

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Overview of the Community Development Office Public Services Strategy

**DEPARTMENT:** Planning and Development      **DIVISION:** Community Resources

**AUTHORIZED BY:** Donald Fisher      **CONTACT:** Eugene Chambers      **EXT.** 7016

<b>Agenda Date</b> <u>04/27/2004</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input checked="" type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Briefing\Information Only

---

**BACKGROUND:**

This is a briefing to provide information to the Board of County Commissioners on the Community Development's Office Public Services Strategy as it relates to housing.

This briefing will cover the following housing programs:

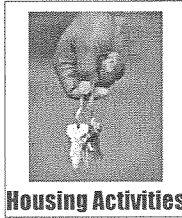
- Special Needs Housing
- Transitional Housing
- Self Sufficiency

<b>Reviewed by:</b>
<b>Co Atty:</b> _____
<b>DFS:</b> _____
<b>Other:</b> _____
<b>DCM:</b> <u>SS</u> _____
<b>CM:</b> _____
<b>File No.</b> <u>bpd01</u>

Attachments: Briefing Presentation Package



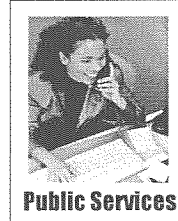
## Board of County Commissioner's Community Development Briefings



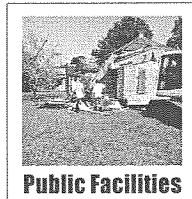
**Housing Activities**

- ↓ April 13, 2004
  - Down Payment Assistance
  - Home Repair

- ↓ April 27, 2004
  - Special Needs Housing
  - Transitional Housing
  - Self Sufficiency



**Public Services**



**Public Facilities**

- ↓ May 11, 2004
  - Demolition
  - Future Directions

### GREETINGS AND SALUTATIONS

Good morning Chairman, Commissioners, thank you once again for the opportunity to come before you and share The Community Development Office's current Programs and Progress (as it relates specifically to housing activities) and under your continued leadership and guidance, the Future Direction and emphasis of all our Affordable Housing strategies

### INTRODUCTION

This briefing is to update you on Community Development's activities, and seek your input and direction regarding the County's Public Services Strategy.

This 10 – 15 minute presentation will have a similar format as the last and will cover; current project highlights and accomplishments, existing and developing partnerships, current practices, policies and future directions.

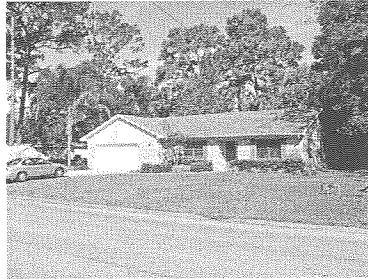
This briefing will cover:

- Special Needs Housing
- Transitional Housing
- Self Sufficiency

# Special Needs Housing

## Developmentally Disabled Persons What are we doing?

- ± Housing characteristics
  - ± 5% live in public subsidized housing
  - ± Independent living projects
  - ± Condominium units
  - ± Small group homes
- ± Income characteristics
  - ± 55% receive SSI/SSDI
  - ± 14% receive food stamps
  - ± 40% earn less than \$10K per year



**2000 Census: 29K/8% severely disabled residents.**

### What is it?

Being part of the community and living as independently as possible are among the most important values and goals shared by people with disabilities, their families, and advocates. A home of one's own—either rented or owned—is the cornerstone of independence for people with disabilities.

Residents must be income eligible

**Assist financially with development of rental housing**

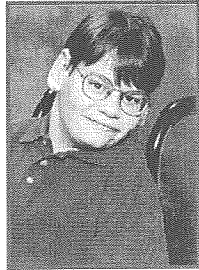
**Deferred loans to nonprofit sponsors**

**Facilities provide supportive services**

## Special Needs Housing Partnerships

### Developmentally Disabled Persons What are we doing?

- ✚ American Living, Inc. \$230K
  - ✚ Must be income-eligible
  - ✚ Home for 6 children
  - ✚ Cognitive/mental disabilities
  - ✚ Long-term care & shelter



- ✚ Threshold, Inc. \$200K
  - ✚ Must be income-eligible
  - ✚ Home for 4-6 children
  - ✚ Autistic individuals
  - ✚ Long-term care & shelter

Not targeted population in the past.

Seminole County provided services and access to services but did not address critical housing needs.

Recognized severity of housing need and responded, and continues to respond.

## **Special Needs Housing Partnerships**

### **Developmentally Disabled Persons What improvements have we made?**

- ⚡ Providing technical assistance to developing organizations
- ⚡ Developing new partnerships and programs
  - ⚡ JPH & Associates ~ First Time Home Buyer Program for Persons with Disabilities
  - ⚡ Abilities of Florida ~ Homes for Independence
  - ⚡ Orlando Neighborhood Improvement Corporation ~ Property Development



### **Where are we going?**

Our goal is to provide quality new housing units for our special needs population

By assessing special needs of our community

By partnering with our local housing special needs housing agencies to leverage funding

By providing necessary training and support to our housing agencies regarding grant compliance and file maintenance

By providing units that will serve the special needs population

The end result will be the actual production and leasing of the funded units to the target population.

## Special Needs Housing Partnerships

### Senior Citizens Where are we going?

- ✚ In discussions with
  - ✚ Experienced developers
  - ✚ Large national banks
- ✚ Requires a 3-5 acre site
- ✚ Access to services
- ✚ S.H.I.P. & HOME funded
- ✚ Possible USDA financing



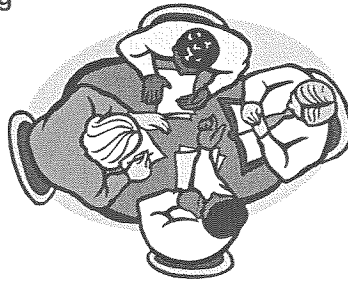
- ✚ Senior Citizen Village (55+)
- ✚ At least 85 units (Mixed use)
  - ✚ Homes
  - ✚ Town Homes
  - ✚ Condos
  - ✚ Assisted Living
- ✚ Income-eligible for subsidies
  - ✚ Home ownership & rental

**2000 Census: 43K/11% 65+ years of age in S.C.**

## **Special Needs Housing Partnerships**

**Homeless Persons & Families  
Where are we going?**

- ✚ **Developing Partnerships**
  - ✚ **Homeless Services Network**
  - ✚ **Pathways to Care**
  - ✚ **Seminole Community Mental Health Center, Inc.**
- ✚ **Creation of Seminole County Shelter+ Continuum of Care**
- ✚ **Scattered sites w/access to services and assistance**
- ✚ **Leveraged funding**

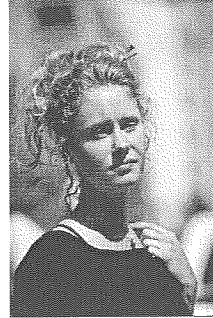


## Transitional Housing Needs

### Victims of Domestic Violence



- ↓ Incidents in Seminole County since September 2003
  - ↓ 4 Children murdered by their fathers
  - ↓ 3 Women shot to death by significant other



121,634 Reported Incidents of Domestic Violence in Florida During 2002

### What is it?

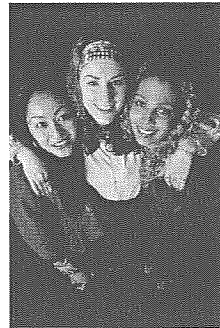
Domestic violence exacerbates the already severe housing crisis faced by low income households, and is a leading cause of homelessness among women and children. For women fleeing abusive environments, safety is the primary consideration.



## **Transitional Housing Partnerships**

### **Victims of Domestic Violence What are we doing?**

- ↓ Safehouse of Seminole ~ \$372K
  - ↓ Victims of domestic violence
  - ↓ 10 rooms/42 beds for Short-term shelter
  - ↓ 12,108 days of shelter
  - ↓ 6000 sessions/12,380 hours of counseling
  - ↓ Approximately 400 clients served annually
  - ↓ 4,012 "Safety Plans" prepared
  - ↓ Outreach
  - ↓ Support Groups



## **Transitional Housing Partnerships**

**Victims of Domestic Violence  
What are we doing?**

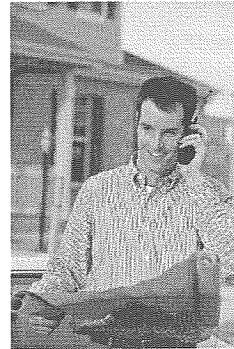
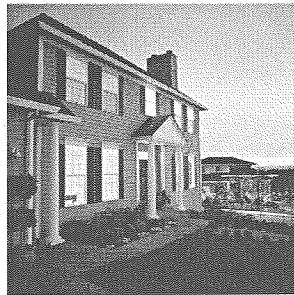
- ✦ **Kid's House of Seminole ~ \$405K**
  - ✦ **Counseling center**
  - ✦ **Sexually assaulted & physically abused children**
  - ✦ **Approximately 1200 clients served annually**
  - ✦ **\$ for \$ match leveraged through other sources**



## Transitional Housing Partnerships

Victims of Domestic Violence  
What are we doing?

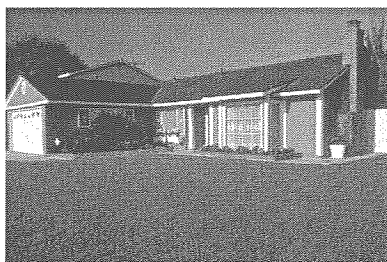
- ✦ Lisa Merlin House - Capacity Building
  - ✦ \$515K County HOME and SHIP Funds
  - ✦ \$333K Housing & Urban Development
  - ✦ \$31.5K Orlando Magic Youth Fund
- ✦ The Center for Affordable Housing ~ \$246K
  - ✦ Currently operating 11 homes



## **Transitional Housing Partnerships**

### **Victims of Domestic Violence What improvements have we made?**

- ⬇ **The Center for Affordable Housing ~ \$190K**
  - ⬇ **Purchasing and rehabilitating 6 scattered site homes**
- ⬇ **Help individuals move along the continuum from abusive environments toward permanent, stable housing**



Center for Affordable Housing: Provide at least 6 transitional homes (\$190K)

Since emergency shelters are not designed to meet victims' continuing needs for decent, affordable housing in safe surroundings, other options must be supported to help survivors move along the continuum from abusive environments toward permanent, stable housing.

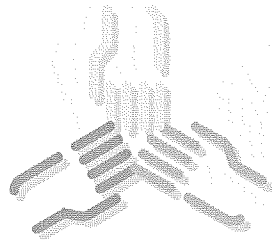
All these projects BCC has funded in last 2-3 years.

Historically these needs have not been comprehensively addressed.

## **Transitional Housing Partnerships**

### **WHAT IMPROVEMENTS HAVE WE MADE?**

- ✦ Expanded outside partnerships
- ✦ Seminole County United
  - ✦ Developing partnership with Seminole County Sheriff's Office and countywide public services providers to create a long term action plan
- ✦ Research ongoing with Central FL agencies to determine needs.
  - ✦ Agency needs will be included within 5 year action plan.



All these projects BCC has funded in last 2-3 years.

Historically these needs have not been comprehensively addressed.

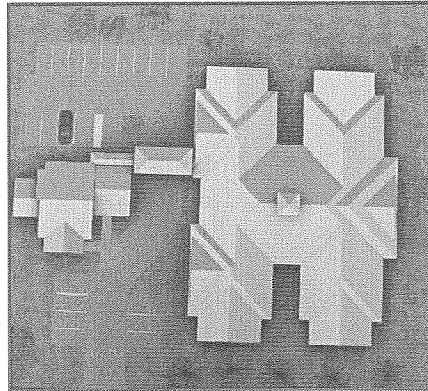
1<sup>st</sup> Roundtable held April 14, 2004 (will meet monthly)

# Transitional Housing

## Where are we going?

Summary of proposed strategy and policy changes for discussion:

- ↓ Expand the capacity of non-profit housing providers
- ↓ Strengthen our ability to provide safe and secure housing
- ↓ And Leverage Private Sector Participation



## Where are we going?

The Community Development Office maintains some existing partnerships and are developing many new ones.

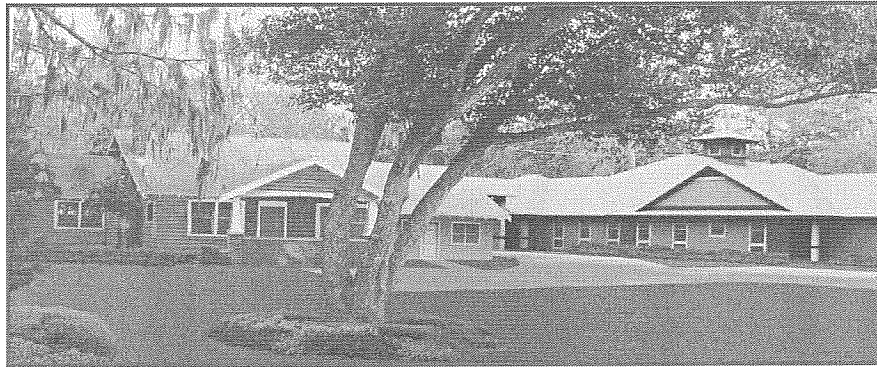
Partners play different roles at different time depending on the project or activity being undertaken.

## **Transitional Housing**

### **Where are we going?**

Summary of proposed strategy and policy changes for BCC discussion:

- ✦ **New Safehouse of Seminole Shelter - Capacity Building**
  - ✦ 103 available housing units
  - ✦ \$887K Public investment (Seminole County)
  - ✦ \$881K Other grants
  - ✦ \$81K Leveraged through fundraising



### **Where are we going?**

Artist's rendering of new Safehouse of Seminole Shelter

## Tenant Based Rental Assistance

### What are we doing?

- ✦ Subsidy that helps with variety of costs
  - Rent
  - Utility costs
  - Security deposits
  - Utility Deposits
- ✦ Scattered sites
- ✦ Bridge housing cost and income gap
  - Low wage earners
  - People on limited fixed incomes
- ✦ 59 households currently in program
- ✦ \$573.53 average monthly subsidy



### What is it?

Housing vouchers are one of the major federal programs that are intended to bridge the gap between the cost of housing and the incomes of low wage earners and people on limited fixed incomes. The Housing Choice Voucher program provides flexibility and options by issuing vouchers to eligible households to help them pay a portion of the rent on privately owned units of the households' choosing.

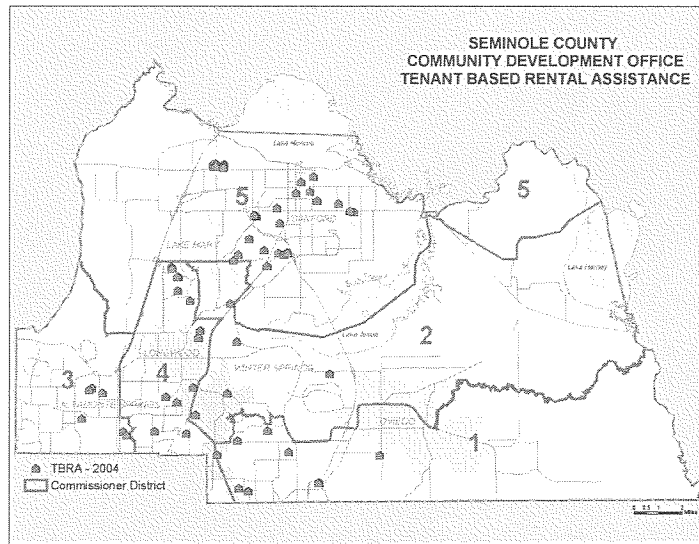


## Tenant Based Rental Assistance and Self-Sufficiency Program Partnerships

- ↓ Seminole County Housing Authority
  - ↓ Manages program
  - ↓ Ensures program compliance of participants
  
- ↓ Seminole Community College
  - ↓ General Education Diploma preparation & testing
  - ↓ Vocational & technical training
  
- ↓ Seminole County Community Assistance
  - ↓ Child care in order to stay employed
  - ↓ Emergency health care needs
  - ↓ Emergency utility needs



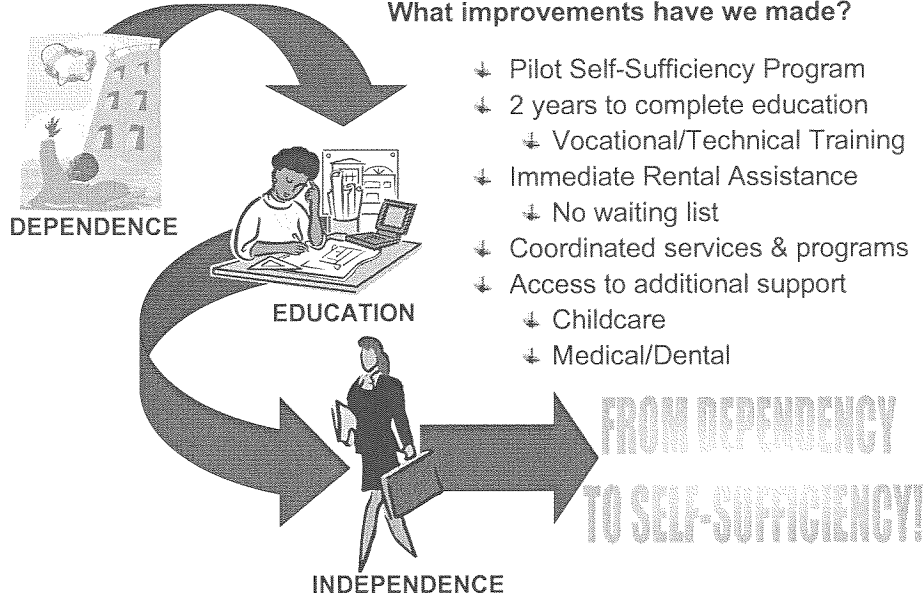
# Tenant Based Rental Assistance



**265+ Assisted/\$3.3M Invested Since 1994**

# Tenant Based Rental Assistance

What improvements have we made?



Used to be service oriented programs.

Now people focused activities and efforts.

# Tenant Based Rental Assistance

## Where are we going?

Summary of proposed strategy and policy changes for BCC discussion:

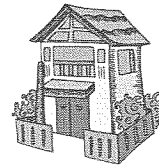
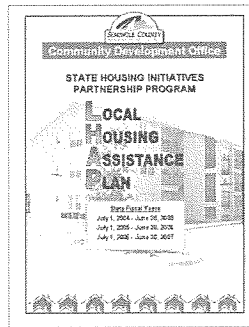
- ↓ Expansion of self-sufficiency program
  - ↓ Transportation allowance
  - ↓ Tuition assistance
  - ↓ Financial management counseling
  - ↓ Public recognition
- ↓ Authorize long term study
  - ↓ Achievement of goals
    - ↓ Greater number completing training
    - ↓ Financial independence
- ↓ Desired outcomes
  - ↓ Higher paying jobs/careers
  - ↓ Home ownership
  - ↓ Break cycle of poverty



In process of creating measurements for determining success and tracking methods.

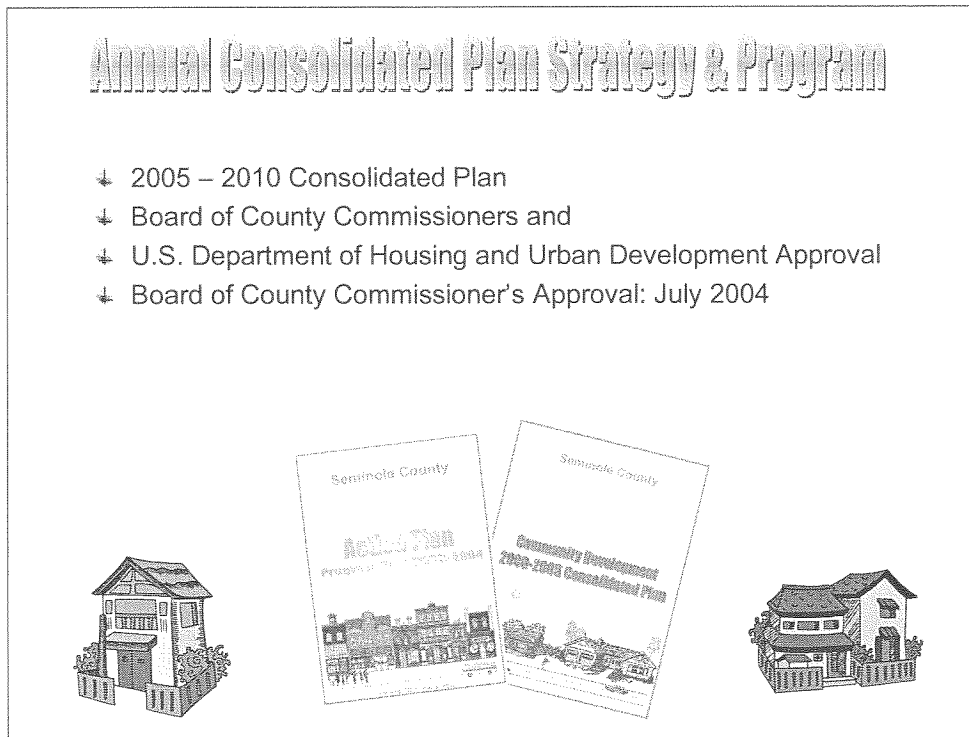
# Annual Local Housing Assistance Plan Strategies & Programs

- ✦ 2004 – 2007 Local Housing Assistance Plan
  - Board of County Commissioners and Florida Housing and Finance Corporation for Approval
  - Board of County Commissioner's Approval: April 27, 2004



## Annual Consolidated Plan Strategy & Program

- ↓ 2005 – 2010 Consolidated Plan
- ↓ Board of County Commissioners and
- ↓ U.S. Department of Housing and Urban Development Approval
- ↓ Board of County Commissioner's Approval: July 2004



Conclusion:

Need input from the Board regarding these programs and the direction we are heading.

Authorization to proceed with recommended changes??