

Sanford Housing Authority (SHA)

PHA Five-Year Plan

(July 1, 2020 – June 30, 2025)

Submitted to HUD: May 2020

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																					
A.1	<p>PHA Name: <u>Housing Authority of the City of Sanford, FL</u> PHA Code: <u>FL-016</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="207 919 1466 1444"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:						N/A	N/A	N/A	N/A	N/A	N/A												
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B.	5-Year Plan. Required for all PHAs completing this form.																																					

B.1

Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. **Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years:

SHA Mission

Sanford Housing Authority is the premier developer and manager of reasonably priced attractive housing throughout the Sanford community. We are committed to partnering with our customers to enhance the quality of life of those we touch.

SHA Vision

- We are a financially sound, profitable business, providing educated housing choices in partnership with our community and customers.
- Our reputation of excellence is nationally recognized and respected.
- Our organization values participation, ownership, pride and trust, to foster a motivating environment in which the entire community benefits.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

The goals and objectives were developed as part of the collaborative Choice Neighborhoods Initiative Planning Grant process with SHA Board, former residents, local stakeholders and the city of Sanford and community partners. The goals identified in the Housing Plan for the SHA are as follows:

GOAL 1: Expand Housing Opportunities

- **Objective: Quality Mixed-Income Rental Housing is Developed on SHA Vacant Land**
 - Develop four (4) phases of rental housing on SHA's north parcel (sites of former Lake Monroe Terrace, Cowan Moughton and Edward Higgins Apartments).
 - SHA will dispose of vacant land in accordance with HUD regulations to facilitate future development of housing, related community facilities and amenities.
 - Each phase will include mixed-income (public housing, tax credit and market rate) units.
 - Target separate phases for families, seniors and permanent supportive housing for homeless.
 - a. 90-Units (seniors). Former Redding Gardens Public Housing. Complete development, lease-up and occupancy of Georgetown Square Apartments.
 - b. 100 ± Units (family). Former Lake Monroe Terrace (Phase I and Phase II). Complete development, lease-up and occupancy of Monroe Landings, subject to financing and municipal approvals.
- **Objective: Homeownership Opportunities in Neighborhood are Increased**
 - Target SHA's south parcel for homeownership development (sites of former Castle Brewer Court, William Clark Court) Approx. 80 – 100 units.
 - Install new infrastructure (roads, streetlights, sidewalks, utilities, etc.) to establish the original street grid in the neighborhood and create approximately eight new blocks for homeownership opportunities.
 - Start for-sale home construction on southern parcel concurrent with rental housing to be developed on northern parcel.
 - Develop 80 – 112 new homes on SHA land. Homes will be combination of market rate and affordable.
 - Provide a mixture of market-rate and affordable homes.
- The SHA will continue to work with the City of Sanford, Choice Neighborhood Initiative partners, former residents, and community stakeholders towards implementation of the goals and strategies set forth in the Choice Neighborhoods Initiative (CNI) Transformation Plan.
- SHA will seek funding from public and private sources to finance implementation of the goals and objectives. This may include, but not be limited to, Low Income Housing Tax Credits (LIHTC), Community Development Block Grant funds, HOME funds, and Florida State Apartment Incentive Loan (SAIL) funds, State Housing Initiative Partnership (SHIP) funds, Federal Home Loan Bank funds, to facilitate development of replacement housing and related amenities.
- SHA may work with CNI partners to pursue a HUD Choice Neighborhoods Initiative Implementation Grant when sufficient financial and in-kind leverage commitments are in place. Achievement of the goals and objectives is subject to funding availability.

SHA will dispose of vacant public housing land to facilitate development of housing and neighborhood amenities to achieve the goals identified in the Choice Neighborhood Initiative Transformation Plan.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

SHA FIVE (5) YEAR PLAN FY 2015-2020 GOALS & OBJECTIVES

- Complete demolition of all public housing.
- Dispose of vacant land in accordance with HUD regulations to pave the way for future development.
- Leverage private or other public funds to redevelop SHA public housing land, if feasible.
- The SHA commits to provide a goal of 209 units of replacement public housing subject to the Annual Contribution Contract (“ACC”) with HUD, either on the site of Castle Brewer or William Clark Court or elsewhere within the Area of Operations of the SHA. See item B above.
- The SHA will apply for federal, state and local assistance in order to accomplish the provision of the replacement housing, if applicable. These resources may include, but are not limited to HOPE VI funding (n/a), Choice Neighborhoods Funding, Low Income Housing Tax Credits, Community Development Block Grant funds, HOME funds, and Florida State Apartment Incentive Loan (SAIL) funds, to provide for the development of replacement housing.
- The SHA shall locate the sites for the replacement housing either on the site of Castle Brewer Court, William Clark court or on site in the Area of Operation of the SHA not generally less desirable than the area surrounding that site.
- The SHA’s commitment to timely and satisfactory completion of the development of the replacement housing is partially dependent upon the availability of funding, federal or otherwise.
- Complete demolition of Castle Brewer Court
- Apply for HUD Choice Neighborhood Initiative grant funding, if feasible to plan for the transformation of Castle Brewer Court, Cowan Moughton Terrace, Edward Higgins Terrace, Lake Monroe Terrace, and William Clark Court, as well as the surrounding Goldsboro neighborhood.

PROGRESS ON FY 2015 – 2020 GOALS AND OBJECTIVES

- SHA successfully relocated 480 households into suitable replacement housing with voucher assistance and demolished all public housing units.
- In 2016, the Sanford Housing Authority, in partnership with the City of Sanford, applied for and received a U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods Planning Grant. The resulting, Choice Neighborhoods Transformation Plan was completed June 2018. The Plan sets forth the goals, strategies and initiatives for the transformation of the Historic Goldsboro community including land owned by the Sanford Housing Authority. A copy of the Executive Summary is attached to this template for reference.
- SHA aggressively pursued funding for development of vacated public housing land.
- SHA procured, Gardner Capital of Florida to develop Georgetown Square Apartments, the former Redding Gardens public housing development. The land was disposed to the developer under a long-term ground lease. Construction is underway with estimated completion date of September 2020. Georgetown Square will feature 90 units of affordable housing for seniors. Including 28 units supported by project-based vouchers.
- SHA procured Wendover Housing Partners for development of vacant SHA land in the Goldsboro neighborhood. SHA and its developer secured Low Income Housing Tax Credits (LIHTC) to develop the former Lake Monroe Apartments, now known as Monroe Landings. Florida Housing Finance Corporation awarded Wendover tax credits to develop new housing on former Lake Monroe Terrace site. SHA is pursuing funding for Phase II of Monroe Landings – approximately 76 units. The property will be built in two phases; Phase I approximately 64 units and Phase II 72 units.
- SHA and its developer applied for funding for new housing on the former Edward Higgins Terrace public housing site.

	<ul style="list-style-type: none"> • SHA remained committed to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, gender, familial status, disability, sexual orientation or gender identity. • SHA continued its commitment to provide housing that will provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, gender, familial status, disability, sexual orientation or gender identity.
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation. The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that assures that the Sanford Housing Authority is in compliance with VAWA. SHA will establish a Notice of Occupancy Rights under the VAWA for future applicants and residents living in housing owned, sponsored, developed or co-developed by the agency.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>In accordance with Federal Regulations at 24 CFR 903.21, 24 CFR 903.7(r)(2), the Housing Authority of the City of Sanford, Florida will comply with the process of significant amendment when the following occur:</p> <ul style="list-style-type: none"> • Substantial Deviation: Change in direction for the agency, mission and vision of the agency. • Significant Amendment or Modification: A significant change in planned disposition, designation, or conversion activities of the SHA.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Civil Rights Certification Hud 50077-CR
(Qualified PHA's)

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Sanford, FL

PHA Name

FL016

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Melvin A. Philpot

Signature

Title
Board Chair

Date 

Certificate of Consistency with Consolidated Plan
(HUD 50077-SL)

City of Sanford, Florida

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Norton N. Bonaparte, Jr., the City of Sanford City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Sanford, Florida (FL016)
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the City of Sanford, Florida
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Sanford Housing Authority Five-Year Consolidated Plan proposes to support and continue the implementation of the Goldsboro Transformation Plan is consistent with the City of Sanford Community Development Block Grant Five-Year Consolidated Plan. The development of multi-family and single family housing units in the Goldsboro neighborhood is a top priority for the City of Sanford.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Norton. N. Bonaparte, Jr.	City Manager
Signature	Date
	March 25, 2020

SHA Five -Year Plan

Public Notice

SHA Five-Year Plan FY 2020-2015

Public Notice Requirements

The Public Comment Period for the Sanford Housing Authority (SHA) Five-Year Plan for FY 2020-2025 began February 24, 2020 and ended on April 9, 2020. The public notice was posted in four (4) local newspapers with both targeted and general circulation: La Prensa, The Orlando Times, The Sanford Herald and the Orlando Sentinel.

The draft SHA Five-Year Plan was posted at three locations for public access and review:

Sanford Housing Authority
130 Lexington Green Ln
Sanford, FL 32771

Orlando Housing Authority
390 N. Bumby Ave.
Orlando, FL 32803

OHA Satellite Office
510 W. Lake Mary Blvd.
Sanford, FL 32773
(Thurs. hours 9 a.m. – noon)

The SHA cancelled the public hearing on the Five-Year Plan due to the stay-at-home order established by Governor of the state of Florida, Executive Order Number 20-91, Essential Services and Activities During COVID-19).

**NOTICE OF PUBLIC COMMENT PERIOD AND
PUBLIC HEARING FOR THE FIVE YEAR PLAN OF THE
HOUSING AUTHORITY OF THE CITY OF SANFORD, FLORIDA
COMMENT PERIOD FEBRUARY 24, 2020 THROUGH APRIL 9, 2020**

In accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA), published by the United States Department of Housing and Urban Development (HUD), the Housing Authority of the City of Sanford, Florida, hereinafter referred to as the "Sanford Housing Authority" or "SHA", is providing Notice of a Public Comment Period and Public Hearing during which comments will be accepted by the Board of Commissioners pertaining to the submission of the SHA Five-Year Plan covering the period from July 1, 2020 to June 30, 2025.

The Sanford Housing Authority is required to prepare a Five-Year Plan to address the long-term mission, goals and objectives for the agency for a five-year period. The draft Plan will be available for review, commencing Monday, February 24, 2020 at the locations listed below, between the hours of 9:00 a.m. and 4:30 p.m., Monday through Thursday.

Sanford Housing Authority 130 Lexington Green Ln Sanford, FL 32771	Orlando Housing Authority 390 N. Bumby Ave. Orlando, FL 32803	OHA Satellite Office 510 W. Lake Mary Blvd. Sanford, FL 32773 (Thurs. hours 9 a.m. – noon)
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The Public Comment Period on the SHA Five-Year Plan will be open from Monday February 24, 2020 through Thursday, April 9, 2020. The Public Hearing will be held Thursday, April 9, 2020 at 2:00 p.m. at the Goldsboro Front Porch Office, 1213 Historic Goldsboro Blvd., Sanford, Florida 32771. The SHA's Board of Commissioners will receive verbal and/or written comments on the Plan until the closing of the Public Hearing. All verbal and/or written comments received prior to the close of the public comment period will be considered. Written comments should be addressed to Vivian Bryant, Esq., President/CEO, Sanford Housing Authority, 130 Lexington Green Lane, Sanford, Florida, 32771.

For more information, please contact the Sanford Housing Authority at (407) 323-3150. Persons requiring transportation and/or special accommodations to attend and participate in the Public Hearing may call the same number by 4:00 p.m. Monday, April 6, 2020. Spanish language translation and sign language interpretation will be provided upon request.

Public participation in the process is encouraged. Attendance at the public hearing is not mandatory. TDD#: (407) 894-9891, Florida Relay #: 711.



THE BULLETIN BOARD: Family Reunion and Church Service held at St. Paul Missionary Baptist Church

By Sherilyn Brinson

"Reuniting Families and Friends" was the theme for the First Annual Family Reunion and Homecoming Church Service at St. Paul Missionary Baptist Church on Sunday, Feb. 2, 2020. Current members, former members, family and friends attended the service which began at 3 p.m., with Pastor Sammie J. Edwards Sr., presiding. Elect Lady Shavntara Edwatsa gave the Welcome and Occasion. The St. Paul Praise Team led the Devotion with a medley of songs, "Jesus We Lift Your Name on High" and "The Anthem". Bishop Johnny Kelly gave the Prayer.

Former members of St. Paul participated on the program as follows: Dawson Lemuel Stallworth (St. Paul History); Queen Esther Stallworth Jones (Memorial Ceremony); Arlene Jones Burks (soloist) and Cerenly Jones Guy (praise dancer), performed a duet to the song, "Alabaster Box"; Arlene Jones Burks and Genene Stallworth Henley sang, "Only What You Do for Christ Will Last". Rev. Victor Sargan spoke from the topic, "Unily," taken from Ephesians 3:6 and Psalm 133; sub-topic: "On the Move-On the Right Track". Expressions, "What St. Paul Means to Me," were given by former members and friends: Melvin Philpot, Deacon Lemuel Stallworth, and Minister Julius Francis. They spoke fondly of their days at St. Paul, i.e. the

Pastors, Sunday School and Baptist Training Union (BTU) Curriculum and Teachers, Sunday Church Services, Vacation Bible School, fellowship events and more. After closing remarks and expressions of appreciation by Pastor Edwards, attendees gathered in the Church Annex for refreshments and fellowship.

The following "History of St. Paul Missionary Baptist Church, Sanford - 1878", by the late Mrs. Atermese Smith Bentley, was detailed in her book entitled, "History of the First South Florida Missionary Baptist Association (1888-1988), published in 1988. Mrs. Bentley was an educator, historian, author and community leader. Bentley Elementary School in Sanford is named in her honor and Bentley-Wilson Park in Sanford is named in honor of Mrs. Bentley and Ms. Eunice I. Wilson.

St. Paul is the oldest Black Baptist Church in Sanford, land being purchased from Henry C. and Gertrude E. Sanford in November of 1881. It predates First Baptist Church (white) which was started on February 3, 1884.

The church had an humble beginning as most Negro congregations did following the Civil War. The few members gathered under a brush arbor and worshipped until 1880 when the first wooden cabin was built. The first church was a small wooden cabin, with Mr. Prince Strobert, Mr. Martin Branan and Mr. John



Pastor Sammie J. Edwards, Sr., St. Paul M.B. Church

Hawkins serving as trustees. Later the church was remodeled and enlarged. Later, under the leadership of The Reverend Castle Brewer, a new church was begun in 1889 and completed. This was the church edifice until its condemnation in 1958. The Rev. Brewer was so well thought of in the community that more than a decade after his death, the city named its first low-cost public rental housing project in his honor.

The land for the parsonage was purchased in 1896 from the Florida Land Colonization Company of London, England, with A.S. Sims, W. Williams and Smith Burnett serving as Trustees for the church. The exact date the parsonage was built is not known, but it was during the administration of Rev. Brewer.

After the church's condemnation in 1958, the congregation used Hopper Elementary School as a meeting place for

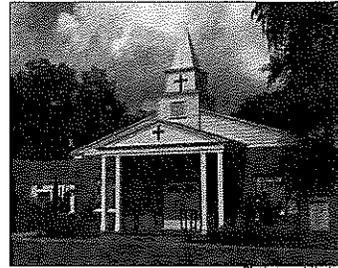


Atermese S. Bentley, Educator, Historian, Author, Community Leader

one month and later the congregation moved to the more adequate surroundings at the Seventh Day Adventist

Church on the corner of Pine and Seventh Streets. Under the leadership of The Reverend B. H. Hodge and the officers of St. Paul, the congregation moved into a new church. The dedication ceremony was held on February 5, 1961. The Reverend Amos C. Jones became pastor of St. Paul on October 9, 1977, after the 10-year administration of the Reverend Robert Doctor.

The names and years served by some former pastors were not recorded or were lost over the years. There are no records indicating the years in which the following pastors were extended a call and accepted, nor the length of time served: The Reverends Thorpe, Frazier, Surrency and J.M. Mills. But as related by the late Mrs. Jamie Mead, it is believed that a Reverend Thorpe came to the church from South Car-



Photos contributed

St. Paul M.B. Church, Sanford, FL

olina. It has also been related that Rev. Surrency began his administration in 1936.

In the 108 years of the church's existence there have been nine pastors. One pastor was called, but did not serve. The longest tenure was held by Reverend Castle Brewer, a period of forty-seven years, from 1889 to 1936. The second longest tenure was that of Reverend Benjamin H. Hodge, who served twenty-seven years, from 1939 to 1966. The following is a list of Pastors of St. Paul: The Reverends Thorpe, Frazier, Castle Brewer, Surrency, J.M. Mills, Benjamin H. Hodge, Robert Doctor, Amos C. Jones.

• The City of Sanford District 2 Eastside/Westside Community Meeting is scheduled for Thurs., Feb. 27th, at the Westside Community

Center, 919 S. Persimmon Ave. in Sanford, from 6-7 p.m., sponsored by District 2 Commissioner Kerry Wiggins (321-377-9130), open to the community. Meeting agendas include informational updates from City staff, Police and Fire Departments, Code Enforcement, Recreation, Planning and Development, Public Works, Community Development Block Grant (CDBG) Program, and others. Informational updates are presented by other governmental and non-governmental agencies and community organizations as scheduled; and time is allotted for community input. Questions, call Commissioner Wiggins or Kenneth Bentley (407-322-2509).

Sherilyn Brinson can be reached at Sbrinson@MySanfordHerald.com.

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR THE FIVE YEAR PLAN OF THE HOUSING AUTHORITY OF THE CITY OF SANFORD, FLORIDA COMMENT PERIOD FEBRUARY 24, 2020 THROUGH APRIL 9, 2020

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For more information, please contact the Sanford Housing Authority at (407) 323-3150. Persons requiring transportation and/or special accommodations to attend and participate in the Public Hearing may call the same number by 4:00 p.m. Monday, April 6, 2020. Spanish language translation, and sign language interpretation will be provided upon request.



THE ARREST REPORT

Mommy Dearest

One Lake Mary woman should have earned her lesson after an initial visit from Child Protective Services (CPS).

Her arrest report stated that CPS visited her home in early January, but found that there was no evidence of abuse. However, following her visit, she began to question her daughter about why called CPS in the first place. During the questioning she put her hand around her daughter's neck, squeezing to the point that her fingernails left marks in the child's neck. After that, the woman took things a step further and placed a butcher knife against the girl's cheek, pressing it to the point that she was cut on the face. When the woman was questioned a second time by CPS she claimed her daughter's injuries were sustained in a school bus accident in October. Additionally, she told police she only spanks her children with her hands to administer punishment.

Ruvette Permalan, 44, was charged with domestic violence aggravated battery and aggravated child abuse and taken to the Seminole County jail.

Have a few more, buddy

The Altamonte Springs Street Crimes Unit was conducting a regular patrol when they noticed a truck driving erratically and going more than 20 mph over the speed limit.

They stopped the truck in the Days Inn parking lot, where the driver was attempting to park. Upon making contact with the man, police said he was swaying and stated he just

wanted to "go home" (meaning the hotel). When they asked the man how much he had to drink he replied, "not enough." He also told police they were making a mistake by questioning him because he knew several "higher ups." After determining the man was, indeed, intoxicated, they arrested him. Police noted in the arrest report that it was his fourth DUI.

George Wilson, 54, of Casselberry, was charged with driving under the influence - 4th offense, and reckless driving.

Mess with his snacks, get shot in the back

Deputies were called to an apartment in Oviedo after several people reported a man had been shot during an argument between two roommates.

The incident began because one roommate was upset and began messing with the other roommate's food in an attempt to get him to move out. Upset that his food was disturbed, a fight escalated between the two. What started as a physical fight quickly changed when the roommate with the disturbed food pulled a gun and shot the other man in the back. Several witnesses in the apartment confirmed the story and also noted that before the gun was pulled the physical fight seemed to be an "even match."

Cameron Sanford, 30, of Oviedo, was charged with aggravated battery with a deadly weapon.

See THE REPORT, Page 3A

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SANFORD HERALD

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Order ID: 6609408

* Agency Commission not included

GROSS PRICE * : \$293.75**PACKAGE NAME:** Orlando Sentinel**NOTICE OF PUBLIC COMMENT PERIOD AND
PUBLIC HEARING FOR THE FIVE YEAR PLAN
OF THE HOUSING AUTHORITY OF THE CITY
OF SANFORD, FLORIDA COMMENT PERIOD
FEBRUARY 24, 2020 THROUGH APRIL 9, 2020**

In accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA), published by the United States Department of Housing and Urban Development (HUD), the Housing Authority of the City of Sanford, Florida, hereinafter referred to as the "Sanford Housing Authority" or "SHA", is providing Notice of a Public Comment Period and Public Hearing during which comments will be accepted by the Board of Commissioners pertaining to the submission of the SHA Five-Year Plan covering the period from July 1, 2020 to June 30, 2025.

The Sanford Housing Authority is required to prepare a Five-Year Plan to address the long-term mission, goals and objectives for the agency for a five-year period. The draft Plan will be available for review, commencing Monday, February 24, 2020 at the locations listed below, between the hours of 9:00 a.m. and 4:30 p.m., Monday through Thursday.

Sanford Housing Authority
130 Lexington Green Ln., Sanford, FL 32771

Orlando Housing Authority
390 N. Bumby Ave., Orlando, FL 32803
OHA Satellite Office
510 W. Lake Mary Blvd., Sanford, FL 32773

(Thurs. hours 9 a.m. - noon)

The Public Comment Period on the SHA Five-Year Plan will be open from Monday February 24, 2020 through Thursday, April 9, 2020. The Public Hearing will be held Thursday, April 9, 2020 at 2:00 p.m. at the Goldsboro Front Porch Office, 1213 Historic Goldsboro Blvd., Sanford, Florida 32771. The SHA's Board of Commissioners will receive verbal and/or written comments on the Plan until the closing of the Public Hearing. All verbal and/or written comments received prior to the close of the public comment period will be considered. Written comments should be addressed to Vivian Bryant, Esq., President/CEO, Sanford Housing Authority, 130 Lexington Green Lane, Sanford, Florida, 32771.

For more information, please contact the Sanford Housing Authority at (407) 323-3150. Persons requiring transportation and/or special accommodations to attend and participate in the Public Hearing may call the same number by 4:00 p.m. Monday, April 6, 2020. Spanish language translation, and sign language interpretation will be provided upon request.

Public participation in the process is encouraged. Attendance at the public hearing is not mandatory. TDD#: (407) 894-9891, Florida Relay #: 711.

**NOTICE OF PUBLIC COMMENT PERIOD AND
PUBLIC HEARING FOR THE FIVE YEAR PLAN OF THE
HOUSING AUTHORITY OF THE CITY OF SANFORD, FLORIDA
COMMENT PERIOD FEBRUARY 24, 2020 THROUGH APRIL 9, 2020**

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TDD#: (407) 894-9891, Florida Relay #: 711.

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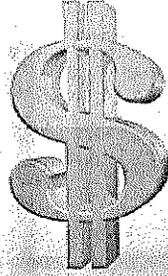
nities for low or very-low income residents in connection with projects and activities in their neighborhood.

an Equal Opportunity Employer. This is a USHUD Section 3 Covered Activity. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment and contracting opportunities for low or very-low income residents in connection with projects and activities in their neighborhood.



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NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR THE FIVE YEAR PLAN OF THE HOUSING AUTHORITY OF THE CITY OF SANFORD, FLORIDA COMMENT PERIOD FEBRUARY 24, 2020 THROUGH APRIL 9, 2020

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SHA Five-Year Plan FY 2020-2025

Resident Advisory Board (RAB) Meeting

Documentation



**RESIDENT ADVISORY BOARD (RAB) MEETING
SHA Five-Year Plan FY 2020-2025**

Tuesday, February 25, 2020
10:30 a.m.

AGENDA

- I. Welcome and Introductions
- II. What is the Public Housing Agency (PHA) Plan?
 - Five-Year Plan
- III. What is the SHA Resident Advisory Board (RAB)
 - Roles and Responsibilities
- IV. Five-Year Plan Overview
 - FY 2015-2020 Plan
 - Draft FY July 1, 2020 – June 30, 2025
- V. Discussion
- VI. SHA Five-Year Plan Planning Schedule
 - Public Comment Period begins February 24, 2020 and ends April 9, 2020
 - **Next RAB Meeting:** Tues., March 24, 2020 @ 10:30 a.m.
 - Public Hearing at SHA Board Meeting, Thursday, April 9, 2020 @ 2:00 p.m.
- VII. Closing

If you have additional comments or questions contact Gaile Plowden, (407) 895-3300 ext. 4002, or email at gaile.plowden@orl-oha.org.

Thank you for your participation!



"Equal Housing Opportunity"

Sanford Housing Authority

HUD Public Housing Agency PHA Plan – Five Year Plan FY 2020 - 2025

What is the Public Housing Agency (PHA) Plan?

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are generally two parts to the PHA Plan: The Five-Year Plan and the Annual Plan. **The SHA is only required to submit a Five-Year plan.**

The **Five-Year Plan** describes the mission of the agency and the SHA's long-range goals and objectives for achieving its mission over a five-year period. The SHA **Five-Year Plan** will cover the period from July 1, 2020 through June 30, 2025.

The SHA is required to describe its goals. The SHA may select any of the goals and objectives as provided in the template or may identify other goals and/or objectives. The Authority should identify quantifiable measures of success in reaching their objectives over the course of five years.

SHA Five –Year Plan FY 2020 – 2025 Schedule	
Activity	Date/Time
Public Comment Period Begins	Mon., February 24, 2020 @10:30 a.m.
Resident Advisory Board (RAB) Meeting #1	Tues., February 25, 2020 @ 10:30 a.m.
Resident Advisory Board (RAB) Meeting #2	Tues., March 24, 2020 @ 10:30 a.m.
Public Hearing on SHA Five Year Plan/ SHA Board Meeting	Thurs., April 9, 2020 @ 2:00 p.m.
Public Comment Period Ends	Thurs. April 9, 2020
Submit Five-Year Plan to HUD on or before	Fri., April 17, 2020
SHA Fiscal Year 2020 begins	Wed., July 1, 2020



SANFORD HOUSING AUTHORITY

Resident Advisory Board Meeting
 Tuesday, February 25 2020 @10:30 a.m.

SIGN -IN SHEET

	Name	Address	Phone	Email
	Maurice Wilks	319 Wilks Circle	(407) 878-0661	
	Reginald Cooper	316	407-668-2194	NO
	Clementine Baker	9102 Dogon Heights Cir	407-330-0225	NO
	Barbara Robinson	1120 Florida St. #401	407-562-7970	
	Rosaland Floyd	Sanford FL 32773 Sanford FL 32771 10004 Island Bay Circle	407 272-3159	FloydRosaland@yahoo

SHA Five-Year Plan FY 2020-2025

RAB Meeting Minutes



**SANFORD HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) MEETING
MINUTES**

Tuesday, February 25, 2020
10:30 a.m.

Attendees: Gaile Plowden (OHA), Tamara Johnson (SHA/OHA), Maddie Waldo, Reginald Cooper, Clementine Baker, Barbara Robinson, Rosalind Floyd

Gaile Plowden called the meeting to order at 10:32 a.m. Ms. Plowden welcomed the residents and introduced herself and Ms. Tamara Johnson.

Ms. Plowden provided an overview of the purpose of meeting which was to convene meeting of a Resident Advisory Board (RAB) comprised of former Sandford Housing Authority (SHA) residents to:

- provide an update on SHA activities and progress,
- review the prior 5-Year Plan (FY 2015-2020), and
- review and provide comment on SHA goals and objectives for the next 5-years FY 2020-2025.

Ms. Plowden reviewed the purpose of the HUD PHA Plan (5-year and Annual) and the role of the Resident Advisory Board (RAB).

Attendees were provided with a copy of the prior 5-Year Plan (FY 2015-2020). Ms. Plowden reviewed the goals and objectives and discussed in detail the SHA's progress towards the achieving the goals.

Attendees were pleased to see the progress that has been made so far and excited for things to come.

Ms. Plowden discussed the SHA and the City of Sanford's successful application for a HUD Choice Neighborhoods Initiative Planning Grant in 2016 for the Goldsboro community, which includes the Sanford Housing Authority. The result of the two-year community planning effort was a comprehensive transformation plan that outlines partners, stakeholders, goals, strategies and activities to revitalize the Goldsboro community with a focus on three (3) target areas: Neighborhood, People and Housing. The housing goals in the plan are the SHA's 5-year goals. Ms. Plowden provided an update on the construction of Georgetown Square Apartments, the former Redding Gardens Apartments. Construction is set to complete by September 2020. Ms. Plowden provided a brief overview of the development of affordable housing and the low-income housing tax credit process.

Residents commented, they were glad to still be around to see progress. Participants took extra copies of new 5-year plan with them to share with neighbors.

Ms. Plowden reviewed the goals in the draft 5-year plan including the development of new affordable housing with Georgetown Square, the redevelopment of the former Lake Monroe site, new affordable homeownership opportunities on the former Castle Brewer and Edward Higgins public housing complexes, and a recreation space/area proposed for the former William Clark Court site.

One attendee asked what kind of housing will be brought back. Ms. Johnson advised it would be mixed-income housing, with the priority on affordable housing.

Several attendees expressed concern if former resident would be able to return. Ms. Plowden advised that former residents in good standing will have priority to return, if they meet the eligibility criteria. They asked what the rent would be in the new housing. Ms. Plowden advised that rent would be affordable, if they currently had a section 8 voucher the voucher could be used at the new redeveloped property.

Attendees saw the need to tear down the old SHA properties. One resident indicated she saw no need to move to a new apartment as her current apartment was nice.

One person mentioned the need for a park for the children as Coastline was not large enough. Ms. Johnson indicated that a recreation area and other space is part of the plan for the community.

An attendee recommended that new housing be environmentally friendly like the Encore subdivision in Tampa. Ms. Plowden advised that the new apartments will have some energy efficiency features.

Ms. Plowden reviewed the 5-year Plan schedule including the public hearing scheduled for April 9, 2020 at 2 p.m. at the SHA Board of Commissioner's Meeting.

Ms. Plowden indicated that if they had additional questions or comments, they may feel free to contact her via telephone or email via the contact information at the bottom of the agenda.

Ms. Plowden asked for further questions or comments. There were none.

The meeting adjourned at 11: 31 a.m.

Sanford Housing Authority (SHA) Five-Year Plan

Analysis of Recommendations and Decisions Made

Sanford Housing Authority (SHA) Five-Year Plan FY 2020 – 2025

Analysis of Recommendations and Decisions Made

Comment/Recommendation: Several attendees expressed concern if former residents would be able to return to the new housing.

SHA Response/Decision: Former residents in good standing in the voucher program will have first priority to return, if they meet eligibility criteria for the new apartments.

Comment/Recommendation: A former resident asked what the rent would be in the new apartments.

SHA Response/Decision: The new apartments will be mixed-income with most of the units affordable for low-moderate income families/individuals. If an applicant has a section 8 voucher, and is in good standing with the program, the voucher could be used at the new redeveloped property to keep rents affordable.

Comment/Recommendation: An attendee mentioned the need for a park for the children because the Coastline Park in Goldsboro was not large enough.

SHA Response/Decision: The Choice Neighborhoods Initiative Transformation Plan includes the goal to improve outdoor community facilities to maximize their utilization. The Plan includes additional outdoor facilities to support the Westside Community Center (Boys and Girls Club) and outdoor recreational amenities i.e. multi-purpose sports fields. The Sanford Housing Authority's former William Clark Court site provides adequate space for (1) a large, multi-purpose field, (2) a water feature (pool and/ or splash pad), and (3) the potential expansion of the Westside Community Center facility. In addition, a new pedestrian path is proposed that links additional fitness stations along the Goldsboro Trail.

Comment/Recommendation: A former resident suggested there should be opportunities for residents to purchase homes.

SHA Response/Decision: The SHA plans to develop between 80-112 for-sale units on the former Castle Brewer and William Clark Court sites.

Comment/Recommendation: An attendee recommended that new housing be environmentally friendly like the Encore subdivision in Tampa, Florida.

SHA Response/Decision: All new apartments developed by Sanford Housing Authority will be energy efficient and Green Certified.

Goldsboro Choice Neighborhoods Initiative Transformation Plan – Excerpts*

- Executive Summary
- Housing Goals

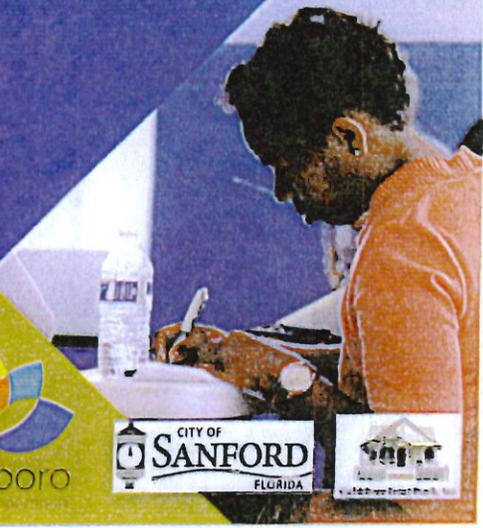
**Provided for context*

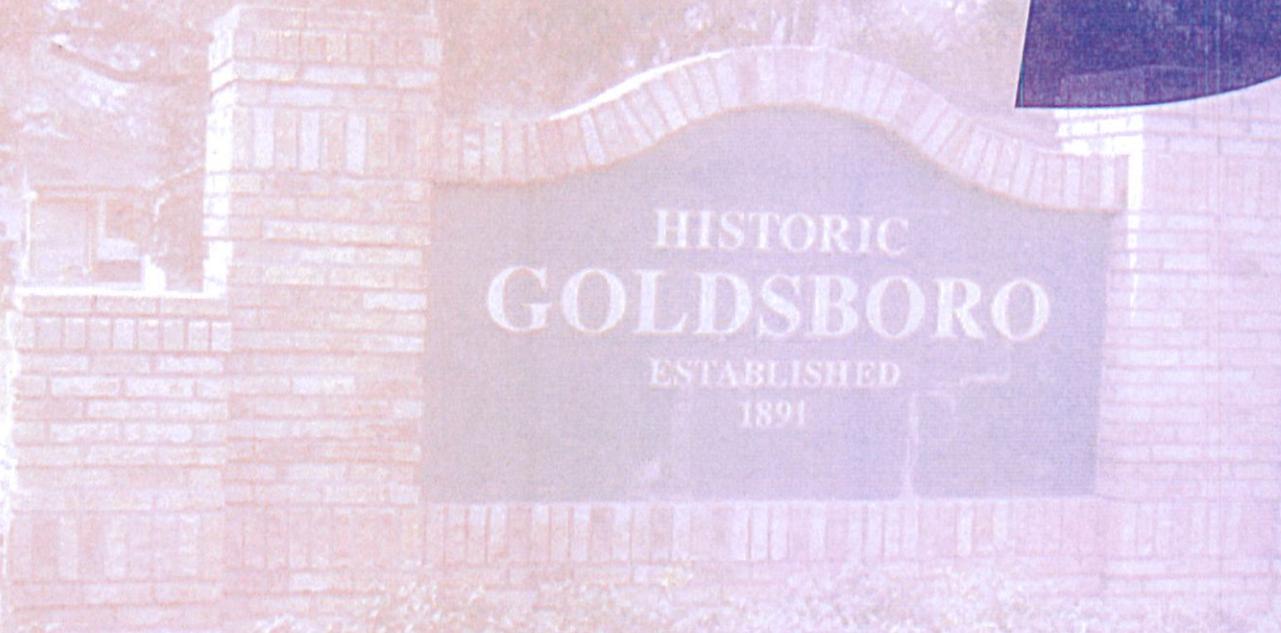


UNLOCKING GOLDSBORO'S POTENTIAL:

A TRANSFORMATION PLAN TO
GUIDE FUTURE INVESTMENTS
AND PARTNERSHIPS

JUNE 28, 2018



A stone archway sign for Historic Goldsboro. The sign is made of light-colored stone blocks and has a dark, arched panel in the center. The text on the sign is in white, serif capital letters. The background of the entire page is a faded photograph of this sign, with trees and a building visible in the distance.

HISTORIC
GOLDSBORO
ESTABLISHED
1891

A large, dark blue, stylized number '1' that is partially cut off on the right side of the page. It is positioned on the right side of the page, overlapping the sign and the executive summary text.

**EXECUTIVE
SUMMARY**





1. EXECUTIVE SUMMARY

- THE GOLDSBORO NEIGHBORHOOD 1
- COMMUNITY ENGAGEMENT..... 2
- HIGHLIGHTS OF THE TRANSFORMATION PLAN 2
- SUPPORT SERVICES..... 6
- NEXT STEPS 6
- CONTENTS OF THE PLAN..... 6
- KEY ACCOMPLISHMENTS TO DATE..... 7

1. EXECUTIVE SUMMARY

Goldsboro has a rich history and a promising future. Once a proud and prosperous African-American incorporated township that was annexed by the city of Sanford in 1911, today it is experiencing renewed enthusiasm for reinventing itself. Starting with its designation by the State of Florida in 2001 as a “Front Porch Community,” the community has come together to lobby for an array of investments and productive partnerships with many organizations to improve the quality of life for its residents. Efforts over the last 15 years are beginning to show positive results but a comprehensive, achievable vision is needed to guide the holistic transformation of Goldsboro for the next 10 to 20 years.

This Transformation Plan represents the community’s vision for the future. It includes a set of overarching goals, priority objectives, and

Vision Statement:

“Revitalized Goldsboro is a thriving and safe community with quality housing options, diverse economic opportunities, and a shared sense of pride in its rich history and promising future.”

a detailed array of strategies for achieving the holistic revitalization of Goldsboro. It provides a detailed roadmap with specific partners and timeframes for implementation. The community knows that transforming the neighborhood will take many years to restore its vibrancy and health, but that with a shared vision and detailed action plan it is possible. It will also take many partners in the public, private and non-profit sectors, as well as persistence and perseverance by all. The community remains committed to the task and the vision.

The Goldsboro Neighborhood

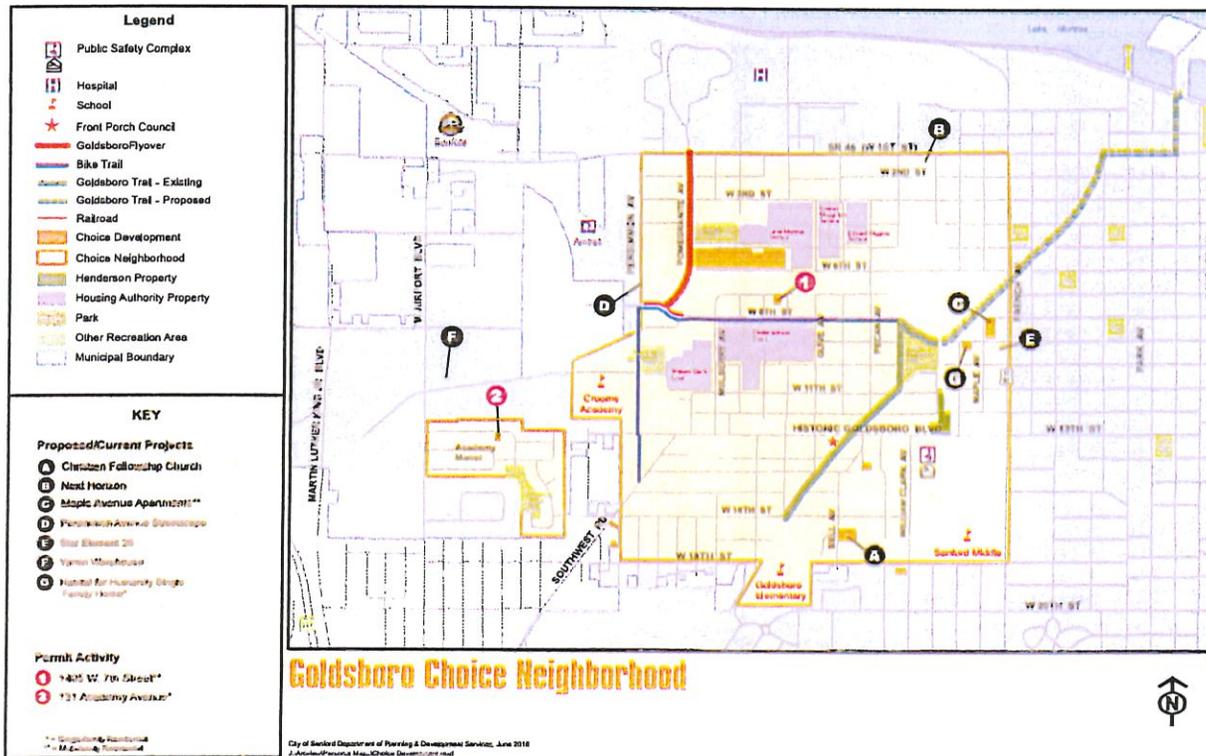
This Transformation Plan targets the Goldsboro neighborhood which is less than a mile southwest of downtown Sanford. The community is bounded by SR 46 (1st Street) on the north, US 17-92 (French Street) on the east, 18th Street on the south and Persimmon Avenue on the west, with extensions to include Crooms Academy of Information Technology, Goldsboro Elementary School, and the Academy Manor subdivision. Goldsboro has a rich history that is well documented and celebrated today. Today there are approximately 1,000 households and 3,000 residents living in the community.

In the heart of Goldsboro, the Sanford Housing Authority owned and managed five public housing sites, totaling 380 family units. Deemed uninhabitable by HUD in 2010, the residents

were relocated with Housing Choice Vouchers and all buildings were demolished, leaving 47.9 acres of vacant land. Today, 161 former public housing households remain active in the voucher program.

Today, after decades of economic decline and disinvestment, the community remains optimistic about its future. It has a number of key assets in the neighborhood to build on:

- **History** as a proud and once-thriving African-American community;
- **Community pride**, particularly among those families who have called this area home for many generations and those who attended Crooms Academy when it was an African-American high school;
- **SHA vacant land**, approximately 50 acres that can be utilized for large-scale housing development;
- **Location** near downtown Sanford, the new SunRail Station, and a regional hospital;
- **Goldsboro Front Porch Council (GFPC)**, a community-based organization that has successfully lobbied for many investments and partnerships over the past 15 years to improve the quality of life of residents in the community;



- **Faith-based organizations** that can work with their congregations to engage the community in constructive youth and adult activities; and
- **A successful history of partnering with key agencies** (e.g. Seminole County Public Schools, Florida Department of Health in Seminole County, etc.) to improve the educational, economic, health and social outcomes of residents of all ages.

Community Engagement

The Goldsboro Transformation Plan detailed in the following chapters is the product of an open and transparent planning process involving more than 300 residents and community stakeholders and informed by a lengthy face-to-face survey of 200 community residents and former SHA relocated residents. The community came together to envision its future through seven (7) working groups that each met about 10 times; four community-wide information fairs that attracted over 200 residents; a constantly updated website where all meeting notices, agendas, meeting minutes and presentation materials were posted; and an active Facebook page highlighting community events.

Highlights of the Transformation Plan

What resulted from the extensive outreach and engagement process was a comprehensive set of priority goals, objectives, and detailed strategies to achieve the community's vision, which are detailed on the following pages.

GOALS/PRIORITIES

OBJECTIVES



EMPOWER OUR COMMUNITY

- A1 BUILD COMMUNITY COHESION AND CAPACITY** Community organizations are strengthened and serve as effective advocates for change.
- A2 PUBLIC SAFETY** Residents and visitors feel safe in Goldsboro.
- A3 HISTORY** Goldsboro celebrates its unique African-American history and “pride of place.”



IMPROVE COMMUNITY CONNECTIONS

- B1 CONNECTIONS OUT** Residents have improved access to key amenities and assets outside of Goldsboro.
- B2 CONNECTIONS WITHIN** Residents can safely and easily move through the neighborhood.
- B3 DIGITAL ACCESS** Residents can readily access the digital world.
- B4 COMMUNITY FACILITIES** Goldsboro residents have access to local community facilities that support their quality of life.



EXPAND HOUSING OPPORTUNITIES

- C1 RENTAL HOUSING** Quality mixed-income rental housing is developed on SHA property.
- C2 FOR-SALE HOUSING** Homeownership opportunities in the neighborhood are increased.
- C3 EXISTING HOMES** The quality and safety of existing owned homes in the neighborhood is improved.



INVEST IN OUR CHILDREN

- D1 EARLY LEARNING** Ensure children enter kindergarten ready to learn and successfully learn to read by 3rd grade.
- D2 AT-RISK YOUTH** Provide alternative education supports and programming to ensure all youth successfully graduate from high school.
- D3 OUT-OF-SCHOOL-TIME** Provide opportunities to enhance children’s social, educational and physical development via Out-of-School programming.
- D4 PARENT ENGAGEMENT** Provide parent services and supports so that they can effectively engage in their child’s education.



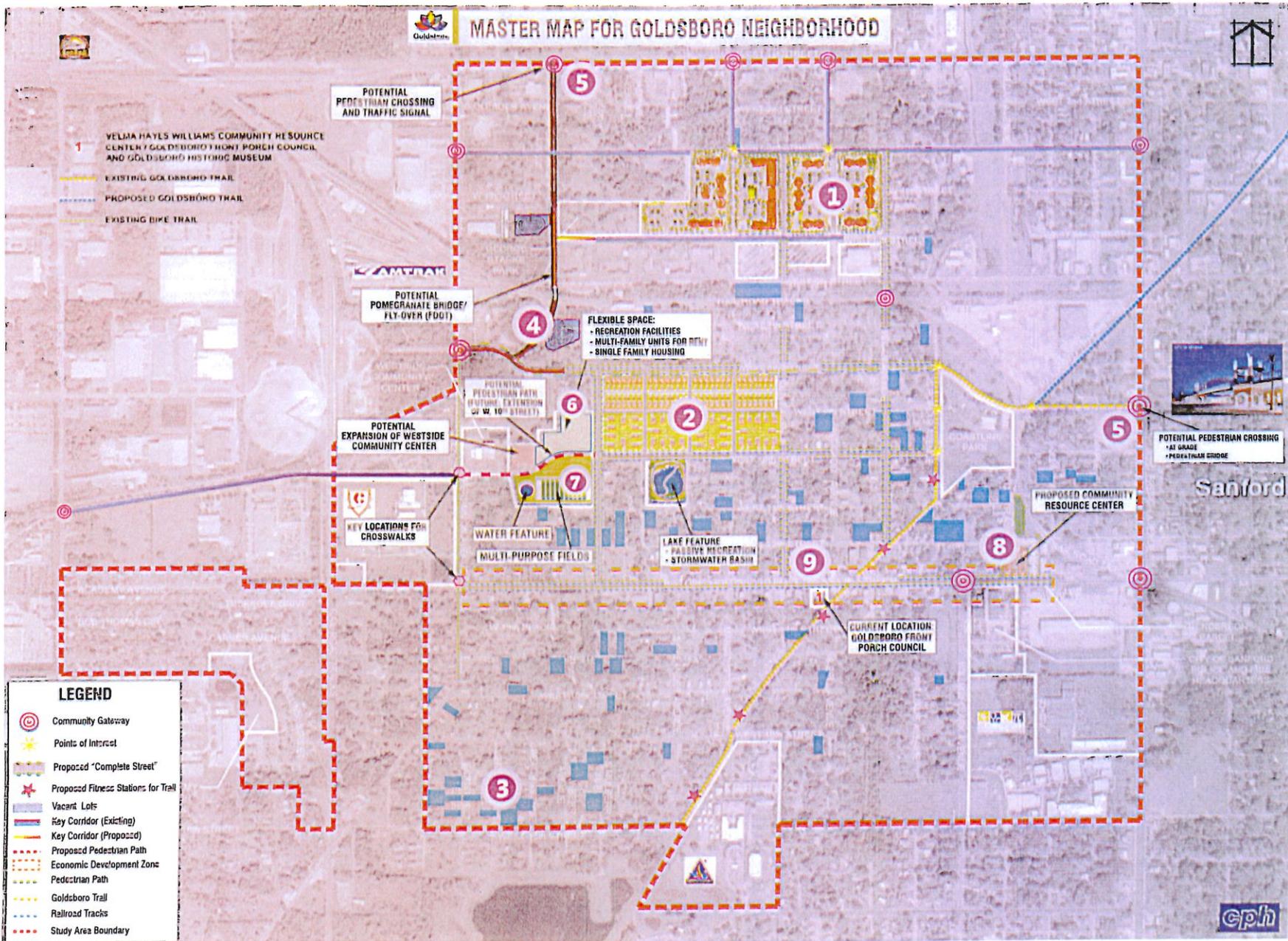
ENCOURAGE COMMUNITY WELLNESS

- E1 MENTAL HEALTH** Residents have access to a full continuum of care to improve mental health and reduce substance abuse.
- E2 MEDICAL SERVICES** Residents have access to quality medical services to improve physical health outcomes and foster wellness.
- E3 HEALTH SUPPORTS** Goldsboro is rich in supports and amenities that promote healthy lifestyles.



EXPAND ECONOMIC OPPORTUNITIES FOR ALL

- F1 SELF-SUFFICIENCY** Residents have the skills and supports to access job and career opportunities that lead to greater economic stability and self-sufficiency.
- F2 BARRIER ELIMINATION** Critical community resources enable residents to access employment opportunities
- F3 SECTION 3** Section 3 hiring and contracting opportunities are maximized via the Goldsboro neighborhood revitalization plan implementation.
- F4 BUSINESS DEVELOPMENT** New and existing businesses are encouraged to grow and thrive.



HIGHLIGHTS OF THE GOLDSBORO MASTER PLAN

- 1 **New mixed-income rental housing.** Four phases of rental housing are proposed for SHA's north parcel of land. Each phase will accommodate 80 to 100 units of rental housing including replacement units for former SHA relocated tenants, tax credit units, and market-rate units. Separate phases as targeted for families, seniors and permanent supportive housing for the homeless.
- 2 **Homeownership opportunities on SHA's south parcel.** Based on the community's priority to increase the number of homeowners in the neighborhood, the plan proposes to reconstruct the street grid pattern on SHA's south parcel to create eight new blocks for for-sale homes – both affordable and market-rate.
- 3 **Infill housing.** For the many vacant lots scattered throughout the neighborhood, the City proposes to create the Cottage Homes Program to incentivize new homebuilding and the productive reuse of vacant land, particularly on nonconforming lots. This City program involves creating pre-approved cottage house plans that will result in an expedited permitting process. Only site review will be required.
- 4 **Pomegranate flyover.** Working with the community, FDOT has designed a new flyover bridge over existing Amtrak railroad tracks. This will eliminate auto stoppages/backups when the AutoTrain passes through the neighborhood. The flyover includes widened sidewalks for pedestrian and bicycle traffic and will provide opportunities for new community art displays.
- 5 **Safe pedestrian crossings.** Since many residents do not own cars, they often rely on their bicycles and walking to access key amenities outside of the neighborhood, such as Sanford's downtown, the Riverwalk, the regional hospital, and the new SunRail station. Key crossing points proposed for safer pedestrian crossings include 9th and 17-92 (which connects Coastline Trail to the Riverwalk) and Pomegranate and SR 46 (as part of the Pomegranate flyover improvements).
- 6 **Flexible space for future development.** A portion of the former William Clark Court site has been set aside for future development of either rental housing, for-sale homes, or the expansion of recreation space (indoor and/or outdoor facilities), depending what the highest demand is for in later years, as well as community priorities at that time.
- 7 **Multipurpose playing fields and water feature.** There is a lack of playing fields in the area for soccer, football, baseball and other sports. Most fields are associated with high schools and are not available for community use. In addition, residents would like to see a water feature for children during the hot summer months, ideally a swimming pool or at a minimum a splash pad. This would also include creating a pedestrian walkway between the Westside Community Center and these new outdoor recreation facilities.
- 8 **New Community Resource Center.** One of the community's top priorities is a new Community Resource Center to accommodate the extensive array of partnerships and programs that have been proposed. The Henderson lot on Historic Goldsboro Blvd is an ideal location – across from the Sanford Public Safety Complex – which can also serve as the gateway to the community. Preliminary plans indicate the site can accommodate up to 20,000 SF with associated parking. An initial 6,000 SF resource center is proposed, with additional land area available in the future for a health clinic and other specialized uses.
- 9 **Goldsboro Farmers Market.** The permanent site for the Goldsboro Farmers Market is at the Allen Chapel AME parking lot at the corner of Historic Goldsboro Boulevard and Olive Street.

Supportive Services

In addition to the proposed physical improvements, the Transformation Plan includes strategies to improve access to vital human services necessary to improve the quality of life of Goldsboro residents. Via the resident survey and community information fairs, residents have expressed a need and desire for a host of services to improve educational, health and economic outcomes in the Goldsboro community.

Key focus areas include:

- Education: Early learning, in- and out-of-school time programs, and parent engagement.
- Health: Medical services, mental health and substance abuse education and programming, healthy foods, and recreation.
- Economic Opportunities: Soft skills training, job search assistance, vocational training, and entrepreneurship supports.

Fortunately, there is a rich array of potential partners in each of these respective areas. They include but are not limited to: Florida Department of Health in Seminole County, Seminole County Public Schools, IFAS-Extension, True Health, Early Learning Coalition of Seminole County, Career Source, and Seminole State College. The challenge and the focus going forward will be on cultivating these partnerships and working collaboratively with partners to make sure programs and services effectively reach Goldsboro residents. Residents have limited knowledge of all that is available in and around

Sanford but making them aware of services is not enough. The Plan seeks to address barriers and actively work to engage residents in a myriad of ways.

Next Steps

The majority of the strategies will be implemented over a longer period of time by multiple public, private, and non-profit stakeholders and partnerships. The three key implementation partners are the City of Sanford, the Sanford Housing Authority and the Goldsboro Front Porch Council. But it will also take the commitment of many others – including community residents – to achieve the vision and outcomes as detailed in this Transformation Plan.

The first key action to ensure effective implementation is the adoption of the final Transformation Plan by the City Commission, the SHA Board of Commissioners, and the GFPC Board. Key representatives from these key partners will form the Goldsboro CNI Implementation Coordinating Committee (GICC) and meet on a regular basis to update each other on the status of their respective implementation responsibilities, to ensure coordination of the various components, and to make decisions as necessary to tweak or alter planned initiatives in response to changes in resource availability, market conditions and community priorities.

Other implementation recommendations include:

- Hire an experienced coordinator to staff the GICC and provide day-to-day management of the implementation effort.

- Continue monthly Westside Community meetings to ensure continuous flow of information and feedback from the community.
- Establish a formal Service Providers Network to discuss services being delivered in the community, their efficacy, and the need to bring in additional services to meet specific community needs.
- Establish a Community Development District (CDD) to help fund new infrastructure improvements in support of housing development.

The Goldsboro community is not waiting for the plan to be finalized to start implementation; residents and stakeholders want to see changes being made now. A list of key accomplishments to date follow on the next page.

Contents of the Plan

The following chapters provide more detailed information about the Transformation Plan, how it was developed, and how it will be implemented.

Chapter 2. Setting the Context describes the history of Goldsboro and its critical role as a community and cultural center for African-Americans. It also provides a detailed description of the neighborhood's current conditions and assets.

Chapter 3. Community Engagement summarizes the extensive community engagement process undertaken during this two-year planning effort.

Chapter 4. Strategies and Priorities highlights the priority goals, objectives and detailed strategies to be implemented to achieve the community's vision.

Chapter 5. Action Plan describes how the plan will be implemented, current and potential partners, and the general timeframe for implementation.

An **Appendix** (under separate cover) includes technical information that informed the Transformation Plan including survey results, market studies, LEED-ND checklist, and data from the existing conditions analysis. Additional information can also be found on the project's website at www.choosegoldsboro.com.

KEY ACCOMPLISHMENTS TO DATE

HOUSING DEVELOPMENT (ON SHA LAND)

Rental Housing (SHA North Parcel)

- Procured rental developer (Wendover Housing Partners) and signed a Master Developer Agreement (MDA).
- Surveyed and prepared housing designs for the North parcels (Lake Monroe, Cowan Moughton, Edward Higgins).
- Applied for tax credits for Edward Higgins and Cowan Moughton.

For-sale Housing (SHA South Parcel)

- Prepared homeownership plan for the South parcel per community input and market study.
- In Strategic Planning session, SHA Board approved moving forward with homeownership (will require HUD approval) and will use deed restrictions to ensure long-term affordability.
- Worked with homebuilder to develop several illustrative unit plans.
- Discussed the pros and cons of having garages in front of houses versus accessing garages in the back from alleyways.
- Met with City departments to discuss new streets, sidewalks and lighting for this area.
- Met with Seminole County re: funding programs for affordable homeownership.



NEIGHBORHOOD IMPROVEMENTS

- CPH developed a Neighborhood Master Plan based on community input and feedback.
- Top priority is the development of a new Community Resource Center on Historic Goldsboro Boulevard to support the delivery of health, education and economic development programs for the community; met with the City and the County to discuss funding options.
- The City of Sanford developed the Cottage Homes Program to encourage landowners to develop new housing on vacant land; 8 prototypical designs have been completed and more are in process.
- Streetscape improvements along Historic Goldsboro Boulevard were completed by the City.
- A committee of Goldsboro residents worked with the City to prepare a self-guided Walking/Driving Tour Pamphlet (with

keyed map) commemorating historic events, persons, and buildings in Goldsboro.

- Permanently relocated the Goldsboro Farmers Market to Allen Chapel AME parking lot at the corner of Olive and Historic Goldsboro Blvd; completed Phase 1 Environmental Review, remediated environmental hazards and working with the City to improve the parking lot conditions.
- Opportunities to expand outdoor recreation facilities to the east of the Westside Community Center – on SHA land – were identified and include open playing fields and a water feature.
- The City's Planning and Zoning departments are ensuring that new residential development in Goldsboro includes garages (preferably rear-loaded) and sidewalks, with a strong preference for single-family homeownership over new rental housing.
- City is providing economic development façade improvements grants for businesses on HGB.

- City is prioritizing CDBG and SHIP funding to improve housing in the Goldsboro area.

SERVICES FOR THE COMMUNITY

- Collaborated with UFAS Extension Services, GoldenRule and Seminole County Community Assistance to present Affordable Housing Information Workshop.
- Collaborated with Seminole State College Center for Business Development to present Start Up 101 Workshop.
- Procured Strategic Community Intervention, LLC to conduct more intensive planning and events addressing the need to improve the relationship between the community and the Sanford Police Department (SPD).
- Worked with SPD to present Next Door Workshops.
- Collaborated with Seminole County Public Schools to provide more community-based information about school registration and other services.
- Confirmed Community Legal Services of Mid-Florida will provide technical assistance to GFPC and services for heirs to Goldsboro property without clear title.
- Hosted BBQs at Academy Manor with SPD and the County (provided information about homeowner programs and services).
- Identified future CDBG dollars to fund the ongoing management of the Farmers Market.
- ECFRPC secured a state grant to develop the Goldsboro Food Entrepreneurship Plan and Toolkit to support small-scale food entrepreneurs in the community.
- City continues to support public services that benefit residents of Goldsboro (e.g. YELDA program).



Goldsboro Choice Neighborhoods Initiative Transformation Plan (2018)

(excerpt)

Housing Goals

HOUSING

Existing housing makes up approximately 194 acres of land, or 26.2%, of the total 741 acre Goldsboro neighborhood. This housing is primarily single family residential with an average assessed value of \$44,832 (ranging from minimum of \$3,677 to a maximum of \$169,731). The existing housing stock is relatively old and most of it is in need of repair. Approximately half of the homes were built before 1961.

The average single family home is approximately 1,170 square feet with 2 bedrooms. There are 377 vacant residential parcels, totaling 70 acres (not including the SHA sites), that have been

identified in the neighborhood. For the most part, these vacant parcels are scattered throughout the neighborhood and offer opportunities for new infill single family homes but make it difficult to assemble for larger developable parcels..

According to the city's property appraiser, multifamily housing comprises 7% of the housing parcels in the study area with a total of 245 units, thus making up 21% of all existing housing units. Most multifamily housing consists of duplexes and there is only one large multifamily complex – Seminole Gardens. Seminole Gardens is a 108 unit privately owned Section 8 property

immediately to the southwest of Lake Monroe Terrace. As of June 2016 the complex is under new ownership and management by Cambridge Management. The company is currently renovating the development with improvements to include new flooring and energy-efficient appliances; central A/C; an expanded laundry room, business center for computers, and after school center; exterior residing; and fencing around the property to create a "gated" community.



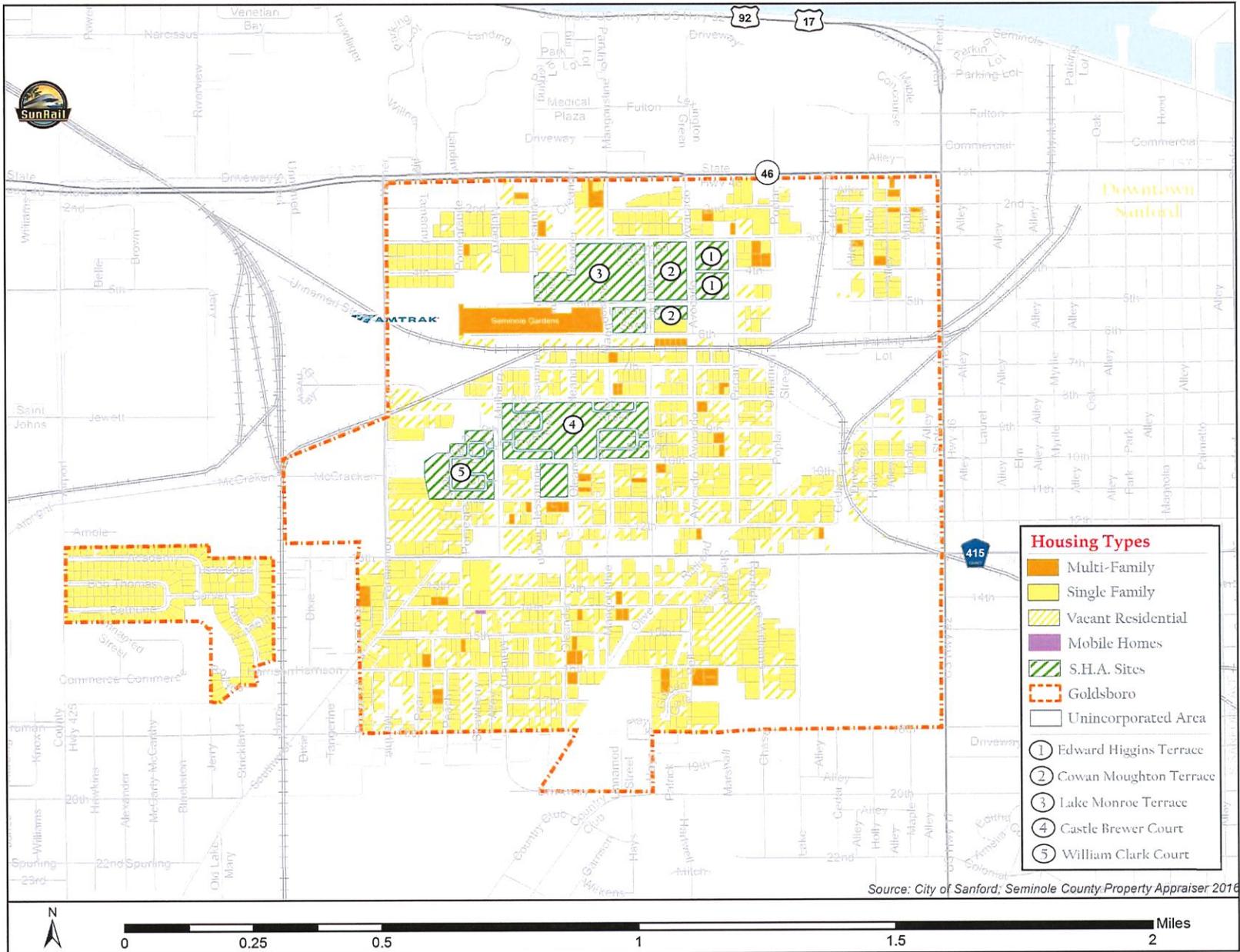


Figure 2-9 | Housing types.

GOAL **C** EXPAND HOUSING OPPORTUNITIES

Housing is key to a strong, vibrant neighborhood. In Goldsboro, the loss of population over the decades has led to a decline in quality housing stock, a decrease in demand for public transit routes through the community and a reduction in demand for daily retail services. Building new housing to attract a range of incomes – both rental and for-sale – is envisioned to attract new residents, new stores, and create a demand for more public transit options. In addition to building new housing, improving existing housing and putting scattered vacant lots back into residential use is also a community priority. The goal is to make sure both existing residents (and former residents who want to return) as well as new residents enjoy the benefits of a revitalizing Goldsboro. The key objectives for housing include:

- C1** Quality mixed-income rental housing is developed on SHA land.
- C2** Homeownership opportunities in the neighborhood are increased.
- C3** The quality and safety of existing owned homes in the neighborhood is improved.

EXISTING CONDITIONS/KEY CHALLENGES:

The loss of 380 SHA public housing units in Goldsboro has had a major impact on the neighborhood and access to affordable housing.

- Since 2012, SHA has relocated over 300 families with Housing Choice Vouchers and demolished 380 uninhabitable public housing units.
- This has left almost 50 acres of vacant land in the heart of Goldsboro.
- There are 161 former SHA households that were relocated, some of which would like to return to the Goldsboro neighborhood.
- SHA, HUD and former residents entered into a stipulation agreement with a goal of replacing 209 public housing units throughout the city. Only a portion of those units will be replaced in Goldsboro.
- Seminole County has a severe homelessness problem that is exacerbated by the loss of 380 public housing units.

There is high demand for both market-rate and affordable housing.

- Per Home Value Forecast, in the past three years the Orlando-Kissimmee-Sanford area has gone from a market condition of “weak” to “strong.” From 2014 to 2017, the average sold price increased from \$180,000 to \$238,000 and there currently is low inventory.
- Per two recent market studies specific to the Goldsboro area, there is strong demand for both market-rate and affordable rental housing as well as homeownership.
- A number of new housing units (singles and duplexes) are currently under construction in the neighborhood.

Dilapidated existing housing and vacant, unkept lots stymie the development of new housing.

- One of the community's top priorities is to clean up the neighborhood.
- Many existing homeowners are aging in place and their homes have fallen into disrepair.

C1 Quality mixed-income rental housing is developed on SHA land.

In December 2016, Zimmerman/Volk Associates, Inc. undertook an analysis of residential market potential for the Goldsboro Choice Neighborhood. The key finding is that between 795 and 985 new mixed-income rental and for-sale dwelling units could be developed and absorbed within the Goldsboro Choice Neighborhood over five (5) years.

Figure 4-1 | Market Potential for New Mixed-Income Units Over Five Year Period

Housing Type	Below 80% AMI	Above 80% AMI	Total Units	% of Total Units
Multi-Family Residential	310-385	240-300	550-685	69%
For-Sale Units				
Multi-Family Condos	15-20	25-30	40-50	5%
Townhouses	10-15	40-45	50-60	6%
Single Family Homes	65-80	90-110	155-190	20%
TOTAL UNITS	400 - 500	395 - 485	795 - 985	100%

This level of housing demand is based on Goldsboro’s proximity to downtown, the Central Florida Regional Hospital, the SunRail Station, the Amtrak Autotrain station, Winn-Dixie, the Public Safety Complex, and faith-based institutions. Establishment of strong retail concentrations in the neighborhood, particularly along Historic Goldsboro Boulevard, will be critical to capturing full market potential. The new renters for market-rate units include: younger singles and couples (69% of the market); empty nesters and retirees (22%); and traditional and non-traditional families (9%). The study suggested starting rental construction on SHA’s northern parcel (above the railroad tracks) as these parcels are significantly closer to downtown and the hospital.

The housing plan calls for developing four phases of rental housing on SHA’s north parcel with the potential to develop a fifth rental phase on the southern parcel in the future, depending on demand and resources. Highlights of the plan include:

- Each phase will consist of between 80-100 units, for a total of 320-400 units on the north parcel.
- There will be separate phases for families, seniors and permanent supportive housing for the homeless.

- Each phase will include public housing, tax credit units for working households, and market rentals
- Unit sizes will range from 1 to 3 bedroom units.
- Each phase has its own pool and community building.
- The total buildout of the four phases is dependent on the award of tax credits and may take many years.
- SHA will enter into a 50-year ground lease with Wendover to ensure the units remain affordable.
- Total Development Cost (TDC) for each phase is between \$18-20 million.

The SHA Board has procured a rental housing developer (Wendover Housing Partners) through a competitive HUD-approved process. Wendover is experienced in developing and managing tax credit properties in Florida. They have submitted two unsuccessful LIHTC applications to the Florida Housing Finance Corporation (FHFC) and are waiting to hear the status of two LIHTC applications submitted to FHFC in March 2018.

BUILDING TYPE BAAB	
	
NUMBER OF FLOORS	TOTAL
DWELLING UNITS ON 1ST FLOOR	8
DWELLING UNITS ON 2ND FLOOR	8
DWELLING UNITS ON 3RD FLOOR	8
TOTAL NUMBER OF DWELLING UNITS	24
UNIT BREAKDOWN	
UNIT "A"	12
UNIT "B"	12
UNIT "C"	-
LIVING AREA PER FLOOR (GROSS)	
FIRST FLOOR	7,392
SECOND FLOOR	7,392
THIRD FLOOR	7,392
	22,176
TOTAL GROSS AREA PER FLOOR (LIVING, BREEZEWAY)	
FIRST FLOOR	8,670
SECOND FLOOR	8,670
THIRD FLOOR	8,670
	26,010

BUILDING TYPE BCCB		
		
NUMBER OF FLOORS		TOTAL
DWELLING UNITS ON 1ST FLOOR	8	8
DWELLING UNITS ON 2ND FLOOR	8	8
DWELLING UNITS ON 3RD FLOOR	8	8
TOTAL NUMBER OF DWELLING UNITS	24	24
UNIT BREAKDOWN		
UNIT "A"	-	-
UNIT "B"	18	18
UNIT "C"	6	6
LIVING AREA PER FLOOR (GROSS)		
FIRST FLOOR		9,016
SECOND FLOOR		9,016
THIRD FLOOR		9,016
		27,048
TOTAL GROSS AREA PER FLOOR (LIVING, BREEZEWAY)		
FIRST FLOOR		10,294
SECOND FLOOR		10,294
THIRD FLOOR		10,294
		30,882

BUILDING TYPE BBBC		
		
NUMBER OF FLOORS		TOTAL
DWELLING UNITS ON 1ST FLOOR	8	8
DWELLING UNITS ON 2ND FLOOR	8	8
DWELLING UNITS ON 3RD FLOOR	8	8
TOTAL NUMBER OF DWELLING UNITS	24	24
UNIT BREAKDOWN		
UNIT "A"	-	-
UNIT "B"	12	12
UNIT "C"	12	12
LIVING AREA PER FLOOR (GROSS)		
FIRST FLOOR		8,727
SECOND FLOOR		8,727
THIRD FLOOR		8,727
		26,181
TOTAL GROSS AREA PER FLOOR (LIVING, BREEZEWAY)		
FIRST FLOOR		10,009
SECOND FLOOR		10,009
THIRD FLOOR		10,009
		30,015

		UNIT A (COUNT)
# OF UNITS ON SITE		36
TOTAL # OF BEDROOMS		1
TOTAL # OF BATHROOMS		1

		UNIT A (COUNT)
# OF UNITS ON SITE		66
TOTAL # OF BEDROOMS		2
TOTAL # OF BATHROOMS		2

SITE SUMMARY	
UNIT TYPE	
UNIT "A"	1 BEDROOM
UNIT "A" UFAS	1 BEDROOM
UNIT "B"	2 BEDROOM
UNIT "B" UFAS	2 BEDROOM
UNIT "C"	3 BEDROOM
UNIT "C" UFAS	3 BEDROOM
TOTAL UNITS	120
BUILDING TYPES	
BLDG TYPE "BAAB"	3
BLDG TYPE "BCCB"	1
BLDG TYPE "BBBC"	1
TOTAL BUILDINGS	5



		UNIT A (COUNT)
# OF UNITS ON SITE		18
TOTAL # OF BEDROOMS		3
TOTAL # OF BATHROOMS		2

Units Area Schedule (Net Rentable)	
Name	Area
UNIT A	689 SF
UNIT B	909 SF
UNIT C	1039 SF

Units Area Schedule (Gross)	
Name	Area
UNIT A	794 SF
UNIT B	1054 SF
UNIT C	1199 SF

Figure 4-2 | Rental Apartment Building Design (Wendover Housing Partners)

C2 Homeownership opportunities in the neighborhood are increased.

The community has expressed a strong desire to increase homeownership opportunities in Goldsboro – to stabilize the community and to give former residents who want to purchase homes the opportunity to return to their community.

Target SHA's south parcel for homeownership development ensuring long-term affordability.

The community identified SHA's 20+ acre south parcel as an ideal location for a for-sale component. As a result, a more detailed for-sale market analysis was undertaken by Community Solutions Group/GAI Consultants. Findings include:

- There is significant demand for affordable for-sale housing within Sanford as a whole and specifically within the Goldsboro neighborhood.
- New homes should be limited to detached single-family structures.
- Each house should include a single-car garage.
- Absorption of new affordable homes will be limited only by the time it takes to financially qualify potential buyers and construct the units. A reasonable absorption rate could range from 10 to 15 units annually.

Figure 4-3 | Recommended Product Mix

Single-Family Homes	Size	% of Units
4BR/2Ba	1,500 SF	20%
4BR/2Ba	1,400 SF	15%
3BR/2Ba	1,300 SF	45%
3BR/2Ba	1,250 SF	20%

Figure 4-4 | Projected Housing Prices

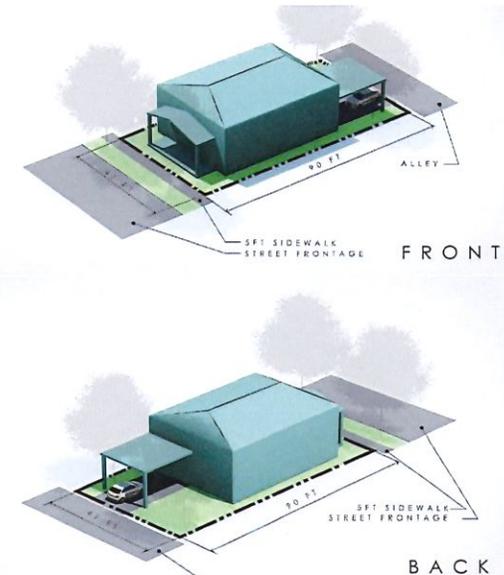
Single-Family Homes	Size	Price/SF	Sale Price
4BR/2Ba	1,500 SF	\$98.00	\$147,000
4BR/2Ba	1,400 SF	\$100.00	\$140,000
3BR/2Ba	1,300 SF	\$93.00	\$120,900
3BR/2Ba	1,250 SF	\$95.00	\$118,750
Average	1,345	\$95.45	\$128,555

Based on this information and feedback from the community, key highlights of the homeownership plan include:

- Since this parcel was once a public housing superblock, new infrastructure (roads, street lights, sidewalks, utilities, etc.) will need to be constructed that reinforces the original street grid in the neighborhood. This will create approximately eight new blocks for homeownership opportunities.
- Depending on the design of the homes and lots, anywhere from 10-14 homes could be

built per block, resulting in a potential 80-112 new homes of SHA land.

- Start for-sale home construction on the southern parcel at the same time rental housing is being developed on the northern parcel
- Provide a mixture of market-rate and affordable homes that can be subsidized through Seminole County's Purchase Assistance Program. SHA will use deed restrictions to preserve long-term affordability.
- Leave open the option of providing alleyways to access garages at the rear of the homes vs. providing front driveways to garages.





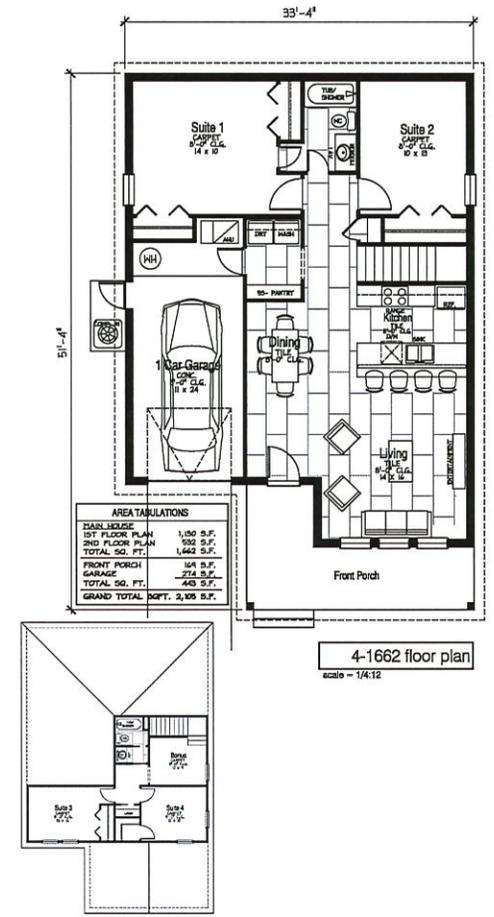
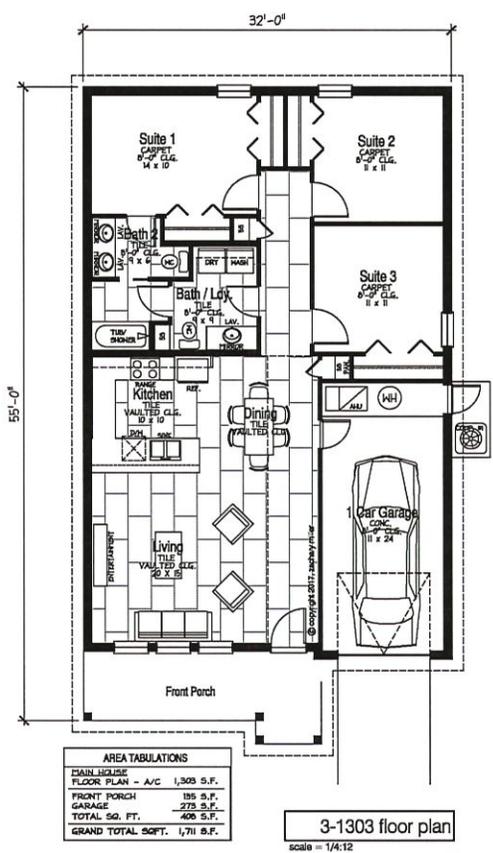
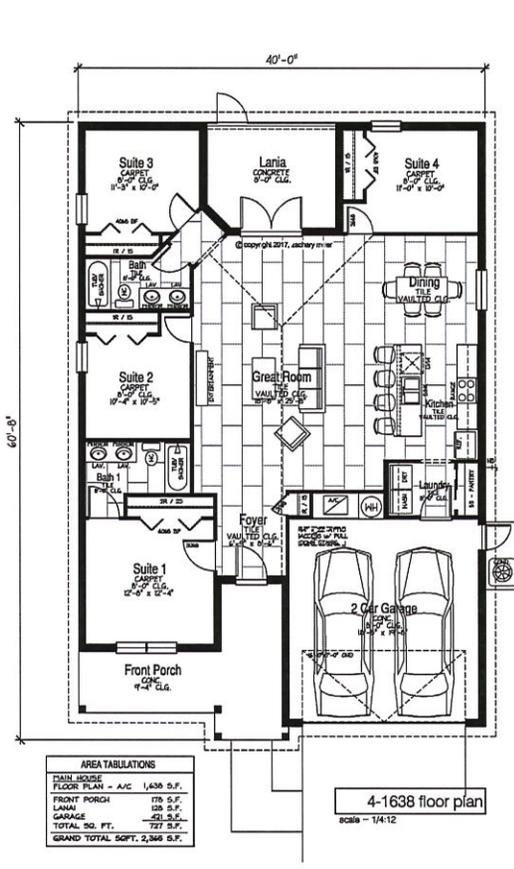


Figure 4-5 | Single Family For-Sale Design Examples (Miller Construction Services)