



**Community Services Department
Community Development Division**

**FY 2018-2019
ONE-YEAR ACTION PLAN**

**Community Development Block Grant
HOME Investment Partnerships
Emergency Solutions Grant**



**Board of County Commissioners:
John Horan, Chairman, District 2
Bob Dallari, District 1
Lee Constantine, District 3
Carlton Henley, District 4
Brenda Carey, District 5**

Executive Summary

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

1. Introduction

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

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

The FY 2018-2019 One-Year Action Plan identifies projects and programs that will be funded by the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs. Seminole County has been allocated \$1,906,512 in CDBG funds, \$734,777 in HOME funds, and \$149,759 in ESG funds. The FY 2018-2019 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Seminole County through provision of various improvements and services.

2. Summarize the objectives and outcomes identified in the Plan

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

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

Objectives:

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

Outcomes:

- availability/accessibility
- affordability
- sustainability

During the 2018-2019 One-Year Action Plan period, Seminole County will be implementing the following activities/projects that will address identified objectives and outcomes:

Objectives/Outcomes:

Providing Decent Housing/Affordability

- Housing Construction/Rehabilitation for Resale
- Tenant Based Rental Assistance
- Housing Construction or Rehabilitation (CHDO)
- Homeowner Rehabilitation/Immediate Needs
- Purchase Assistance
- Acquisition, Rehabilitation and Rental

Create Suitable Living Environments/Availability-Accessibility

- Public Facility Improvements
- Public Services
- Building Acquisition, Construction, Rehabilitation
- Economic Development
- Emergency Shelter Operation and Maintenance and Essential Services
- Rapid Re-Housing

The goals and outcomes proposed for the 2018-2019 One-Year Action Plan are described in more detail in AP-20, and summarized in the below table:

Goal	Priority Need	Proposed Accomplishments	Proposed Budget	Funding Source
Homeowner housing-creation of new units	Affordable Housing	4 Housing Units	\$80,000	HOME
Rental Housing- Tenant Based Rental Assistance	Affordable Housing	20 Households	\$155,000	HOME
	Homelessness	25 Households	\$220,000	HOME
CHDO Housing Set Aside	Affordable Housing	1 Housing Unit	\$110,216	HOME
Purchase Assistance	Affordable Housing	3 Households	\$96,084	HOME
Homeowner Rehabilitation	Affordable Housing	14 Households	\$200,000	CDBG
Rehabilitation Administration	Affordable Housing	14 Households	\$50,000	CDBG
HOME Housing Activity	Affordable Housing	45 Households	\$100,000	CDBG
Public Services	Non-housing Community Development	190 Persons	\$285,976	CDBG
Public Facilities	Non-housing Community Development	1 Public Facility	\$150,000	CDBG
Public Facilities	Non-housing Community Development	85 Persons	\$36,466	CDBG
Emergency Shelter Facilities	Homelessness	30 Persons	\$40,760	CDBG
Housing Acquisition, Rehabilitation and Rental	Affordable Housing	3 Housing Units	\$612,008	CDBG
Microenterprise Assistance	Economic Development	10 Persons	\$50,000	CDBG
Administration and Planning	Affordable Housing	n/a	\$73,477	HOME
	Non-housing Community Development	n/a	\$381,302	CDBG
	Homelessness	n/a	\$11,231	ESG
Emergency Shelter Operation/Maintenance-Essential Services	Homelessness	785 Persons	\$89,855	ESG
Rapid Re-housing	Homelessness	15 Households	\$48,673	ESG

Table 1- Summary of Goals and Outcomes

Table 1- Summary of Goals and Outcomes

3. Evaluation of past performance

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

Seminole County has successfully accomplished 100% of its goal in program year 2016-2017 for the homeowner rehabilitation and reconstruction activity. For the same period for the Immediate Needs Program, a program designed to provide trades on an expedited bases for trades such as HVAC, roofing, electrical; and removal of architectural barriers, the activity exceeded the goals and achieved 180%. Seminole County met its timeliness and has no major issues with any activities.

The goals realized attribute to the soundness and consistency of the Five-Year Consolidated Plan which has identified housing as a primarily need. Because of the vast number of applicants applying for housing assistance, the County has utilized applications via a waiting list procedure in which applications are accepted and the clients are placed on the list to eventually pull names from to conduct intake and eligibility. This methodology works well from the standpoint that it allows staff an opportunity to process clients thru the system thereby eliminating backlog issues. By doing so it also helps the expenditures by being able to complete the activities and drawing the funds in a timely manner.

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4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HUD requires input from the public regarding proposed projects and initiatives that result from the Federal funds entrusted to Seminole County. Public comment can be obtained in a variety of ways. The public is welcome to call, email, write, meet in person, and participate in public meetings/ forums. All notifications regarding the FY 2018-2019 One-Year Action Plan are published in the Orlando Sentinel, a newspaper of general circulation, as required by Federal regulations. Seminole County also hosts public meetings and gathers feedback from stakeholders at various stages of the planning process. A public hearing is held prior to the publication of the draft action plan. The public is also given a 30-day comment period to offer their feedback after the draft action plan has been published. Additionally, a summary advertisement is published in the newspaper and county website. Hard copies are made available at the Community Services Offices for persons who have limited access to a computer or those who require in depth explanations of our programs and requirements. The public comment period began June 22, 2018 and ended on July 23, 2018.

Seminole County uses a request for proposal process to allow non-profit organizations to partner to implement programs that are funded through CDBG public services, HOME, and the Emergency

Solutions Grant. Agencies were notified in February, 2018, about the available funding. They also participated in technical assistance workshops prior to the submittal of grant applications. Proposals were received and reviewed by staff for eligibility determination after receipt, and reviewed and ranked by the Application Review Team on May 23, 2018.

Additionally, the draft FY 2018-2019 One-Year Action Plan was presented to the Seminole County Board of County Commissioners on July 24, 2018. The public was given an opportunity to comment prior to approval by the Commissioners.

5. Summary of public comments

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

Prior to the development of the action plan draft, Seminole County staff heard comments at a public meeting held on June 14, 2018. An attendee expressed the desire for Seminole County to continue advocating, funding, and providing affordable housing Countywide. All comments received after publication of the draft action plan, or received at the Board of County Commissioners agenda are included.

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

All public comments and views were accepted and included in this FY 2018-2019 One-Year Action Plan.

7. Summary

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

There continues to be a need for infrastructure projects in Seminole County that receive funding through the CDBG program; homeownership housing rehabilitation and purchase assistance through the HOME program; and assistance to the homeless through the ESG program, including funding operation and maintenance, and essential services for emergency shelters and transitional housing facilities.

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	SEMINOLE COUNTY	Seminole County Community Services Department	
HOME Administrator	SEMINOLE COUNTY	Seminole County Community Services Department	
ESG Administrator	SEMINOLE COUNTY	Seminole County Community Services Department	

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

The Seminole County Community Services Department will continue providing educational training and on-site technical assistance to enhance coordination efforts with public and private housing and supportive service providers. The assistance will ensure successful implementation of federally funded activities. Successful programs result in achievement of the goals and objectives outlined in the Consolidated Plan. Seminole County seeks to partner with area housing authorities and offer support in various planning and other improvements planned for Housing Authority properties. Seminole County Community Development staff continued to participate in the Choice Neighborhoods Initiative (CNI) along with Orlando and Sanford Housing Authorities. This Initiative seeks to plan for the revitalization of the Goldsboro community. Information and resources can be exchanged to benefit public housing and other agencies. Additionally, Seminole County participates in the Continuum of Care and makes service referrals housing authorities for its tenant based rental assistance program.

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

Seminole County Community Services created the Homeless Advocacy Office in October 2016. The office has a program manager who serves as a community liaison on homeless issues and efforts throughout the community and region. The program manager is a member of several Continuum of Care (CoC) committees and serves on the Central Florida Commission on Homelessness committee. The County Homeless Advocate meets regularly with local partner agencies. Seminole County works closely with Homeless Services Network (HSN) who is the lead agency of the Orange-Seminole-Osceola CoC. Seminole County participates in the Coordinated Entry System (CES) for both family and chronically homeless populations.

The County currently manages four Rapid Re-Housing Programs (RRH) for families through the following funding sources: ESG, CoC, State Housing Initiatives Partnership (SHIP), and general revenue funds. Additionally, there are two long term homeless programs; the Shelter Plus Care program which provides

Permanent Supportive Housing (PSH) for chronically homeless individuals and the HOME Funded TBRA assistance for Category One homeless families or individuals with a disability. There is an active partnership with the Seminole County Housing Authority who has provided twenty-five Section 8 vouchers for literally homeless families identified by the County and the HOPE Outreach team.

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

The Homeless Services Network of Central Florida received direct funding through the ESG program in FY 2017-2018 to support the Homeless Management Information System (HMIS) to support the database which is integral to the tracking of homeless needs and services.

The 2015 Analysis of Impediments to Fair Housing Choice completed and approved by the Seminole County Board of County Commissioners on July 28, 2015, describes the quantitative data available on the homeless population and addresses the priority need for homeless services established in the 2015-2019 Consolidated Plan.

The Seminole County Community Services Department will continue coordination with the Homeless Services Network of Central Florida participation and organization of public events and volunteer services to identify and address the current needs of homeless persons residing in Seminole County. The Homeless Services Network of Central Florida receives direct funding through the ESG program annually for the operation of programs that provide direct housing and supportive services to the homeless population in Seminole County.

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

During the FY 2018 planning process, CoC staff attended the FY 2018-2019 One-Year Action Plan public meeting held on June 14, 2018. A copy of the draft action plan was provided as part of the public comment period.

The Seminole County Community Services Department will continue consultation with the Homeless Services Network of Central Florida on issues such as addressing the needs of homeless persons in

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

Seminole County participated in an a City of Sanford initiative , Choice Neighborhood Initiatives, that involved a planning model comprised of various housing, community and social services, workforce, health and human service organizations which met monthly over the course of about 14 months to bring all of the players to the table to participate in work groups who would discuss the component of affordable housing and bringing the components of various services to create model housing whereby the residents could achieve a livable environment and embracing the concept of live, work, and play within the community. The groups looked at education, jobs, connectivity, housing, public safety, health, housing, and community facilities. Collaborations were with such agencies as:

- Workforce Development/Florida Technical College
- Sanford Housing Authority
- Orlando Housing Authority
- Florida Rural Legal
- Goldsboro Front Porch
- Duke Energy
- Goldenrule Community Development Corporation
- Seminole County Health Department
- Private developers and homeowners
- State of Florida Children and Families
- Sanford downtown businesses

Collaboration included mixed-income rental housing, scattered lots, redevelopment activities and how they could potentially affect the businesses and communities; public safety focused on how to build trusting relationships between the community and the police department, community clean-up initiatives to promote safety and improving the street lighting conditions; health education and economic opportunities focused on mental health and substance abuse healthy eating and recreational activities; and, job skill training, vocational training, and job search assistance; community facilities focused on how outdated infrastructure systems can derail growth in housing and development of jobs to spark the economy.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Habitat for Humanity of Seminole County and Greater Apopka, Florida, Inc
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity was consulted during the Consolidated Planning Process. They participated during the NOFA application and presented the need for affordable housing during that process. Seminole County staff meets often with Habitat staff as they are the primary affordable housing partner creating new homeownership units in Seminole County.
3	Agency/Group/Organization	HOMELESS SERVICES NETWORK
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Planned Activities- Goals and Outcomes
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HSN was consulted during the consolidated planning process as their representative was in attendance at the Public Hear. Seminole County participates in local and regional homeless initiatives in partnership with HSN. Additionally, HSN provides HMIS services for Seminole County. Community Services staff participate on the COC board. Rapid Re-housing was identified as a priority need and is slated for funding in 2018-2019. Tenant based rental assistance housing program focusing on rehousing chronically homeless will continue to be funded in the 2018-2019 program year.

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

Seminole County contacted HSN to determine if COC member agencies had formerly homeless persons on their Board of Directors or served in other advisory capacities. HSN has a formerly homeless individual on their board. The COC reported there is no formal feedback loop for feedback from program participants. Therefore, Seminole County will continue to work with HSN and other agencies to obtain feedback about homeless programs from participants and formerly homeless persons. Seminole County will seek to reach out to service agencies and caseworkers to obtain feedback from homeless or formerly homeless persons. This outreach can be achieved through surveys or interviews, as it would help to improve and strengthen programming with their important perspective. Seminole County may also contact area homeless agencies to determine if they have homeless or formerly homeless individuals who serve in an advisory capacity or board member of their organization. Additionally, Seminole County did not consult correctional facilities and institutions during the development of the FY 2018-2019 One-Year Action Plan, as there were no proposals for group housing needs for former offenders in the plan for FY 2018-2019.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network	The Continuum of Care identifies the need for shelters and prioritizes rapid rehousing. This coincides with Seminole County's Homeless Services
Seminole County Comprehensive Plan	Seminole County Planning & Development	The Housing Element addresses the need for affordable housing county wide and coincides with Seminole County's Housing Goals
Local Housing Assistance Plan	Seminole County Community Services	The LHAP outlines affordable housing strategies and incentives to further housing through the State Housing Initiatives Program. This coincides with Seminole County's Housing Goals

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional Affordable Housing Initiative	Orange County	The regional affordable housing initiative seeks to address affordable housing needs in Central Florida including Orange, Seminole, and Osceola County's. This coincides with Seminole County's Housing Goals
Community Conversation on Homelessness (CCOH)	Seminole County	The strategies outline needs and goals to reduce homelessness in Seminole County. The CCOH is a collaboration of area homeless services providers. Seminole County Community Services is an active participant. This coincides with Homeless Services Goals.
Nonprofit Housing Roundtable of Central Florida	Orlando Realtors Association	Planning group comprised of local governments and affordable housing providers meet quarterly to share information and strategies to meet the housing needs in Central Florida. Overlaps with affordable housing strategies.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-targeted/broad community	Two Seminole County representatives attended and 2018 representatives from 4 non-profit agencies attended.	Funding level increase compared to last year was discussed. Use of additional HOME funds for TBRA was discussed. CoC representative from HSN acknowledged partnership with Seminole County. Number of available shelter beds for homeless persons was discussed. Questions regarding the future of Seminole County's participation in the CoC were raised and it was pointed out the FY 2018-2019 One-Year Action Plan is unrelated to that process. A question on if new agencies were being funded in the FY 2018-2019 was	All comments were accepted	18

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	The public was given the opportunity to comment on the action plan, prior to the Commissioner's approval of the Plan. Any comments received during the meeting are included in the final version of this plan.	No comments were received.	No comments were received.	
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community				http://www.seminolecountyfl.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	The public was given the opportunity to comment on the action plan, prior to the Commissioner's approval of the Plan. Any comments received during the meeting are included in the final version of this plan.	No comments were received.	No comments were received.	http://www.seminolecountyfl.gov
5	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	Notice of Funding Availability and request for applications for CDBG public services, ESG, and HOME funding was published in the Orlando Sentinel on February 25, 2018.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,906,512	0	0	1,906,512	1,906,512	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	734,777	0	0	734,777	734,777	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR 92
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,759	0	0	149,759	148,759	The annual allocation and any program income or prior year resources will be allocated to eligible ESG program categories

Table 5 - Expected Resources – Priority Table

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

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

Seminole County has designated affordable housing lots throughout the County that may be used as leverage for affordable housing projects funded with federal funds when necessary. As of June, 2018, Seminole County has 4 county-owned lots that can be leveraged and used to meet affordable housing needs. Non-profit organizations apply for these available lots with the condition they construct affordable housing units for resale or rental to low income households. The list is maintained by Seminole County Community Services.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Construction/Rehabilitation for Resale	2015	2020	Affordable Housing	County-wide	Affordable Homeownership Housing	HOME: \$80,000	Homeowner Housing Added: 4 Household Housing Unit
2	Tenant Based Rental Assistance	2015	2020	Affordable Housing	County-wide	Affordable Rental Housing	CDBG: \$100,000 HOME: \$375,000	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted
3	Housing Construction or Rehabilitation (CHDO)	2015	2016	Affordable Housing	County-wide	Affordable Homeownership Housing	HOME: \$110,216	Homeowner Housing Added: 1 Household Housing Unit
4	Purchase Assistance	2015	2020	Affordable Housing	County-wide	Purchase Assistance	HOME: \$96,084	Homeowner Housing Added: 3 Household Housing Unit
5	Homeowner Rehabilitation/Immediate Needs	2015	2017	Affordable Housing	County-wide	Affordable Homeownership Housing	CDBG: \$250,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2015	2020	Public Services	County-wide	Supportive Services	CDBG: \$285,976	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted
7	Infrastructure Improvements	2016	2019	Non-Housing Community Development	County-wide	Neighborhood Revitalization	CDBG: \$227,226	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 115 Persons Assisted
8	Building Acquisition, Construction, Rehabilitation	2015	2017	Non-Housing Community Development	County-wide	Affordable Rental Housing	CDBG: \$612,008	Rental units rehabilitated: 3 Household Housing Unit
9	Microenterprise Assistance	2015	2020	Non-Housing Community Development	County-wide	Economic Development	CDBG: \$50,000	Businesses assisted: 10 Businesses Assisted
10	Administration	2015	2016	Administration	County-wide	Administration	CDBG: \$381,302 HOME: \$73,477 ESG: \$11,231	Other: 0 Other
11	Emergency Shelter Operation and Maintenance	2015	2020	Homeless	County-wide	Homeless Services	ESG: \$89,855	Homeless Person Overnight Shelter: 785 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Rapid Re-Housing	2015	2020	Homeless	County-wide	Affordable Rental Housing	ESG: \$48,673	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Construction/Rehabilitation for Resale
	Goal Description	Construction of four (4) housing units for resale to income eligible homebuyers
2	Goal Name	Tenant Based Rental Assistance
	Goal Description	Provision of tenant based rental assistance to 20 low income elderly/disabled households and 25 homeless households.
3	Goal Name	Housing Construction or Rehabilitation (CHDO)
	Goal Description	Provision of HOME funds for the construction or rehabilitation of affordable housing for rental or homeownership in Seminole County through a Community Housing Development Organization (CHDO). CDBG Funds will be used for acquisition, rehabilitation, and rental of three housing units for low and moderate-income persons.
4	Goal Name	Purchase Assistance
	Goal Description	Provision of down payment assistance and closing costs for 3 eligible homebuyers.

5	Goal Name	Homeowner Rehabilitation/Immediate Needs
	Goal Description	Provision of funds to complete repairs to 14 owner occupied housing units, including roofing, HVAC, plumbing, electrical, or accessibility improvements, and the provision of funds to support costs related to the implementation of homeowner rehabilitation activities throughout Seminole County.
6	Goal Name	Public Services
	Goal Description	Funds to provide services that benefit low and moderate-income persons, including mental health, youth services, senior services, and dental assistance.
7	Goal Name	Infrastructure Improvements
	Goal Description	Public infrastructure improvements to include improvements to a neighborhood facility located at 325 Station Street, Altamonte Springs, that is the site for youth services for low and moderate-income persons; renovation of building and installation of a security system to improve safety at a facility that serves persons with disabilities; and the renovation of an existing building within the domestic abuse shelter facility to create a men's dormitory.
8	Goal Name	Building Acquisition, Construction, Rehabilitation
	Goal Description	CDBG Funds will be used for acquisition, rehabilitation, and rental of three housing units for low and moderate-income persons.
9	Goal Name	Microenterprise Assistance
	Goal Description	This project will fund grants to expand and support the development of microenterprise businesses in Seminole County.
10	Goal Name	Administration
	Goal Description	Administrative and planning costs for the implementation of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) programs.
11	Goal Name	Emergency Shelter Operation and Maintenance
	Goal Description	

12	Goal Name	Rapid Re-Housing
	Goal Description	Funds will be used to provide rapid re-housing assistance for homeless persons and/or families.

Projects

AP-35 Projects – 91.220(d)

Introduction

For FY 2018-2019, Seminole County has selected three public facility improvements to promote and provide secure enhancements and building renovations for greater efficiency and to address safety concerns. Two of the facilities addressing critical needs stemming from the services provided to a population of homeless and disabled clients. The other facility improvement project will be to the Boys and Girls Club facility which serves children and teens. In addition, Seminole County is placing more funds in housing as the needs for both affordable and sustainable housing appears to be on the increase. In addressing the critical need of making homeownership affordable, the County will continue to provide purchase assistance to help defray the closing costs for homeowners who have the resources to make monthly mortgage payments but do not have the ability to meet the down payment requirements to become homeowners. The County will also continue its partnership with Habitat for Humanity in leveraging federal funds to construct/rehabilitate four (4) housing units for homeownership by low-income households, using HOME program funds.

Projects

#	Project Name
1	2018- Habitat for Humanity Affordable Homeownership
2	2018 Tenant Based Rental Assistance- Elderly/Disabled
3	2018 Tenant Based Rental Assistance- Homeless
4	CHDO Affordable Homeownership or Rental
5	2018 Purchase Assistance
6	2018 HOME Administration
7	2018 Homeowner Rehabilitation- Immediate Needs
8	2018 Rehabilitation Administration
9	2018 HOME Housing Activitiy
10	2018- Public Services
11	Public Facility Improvement- Boys and Girls Club
12	Public Facility Improvement- Inspire
13	Emergency Shelter Facility Improvement
14	2018 Microenterprise Program
15	Acquisition, Rehabilitation, and Rental
16	Administration- 2018 CDBG Program
17	ESG18- Seminole County

Table 7 - Project Information

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

The funding priorities for Seminole County has remained unchanged since the development of the Strategic Plan. The obstacles limiting Seminole County's ability to address needs impact Neighborhood Revitalization. Phase 2 of the Midway Water Improvement Project is anticipated to be completed during the 2017-2018 program year, and remaining funds will be used to complete Phase 3.

AP-38 Project Summary
Project Summary Information

1	Project Name	2018- Habitat for Humanity Affordable Homeownership
	Target Area	County-wide
	Goals Supported	Housing Construction/Rehabilitation for Resale
	Needs Addressed	Affordable Homeownership Housing
	Funding	HOME: \$80,000
	Description	Construction of four (4) housing units for resale to income eligible homebuyers.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four households will benefit from the construction of affordable homeownership units.
	Location Description	Various sites throughout Seminole County.
	Planned Activities	This project is in partnership with Habitat for Humanity to construct four housing units for resale.
2	Project Name	2018 Tenant Based Rental Assistance- Elderly/Disabled
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$155,000
	Description	Provision of tenant based rental assistance to low income elderly/disabled households.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Twenty low income households with elderly/disabled as the head of household will benefit.
	Location Description	Countywide
	Planned Activities	Provision of rental subsidy to income eligible elderly/disabled persons.
3	Project Name	2018 Tenant Based Rental Assistance- Homeless
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance

	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$220,000
	Description	Provision of tenant based rental assistance to homeless persons in Seminole County.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Twenty five homeless households will benefit.
	Location Description	Various locations in Seminole County.
	Planned Activities	Provision of rental subsidy to income eligible homeless persons.
4	Project Name	CHDO Affordable Homeownership or Rental
	Target Area	County-wide
	Goals Supported	Housing Construction or Rehabilitation (CHDO)
	Needs Addressed	Affordable Homeownership Housing
	Funding	HOME: \$110,216
	Description	Provision of funds for the construction or rehabilitation of affordable housing for rental or homeownership in Seminole County through a Community Housing Development Organization (CHDO).
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One low income household will benefit from the construction/rehabilitation of an affordable housing unit.
	Location Description	Countywide.
	Planned Activities	This project is for the construction or rehabilitation of affordable housing for rental or home ownership in Seminole County through a Community Housing Development Organization (CHDO).
5	Project Name	2018 Purchase Assistance
	Target Area	County-wide
	Goals Supported	Purchase Assistance
	Needs Addressed	Affordable Homeownership Housing

	Funding	HOME: \$96,084
	Description	Provision of down payment assistance and closing costs for eligible homebuyers.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3 Low income households
	Location Description	Various locations in Seminole County.
	Planned Activities	Provide down payment assistance and closing costs.
6	Project Name	2018 HOME Administration
	Target Area	County-wide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	HOME: \$73,477
	Description	Administrative and planning costs for the implementation of the HOME Investment Partnership Program (HOME) activities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	534 W. Lake Mary Blvd. Sanford FL 32773
	Planned Activities	Administration and planning for the HOME program funding
7	Project Name	2018 Homeowner Rehabilitation- Immediate Needs
	Target Area	County-wide
	Goals Supported	Homeowner Rehabilitation/Immediate Needs
	Needs Addressed	Affordable Homeownership Housing
	Funding	CDBG: \$200,000
	Description	Provision of funds to complete repairs to owner occupied housing units, including roofing, HVAC, plumbing, electrical, or accessibility improvements.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	14 low and moderate-income households
	Location Description	County-wide
	Planned Activities	Provision of funds for activity related costs associated with the homeowner rehabilitation program implemented by Seminole County.
8	Project Name	2018 Rehabilitation Administration
	Target Area	County-wide
	Goals Supported	Homeowner Rehabilitation/Immediate Needs
	Needs Addressed	Affordable Homeownership Housing
	Funding	CDBG: \$50,000
	Description	Provision of funds to support costs related to the implementation of homeowner rehabilitation activities throughout Seminole County.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	14 low and moderate-income households.
	Location Description	County-wide
	Planned Activities	Provision of funds for activity related costs associated with the homeowner rehabilitation program implemented by Seminole County.
9	Project Name	2018 HOME Housing Activitiy
	Target Area	County-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: \$100,000
	Description	Provision of funds for project related costs with the delivery of tenant based rental assistance for elderly/disabled and homeless households.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	45 low income households
	Location Description	Various locations in Seminole County.
	Planned Activities	Soft costs and project related expenses for the delivery of the HOME funded tenant based rental assistance program
10	Project Name	2018- Public Services
	Target Area	County-wide
	Goals Supported	Public Services
	Needs Addressed	Supportive Services Homeless Services
	Funding	CDBG: \$285,976
	Description	Funds to provide services that benefit low and moderate-income persons, including mental health, youth services, senior services, and dental assistance.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	190 low and moderate-income persons
	Location Description	Various locations in Seminole County.
	Planned Activities	Funding not to exceed 15% of the 2018-2019 allocation of CDBG funds to support various youth, senior, mental health, and other health service programs.
11	Project Name	Public Facility Improvement- Boys and Girls Club
	Target Area	County-wide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$150,000
	Description	Improvements to a neighborhood facility located at 325 Station Street, Altamonte Springs, that is the site for youth services for low and moderate-income persons.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	1 public facility to be improved.
	Location Description	325 Station Street, Altamonte Springs FL
	Planned Activities	Rehabilitation of the East Altamonte Community Center
12	Project Name	Public Facility Improvement- Inspire
	Target Area	County-wide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$36,466
	Description	Renovation of building and installation of a security system to improve safety at a facility that serves persons with disabilities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	85 low and moderate-income persons.
	Location Description	1095 Belle Avenue, Casselberry, FL
	Planned Activities	Security enhancement improvements to the Inspire facility.
13	Project Name	Emergency Shelter Facility Improvement
	Target Area	County-wide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$40,760
	Description	Renovation of an existing building within the domestic abuse shelter facility to create a men's dormitory.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30 victims of domestic violence
	Location Description	Location of the domestic abuse shelter facility is confidential

	Planned Activities	Renovation of an existing building within the domestic abuse shelter facility to create a men's dormitory.
14	Project Name	2018 Microenterprise Program
	Target Area	County-wide
	Goals Supported	Microenterprise Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	This project will fund grants to expand and support the development of microenterprise businesses in Seminole County.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 low and moderate-income persons that are owners of microenterprise businesses
	Location Description	Various locations in Seminole County
	Planned Activities	Activities to support eligible microenterprise businesses.
15	Project Name	Acquisition, Rehabilitation, and Rental
	Target Area	County-wide
	Goals Supported	
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: \$612,008
	Description	Funds will be used for acquisition, rehabilitation, and rental of three housing units for low and moderate-income persons.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 affordable housing units will be created for low and moderate income households.
	Location Description	County-wide
	Planned Activities	Acquisition, rehabilitation, and rental of units as affordable housing
16	Project Name	Administration- 2018 CDBG Program
	Target Area	County-wide

	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$381,302
	Description	Administrative and planning costs for the implementation of CDBG activities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	534 W. Lake Mary Blvd. Sanford FL
	Planned Activities	Administrative and planning costs for the implementation of CDBG activities
17	Project Name	ESG18- Seminole County
	Target Area	County-wide
	Goals Supported	Emergency Shelter Operation and Maintenance Rapid Re-Housing Administration
	Needs Addressed	Homeless Services Administration
	Funding	ESG: \$149,759
	Description	Funds will be used to support homeless shelter operations and maintenance, essential services to homeless individuals, rapid re-housing, and administration of the ESG program. The total homeless shelter activities does not exceed 60% cap of the total ESG Grant Awards.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	775 homeless persons
	Location Description	Various locations in Seminole County

	<p>Planned Activities</p>	<p>Funds will be awarded to three homeless services providers for shelter operations/maintenance and essential services:</p> <p>Rescue Outreach Mission \$32,855</p> <p>Recovery House \$25,000</p> <p>Safehouse \$32,000</p> <p>Funding for a rapid re-housing activity will be awarded to Community Initiatives \$48,673</p> <p>Administration of ESG program \$11,231</p>
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AP-50 Geographic Distribution – 91.220(f)

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

All CDBG, HOME and ESG funds will be geographically allocated countywide, within the geographical jurisdiction of Seminole County. .

Geographic Distribution

Target Area	Percentage of Funds
Midway	
Bookertown	
County-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During FY 2018-2019, investments are allocated to countywide activities and not a geographic location. During the planning process for the FY 2018-2019 One-Year Action Plan, there were no projects identified within the CDBG target areas. Activities will meet national objectives by benefiting low and moderate-income persons through income qualification of activities, and through activities that exclusively benefit persons in a category that are presumed to be low income.

Discussion

2018-2019 HUD-program funding allocations will be used countywide based on the level of need. Beneficiaries will be selected based on criteria determined by the Seminole County Community Services Department and local housing service providers that have been selected by the County to implement eligible grant funded activities. CDBG program regulations require a minimum of 70% of funds be used to benefit low and moderate-income people. Seminole County seeks to use all its CDBG funding to benefit low and moderate-income populations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Seminole County proposes to utilize the CDBG, HOME, and ESG funds for FY 2018-2019 to expand the supply of affordable homeowner and rental housing available. The CDBG program supports affordable housing by providing funds for rehabilitation of owner occupied housing units, supporting the tenant-based rental assistance program, and through the acquisition, rehabilitation of existing housing units to be used as affordable rentals. The HOME program supports affordable housing through rental assistance subsidies provided through the tenant based rental assistance program, creation of new units through construction or acquisition/rehabilitation, and purchase assistance to homebuyers. The ESG program supports affordable housing by providing rapid re-housing activities to persons experiencing homelessness. The below tables describe the projected goals for projects to be implemented through the FY 2018-2019 One-Year Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	38
Non-Homeless	19
Special-Needs	25
Total	82

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	3
Rehab of Existing Units	16
Acquisition of Existing Units	3
Total	82

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The County does not currently have any actions or projects planned for the 2018-2019 fiscal year because the Seminole County Housing Authority did not submit a request for funding during this year's RFA process.

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

The Seminole County Housing Authority provides internal programs and supportive services to its clients to establish self-sufficiency and move to homeownership. Supportive services include job training, financial counseling, networking with housing providers, etc. These supportive services are offered to all public housing residents as incentive to take control of their housing opportunities and better their lifestyle. In FY 2017 a housing authority resident successfully purchased a new home through the Seminole County purchase assistance program. The homeowner was assisted from funding from the housing authority along with State of Florida SHIP funds.

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

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

Seminole County Housing Authority and Orlando Housing Authority have standard performance ratings as documented by the HUD Public and Indian Housing Information Center.

Discussion

In conclusion, Seminole County does not anticipate using any HUD federal funding on projects that promote, benefit, or support public housing projects or activities during the 2018-2019 fiscal year. The Seminole County Housing Authority will continue to administer direct annual HUD funding allocations on the operation, maintenance, and rental assistance projects and activities based on the amount of the allocation and the number of qualified individuals and families in need of public housing assistance. Seminole County is an active participant in the Choice Neighborhoods Initiative that seeks to revitalize the Georgetown Neighborhood. The initiative will address plans for addressing properties owned by the Sanford Housing Authority as well as other properties within the boundaries of their study area.

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

Introduction

In this section of the FY 2018-2019 One-Year Action Plan, we outline strategies that will be implemented to achieve one-year goals and objectives aimed at addressing the needs of the homeless and other special needs populations. These strategies will be implemented by the County through collaboration with selected housing providers that provide direct services to the target populations. Each of the following sections will describe the methods of outreach to homeless persons, activities to address the emergency shelter and transitional housing needs of homeless persons, actions to assist homeless persons with obtaining permanent housing, and efforts to prevent homelessness to reduce and end homelessness throughout Seminole County.

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

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

Under the County's current goals and funding priorities for the 2015-2019 Consolidated Plan, Street Outreach activities to assess the individual needs of homeless persons (especially unsheltered persons) have not been identified as a priority need and no strategies have been developed to increase this effort. The Homeless Services Network of Central Florida serves as the County's Continuum of Care (CoC) agency and partner to implement Street Outreach activities and report the latest Point-in-Time (PIT) survey counts to assist the local non-profit homeless service providers in developing and implementing strategies to address the needs of the current homeless population, whether sheltered or unsheltered. However, the Seminole County Community Services Department administers rapid re-housing activities, including case management and assessment through the ESG program and will continue to do so during the 2018-2019 fiscal year. Seminole County also is continuing a tenant based rental assistance program aimed at assisting the homeless. The project is included in the FY 2018-2019 Action Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seminole County, in partnership with three local non-profit homeless services providers, anticipates providing ESG funding to assist homeless persons who need shelter or are residing in emergency shelters or transitional housing facilities. The County plans to provide \$32,855 in ESG funds to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 160 individuals who are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to Safehouse for eligible operation and maintenance expenses to assist approximately 375 individuals who need shelter or are currently residing in emergency shelter or transitional housing facilities owned

and operated by the organization. Finally, the County plans to provide \$25,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 225 individuals who are in need of shelter or are currently in emergency shelter or transitional housing facilities owned and operated by the agency. The funding of these activities will assist in achieving the one year goals by providing shelter operating costs and rapid re-housing assistance for the homeless.

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

All of Seminole County's affordable housing strategies and funding sources are available to assisting in the efforts of helping homeless persons make the transition to permanent housing and independent living, but there are no current affordable housing strategies specifically directed toward homeless persons during this current five-year planning period. The County relies on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly affect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the County's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received will be evaluated based on project scoring criteria, developed by the County, and determined to be awarded or denied based on HUD regulated program criteria. The Seminole County Community Services Department, Community Development Division anticipates allocating \$48,673 in eligible ESG program rapid re-housing activities for low- and moderate-income families to avoid homelessness. This funding is anticipated to assist 15 households with direct financial assistance in the form of short-term rental assistance, security deposits, utility payments, or moving costs. Other eligible types of rapid re-housing assistance include housing search and placement, housing stability case management, mediation, legal services or credit repair. Recipients of the ESG Rapid Re-Housing assistance will be carefully evaluated by program criteria developed by the County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need. CDBG funds are also planned to support case management services provided by a non-profit homeless services provider to households that are in a rapid re-housing program.

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

employment, education, or youth needs.

The Seminole County Community Services Department administers an internal housing financial assistance program that provides rental, utility, and mortgage assistance to qualified families who are experiencing financial hardship due to job loss, medical problems, elderly and disabled garnishments, and more. The rental, utility and mortgage assistance program is funded through Seminole County general revenue funds, and can be applied for directly through the Community Services Department. The Seminole County Community Services Department also works in partnership with local mental health services, healthcare, and housing supportive services providers to supplement funding resources needed for qualified applicants, including low-income individuals and families, and extremely low-income individuals and families, and persons with special needs being discharged from publicly funded institutions and systems of care.

Discussion

The Seminole County Shelter Plus Care Program is an internally administered program that provides rental assistance and case management services to persons with disabilities, who may or may not be homeless. Qualified applicants can apply for services directly through the Community Services Department, and these services can be supplemented with funding sources and programs that provide similar activities and supportive services. Seminole County also uses federal funding through the HOME and ESG programs to provide Tenant-Based Rental Assistance (TBRA) to elderly persons and persons with disabilities.

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

Introduction:

As a part of the Consolidated Plan process, Seminole County creates a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the Seminole County Community Services Department, in partnership with Langton Associates, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement to eliminate the barriers identified. Prior to the development of this report, Seminole County conducted seven public meetings throughout the county to gain public input from fair housing enforcement agencies, fair housing advocacy groups, local governments and the public about current or potential impediments that were affecting fair housing choice in all regions of the state. One important aspect of the report was the in-depth review of Florida's statutes, laws and policies that affect fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

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

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

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

- 1) Lack of communication on issues in Housing Sales and Retail.

- More public notices through internet, TV and newspapers

2) Shortage of Affordable housing stock.

- Build new buildings and work with housing, landlords and property managers.

3) Access to loans and capital for homeownership.

- Teach and create materials for the public to not fall victim to scams and predatory lending.

4) Access for minorities to housing outside of minority concentration

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

5) Failure to make accommodation or modifications for disabled persons

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

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Funding limitations were identified as the primary obstacle to meeting the needs of the underserved in the development of the Consolidated Plan. The funding limitations impacted the Neighborhood Revitalization goal most of all, requiring the phasing of the Midway Water project over several program years. During FY 2018-2019 Seminole County will continue with another phase of the of the improvement project. In addition to phasing larger projects, Seminole County seeks opportunities to coordinate and effectively leverage funds to continue Neighborhood Revitalization efforts County wide.

Actions planned to foster and maintain affordable housing

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

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

Actions planned to reduce lead-based paint hazards

Seminole County requires that all contractors complete a detailed work write-up to document a lead based paint hazard risk prior to construction on any affordable housing activities:

- If the building was constructed in 1978 or after, the construction date of the unit and source of information is to be recorded on the form.
- If the building was constructed before 1978, it requires visual inspection unless one of the following exceptions apply: a) No children under the age of 6 reside in the home. b) A previous lead based paint inspection has been conducted according to the HUD regulations and the unit

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

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

The Homeless Plan uses federal and general revenue funds to assist homeless families with acquiring

and maintaining housing by providing rental subsidies and case management for up to 21 months. This plan targets homeless families and provides a stable living environment while providing case management to help stabilize and increase their household income, which will reduce the number of families in poverty.

The Self-Sufficiency Program utilizes Community Services Block Grant (CSBG) funds to provide eligible households that have a head-of household attending school full-time, with rental, utility, childcare, and financial assistance for training. This program is intended to increase the earning potential of the head-of-household and therefore increase the household income. This will decrease the amount of families in poverty.

The Tenant-Based Rental Assistance program provides rental subsidies to families that are at or below 30 percent of the area median income guidelines and that the head or co-head of household is elderly and/or disabled. Beginning in 2016, this program was expanded to provide Tenant-Based Rental Assistance to persons that are experiencing homelessness. This program provides a steady living environment for individuals and families that normally would not have enough financial resources to maintain suitable living environments. Therefore, it decreases the amount of people in poverty.

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

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

The Prevention program uses general revenue dollars to assist families with rental, mortgage and utility assistance to prevent homelessness and maintain current housing. This program prevents households from becoming homeless.

For FY 2018-2019, funding of a microenterprise program to support economic development opportunities in Seminole County will be implemented. A job training program which began in 2016 and was supported with CDBG dollars in 2017-2018 will be concluded and remaining funds will be re-allocated to another CDBG eligible project.

Actions planned to develop institutional structure

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

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

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

It is a priority of Seminole County to consistently assess the strengths and gaps in the institutional delivery system, by conducting audits of internal policies and procedures, in order to ensure that potential weaknesses are identified and addressed to ensure that all federal program funds are spent in a timely manner in accordance with program regulations and policies.

The Division also uses staff and works with the Compliance Office to monitoring subrecipient's progress and expenditures periodically and provides any necessary technical assistance if a potential problem or issue is discovered after a monitoring in conducted. This strategy for overcoming gaps in the institutional delivery structure has proven beneficial for Seminole County.

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

Seminole County will take the necessary steps to continue enhancing coordination between public and private housing and social service agencies by offering opportunities for financial support through federal funding activities and strengthening networking abilities through County sponsored community events, workshops and conferences.

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

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

Discussion:

In August of 2011 a Strategic Plan for Economic Development in Seminole County was developed for The Seminole County Economic Development Task Force. The plan concluded there is a need to establish a coordinated approach to economic development involving the business community with implementation economic development professionals; there is also a need to emphasize the importance of leadership, commitment to existing businesses, partnerships and collaborations, redevelopment and funding in economic development efforts. This plan outlines recommendations on how to achieve this need.

There are no current County workforce training initiatives, or Workforce Investment Boards, currently supported with federal funds. However, Seminole County does promote and work with the Seminole Work Opportunity Program (SWOP) that provides employment and vocational training services to persons with disabilities.

Seminole County's Office of Economic Development and Community Relations works with existing and new businesses operating in Seminole County. The County offers a job growth incentive to support industries that are expanding their workforce for new jobs that will make a wage equivalent to 100% of the average County wage. Businesses can apply for this job incentive directly to Seminole County. Additionally, Seminole County supports economic development and new job growth through partnership with the State of Florida Department of Economic Opportunity, and provide required match funding for businesses that qualify for incentive funds through their Qualified Targeted Industry Tax Refund (QTI) program, available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes. Seminole County is responsible for 20 percent (20%) of the qualified businesses tax refund for those eligible within the jurisdiction. During FY 2018-2019, Seminole County Community Services will work with the economic development staff to implement the CDBG microenterprise program to support new and expanding business to increase the opportunities for eligible companies.

Program Specific Requirements

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

Introduction:

The following section of the FY 2018-2019 One-Year Action Plan will describe the program specific methods used to administer the CDBG, HOME and ESG programs, as well as the amount of program income that is expected to be received prior to October 1, 2018, but not re-programmed prior to the submission of this Consolidated Plan and FY 2018-2019 One-Year Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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as follows:

Purchase Assistance – Requires buyer’s contribution/1st mortgage

Tenant-Based Rental Assistance (TBRA) – Requires tenant contribution

Community Housing Development Organization (CHDO) contributions are anticipated

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

Seminole County will not be utilizing HOME funds to guarantee loans or make any other type of investments.

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

Please refer to attached resale and recapture narratives

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

Please refer to attached resale and recapture narratives

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

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

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

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

ESG standards are attached

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 has implemented a coordinated entry system which is integrated into the Homeless Management Information System (HMIS). The coordinated entry system is initially being used for permanent supportive housing and rapid rehousing using a registry system for the chronically homeless, veterans, and homeless families, and uses the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to evaluate, prioritize intake, and coordinate the delivery of services to these populations. Through collaboration with other agencies in the homeless arena, HSN has managed to deliver a systemic method of assessing and processing data in a seamless manner. The CoC provided coordination meetings to ensure a smooth transition, however continuous improvement is ongoing and is monitored at regular intervals to identify deficiencies in the system. The system has been in place for a few years. Regular coordination meetings to assist in housing placements occur weekly. Seminole County ESG subrecipients are required to use HMIS.

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

Seminole County publishes a Notice of Funding Availability in December of each year to solicit the submission of funding proposals/ applications under the County's entitlement programs CDBG, HOME, and ESG. Proposals are for CDBG public facility, public services, as well as, HOME construction projects, and ESG shelter operations and rapid rehousing requests. 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 regarding facilities and services funded under ESG.

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

Seminole County's Board of County Commissioners is made up of elected officials and does not have a homeless or formerly homeless individual serving in that capacity. Seminole County partners with the Homeless Services Network (HSN), the lead agency in the Continuum of Care. HSN has membership that represents the Homeless and formerly homeless populations. Additionally, Seminole County has a local initiative, the Community Conversation on Homeless (CCOH) which seeks to address homeless needs. Area homeless providers participate and often have representatives in their organizations that are homeless or formerly homeless. During the development of the FY 2018-2019 Action Plan, HSN was consulted. Seminole County also participates in CoC meetings for feedback.

5. Describe performance standards for evaluating ESG.

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

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

- Number of homeless individuals and families that become self-sufficient and able to find employment and gain income - Track how many homeless individuals and families become self-sufficient and able to find employment and gain income. ESG policy is also attached.

