

City of Sarasota

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 2015 - 2016 to implement the 2011 – 2016 Consolidated Plan.

The funding resources included in this portion of the Action Plan only include the City of Sarasota Community Development Block Grant (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 2015 - 2016.

The 2015 – 2016 Action Plan will begin on October 1, 2015.

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 housing authority properties 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 contained 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, Venice City Hall, Economic and Community Development Needs;
- February 8, 2011, The Federal Building, Special Needs Housing and Services;
- February 10, 2011, 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, North Port City Hall.

2015 – 2016 Action Plan

The Action Plan funding strategies was presented to the Sarasota City Commission and the Sarasota County Commission for preliminary approval on February 17, 2015 and March 3, 2015 respectively.

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

- April 7, 2015 - North Port Library
- April 8, 2015 - Sarasota Federal Building

The plan was advertised to receive public comments and 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 comment was received. This individual suggested that more money be given to subsidize individuals and families in rentals and that more rentals units be provided.

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

The suggestion to give more money for Tenant Based Assistance was not accepted because of limited funds and the commission had established other priorities.

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.

Agency Role	Name	Department/Agency
Lead Agency	SARASOTA	
CDBG Administrator	SARASOTA	Office of Housing and Community Development
HOME Administrator	SARASOTA	Office of Housing and Community Development

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. A publicly noticed meeting consisting of representatives of Sarasota County and the cities of North Port, Sarasota and Venice was held on January 16, 2015 for the purpose of reviewing the 2011 - 2016 Consolidated Plan to determine if there were any changes needed and review the proposed projects that were planned to be funded using 2015 - 2016 CDBG, HOME, SHIP and ESG funding. The group reviewed the process that would be used to collect public input on the 2015 - 2016 Action Plan and to plan the development of the 2016 - 2021 Consolidated Plan.

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 sent that link to give them 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.

The Sarasota Consortium participates in the Continuum of Care meetings. A series of meetings were conducted with the Suncoast Partnership to End Homelessness (Partnership) to work on 12 specific recommendations to improve homeless services that were developed by Dr. Robert Marbut. The majority of those recommendations have been either implemented or are in the process of being implemented. In 2014, the City of Sarasota provided funding to create a second Homeless Opportunity Team (HOT) with CDBG funds. The HOT team meets with chronically homeless individuals and identifies possible solutions and housing for the individuals.

Sarasota County and the City of Sarasota also provided funding to the Sarasota YMCA to provide housing for unaccompanied youth.

Sarasota County and the City of Sarasota asked the Community Alliance to study homeless issues and make recommendations to the city and county.

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

The City of Sarasota does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SARASOTA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the Office of Housing and Community Development reports to both the City Manager and the County Administrator. A publicly noticed meeting consisting of representatives of Sarasota County and the cities of North Port, Sarasota and Venice was held on January 16, 2015 for the purpose of reviewing the 2011 - 2016 Consolidated Plan to determine if there were any changes needed and review the proposed projects that were planned to be funded using 2015 - 2016 CDBG, HOME, SHIP and ESG funding. The group reviewed the process that would be used to collect public input on the 2015 - 2016 Action plan and to plan the development of the 2016 - 2021 Consolidated Plan.
2	Agency/Group/Organization	CITY OF NORTH PORT
	Agency/Group/Organization Type	Other government - Local

	<p>What section of the Plan was addressed by Consultation?</p>	<p>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</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A publicly noticed meeting consisting of representatives of Sarasota County and the cities of North Port, Sarasota and Venice was held on January 16, 2015 for the purpose of reviewing the 2011 - 2016 Consolidated Plan to determine if there were any changes needed and review the proposed projects that were planned to be funded using 2015 - 2016 CDBG, HOME, SHIP and ESG funding. The group reviewed the process that would be used to collect public input on the 2015 - 2016 Action plan and to plan the development of the 2016 - 2021 Consolidated Plan. The link to the Action Plan was sent to the City for their comments.</p>
3	<p>Agency/Group/Organization</p>	<p>VENICE</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local</p>

	What section of the Plan was addressed by Consultation?	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A publicly noticed meeting consisting of representatives of Sarasota County and the cities of North Port, Sarasota and Venice was held on January 16, 2015 for the purpose of reviewing the 2011 - 2016 Consolidated Plan to determine if there were any changes needed and review the proposed projects that were planned to be funded using 2015 - 2016 CDBG, HOME, SHIP and ESG funding. The group reviewed the process that would be used to collect public input on the 2015 - 2016 Action plan and to plan the development of the 2016 - 2021 Consolidated Plan. The link to the Action Plan was sent to the City for their comments.
4	Agency/Group/Organization	CITY OF SARASOTA HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Sarasota and Venice Housing Authorities were provided with copies of the draft Action Plan and invited to provide public comments. The Sarasota and Venice housing authorities have ongoing projects with OHCD and there is constant coordination on these and other projects.
5	Agency/Group/Organization	Venice Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Sarasota and Venice Housing Authorities were provided with copies of the draft Action Plan and invited to provide public comments. The Sarasota and Venice housing authorities have ongoing projects with OHCD and there is constant coordination on these and other projects.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 are no conflicts between the two plans.

Table 3 – Other local / regional / federal planning efforts

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 Consolidated Plan was developed with extensive public comment as described above. The Annual Plan uses that five year plan, as amended, and the extensive public comment that were received during this process as the beginning basis for each Annual Plan. To begin the development of the Annual Plan there is a committee meeting consisting of staff from the participating jurisdictions. The committee consists of 2 individuals from the City of Sarasota's Planning Department, 1 individual from the Sarasota County Planning Department, the Sarasota County Neighborhood Coordinator, the Deputy City Manager from the City of North Port and a member of the Planning Department from the City of Venice. The committee reviews the funding recommendations in the 5 Year Consolidated Plan, the known needs in the community and the expected resources for the year. The committee then makes recommendations on the possible uses of federal funds. Those recommendations were taken to the City Commission for their consideration.

A formal presentation was made by the Director of OHCD describing the planned projects for the year. The public was given the opportunity to comment at that meeting. Following City Commission approval, the draft plan was advertised. A display ad was run in the newspaper of general circulation that described the projects that were proposed for funding, the sites where the complete copy of the Action Plan could be reviewed, the dates of the public meetings to discuss the Action Plan and the mailing address where written comments could be submitted. Complete copies of the Action Plan were placed on the OHCD Website, in each county library, Sarasota City Hall and the County Administration buildings. Links to the website were sent using an e-mail blast to all known neighborhood associations and impacted social service providers. Letters with the link to the website were sent to all jurisdictions in Sarasota County, adjacent counties and the State of Florida. Two public meetings were held, one in the City of Sarasota and one in the City of North Port to receive public comment. The City of Sarasota is constantly looking for ways to enhance its public participation process and will be seeing if there are ways to enhance the use of the city's website and twitter feed to make the public better informed about the CDBG process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	None	None	None	
2	Public Meeting	Non-targeted/broad community	None	None	None	
3	Public Meeting	Non-targeted/broad community	None	None	None	
4	Internet Outreach	Non-targeted/broad community	1 e-mail response was received	The individual suggested that more money be given to subsidize individuals and families in rentals and that more rentals units be provided.	The suggestion to give more money for Tenant Based Assistance was not accepted because of limited funds and the commission had established other priorities.	
5	Placement of Draft Action Plan in Libraries	Non-targeted/broad community	None	None	None	
6	Draft Action Plan sent to Adjacent Local Governments	Non-targeted/broad community	None	None	None	

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	401,136	15,000	0	416136	0	

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	654,139	175,000	0	829,139	0	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	300,000	0	0	300,000	0	Program Income resulting from the repayment of loans funded with State Housing Initiatives Partnership (SHIP) Program funds.

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

CDBG funds do not have a matching requirement. The Myrtle Street Project will leverage additional public resources. HOME funds will be matched 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 fifth straight year of declining revenues and will postpone needed projects in low income neighborhoods and reduce future employment in Sarasota County.

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	Affordable Housing	Newtown Neighborhood	Maintaining the affordable housing stock	CDBG: \$52,326 HOME: \$648,105 SHIP: \$270,000	Homeowner Housing Rehabilitated: 45 Household Housing Unit
2	CHDO Funding	2012	2016	Affordable Housing	Newtown Neighborhood	Maintaining the affordable housing stock	HOME: \$98,121	Homeowner Housing Added: 1 Household Housing Unit
3	Summer Youth Program	2012	2016	Non-Housing Community Development	Newtown Neighborhood	Public Services	CDBG: \$24,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
4	Fair Housing	2012	2016	Affordable Housing	Newtown Neighborhood	Public Services	CDBG: \$10,000	Other: 1 Other
5	Infrastructure Improvements	2012	2016	Non-Housing Community Development	Newtown Neighborhood	Public Infrastructure	CDBG: \$221,583	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12255 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Prevention	2012	2016	Homeless	City of Sarasota	Public Services	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	
2	Goal Name	CHDO Funding
	Goal Description	
3	Goal Name	Summer Youth Program
	Goal Description	
4	Goal Name	Fair Housing
	Goal Description	
5	Goal Name	Infrastructure Improvements
	Goal Description	
6	Goal Name	Homeless Prevention
	Goal Description	

Table 7 – Goal Descriptions

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):

It is estimated that the City will provide HOME, CDBG and SHIP funding to assist 60 low- and moderate income households with affordable housing by rehabilitating homeowner housing, homeless prevention financing and the construction of a CHDO housing unit.

AP-35 Projects – 91.220(d)

Introduction

During 2015 - 2016, the City of Sarasota will use its CDBG funds to construct the Myrtle Street Project. In 2013 - 2014, CDBG funds were used for the design of Myrtle Avenue and in 2014 - 2015, CDBG funds were used for the acquisition of necessary right of way. CDBG funds will also be used to fund a summer youth employment, the homeless prevention and rapid rehousing 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	Housing Rehabilitation
2	Street Improvements
3	Fair Housing Activities
4	Summer Youth Program
5	Homeless Prevention
6	CHDO Project
7	Administration - CDBG
8	Administration - HOME

Table 8 – Project Information

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

The City of Sarasota allocates investments geographically within its jurisdiction by utilizing a target area concept. This target area concept does not preclude the possibility that there will be projects selected that may operate countywide or otherwise out of the identified target areas. All assisted areas are either principally low/moderate income as determined through HUD generated Low and Moderate Income Summary Data. Housing programs are available for homes owned by lower income residents throughout the County.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Housing Rehabilitation
	Target Area	Newtown Neighborhood
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Maintaining the affordable housing stock
	Funding	CDBG: \$52,326 HOME: \$648,105 SHIP: \$270,000
	Description	Funds will be used to rehabilitate homes that are owned and occupied by residents with incomes below 80% of the Area Median Income. The target date for completing the activity is June 30, 2016.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	45 low and very low families
	Location Description	Countywide

	Planned Activities	4 separate programs will be offered. A comprehensive rehabilitation program where the applicant may borrow up to \$60,000 for home repairs; an emergency loan program where the applicant may borrow up to \$20,000 for electrical, plumbing, roof, HVAC and code violations; a barrier free program where the applicant may borrow up to \$15,000 to remove barriers in the home; and a lead paint removal program. The comprehensive and emergency loan programs provide loans at a 0% interest rate with no monthly payments until the home is sold, transferred, no longer occupied by the original borrower or 30 years, whichever occurs first. The barrier removal program is a \$3,000 grant and an additional \$3,000 is forgiven each year that the owner remains in occupancy until the loan is totally forgiven. The lead paint removal program is provided as a grant with no repayment. Applications from residents are taken on a first come - first served basis.
2	Project Name	Street Improvements
	Target Area	Newtown Neighborhood
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$221,583
	Description	Construction of the Myrtle Street project.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	12,255
	Location Description	Myrtle Street between Washington and Tamiami Trail.
	Planned Activities	The Myrtle Street Project will include lane widening, bike lanes, sidewalks on both sides of the street, drainage improvements including a storm water retention pond and lighting. These improvements will be constructed in 2015 - 2016.
3	Project Name	Fair Housing Activities

	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	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.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	New activities that will be completed in 2015 - 2016 include: Preparing a Neighborhood and Site Selection Policy for the HOME Program. Revising the Language assistance plan. Working 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. Tasks that will occur again in 2015 - 2016 will include fair housing testing (for disabilities) and a fair housing training program.
4	Project Name	Summer Youth Program
	Target Area	Newtown Neighborhood
	Goals Supported	Summer Youth Program
	Needs Addressed	Public Services
	Funding	CDBG: \$24,000
	Description	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.
	Target Date	8/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	7
	Location Description	Robert L. Taylor Community Center
	Planned Activities	Approximately 10 young people will be hired to help administer the summer camp for low income children residing in the Newtown Neighborhood. Approximately 160 children attend the camp which provides day care for working parents during the summer when the children are not in school. The young people that are hired receive employment skills and are also provided life skills, including making a budget and how to complete a college applications. The Public Works Department will review the applications and conduct personal interviews to determine the best qualified applicants.
5	Project Name	Homeless Prevention
	Target Area	
	Goals Supported	Homeless Prevention
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Funds will be used to hire a case manager to work with the chronically homeless who are living throughout the City of Sarasota. This activity will conclude by September 30, 2015.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	14
	Location Description	Citywide
	Planned Activities	Approximately 14 families will receive financial assistance to prevent homelessness or assisted with new housing. Applicants will be selected on a first come - first served basis and then screened for eligibility.

6	Project Name	CHDO Project
	Target Area	
	Goals Supported	CHDO Funding
	Needs Addressed	
	Funding	HOME: \$98,121
	Description	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.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Countywide
	Planned Activities	One home will be purchased and rehabilitated or a vacant lot will be purchased and a new home constructed on the lot. The home will be sold to a lower income family. An Request for Proposals was issued in 2011 to identify and selected the CHDO that would receive funding for all five years of the Consolidated Plan Period.
7	Project Name	Administration - CDBG
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$83,227
	Description	Funds to administer the City of Sarasota's CDBG Program

	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Administration - HOME
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$82,913
	Description	Funds to administer the HOME program
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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 2015 - 2016, the property acquisition for the Myrtle Street Project and the Summer Youth Program will directly impact the Newtown Neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
Newtown Neighborhood	59

Table 10 - 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 Street 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 2015 - 2016. A CHDO project that will create 1 additional housing unit will be completed. It is estimated that 14 families will receive financial assistance to prevent them from becoming homeless.

One Year Goals for the Number of Households to be Supported	
Homeless	14
Non-Homeless	46
Special-Needs	0
Total	60

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	14
The Production of New Units	1
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	60

Table 12 - 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, Sarasota County and the City of Sarasota have awarded funding to the Janie's Garden Phase III redevelopment project. These apartments will be completed during FY 2015 - 2016. The City of Sarasota and Sarasota County have also provided the local match that is required for the Venice Housing Authority to apply for the Venetian Walk Phase II development and to the Sarasota Housing Authority for the Orange Avenue Phase I and Cohen Way developments.

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 2015 - 2016, the County and the City have provided \$3,099,324 in state and local 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.

The county has awarded \$500,000 in CDBG funds and the City of Sarasota has awarded \$200,000 in SHIP funds for the redevelopment of Phase 2 of the Venetian Walk housing redevelopment project. The site improvements have been constructed. The Venice Housing Authority has applied for tax credits in 2015 for the construction of the building.

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

The Sarasota Housing Authority and the Office of Housing and Community Development are working together to increase homeownership opportunities for public housing beneficiaries. In January 2015, a public housing tenant and former homeless veteran was provided Downpayment Assistance Program funds using State housing trust funds.

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 through the Office of Housing and Community Development to address homeless issues. City and County funds have been used to hire Dr. Robert Marbut to develop a strategy to address the needs of the homeless. The plan calls for the construction of 3 homeless facilities, a family shelter in each of north and south Sarasota County and an emergency shelter to serve the chronic homeless adults. CDBG and ESG funding is provided for homeless prevention and rapid rehousing as well as the management of the Homeless Management Information Systems.

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

The City of Sarasota provides funding to hire a case manager to work directly with the chronically homeless in the City of Sarasota.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Sarasota has funded a street team to work with homeless individuals and link those individuals with the appropriate social service agency.

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:

- 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).
- 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).
- 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.
- 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.

- 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.

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.

Discussion

The most significant barrier continues to be the lack of financial resources to address affordable housing.

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 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 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
Total Program Income:	0

Other CDBG Requirements

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

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(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 City currently uses the HOME affordable homeownership limits that are provided by HUD. However, because the HUD limits do not reflect the current values of homes in Sarasota, OHCD is contemplating conducting a purchase price study. The City of Sarasota will continue to use previously allocated HOME funds to provide rental assistance to Foster Care Graduates.

This category of individuals is being assisted because according to the Sarasota YMCA, there are approximately 80 - 100 young people between the ages of 18 and 23 who have aged out of foster care. The graduates receive a state stipend of approximately \$600 a month for their living costs, including housing. A number of these young people have not graduated from high school and others are enrolled in technical school or a local college. The \$600 stipend rarely covers the cost of rent in Sarasota County and often results in the graduates moving to Manatee or other low cost counties. Others are forced to drop out of high school or are unable to further their education because they need to work to afford housing. By assisting these individuals, it is hoped that the foster care youth will be able to graduate from high school and / or college and become better equipped adults.