



City of Sanford

Program Year 2015-2016
Consolidated Annual
Performance and
Evaluation Report (CAPER)

Draft for Public Comment
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City of Sanford, Florida
Consolidated Annual Performance and Evaluation Report (CAPER)
FY 2015-2016

Executive Summary

In this first year of the Five-Year Consolidated Plan for FY 2015-2019, the City of Sanford CDBG program continued to be implemented by the Seminole County Community Services Department, through an Interlocal Agreement. Seminole County staff is responsible for administration and implementation of the CDBG program, in cooperation and partnership with City of Sanford staff. Staff held joint meetings, discussions and planning sessions with community members to disseminate information and updated the community on the status of the contractual arrangement with Seminole County and the scope this year of program activities.

During the 2015-2016 program year, the City continued to focus its attention to the ongoing conditions and infrastructure needs of the predominately African-American neighborhoods of Sanford, namely, Goldsboro and Georgetown. Both neighborhoods are identified as primary target areas in the City's CDBG Five Year Consolidated Plan. Although some of the issues identified in the Consolidated Plan are being addressed, there are continuing concerns that still include, but are not limited to, the lack of ancillary infrastructure, such as sidewalks and curbs, street lighting, and storm-water drainage, as well as dilapidated housing, blighted structures, the lack of employment and training opportunities for youth, high student drop-out rates, the lack of cultural arts and recreation programs for youth, and a high crime rate. Due to the limited CDBG funds available to address these needs, the City of Sanford continues to seek additional funding to address these pressing needs.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$175,564	Other	Other	1	0	0.00%	1	0	0.00%
Homeowner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$317,520	Homeowner Housing Rehabilitated	Household Housing Unit	260	27	10.4%	65	27	42%
Public Facilities	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	0	0.00%	2000	0	0.00%

Public Facilities	Non-Housing Community Development	CDBG: \$0	Other	Other	0	0		1	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$70,114.42	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2060	220	10.7%	125	220	176%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The CDBG funds received by the City of Sanford during FY 2015-2016 was utilized for housing rehabilitation and public services. The number of homeowners assisted through the Immediate Needs program, which provides grants to make necessary repairs to owner occupied homes, surpassed the goals outlined in the One-Year Action Plan. A total of 27 households were assisted compared to the 65 planned during the program year, as the funding level was not sufficient to support additional projects due to the cost of the separate projects. Several housing rehabilitation projects which were started in the prior program year were completed, and additional funding was available as prior year funding was transferred into the Immediate Needs program. The Public Services activities planned for FY 2015-2016 were implemented through subrecipient agreements with partner agencies, which resulted in 220 persons benefitting from the CDBG funding. Planning for the Public Facility activity began during FY 2015-2016, with a street lighting activity being identified for funding and the environmental review process being conducted. The construction phase of this Public Facility improvement is anticipated to begin and be completed during FY 2016-2017. Overall, a total of 247 households were served using CDBG funding during this program year, exceeding the expected outcomes described in the One-Year Action Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	13
Black or African American	209
Asian	2
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Other/Multi-Racial	23
Total	247
Hispanic	5
Not Hispanic	242

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

During the program year, 247 households were served with funding by the City of Sanford CDBG program. The table above describes the racial and ethnic composition of those served through the planned Immediate Needs and Public Services activities.

Of the 247 total served, 85% served identified as being Black or African American, 10% identified as being Other/Multi-Racial, less than 1% were identified as Asian, and 5% identified as being White.

The CDBG funding is focused on benefiting the Target Areas of District 2 in the City of Sanford, which include the Georgetown and Goldsboro neighborhoods which contain a high minority concentration as compared to the overall demographics of the City.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	1,602,468	563,198

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
District Two	100	100	Goldsboro and Georgetown

Table 4 – Identify the geographic distribution and location of Investments

Narrative

The City of Sanford will concentrate Community Development funding and improvements within City Commission District Two during the 2015-2020 Consolidated Planning Period. District Two includes the Goldsboro and Georgetown neighborhoods. Both neighborhoods have high concentrations of minorities and low and moderate income households

Sanford Commission District two includes the Goldsboro, Georgetown, Academy Manor, Pinehurst, Dreamwold, San Lanta and Country Club neighborhoods. The district is an area of focus because of the high concentration of low and moderate income households and high level of unmet needs that could be met with CDBG funded activities.

Discussion

Commission District Two encompasses Georgetown and the Historic Goldsboro neighborhoods. Both areas have a high concentration of low and moderate income households and have historically been underserved. Goldsboro has the highest residents below the poverty level in the City of Sanford and Georgetown has the second highest number of residents below the poverty level. These two communities extend just beyond the City of Sanford's Community Redevelopment Area District as also. Both neighborhoods have significantly aged housing stock and considerable infrastructure needs.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Sanford will consider the use of City owned land as a resource to help improve life and conditions in Sanford. The City will on a case by case basis consider contributing City owned property for community development initiatives. Vacant lots and other acquired properties in the City of Sanford deemed suitable for affordable housing are typically donated to Habitat for Humanity and other non-profit housing development organizations. Donations of land to non-profit organizations is handled by the City Manager's office. The City of Sanford's inventory of City owned lands is maintained by the Community Improvement Department. In addition to donating lots, the City has invested in creating an inventory of housing designs that fit undersized lots and the Planning and Development Department has created an expedited permitting process.

Seminole County also has an inventory of vacant lands that can be made available for affordable housing to eligible non-profit organizations. Seminole County has some vacant lands that become available that are near or within the City limits of Sanford. If suitable for affordable housing, they are also included on the vacant lands for housing inventory. During FY 2015-2016, none of these available vacant lands were developed for affordable housing, however Community Development staff is currently working with partner affordable housing agencies for future projects.

In addition to the CDBG funding received by the City of Sanford, residents of the City are eligible to apply for other assistance funded through the State Housing Initiatives Partnership (SHIP) and the HOME Investment Partnership (HOME) programs. These program funds are used to create or maintain affordable housing units and are administered by Seminole County Community Services. If City of Sanford CDBG funding is exhausted during the program year, residents that need Immediate Needs or Homeowner Rehabilitation/Reconstruction assistance may apply for these funds to ensure continuity of services provided throughout the year.

The City of Sanford has four properties from the NSP-3 program that need to reach their end us. Two of the properties are single family units that are currently rented to low income households. The units are being transferred from the developer to Habitat to Humanity. Two Low income homebuyers have been identified and starting their sweat equity phase. The other two properties are duplexes and currently rented as low income affordable housing. The two properties will be donated to a non-profit organization in the business of serving the homeless.

The NSP-3 program income is being used to build two affordable single family housing units on lots where the building were demolished in the NSP-3 program and donated to Habitat for Humanity for reconstructs.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	65	27
Number of special-needs households to be provided affordable housing units	0	0
Total	65	27

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	65	27
Number of households supported through the acquisition of existing units	0	0
Total	65	27

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During FY 2015-2016, the City of Sanford CDBG program did not meet the planned goal for the number of households served with rehabilitation of existing units through the Immediate Needs program. Income constrained households that needed costly repairs to their owner-occupied homes were given grants up to \$15,000 to complete up to 2 separate trades (roof, HVAC, plumbing, etc) to maintain the affordability of their units. The total amount of funding for this project was \$225,000 and the One-Year Goal to serve 65 households is not supported at this funding level due to the cost of each individual project. During the program year, 27 households were served at a total cost of \$317,520, as prior year funding was available and expended on this activity. This outcome is not considered a problem in meeting the goal, and moreover is a problem in underestimating the level of assistance each homeowner would need.

Discuss how these outcomes will impact future annual action plans.

The outcomes realized for the affordable housing programs in the City of Sanford is not expected to impact future annual action plans, except in the planning process to be cognizant of the actual costs for projects in order to more accurately project the goals.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	11	n/a
Low-income	16	n/a
Moderate-income	0	n/a
Total	27	n/a

Table 7 – Number of Persons Served

Narrative Information

During FY 2015-2017, 100% of the funds used for affordable housing benefitted persons that were at or below 50% of the Area Median Income, by household size, which are designated as either Extremely Low and Low Income. The City of Sanford Immediate Needs program is set up to exclusively serve households at these income levels to ensure that priority is given to the areas with the highest need.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Sanford does not currently have any funding devoted to homeless services, but their housing rehabilitation programs provide repairs that in some cases, can prevent homelessness, by improving substandard housing conditions, Additionally County ESG funding can be used Countywide. A homeless shelter is located in Historic Goldsboro area. The City makes regular service referrals to the Rescue Outreach Mission to assist homeless individuals and families. Additionally, the City of Sanford in partnership with Seminole County participates in the Continuum of Care. 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.

The City of Sanford has established a Homeless Task Force to assess the homeless activity in the City, identify gaps in services and develop strategies to move the chronic homeless out of camps and the downtown area. During the past year the City worked collaboratively with the homeless services providers to successfully relocate 6 homeless individuals from homeless camps.

The City continues to work collaboratively with Seminole Action Coalition Serving Our Needy (SACSON) to print information cards identify services available for the needy and homeless. The services include housing/counseling, healthcare, food/clothing/hygiene, and meal sharing locations. The brochure is printed in both English and Spanish.

The City is in the process of donating two duplexes renovated through the NSP-3 program to a non-profit organization to assist with housing homeless families.

Addressing the emergency shelter and transitional housing needs of homeless persons

Due to lack of funding sources, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. Seminole County, in partnership with three local non-profit homeless services providers, anticipates providing ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in

emergency shelters or transitional housing facilities. During the FY 2015-2016 program year the Seminole County provided ESG funding to the Rescue Outreach Mission, Safehouse of Central Florida, and Recovery House for eligible operation and maintenance expenses to assist approximately individuals that are homeless, including victims of domestic violence and those in need of substance abuse treatment. Homeless persons within the City of Sanford are eligible for assistance through these organizations, and while specific numbers of City of Sanford residents that received shelter as a result of this ESG funding is not documented, it is expected that a portion of their beneficiaries were City (or formerly City) residents due to the close proximity to the shelter facilities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Sanford does not currently have any funding devoted to homeless services, but their housing rehabilitation programs provide repairs that in some cases, can prevent homelessness, by improving substandard housing conditions. City residents are also eligible to apply for rental assistance, utility assistance, and family self-sufficiency programs operated by Seminole County Community Services. While these programs are not designated as homelessness prevention, they assist households in losing housing by the nature of the activities they fund.

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

Chronically homeless individuals and families, unaccompanied youth and veterans in Sanford benefit from the homeless services that are funded by Seminole County Community Services programs. 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 City and 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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Sanford Housing Authority does not operate any public housing units or housing choice vouchers programs for public housing residents. In 2011, the Orlando Housing Authority entered into an agreement with the Sanford Housing Authority Board to manage day to day operations of the six public housing developments and 450 housing choice vouchers in Sanford. Also in 2011, HUD condemned all 480 public housing units due to dilapidated housing conditions. The 450 housing choice vouchers that were designated for public housing residents in Sanford, are now administered by the Orlando Housing Authority and are no longer designated specifically for Sanford public housing residents. Recently, the Sanford Housing Authority and the City of Sanford received a Choice Neighborhoods Initiative planning grant to develop a transformation plan for the Goldsboro neighborhood to include redevelopment of affordable housing in the area. The City of Sanford is an active partner in the planning initiative.

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

The City of Sanford collaborated with the Housing Authority to encourage input and participation from public housing residents, as it relates to the new Choice Neighborhoods Planning Grant. The residents are important stakeholders in the process and are provided with information and community resources to encourage homeownership.

Actions taken to provide assistance to troubled PHAs

Under contract with the Sanford Housing Authority, the Orlando Housing Authority manages housing authority properties in Sanford. The Orlando Housing Authority is not a troubled Agency. The Orlando Housing Authority is designated as a Standard Performer as documented through HUD's Public and Indian Housing Information Center at <https://pic.hud.gov/pic/haprofiles/haprofilelist.asp>. The Sanford Housing Authority is no longer considered a troubled agency. The City of Sanford supports the collaboration between the Sanford Housing Authority and the Orlando Housing Authority in any initiative they have to improve public housing in Sanford. Sanford Housing authority and the City of Sanford recently received a choice neighborhood planning grant to help improve housing in Sanford. The City of Sanford is the co-applicant on the Choice Neighborhood Initiative Grant and an active participant in the planning initiative.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Sanford strives to address and overcome obstacles to meeting underserved needs of the community by working with public and private sector organizations that provide a direct service or benefit to underserved residents. All of the City's planned goals and objectives identified in this 2015-2016 Annual Action Plan and the 2015-2020 Consolidated Plan are linked directly with the priority needs identified in all of the low-mod income target areas county-wide. In the event that a particular target area is identified as an underserved community or a particular segment of the population is identified as underserved, the City will take all necessary actions to address those needs with federal program funding, when available.

Some examples of obstacles that may prevent the City in meeting underserved needs are:

- An aging housing stock that requires rehabilitation outside of the current federal funding allocation budget
- Lack of industrial infrastructure to attract big corporate businesses for more economic development impact

Some examples of actions to address these obstacles to meet underserved needs:

- Evaluate and prioritize the condition of homes based on highest need and residential investment
- Focus more attention on small businesses that can benefit from smaller scale economic development projects
- The City is making a substantial investment in the infrastructure in the Goldsboro community that include installation of streetscape, bike trails, walking trail, and upgrades to playgrounds and parks.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All projects affordable housing projects, funded by the City of Sanford and administered by the Seminole County Community Services Department, will be conducted in accordance with Seminole County LBP identification and abatement standards. Seminole County requires that all

contractors complete a detailed work write-up to document any 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 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 lead based paint hazards include:

- Ensure 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 lead based paint

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Sanford contracted with the University Of Central Florida Department Of Public Administration, to identify the distressed areas of the City and develop a detailed analysis of the characteristics of the distressed neighborhoods and make recommendations to address the critical needs. The City is currently in the process of discussing possible courses of action to take to alleviate the poverty in the identified neighborhoods. Some examples of actions that will be taken in order to reduce the number of poverty-level families include:

- Continue to providing job training, leadership develop and summer employment for high school students and first year college students. During the summer of 2016 the City provided work opportunities for 75 students.
- Participate in job training and internship programs to serve young adults between the ages of 16-24 that are out of school.
- Continuing to working with the Sanford Housing Authority to plan for future public and affordable housing development for very-low and low-income families who were relocated from the loss of existing public housing in 2011
- Working with the local Chamber of Commerce to discuss potential opportunities for economic growth throughout these neighborhoods

The analysis was recently completed. The results of the study haven't been presented to the City of Sanford Commission for approval at the time of the preparation of the FY 2016-2017 Action Plan. The study and results will be presented to the City commission for consideration in late

2016.

The city of Sanford has placed a priority on youth services, particularly those that provide mentoring and employment skills training for is public services.

The City of Sanford is also considering re-examining its consolidated plan goals in order to create a CDBG funded economic development grant program aimed at encouraging the development of small businesses in the target areas of Goldsboro and Georgetown.

Referral services to programs that promote employment, and skills training for individuals and households in poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Seminole County Community Services Department serves as Administrator of the CDBG program funds and activities for the 2015-2016 program year and it is anticipated to continue to implement these programs for the duration of the Consolidated Plan period. According to the Seminole County 2015-2020 Consolidated Plan, the County, in conjunction with the municipalities, elected officials, citizens, non-profit agencies, and for-profit organizations, will continue networking and trying to assess what residents need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the County. The City of Sanford is electing to adopt these actions to further develop the institutional structure of accomplishing the CDBG program goals and objectives outlined in the Consolidated Plan.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The following list describes actions that the City is either currently implementing or plans to implement to enhance coordination between public and private housing and social services agencies:

- The City of Sanford is currently in partnership with the local Habitat for Humanity to expand access to affordable housing opportunities for low-moderate income families in Sanford
- The City of Sanford is in discussion with Ability Housing Inc. to explore other options for enhancing affordable housing in Sanford.
- The City of Sanford partners with Seminole County Social Services. The Seminole County Community Development Division Manager serves as the fair housing officer for

Seminole County.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Below are the City of Sanford's 2015 Analysis of Impediments to Fair Housing (AI) results identifying the impediments and recommendations.

Discrimination in Housing Sales and Rental

Create a civil rights section on the City website with links to federal and state regulations,

Encourage subrecipients to target marketing resources to promote fair housing awareness in underserved communities. Examples include targeted TV stations, radio and print media. The City should publish a public notice in the local newspaper and post a copy of this notice at the City Hall stating the name of their Fair Housing Coordinator and the availability of local fair housing counseling services.

Lack of Existing/Available Affordable Housing Stock and the Geographic Distribution of Affordable Housing Stock.

Recommend implementation of a strong Affirmatively Furthering Fair Housing policy to include proactive monitoring and enforcement efforts.

The City should follow-up on claims of discrimination and work with the FCHR to ensure that the programs covered by the Consolidated Plan effectively address fair housing requirements. Have FCHR contact information posted on the web pages and collateral materials printed by CDBG.

Unintentional Effects of Local Land Use Regulations/Public Policies and/or the Results of Implementing Antiquated Land Use Regulations

The City will complete an extensive review of their current Comprehensive Plan to ensure that no local land use policy is having a negative impact on fair housing choice for all segments of the population. If it is determined that a policy results in an impediment to fair housing choice, the City will take the appropriate measures to resolve the issue.

Local development standards and their implementation e.g. zoning, building or design standards, may constrain development of housing opportunities for minority and low income households

Convene AI working group to discuss progress on AI recommendations and solicit feedback for future AI

updates

Encourage the City Planning Department to implement land use policies that encourage fair housing and the construction of housing affordable to lower-income families and workers through the administration of state housing element law

Inadequate access for minority households to housing outside of areas of minority concentration

Encourage more single-family housing acquisition with CDBG funds through the use of incentives such as project preference.

Consider ways to increase application from inactive housing providers, including but not limited to individual meetings to discuss what particular barriers to participation exist for the locality.

Coordinate with PHAs within the City's jurisdiction on best practices related to utilization rates, increasing property portfolio outside areas of concentration, etc. Survey participating PHAs for best practices on:

1. The extent to which finding landlords willing to accept Section 8 vouchers outside areas of minority concentration is a problem;
2. How PHAs are marketing available vouchers to underserved populations who may be least likely to apply.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Under the provisions of the Interlocal Agreement, Seminole County Community Services is tasked with the responsibility of monitoring the City's CDBG program for the 2015-2016 Program Year. The County has a dedicated project manager who is actively involved in working with the Compliance Office of Community Services to provide project records and documentation to conduct the monitoring. This process involves a combination of monthly activity reports, telephone contacts, written communication, analysis of reports and audits, and onsite visits and meetings. The primary goal of all monitoring is to ensure activities are implemented in conformity with program rules and guidelines.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the currently adopted Citizen Participation Plan for the City of Sanford, the availability of the CAPER and notice of the public meeting to be held were advertised in the local newspaper on Wednesday, November 30, 2016. The 15-day public comment period begins on Wednesday, November 30, 2016 and ends on Thursday, December 15, 2016. The public meeting is being held on December 7, 2016, and all written public comments received during this period, and received verbally at the public meeting, are appended to this CAPER report. A copy of the advertisement and public notices are included as documentation of this process.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Based upon the success in implementing the Immediate Needs and Public Service activities during FY 2015-2016, and the surpassing of the goals anticipated in the One-Year Action Plan, it is not anticipated that the City of Sanford would change either of these programs as a result of this experience. While construction for the Public Facility improvement activities still need to be implemented, the initial planning work of identifying and approving an eligible activity for this project is underway and is expected to be completed during FY 2016-2017.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

The City of Sanford is not a BEDI grantee.