

# City of Sarasota 2014 – 2015 Action Plan Executive Summary

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

### 1. Introduction

In 2011, the Sarasota County and the Sarasota City Commissions approved the 2011 – 2016 Consolidated Plan. The Consolidated Plan is a five-year road map that identifies housing, homeless, community and economic development needs and establishes a strategic plan for addressing these needs. This Action Plan describes the resources that will be used and the activities that will be undertaken during fiscal year 2014 - 2015 to implement the 2011 – 2016 Consolidated Plan.

The funding resources included in this portion of the Action Plan only include the City of Sarasota CDBG funds, the HOME Investment Partnership Program (HOME), and State Housing Initiatives Partnership Program (SHIP) funds. The Sarasota County Action Plan includes the Sarasota County CDBG funds and the Emergency Solutions Grant (ESG) funds. The City of Sarasota qualified for a direct allocation of HOPWA funds but has elected to defer these funds to the State of Florida for 2014 - 2015.

The 2014 – 2015 Action Plan will begin on October 1, 2014.

### 2. Summarize the objectives and outcomes identified in the Plan

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

The high, medium, and low priorities for the 2011-2016 Consolidated Plan are:

#### High Priorities:

- Public Infrastructure
- Maintaining the Affordable Single-Family Housing Stock
- Homeless Facilities
- Public Services
- Economic Development
- Public Housing Revitalization
- Increasing Supply of Rental Subsidies
- Public Facilities

#### Medium Priorities:

- Increasing Homeownership
- Special Needs Housing
- Maintaining Existing Rental Units

- Increasing the Supply of Affordable Rental Units

#### Low Priorities

- Neighborhood Beautification
- Increasing the Supply of new Affordable Single Family Homes

Through this process - along with an analysis of data contained in the Homeless Needs, Special Needs, and Housing Needs and Market Analysis - the following points were highlighted:

- There is a great need for economic development programs and activities;
- Job training is essential to create an improve the economic future of the county;
- There is a large unmet demand for all youth services;
- South Sarasota County requires Homeless Shelters, Prevention, Outreach, and Services to address their growing homeless issues;
- The redevelopment of the Venice Housing Authority is an important community priority;
- There is a continual need for general infrastructure improvements countywide;
- Residents throughout the county need assistance to prevent foreclosures; and
- Rehabilitation of both homeowner and rental units is essential to improve countywide housing stock.

### **3. Evaluation of past performance**

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

The Sarasota Office of Housing and Community Development has made satisfactory progress in accomplishing the priorities list in the 2011-2016 Consolidated Plan using both HOME and CDBG funds. CDBG funds have been used for a variety of activities such as housing and commercial rehabilitation, public housing redevelopment, public facilities, infrastructure improvements and public services. The County and City expended 100% of its CDBG funding for the principal benefit of low and moderate income persons and all public services were in compliance with 24 CFR 570.201 (e) (1) and 24 CFR 570.200 (g).

Sarasota County and the City of Sarasota were able to accelerate several important projects using stimulus funding, including Neighborhood Stabilization Program (NSP) 1, 2 and 3 grants, CDBG-R and Homeless Prevention and Rapid Rehousing Program (HPRP) funding.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Sarasota Consortium's lead agency, the Sarasota Office of Housing and Community Development (OHCD), developed the five-year Consolidated Plan using a process approved by both the City of Sarasota and County of Sarasota Commissions. OHCD created a Staff Steering Committee (SSC) as a vehicle to hear public input.

The SSC and Sarasota Office of Housing and Community Development staff held the following focus group meetings related to the Consolidated Plan:

- February 3, 2011, City of Venice City Hall, Economic and Community Development Needs;
- February 8, 2011, The Federal Building, Special Needs Housing and Services;
- February 10, 2011, City of North Port City Hall, Homeless Housing and Outreach; and
- February 15, 2011, The Federal Building, Sarasota, Affordable Housing Needs.

In addition to the focus groups, OHCD held two community visioning sessions. These sessions were not focused on a broad topic, but meant to discuss all housing and community development needs throughout the County. They took place at the following dates and locations:

- March 1, 2011, Robert L. Taylor Community Complex, Sarasota; and
- March 10, 2011, City of North Port City Hall.

### 2014 – 2015 Action Plan

The Action Plan funding strategies were brought before both the City and County Commissions of Sarasota for preliminary approval on April 7, 2014 and April 22, 2014 respectively.

All projects funded by this Action Plan are consistent with the priorities originally selected, located on Page 5 of the 2011-2016 Consolidated Plan.

Two (2) public meetings were held to receive public comment.

- May 13, 2014 - North Port Library
- May 14, 2014 - Sarasota Federal Building

The plan was advertised to receive public comments. The draft Action Plan was placed on the OHCD website. Jurisdictions within the county, adjacent jurisdictions, the State of Florida, public housing agencies, the continuum of care agencies and neighborhood groups were provided with that link to enable them with an opportunity to comment on the draft plan.

## **5. Summary of public comments**

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

One individual stated that she was disappointed that the Marbut study suggested that the homeless shelter be located in Englewood and that she felt that it should be located in the City of North Port. She stated that because the Salvation Army was divided into 2 areas – Sarasota and South County – that she had not been able to access the CDBG prevention funds that had been allocated to the Sarasota agency.

One individual stated that her biggest concern was that the majority of the funds were being used for a homeless complex in south Sarasota County or anywhere for that matter. She is concerned about an agency designated by the City and County as the lead entity to receive these funds, Harvest Housing. She stated that according to OneCPD that the first time that Harvest House received funding was in 2012 and that they are an inexperienced group. The group was serving the near homeless. She felt that the Inspector General would have a problem with the City and County diverting homeless funds

from established agencies to dedicating so much of their funding to a homeless facility in South County. She also stated that she had questions about a religious entity receiving federal funds.

One individual stated that he had formed a new nonprofit agency, get ready for school.org. He felt that there was a large unmet need in the community to provide bathrooms and showers for the families of homeless families. He felt that children who were not able to have access to sanitary facilities could not function as well in school or in life and asked that funding be dedicated to meet this need.

One individual stated that he hoped that the City and County would consider creating multi-family rental housing. While he acknowledged the various statutory requirements of the State Housing Initiative Partnership Program (SHIP), he hoped that a substantial piece of the SHIP funding that the county and city would receive if the Governor signs the budget would be used for multi-family rental housing. He asked that the 20% special needs set aside be used for rental housing and that when rental housing disappears that the city and county need to make sure that it is replaced. Failure to replace this lost housing will lead more homelessness. He felt that the homeless issue will not be resolved without additional multi-family housing.

Another speaker wanted to express his appreciation that the Action Plan contained funding for homeless prevention. He asked that the rehabilitation guidelines be amended to allow the funds to be used to create accessory dwelling units in residential neighborhoods. He also said that he felt that rehabilitation funding should be used in targeted neighborhoods rather than countywide. He felt that the comment in the plan that stated that 126 special need housing units had been created in the past 10 years and that the need had been met should be reviewed annually to determine if that was still accurate. He asked for a program to be established to provide housing to assist youths who were leaving foster care. He agreed with the previous speaker that affordable housing units that were lost needed to be replaced and those units they should be diversified in location. He asked that the City and County consider allocating general fund to the Office of Housing and Community Development to expand their mission.

One speaker also felt that housing rehabilitation funding should be targeted to specific neighborhoods rather than used countywide. She felt that the definition of special needs should be expanded and that if you only addressed one special need category, such as battered spouses, that there would be less neighborhood resistance.

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

All public comments were provided to the City and County Commissions. A number of the public comments addressed issues that have already been addressed. For example, the south county shelter will be located in North Port and the ESG funds will be competitively awarded. The city and county have awarded the maximum amount of SHIP funding allowed by statute to rental housing.

The remaining funding requests were not accepted because the city and county commission's priorities were not the same as the speakers.

## **7. Summary**

The City advertised the plan as required by federal law, placed the plan on the website and conducted 2 public meetings.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	SARASOTA	
CDBG Administrator	SARASOTA	Office of Housing and Community Development
HOPWA Administrator		
HOME Administrator	SARASOTA	Office of Housing and Community Development
ESG Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Sarasota is the lead agency responsible for administering jointly funded programs covered by the Consolidated and Action Plans. The Office of Housing and Community Development was created to administer the programs covered by the Consolidated Plan as a result of the consolidation of the City of Sarasota and Sarasota County's housing and community development programs.

The Suncoast Partnership to End Homelessness is designated to be the provider of the Continuum of Care system for both Sarasota and Manatee Counties.

This Action Plan only includes the City of Sarasota CDBG, HOME and SHIP funds. HOME and SHIP funds are included in the City's Action Plan because the City is the lead agency for the consortium and responsible for receiving and administering HOME and SHIP funds. The Sarasota County Action Plan includes the Sarasota County CDBG funds and the Emergency Solutions Grant (ESG).

## **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The Sarasota Consortium's administrative entity, the Sarasota Office of Housing and Community Development (OHCD), developed the Action Plan with input from all of the participating jurisdictions in Sarasota County. Because the Action Plan implements the priorities and goals that were developed during the Consolidated Plan process, there was not a need for the extensive public input that was received in 2011.

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

The draft Action Plan was advertised to receive comments from the public. The draft Action Plan was placed on the OHCD website and jurisdictions within the county, adjacent jurisdictions, the State of Florida, public housing agencies, continuum of care members and neighborhood groups were provided with that link to enable them with an opportunity to comment on the draft Action Plan.

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

Sarasota County and the City of Sarasota are invited to attend all Continuum of Care meetings including the meetings where the ESG funds are discussed.

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

Sarasota County has not previously received ESG funds and will need to initiate discussions with the Continuum of Care to determine how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds. The Suncoast Partnership to End Homelessness is the administrator of the HMIS system. The Partnership oversees the data quality, programming and reporting, trains users and has an HMIS Policy and Procedures Manual that has been approved by the Continuum of Care.

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



1	<b>Agency/Group/Organization</b>	SARASOTA COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director of the Office of Housing and Community Development reports to both the City Manager and the County Administrator. Two staff members from the County served on the committee that made funding recommendations. The County Commission approves the SHIP and HOME projects in this plan.
2	<b>Agency/Group/Organization</b>	CITY OF NORTH PORT
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One staff member from the City of North Port was on the committee that made funding recommendations. The link to the Action Plan was sent to the City for their comments.
3	<b>Agency/Group/Organization</b>	VENICE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One staff member from the City of Venice was offered the opportunity to serve on the committee that made funding recommendations. The link to the Action Plan was sent to the City for their comments. Staff responded to questions about the plan to their staff.
4	<b>Agency/Group/Organization</b>	CITY OF SARASOTA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Venice Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The municipalities participated in the steering committee that identified the proposed projects. The public housing authorities also participated in decision making for future funding.

**Table 2 – Agencies, groups, organizations who participated**

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

The Sarasota Consolidated Plan was developed with extensive public input. Sarasota is not aware of any agency type that was not contacted and offered the opportunity to participate during the Consolidated Plan process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Suncoast Partnership to End Homelessness	Portions of the 5 year action plan were drafted by the administrator of the organization and the organization was offered the opportunity to make sure that there were no conflicts between the two plans.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The five year plan was developed with extensive public input. The one year plan implements the goals in the five year plan. Agencies were provided copies of the draft plan and allowed to comment, however because the one year plan accurately reflects the funding decisions made during the development of the five year plan, the need for extensive public consultation doesn't exist.

**AP-12 Participation – 91.105, 91.200(c)**

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

The five year plan was developed with extensive public input. The one year plan implements the goals in the five year plan. Agencies were provided copies of the draft plan and allowed to comment, however because the one year plan accurately reflects the funding decisions made during the development of the five year plan, the need for extensive public consultation doesn't exist.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad	Non-targeted/broad community	Sarasota Herald Tribune	None	N/A
2	Public Meeting	Non-targeted/broad community	1 person attended.	One individual stated that she was disappointed that the Marbut study suggested that the homeless shelter be located in Englewood and that she felt that it should be located in the City of North Port. She stated that because the Salvation Army was divided into 2 areas Sarasota and South County that she had not been able to access the CDBG prevention funds that had been allocated to the Sarasota agency.	The south county shelter will be located in North Port and ESG funds will be competitively awarded.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Meeting	Non-targeted/broad community	6 individuals attended.	One individual stated that her biggest concern was that the majority of the funds were being used for a homeless complex in south Sarasota County or anywhere for that matter. One individual felt that there was a large unmet need in the community to provide bathrooms and showers for the families of homeless families. One individual stated that he hoped that the City and County would consider creating multi-family rental housing. Another speaker wanted to express his appreciation that the Action Plan contained funding for homeless. One speaker also felt that housing rehabilitation funding should be targeted to specific neighborhoods rather than used countywide	The citizen comments were reviewed and not accepted either because of limited funding. The commissions also believe that addressing homeless issues is an appropriate use of CDBG funds.
5	Internet Outreach	Non-targeted/broad community	None	None	N/A
6	Placement of Draft Action Plan in Libraries	Non-targeted/broad community	None	None	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
7	Draft Action Plan sent to Adjacent Local Governments	Non-targeted/broad community	None	None	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

A description of the expected resources from state and local sources is attached.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	402,666	20,000	0	422,666	422,666	



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	717,466	150,000	0	867,466	717,466	HOME funds will be leveraged with State Housing Initiatives Partnership (SHIP) funds.
Other	public - state	Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction New construction for ownership	2,079,149	0	0	2,079,149	300,000	Funds from the State Housing Initiatives Partnership (SHIP) Program

**Table 5 - Expected Resources – Priority Table**

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

HOME funds will be leveraged with State Housing Initiatives Partnership (SHIP) funds.

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

**identified in the plan**

N/A

**Discussion**

Federal budget cuts have reduced the available funding for the City of Sarasota. This year marks the fourth straight year of declining revenues and will postpone needed projects in low income neighborhoods and reduce future employment in Sarasota County. For the first time in many years, the State of Florida has allocated funding for the State Housing Initiatives Partnership Program (SHIP).

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Rehabilitation	2012	2016				CDBG: \$52,326 HOME: \$673,100 SHIP: \$225,000	Homeowner Housing Rehabilitated: 55 Household Housing Unit
2	CHDO Funding	2012	2016			Increasing the supply of single family homes	HOME: \$107,620	Homeowner Housing Added: 1 Household Housing Unit
3	Summer Youth Program	2012	2016		Newtown Neighborhood	Economic Development	CDBG: \$24,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
4	Fair Housing	2012	2016			Fair Housing	CDBG: \$10,000	Other: 1 Other
5	Infrastructure Improvements	2012	2016		Newtown Neighborhood		CDBG: \$226,807	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
6	Homeless Prevention	2012	2016				CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Table 6 – Goals Summary<TYPE=[text] REPORT\_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

**Goal Descriptions**

1	<b>Goal Name</b>	Owner-Occupied Rehabilitation
	<b>Goal Description</b>	
2	<b>Goal Name</b>	CHDO Funding
	<b>Goal Description</b>	Funds to Community Solutions 360to create or renovate 1 single family home.
3	<b>Goal Name</b>	Summer Youth Program
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Funds to acquire right of way for the Myrtle Street Project
6	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

56

## AP-35 Projects – 91.220(d)

### Introduction

During 2014 - 2015, the City of Sarasota will use its CDBG funds to acquire property needed for the Myrtle Avenue Project. In 2013 - 2014, CDBG funds were used for the design of Myrtle Avenue and in 2015 - 2016, CDBG funds will be used for the construction of the improvements. CDBG funds will also be used to fund a summer youth employment, the Housing Management Information Services software program and to implement the Impediments to Fair Housing plan.

HOME funds will be used to assist Community Housing Development Organizations (CHDO) and the housing rehabilitation program.

#	Project Name
1	2014 / 2015 Housing Rehabilitation
2	2014 / 2015 Street Improvements
3	2014 / 2015 Fair Housing Activities
4	2014 / 2015 Summer Youth Program
5	2014 / 2015 HMIS Implementation
6	2014 / 2015 CHDO Project
7	2014 / 2015 Administration - CDBG
8	2014 / 2015 Administration - HOME

Table 7 – Project Information

## Projects

### AP-38 Projects Summary

#### Project Summary Information

<b>1</b>	<b>Project Name</b>	2014 / 2015 Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner-Occupied Rehabilitation
	<b>Needs Addressed</b>	Maintaining the affordable housing stock
	<b>Funding</b>	CDBG: \$52,326 HOME: \$673,100 SHIP: \$225,000
	<b>Description</b>	Rehabilitate homes owned by lower income residents. Approximately 45 families will receive assistance. The target date for completing the activity is June 30, 2016.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funds will be used to rehabilitate owner occupied homes.
<b>2</b>	<b>Project Name</b>	2014 / 2015 Street Improvements
	<b>Target Area</b>	Newtown Neighborhood
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$226,807
	<b>Description</b>	Property acquisition and improvements related to the Myrtle Avenue project.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	Myrtle Avenue
	<b>Planned Activities</b>	Property acquisition and improvements related to the Myrtle Avenue project.
3	<b>Project Name</b>	2014 / 2015 Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Implementation of the Impediments to Fair Housing Plan that was approved by the City Commission. This is a 5 year plan and activities will be completed by September 30, 2016.
	<b>Target Date</b>	9/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	New activities that will be completed in 2014 - 2015 include: Preparing a Neighborhood and Site Selection Policy for the HOME Program. Revise the Language assistance plan. Work with the City of Venice, the City of North Port and Sarasota County to determine if their zoning ordinances need to be amended to remove locational restrictions on the location of group homes.
	4	<b>Project Name</b>
<b>Target Area</b>		Newtown Neighborhood
<b>Goals Supported</b>		Summer Youth Program
<b>Needs Addressed</b>		Public Services
<b>Funding</b>		CDBG: \$24,000
<b>Description</b>		Funds to hire Newtown young people from lower income households to serve as camp counselors at the Robert Taylor Center. The target date for completing this activity is August 31, 2015.
<b>Target Date</b>		8/31/2015
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		10
<b>Location Description</b>		Newtown Neighborhood
<b>Planned Activities</b>		Hiring approximately 10 young people from lower income Newtown households.
5	<b>Project Name</b>	2014 / 2015 HMIS Implementation
	<b>Target Area</b>	

	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funds to continue the administration of the Homeless Management Information Systems to assist social service agencies who are providing needed services to lower income homeless individuals and families. This activity will conclude by September 30, 2015.
	<b>Target Date</b>	9/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of Homeless Management Information Services Program.
6	<b>Project Name</b>	2014 / 2015 CHDO Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	CHDO Funding
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$107,620
	<b>Description</b>	Funding to Community Solutions 360, the locally certified Community Housing Development Organization. One home will either be constructed or rehabilitated and sold to a low income household. The target date for completing this project is September 2015.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	One home will be purchased, rehabilitated and sold to a lower income family.
7	<b>Project Name</b>	2014 / 2015 Administration - CDBG
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$84,533
	<b>Description</b>	Funds to administer the City of Sarasota's CDBG Program
	<b>Target Date</b>	9/30/2015



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	2014 / 2015 Administration - HOME
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$86,746
	<b>Description</b>	Funds to administer the HOME program
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## AP-50 Geographic Distribution – 91.220(f)

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

Funding throughout the Consolidated Plan is being allocated to the Newtown Neighborhood. Throughout the term of the plan, 100% of all geographically targeted funds will be used in the Newtown Neighborhood. In 2014 - 2015, the property acquisition for the Myrtle Project and the Summer Youth Program will directly impact the Newtown Neighborhood.

### Geographic Distribution

Target Area	Percentage of Funds
Newtown Neighborhood	59

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Sarasota has allocated significant funding to the Newtown Neighborhood in 4 of the 5 years of the Consolidated Plan.

### Discussion

Funding for the Myrtle Project and the Summer Youth Program will be targeted for Newtown households.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Sarasota will use CDBG and HOME funds to rehabilitate owner occupied housing units. Approximately 45 homes will be rehabilitated in 2013 - 2014. A CHDO project that will create 1 additional housing unit will be completed.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	36

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

#### Discussion

The funding for the SHIP and HOME program are received by the City of Sarasota and are used to implement programs throughout Sarasota County. The goals in this section reflect the number of families assisted in the City of Sarasota only.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The State of Florida and Sarasota County have awarded funding to the Janie's Garden Phase III redevelopment project. These apartments will be completed during FY 2014 - 2015.

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

While CDBG funds are not allocated to fund public housing developments in 2014 - 2015, the County is providing \$1,750,000 in housing trust funds to the Sarasota Housing Authority to assist with the redevelopment of Janie's Gardens Phase III.

In recent years, the City of Sarasota and Sarasota County have funded phases I and II of the Janie's Garden redevelopment project. The County also installed storm windows and doors at the Bertha Mitchell complex.

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

No actions are anticipated in 2014 - 2015.

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

The Sarasota Housing Authority is not troubled.

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

### **Introduction**

The City of Sarasota and Sarasota County work together to address homeless issues. Funding is provided for short term rental assistance and management of the Homeless Management Information Systems. In 2013 - 2014, the City of Sarasota used the majority of its funding to assist the homeless.

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

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

Sarasota County provides funding to 3 social service agencies that administer homeless programs, Catholic Charities, Jewish Family and Children's Services and the Salvation Army. These agencies provide case management services.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

During 2014 - 2015, the City and County will identify a location for an emergency shelter for the chronic homeless in north Sarasota County.

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

The Sarasota Consortium has implemented an innovative concept to deal with chronic homelessness. The Community Alternative Residential Treatment (CART) Initiative is funded by Sarasota County with in-kind contributions from a number of social service agencies and is designed to address individuals with substance abuse and / or mental issues. The initiative provides medically supervised detoxification at the Addictions Receiving Facility, a 10-week intensive residential substance abuse treatment program and transitional housing. Six (6) non-profit agencies participate in some portion of the program. The specific barrier to achieving the desired result is that some program participants may be unwilling or unable to change their lifestyle.

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

To strengthen the delivery of services for those at imminent risk of homelessness, the Consortium will be providing direct funding to social service agencies to prevent homelessness. These funds will be used to leverage other funds and resources to both provide services to homeless individuals and families and also to prevent low-income families from becoming homeless.

Funding will be used to assist persons that are homeless or those at risk for becoming homeless with rent, rental deposits, mortgage payments and utilities. Agencies with skilled case managers are integral to the process by teaming the clients up with counseling, job training, food vouchers, household budgeting, credit counseling and other services that highly increase the success rate of the client(s). Homeless prevention has evolved as an important and cost effective priority because it has been shown in national studies that the cost to assist a homeless person is typically seven times more expensive than the cost to prevent homelessness.

The Consortium has also agreed to assist non-profit agencies in the implementation of their emergency shelter grants.

In 2012 - 2013, the City and County initiated a program to assist foster care graduates as well as unaccompanied youth with housing assistance.

The SRQ Community Living for At-Risk Student Success (SRQ CLASS) was established to serve persons who are homeless and enrolled in a full-time education program. The program seeks to assist vulnerable students aging out of foster care or homeless unaccompanied youth age 18-22 with subsidized transitional housing. (17 year old youth that are currently engaged in the SCC's Independent Living Program may also qualify for program consideration.) The funding provides up to 18 months of housing assistance to help youth complete high school, engage in college/ or technical skill training and develop the skills they will need to become self-sufficient. The program is not intended to be a long term housing program or to serve youth who are not engaged in furthering their education and career post-graduation.

To be eligible to receive Youth Independent Housing assistance, the applicant must meet the following conditions:

1. The Applicant must be age 18-22 and not in the physical custody of a parent or legal guardian. (17 year old youth that are currently engaged in the SCC's Independent Living Program may also qualify for program consideration).
2. The Applicant must be able to document full time enrollment, as defined by the educational program, and attendance in a certified education program (Traditional High School, Alternative Accredited Education Program, College, or Vocation Skills Training Program).
3. The Applicant must meet with a staff member from the Sarasota YMCA's Safe Children Coalition or Schoolhouse Link who will conduct an initial consultation to determine the appropriate assistance for the Applicant.
4. The total household income of all residents that will reside in the home must be less than 50% of median income for Sarasota County as determined by the Department of Housing and Urban Development (HUD), adjusted by household size. The Section 8 definition of income will be used to qualify the applicant.
5. Certain full or part time students are excluded from participating in the HOME program as provided in 24 CFR 5.612.

## Discussion

The SHIP program has been used to develop 126 special needs housing units during the past 10 years. Participants involved in the creation of the 2011-2016 Consolidated Plan informed City and County staff that special needs affordable housing needs have been mostly met in Sarasota County, however this will be revisited when the 2016 - 2021 Consolidated Plan is prepared to determine if this is still accurate.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

### **Introduction**

In 2012, the City and County formed a committee to develop a Housing Incentive Plan to identify barriers to affordable housing. That report is included by reference in this plan.

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

The City and County have programs in place to give priority processing to affordable housing developments. This requires that all affordable housing development applications are processed ahead of all other applications. The City and County also have a process in place that requires that they consider the impact to the cost of housing before they implement any ordinance, or land use policy.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The Sarasota Consortium will continue its advertising campaign to insure that underserved residents are aware of the available housing programs. In addition, meetings will continue with various service providers to search for new funding and better ways to serve eligible families.

#### **Actions planned to foster and maintain affordable housing**

Sarasota County and the City of Sarasota have dedicated HOME and SHIP funds to rehabilitate homes owned and occupied by lower income residents.

#### **Actions planned to reduce lead-based paint hazards**

Lead-based paint hazard reduction will be integrated into all housing policies and programs in Sarasota County. The Sarasota Consortium is taking a number of measures to evaluate and reduce lead-based paint hazards. They include:

- Low-income homeowners who discover lead-based paint in their homes will qualify for a grant to remedy the risks posed by the lead;
- The Health Department will be annually reminded of the grant available to low-income homeowners to remove lead in their home;
- Individuals taking part in the Down Payment Assistance Program and homeless prevention programs receive a copy of *Protect Your Family from Lead in Your Home*; and
- Units rehabilitated using Federal funds will be required to abide by the HUD lead-based paint regulations.

The Sarasota Consortium will support and encourage applications for lead-based paint abatement grants that will benefit the residents of Sarasota County, especially those of lower means. The Consortium supports the housing authorities and State, County, and City agencies in efforts to educate and inform the public of the hazards associated with lead-based paint.

#### **Actions planned to reduce the number of poverty-level families**

Sarasota County and the City of Sarasota have adopted a new Section 3 plan will ensure that the community improves its process for awarding contracts to low-income residents of Sarasota County and set up a fund to provide job training for low-income residents countywide. This new plan has been so successful that it has been used by both nonprofit and for profit developers to build facilities that are not receiving federal funds.

#### **Actions planned to develop institutional structure**

The Consolidated Plan is being implemented through a combination of public, private and nonprofit organizations. The Sarasota County Commission and this Action Plan have provided funding to the

Suncoast Partnership to End Homelessness.

Nonprofit organizations need consistent funding to be effective. The reduction in federal funding and the elimination of new state funding places the effective institutional structure in Sarasota at substantial risk.

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

The Community Alliance of Sarasota County has established a committee consisting of public and private housing and social service agencies to establish solutions to the homeless problem in Sarasota County. Dr. Robert Marbut has been hired to facilitate these discussions.

### **Discussion**

As described on page 123 of the 2011 - 2016 Consolidated Plan, OHCD conducts routine meetings with Social Service Agencies to provide feedback on the effectiveness of its various housing programs.

# Program Specific Requirements

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

### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
No other form of investment other than that described in Section 92.205(b) is planned.

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

Sarasota will use HOME funds for homebuyers assisted through its CHDO allocation. Sarasota will not use HOME funds during the next year for down payment assistance funded with HOME funds. Sarasota will only use the recapture option in FY 2013. The length of the HOME affordability period is established by HUD. For assistance under \$15,000 the HOME affordability period will be 5 years. For assistance between \$15,000 and \$40,000 the HOME affordability period will be 10 years. For assistance greater than \$40,000, the HOME affordability period will be 15 years.

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

To enforce the affordability period, and to recapture funds after the HOME affordability period, the City will place a mortgage on the property that provides that the amount of HOME downpayment assistance plus a portion of the appreciation, if any, must be repaid when the home is sold, transferred, no longer occupied by the applicant or 30 years, whichever is greater. The HOME loan must be repaid and may exceed the HOME affordability period. Sarasota is not extending the HOME affordability period beyond that required in 24CFR 92.254, but is collecting this repayment to assist additional Sarasota residents. Sarasota will limit the recapture of funds to the net proceeds available from the sale of the home and will not seize the original homebuyer's non-housing assets to repay the HOME funding.

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

Refinancing is not anticipated.

**Discussion**

The overall benefit covered by this program are 2014-2015, 2015-2016, and 2016-2017.