pathways to Care Homeless Facility Rehabilitation

Regional Homeless Coalition

Rescue Outreach Mission

The current HOME TBRA Program, although being redirected to serve chiefly homeless families is also designed to assist physically disabled population, as well as families in economic crisis. Regarding the latter, the TBRA Program is designed to provide rent assistance to allow assisted persons to gain employment skills, education, or vocational training to become self-sufficient in the market place.

17. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

Seminole County uses its own General Funds for preventing homelessness by assisting with rent or mortgage payments. Also, Seminole County implemented a Homeless Plan and issued a Request For Proposals in Fiscal Year 2012/2013. In December of 2012, the County awarded a local non-profit agency approximately \$1,458,000 consisting of HOME, ESG, CSBG and General Revenue funds over a two year period to assist homeless families in regaining and maintaining stable housing.

The Pathways to Care Homeless Facility Rehabilitation will provide Permanent Supportive Housing for approximately 15 homeless individuals that have a history of mental illness and/or co-occurring disorders, serious chronic medical problems requiring careful medication management, diet and intensive case management.

Barriers to Affordable Housing 91.220(j)

18. Describe the actions that will take place during the next year to remove barriers to affordable housing.

It is acknowledged that some households, particularly those with incomes less than 30% of area median income, plus many with incomes up to 50% of the area median income, cannot afford to purchase or rent housing affordably without a great deal of assistance/subsidies, usually in the form of grants or deferred payment loans. It is also acknowledged that, even with large purchase assistance subsidies, many households cannot afford to maintain homeownership due to the need for continued necessary home maintenance and cost contingencies. This is somewhat problematic for elderly households on fixed incomes in older housing. For households that fit into these categories subsidized rental units can be a better option.

Seminole County implemented a Homeless Plan and issued a Request For Proposals in Fiscal Year 2012/2013. In December of 2012, the County awarded a local non-profit agency the following funds:

| Source | Amount |
|---|--------------------|
| Seminole County General Revenue | \$900,000 |
| HOME Investment Partnership Program | \$400,000 |
| Community Services Block Grant (Training) | \$100,000 |
| HEARTH | \$48,000 |
| Emergency Solutions Grant | \$10,000 |
| TOTAL: | \$1,458,000 |

The agreement is over a two year period to assist homeless families in regaining and maintaining stable housing. The awarded local non-profit agency will use the funds to provide extensive case management to enable homeless families to gain marketable employment, vocational training, and/or education to work toward self-sufficiency in connection with a rental-subsidy to acquire and maintain housing.

Also, agency and client participation in the County's Shelter Plus Care (S+C) Program was maintained during 2011-2012. The first grant will be in its fourth annual renewal in 2013/2014; which currently serves twenty-four (24). A second S+C grant was approved for Seminole County in February 2009 in the amount of \$568,920; which currently serves fourteen (14) chronically homeless individuals with disabilities. A third S+C grant was approved in December 2010 in the amount of \$607,860 to house an additional 11 households; which is currently servicing four (4) chronically homeless individuals.

The ability to secure housing at a cost that is not a burden for low and moderate income households has become a challenge for many working households, disabled persons, and elderly households throughout Seminole County, especially with the current high unemployment rate. Consequently, Tenant-Based Rental Assistance (TBRA) has been a key activity under the County's HOME allocation to assist households working toward self-sufficiency, or who are disabled or elderly. All TBRA recipients must also be certified as very low income in maintaining decent, safe, and sanitary housing at an affordable level.

A new Analysis of Impediments to Fair Housing (AI) was developed during the 2011-2012 Program Year. The AI identifies the following recognizable barriers to affordable housing, as well as scheduled recommendations (see below) to overcome those barriers.

The AI identified the following information that may reveal, or result in, impediments to fair housing choice:

1. A significant portion of the County's population (17.5%) speaks a language other than English at home. Most of those households (11.9%) speak Spanish, and also speak English; however, 4.2% of the population speaks Spanish and does not speak English very well.
2. The County's web site, including the housing portion, contains a significant amount of information about housing opportunities, resources, and programs. However, it is only in English.

3. The County's web site does not contain the HUD fair housing complaint hotline or any other information on, or links to information on, fair housing.
4. Although most of the fair housing complaints that were filed with HUD were dismissed, there were still a large number of them. This could indicate that the County is doing a good job of disseminating information, or it could indicate that residents and property managers are not aware of what constitutes discrimination.
5. Ownership rates, while significantly better than national percentages, are lower for African-American and Hispanic households than for white households. Similarly, HMDA data reveals that home purchase loan approval rates are higher for white households than for any other group.
6. The County's fair housing program in the past several years has been the victim of multiple changes in the HUD Programs Manager position. Several of the recommended actions in the previous Analysis of Impediments were not completed.
7. One of the interviewees discussed a problem that had occurred with a disabled client in the Shelter + Care program. She stated a concern about inadequacy (or lack of a) complaint procedure in that program.
8. Now that the City of Sanford is a CDBG entitlement recipient, the City is responsible for having its own fair housing program. Since Sanford is the largest City in the County, residents could be confused about who to contact for information about fair housing or other HUD or State housing programs.

Following are scheduled recommendations, with current year items' schedules highlighted:

1. There are a large percentage of households (17.5%) in which the language spoken in the home is other than English. Approximately twelve percent of households speak Spanish in the home. The County should take additional efforts to provide information in Spanish. Although the County's website is not bilingual, a link (in Spanish) for the fair housing hotline could be placed on the home page. Similar links concerning the County's housing programs could be established. Alternatively, the Community Development staff could work with the County's IT Department to determine general translation services into multiple languages such as the one provided by Google.

Addresses finding number: 1 and 2

Timetable: September 30, 2012

Completed: Community Development staff worked with the IT Department to place general translation services on the County's website. The translation services are provided by Google and available in multiple languages, including Spanish. Also, links in Spanish and English for the Fair Housing Hotline were placed on the Community Services Department webpage and all its associated pages.

2. The County should post the Fair Housing toll-free telephone number (hotline) on the web pages that provide housing information. Additional links to HUD's online brochures, and HUD web pages with details about fair housing and the protected classes could be added, and/or include a narrative concerning fair housing.

Addresses finding number: 3

Timetable: September 30, 2012

Completed: The Fair Housing toll-free hotline was placed on all of the web pages that provide housing information such as the Community Services Department webpage, the Community Development webpage, and the Housing and Financial Assistance webpage. Links to HUD web pages with details about fair housing were also added to the Community Services Department webpage and all of its associated pages.

3. The County should continue and enhance its public information program about fair housing. HUD's brochures in both English and Spanish should continue to be available and provided

to clients. The Orlando Regional Realtors Association and the Apartment Association of Greater Orlando should be contacted in order to offer to participate in housing discussions and fair housing training at their meetings or events.

Addresses finding number 4

Timetable: September 30, 2013

In Progress: Currently a letter is being drafted for distribution to the Orlando Regional Realtors Association and the apartment Association of Greater Orlando to offer Seminole County's participation in housing discussion and fair housing training at their meetings and events.

4. Area lenders should be contacted either individually or in a group setting, to inquire as to their comparative experiences with loan denials, and to solicit ideas to address the imbalances between white applicants and all others.

Addresses finding number: 5

Timetable: September 30, 2013

In Progress: Currently a survey is being drafted for distribution to area lenders that participate with our Purchase Assistance Program. The survey will inquire to their experiences with loan denials and will solicit ideas to address imbalances.

5. Fair housing responsibilities should be included in the job description of one of the Community Development staff members. Schedules/timetables for addressing the identified impediments are included in this report.

Addresses finding number: 6

Timetable: September 30, 2012

Completed: The job description of the Community Development Division Manager is currently being amended to reflect the responsibilities of the Fair Housing Officer.

6. County staff should review its housing and community development programs to ensure that there are adequate complaint procedures in place, and that they are available to program recipients.

Addresses finding number: 7

Timetable: September 30, 2014

7. The County Community Development Office should obtain and retain information concerning the City of Sanford's programs, in order to allay any confusion that may arise as a result of their programs now being separate.

Addresses finding number: 8

Timetable: September 30, 2012

Completed: Information describing the City of Sanford's programs was provided by email to all Community Development staff.

8. The County should require each affordable housing subrecipient or developer to develop and follow a fair housing marketing plan.

Addresses finding number: General recommendation

Timetable: September 30, 2012

Completed: All HOME Program subrecipients with five (5) or more units were required to complete an Affirmative Fair Housing Marketing Plan (AFHMP). All of these subrecipients did submit AFHMPs to the Community Development Office for review and staff continues to assist them to ensure an appropriate AFHMP is developed and being

followed. All future HOME subrecipients with five (5) or more units will be required to complete an AFHMP and submit it for review.

Other Actions 91.220(k)

19. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

In Program Year 2012-2013 the County offered up to \$50,000 in SHIP Program Purchase Assistance funds to provide homeownership for very low income households, up to \$20,000 for low income households, and up to \$10,000 is provided for moderate income households.

Since so many very low and extremely low income households pay more than 30% of their income toward rent, the CSBG Training Program develop a household's capacity to earn more income on their own, after receiving vocational training or education and developing marketable job skills. With the assistance of the CSBG Training Program, thirty-three (33) individuals graduated from vocational or educational programs; and thirteen (13) of the graduates gained full-time employment in Fiscal Year 2011/2012.

The County also funds housing reconstruction (the replacement of low income owner occupied dilapidated units) and new construction from its SHIP and CDBG funds and in previous fiscal year's funding the HOME Program to provide new housing units for low income households.

Addressing Obstacles to Meeting Underserved Needs

Seminole County will continue to fund the following programs to address obstacles in meeting underserved (and otherwise unmet) needs:

- *CDBG Dental Assistance* – This activity provides one-time (per year) assistance with dental expenses, up to \$1,000, for lower income persons.
- *CDBG Child Care Assistance* - This activity provides long-term funding for lower income households (often single parent working households) wishing to establish self-sufficiency in gaining employment and/or education.
- *Rental and Utility Assistance* – This activity provides funding for lower income households to prevent homelessness.
- *HOME TBRA* – This activity will continue to provide long-term rental assistance for very low income households and homeless families to provide decent, safe, and sanitary affordable housing.
- *Indigent Care* - This activity funds emergency hospital care for lower income persons and households with no health insurance, and is funded by the Board of County Commissioners' General Fund.
- *Burial/Cremation* - This activity funds burials or cremations for households that cannot afford such services, or for indigent individuals. This activity is also funded by the Board of County Commissioners' General Fund.

- *Health Care Responsibility Act* – This activity provides payment for emergency hospital care for lower income persons and household with no health insurance, at out-of-county hospitals, and is a State Mandated Program funded through the Board of County Commissioners' General Fund.

Fostering and Maintaining Homeownership

The following activity/strategy is used to assist lower income households in gaining or maintaining homeownership in Seminole County:

- Homeownership counseling is provided to all households approved for homeownership assistance. HUD-certified Homeownership Counseling is required. Seminole County Community Development plans on partnering with the Seminole County Extension Services Office to offer this service.

Tenant-Based Rental Assistance

It is estimated that, of the extremely low income renter households with incomes not exceeding 30% of the area median income in Seminole County, 78% have housing affordability problems of some sort, and 68% pay over 50% of their income for housing expenses, which is considered severely cost-burdened. Among very low income renters, a HUD survey found that approximately 40% are severely cost-burdened. Among low income renters, only 6% are severely cost-burdened. However, among elderly renter households in Seminole County, 61% of extremely low income, 45% of very low income, and 14% of low income are severely cost-burdened.

Because TBRA is designed generally not to exceed two years in tenure for tenant households, Seminole County restricts its TBRA assistance to extremely low income households who are homeless or contain a disabled family member.

For homeless families and individuals, HOME TBRA will be used along with \$900,000 in General Funds and the new Emergency Solutions Grants Program to assist in gaining standard housing. TBRA will be combined with extensive case management to enable homeless families to gain marketable employment, vocational training, and/or education to work toward self-sufficiency.

LEAD-BASED PAINT HAZARDS

In order to increase the inventory of lead-free housing units the County will encourage the development of new affordable units, or the rehabilitation of existing units built after 1977, both for renters and homebuyers. However, since the County also accepts and occasionally funds proposals to renovate existing housing units built prior to 1978, all housing units built prior to 1978 will be comprehensively tested for lead-based paint. If such units contain lead-based paint and are approved for funding, then they will be dealt with appropriately. In all situations, the County will comply with Federal regulations (24 CFR 35) in dealing with lead-based paint in residential properties. Any treatment or abatement of lead-based paint will be funded by participating agencies, but closely monitored by the County.

20. Describe the actions to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

In the past several years, Seminole County has made a more concerted effort to provide funding and other resources to provide public transportation to lower income areas, including areas with affordable housing. On a local government level, one serious consideration for the approval and funding of Low Income Housing Tax Credits is the availability of public transportation.

The County also provides annual General Revenue funding to subsidize individual (local) trips for homebound persons with disabilities.

HOME and ESG Matching Requirements

The required 25% HOME match has historically been met by the County's SHIP Program expenditures, using SHIP funds to produce HOME "look-alike" housing. The current match log indicates that the County is far ahead of depleting its match bank, due to "banked" matches. The ESG dollar-for-dollar match is satisfied by requiring that all ESG subrecipients meet the match on a monthly basis.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

1. Identify program income expected to be received during the program year, including:
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

No program income is anticipated during Program Year 2013-2014. Also, no activities are expected to be float-funded.

2. Program income received in the preceding program year that has not been included in a statement or plan.

None.

3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.

No Section 108 loans have been made to Seminole County.

4. Surplus funds from any urban renewal settlement for community development and housing activities.

No such funds exist.

5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

No funds without a planned use were returned to Seminole County's line of credit.

6. Income from float-funded activities.

No float loans have been made nor are intended.

7. Urgent need activities, only if the jurisdiction certifies.

No urgent need activities have been funded in Seminole County, nor are they intended.

8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

Low and Moderate Income Target Area Benefit

All of the CDBG activities listed previously benefit low and moderate income persons or households. Also, \$688,000, or 40% of Seminole County's 2012-2013 CDBG allocation is dedicated to low and moderate income target areas.

Low and Moderate Income Benefit

The estimated low and moderate income benefit for all CDBG activities is 100%.

HOME 91.220(I)(1)

1. Describe other forms of investment. (See Section 92.205)

If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.

The recapture method will be used with subsidized homebuyer units under the HOME Program for the rehabilitation or down payment assistance activities. The entire amount of assistance will be recaptured if the unit is resold during the affordability period, but will be subject to available net proceeds. An interest-free deferred forgivable loan for up to 30 years will be used for recapture, which is based upon the total amount of assistance; as outlined below:

| | | |
|----------|----------------------------|-------------------------|
| 6 Years | Total Amount of Assistance | Up to \$15,000 |
| 12 Years | Total Amount of Assistance | \$15,001 - \$30,000 |
| 20 Years | Total Amount of Assistance | \$30,001 up to \$50,000 |
| 26 Years | Total Amount of Assistance | \$50,001 up to \$65,000 |
| 30 Years | Total Amount of Assistance | \$65,001 and up |

Resale method will be used with subsidized homebuyer units under the HOME Program for new construction strategies. This strategy will utilize a Restricted Use Covenant for resale which will be for a minimum period of 20 years. A Note and Mortgage in the amount of assistance provided will be placed on the property.

Forms of investment by Seminole County HOME funds are chiefly deferred payment loans, requiring no payback after the expiration of the affordability period.

2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).

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.

3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).

If the property is sold within the affordability period, Seminole County must recapture all or some of the HOME investment out of the net proceeds from the sale. The homebuyer may sell the property to any willing buyer regardless of the buyer's income. Seminole County shall forgive the direct HOME subsidy based on the length of time the homebuyer has occupied the home in relation to the affordability period. Assistance provided from \$1 - \$15,000 will be forgiven by an amount equal to 1/6th of the total amount of assistance on an annual basis, with the complete amount of assistance being forgiven after six (6) years. Assistance provided from \$15,001 - \$30,000 will be forgiven by an amount equal to 1/12th of the total amount of assistance on an annual basis, with the complete amount of assistance being forgiven after twelve (12) years. Assistance provided from \$30,001-\$50,000 will be forgiven by an amount equal to 1/20th of the total amount of assistance on an annual basis, with the complete amount of assistance being forgiven after twenty (20) years. Assistance provided from \$50,001-\$65,000 will be forgiven by an amount equal to 1/26th of the total amount of assistance on an annual basis, with the complete amount of assistance being forgiven after twenty-six (26) years. Assistance provided from \$65,001 and up will be forgiven by an amount equal to 1/30th of the total amount of assistance on an annual basis, with the complete amount of assistance being forgiven after thirty (30) years.

During the term of the loan, full repayment of the remaining obligation specified in the mortgage deed and note will be due upon the occurrence of one or more of the following events:

- If the mortgagor no longer resides in the home as a principal residence, or homestead exemption is lost (this includes death of the homeowner); or
- If any part of the property or any interest in it is sold or refinanced (procurement of new, additional financing without prior County approval), transferred, gifted or possession is otherwise conveyed to another person, without prior County approval and consistent with County policies, whether by voluntary act, involuntarily, by operation of law or otherwise. (A subordination of mortgage for the purpose of refinancing is subject to current subordination policies, located in the Seminole County Community Services Department); or
- If the mortgagor is divested of title by judicial sale, levy or other proceedings; or
- If the property is leased or rented.

When the net proceeds are insufficient to repay the direct HOME subsidy and the homebuyer's investment, the HOME funds shall be recaptured before any of the homeowner investment is repaid. Seminole County may recapture an amount less than or equal to the net proceeds available, if the recapture requirement is triggered due to a voluntary or involuntary sale during the period of affordability and there are no or minimal net proceeds to repay the HOME investment due. In the event that the net proceeds exceed the amount necessary to repay both the homeowner investment and the HOME subsidy, the excess proceeds may be kept by the homeowner. Net proceeds are the sales price minus superior loan repayments, homeowner investment, and closing costs. Homeowner investment includes; installation of energy efficiency items, permitted home additions, remodeling of a kitchen, remodeling of a bathroom, or remodeling of the exterior which includes replacing siding or

adding a deck or patio. If there are no net proceeds, the debt and the lien will be considered terminated.

The resale method will be used with subsidized resale units under the HOME Program for the new construction activity, in which a developer that is selected through a Seminole County Community Services Department Program is participating.. If the property is designated affordable and it is sold during the affordability period, the new purchaser must be a very-low income or a low income household, whose income is between 30% and 80% of median area income guidelines, and meet any further requirements as specified in the Restricted Use Covenant.. The sales price must be “affordable” to the new purchaser. The original homebuyer, now the home seller, must receive a “fair return” on his or her investment. Fair return is the return of the homebuyer’s initial investment (downpayment and closing costs) during the affordability period. Seminole County shall allow the homeowner to retain all of the net earnings. To ensure affordability, if needed and if available, down payment assistance may be provided.

4. HOME Tenant-Based Rental Assistance (TBRA) -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program.

The following excerpt is from page 3 of the Consolidated Plan:

The HOME Tenant-Based Rental Assistance (TBRA) Program has enabled dozens of very low income households to afford decent, safe, and sanitary housing. The County uses the CDBG, HOME, ESG, Shelter Plus Care, and Supportive Housing Program to provide maximum benefit to low income households, including homeless individuals and families, and low/mod area residents.

If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

HOME TBRA is targeted to two basic populations:

- Homeless families and individuals.
- Households with persons with disabilities.

It is determined that households with persons with disabilities need assistance due to insufficient income to maintain a standard lifestyle. The homeless population is being served, beginning in Program Year 2012-2013, as part of a larger homeless assistance initiative, funded in large part by the County’s General Fund and its HOME Program, but lesser by the new Emergency Solutions Grants (ESG) Program. Case managers work with these populations, but especially homeless households, to locate relatively affordable housing and additional resources to gain self-sufficiency and long-term housing.

The TBRA Program is used, in part, to enable very low income households to receive rental assistance while gaining education or employment skills, to eventually be able to gain self-sufficiency. The Transitional Housing activity acts similarly, allowing for affordable, income-based or otherwise assisted rents, to allow homeless families to gain self-sufficiency by seeking employment and/or marketable employment skills. The Medical Assistance and Child Care Assistance activities help reduce the number of persons in poverty by offsetting costs normally spent for these types of expenses.

5. If a participating jurisdiction intends to use forms of investment other than those described in

24 CFR 92.205(b), describe these forms of investment.

None proposed.

6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.

See Exhibit D for the Affirmative Marketing Policies and Procedures.

7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

See Exhibit E for Minority Outreach Policy.

8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).

HOME Program funds will not be used to refinance existing debt for multi-family housing units being rehabilitated with HOME funds, unless such use is needed.

HOME Match:

Seminole County is ahead of depleting its HOME match, in that:

- Its HOME Program grants average far less than \$1M annually.
- According to the most recent CAPER (submitted December 2012), its Match Liability was only \$189,353 for Program Year 2011-2012 (the most recently completed program year).
- According to the most recent CAPER, its Excess Match was \$14,252,644.96 at 9/30/12.
- If it spends approximately \$1M in non-Admin HOME funds annually (i.e., more than is expected), its Excess Match will last over 10 years (even assuming it does not add to its Excess Match during that time).

Emergency Solutions Grant 91.220(l)(4)

1. Include written standards for providing ESG assistance.
See Exhibit F: Emergency Solutions Grants (ESG) Program Policy and Procedures.
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 utilizes 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).

A NOFA is released in December of January each year to solicit the submission of funding proposals under the CDBG, HOME, and ESG Programs. All non-profit organizations (including community and faith-based organizations) are invited to apply for ESG funding. All applications are reviewed by staff and by an Application Review Team. This team makes recommendations and then provides these recommendations for Public Comment and then to the Board of County Commissioners for review and approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions. While completing the 2010-2015 Consolidated Plan, the ContinuumContinuum of Care and homeless service providers are contacted and asked to complete a survey to identify the local community needs of the homeless population. 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. In addition, public hearings are held to solicit feedback on the County's performance in November or December each year and are held to solicit recommendations for funding in April 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.
5. Describe performance standards for evaluating ESG.
See Exhibit F: Emergency Solutions Grants (ESG) Program Policy and Procedures.
6. The jurisdiction must describe its consultation with each CoC that serves the jurisdiction. The local CoC is consulted each year by requesting their participation in Public Hearings and the Public Comment Period. The local CoC participates in the Public Hearings and provides consultation at these events regarding homeless services. The local CoC is in charge of the administration and operation of the Homelessness Management Information System (HMIS). Therefore they develop the funding, policies, and procedures for the system. In addition, while completing the 2010-2015 Consolidated Plan, the ContinuumContinuum of Care and Homeless Service Providers are contacted and asked to complete a survey to identify the local community needs of the homeless population. In addition, the Point-In-Time Survey is available for review and referenced to assist in considering policies and funding decisions.

HOPWA 91.220(I)(3)

1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

Seminole County does not receive HOPWA Program funds directly from HUD. The City of Orlando receives HOPWA funding through the U.S. Department of Housing and Urban Development (HUD) to assist lower income families and individuals living with HIV/AIDS on a

regional basis. The City contracts with regional nonprofit agencies to provide eligible HOPWA services.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Beginning in Program Year 2006-2007, the City of Orlando began administering the HOPWA grant directly. HOPWA goals and objectives are established on a regional (i.e., MSA) basis and funds are awarded to the City of Orlando for the entire MSA. The County coordinates with the City of Orlando (the regional HOPWA grantee) to determine strategies and approaches to meeting the needs of persons with AIDS in Seminole County with their HOPWA allocation, including the direct funding of local nonprofits to work with such populations.

The HOPWA program is designed to provide funding for acquisition, rehabilitation, conversion, leasing, and repairing of facilities offering housing and supportive services for extremely low, low, ~~and, and~~ moderate income persons with HIV/AIDS.

HOPWA funding is expected to be spent for the following activities, as needed, in Seminole County:

- Tenant-based rental assistance: Rental and utility assistance for households in need of long term housing, up to one year maximum.
- Permanent Housing Placement: For households in need rental deposit, utility deposit and first month's rent.
- Short-term rent, mortgage, and utility payments to prevent the homelessness of the tenant or mortgagor of a dwelling.
- Supportive services in the form of Housing Case Management.
- Operating costs for housing facilities including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs

Institutional Structure

During the development of the 2013-2014 One-Year Action Plan, specific coordination was made with the Seminole County Housing Authority to discover their needs for additional improvements, housing, subsidies, and/or down payment assistance. Specific attention will be given to deteriorating housing and/or infrastructure.

As required by Florida Statute, the County will continue to inventory and make available County-owned developable land for conveyance to nonprofit affordable housing developers, when appropriate. Suitable land for nonprofit affordable housing providers may also be sought from local municipalities, if available.

Continued technical assistance and close monitoring will be maintained with local nonprofit housing agencies to ensure increased and sufficient capacity to administer and implement the County's housing assistance programs.

The Community Development Division continues to work with the Homeless Services Network of Central Florida (HSN) to expand the Continuum of Care network. Using Shelter Plus Care (S+C) and HOME funding for rental transitional and permanent supportive housing (using Supportive Housing Program funds through the HSN), the parties will continue to coordinate

and work together to expand the existing transitional housing infrastructure to include better homeless shelter involvement in locating and managing clients, and in achieving and keeping them housed. Consideration will also be given to developing and establishing self-sufficiency in clients who are able to be gainfully employed, and in reducing alcohol and drug dependency.

As part of the County's Community Development Division coordinates and works closely with other County staff to supplement funding for public services. CDBG funding will be used, as is currently, to fund Public Services for low and moderate income persons and households. Also, the County will continue to fund homelessness prevention for low and moderate income households. The Board of County Commissioners also allocates General Funds and Federal/State Community Services Block Grant (CSBG) funding for these activities, as well as for utility bill assistance, rental assistance (to supplement HOME TBRA and S+C TRA), indigent burial assistance, and information referral for other services.

Close coordination is maintained to provide funding for public services agencies from a combination of both CDBG Public Services funding (15% maximum) and the County's Community Service Agency (CSA) Partnership Program, which is funded by the County's General Fund. Community Assistance Division staff is working closely together to reconfigure the funding process to:

- Prevent duplication of funding by agencies from both CDBG Public Services funding and the CSA Partnership Program, unless it is beneficial to both programs;
- Continue funding critical and essential services; and
- Provide limited funding for, and phase out nonprofits providing non-critical and non-essential services, and promote self-sufficiency among long-established nonprofits.

Monitoring

Project and activity monitoring is scheduled to take place year round, intermittently, and as needed. Some high-risk agencies and/or activities are monitored more frequently than annually. A Rental Housing Monitoring Plan is developed each year to schedule, describe, and plan for monitoring HOME-, SHIP-, and NSP-funded rental housing units during each Program Year. Annual Monitoring Plans and corresponding Monitoring Reports are kept on file at the Compliance Office for review.

Training of staff is done on a one-on-one basis as needed. Staff and supervisors also attend HUD-sponsored training seminars and workshops for continued and improved project management, programmatic training, and monitoring.

Routinely, when subrecipients, contractors, CHDOs, and other agencies are funded for CDBG, HOME, and/or ESG activities, corresponding project manager's schedule and conduct "kick-off" meetings with those agencies. These meetings are meant to familiarize agency staff with corresponding program regulations, rules, and other compliance requirements (labor standards, auditing, acquisition/relocation, etc.), and with contractual requirements. The kick-off meetings are scheduled to precede any activity funded under the respective funding agreement.

On construction activities, whether housing or public facilities, pre-construction conferences are always held to familiarize appropriate personnel with the Federal requirements on such activities. Discussion items include, but are not limited to, Federal Labor Standards Provisions (including Davis-Bacon wages and corresponding points of compliance), certified payroll reports, project time frames, and labor interviews.

Project managers ~~typically~~ typically monitor their own assigned projects and the corresponding subrecipients and funded agencies, including file management, and project and program compliance.

Each Project Manager holds the responsibility to monitor and track payroll reports for his/her respective construction projects. S/he also conducts labor interviews during the project construction. That staff person will then ensure that appropriate wages were paid and hours reported before the corresponding invoice to the contractor is paid.

In-house monitoring of County staff-administered activities is conducted on a continual basis, and training for staff unfamiliar to the process takes place on an on-going basis. Staff is trained on file management and program compliance, with experienced staff providing necessary consultation, direction, and guidance. Timeliness of commitment and expenditures for all grant programs is also closely tracked by Community Development Division staff, and adjustments in staff assignments and project management priorities are made on occasion to meet the applicable requirements.

Since the HOME TBRA Program can be difficult to administer, implement, and manage, Compliance Office staff is sensitive to the need to monitor frequently and extensively to ensure compliance. Among other things, files are monitored for completeness, income certifications are checked for accuracy, units are inspected on a random basis to confirm compliance with minimum Housing Quality Standards (HQS), and the overall program is tested and analyzed for regulatory compliance, efficiency, and effectiveness.

CHDO monitoring is performed on CHDOs with open contracts; however, when a previously unfunded CHDO is anticipated to receive HOME set-aside funding, pre-monitoring takes place before funding is awarded to ensure CHDO certification and capacity to carry out the funded activity. Since an organization's board structure can change substantially with little or no notice (even *after* CHDO certification), and since the low income representation requirement can be misunderstood or neglected, an updated board roster is requested to check compliance with board structure requirements. Project and program capacity is also assessed, and forms are provided to the CHDO to ease and standardize the processing of HOME reports and payments, and to ensure proper file management.

Long-term rental monitoring is performed on an annual basis, except where otherwise required, to ensure compliance with affordability periods imposed upon CDBG-, HOME-, SHIP-, and NSP-funded rental units. A computerized spreadsheet is maintained in the Compliance Office to track when affordability periods expire, and to track respective current contract rents and utility allowances, and to ensure that they do not exceed required rent limits. Monitored elements include, but are not limited to:

- income compliance,
- contract rent limit compliance,
- comparison of household size to unit size,
- compliance with sets-aside for very low income-dedicated units (HOME Project Rule),
- conducting HQS inspections on all monitored units, and
- Affirmative marketing efforts, Section 504 compliance, and other related fair housing requirements.

Before any subrecipients are funded with CDBG, HOME, or ESG Program funds, they are comprehensively analyzed as to financial and compliance capacity. Any agencies receiving funds, but not performing well, are provided with technical assistance to rectify any shortcomings, as well as to build compliance capacity.

Steps and actions Seminole County will use to ensure long-term compliance with housing codes, including actions or on-site inspections it plans to undertake during the program year:

- Using staff for compliance inspections, all past assisted HOME units will be inspected annually for compliance.
- All units assisted with CDBG, NSP, or HOME funds will be inspected for code compliance during and after rehabilitation.
- All rental units assisted with CDBG, NSP, or HOME funds will be inspected annually for compliance.

When Action Plans are developed, care is taken and attention is paid to ensure that all Board-approved activities fall under one or more Consolidated Plan goals/objectives. In fact, when the NOFA is issued to solicit funding proposals from interested parties seeking CPD funding, the Consolidated Plan objectives are listed in the published advertisement to ward off un-prioritized activities. Also, when the year-end CAPER is put together, specific notice is given to the gradual and/or eventual fulfillment or lack thereof of Consolidated Plan goals/objectives. Recommendations can then be made as to the direction of future activity funding, and/or the possible amendment of the Consolidated Plan to better suit the housing and community development needs of Seminole County.

All HOME rehabilitation projects must be code-compliant and inspected by ASHI-certified and licensed inspectors, as per HOME regulations. This is ensured via an in-house rehab inspector, as well as official Building Inspectors from respective County or City jurisdictions when permitted work is performed. On non-HOME rehabilitation projects, code compliance is ensured on all work requiring permits via the inspection process of each applicable and respective jurisdiction. Wood-Destroying Organism and Lead-Based Paint inspections are also performed, as applicable.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

CONSOLIDATED PLAN AMENDMENTS

Activity Funding Amendments

To date, the Seminole County Board of County Commissioners did not amend the 2010-2015 Consolidated Plan during Program Year 2012-2013.

To date, the Seminole County Board of County Commissioners did not amend the One-Year Action Plan during Program Year 2012-2013.

Violence Against Women Act

The estimated annual housing needs for victims of domestic violence, dating violence, sexual assault, and stalking are as follows:

| Category | Estimated Housing Need (No. of Units) |
|-------------------|--|
| Domestic violence | 803 |
| Dating violence | 30 |
| Sexual assault | 35 |
| Stalking | 66 |

Source: Seminole County Sheriff's Office, 2013

Both SafeHouse of Seminole and the Rescue Outreach Mission of Sanford provide emergency housing for victims of domestic abuse, that being the primary mission of the former agency. SafeHouse also provides long term transitional housing and relocation programs for victims of domestic abuse. SafeHouse's transitional housing units provide up to two years of residence for eligible households, and helps meet a portion of the need for housing for victims of domestic violence. Also, due to the nature of domestic violence, victims may not consider it desirable to remain in the same geographic area and, for their own safety, often move to other cities and/or states, with or without assistance. However, the need for housing for victims of domestic violence is substantially greater than the resources available. Often, victims of domestic violence will take no action to move out of a dangerous situation due to a perceived lack of options or emotional attachment.

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|---|--|---|--|

ECONO AUTO PAINTING & BODY WORKS

50 YEARS OF QUALITY SERVICE

NOTICE OF FUNDING AVAILABILITY AND SOLICITATION OF PROPOSALS SEMINOLE COUNTY ONE YEAR ACTION PLAN FOR 2013-2014

On October 1, 2013, Seminole County expects to receive funding from the U.S. Dept. of Housing and Urban Development (HUD) for activities that benefit low and moderate income families or persons. Projects may be implemented by the County, or the County may contract with local governments, nonprofit agencies or for-profit organizations, to undertake activities to meet identified community development and housing needs.

In order to address these needs, the following funding is available for the 2013-2014 Program Year:

| Funding Available | Program | Eligible Activities |
|-------------------|---------|---|
| \$644,360* | HOME | New or existing affordable housing (at least \$216,360 must be awarded to a Community Housing Development Organization) |
| \$448,060 | CDBG | Stormwater improvements, street paving or rehabilitation, sidewalk construction or rehabilitation |
| \$250,000 | CDBG | Child Care, dental, and/or rental Assistance |
| \$58,000 | ESG | Homelessness Prevention (rent/mortgage assistance), case management for homeless assistance, and/or rental assistance for rapid re-housing of homeless families |
| \$87,000 | ESG | Homeless shelter Operating & Maintenance Expenses |

*An additional up to \$203,000 in funding may be available for this activity.

Additional funding may be available for these activities, depending upon availability. Some funding may be available prior to October 1, 2013. Proposals are now solicited for activities to help meet these needs. Up to two (2) proposals will be accepted from any firm or agency. All proposals are due to the Seminole County Community Development Division no later than Thursday, February 28, 2013 at 4:00 p.m. (all proposals will be time-stamped). Faxed proposals and e-mailed proposals will not be accepted. Each proposal must be submitted as one (1) paper document, and must be accompanied by a single digital copy (one .pdf file) on one (1) compact disk.

Funding applications will be available from the Seminole County webpage at www.seminolecountyfl.gov (go to the Community Development web page) by Wednesday, January 2, 2013 or at the Community Development Office:

Address: Carmen Hall, Interim HUD Administrator
Seminole County Community Development Office
Reflections at Hidden Lake
154 West Lake Mary Boulevard
Sanford, FL 32775

The 2010-2015 Consolidated Plan can be found at: <http://www.seminolecountyfl.gov/consrvs/pdf/commdev/2010-2015ConsolidatedPlan.pdf>

For further information call or email Carmen Hall at:
Phone: 407-685-2394
E-mail: cha033@seminolecountyfl.gov

Doris Lonias and Lyle Sasse
■ Timothy A. Fulmer in honor of Peyton and Nolan Cooper
■ Mrs. Janet Garland in
■ Mrs. Heidi Oris
■ Ms. Margaret Falaigas in memory of Norma Jean Theroux
■ Mrs. Carolyn Seagraves

WHAT EXHIBIT A

how to browse electronic and download free library eBooks, audio and video. The class also covers other tablets and eReaders, including iPad. Registration required. Free. 407-665-1560.

Festivals, Shows

Depression glass show: 9 a.m.-5 p.m. Jan. 26, 10 a.m.-4 p.m. Jan. 27; Sanford Civic Center, 401 E. Seminole Blvd., Sanford. The Sanford Depression Glass Show will feature author William Walker, displays, seminars and hourly door prize drawings. \$4.50 admission good for both days. 407-298-3355.

Youth

Junior Tennis: 5-6 p.m. or 6-7 p.m. Tuesdays and Thursdays, Candyland Park, 599 Longlake Ave., Longwood. For elementary, middle and high school youth, beginner to advanced. \$5 per session. 407-718-5173.

Holiday Kids Camp: 7 a.m.-6 p.m. Dec. 24, Dec. 26-Dec. 31, Jan. 2-Jan. 4, Wrz Park, 806 Mark David Blvd., Casselberry. Camp includes arts and crafts, sports, holiday giftmaking, games, movies, and more. Children should bring a lunch, drink and two snacks daily. Registration required. \$20 per day for Casselberry residents, \$25 per day for nonresidents. 407-262-7700, Ext. 1576.

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Sanford. \$2 per class. 407-688-3224.

Meditation: 6:45-7:45 p.m. the fourth Thursday of the month; Lake Mary Senior Center; 91 Wallace Court, Lake Mary. All ages welcome. Free. 407-685-1466.

Basic Acrylic Painting: 130-3 p.m. Jan. 4; Lake Mary Senior Center, 91 Wallace Court, Lake Mary. Reservations required. \$15. 407-688-0537.

Tai Chi: Moving for Better Balance: 1 p.m. Tuesdays and Thursdays, Jan. 8-March 28; central branch of the Seminole County Public Library, 25 N. Oxford Road, Casselberry. \$28 annually. 407-936-4380.

Watercolor Painting for Beginners: 130-3 p.m. Jan. 14; Lake Mary Senior Center, 91 Wallace Court, Lake Mary. Reservations required. \$15. 407-688-0537.

Support Groups

Grief: 10-11:30 a.m. Thursdays; St. Mary Magdalen Catholic Church, 861 Maitland Ave., Altamonte Springs. A group for anyone who has lost a loved one, spouse, parent, child or sibling meets in the Mother Theresa Room of the Parish Life Center. This is a non-denominational group. Free. 407-683-1212, Ext. 223.

T.D.R.S. (Take Off Pounds Sensibly): 9-10:35 a.m. Fridays; Family Worship Center; 2462 S. Park Ave., Sanford. \$28 annually. 407-936-4380.

Grief: 6:30-8:30 p.m. Wednesdays, 1-3 p.m. Fridays; St. Luke's Lutheran Church, 202 W. State Road 426, Oviedo. GriefShare, a non-denominational seminar and grief recovery support group. Registration required. Suggested donation of \$5 includes book. 407-865-3408.

Alzheimer's disease: 6:30 p.m. the fourth Monday of the month; Horizon Bay at Lake Oklawaha, 27 Boston Ave., Altamonte Springs. A group for those caring for a loved one with Alzheimer's disease sponsored by the Alzheimer's & Dementia Resource Center. Free. 407-843-1900.

Family Anonymous: 7 p.m. Mondays; St. Stephen's Lutheran Church, 2540 W. State Road 434, Longwood. A support group for family members of someone with a drug, alcohol or behavioral

problem. Free. 407-688-0491.

T.D.P.S. (Take Off Pounds Sensibly): 5:30 p.m. Tuesdays; Sanford Senior Center; 401 E. Seminole Blvd., Sanford. \$28 annually. 407-688-3224.

T.D.P.S. (Take Off Pounds Sensibly): 6-7:5 p.m. Wednesdays; central branch of the Seminole County Public Library, 25 N. Oxford Road, Casselberry. \$28 annually. 407-936-4380.

Grief: 7-9 p.m. Mondays, Jan. 7-April 22; Palmist Avenue Baptist Church, 2626 S. Palmist Ave., Sanford. GriefShare, a 6-week video seminar and support group for those grieving the death of someone close to them. Registration required. \$5. Includes handbook. 407-323-1583.

Alzheimer's disease: 6 p.m. the second Thursday of the month; Arden Courts, 1057 W. La Springs Drive, Winter Springs. A group for those caring for a loved one with Alzheimer's disease sponsored by the Alzheimer's & Dementia Resource Center. Free. 407-685-1900.

Families Ministering to Families: 9 a.m. Jan. 19, St. Mary Magdalen Catholic Church, 861 Maitland Ave., Altamonte Springs. A support group for those with an unmet loved one. Free. 407-685-6888.

Recreation

Dance: 7-9:30 p.m. Sundays; Longwood Elementary School, 840 Orange Ave., Longwood. The city of Longwood will present dances, ballroom style and line dance in different rooms. There will be live music and light refreshments. \$5. 407-260-3484.

Combo dance: 7:30-8 p.m. the last Saturday of the month; Secret Lake Park, 200 N. Tripoli Lake Drive, Casselberry. Dance in long lines to music provided by a live "old time music" band and caller. Wear soft-soled shoes. Beginner's lesson starts at 7:30 p.m. General dancing is from 8-11 p.m. \$8 for adults, \$5 for students. 386-943-9142.

Bunco: 3-5 p.m. the first and third Sunday of the month; Woman's Club of Casselberry, 251 Overbrook Drive, Casselberry. Beginner's welcome. \$5. 407-685-0042.

Zumba/Plataes: 8 a.m. Mondays, Jan. 7-Feb. 25; Longwood Elementary School, 840 Orange Ave., Longwood. \$30 for six-week session, \$24 for seniors. 407-685-1023.

Country line dance class: 6:15-7:45 p.m. Mondays, Jan. 7-Feb. 18; Winter Springs CMC Center, 400 N. Edgemon Ave., Winter Springs. \$45 for six-week

WHAT'S HAPPENING

Continued from Page J2

author Edgar L'Heureux discuss Florida's rich World War II heritage and the many people and events connected to it. Free. 407-774-4755.

"Senior Survival" seminar: 2-4 p.m. April 11, 14 p.m. May 15; One Senior Place, 716 Douglas Ave., Altamonte Springs. Board Certified Elder Law Attorney Kathleen Flammia will discuss Medicaid and veteran benefits, asset protection and estate planning. Reservations requested. Free. 407-678-8700.

Watercolor Painting for Beginners: 1:30-3 p.m. April 19; Lake Mary Senior Center, 91 Wallace Court, Lake Mary. Reservations required. \$5. 407-688-0537.

Basic Acrylic Painting: 1:30-3 p.m. April 26; Lake Mary Senior Center, 91 Wallace Court, Lake Mary. Reservations required. \$5. 407-688-0537.

Driver safety program: 9 a.m.-noon May 7-May 8; Casselberry Recreation Center, 200 N. Triplet Lake Drive, Casselberry. The AARP Driver Safety Program helps participants refine driving skills and develop safe-driving habits. Registration required. \$12 for AARP members, \$14 for nonmembers. 407-262-7700, Ext. 1575.

Support Groups

Grief: 10-11:30 a.m. Thursdays; St. Mary Magdalene Catholic Church, 861 Maitland Ave., Altamonte Springs. A group for anyone who has lost a loved one, spouse, parent, child or sibling meets in the Mother Theresa Room of the Parish Life Center. This is a non-denominational group. Free. 407-833-1222, Ext. 223.

Grief: 6:30-8:30 p.m. Wednesdays, 1-3 p.m. Fridays; St. Luke's Lutheran Church, 2021 W. State Road 426, Oviedo. GriefShare, a non-denominational seminar and grief recovery support group. Registration required. Suggested donation of \$15 includes book. 407-365-3408.

Families Anonymous: 7 p.m. Mondays; St. Stephen's Lutheran Church, 2140 W. State Road 434, Longwood. A12-step support group for family members of someone with a drug, alcohol or behavioral problem. Free. 407-869-0491.

Overeaters Anonymous: 7:30-8:30 p.m. Mondays; Grace Presbyterian Church, 111 Tusawilla Road, Winter Springs. Topics vary. Free. 407-977-2792.

Parkinson's disease: 10 a.m.-12:45 p.m. the second and fourth Tuesday of the month; Florida Hospital Altamonte Family Resource Building, 651 Altamonte Drive, Altamonte Springs. A group for people with Parkinson's disease and their loved ones. Includes discussion, educational presentations, music therapy, exercise classes, caregiver break-out meetings, and educational resources. Sponsored by the Florida Hospital Parkinson's Outreach Center. Free. 407-303-5295.

T.O.P.S. (Take Off Pounds Sensibly): 5:30 p.m. Tuesdays; Sanford Senior Center, 401E. Seminole Blvd., Sanford. \$28 annually.

407-688-5129.

The Compassionate Friends: 7-9 p.m. the second Tuesday of the month; Sanlando United Methodist Church, 1690 W. State Road 434, Longwood. The Longwood Chapter of The Compassionate Friends, a national nonprofit support organization offering friendship, understanding, and hope to bereaved families following the death of a child of any age, is open to all bereaved parents and their adult family members. Free. 407-900-9823.

Mental health: 5:30 p.m. Wednesdays; Sedona House, 351 S. Bay St., Sanford. For those 18 and older recovering from mental illness. Trained facilitators lead the meetings. National Alliance on Mental Illness provides support groups, education classes, and special events for all people affected by mental illness. Free. 407-253-3900.

T.O.P.S. (Take Off Pounds Sensibly): 5:45-7 p.m. Wednesdays; Hacienda Village Recreational Hall, 50 La Vista Drive East, Winter Springs. \$28 annually. 407-542-6020.

T.O.P.S. (Take Off Pounds Sensibly): 6-7:15 p.m. Wednesdays; central branch of the Seminole County Public Library, 215 N. Oxford Road, Casselberry. \$28 annually. 407-936-4380.

Nar-Anon: 7:30 p.m. Wednesdays; Orlando Regional South Seminole Hospital, 555 W. State Road 434, Longwood. The Nar-Anon Family Group, open to relatives or friends of narcotics abusers, meets weekly. Free. 407-834-7495.

Prostate cancer: 6:15 p.m. the second Thursday of the month; Central Florida Cancer Care Center, 2200 W. 1st St., Sanford. The American Cancer Society's Man to Man Education and Support Program assists men newly diagnosed with prostate cancer and provides news regarding gains in prostate cancer research and information on various treatments. Other health topics are sometimes included. Free. 407-321-3040.

Alzheimer's disease: 6 p.m. the second Thursday of the month; Arden Courts, 1057 Willa Springs Drive, Winter Springs. A group for those caring for a loved one with Alzheimer's disease sponsored by the Alzheimer's & Dementia Resource Center. Free.

407-843-1910.

Families Ministering to Families: 9 a.m. April 20; St. Mary Magdalene Catholic Church, 861 Maitland Ave., Altamonte Springs. A support group for those with incarcerated loved ones. Free. 407-695-6818.

Alzheimer's disease: 6:30 p.m. the fourth Monday of the month; Horizon Bay at Lake Orienta, 217 Boston Ave., Altamonte Springs. A group for those caring for a loved one with Alzheimer's disease sponsored by the Alzheimer's & Dementia Resource Center. Free. 407-843-1910.

Recreation

Square, Lines and Round Dancing: 1:30-4 p.m. Sundays; Casselberry Recreation Center, 200 N. Triplet Lake Drive, Casselberry. Presented by the Hoedowners Square Dance Club. \$4.50 for members, \$5 for guests. 407-273-2561.

Bunco: 3-5 p.m. the first and third Sunday of the month; Woman's Club of Casselberry, 251 Overbrook Drive, Casselberry. Beginners welcome. \$5. 407-695-0042.

Dance: 7-9:30 p.m. Sundays; Longwood Elementary School, 840 Orange Ave., Longwood. The city of Longwood will present dances, ballroom style and light dance in different rooms. There will be live music and light refreshments. \$6. 407-260-3484.

Country line dance class: 6:30-8 p.m. Mondays, April 8-May 13; Winter Springs Civic Center, 400 N. Edgemon Ave., Winter Springs. \$45 for six-week session, \$36 for seniors. 407-695-1023.

Special Needs Activity Program: 2-4 p.m. the first, second and third Wednesdays of the month; Riverside Park Complex, 1600 Lockwood Blvd., Oviedo. \$5 per session for city of Oviedo residents, \$6 for non-resident members, \$7 for non-residents. 407-971-5575.

Family Bingo Night: 7 p.m. April 19; Riverside Park Complex, 1600 Lockwood Blvd., Oviedo. Presented by the Oviedo Recreation and Parks. Prizes will be awarded to winners of each game. \$2 per card, per person with a five card minimum. 407-971-5575.

Slim and Trim/Pilates: 5:30-6:30 p.m. Tuesdays, May 7-July 2 or Thursdays, May 9-July 11; Longwood Elementary School, 840 Orange Ave., Longwood. \$40

for eight-week session, \$32 for seniors. 407-695-1023.

Zumba/Pilates: 6:45-7:45 p.m. Tuesdays, May 7-July 2 or 6:30-7:30 p.m. Thursdays, May 9-July 11; Longwood Elementary School, 840 Orange Ave., Longwood. \$40 for eight-week session, \$32 for seniors. 407-695-1023.

Country line dance class: 7-8 p.m. Wednesdays, May 8-July 3; Longwood Elementary School, 840 Orange Ave., Longwood. \$40 for eight-week session, \$32 for seniors. 407-695-1023.

Contra dance: 7:30-11 p.m. the last Saturday of the month; Secret Lake Park, 200 N. Triplet Lake Drive, Casselberry. Dance in long lines to music provided by a live "old time music" band and caller. No partner necessary. Wear soft-soled shoes. \$9 for adults, \$5 for students. 386-943-942.

Miscellaneous

Guest Night with the Orange Blossom Chorus: 7:30-9 p.m. April 8; Hagerty High School, 3225 Lockwood Blvd., Oviedo. Experience the fun and fellowship of singing with a quartet or the chorus. Refreshments will be served. Free. 407-760-2467.

Become a Teacher in Florida: 6 p.m., 7 p.m. April 11; west branch of the Seminole County Public Library, 245 N. Hunt Club Blvd., Longwood. Join the American Board for Certification of Teacher Excellence and learn more about how you can change careers and become a certified teacher in Florida. If you hold a Bachelor's degree, you can have a classroom of your own within a year. Free. 772-812-3434.

Become a Teacher in Florida: 10 a.m., 11 a.m., noon April 27; east branch of the Seminole County Public Library, 310 N. Division St., Oviedo. Join the American Board for Certification of Teacher Excellence and learn more about how you can change careers and become a certified teacher in Florida. If you hold a Bachelor's degree, you can have a classroom of your own within a year. Free. 772-812-3434.

Joseph Rassel of the Sentinel staff compiled this report. To submit an item e-mail communityevents@orlandosentinel.com.

PUBLIC HEARING NOTICE Seminole County, Florida Community Development Division

Seminole County receives annual Federal grants through three programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs include the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, & the Emergency Shelter Grants (ESG) Program. Listed below is the estimated funding available from HUD for the 2013-2014 Program Year, beginning October 1, 2013 and ending September 30, 2014.

| | |
|---------------|--------------------|
| CDBG | \$698,060 |
| HOME | \$644,350 |
| ESG | \$145,000 |
| Total: | \$1,487,410 |

These programs fund a wide variety of housing and community development activities for the benefit of lower income persons and neighborhoods throughout Seminole County. The County is in the process of preparing its 2013-2014 One-Year Action Plan to meet the needs identified in the Five-Year 2010-2015 Consolidated Plan and to develop and fund activities to meet those needs, and needs your input.

Seminole County is holding a Public Hearing to solicit citizen comments and input on the County's housing and community development needs for Program Year 2013-2014. Information is available at the Seminole County Community Assistance Division, 534 W. Lake Mary Boulevard, Sanford, Florida 32773. For further information, please call Carmen Hall at 407-665-2394 (fax - 407-665-2399) or email her at challo3@seminolecountyfl.gov.

The meeting will be held on Wednesday, April 17, 2013 at 6:30 p.m. in the Seminole County Services Building, Room 1028 (Commission Chamber), 1101 E. 1st Street, Sanford, Florida 32771.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT (407) 665-7941.

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FRID. 17-26 SANFORD
FRI. 6-23 SANFORD 8-9PM
Continuing All Summer

INVITATION FOR PUBLIC COMMENT 2010-2015 FIVE-YEAR CONSOLIDATED PLAN PROPOSED USE OF FUNDS FOR THE 2013-2014 ONE-YEAR ACTION PLAN SEMINOLE COUNTY, FLORIDA

Seminole County is a federal grant recipient through the U.S. Department of Housing and Urban Development (HUD). These grant funds include the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program. These programs assist lower income and homeless residents.

The Proposed One-Year Action Plan represents the efforts and solicitation of ideas from County staff, County residents, local organizations, social service providers, and a Countywide Public Hearing. The County also used its Five-Year Consolidated Plan to design activities and projects in conformance with the goals established therein. Based on this information and analysis, the County developed the following 2013-2014 One-Year Action Plan.

The proposed use of estimated funds for the program year beginning October 1, 2013 is:

- Community Development Block Grant Program:**
 Midway Water Improvements Construction Phase 1 - \$685,000
 Pathways to Care Homeless Facility Rehabilitation - \$172,000
 Bookertown Street Lighting Preparation - \$3,000
 Housing Rehabilitation - \$250,000
 Public Services:
 Early Learning Coalition - \$90,000
 Regional Homeless Coalition - \$30,000
 Orlando Housing Authority - \$20,700
 Specialized Treatment Education & Prevention Services (STEPS) - \$15,500
 Housing Counseling - \$23,888
 Dental Assistance - \$49,852
 Planning and Administration - \$340,000

- HOME Investment Partnerships Program:**
 Purchase Assistance - \$200,000
 Housing Rehabilitation and Reconstruction - \$163,000
 Tax Credit Project - \$150,000
 Planning and Administration - \$57,000

- Emergency Solutions Grants Program:**
 Sharing Center - Homeless Prevention - \$58,000
 Rescue Outreach Mission - Operating and Maintenance Expenses - \$87,000

In addition to funds anticipated for Fiscal Year 2013 - 2014, Seminole County has \$1,293,588 in prior year HOME funds that need to be reallocated for commitments. The County is proposing a substantial amendment to reallocate these funds as follows:

HOME Investment Partnerships Program:

| Current Activity | Current Allocated Funding | Proposed Activity | Proposed Allocated Funding |
|---|---------------------------|---|----------------------------|
| CHDO Sub-Arbitr (Homeownership or Rental Housing) | \$679,762 | Deck Pencil Livability Partnership | \$103,050 |
| CHDO Sub-Arbitr (Senior Citizen Rental Housing) | \$613,826 | Housing Rehabilitation and Reconstruction | \$1,101,538 |
| TOTAL: | \$1,293,588 | | \$1,293,588 |

There will be a 30-day public comment period for the County's 2013-2014 One-Year Action Plan and the Substantial Amendment. Comments will be received at the Seminole County Community Development Division until 5:00 p.m., Wednesday, July 3, 2013. During this period, the Action Plan will be in draft form and will be available for public review at the Community Development Division, Reflections Plaza, 534 W. Lake Mary Boulevard, Sanford, Florida 32773. Public comments will be forwarded to the Board of County Commissioners prior to their July 23, 2013 meeting for final approval of the 2013-2014 One-Year Action Plan.

Contact Information:
 Submit comments to Carmen Hall, HUD Administrator at 665-2394 (fax: 407-665-2399), or address e-mail to: charlcz@seminolecountyfl.gov. The mailing address is above. Where applicable, the County will respond within fifteen days, in writing, to all public comments received.

NOTICE OF PUBLIC HEARING NOTICE OF FUTURE LAND USE CHANGE AND ZONING MAP AMENDMENT CHANGE CITY OF OVIEDO, FLORIDA

The City of Oviedo proposes to adopt the following ordinances:

ORDINANCE NO. 1568

AN ORDINANCE OF THE CITY OF OVIEDO, FLORIDA, AMENDING ORDINANCE NO. 896 OF THE CITY OF OVIEDO, FLORIDA, SAID ORDINANCE BEING THE COMPREHENSIVE LAND PLANNING ORDINANCE WITHIN THE CITY OF OVIEDO, FLORIDA, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF OVIEDO COMPREHENSIVE PLAN SAID AMENDMENT CHANGING THE FUTURE LAND USE OF APPROXIMATELY NINE POINT SEVEN THREE (9.73) ACRES FROM COMMERCIAL (CM) TO LOW DENSITY RESIDENTIAL (LDR) SAID PROPERTY BEING ASSIGNED TAX PARCEL IDENTIFICATION NUMBER 24-21-31-300-0010-0000 AND BEING DESCRIBED IN THIS ORDINANCE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 1569

AN ORDINANCE OF THE CITY OF OVIEDO, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OVIEDO, FLORIDA, SAID AMENDMENT CHANGING THE ZONING DISTRICT OF APPROXIMATELY 9.73 ACRES LOCATED ON THE NORTH SIDE OF CR 419, AND APPROXIMATELY 990 FEET EAST OF WILLINGHAM ROAD, FROM CITY OF OVIEDO COMMERCIAL (C-1) TO CITY OF OVIEDO RESIDENTIAL (R-1BB) PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; IMPLEMENTING ACTIONS, INCORPORATION OF DESCRIPTION AND MAP, CONFLICTS, SEVERABILITY, NON-CODIFICATION AND AN EFFECTIVE DATE.

LOCATION MAP



| Applicant | Parcel Id Number | Current Designation | Proposed Designation | Area (acres) |
|---|-----------------------------------|-----------------------------------|---|--------------|
| MI Homes of Orlando, LLC & AHS Development, LLC | Portion of 24-21-31-300-0010-0000 | Future Land Use (Commercial) (CM) | Future Land Use Low Density Residential (LDR) | 9.73 |
| MI Homes of Orlando, LLC & AHS Development, LLC | Portion of 24-21-31-300-0010-0000 | Zoning District C-2 (Commercial) | Zoning District Residential R-1BB | 9.73 |

A public hearing will be held on Tuesday, June 11, 2013, before the City Planning, Zoning and Appeals Board, beginning at 6:30 PM. The public hearing will be held in the City of Oviedo City Council Chambers, 400 Alexandria Boulevard, Oviedo, Florida. All interested parties may appear at the meeting and be heard.

The ordinances and their supporting documents may be reviewed on or after Thursday, June 6, 2013, at the Planning Division, City Hall Annex Building, 320 Alexandria Boulevard, weekdays from 8:00 AM to 5:00 PM, except holidays.

Persons with disabilities needing assistance to participate in this proceeding should contact the ADA Coordinator at (407) 971-5523, at least 48 hours in advance of the meeting.

ADVICE TO THE PUBLIC: If any person decides to appeal a decision with respect to any matter considered at the above meeting or hearing, he/she will need a verbatim record of all proceedings including the testimony and evidence, which record is not provided by the City of Oviedo (P.S. 286.0105).

For any further questions, comments, or concerns; please contact the Planning Division, at 407-971-5776.

Publist: Sunday, June 2, 2013

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EXHIBIT D
SEMINOLE COUNTY HOME PROGRAM
AFFIRMATIVE MARKETING PROCEDURES & REQUIREMENTS
(EQUAL HOUSING OPPORTUNITY)

It is the policy of the Seminole County not to discriminate against any person on the basis of ethnicity, color, national origin, sex, religion, familial status, or disability:

- In the sale or rental of housing or real property;
- In advertising the sale or rental of housing of any type;
- In the financing or refinancing of housing;
- In the provision of real estate or mortgage/lending services; or
- In the appraisal or insuring or title of housing.

PURPOSE (24 CFR 92.351 (a) (1))

These Affirmative Marketing Procedures and Requirements (the Procedures) are developed for use in HOME Investment Partnerships (HOME) Program-funded projects in accordance with the HOME Program regulations including, but not limited to, 24 CFR 92.351. The Procedures are a commitment by Seminole County, a HOME Participating Jurisdiction (PJ), and any HOME-funded agency (Partner), for rental and homebuyer projects containing five (5) or more HOME-assisted housing units. Each funded Partner shares responsibility with the County to inform the public about the Federal Fair Housing Laws, solicit eligible persons without regard to ethnicity, color, national origin, sex, religion, familial status or disability into the affordable housing market, and to annually evaluate the effectiveness of these marketing efforts.

The Procedures are documented and maintained in the Community Development Office files and shall be used in all County-issued HOME Requests for Proposals (RFPs) and HOME funding agreements. Each Partner is held to the terms of the Procedures by the requirements in all applicable subrecipient agreements or Community Housing Development Organization (CHDO) agreements.

In accordance with the regulations of the HOME Program and in furtherance of Seminole County's commitment to fair housing and equal housing opportunity, these Procedures establish ways and methods to affirmatively market rental or homeowner units constructed, rehabilitated, or otherwise assisted under the County's HOME Program. These procedures are designed to assure that individuals who normally might not apply for available housing units because they are socially, economically, or technologically disadvantaged, are provided an ample opportunity to apply.

PROCEDURES AND REQUIREMENTS

1. METHODS THE COUNTY WILL USE TO INFORM THE PUBLIC, POTENTIAL TENANTS, AND POTENTIAL OWNERS ABOUT FEDERAL FAIR HOUSING LAWS AND AFFIRMATIVE MARKETING PROCEDURES AND REQUIREMENTS. [24 CFR 92.351 (a) (1)]

- A. The Seminole County Community Development Office shall implement the Procedures and evaluate their effectiveness as required by the HOME Program regulations. This responsibility shall include, but is not limited to the following:
- 1) Inform the community about the Procedures through periodic updates with its Partners through, (a) training workshops and roundtable meetings with its active and potential HOME Partners; (b) advertisements in local newspapers of general circulation and other media outlets targeted to special groups and areas; (c) posting the Procedures at various sites known to be frequented by very low income and other hard-to-reach populations (such as Public Housing

- Authority offices, offices of nonprofit housing providers, bulletin boards at publicly subsidized rental housing complexes, etc.; and (d) posting the Procedures on the County website (www.seminolecountyfl.gov).
- 2) Display the HUD Equal Housing Opportunity logo on all graphic presentations by the County and its Partners relating to the HOME Program including, but not limited to, press releases and advertisements.
 - 3) Provide each Partner with copies of the brochure "*Fair Housing, Equal Opportunity for All*," provided by HUD, or a similar document at the time they apply for HOME funding. Each Partner shall provide homeowners, tenants, rental property owners, and other applicants with copies.
 - 4) Provide general information and telephone numbers for persons to contact the Seminole County Community Development Office with questions regarding Affirmative Marketing, Fair Housing, tenant's rights, affordable housing, special needs housing and the correction of substandard conditions in tenant-occupied dwellings.

2. REQUIREMENTS AND PRACTICES ALL HOUSING PARTNERS MUST ADHERE TO IN ORDER TO CARRY OUT THE COUNTY'S AFFIRMATIVE MARKETING PROCEDURES AND REQUIREMENTS. [24 CFR 92.351 (a) (2) (ii)]

At a minimum, each Partner of a housing project assisted or partially assisted with HOME Program funds shall:

- 1) Incorporate the Equal Housing Opportunity logo or statement in its correspondence (including any lease or purchase agreement), which shall be used relating to the HOME Program.
- 2) Affirmatively state a position of equal opportunity in housing when advertising the units or vacancies. *At a minimum*, each Partner must:
 - a) Use the Equal Housing Opportunity logo in print and visual electronic advertising media (e.g., the Internet);
 - b) Broadcast an Equal Housing Opportunity statement, if radio or television advertising is utilized; and
 - c) Display the HUD Fair Housing poster in a high traffic area of its central sales/rental offices.
 - d) Provide required information in Spanish.

3. PROCEDURES TO BE USED BY PARTNERS OF PROJECTS THAT HAVE FIVE (5) OR MORE HOME-ASSISTED UNITS TO INFORM AND SOLICIT APPLICATIONS FROM PERSONS IN THE HOUSING MARKET AREA WHO ARE NOT LIKELY TO APPLY FOR HOUSING WITHOUT SPECIAL OUTREACH. [24 CFR 92.351 (a) (2) (iii)]

A. Each Partner of a project that has five (5) or more HOME-assisted units shall, at a minimum:

- 1) Consider factors such as price or rent of housing, the ethnic characteristics of the neighborhood in which housing is to be located, the population within the housing market area, public transportation routes, etc., to determine which group or groups of the existing population are believed to be the least likely to apply without special outreach. The Partner may use Census data, neighborhood surveys, and information from local government agencies, real estate associations and community-based organizations as acceptable sources to gather this information.
- 2) Describe the marketing plan to be used in the initial sales/rental phase as well as the ongoing marketing phase, to attract all segments of the eligible population, especially those groups designated as least like to apply. This

shall include the type of media to be used, identity of the circulation or audiences of the media identified in the plan, and other community contacts and organizations used to reach populations or identifiable groups of persons needing special outreach.

- 3) Post and/or distribute information about the project to any such special outreach populations that are being targeted for residence in the units.

4. **RECORDS THAT WILL BE KEPT TO DESCRIBE ACTIONS TAKEN BY THE COUNTY AND BENEFICIARIES TO AFFIRMATIVELY MARKET UNITS AND RECORDS TO ASSESS ACTIONS. [24 CFR 92.351 (a) (2) (iv)]**

- A. Seminole County will keep the following records:
 - 1) Copies of all meeting agendas and related materials of the County's Affordable Housing Partnership pertaining to these Procedures, and all agendas and training materials of any HOME/CHDO training workshop pertaining to these Procedures.
 - 2) Copies of all press releases, advertisements and other written and electronic materials that pertain to this Policy.
- B. The County shall also require all Partners assisted with HOME funds to maintain records of how housing unit vacancies are advertised for availability. All Partners shall maintain a record of classified advertisements, flyers, electronic media spots, or other marketing materials used to affirmatively market HOME-assisted units for at least two years.
- C. A Partner of a project that has five (5) or more HOME-assisted units shall also maintain a record of applicants for vacant units with a general profile of the applicant, and shall denote the following:
 - 1) How the applicant learned of the vacancy;
 - 2) The outcome (acceptance or rejection) of the applicant; and
 - 3) If rejected, why?
- D. Each Partner shall submit to the County annual reports (through September 30th of each year), as established by any HOME or HOME/CHDO Agreement, identifying persons served.

5. **DESCRIPTION OF HOW SEMINOLE COUNTY WILL ASSESS THE EFFECTIVENESS OF THE AFFIRMATIVE MARKETING PROCEDURES AND REQUIREMENTS, AND WHAT CORRECTIVE ACTIONS WILL BE TAKEN. [24 CFR 92.351 (a) (2) (v)]**

- A. The Procedures will be assessed on an annual basis and will include a summary of the "good faith efforts" taken by the County and by HOME and HOME/CHDO Partners in the Consolidated Annual Performance and Evaluation Report (CAPER).
- B. The Community Development Office will evaluate the information compiled in Section 4 (recordkeeping), and will estimate the degree to which statutory and policy objectives were met. If the required steps were taken, the County will make an assumption that good faith efforts were made to carry out these procedures.
- C. In conjunction with the annual on-site monitoring reviews conducted by the County, each Partner shall produce records of:
 - 1) Affirmative marketing efforts;
 - 2) Applicants; and
 - 3) Outcomes.
- D. The County will take corrective action if it is determined that a Partner has failed to carry out affirmative marketing efforts as required. The County will provide written notice to the respective Partner of the problems that have been identified, and the corrective action steps that need to be taken. The County shall follow all procedures

for taking corrective action as provided in the Seminole County Consolidated Plan for the HOME Program.



EXHIBIT E
MINORITY OUTREACH POLICY
[24 CFR 92.351 (b)]
HOME PROGRAM
SEMINOLE COUNTY GOVERNMENT

It is the policy of Seminole County, in administering and implementing its HOME Investment Partnerships (HOME) Program and its projects, to involve minorities and women, including minority business enterprises and women business enterprises, to the fullest extent practical. This relates, where necessary, to minority and women vendors, contractors, subcontractors, labor, real estate firms, construction firms, appraisal firms, financial institutions, underwriters, accountants, and providers of specialized legal services, in all contracts entered into by the County, in the provision of affordable housing for lower income households.

Seminole County will take affirmative steps to assure that small business enterprises, minority business enterprises, and women business enterprises are used when possible in the procurement of property, goods, and services. Affirmative steps may include, but are not limited to, the following:

1. Placing known, available, and qualified small business, minority business, and women business enterprises on solicitation lists for HOME Program activities;
2. Assuring that small business, minority business, and women business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small business, minority business, and women business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small business, minority business, and women business enterprises;
5. Using the services and assistance of the Small Business Administration, the Minority Business Development Agency of the Department of Commerce, and the Small Business Development Centers of Seminole Community College and the University of Central Florida; and
6. Encouraging prime contractors, if subcontracts are to be let, to take the affirmative steps listed in items 1 through 5 of this paragraph.

