

Proposed City of Sarasota Action Plan

Executive Summary

ES-05 Executive Summary

1. Introduction

In 2011, the Sarasota County Board of County Commissioners and the Sarasota City Commission 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 2013 - 2014 to implement the 2011 – 2016 Consolidated Plan.

The funding resources included in this portion of the Action Plan only include the Sarasota County Community Development Block Grant (CDBG) funds. The City of Sarasota's Action Plan includes the City of Sarasota CDBG funds, the HOME Investment Partnership Program (HOME), and State Housing Initiatives Partnership Program (SHIP) funds. The Sarasota County Consortium does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Shelter Grants Program (ESG) funds.

The 2013 – 2014 Action Plan will begin on October 1, 2013.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

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

The Sarasota Office of Housing and Community Development (OHCD) 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 (HPRP) funding.

4. Summary of citizen participation process and consultation process

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.

2013 – 2014 Action Plan

The Action Plan funding strategies were brought before both the City and County Commissions of Sarasota for preliminary approval on May 20, 2013 and May 21, 2013 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. Those meetings were held:

- June 4, 2013 - North Port Library
- June 5, 2013 - 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 and social service groups were provided with that link to enable them with an opportunity to comment on the draft plan.

5. Summary of public comments

To be completed after the public comment period expires.

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

To be completed after the public comment period expires.

7. Summary

To be completed after the public comment period expires.

PR-05 Lead & Responsible Agencies

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

The following are the agencies/entities 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	Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

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.

Consolidated Plan Public Contact Information

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AP-10 Consultation

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 2012.

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

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 and social service groups were provided with that link to enable them with an opportunity to comment on the draft Action Plan.

Describe coordination 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 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 State 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 local Continuum of Care works with the State of Florida and provides input on how state funds are awarded.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
SARASOTA COUNTY	Other government - County	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
CITY OF NORTH PORT	Other government - Local	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
VENICE	Other government - Local	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
		Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
CITY OF SARASOTA HOUSING AUTHORITY	PHA	Public Housing Needs
Venice Housing Authority	PHA	Public Housing Needs

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

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 were no conflicts between the two plans.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

To be completed after the public input period ends

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources

Anticipated Resources

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	367,602	20,000	0	387,602	1,051,714	Homeless activity funds will leverage private and public resources.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	650,055	165,000	0	815,055	2,071,550	HOME funds will be leveraged with State Housing Initiatives Partnership (SHIP) funds.

Other	public - state	Homeowner rehab	300,000	0	0	300,000	900,000	Funds from the State Housing Initiatives Partnership (SHIP) Program
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Table 1 - 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

Homeless activity funds will leverage private and public resources. 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

The federal sequestration has reduced the available funding for the City of Sarasota. This year marks the third 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

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Owner-Occupied Rehabilitation	2012	2016	Affordable Housing		Maintaining the Single Family Housing Stock	CDBG: \$34,082 HOME: \$636,042 SHIP: \$876,799	Homeowner Housing Rehabilitated: 45 Household Housing Unit
CHDO Funding	2012	2016	Affordable Housing		Increasing the supply of single family homes	HOME: \$97,508	Homeowner Housing Added: 1 Household Housing Unit
Homeless Prevention	2012	2016	Homeless		Public Services		Homelessness Prevention: 100 Persons Assisted
North County Homeless Shelter	2014	2014	Homeless		Homeless Facilities	CDBG: \$225,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds
Summer Youth Program	2012	2016	Non-Housing Community Development		Economic Development	CDBG: \$24,000	
Fair Housing	2012	2016	Fair Housing		Fair Housing	CDBG: \$2,000	Other: 1 Other

Table 2 – Goals Summary

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

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Homeless Facility		North County Homeless Shelter	Homeless Facilities	CDBG: \$225,000
Housing Rehabilitation		Owner-Occupied Rehabilitation	Maintaining the Single Family Housing Stock	CDBG: \$34,082 HOME: \$636,042 SHIP: \$876,799
Fair Housing Activities		Fair Housing	Fair Housing	CDBG: \$2,000
Summer Youth Program		Summer Youth Program	Economic Development	CDBG: \$24,000
HMIS Implementation		Homeless Prevention	Public Services	CDBG: \$25,000
CHSO Project		CHDO Funding	Increasing the supply of single family homes	HOME: \$97,508
Administration - CDBG				CDBG: \$77,520
Administration - HOME				HOME: \$815,055

Table 3 – Project Summary

AP-35 Projects

Introduction

During 2013 - 2014, the City of Sarasota will use its CDBG funds to address homeless needs by constructing a homeless facility. 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.

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Homeless Facility	North County Homeless Shelter		Homeless Facilities	CDBG: \$225,000
	Description	Funds to construct a homeless facility to serve homeless individuals and families. Approximately 10 very low income families will be served by the facility. The target date for completing the activity is June 30, 2014.			
	Planned Activities	Acquisition and rehabilitation of a property to serve homeless individuals.			
2	Housing Rehabilitation	Owner-Occupied Rehabilitation		Maintaining the Single Family Housing Stock	CDBG: \$34,082 HOME: \$636,042 Other: \$258,060
	Description	Rehabilitate homes owned by lower income residents. Approximately 45 families will receive assistance. The target date for completing the activity is June 30, 2015.			
	Planned Activities	Funds will be used to rehabilitate owner occupied homes.			

3	Fair Housing Activities	Fair Housing		Fair Housing	CDBG: \$2,000
	Description	Implementation of the Impediments to Fair Housing Plan that was approved by the City Commission.			
	Planned Activities	New activities that will be completed in 2013 - 2014 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	Summer Youth Program	Summer Youth Program		Economic Development	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, 2014.			
	Planned Activities	Hiring approximately 15 young people from lower income Newtown households.			
5	HMIS Implementation	Homeless Prevention		Public Services	CDBG: \$25,000
	Description	Funds to continue the administration of the Homeless Management Information Systems to assist social service agencies provided needed services to lower income homeless individuals and families.			
	Planned Activities	Administration of Homeless Management Information Services Program.			

6	CHSO Project	CHDO Funding		Increasing the supply of single family homes	HOME: \$97,508
	Description	Funding to GoodHomes Manasota, 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 2014.			
	Planned Activities	One home will be purchased, rehabilitated and sold to a lower income family.			
7	Administration - CDBG				CDBG: \$77,520
	Description	Funds to administer the City of Sarasota's CDBG Program			
	Planned Activities				
8	Administration - HOME				HOME: \$815,055
	Description	Funds to administer the HOME program			
	Planned Activities				

Table 4 – Project Information

AP-50 Geographic Distribution

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 2013 - 2014, the only geographically area receiving funding is Newtown for the Summer Youth Program.

Geographic Distribution

Target Area	Percentage of Funds
Newtown Neighborhood	6

Table 5 - 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. This is the one year that does not allocate significant funds to Newtown. The majority of funding in 2013 - 2014 will be used to create a homeless facility. The site for the facility has not been identified.

Discussion

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

Affordable Housing

AP-55 Affordable Housing

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 homeless facility with 10 new beds will be created. 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	10
Non-Homeless	46
Special-Needs	0
Total	56

Table 6 - 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	45
Acquisition of Existing Units	10
Total	56

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

As funding from the state and federal governments continue to decrease, the number of families that can receive assistance will also decrease. The Sarasota Consortium has funded a 60 unit Tax Credit Project (Rolling Green) that is just outside the city limits. That development is now under construction and will be completed in 2013 - 2014.

AP-60 Public Housing

Introduction

During the FY 2013 - 2014, the City will work with the Sarasota Housing Authority to redevelop Janie's Garden Phase III public housing development.

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 2013 - 2014, 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. During 2013 - 2014, the Janie's Gardens III project is being targeted.

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

No actions are anticipated in 2013 - 2014.

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

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 will use 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 2013 - 2014, the City will acquire a 10 unit homeless facility.

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 developed an innovative concept to deal with chronic homelessness. The Community Alternative Residential Treatment (CART) Program will utilize county general funds and non-profit funds in a three-part program designed to break the cycle of arrests of substance abusers. The CART program involves First Step, a local drug treatment facility, the Salvation Army for counseling and continued treatment and an affordable housing substance free facility administered by Coastal / Renaissance for long term prevention. 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.

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. The majority of the public input on this topic involved job creation, not additional affordable units.

AP-75 Barriers to affordable housing

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

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

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

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.(I)(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 2001 - 2012, 2012- 2013 and 2013 - 2014.

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ES-05 Executive Summary

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The 2013 – 2014 Action Plan will begin on October 1, 2013.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

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 funding.

4. Summary of citizen participation process and consultation process

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.

2013 – 2014 Action Plan

The Action Plan funding strategies were brought before both the City and County Commissions of Sarasota for preliminary approval on May 20, 2013 and May 21, 2013 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. Those meetings were held:

- June 4, 2013 - North Port Library
- June 5, 2013 - 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 and social service groups were provided with that link to enable them with an opportunity to comment on the draft plan.

5. Summary of public comments

To be completed after public comment period ends.

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

To be completed after public comment period ends.

7. Summary

To be completed after public comment period ends.

PR-05 Lead & Responsible Agencies

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

The following are the agencies/entities 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 County	Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

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 Sarasota County CDBG funds. The City of Sarasota Action Plan 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.

Consolidated Plan Public Contact Information

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AP-10 Consultation

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 2012.

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

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 and social service groups were provided with that link to enable them with an opportunity to comment on the draft Action Plan.

Describe coordination 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 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 State 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 local Continuum of Care works with the State of Florida and provides input on how state funds are awarded.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
City of Sarasota	Other government - Local	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
City of North Port	Other government - Local	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

City of Venice	Other government - Local	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
Sarasota Housing Authority	PHA	Public Housing Needs
Venice Housing Authority	PHA	Public Housing Needs

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

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 were no conflicts between the two plans.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

To be completed after the Public Participation Process Ends

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources

Anticipated Resources

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	1,385,758	0	0	1,385,758	2,695,200	Homeless activity funds will leverage private and public resources. The Nokomis Sidewalk project will be leveraged with other government funds.

Table 1 - 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.

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

The federal sequestration has reduced the available funding for the Sarasota County. This 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

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Owner-Occupied Rehabilitation	2012	2016	Affordable Housing		Maintaining the Single Family Housing Stock	CDBG: \$28,607	Homeowner Housing Rehabilitated: 5 Household Housing Unit
Infrastructure Improvements	2012	2016	Non-Housing Community Development		Public Infrastructure	CDBG: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
Storefront Exterior Facade Improvements	2013	2014	Non-Housing Community Development		Economic Development	CDBG: \$200,000	Facade treatment/business building rehabilitation: 8 Business
Job Training	2013	2014	Non-Housing Community Development		Economic Development	CDBG: \$50,000	Jobs created/retained: 20 Jobs
Fair Housing	2012	2016	Affordable Housing		Fair Housing	CDBG: \$7,000	Other: 1 Other
Homeless Prevention	2012	2016	Homeless		Public Services	CDBG: \$75,000	Homelessness Prevention: 35 Persons Assisted
Public Services	2012	2016	Non-Housing Community		Public Services	CDBG: \$98,000	Public service activities for Low/Moderate Income Housing

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
			Development				Benefit: 100 Households Assisted

Table 2 – Goals Summary

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)

20

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Housing Rehabilitation		Owner-Occupied Rehabilitation	Maintaining the Single Family Housing Stock	CDBG: \$28,607
Nokomis Sidewalks		Infrastructure Improvements	Public Infrastructure	CDBG: \$650,000
North Port Storefront Improvement Program		Storefront Exterior Facade Improvements	Economic Development	CDBG: \$200,000
Job Training		Job Training	Economic Development	CDBG: \$50,000
Fair Housing		Fair Housing	Fair Housing	CDBG: \$7,000
North Port Social Services Attendants		Public Services	Public Services	CDBG: \$53,000
Laurel Social Service Case Workers		Public Services	Public Services	CDBG: \$45,000

Table 3 – Project Summary

AP-35 Projects

Introduction

During 2013 - 2014, Sarasota County will use the majority of its CDBG funds to construct Sidewalks in the Nokomis Neighborhood. CDBG funds will also be used to fund economic development opportunities in the City of North Port, Homeless Prevention, Social Service Case Workers and to implement the Impediments to Fair Housing Plan.

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Housing Rehabilitation	Owner-Occupied Rehabilitation	Countywide	Maintaining the Single Family Housing Stock	CDBG: \$28,607
	Description	Funding to lower income owner-occupied households to rehabilitate their home.			
	Planned Activities	Rehabilitate 5 lower income owner-occupied homes.			
2	Nokomis Sidewalks	Infrastructure Improvements	Nokomis	Public Infrastructure	CDBG: \$650,000
	Description	Funds to install sidewalks in the Nokomis Neighborhood.			
	Planned Activities	Install 19,800 feet of sidewalks in the Nokomis Neighborhood.			
3	North Port Storefront Improvement Program	Storefront Exterior Facade Improvements	North Port	Economic Development	CDBG: \$200,000
	Description	Exterior Façade and Code Improvements for Storefronts in Newtown			
	Planned Activities	8 Storefronts will receive assistance			

4	Job Training	North Port	Economic Development	CDBG: \$50,000
	Establishment of a training program for employees to obtain new or improved jobs			
	Nonprofit organizations will be used to establish a training program. 20 jobs will be created			
5	Fair Housing	Countywide	Fair Housing	CDBG: \$7,000
	Implementation of the Recommendations contained in the Sarasota County Impediments to Fair Housing Plan			
	Plan recommendations will be implemented as described in the Action Plan			
6	Public Services	North Port	Public Services	CDBG: \$53,000
	Funding for 2 Social Service Case Workers			
	Providing case management assistance to lower income North Port residents			
7	Public Services	Laurel	Public Services	CDBG: \$45,000
	Funding for 2 Social Service Case Workers			
	Providing case management assistance to lower income Laurel residents			
8	Administration			CDBG: \$277,151

AP-50 Geographic Distribution

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

Sarasota County is setting aside approximately 40% of this year's CDBG funds to install sidewalks in the Nokomis Neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
Nokomis	47%

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The decision to invest in sidewalks in the Nokomis Neighborhood is important because it is a lower income neighborhood that does not have sidewalks throughout the community.

Housing programs operate countywide to serve the needs of lower income residents throughout the entire county.

Economic Development programs have been requested by the City of North Port due to the ongoing effects of the great recession, especially in the construction trade. North Port has suffered a significant loss of population and has a large number of vacant housing units. Without adequate jobs, the vacant and foreclosed housing problem will not be alleviated.

Discussion

While funding is designated to be used for neighborhood improvements in the Nokomis Neighborhood in 2013 - 2014, infrastructure improvements in the past have been directed to the North Sarasota and Laurel Neighborhoods.

Affordable Housing

AP-55 Affordable Housing

Introduction

Housing projects are primarily funded with HOME and SHIP funds. The uses of these funds are contained in the City of Sarasota's Action Plan. The one year goals only include the housing projects funded with County CDBG funds.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	5
Special-Needs	0
Total	20

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	20

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

A 60 unit Tax Credit Project (Rolling Green) is now under construction and will be completed in 2013 - 2014.

AP-60 Public Housing

Introduction

During the FY 2013 - 2014, the City will work with the Sarasota Housing Authority to redevelop Janie's Garden Phase III public housing development.

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 2013 - 2014, 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 Mitchel complex. During 2013 - 2014, the Janie's Gardens III project is being targeted.

Phase I of the Venice Housing redevelopment project was funded by the State of Florida in 2012. County funds were used to provide the match necessary to receive state funding. The county has also awarded funds for the redevelopment of Phase II of the redevelopment project. Those improvements are now under construction.

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

No actions are anticipated in 2013 - 2014.

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

The Sarasota Housing Authority and the Venice Housing Authorities are located in Sarasota County. Neither is designated as troubled by HUD.

AP-65 Homeless and Other Special Needs Activities

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 will use 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

Funding is provided 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

Funding for emergency shelter and transitional housing needs are provided through the Continuum of Care.

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 developed an innovative concept to deal with chronic homelessness. The Community Alternative Residential Treatment (CART) Program will utilize county general funds and non-profit funds in a three-part program designed to break the cycle of arrests of substance abusers. The CART program involves First Step, a local drug treatment facility, the Salvation Army for counseling and continued treatment and an affordable housing substance free facility administered by Coastal / Renaissance for long term prevention. 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.

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. The majority of the public input on this topic involved job creation, not additional affordable units.

AP-75 Barriers to affordable housing

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

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.

In addition, Sarasota County has set aside funding to support an economic development program in the City of North Port to spur economic development and provide training for low-income residents.

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

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

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%

Discussion

The overall benefit covered by this program are 2001 - 2012, 2012- 2013 and 2013 - 2014.