

# Sarasota, FL

## Annual Action Plan

## Program Year 2025

*Prepared for the U.S. Department of Housing and Urban Development (HUD)*

*Draft for Public Comment*

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# Executive Summary

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

### 1. Introduction

In 2021, City of Sarasota, Florida, completed the planning process for the Five-Year Consolidated Plan (Consolidated Plan) spanning Federal program years 2021-2025, as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals and strategies for addressing housing and community development needs, including those of homeless and other populations with special needs, using Federal funding sources during the five-year period. The City's Consolidated Plan includes City of Sarasota only as a recipient of Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) funds.

There are four major areas of focus in the Consolidated Plan: Housing, Homelessness, Non-Housing Community Development, and Non-Homeless Special Needs. The Consolidated Plan process requires the City to identify priority needs and prepare an Annual Action Plan each subsequent year to address those priority needs. The citizen participation process was critical in identifying priority needs. For each priority need, there are goals and strategies established to measure progress.

Both the Consolidated Plan and Annual Action Plan address the statutory goals established by Federal law, which include decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons.

This Annual Action Plan describes the specific projects that will be implemented during the Federal Fiscal Year (FY) starting October 1, 2025, and ending September 30, 2026 (i.e., Federal FY 2025), and represents the fifth year of the five-year planning period.

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

The City of Sarasota's 2021-2025 Consolidated Plan is structured around five goals for administering the City's housing and community development programs. Each goal is accompanied by corresponding priority needs and specific outcome indicators toward meeting that goal. These goals are described as follows:

1. Affordable Housing Availability/Access – Increase the availability of and access to affordable housing units.
2. Affordable Housing Maintenance – Maintain the existing affordable housing stock.
3. Homeless Needs – Provide housing, facilities, and services for the homeless.
4. Special Needs – Provide housing, facilities, and services for [individuals and households with] special needs.
5. Community Development – Support the provision of public improvements, services, and facilities.

Additionally, the City will use federal funding to administer the CDBG and HOME programs (i.e., non-goal program administration).

Projects selected for the fifth year (i.e., Federal FY 2025) Annual Action Plan must continue to support these goals through eligible activities.

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

The City of Sarasota and the unincorporated portion of Sarasota County are both entitlement jurisdictions that receive a direct allocation of CDBG funds each year from HUD. The cities of North Port and Venice have an Interlocal Agreement with Sarasota County and are a part of the Sarasota Urban County program. Because the City of Sarasota receives a direct allocation of CDBG funds, the Sarasota Urban County program funds must be used to primarily benefit residents of the unincorporated portion of Sarasota County and the cities of North Port and Venice. Uniquely, Sarasota County also receives a direct allocation of ESG funds.

Neither the City of Sarasota nor the Sarasota Urban County meet the funding threshold to receive a direct allocation of HOME Investment Partnerships Program (HOME) funds from HUD. However, HUD allows local governments to join with contiguous local governments to meet the funding threshold by forming what HUD calls a "Consortium." One of the consortium members is designated as the "lead entity" and receives HOME funding on behalf of all consortium members. The City of Sarasota is the lead entity for the Sarasota HOME Consortium; therefore, HOME funds are only discussed in the Annual Action Plan for City of Sarasota.

At the time this Annual Action Plan is being submitted, City of Sarasota is completing the fourth year of the 2021-2025 Consolidated Plan. The progress in administering the fourth year Federal FY 2024 Action Plan will be documented in the Federal FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER). In terms of past performance, the City recently completed its Federal FY 2023 CAPER, which documented the following progress:

1. New Affordable Housing – The City continues to fund efforts that increase the number and quality of affordable housing units. In the PY 2023 Annual Action Plan, the City allocated \$1,054,077 in HOME funds, and \$2,150,000 in SHIP funds to produce new owner-occupied units. The City's PY 2023 SHIP expenditures, sourced from prior-year and entitlement resources totaling \$4.1 million, produced 11 new owner-occupied units in coordination with Habitat for Humanity Sarasota, Inc. Although no new owner-occupied units were produced with HOME funding in PY 2023, Habitat for Humanity Sarasota, Inc. will soon be completing twelve single family homes in Hammock Place. Hammock Place will be the first gated community solely for low-income households in Sarasota County. HOME funds will be utilized for those properties. Habitat for Humanity Sarasota, Inc. also has 22 additional properties assisted with CDBG, HOME, or SHIP funds they purchased over the past two years and are developing for first-time homebuyers (including the 11 produced with SHIP in PY 2023). Pre-development work with two non-profit organizations progressed, with developer agreements for both Family Promise of

South Sarasota County and Community Assisted and Supported Living, Inc. (CASL) approved by both the City of Sarasota Commission and the Sarasota Board of County Commissioners. Federal HOME American Rescue Plan (HOME-ARP) funds will be used to create 16 affordable rental units, 10 in Venice and six (6) in North Sarasota.

2. Housing Acquisition and Rehabilitation for Special Needs – In the PY 2023 Annual Action Plan, the City allocated \$235,397 in CDBG funds for acquisition and rehabilitation of older housing stock to provide rental housing for persons with developmental disabilities. During PY 2023, CASL acquired the property at 318 Bailey Lane with City of Sarasota CDBG entitlement and prior-year resources totaling \$317,160.71. CASL is a local nonprofit that provides affordable rental housing and services to low-income persons with special needs. CDBG funds will be leveraged with private funding to upgrade the home and add accessibility features, such as wider doorways and a handicapped accessible shower. Once renovated, the site will be home to two to three developmentally disabled individuals and a live-in aide. The acquired home is in a quiet neighborhood that is a half mile from Avion Park, another CDBG-funded project. The home is also near shopping and a bus stop.
3. Housing Rehabilitation – This ongoing program provides for the rehabilitation of owner-occupied housing for low-income families. The program includes comprehensive rehabilitation of homes, essential system repairs (roof, HVAC, electrical, water, and septic/sewer), removal of architectural barriers for physically disabled homeowners, and the mitigation / elimination of lead-based paint hazards. Income-eligible homeowners are assisted with a combination of federal and state funding, with priority given to elderly homeowners or those with special needs. The program is open to City of Sarasota and Sarasota County residents whose household incomes do not exceed 80% Area Median Income (AMI). CDBG and SHIP funds (\$90,000 and \$548,525, respectively, for PY 2023) were allocated toward this project. Actual expenditures for housing rehabilitation and related program delivery in PY 2023 were \$25,992.05 in CDBG entitlement and approximately \$1.3 million in SHIP funds (sourced from prior-year and entitlement resources). The City's CDBG expenditures resulted in the rehabilitation of one (1) housing unit. The City's SHIP expenditures resulted in the rehabilitation of 35 housing units. The City used \$577,708.29 in SHIP funds to rehabilitate 21 owner-occupied homes. By leveraging with \$14,000 in HOME funds to be drawn upon completion in PY 2024, an additional \$707,020.45 in SHIP funds resulted in the rehabilitation of 14 owner-occupied homes. Related program delivery expenditures included inspections and environmental review, and conformance with Davis Bacon regulations. Also, in PY 2023, forty (40) households adversely affected by hurricanes were assisted with insurance deductible payments utilizing SHIP funds. Leveraged with insurance claim proceeds, the SHIP funds allowed low-income homeowners to get new roofs or replace air conditioners or repair other damage.
4. Purchase Price Assistance – The City allocated \$500,000 in SHIP funding alone for Purchase Price Assistance in the Federal FY 2023 Annual Action Plan. The maximum assistance amount was \$75,000 per eligible homebuyer.
5. Park Improvements – In the PY 2023 Annual Action Plan, the City allocated \$45,000 in prior-year CDBG funds for park improvements at Avion Park. Actual expenditures for the Avion Park project in PY 2023 were \$281,117.09 in prior-year resources from PY 2021 and PY 2022. The

property for Avion Park was acquired by the City of Sarasota in 1986 and was kept as a vacant lot near the Jordan's Crossing neighborhood. Park amenities include a playground with swings, basketball court, and butterfly garden. Easy access pathways and a picnic area were leveraged with City Parks and Recreation Department funds. Avion Park serves a predominantly low-income neighborhood with recreation opportunities within walking distance. Over the past two decades, the neighborhood surrounding Avion Park has benefited from significant State and Federally funded investments affording the creation of new housing units sold to first-time low-income homebuyers, as well as rental housing created. Funding came from the Sarasota OHCD, and the Jordan's Crossing neighborhood was largely developed by Habitat for Humanity Sarasota, Inc. Other non-profit organizations received State and Federal funding to develop rental housing for very low-income households, including households with special needs.

6. CDBG/HOME Administration – The City of Sarasota allocated \$81,349 and \$117,119 in CDBG and HOME funds, respectively, to administer these programs in conformance with federal law. The City also allocated \$338,726 in SHIP funding for administration and planning efforts. During PY 2023, administrative expenditures for budgeting, planning, and reporting were covered by CDBG (\$71,943.26) and HOME (\$20,683.40) funds.

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

The Sarasota HOME Consortium, led by the City of Sarasota, conducted an extensive citizen participation and consultation process during the development of the Consolidated Plan that included consultation with the Continuum of Care, the two public housing authorities serving Sarasota County, housing and social service advocates and providers, business community, neighborhood organizations and associations, minority and special needs groups, and the general public. The comments received during that process informed the priorities and goals of the 2021-2025 Consolidated Plan, which must be supported by each subsequent Annual Action Plan.

During the development of this year's Action Plan, three public meetings were held on February 5, 2025, February 12, 2025, and February 13, 2025, in Sarasota and North Port. Public meeting notices were published in the Sarasota Herald-Tribune (a newspaper of general circulation) soliciting public comment on needs for federal grant-funded projects. Initial public comments were accepted by email and in writing from February 1, 2025, through March 21, 2025. Multiple public comments were received, which are documented hereafter. Additionally, the City of Sarasota conducted consultation outreach via emails to City of Sarasota departments, City of North Port, Sarasota County, Continuum of Care membership, public housing authorities, and housing and public service providers.

The draft Annual Action Plan was considered at a public meeting of the Sarasota City Commission on May 5, 2025. The draft Annual Action Plan was placed on the Office of Housing and Community Development (OHCD) website and emails were sent to the Continuum of Care, housing authorities, housing and social service providers, business community, organizations and associations representing low-income neighborhoods, representatives of minority groups, and the general public with links to the draft plans for viewing and a dedicated email address for the submission of comments. Links to the plan

were also sent to adjacent governments. Comments on the draft Annual Action Plan were accepted for a 30-day period starting May 22, 2025, and ending June 23, 2025. Social media announcements were published in June 2025 using Facebook and X (Twitter) to further encourage the submission of comments on the draft plan and proposed use of funds.

Public notices, meeting minutes, and public comments regarding the citizen participation process are provided in the Grantee Unique Appendix (Appendix) of this Annual Action Plan.

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

During the initial public comment period spanning February 1, 2025, through March 21, 2025, fifteen (15) comments were received. These comments identified specific needs for growth management; stormwater infrastructure improvements; nonprofit facilities improvements; park improvements (e.g., Dr. Martin Luther King, Jr. Memorial Park); nonprofit services for low- and moderate-income residents, long-term permanent supportive housing or group homes for individuals with development and intellectual disabilities; affordable rental housing for seniors or youth aging out of foster care; funding for acquisition/construction of affordable homeowner housing for low-income first-time homebuyers (e.g., Habitat for Humanity); and gap funding for public housing projects through the Sarasota Housing Authority (e.g., Amaryllis Park Place IV and Central Gardens).

The needs for affordable housing acquisition, rehabilitation, and new construction are not limited to a particular jurisdiction. Therefore, affordable housing is a high priority for the Sarasota HOME Consortium.

Comments received during the public comment period spanning May through June 2025 will be summarized here upon receipt.

Public comments are provided in more detail within the Appendix of this report.

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

All comments received were generally accepted or considered to inform the City of Sarasota Federal FY 2025 Action Plan. The City's Annual Action Plan for the 2025-2026 federal program year proposes funding for acquisition, rehabilitation, and new construction of affordable housing, and public park improvements in income eligible areas. The need for social services; rapid rehousing and HMIS support; and other public improvements will be addressed separately by Sarasota County's Annual Action Plan.

Public comments are provided in more detail within the Appendix of this report.

## **7. Summary**

The 2021-2025 Consolidated Plan identifies goals and strategies to address City of Sarasota’s housing and community development needs. These needs were prioritized through an extensive citizen participation process that involved citizens, community stakeholders, housing and service providers, and staff of participating jurisdictions, which informed the decisions made relative to the Annual Action Plan.

OHCD was able to provide reasonable opportunity for the public to provide comment on the Federal FY 2025 Annual Action Plan through three public meetings, a dedicated email address, and public comment periods. Comments received during the development of the Action Plan were considered prior to plan approval by the Sarasota City Commission.

During Federal FY 2025, the fifth program year, OHCD will continue to deliver housing and community development programs and projects that support acquisition, rehabilitation, and new construction of affordable housing, and public park improvements in income eligible areas.



## PR-05 Lead & Responsible Agencies - 91.200(b)

### 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
CDBG Administrator	Sarasota	Office of Housing and Community Development
HOME Administrator	Sarasota	Office of Housing and Community Development

**Table 1 – Responsible Agencies**

### Narrative

This Annual Action Plan was developed by staff from the City of Sarasota Office of Housing and Community Development (OHCD) serving as the lead entity for the Sarasota HOME Consortium. The OHCD General Manager reports to the City Manager or their designees. A public notice was published to solicit input regarding potential projects for the Federal FY 2025 Annual Action Plan. Comments were accepted through March 21, 2025. Comments were considered based on the 2021-2025 Consolidated Plan priorities and goals of the five-year planning period. City of Sarasota staff evaluated the projects and drafted a budget for consideration by the Sarasota City Commission. **See Table 1.**

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

### **1. Introduction**

During the planning process, OHCD published a newspaper advertisement and email address for submission of comments, conducted three public meetings, hosted a public comment period for a period of 30 days, held a meeting of City of Sarasota staff to consider funding requests, and held meetings with the Sarasota City Commission to consider funding allocations, projects, and activities. Opportunities to participate were advertised by newspaper, website, social media, and email outreach. Comments and concerns raised during the citizen participation process were taken into consideration when selecting the Annual Action Plan projects.

#### **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(l)).**

OHCD notified community stakeholders about opportunities to participate and consulted directly with the Continuum of Care (CoC), public housing authorities (PHAs), and other housing and service providers regarding respective needs. Opportunities to participate were advertised by newspaper notice, social media, and email outreach.

During development of the recent 2021-2025 Consolidated Plan, several non-profit service providers that offer health and mental services were notified of opportunities to participate in the planning process. These included Centerstone, Community Assisted and Supported Living (CASL), Harvest House, First Step, and Sarasota Memorial Hospital.

Direct responses were received from the Sarasota Housing Authority and Venice Housing Authority regarding specific housing needs in the community. Consultation with the PHAs informed the Needs Assessment, Market Analysis, and Strategic Plan sections of the Consolidated Plan. Specific public and assisted housing needs include down-payment assistance to help transition from publicly assisted housing to homeownership and funding for construction of additional publicly assisted units.

#### **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 Suncoast Partnership to End Homelessness (Suncoast Partnership) is the lead agency for the Continuum of Care (CoC). The mission of the Suncoast Partnership is to prevent and end homelessness throughout Manatee and Sarasota counties. The Suncoast Partnership provides leadership to the communities on issues relating to homelessness through engagement and collaboration with business and civic leaders, service providers, faith-based organizations, advocates, concerned citizens and people who are homeless or at risk of homelessness.

OHCD coordinated directly with the Suncoast Partnership regarding the needs of homeless persons and persons at risk of homelessness. Specific homeless needs include rental assistance and rapid rehousing, street outreach, mental and behavioral health services/substance abuse programs, and permanent supportive housing.

**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 is not an Emergency Solutions Grant (ESG) entitlement grantee. ESG funds are instead administered by Sarasota County to benefits homeless persons countywide. Consultation with the Suncoast Partnership CoC informed the selection of Sarasota County's Federal FY 2025 Action Plan projects, which are identified separately in Sarasota County's Annual Action Plan. As the lead agency for the CoC, the Suncoast Partnership administers the Homeless Management Information System (HMIS) and reports the annual Point-in-Time (PIT), Housing Inventory Count (CIC), and other HUD system performance measures to comply with HUD requirements and document progress related to the Federal Strategic Plan to Prevent and End Homelessness.

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

**Table 2** provides a list of the agencies, groups, organizations, and other entities who were consulted during the Annual Action Plan process.

Continued next page.

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

<b>Sort Order</b>	<b>1</b>
<b>Agency/Group/Organization</b>	<b>Sarasota County</b>
<b>Agency/Group/Organization Type</b>	Other – Grantee Departments
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email Outreach; Direct Consultation/Coordination; Identification of Housing Needs  Sarasota Office of Housing and Community Development (OHCD) staff, as lead entity for the Sarasota HOME Consortium, prepared the Annual Action Plan for HOME funding and requested input regarding the use of federal funds.
<b>Sort Order</b>	<b>2</b>
<b>Agency/Group/Organization</b>	<b>City of Sarasota</b>
<b>Agency/Group/Organization Type</b>	Other – Grantee Departments
<b>What section of the Plan was addressed by Consultation?</b>	Other – Non-Housing Community Development Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email Outreach; Direct Consultation/Coordination; City of Sarasota Consideration of Proposed Projects and Funding Allocations; Identification of Community Development Needs  Sarasota Office of Housing and Community Development (OHCD) staff, as CDBG grantee and lead entity for the Sarasota HOME Consortium, prepared the Annual Action Plan for CDBG and HOME funding and requested input regarding the use of federal funds. The General Manager of the OHCD reports to the City Manager. Several City departments, including the Parks and Recreation Department, were consulted. The City Parks and Recreation Department identified the need for park improvements at Dr. Martin Luther King, Jr. Memorial Park to benefit a CDBG-eligible neighborhood (i.e., LMA benefit).
<b>Sort Order</b>	<b>3</b>
<b>Agency/Group/Organization</b>	<b>City of North Port</b>
<b>Agency/Group/Organization Type</b>	Other Government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email Outreach; Direct Consultation/Coordination; Identification of Housing Needs

	No comments from City of North Port were received during the initial comment period; however, affordable housing remains a countywide priority for HOME funding. A link to the draft Action Plan was sent to City of North Port staff for their review and comment.
<b>Sort Order</b>	<b>4</b>
<b>Agency/Group/Organization</b>	<b>City of Venice</b>
<b>Agency/Group/Organization Type</b>	Other Government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email Outreach; Direct Consultation/Coordination; Identification of Housing Needs  No comments from City of Venice were received during the initial comment period; however, affordable housing remains a countywide priority or HOME funding. A link to the draft Action Plan was sent to City of Venice staff for their review and comment.
<b>Sort Order</b>	<b>5</b>
<b>Agency/Group/Organization</b>	<b>Suncoast Partnership to End Homelessness</b>
<b>Agency/Group/Organization Type</b>	Housing Services – Homeless Other – Continuum of Care Membership
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs (All); Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email Outreach; Direct Consultation/Coordination; Identification of Homeless Needs  Sarasota OHCD staff directly consults with the Suncoast Partnership during development of the Annual Action Plan. Suncoast Partnership, as the lead entity for the Continuum of Care (CoC), is a direct subrecipient of ESG funding from Sarasota County. An email notice and link to the draft Action Plan was sent to the agency for their review and comment. The notice was disseminated to the CoC distribution list via Constant Contact. There are 665 people on the CoC distribution list, which is comprised of staff from various organizations, government officials, funders, private philanthropy, the faith community, advocates, citizens etc.  The Suncoast Partnership CoC membership includes the following agencies/organizations, which represent diverse homeless and special needs interests: Centerstone of Florida, Central Florida Behavioral Health Network, City of Bradenton, City of Sarasota, Coldwell Banker Realty, Community AIDS Network (CAN), Community Assisted Supported Living, Department of Veterans

	Affairs, Family Promise South Sarasota County, First Step of Sarasota, Gulf Coast Community Foundation, Harvest House, JDA Media, Manasota Black Chamber of Commerce, Manatee County, Manatee County Housing Authority, Manatee County School District, Manatee County Sherriff's Office, Sarasota County, Sarasota County Schools, Sarasota Housing Authority, Sarasota Memorial Hospital, Second Heart Homes, SPARCC, St. Vincent de Paul, STREAM, The Salvation Army-Sarasota.
<b>Sort Order</b>	<b>6</b>
<b>Agency/Group/Organization</b>	<b>Community Assisted Supported Living, Inc. (CASL)</b>
<b>Agency/Group/Organization Type</b>	Services – Persons with Disabilities
<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Email Outreach; Request for Input; Notification of Opportunities to Participate; Identification of Special Needs</p> <p>Sarasota OHCD staff consulted with Community Assisted Supported Living, Inc. (CASL) during development of the Annual Action Plan. CASL advocates for the needs of special needs populations in Sarasota County, including the need for affordable housing construction and rehabilitation to increase the supply of units available to special needs households. An email notice and link to the draft Action Plan was sent to the agency for their review and comment. CASL submitted comments regarding the need for affordable rental housing (e.g., duplexes) or group homes specific to low-income households, youths aging out of foster care, and developmentally disabled individuals.</p>
<b>Sort Order</b>	<b>7</b>
<b>Agency/Group/Organization</b>	<b>Family Promise of South Sarasota County</b>
<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Homeless Other (Family Self-Sufficiency)
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Families with Children Market Analysis
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email Outreach; Request for Input; Notification of Opportunities to Participate

	The agency was invited to submit comments during the initial comment period, which was held February through March 2025. Family Promise of South Sarasota County submitted comments regarding the need for funding to rehabilitate Family Promise's Day Center in Venice, Florida.
<b>Sort Order</b>	<b>8</b>
<b>Agency/Group/Organization</b>	<b>Sarasota Housing Authority</b>
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Email Outreach; Request for Input; Notification of Opportunities to Participate; Identification of Public Housing Needs</p> <p>Sarasota OHCD staff annually consults with the Sarasota Housing Authority during development of the Annual Action Plan. An email notice and link to the draft Action Plan was sent to the agency for their review and comment.</p> <p>During the initial comment period, which was held February through March 2025, the Sarasota Housing Authority inquired about the availability of federal funding to assist with construction of the Amaryllis Park Place IV and Central Gardens projects for low-income residents.</p>
<b>Sort Order</b>	<b>9</b>
<b>Agency/Group/Organization</b>	<b>Venice Housing Authority</b>
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Email Outreach; Request for Input; Notification of Opportunities to Participate; Identification of Public Housing Needs</p> <p>Sarasota OHCD staff annually consults with the Venice Housing Authority during development of the Annual Action Plan. An email notice and link to the draft Action Plan was sent to the agency for their review and comment.</p>
<b>Sort Order</b>	<b>10</b>
<b>Agency/Group/Organization</b>	<b>Habitat for Humanity South Sarasota County, Inc.</b>
<b>Agency/Group/Organization Type</b>	Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was invited to submit comments during the initial comment period, which was held February through March 2025. Habitat for Humanity South Sarasota, Inc. submitted comments regarding the need for funding of land acquisition and construction of housing units for low-income first-time homebuyers.
<b>Sort Order</b>	<b>11</b>
<b>Agency/Group/Organization</b>	<b>Habitat for Humanity Sarasota, Inc.</b>
<b>Agency/Group/Organization Type</b>	Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was invited to submit comments during the initial comment period, which was held February through March 2025. Habitat for Humanity Sarasota, Inc. submitted comments regarding the need for construction of townhomes and single-family homes for low-income first-time homebuyers.
<b>Sort Order</b>	<b>12</b>
<b>Agency/Group/Organization</b>	<b>Releasing Shackles, Inc.</b>
<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was invited to submit comments during the initial comment period, which was held February through March 2025. Releasing Shackles, Inc. submitted comments regarding the need for long-term permanent supportive housing for individuals with developmental and intellectual disabilities.
<b>Sort Order</b>	<b>13</b>
<b>Agency/Group/Organization</b>	<b>Gorman &amp; Company, LLC</b>
<b>Agency/Group/Organization Type</b>	Housing
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was invited to submit comments during the initial comment period, which was held February through March 2025. Gorman & Company, Inc. submitted comments regarding the need for affordable rental housing for seniors and requested a local contribution to construct a Low-Income Housing Tax Credit project to that end.
<b>Sort Order</b>	<b>14</b>
<b>Agency/Group/Organization</b>	<b>Solis Investment LLC</b>
<b>Agency/Group/Organization Type</b>	Housing



<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was invited to submit comments during the initial comment period, which was held February through March 2025. Solis Investment, Inc. submitted comments regarding the need for affordable housing in the North Port area and requested related funding.

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

All applicable agencies were contacted. See also **Table 3**.

**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	The funding priorities established by the Continuum of Care are included in the Consolidated Plan.

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

**Narrative**

In addition to other agencies and organizations, the 2021-2025 Consolidated Plan and fifth year (i.e., Federal FY 2025) Action Plan were developed with the input of citizens, partner agencies, and local organizations. City of Sarasota staff, serving as the lead entity for the Sarasota HOME Consortium, completed final scoring, reviews, and project selection for consideration by the Sarasota City Commission. Moreover, adjacent local governments were sent a link to the 2021-2025 Consolidated Plan during its development and were notified about the opportunity to submit comments on the fifth year (i.e., Federal FY 2025) Action Plan.

## **AP-12 Participation - 91.401, 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 Sarasota HOME Consortium, led by the City of Sarasota, conducted an extensive citizen participation and consultation process during the development of the Consolidated Plan that included consultation with the Continuum of Care, the two public housing authorities serving Sarasota County, housing and social service advocates and providers, business community, neighborhood organizations and associations, minority groups, and the general public. The comments received during that process informed the priorities and goals of the Five-Year Consolidated Plan, which must be supported by each Annual Action Plan.

In addition to publishing notices in the Sarasota Herald-Tribune (a newspaper of general circulation) and on the respective websites of the City and County, OHCD invites comments through public meetings. During the development of this year's Action Plan, instead of the two public meetings usually held, OHCD hosted three public meetings during the month of February 2025. These public meetings were held in the City of Sarasota (Robert L. Taylor Community Complex, February 5, 2025), City of North Port (North Port Library, February 12, 2025), and Sarasota County (Betty Johnson North Sarasota Library, February 13, 2025).

Initial public comments were accepted by email and in writing from February 1, 2025, through March 21, 2025. A dedicated email address received multiple comments, which are documented hereafter. Comments were also solicited via notices sent to the public housing authorities (Sarasota Housing Authority and Venice Housing Authority), local non-profit housing providers and public service agencies, as well as all individuals and organizations who have contacted OHCD expressing interest in funding opportunities. The Continuum of Care is a respected resource for disseminating information to a broad spectrum of persons and organizations who are committed to affordable housing and may identify needs for federal grant-funded projects. Additionally, OHCD facilitated Teams meetings and in-person meetings with parties requesting information regarding funding opportunities.

Notably, OHCD created a grant survey open to anyone in Sarasota County between February 15, 2025, and March 15, 2025. Those who took the survey were asked for their opinion regarding the following:

- Rank areas of highest need: housing, community facilities, parks, accommodations for those with special needs, or economic development
- Choose the most critical housing need
- Choose the most critical social and public service needs

- List critical infrastructure needs
- Whether any fair housing discrimination occurs
- Whether the person is currently paying more than 30% of their income for housing

The City of Sarasota’s Communications Department publicized the survey on the City’s homepage and social media and announced the opportunity to participate in the survey through a guest editorial in the Sarasota Herald-Tribune. Over 190 persons responded to the survey.

The draft Annual Action Plan was considered at a public meeting of the Sarasota City Commission on May 5, 2025. The draft Annual Action Plan was placed on the Office of Housing and Community Development (OHCD) website and emails were sent to the Continuum of Care, housing authorities, housing and social service providers, business community, organizations and associations representing low-income neighborhoods, representatives of minority groups, and the general public with links to the draft plans for viewing and a dedicated email address for the submission of comments. Links to the plan were sent to adjacent governments. Comments on the draft Annual Action Plan were accepted for a 30-day period starting May 22, 2025, and ending June 23, 2025. Social media announcements were published in June 2025 using Facebook and X (Twitter) to further encourage the submission of comments on the draft plan and proposed use of funds.

Public notices, meeting minutes, and public comments regarding the citizen participation process are provided in the Grantee Unique Appendix (Appendix) of this Annual Action Plan. See also **Table 4**.

#### 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	A newspaper advertisement was placed in the Sarasota Herald-Tribune on February 1, 2025, to notify residents about the three public meetings held in February and the opportunity to comment by email or in writing on the use of federal funds for the program year starting	Fifteen (15) comments were received. Needs identified: These comments identified specific needs for growth management; stormwater infrastructure improvements; nonprofit facilities improvements; park improvements (e.g.,	All comments noted; see Attachments (Appendix). Needs identified informed projects selected.	ConsolidatedPlanComments@sarasotafl.gov

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)
			October 1, 2025, and ending September 30, 2026. Links to the OHCD websites and a dedicated email address for submission of public comments was published with the newspaper ad. A deadline of March 21, 2025, at 5:00 pm was given for submission of initial comments prior to draft Action Plan publication.	Dr. Martin Luther King, Jr. Memorial Park); nonprofit services for low- and moderate-income residents, long-term permanent supportive housing or group homes for individuals with development and intellectual disabilities; affordable rental housing for seniors or youth aging out of foster care; funding for acquisition/construction of affordable homeowner housing for low-income first-time homebuyers (e.g., Habitat for Humanity); and gap funding for public housing projects through the Sarasota Housing Authority (e.g., Amaryllis Park Place IV and Central Gardens).		
2	Public Meeting	Non-targeted / broad community	Public meeting held on February 5, 2025, at 4:00 pm at Robert L. Taylor Community Complex, 1845 John Rivers Street, Sarasota, FL 34234.	Solicited public comment on housing and community development needs. No persons attended.	No comments received.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted / broad community	Public meeting held on February 12, 2025, at 3:30 pm at North Port Library, 13800 S. Tamiami Trail, North Port, FL 34287.	Solicited public comment on housing and community development needs. No persons attended.	No comments received.	N/A
4	Public Meeting	Non-targeted / broad community	Public meeting held on February 13, 2025, at 2:30 pm at Betty Johnson North Sarasota Library, 2801 Newtown Blvd., Sarasota, FL 34234.	Solicited public comment on housing and community development needs. Two (2) persons attended. Needs identified included growth management and drainage/ stormwater infrastructure improvements to address flooding.	All comments noted; see Attachments (Appendix).	N/A
5	Internet Outreach	Non-targeted / broad community	Public notice published on OHCD website with deadline of March 21, 2025, to submit input to dedicated email address.	Fifteen (15) comments were received. Needs identified: These comments identified specific needs for growth management; stormwater infrastructure improvements; nonprofit facilities improvements; park improvements (e.g., Dr. Martin Luther King, Jr. Memorial Park); nonprofit services for low- and moderate-income residents,	All comments noted; see Attachments (Appendix). Needs identified informed projects selected.	<a href="https://www.sarasotafl.gov/government/office-of-housing-and-community-development/ConsolidatedPlanComments@sarasotafl.gov">https://www.sarasotafl.gov/government/office-of-housing-and-community-development/ConsolidatedPlanComments@sarasotafl.gov</a>

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)
				long-term permanent supportive housing or group homes for individuals with development and intellectual disabilities; affordable rental housing for seniors or youth aging out of foster care; funding for acquisition/construction of affordable homeowner housing for low-income first-time homebuyers (e.g., Habitat for Humanity); and gap funding for public housing projects through the Sarasota Housing Authority (e.g., Amaryllis Park Place IV and Central Gardens).		
6	Internet Outreach	Non-targeted / broad community	Grant survey published on City's website (homepage) and social media between February 15, 2025, and March 15, 2025. 190 responses received.	Solicited public opinion regarding housing, social and public services, and public infrastructure needs, fair housing, and cost burden.	All comments noted; see Attachments (Appendix).	<a href="https://www.sarasotafl.gov/">https://www.sarasotafl.gov /</a>
7	Other (City Staff Meeting)	Other (City Staff Meeting)	City staff met to consider public input and requests for funding, determine project eligibility, and	Discussed acquisition, rehabilitation, and new construction of affordable housing, and public park	All comments noted; see Attachments (Appendix).	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			recommend budget allocations.	improvements in income eligible areas.		
8	Public Meeting	Non-targeted / broad community	May 5, 2025, Sarasota City Commission agenda item with staff request to approve the draft Annual Action Plan for publication for 30-day comment.	Sarasota City Commission to consider and approve budget allocations and advertisement for public comment.	Meeting agenda/minutes; see Attachments (Appendix).	<a href="https://www.sarasotafl.gov/services/meetings-agendas-videos">https://www.sarasotafl.gov/services/meetings-agendas-videos</a>
9	Newspaper Ad	Non-targeted / broad community	Newspaper advertisement was placed in the Sarasota Herald-Tribune to notify citizens that the draft 2025-2026 Annual Action Plan would be available for public comment for a 30-day period starting May 22, 2025, and ending June 23, 2025. Advertisement included information about the opportunity to comment by email or in writing. Links to the OHCD websites and a dedicated email address for submission of public comments were published with the newspaper ad. A deadline of June 23, 2025, at 5:00 pm was given for submission of final comments prior to Action Plan approval.	Comments received during the May-June public comment period will be summarized here.	Comments received during the May-June public comment period will be summarized here.	ConsolidatedPlanComments@sarasotafl.gov



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)
10	Other (30-Day Comment Period)	Non-targeted / broad community	Draft Action Plan made available for public review and comment from May 22, 2025, thru June 23, 2025. Document made available on OHCD website and hard copies available upon request.	Comments received during the May-June public comment period will be summarized here.	Comments received during the May-June public comment period will be summarized here.	<a href="https://www.sarasotafl.gov/government/office-of-housing-and-community-development">https://www.sarasotafl.gov/government/office-of-housing-and-community-development</a>
11	Internet Outreach	Non-targeted / broad community	Social media announcements published in June 2025 using Facebook and X (Twitter) to further encourage the submission of comments on the draft Action Plan and proposed use of funds.	See “Other (30-Day Comment Period)” above.	See “Other (30-Day Comment Period)” above.	<a href="https://www.sarasotafl.gov/home">https://www.sarasotafl.gov/home</a>
12	Public Meeting	Non-targeted / broad community	July 7, 2025, Sarasota City Commission agenda item and staff request to approve the final Annual Action Plan for submission to the U.S. Department of Housing and Urban Development (HUD).	Sarasota City Commission to consider and approve the final Annual Action Plan for submission to HUD.	Meeting agenda/minutes; see Attachments (Appendix).	<a href="https://www.sarasotafl.gov/services/meetings-agendas-videos">https://www.sarasotafl.gov/services/meetings-agendas-videos</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

City of Sarasota estimates a total allocation of \$369,681 in CDBG funding for the 2025-2026 program year. Program income for CDBG is estimated to be approximately \$5,600. No prior-year (i.e., carryover) resources are anticipated. CDBG funds will be used for housing and community development activities including, but not limited to, homeowner housing rehabilitation program delivery, public park improvements, and administration of the City's CDBG program.

The Sarasota HOME Consortium, including the City of Sarasota, Sarasota County, and participating jurisdictions, estimates a total allocation of \$787,995 in HOME funding for the 2025-2026 program year. Program income for HOME is expected to be approximately \$200,000. No prior-year resources are anticipated. HOME funds will be used for housing activities such as homeowner housing rehabilitation, acquisition, rehabilitation, and construction for new affordable housing, and administration of the Sarasota Consortium's HOME program.

The expected amount available during the remainder of the Consolidated Plan (FY 2025) is based on the amount of funding remaining after the first-, second-, third-, fourth-, and fifth-year allocations are subtracted from the five-year total. Related program income is not subtracted. Prior-year resources are already accounted and therefore are not subtracted. This results in remainder funding amounts of \$498,039 in CDBG and \$98,614 in HOME over the remaining one-year period.

Other resources, such as private and non-Federal public sources may become available to the City of Sarasota and Sarasota HOME Consortium during the program year. For CDBG leveraging, these include funding from SHIP, General Fund dollars, private or nonprofit organizations, or other sources. The City, as the lead entity for the Sarasota HOME Consortium, will look to leverage funds, if available, from SHIP, public housing authorities (PHAs), or other agencies and programs against HOME dollars to promote affordable housing. For example, State SHIP funding will be used for homeowner housing rehabilitation, purchase price assistance (formerly known as down payment assistance), construction of homeowner and rental units, and administration.

The Annual Action Plan must summarize City of Sarasota and Sarasota HOME Consortium priority needs and goals to address during the fifth year of the Strategic Plan. These goals must be described in quantitative terms. The City of Sarasota has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2025-2026 (i.e., Federal FY 2025) Annual Action Plan. See **Table 5**.

*\* Notes: Program incomes are estimated amounts and actual amounts may differ if larger sums are received from loan payoffs. These amounts will be updated during the 2025 program year close-out.*

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3, Annual Allocation: \$	Expected Amount Available Year 3, Program Income: \$	Expected Amount Available Year 3, Prior Year Resources: \$	Expected Amount Available Year 3, Total: \$	Expected Amount Available Remainder of ConPlan: \$	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$369,681	\$5,600	\$0	\$375,281	\$498,039	CDBG funds will be used for housing and community development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3, Annual Allocation: \$	Expected Amount Available Year 3, Program Income: \$	Expected Amount Available Year 3, Prior Year Resources: \$	Expected Amount Available Year 3, Total: \$	Expected Amount Available Remainder of ConPlan: \$	Narrative Description
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$787,995	\$200,000	\$0	\$987,995	\$98,614	HOME funds will used for housing activities.
Other - SHIP	public - state	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,524,591	\$300,000	\$0	\$3,824,591	\$0	The State SHIP funds will be used to match federal funding for housing activities.

**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**

The City will use State SHIP and other funding sources (e.g., General Fund/City Departments, Public Housing Authority, Community Redevelopment Agency, or public or private agency contributions) to meet the future match obligations required under the HOME program. CDBG funds do not require a local match.

The City shall assure that the requirements as it relates to non-federal share will be utilized as referenced in 24 CFR 570.201 (3) (g), for any project in which CDBG or HOME funding is used as the nonfederal match. In the future, the City will continue to aggressively pursue matching funding from non-federal sources to further housing and community development initiatives in the community.

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

State law requires each local jurisdiction receiving State SHIP funds to identify and publish a list of publicly owned lands that are suitable for affordable housing. The City of Sarasota's Publicly Owned Land Inventory list, as required by Section 166.0451, Florida Statutes, was formally updated at the conclusion of the Affordable Housing Advisory Board (AHAC) cycle in 2023. The City Commission unanimously approved Resolution No. 23R-3200 on September 18, 2023, identifying 12 City-owned properties as suitable for affordable housing. All properties are currently vacant and zoned for either single-family or multi-family residential development. All the properties listed may be used to address the needs identified in the plan. The AHAC convenes annually; however, the inventory is required to be updated triennially. The City's affordable housing inventory list will be updated next in 2026.

**Discussion**

The City of Sarasota, as the lead entity for the Sarasota HOME Consortium, will use the anticipated funding allocation from CDBG and HOME to help address many of its Strategic Plan goals, including Affordable Housing Availability/Access, Affordable Housing Maintenance, and Community Development. Homeless Needs are addressed through Sarasota County's Strategic Plan. The City of Sarasota and the Sarasota HOME Consortium are fortunate to receive other non-Federal funding sources such as State SHIP to supplement its housing programs, and benefit from a network of local nonprofit and private housing and public service providers that also help to address the needs of the community.

## 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	Affordable Housing Availability/Access	2021	2025	Affordable Housing	N/A	Production of Affordable Housing; Housing Assistance and Support Services	HOME: \$700,000 SHIP: \$2,800,000	Homeowner Housing Added: 8 Household/Housing Units; Rental Units Constructed: 80 Household/Housing Units
2	Affordable Housing Maintenance	2021	2025	Affordable Housing	N/A	Rehabilitation of Affordable Housing	CDBG: \$15,000 HOME: \$189,195 SHIP: \$642,762	Homeowner Housing Rehabilitated: 20 Household/Housing Units
5	Community Development	2021	2025	Non-Housing Community Development	Low- and Moderate -Income Areas (LMA)	Neighborhood Improvements	CDBG: \$285,225	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,865 Persons Assisted
6	Non-Goal Administration	2021	2025	Other (Administration)	N/A	N/A	CDBG: \$75,056; HOME: \$98,800; SHIP: \$381,829	Other: 0 Other

**Table 6 – Goals Summary**

**Goal Descriptions**

(Continued next page)

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<b>Sort Order</b>	<b>1</b>
<b>Goal Name</b>	<b>Affordable Housing Availability/Access</b>
<b>Goal Description</b>	<p>Increase the availability of and access to affordable housing units.</p> <p>To increase the number of affordable homeowner and rental housing units, the City of Sarasota will allocate \$700,000 in federal HOME and \$2,800,000 in State SHIP funds to increase the number of affordable homeowner and rental housing units and to provide purchase price assistance. A total of 88 households/housing units will be assisted with federal HOME and State SHP funding. Another six (6) households will be assisted with State SHIP funding alone.</p> <p>*Geographic Areas Included: Not applicable (N/A).</p>
<b>Sort Order</b>	<b>2</b>
<b>Goal Name</b>	<b>Affordable Housing Maintenance</b>
<b>Goal Description</b>	<p>Maintain the existing affordable housing stock.</p> <p>The City of Sarasota will allocate \$15,000 in federal CDBG funds to rehabilitate owner-occupied housing units. Additional units will be rehabilitated using \$189,195 in federal HOME funds and \$642,762 in State SHIP funds. A total of 20 households/housing units will be assisted with federal CDBG and HOME and State SHIP funding.</p> <p>*Geographic Areas Included: Not applicable (N/A).</p>
<b>Sort Order</b>	<b>5</b>
<b>Goal Name</b>	<b>Community Development</b>



<b>Goal Description</b>	<p>Support the provision of public improvements, services, and facilities.</p> <p>The City of Sarasota will allocate \$285,225 in federal CDBG funds for a public park improvement project (Dr. Martin Luther King, Jr. Memorial Park). An estimated total of 3,865 persons will benefit from this public park improvement using federal CDBG funding.</p>
<b>Sort Order</b>	<b>6</b>
<b>Goal Name</b>	<b>Non-Goal Administration</b>
<b>Goal Description</b>	<p>Administer federally funded housing and community development programs.</p> <p>The City of Sarasota will continue to administer the CDBG and HOME programs in conformance with federal law. In 2025-2026, the City will allocate \$75,056 in CDBG funding and \$98,800 in HOME funding toward program administration. An additional \$381,829 in State SHIP funding will be allocated to administration of the State program over a three-year period.</p> <p>*Geographic Areas Included: Not applicable (N/A). Priority Needs Addressed: N/A.</p>

**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)**

The Annual Action Plan must summarize the City of Sarasota's priority needs and goals to address during the fifth year, Federal FY 2025, of the Consolidated Plan. These goals must be described in quantitative terms. The City has selected funding allocations, goal outcome indicators and quantities based on the comments received during the citizen participation process and past performance measures. These performance measures, combined with public input, have been projected over the course of the one-year planning period to arrive at a total funding allocation and quantity for each outcome indicator. See **Table 6**.

Through federal CDBG and HOME allocations, the City of Sarasota, acting as the lead entity for the Sarasota HOME Consortium, will provide affordable housing activities to 108 income-eligible households over the one-year planning period (homeowner housing rehabilitated or added). Another six (6) households will be assisted with State SHIP allocations alone. In total, the City will provide affordable housing to 114 households. Activities to support income-eligible non-homeless households may include construction of new units and housing acquisition and rehabilitation for low- and moderate-income housing benefit.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section of the Consolidated Plan describes the specific projects that will be implemented with Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. Other funding sources such as the State Housing Initiatives Partnership Program (SHIP) are also listed. **Table 7** shows the projects and activities that will be funded during the fifth year (i.e., Federal FY 2025) of the Consolidated Plan. Additional project summary information is provided in the subsequent table.

#	Project Name
1	New Affordable Housing
2	Housing Rehabilitation
3	Park Improvements
4	CDBG/HOME Program Administration

**Table 7 – Project Information**

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

Allocation priorities were confirmed through the citizen participation process, with citizen participation opportunities, a request for funding proposals, a meeting of City of Sarasota staff to score and select projects, and public meetings with the Sarasota City Commission to consider funding allocations for those projects.

Comments and concerns raised during the citizen participation process were taken into consideration when prioritizing projects. The greatest obstacle to addressing underserved needs is reduction in funding from federal and state governments.

## AP-38 Project Summary

### Project Summary Information

<b>Sort Order</b>	<b>1</b>
<b>Project Name</b>	<b>New Affordable Housing</b>
<b>Target Area</b>	N/A*
<b>Goals Supported</b>	Affordable Housing Availability/Access
<b>Needs Addressed</b>	Production of Affordable Housing
<b>Funding</b>	HOME: \$700,000 SHIP: \$2,800,000
<b>Description</b>	Funding to increase the number/supply of affordable homeowner and rental housing units.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Added: 8 Household/Housing Units; Rental Units Constructed (LIHTC): 80 Household/Housing Units; Rental Units Constructed (SHIP): 6 Households/Housing Units**
<b>Location Description</b>	Sarasota HOME Consortium (City of Sarasota and Sarasota County)
<b>Planned Activities</b>	<p>Data within the City of Sarasota 2021-2025 Consolidated Plan demonstrates that the community has a deficit in the number of affordable housing units for lower-income residents. HOME funds will be used in conjunction with other state, federal, and private funding to produce additional affordable housing units that will have long term affordability provisions. HOME funded units will be for households at or below 60% of AMI. HOME funds will be divided between affordable rental units and new home construction in partnership with non-profit and for-profit developers. A Request for Proposals will be issued to invite non-profit and for-profit developers to apply for the funds. Housing production may be accomplished through the acquisition of land and construction of a new home, or by acquisition and rehabilitation of older housing stock. State SHIP funds, in combination with Federal funding, will provide local contributions to developers of affordable housing receiving Low Income Housing Tax Credits, as required by the Florida Housing Finance Corporation.</p> <p>Homeowner Housing Added (HOME: \$500,000; SHIP: \$1,500,000) Rental Units Constructed (HOME: \$200,000; SHIP: \$1,300,000)</p> <p>*Target Areas Included: Not applicable (N/A). **GOI for SHIP-funded rental unit construction not counted in Goal Summary Table because no Federal CDBG or HOME funding allocated.</p>

<b>Sort Order</b>	<b>2</b>
<b>Project Name</b>	<b>Housing Rehabilitation</b>
<b>Target Area</b>	N/A*
<b>Goals Supported</b>	Affordable Housing Maintenance
<b>Needs Addressed</b>	Rehabilitation of Affordable Housing
<b>Funding</b>	CDBG: \$15,000 HOME: \$189,195 SHIP: \$642,762
<b>Description</b>	Low interest loans to low- and moderate-income households to repair the homes they own and program delivery/administration including determining income eligibility, site inspections and scope of work write-ups.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 20 Household/Housing Units; Homeowner Housing Rehabilitated (SHIP): TBD Household/Housing Units**
<b>Location Description</b>	City of Sarasota; Sarasota HOME Consortium (City of Sarasota and Sarasota County)
<b>Planned Activities</b>	<p>Continued funding for the Housing Rehabilitation Program. This small amount of funding is included to help families that may not qualify for HOME program funds because of more stringent restrictions on the uses of those funds. Funds may also be used for project delivery by the Office of Housing and Community Development staff including but not limited to applicant intake, income eligibility, and home inspections.</p> <p>Housing rehabilitation loans are provided to eligible homeowners in the form of a 0% loan with no payment due until the property is sold, transferred, refinanced, applicant no longer lives the house, or 30 years, whichever comes first. Rehabilitation includes electrical, plumbing, roof repairs, air conditioning, connection to water/sewer or repairs necessary to comply with property codes of the jurisdiction, provided for owner-occupied home, if the owners use the site as their primary residence and their income is at or below 80% of the Area Median Income. <b>Matrix code 14A.</b></p> <p>*Target Areas Included: Not applicable (N/A).  **GOI for SHIP-funded housing rehabilitation not counted in Goal Summary Table because no Federal CDBG or HOME funding allocated.</p>

<b>Sort Order</b>	<b>3</b>
<b>Project Name</b>	<b>Park Improvements</b>
<b>Target Area</b>	Low- and Moderate-Income Areas (LMA)
<b>Goals Supported</b>	Community Development
<b>Needs Addressed</b>	Parks/Recreation or Community Facilities
<b>Funding</b>	CDBG: \$285,225
<b>Description</b>	Park Improvements at Dr. Martin Luther King, Jr. Memorial Park to benefit CDBG-eligible neighborhood.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Dr. Martin Luther King, Jr. Memorial Park: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,865 Persons Assisted
<b>Location Description</b>	City of Sarasota; Dr. Martin Luther King, Jr. Memorial Park: Census Tract 2.00, Block Group 3, 65.50% Low/Mod; Census Tract 2.00, Block Group 2, 62.20% Low/Mod; Census Tract 3.00, Block Group 2, 89.70% Low/Mod; Census Tract 3.00, Block Group 3, 70.80% Low/Mod (Overall, combined 75.71% Low/Mod)
<b>Planned Activities</b>	Dr. Martin Luther King, Jr. Memorial Park Improvement Project (CDBG: \$285,225), safety and ADA improvements at Dr. Martin Luther King, Jr. Memorial Park, including ADA-compliant pathways, signage, and pavement markings, as well as lighting and landscaping. <b>Matrix code 03F.</b>
<b>Sort Order</b>	<b>4</b>
<b>Project Name</b>	<b>CDBG/HOME Program Administration</b>
<b>Target Area</b>	N/A*
<b>Goals Supported</b>	Non-Goal Administration
<b>Needs Addressed</b>	N/A**
<b>Funding</b>	CDBG: \$75,056 HOME: \$98,800 SHIP: \$381,829***
<b>Description</b>	Program administration and reporting, including oversight of funded projects.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other: 0 Other (Non-Goal Administration)
<b>Location Description</b>	City of Sarasota; Sarasota HOME Consortium (City of Sarasota and Sarasota County)

<b>Planned Activities</b>	<p>Funds to administer the CDBG and HOME programs in conformance with federal law (no impact to the General Fund). <b>Matrix code 21A.</b></p> <p>*Target Areas Included: Not applicable (N/A).</p> <p>**Priority Needs Addressed: N/A.</p> <p>***SHIP-funded administration to be expended over three-year period consistent with State SHIP program. The planned State SHIP amount for program year 2025-2026 (Federal FY 2025) is \$381,829.</p>
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## AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The City will continue to focus the expenditure of CDBG and HOME funds in eligible low- and moderate-income areas (LMA) and for activities that benefit low- and moderate-income individuals (LMI) outside of these areas. For the 2025-2026 program year, the City has programed 77% of its CDBG allocation toward public park improvements in eligible LMA neighborhoods (see **Table 8**). Funding for Martin Luther King, Jr. Memorial Park improvements will be sourced from the Federal FY 2025 allocation.\*

\*77% of CDBG allocation

#### Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas (LMA)	77%

**Table 8 – Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The City of Sarasota attempts to balance its use of federal and state funds to assist low-income individuals and families living in impacted areas, but to also provide housing opportunities outside of racial/ethnic and low-income concentrations. Within impacted areas, funds will be made available to improve neighborhoods (i.e., public park improvements). New affordable housing units and housing rehabilitation loans will be disbursed based on income eligibility rather than geographic location to provide housing opportunities throughout the community based on household need.

### Discussion

Currently, the City of Sarasota does not have specific designated “Target Areas”. The City has identified four (4) projects to implement the goals of the Strategic Plan during the fifth year of the 2021-2025 Consolidated Plan. These projects benefit low- and moderate-income persons citywide and throughout the Sarasota HOME Consortium, or within eligible low- and moderate- income areas. Only public facility activities (i.e., public park improvements) are location dependent. Projects with citywide or HOME Consortium benefit include new homeowner and renter affordable housing, housing rehabilitation/project delivery, and administration of the grant programs.



## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

The City of Sarasota places a high priority on providing affordable housing. The City will program its federal funding toward increasing the availability of and access to affordable housing units and maintaining the existing housing stock. The City will achieve this through the production of new homeowner and rental housing units and acquisition and/or rehabilitation of existing housing units. The following two tables show the City's one-year goals for the number of households to be supported by the Sarasota HOME Consortium's housing programs funded through CDBG, HOME, and matching funds from State SHIP. The numbers shown in **Table 9** and **Table 10** represent the housing projects and activities shown in **Table 7**. For the purposes of this subsection, the term "affordable housing" is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Support Requirement	One Year Goals for the Number of Households to be Supported
Homeless	0
Non-Homeless	108
Special-Needs	0
<b>Total</b>	<b>108</b>

**Table 9 – One Year Goals for Affordable Housing by Support Requirement**

Support Type	One Year Goals for the Number of Households to be Supported
Rental Assistance	0
The Production of New Units	88
Rehab of Existing Units	20
Acquisition of Existing Units	0
<b>Total</b>	<b>108</b>

**Table 10 – One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Sarasota, as an entitlement grantee of CDBG and the lead entity for the Sarasota HOME Consortium, will continue to deliver its long-standing housing programs, including housing rehabilitation, and coordinate with non-profit organizations and developers that construct new affordable housing. Homebuyer education and Fair Housing activities will not be directly funded but will be coordinated with area nonprofits. With its federally funded CDBG and HOME programs, the City will support 108 households through production of new housing units, rehabilitation of existing housing

units, and local contributions to developers receiving LIHTC. Another six (6) households will be supported with State SHIP funds alone through new rental housing construction. Combined, a total of 114 households will be assisted during program year 2025-2026 (i.e., Federal FY 2025).

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## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

This subsection describes the actions that the City of Sarasota and Sarasota HOME Consortium will take during the program year to address needs related to public housing.

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

The Sarasota Housing Authority (SHA) and other housing providers in the community continuously seek to rehabilitate the supply of housing affordable to low- and very-low-income persons. The SHA is doing significant internal rehabilitation work on the 100-unit public housing asset known as Bertha Mitchell. The SHA also received an award of 9% LIHTC to redevelop a portion of the obsolete, 100-unit public housing property known as The Courts.

SHA's redevelopment projects continue to replace obsolete and/or blighted housing and increase housing density which also adds to the affordable housing inventory in the community. The planned 9% LIHTC redevelopment of Orange Avenue and the Courts will increase the supply of affordable housing. SHA increased accessible housing units with five units having undergone significant modernization to be fully ADA compliant. With increased federal funding, SHA could potentially finance the development of an additional 30 units on vacant property owned by the SHA.

The Venice Housing Authority (VHA) recently accomplished the redevelopment of the Grove Terrace public housing development into "Venetian Walk," consisting of 113 units, with 61 age-restricted units in Venetian Walk I and 52 family units in Venetian Walk II. Forty of these units are public housing comprised of 25 age-restricted units and 15 units for families. The VHA does not have plans currently for further development or redevelopment of its properties.

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

The most critical need of the SHA is down-payment assistance. SHA has a homeownership program through the Section 8 Housing Choice Voucher (HCV) program, but access to homeownership requires down-payment assistance. During previous program years, OHCD has programmed available State SHIP funding toward down-payment assistance.

Additionally, SHA has significant resident services and programs for seniors as well as families, with a focus on children. SHA will continue to provide after school programming for children, and SHA staff will continue to help families gain access to computer equipment and the internet. SHA will continue to increase efforts to help more young residents achieve reading proficiency at or above grade level by the end of third grade.

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

Not applicable.

### **Discussion**

Ongoing communication with the Sarasota Housing Authority and the Venice Housing Authority will continue to identify opportunities to preserve existing public housing, promote homeownership, and improve access to affordable housing.

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## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The City of Sarasota, Sarasota County, the Continuum of Care (CoC) and local foundations have been working together to develop and implement a comprehensive strategy to address homelessness. The City of Sarasota hired the Florida Housing Coalition to create "Sarasota: Creating an Effective Homeless Crisis Response System" that was adopted by both the City of Sarasota and Sarasota County governments. Since that date, the City, County, Suncoast Partnership to End Homeless (lead entity for the CoC), and foundations have worked jointly to implement the Homeless Crisis Response System and monitor and measure its success based upon the criteria set forth in the Florida Housing Coalition report and in consideration of "best practices" as identified by the National Alliance to End Homelessness.

The Homeless Crisis Response System is countywide in nature and this section describes the goals and action steps that will impact the homeless in the City of Sarasota.

### **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**

In January 2018, the CoC began using their new coordinated entry system, Oneby1. This system meets all HUD requirements and builds in the capacity to provide a crisis response for those who are long term homeless with the greatest acuity of need. Organizations and agencies providing services for the homeless have received training and support for implementation of this system. During the next year, the Suncoast Partnership will work to expand this model to include homeless prevention, in addition to the housing projects that are currently utilizing the Oneby1 coordinated entry system.

The City of Sarasota and Sarasota County have established two Homeless Outreach Teams (HOT) to reach out to homeless persons to assess their individual needs and to connect them to service agencies in the community. The HOT teams have met with virtually all homeless individuals in the City and have been successful in matching them with service providers. The Salvation Army also maintains street outreach teams in the community.

One emergency portal for families with children has been created that is available to assist City of Sarasota residents. To best facilitate effective assistance, an Assessment and Diversion Specialist for Sarasota Families assists in diverting families who can avoid shelter and remain permanently housed and refer families who need emergency shelter. Family Haven North provides emergency family shelter with 24 beds in six dorms. The Family Haven system provides screening, triage, assessment, individualized service planning and ongoing master case management towards the goal of a permanent housing outcome.

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

The City of Sarasota has instituted a "Housing First" approach to dealing with homelessness. The Housing First approach works to quickly place individuals in permanent housing and reduces the need for emergency shelter beds. The City of Sarasota coordinates with the Salvation Army to provide emergency shelter beds for individuals who are homeless on a temporary basis.

**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**

In 2018, private donors created a new rapid re-housing program in Sarasota County. With an initial contribution of \$1.5 million, the new program aimed to assist 80 chronically homeless individuals find housing. Sarasota County continues to administer ESG funding directly and coordinates with the Suncoast Partnership and other subrecipients to deliver activities that benefit persons experiencing homelessness.

The CoC is coordinating services provided by programs like Jewish Family & Children's Services (JFCS) Supportive Services for Veteran Families. By compiling an accurate and prioritized list of veterans experiencing homelessness, the overall county effort to address veteran homelessness in the City of Sarasota and Sarasota County has seen improved success in placing veterans into permanent housing. The community is nearing their goal of reducing veteran homelessness and to receive certification from USICH (United States Interagency Council on Homelessness) as meeting community criteria and benchmarks for veterans.

The City of Sarasota and Sarasota County continue to support the provision of permanent supportive housing. In 2017, the Florida Housing Finance Corporation funded a 40-unit permanent supportive housing apartment complex in the City of Sarasota, which began construction in 2018. An 80-unit permanent supportive housing complex was recently completed in the City of Sarasota near the intersection of Fruitville Road and Tuttle Avenue. It includes 72 one-bedroom units and eight two-bedroom units. All units are for those with special needs, including formerly chronic homeless individuals, those with substance abuse and disabilities, with 50% of all units for homeless and 50% for those with a disabling condition. There are no market rate units unless the tenant has a voucher, and Section 8, VASH, or NED vouchers are accepted.

**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.**

There is a very strong system in place to prevent homelessness. The community funds "Season of Sharing" which provides more than \$2 million annually to prevent homelessness in Sarasota County.

In 2018, a Youth Action Board was established to focus various community efforts to address the problems facing unaccompanied homeless youth. This group acquired limited funding to establish pilot programs to house homeless youth. Several non-profit organizations in Sarasota County provide services for homeless youth, including but not limited to the Harvest House.

All Faiths Food Bank plays a major role in preventing homelessness by providing food to families in need. According to All Faiths Food Bank, 41% of households in Sarasota County struggle to afford basic needs. In 2024, all Faith's Food Bank distributed more than 22.9 million pounds of food annually to over 80,000 individuals in need in Sarasota and DeSoto counties through numerous local agency partners and by their mobile pantries, mobile farm market, backpack program, and school-based pantries.

## **Discussion**

Sarasota County continues to administer ESG funding directly and coordinates with the Suncoast Partnership and other subrecipients to deliver activities that benefit persons experiencing homelessness. In program year 2025-2026 (i.e., Federal FY 2025), the City of Sarasota will continue to work with Sarasota County and the Suncoast Partnership, as the lead agency for the Continuum of Care, along with local foundations and other agencies that are actively implementing the recommendations of the Florida Housing Coalition report.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

This subsection describes the actions that it will take during the next year to reduce barriers to affordable housing.

### **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 Sarasota HOME Consortium will continue to work with housing providers to increase the amount of affordable housing using federal, state, and local funding sources. OHCD will continue to coordinate with the City of Sarasota and Sarasota County to support affordable housing development. The City will continue to prepare the Local Housing Assistance Plan (LHAP) and Local Housing Incentive Strategies (LHIS) reports for the State SHIP program, which require an Affordable Housing Advisory Committee (AHAC) to regularly review and audit public policies to remove or ameliorate barriers to affordable housing. These reports are included by reference.

Recent City actions to remove or ameliorate barriers to affordable housing include the following:

- As part of the required update to the City's MMTIF schedule, a 100% MMTIF reduction was approved for those residential units designated as attainable to households with incomes above 80% to 120% AMI and unanimously passed by the City Commission on September 16, 2024 (Ordinance No. 24-5542). Due to covenants within the utility revenue bonds issued for water and sewer impact fees as well as legal requirements, the City is unable to individually discount these particular impact fee rates. Sarasota County regulates all other impact fees within the City of Sarasota, including educational, emergency medical services, fire and rescue, general government, libraries and park facilities.
- Ongoing priority processing of permit applications related to affordable housing.
- A zoning text amendment to the Housing Authority Overlay District (HAOD) to allow for an increase in density from 25 du/acre to 50 du/acre and an increase in height from 35' to 45' to facilitate new multi-family affordable housing developments on Sarasota Housing Authority-owned property was approved by the City Commission (second reading) on May 6, 2024 (Ordinance No. 24-5513). As part of the City of Sarasota-led Attainable Workforce Housing Project on the 1500 block of First Street, land has been identified and secured for attainable housing for up to 192+- proposed attainable workforce rental units, using the downtown attainable housing density bonus incentive as well as the Live Local Act for an increase in the number of stories.
- A corresponding zoning text amendment creating three new implementing Urban Mixed-Use zone districts to allow for density bonuses along commercial corridors and commercial centers if at least 15% of the bonus units or at least 11% of the total density (when taking advantage of



the 1-2 story height bonus), whichever is greater, are designated as attainable for a minimum of 30 years was approved by the City Commission on April 1, 2024 (Ordinance No, 24-5510). The Rosemary Residential Overlay District (RROD) and the RMF-6 and RMF-7 zone districts allow for density bonuses that provide for an additional three market rate dwelling units above the base density for each attainable dwelling unit being provided and maintained as affordable for a minimum of 30 years. The attainable dwelling units provided must be available to a mix of household incomes.

- A zoning text amendment to the Housing Authority Overlay District (HAOD) to allow for an increase in density from 25 du/acre to 50 du/acre and an increase in height from 35' to 45' to facilitate new multi-family affordable housing developments on Sarasota Housing Authority-owned property was approved by the City Commission on May 6, 2024 (Ordinance No. 24-5513).
- Three parcels were approved by the City Commission on September 3, 2024, to transfer to Community Assisted and Supported Living, Inc. for the construction of one duplex on each parcel with a total of six overall units designated as affordable for at least 50 years to households with incomes at or below 80% AMI.

## **Discussion**

Low- and moderate-income households often lack the resources necessary to obtain affordable housing. Rental rates are at levels unaffordable to all households earning less than 80%, as confirmed by a recent rental market study from the Shimberg Center for Housing Studies. The most significant barrier continues to be the lack of financial resources available to address affordable housing needs and income gaps in the City. Federal funding allocations for the previous program year 2024-2025 (i.e., Federal FY 2024) decreased \$27,065 for CDBG and decreased \$183,201 for HOME. These changes reduce the City's ability to respond to the rapid increase in housing costs, which continue to increase annually. For Federal FY 2025, the City plans to commit CDBG and HOME funding toward acquisition, rehabilitation, and new construction of affordable housing for income-eligible households.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section of the plan describes the actions that the City of Sarasota will take to carry out the following strategies in the Consolidated Plan:

- Foster and maintain affordable housing.
- Evaluate and reduce lead-based paint hazards.
- Reduce the number of poverty-level families.
- Develop institutional structure.
- Enhance coordination.

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

The greatest obstacle to meeting underserved needs is the lack of funding for affordable housing. The Sarasota HOME Consortium's formula allocation decreased by \$183,201, from \$971,196 in 2023 to \$787,995 in 2024; the City's CDBG formula allocation decreased by \$27,065, from \$396,746 in 2023 to \$369,681 in 2024. Combined with the effects of inflation, the compounded effect of incremental funding reductions makes it difficult to initiate meaningful programs to meet the needs of the underserved. The State of Florida has historically decreased State SHIP funding for affordable housing by "sweeping" dedicated affordable housing funds into the State's general revenue. The City of Sarasota will continue to educate its federal and state legislators about the lack of funding to meet underserved needs.

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

City of Sarasota, through the Sarasota Office of Housing and Community Development (OHCD), has an active housing rehabilitation program to assist owner occupants maintain their home. All assistance is in the form of a 0% loan with no payment until the home is sold, transferred, no longer occupied by the borrower or 30 years, whichever occurs first.

The City also takes the following actions to **Affirmatively Further Fair Housing**:

- Every subrecipient agreement requires that they have a Fair Housing Poster on premises, and OHCD includes Fair Housing language in all subrecipient agreements with non-profit developers.
- The Office of Housing and Community Development (OHCD) uses the Equal Opportunity Housing logo on all communications, including advertisements, brochures, and letterhead.
- A Fair Housing Seminar is conducted once per year. OHCD hosted its most recent virtual Fair Housing Seminar on April 9, 2024 (45 registrants). Invitations were sent to realtors, property managers/landlords, PHA employees, and local government employees among others. A presenter from the Florida Commission on Human Relations spoke and answered questions.

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

Lead based paint hazard reduction is integrated into all housing programs in the City of Sarasota and Sarasota County under the Sarasota HOME Consortium. The specific actions that will be undertaken during the next program year include the following:

- Each applicant receiving housing rehabilitation loans from OHCD receives an EPA-approved pamphlet with information on identifying and preventing lead-based paint hazards.
- Homes built prior to 1978 receiving housing rehabilitation loans with federal funding are tested to determine if lead-based paint is in the home.
- If lead is found, the lead-based paint will be remediated as required by federal law.

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

The City of Sarasota, through OHCD, will continue to coordinate with Suncoast Technical College to assist low-income residents attain their GED and gain vocational and business training. The Technical College works to qualify individuals to qualify for employment in the construction industry and other sectors. The City of Sarasota, through OHCD, will also make referrals to CareerSource Suncoast, an organization that provides training to improve job readiness, including personalized job search assistance, referrals to employers, career planning and skills assessment, computer software tutorials and assistance with resume writing.

The City of Sarasota will continue to sponsor the CEO: Community Entrepreneur Opportunity program, which is a free 10-week course developed by CareerSource Suncoast to help new businesses and potential entrepreneurs evaluate their business ideas, network with other community members, and learn what is needed when starting a business. The course includes developing a business plan, competitive analysis, and the importance of marketing and communications. CEO Program graduates have continued access to counseling and office accommodations through CareerSource Suncoast where they can use computers, phones, and fax machines. There is no cost to participate in the program.

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

During program year 2017-2018, the Suncoast Partnership to End Homelessness, as the lead entity for the Continuum of Care, developed a coordinated entry system that is being used by all homeless providers. In program year 2025-2026, the homeless delivery system will continue to focus on the priority needs of the homeless population in the region. Service providers will be expected to coordinate wrap-around services and serve the individuals and families with greatest need. A “Housing First” approach will be supported by Sarasota County’s direct administration of ESG funding. Additionally, Sarasota County’s CDBG program (separate from the City’s) may fund other activities that indirectly facilitate such services.

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

The City of Sarasota will continue to be an active participant in the Continuum of Care that coordinates homeless housing providers and social service agencies. The City also participates in the Community Alliance, a legislative advocacy committee, which brings together social service agencies and housing providers to enhance coordination.

### **Discussion**

The City of Sarasota is committed to continuing its participation and coordination with Federal, State, local governments, and other agencies, along with the public and private sectors, to serve the needs of income-eligible individuals and families in the community. In particular, the City will continue to closely coordinate with Sarasota County departments regarding housing and community development initiatives.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Introduction

This subsection addresses the program-specific requirements for the Annual Action Plan, including CDBG and HOME.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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	5,600
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>5,600</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**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 forms of investment beyond that identified in Section 92.205 is planned to occur.

- 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 also use HOME funds during the next year for down payment assistance. Sarasota will use the recapture option. 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.

Recapture Provisions: #1 - PJ recaptures entire amount

Resale Provisions: #4 - The basis upon which fair return is calculated includes the homebuyer's original investment in the property and the increase in market value attributable to homebuyer investments in or capital improvements to the property. (See attached in "Grantee Unique Appendices" for more detail on resale provisions and the basis for calculating fair return.)

- 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:**

All rental properties purchased or assisted with HOME funds will have a deed restriction placed on the property to ensure that it complies with the long-term affordability requirements of the program. Projects will be monitored annually to ensure compliance.

- 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 planned.

The City currently uses the HOME affordable homeownership limits that are provided annually by HUD. However, because the HUD limits do not reflect the current value of homes in Sarasota County, OHCD may conduct a purchase price study.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with**

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

## **Discussion**

An estimated \$5,600 in CDBG program income and \$200,000 in HOME program income is estimated to be available for the program year. CDBG and HOME funds will be used for activities that benefit persons of low- and moderate-income. Specific HOME standards are summarized above.

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## Appendix

[Separate Attachment]

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