

Sarasota, FL

Consolidated Annual Performance and Evaluation Report (CAPER) Program Year 2023

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



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Executive Summary

INTRODUCTION

The Consolidated Plan is a five-year road map for local jurisdictions that receive Federal funds for housing and community development activities. The plan is used to identify housing, homelessness, community development and economic development needs, and to establish a strategic plan for meeting those needs.

The Consolidated Annual Performance and Evaluation Report (CAPER) details the City of Sarasota's accomplishments during the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Program Year (PY) 2023 toward meeting the goals outlined in the Sarasota Consortium 2021-2025 Five-Year Consolidated Plan.

The PY 2023 CAPER describes the City of Sarasota's program accomplishments for the period beginning October 1, 2023, and ending September 30, 2024. This period aligns with Federal Fiscal Year (FY) 2023 and the City of Sarasota FY 2024.

This report compares the actual performance measures with those projected in the City's PY 2023 Annual Action Plan. The CAPER reports on activities funded by the Federal CDBG and HOME programs, as well as highlighting a range of state and locally funded programs.

Detailed tables outlining the activities that were completed during PY 2023 are located throughout this CAPER report.

CR-05 Goals and Outcomes

PROGRESS THE JURISDICTION HAS MADE IN CARRYING OUT ITS STRATEGIC PLAN AND ITS ACTION PLAN. 91.520(A)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Sarasota Office of Housing and Community Development (OHCD) administers the City's CDBG program, and the HOME program on behalf of the City of Sarasota and Sarasota County (Sarasota Consortium). This is the third reporting year for the Sarasota Consortium's 2021-2025 Consolidated Plan that covers PY 2023.

In 2021, the City of Sarasota and Sarasota County prepared, and HUD approved, the 2021-2025 Consolidated Plan. The Consolidated Plan identified community needs, the funding available to meet those needs, and prioritized how this funding would be used. Because the City of Sarasota is the recipient of the federal HOME and State Housing Initiatives Partnership (SHIP) funds, all affordable housing activities are included in the City's CAPER report regardless of whether they are physically located in the City of Sarasota or Sarasota County, or its member jurisdictions: the cities of North Port and Venice.

The City of Sarasota is confident that its federally funded programs help address the priorities of the Consolidated Plan and the Annual Action Plan and meet the needs of low and moderate-income persons within the Sarasota community. In addition to the major continued and ongoing efforts listed above, other projects were budgeted, and funds expended, for PY 2023. The status of projects budgeted in the PY 2023 Annual Action Plan, and funds expended, is as follows:

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).

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, the City acquired the property at 318 Bailey Lane [Community Assisted and Supporting Living (CASL)] with entitlement and prior-year resources totaling \$317,160.71 to benefit three (3) special needs households having development disabilities. CASL is a local nonprofit that provides affordable rental housing and services to low-income special needs households. 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. 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, water, and sewer), removal of architectural barriers and the mitigation / elimination of lead-based paint hazards. Income eligible homeowners are assisted with a combination of federal and state funding. 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.

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 small basketball court, open play area with synthetic turf, shaded play structure, and small picnic shelter with grill. A lighted concrete pathway was added to the park to connect these activity areas, along with landscaping to provide a more parklike atmosphere. 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. Avion Park will provide residents with recreation opportunities within walking distance of their homes.
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.

If applicable, see additional Progress Narrative, at end of CR-05, for continued narrative about the progress the jurisdiction has made in carrying out its strategic plan and its action plan.

COMPARISON OF THE PROPOSED VERSUS ACTUAL OUTCOMES FOR EACH OUTCOME MEASURE SUBMITTED WITH THE CONSOLIDATED PLAN AND EXPLAIN, IF APPLICABLE, WHY PROGRESS WAS NOT MADE TOWARD MEETING GOALS AND OBJECTIVES. 91.520(G)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

TABLE 1A: ACCOMPLISHMENTS – PROGRAM YEAR

Goal	Category	Source / Amount (Annual Action Plan)	Outcome				
			Indicator	Unit Of Measure (UofM)	Program Year Expected	Program Year Actual	Percent Complete
Affordable Housing Availability/Access	Affordable Housing Public Housing	HOME: \$1,054,077 / SHIP: \$2,650,000	Rental units constructed	Household Housing Unit	5	0	0.00%
			Homeowner Housing Added	Household Housing Unit	6	0	0.00%
			Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%
Affordable Housing Maintenance	Affordable Housing	CDBG: \$90,000 / SHIP: \$548,525	Homeowner Housing Rehabilitated	Household Housing Unit	12	1	8.33%
Community Development	Non-Housing Community Development	CDBG: \$45,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,125	1,125	100.00%
Homeless Needs	Homeless	CDBG: \$0	Other	Other	0	0	0.00%
Non-Goal Administration	Administration	CDBG: \$81,349 / HOME: \$117,119 / SHIP: \$338,726	Other	Other	0	0	0.00%
Special Needs	Non-Homeless Special Needs	CDBG: \$235,397	Other	Other	1	3	300.00%

Table 1A – Accomplishments – Program Year to Date (2023/2024)

TABLE 1B: ACCOMPLISHMENTS – STRATEGIC PLAN

Goal	Category	Funding	Outcome				
			Indicator	Unit Of Measure (UofM)	Strategic Plan Expected	Strategic Plan Actual	Percent Complete
Affordable Housing Availability/Access	Affordable Housing Public Housing	HOME: \$4,563,000/ SHIP: \$1,351,500	Homeowner Housing Added	Household Housing Unit	15	0	0.00%
			Direct Financial Assistance to Homebuyers	Households Assisted	100	0	0.00%
Affordable Housing Maintenance	Affordable Housing	CDBG: \$511,649/ SHIP: \$4,944,000	Homeowner Housing Rehabilitated	Household Housing Unit	140	1	0.71%
Community Development	Non-Housing Community Development	CDBG: \$1,488,351	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6,500	1,125	17.31%
Homeless Needs	Homeless	CDBG: \$0	Other	Other	0	0	0.00%
Non-Goal Administration	Administration	CDBG: \$500,000 / HOME: \$507,000 / SHIP: \$674,500	Other	Other	0	0	0.00%
Special Needs	Non-Homeless Special Needs	CDBG: \$0	Other	Other	0	3	N/A

Table 1B – Accomplishments – Strategic Plan to Date (2023/2024)

ASSESS HOW THE JURISDICTION'S USE OF FUNDS, PARTICULARLY CDBG, ADDRESSES THE PRIORITIES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE PLAN, GIVING SPECIAL ATTENTION TO THE HIGHEST PRIORITY ACTIVITIES IDENTIFIED.

During PY 2023 (i.e., year three of the 2021-2025 Consolidated Plan), the City of Sarasota effectively used its CDBG and HOME funds to undertake a variety of programs, projects and activities designed to address housing and community development needs throughout the City and County.

The City and the County established nine (9) high priorities to be achieved during the 2021-2025 Consolidated Plan. Those priorities are as follows:

1. Rehabilitation of Affordable Housing
2. Production of Affordable Housing
3. Housing Assistance and Support Services
4. Mental and Behavioral Health Services
5. Senior Facilities and Services
6. Childcare Facilities and Services
7. Healthcare Facilities and Services
8. Neighborhood Improvements
9. Homeless Housing and Services

The Sarasota OHCD administers the City's CDBG program, and the HOME program on behalf of the City of Sarasota and Sarasota County (Sarasota Consortium). This is the third reporting year for the Sarasota Consortium's 2021-2025 Consolidated Plan that covers PY 2023. In 2021, the City of Sarasota and Sarasota County prepared, and HUD approved, the 2021-2025 Consolidated Plan. The Consolidated Plan identified community needs, the funding available to meet those needs, and prioritized how this funding would be used. Because the City of Sarasota is the recipient of the federal HOME and State SHIP funds, all affordable housing activities are included in the City's CAPER report regardless of whether they are physically located in the City of Sarasota or Sarasota County, or its member jurisdictions: the cities of North Port and Venice.

Since 2021, the City of Sarasota has funded projects that directly addressed five of the nine high priority needs. Using HOME and SHIP funding, the City of Sarasota worked to acquire, rehabilitate, and produce new affordable housing. The City of Sarasota's CDBG and CDBG-CV funding supported projects for

rehabilitation of affordable housing, neighborhood park and street improvements, childcare, food distribution, and program administration.

If applicable, see additional Assessment Narrative, at end of CR-05, for continued narrative about how the jurisdiction's use of funds addresses the priorities and specific objectives identified in the plan.

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CR-10 Racial and Ethnic Composition of Families Assisted

DESCRIBE THE FAMILIES ASSISTED (INCLUDING THE RACIAL AND ETHNIC STATUS OF FAMILIES ASSISTED 91.520(A))

TABLE 2: FAMILIES ASSISTED

Race:	CDBG	HOME
White	4	0
Black or African American	0	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
TOTAL	4	0
Ethnicity:		
Hispanic	0	0
Not Hispanic	4	0

Table 2 – Assistance to Racial and Ethnic Populations by Source of Funds

NARRATIVE

All local jurisdictions that receive CDBG and HOME funding must maintain data on the extent to which each racial and ethnic group have applied for, participated in, or benefited from any federally funded program or activity. The City of Sarasota was able to collect this data by having all participants and sub-recipients report on income and racial/ethnic status. This tracking allows the City to maintain data on racial/ethnic information, household size, and household income of beneficiaries. During PY 2023, four (4) households were assisted with CDBG for acquisition and/or rehabilitation for affordable housing, and no households were directly assisted with HOME. However, SHIP funds will be leveraged with HOME funds in PY 2024 for housing rehabilitation to benefit 14 households.

The table above reflects only CDBG and HOME funding sources. Additionally, CDBG-CV CARES Act funding benefitted the following: 90 White, 129 Black or African American, two (2) Asian, two (2) Native Hawaiian or Other Pacific Islander, and 62 some other race or combination of races. Of these, 62 reported as Hispanic. The total number of persons assisted by CDBG-CV was 285. All persons assisted with CDBG-CV funds were extremely low income.

CR-15 Resources and Investments 91.520(a)

IDENTIFY THE RESOURCES MADE AVAILABLE.

Information in **Table 3** provides a detailed breakdown of resources that were made available through the CDBG, HOME, and various other programs and funding sources. This does not account for unspent prior year funds that may have contributed to expenditures or outstanding project balances.

According to Line 2 (Entitlement Grant) of the PR-26 CDBG Financial Summary Report for Program Year 2023, the City of Sarasota had \$396,746 available in entitlement CDBG funds. The PY 2023 Annual Action Plan anticipated an additional \$45,000 of prior year resources and \$10,000 of new program income. According to the PR-26 report, there were \$1,132,663.39 in unexpended CDBG funds from the previous program year and \$31,008.43 in new program income available. The total amount of CDBG funds available was \$1,560,417.82. Additionally, the City of Sarasota planned for \$1,171,196 in HOME funds (entitlement and program income) and \$3,537,251 in SHIP funds to carry out the goals outlined in the Sarasota Consortium 2021-2025 Consolidated Plan.

The City of Sarasota expended a total of \$696,213.11 in CDBG funds according to Line 15 (Total Expenditures) of the PR-26 CDBG Financial Summary Report for Program Year 2023. These CDBG funds were expended on program delivery for housing rehabilitation, park improvements, acquisition and rehabilitation for special needs rental housing, and administration of the City's CDBG program.

TABLE 3: RESOURCES MADE AVAILABLE

Source of Funds	Source of Funds	Resources Made Available \$	Amount Expended During Program Year Program Year 2023
CDBG	Public - Federal	\$1,560,417.82	\$696,213.11
HOME	Public - Federal	\$1,171,196	\$0
Other	Public – State	\$3,537,251	\$4,810,057.42

Table 3 – Resources Made Available

NARRATIVE

In response to the COVID-19 pandemic, the City of Sarasota received a supplemental allocation of CDBG funds as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136, known as CDBG-CV in the total amount of \$714,628. To date, the City has expended \$680,897.30 in CDBG-CV funds to support the Boys and Girls Club and Children First to provide low- and moderate-income households with childcare and food distribution through All Faiths Food Bank. These activities supported a total of 285 low- and moderate-income households or an estimated 404 persons over two fiscal years (Boys and Girls Club, 56 persons/44 households serving 75 youths; Children First, 80 youths; and All Faiths Food Bank, 149 households). As of November 2024, there is \$33,730.70 in CDBG-CV funding remaining.

IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS.

Table 4 reflects the designated target area within the Consolidated Plan: low- and moderate-income areas.

TABLE 4: GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low- and Moderate-Income Areas (LMA)	0%	40.38%	Home rehabilitation and acquisition for affordable housing benefited low- and moderate-income populations or occurred in low- and moderate-income areas. Avion Park improvements occurred only in a corresponding low- and moderate-income area, comprising 40.38% of the CDBG funds expended in PY 2023.

Table 4 – Geographic Distribution and Location of Investments

NARRATIVE

While some projects are geographically targeted, most projects (e.g., housing rehabilitation, etc.) benefit any eligible person within the City of Sarasota regardless of their location. The Avion Park Improvements project was geographically targeted and expended \$281,117.09 in CDBG prior-year

resources, which comprised 40.38% of the CDBG funds expended in PY 2023. Expenditures for overall low- and moderate-income benefit (excluding program administration) totaled \$343,152.76 in PY 2023, which comprised 49.29% of the CDBG funds expended in PY 2023.

LEVERAGING

EXPLAIN HOW FEDERAL FUNDS LEVERAGED ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WERE SATISFIED, AS WELL AS HOW ANY PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT WERE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

The CDBG program does not require matching funds, but CDBG funds are leveraged by many other resources within the community. Many of these funding sources provide leverage from private and public sources for the CDBG projects undertaken. Subrecipients that receive CDBG funding also receive funding from federal, state, local, and other resources. Additionally, the City utilizes General Fund dollars, SHIP, Florida Challenge Grant, and State Emergency Grant Solutions funds which are received through the State of Florida.

Leveraging for the HOME program will be provided by funds from the SHIP program. The City expended approximately \$1.3 million in SHIP funds for housing rehabilitation in PY 2023, of which \$707,020.45 will be leveraged with approximately \$14,000 from the HOME program. SHIP funds were expended between October 2023 and September 2024 toward rehabilitation for affordable housing. Thirty-five (35) housing rehabilitation projects in total were completed with SHIP, of which 14 will use matching HOME funds to be drawn upon completion in PY 2024.

Of the City's grant-funded housing rehabilitation projects in progress, there were two (2) woman-owned businesses (WBE) contracted or sub-contracted, of which one (1) also qualified as a Section 3 business. However, multiple Section 3 qualifying businesses were contracted or sub-contracted during the program year. There was one minority-owned business (MBE) sub-contracted (Hispanic-owned). The amounts of individual contracts among MBE or WBE businesses ranged from \$300 to \$39,650.

According to PR-33 HOME Matching Liability Report for Program Year 2023, the Match Liability Amount is estimated to be \$0.

TABLE 5: FISCAL YEAR SUMMARY – HOME MATCH

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$692,632.95
2. Match contributed during current Federal fiscal year	\$17,000.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$709,632.95
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$709,632.95

Table 5 – Fiscal Year Summary – HOME Match Report

TABLE 6: MATCH CONTRIBUTION FOR THE FEDERAL FISCAL YEAR – HOME MATCH

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Total Match
Joan Allen	9/20/2023	\$1,000.00	\$1,000.00
Dennis Banks	4/4/2024	\$1,000.00	\$1,000.00
Carrolin Behrends	9/30/2024	\$1,000.00	\$1,000.00
Deborah Bulman	3/13/2024	\$1,000.00	\$1,000.00
Lori Carle	11/28/2023	\$7,000.00	\$7,000.00
Angela Conda	11/9/2023	\$1,000.00	\$1,000.00
Cheryl Del Nigro	1/18/2024	\$1,000.00	\$1,000.00
Christopher Friend	12/29/2023	\$1,000.00	\$1,000.00
Roxann Jackson	11/22/2023	\$1,000.00	\$1,000.00
Joan Luckenvill	12/13/2023	\$1,000.00	\$1,000.00
Greg Scanlon	11/30/2023	\$1,000.00	\$1,000.00

Table 6 – Match Contribution for the Federal Fiscal Year

TABLE 7: HOME MBE/WBE REPORT (PROGRAM INCOME)

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount Received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA	Balance on hand at end of reporting period \$
0	\$499,610.21	0	0	0

Table 7 – Program Income

TABLE 8: MINORITY BUSINESS ENTERPRISES AND WOMEN BUSINESS ENTERPRISES

Contracts – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period								
Total	Minority Business Enterprises				White Non-Hispanic	Women Business Enterprises	Male	
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic				
Contracts								
Dollar Amount	\$65,882	\$0	\$0	\$0	\$0	\$65,882	\$65,882	\$0
Number	2	0	0	0	0	2	2	0
Sub-Contracts								
Dollar Amount	\$11,488	\$0	\$0	\$0	\$9,863	\$1,625	\$1,625	\$0
Number	5	0	0	0	2	3	3	0

Table 8 – Minority Business Enterprises and Women Business Enterprises

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TABLE 9: MINORITY OWNERS OF RENTAL PROPERTY

Contracts – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
Total	Minority Property Owners					White Non-Hispanic
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic		
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Number	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

TABLE 10: RELOCATION AND REAL PROPERTY ACQUISITION

Contracts – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Total	Minority Property Owners					White Non-Hispanic
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic		
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Number	0	0	0	0	0	0
Parcels Acquired	0	0	0	0	0	0
Businesses Displaced	0	0	0	0	0	0
Nonprofit Organizations Displaced	0	0	0	0	0	0
Households Temporarily Relocated, Not Displaced	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 Affordable Housing 91.520(b)

EVALUATION OF THE JURISDICTION'S PROGRESS IN PROVIDING AFFORDABLE HOUSING, INCLUDING THE NUMBER AND TYPES OF FAMILIES SERVED, THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME PERSONS SERVED.

The Office of Housing and Community Development (OHCD) continued administering federal funds to the benefit of low-income households and in predominantly low-income neighborhoods despite the lasting impacts of the COVID-19 pandemic. A total of 35 households were assisted with housing rehabilitation or related program delivery during Federal FY 2023 (City FY 2024), primarily with funding from the State SHIP program. Of those 35 households, 14 households will benefit from funding leveraged from the City's HOME program.

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, SHIP, or HOME funds they purchased over the past two years and are developing for first-time homebuyers (including the 11 produced with SHIP in PY 2023).

The SHIP numbers cited above exclude the CDBG-funded acquisition and/or rehabilitation of four (4) existing units during PY 2023, which will assist one (1) extremely low-income household, and three (3) special needs households also considered to be extremely low-income. Using CDBG funds, the City facilitated the acquisition of a house by Community Assisted and Supported Living, Inc. (CASL) for the benefit of Special Needs individuals. CDBG-funded renovations will be completed by January, 2025, resulting in a safe group environment for three (3) developmentally disabled individuals who will occupy the home.

Affordable housing progress by housing units, limited to direct assistance with City of Sarasota CDBG funds or HOME funds matched with SHIP during PY 2023, is shown below in **Table 11** and **Table 12**.

TABLE 11: AFFORDABLE HOUSING PROGRESS (HOUSEHOLDS)

	One-Year Goal	Actual
Number of homeless to be provided affordable housing units	0	0
Number of non-homeless to be provided affordable housing units	23	1
Number of special needs to be provided affordable housing units	1	3
TOTAL	24	4

Table 11 – Affordable Housing Progress (Number of Households)

TABLE 12: AFFORDABLE HOUSING PROGRESS (HOUSEHOLDS SUPPORTED)

Number of households supported through:	One-Year Goal	Actual
Rental Assistance	0	0
The Production of New Units	11	0
Rehab of Existing Units	12	1
Acquisition of Existing Units	1	3
TOTAL	24	4

Table 12 – Affordable Housing Progress (Number of Households Supported)

DISCUSS THE DIFFERENCE BETWEEN GOALS AND OUTCOMES AND PROBLEMS ENCOUNTERED IN MEETING THESE GOALS.

The production of housing is largely funded with HOME and SHIP funds that are received by the City of Sarasota on behalf of all jurisdictions in Sarasota County. Those accomplishments are reflected in the City of Sarasota's CAPER. The City's CDBG and HOME programs estimated that 12 units would be rehabilitated for homeowner housing for low- and moderate-income households in PY 2023, and one (1) unit would be acquired and rehabilitated for rental housing for persons with special needs. Additionally, the City estimated that 11 units would be produced for new affordable housing in coordination with non-profit and for-profit developers. In PY 2023, the City produced 11 new homeowner housing units using SHIP funding alone; and used CDBG funding to benefit another four (4) households through acquisition and/or rehabilitation of existing units for homeownership (i.e., non-homeless, extremely low-income) and rental (special needs, extremely low-income). During PY 2024 (next Federal fiscal year), the City will leverage HOME funds with SHIP dollars to provide funding for the Housing Rehabilitation Program to benefit 14 households countywide.

DISCUSS HOW THESE OUTCOMES WILL IMPACT FUTURE ANNUAL ACTION PLANS.

Although this year's outcomes will have no effect on future Annual Action Plans, the City will continue to focus on bringing more affordable housing to the City of Sarasota through implementation of housing programs and leveraging a diverse pool of funding options.

INCLUDE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME PERSONS SERVED BY EACH ACTIVITY WHERE INFORMATION ON INCOME BY FAMILY SIZE IS REQUIRED TO DETERMINE THE ELIGIBILITY OF THE ACTIVITY.

TABLE 13: PERSONS SERVED BY INCOME

	CDBG Actual Number of Persons Served	HOME Actual Number of Persons Served
Extremely Low-Income	4	0
Low-Income	0	0
Moderate Income	0	0
TOTAL	4	0

Table 13 – Persons Served by Income

NARRATIVE

Table 13 above, includes the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity. Through the City's CDBG program, a total of one (1) extremely low-income household was assisted with homeowner housing rehabilitation (and related program delivery), three (3) extremely low-income households were assisted by the acquisition of the 318 Bailey Lane property for special needs rental housing, and 1,125 persons were assisted through the park improvements at Avion Park. Program delivery expenditures included inspections and environmental review, and conformance with Davis Bacon regulations.

CR-25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

EVALUATE THE JURISDICTION'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH: REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

ESG funds are awarded to Sarasota County directly and reporting on ESG accomplishments is deferred to Sarasota County's CAPER.

The City of Sarasota hired the Florida Housing Coalition (FHC) to evaluate the homeless system in Sarasota. The FHC issued a written report, "Sarasota: Creating an Effective Homeless Crisis Response System" that established recommendations to improve the homeless delivery system. These recommendations were largely implemented, including the restructuring of the Continuum of Care (CoC) Leadership Council, creating a funders group, and the creation of a new Coordinated Entry System.

In 2017, the CoC created the new coordinated entry system, one-by-one. The system was developed with input from the service providers and best practices. Training on the new system began on September 1, 2017, and the system became fully functional on January 1, 2018. Five intake portals were established, and the coordinated entry system is now being used by all providers.

The City of Sarasota has continued to use Homeless Outreach Teams (HOT), comprised of a Police Officer and Case Manager/Worker, to reach out to homeless individuals and families within the City of Sarasota. Additionally, homeless individuals can be directed to services from the street or take advantage of a HOT bed at the Salvation Army. A HOT bed provides each client entry into the Continuum of Care One-by-One Coordinated Entry System, one to seven days of food, shelter, and security, while working with the Case Manager/Worker to develop a plan to end their homelessness. Since the beginning of PY 2023 (Federal FY 2023), the City of Sarasota had 474 individuals come through the HOT beds at The Salvation Army. Also, during the program year, the City made contact with at least 860 individuals on an outreach basis and provided over 473 services, including case management, transportation, and housing search assistance, to individuals to assist in providing a path to housing.

Sarasota County also has a Homeless Outreach Team. The Homeless Outreach Team counts each unique individual one time and, from then on, tracks all contact of the individual. Many homeless individuals are found in encampments in the woods scattered throughout Sarasota County. Clients can then be directed to services or take advantage of one of the HOT beds at the Salvation Army.

For reporting on rapid re-housing and other accomplishments related to homelessness, please defer to Sarasota County's CAPER.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

Sarasota County works with the Salvation Army and Harvest House to supply emergency shelter and transitional housing beds for homeless individuals and families. For reporting on rapid re-housing and other accomplishments related to homelessness, please defer to Sarasota County's CAPER.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: LIKELY TO BECOME HOMELESS AFTER 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); AND, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS.

Homeless prevention is a major concern and goal of the City of Sarasota. With the strategies outlined in the Consolidated Plan and coordination with Sarasota County as the direct recipient of ESG funding, the City of Sarasota will have supported the efforts of Turning Points and the Suncoast Partnership to End Homelessness, Inc., through this Action Plan program year.

Sarasota has an exceptionally strong homeless prevention system in place, especially for families. In large part funded by private donations, the Season of Sharing and other foundations, nonprofit agencies can respond to families in need quickly and efficiently. The privately funded system has been so successful that the City and County have been able to eliminate their federally funded homeless prevention programs and reallocate those funds to rapid re-housing and related services.

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

An 80-unit permanent supportive housing complex was completed in 2020 in the City of Sarasota near the intersection of Fruitville Road and Tuttle Avenue. Arbor Village includes 72 one-bedroom units and eight (8) 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. All units are occupied, and the project began accepting tenants near the end of calendar year 2020.

Additionally, the Jewish Family and Children's Services (JFCS) continues to administer a program to assist homeless veterans.

CR-30 Public Housing 91.220(h); 91.320(j)

ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING.

The Sarasota Housing Authority was awarded funding for the Lofts on Lemon Development, which broke ground in early 2021 and was completed mid-2022. This development opened with 128 units, and 76 will be rented to households with incomes at or below 60% AMI. Fifty-two of these units will be made available to “hometown heroes,” such as educators, first responders, and medical personnel, etc. (whose household incomes may be up to 100% AMI).

The housing authority has about 8 redevelopment, new development, and preservation projects currently in motion. All of these projects support housing for mixed-income units, elderly units, Section 8 units, affordable units, workforce units, LIHTC units, and project-based vouchers. Some of these projects do also have market-rate housing.

In 2021, the Sarasota Housing Authority began construction on the Orange Avenue Phase I development. This application will remove 60 units of public housing and replace them with 84 units, 42 of which will be project-based Section 8, and 42 Low Income Housing Tax Credit units. The financing for the Orange Avenue Phase I development is in place, however construction could not begin until State Historic Preservation Officer signed off on the development. That has now occurred, and the existing tenants are being relocated.

ACTIONS TAKEN TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP.

The Sarasota Housing Authority has helped Housing Choice Voucher participants to become more active in their communities and to consider homeownership. The Sarasota Housing Authority coordinates with housing providers, including the Sarasota Housing Funding Corp (SHFC) to develop and/or acquire affordable housing units to lease or sell to low- and very-low-income families. Additionally, the Sarasota Housing Authority offers training, education, and life skills programs to public housing residents and Housing Choice Voucher holders to promote lifelong success, including opportunities for homeownership.

ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHAS.

Neither the Sarasota Housing Authority nor the Venice Housing Authority is a troubled agency, so no actions have been taken.

DRAFT

CR-35 Other Actions 91.220(j)-(k); 91.320(i)-(j)

ACTIONS TAKEN 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. 91.220 (J); 91.320 (I)

Public policies can have a direct impact on barriers to affordable housing. The City of Sarasota has recognized this fact and continually reviews its own process to expose any barriers or obstacles to developing affordable housing.

The City of Sarasota, as part of compliance with the State SHIP program, regularly appoints a citizen committee to review public policies that served as barriers to affordable housing. The committee annually examines established policies and procedures, ordinances, land development regulations, and adopted comprehensive plan policies and recommends specific actions or initiatives to encourage or facilitate affordable housing. Those recommendations are presented to the City Commission annually as the Local Housing Incentive Strategies Report, which is adopted as part of the Local Housing Assistance Plan (LHAP) for the SHIP program.

ACTIONS TAKEN TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS. 91.220(K); 91.320(J)

The identified obstacles to meeting underserved needs are lack of resources and lack of affordable poverty-level rental units for families. These continue to be obstacles and the City of Sarasota is committed to finding the means to overcome these obstacles. Therefore, the City utilizes a diverse pool of funding which are leveraged together in order to serve as many households as possible.

An additional obstacle to meeting underserved needs is the lack of income in the Newtown neighborhood, including public services to meet those needs. In 2017, Sarasota Memorial Hospital (SMH) opened a 6,000-square-foot outpatient clinic for adults in the underserved Newtown neighborhood. The \$2.2 million project is part of Sarasota Memorial Hospital's new internal residency program in partnership with Florida State University College of Medicine. The first 10 residents arrived in the summer of 2017, and the clinic continues to serve as their training ground. The SMH clinic in Newtown provides coordinated care and accessible services to adult patients (18 and older). The clinic

is staffed by resident physicians training under the direct supervision of experienced and Board-certified Internal Medicine physicians. Care includes primary and preventive care services such as: physicals, annual exams and vaccinations; care for chronic conditions such as diabetes, high blood pressure, lupus, thyroid and pulmonary disease; care for acute illness such as flu, pneumonia, ear and fungal infections; and counseling including pharmacy and nutrition.

Another obstacle to meeting the needs of the chronically homeless is the lack of permanent supportive housing and capacity for rapid rehousing. Past City CDBG and SHIP funds were budgeted to create additional scattered site permanent supportive housing units and the Florida Housing Finance Corporation funded a nearly 80-unit permanent supportive housing complex (Arbor Village) that is now complete and occupied. However, permanent supportive housing remains a priority need. The County's ESG funding is now largely focused on rapid re-housing and related services to address that priority need.

ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS. 91.220(K); 91.320(J)

As part of its housing rehabilitation activities, the Sarasota Consortium provides all applicants using both Federal and State rehabilitation funds with a brochure describing the hazards of lead-based paint. Homes built prior to 1978 are inspected for the presence of lead and a risk assessment is conducted as needed. When lead is found, remedial action is taken at no cost to the homeowner.

ACTIONS TAKEN TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES. 91.220(K); 91.320(J)

Most CDBG program funds address the economic needs of low- and moderate-income persons. Many of those programs also address issues such as self-sufficiency, life skill development, and other similar programs that indirectly reduce the number of persons living below the poverty level.

Sarasota has taken action to reduce poverty in the Newtown community with the creation of the North Sarasota Workforce Initiative. This initiative represents a strategic alliance among the City, County, Sarasota School Board, Sarasota Housing Authority, Suncoast Workforce, construction companies, and the community.

The goal is to work together to improve economic development and quality of life throughout the

Newtown-North Sarasota community by creating job and training opportunities for local area residents. Toward this end, the local community has made a commitment to hire local low-income residents on large construction projects, created construction training courses, a business resource center, and even a business entrepreneur training class for low-income residents.

ACTIONS TAKEN TO DEVELOP INSTITUTIONAL STRUCTURE. 91.220(K); 91.320(J)

The City of Sarasota and Sarasota County have formed a consortium (Sarasota Consortium) to jointly administer its CDBG, HOME, ESG and SHIP funding. It works with numerous nonprofit housing providers to develop and rehabilitate housing. Each of the nonprofit providers receive a developer's fee when a home is completed and sold to an eligible buyer to develop administrative capability.

In 2017, Sarasota County hired the Florida Housing Coalition (FHC) to evaluate the homeless system in Sarasota. The FHC issued a written report, "Sarasota: Creating an Effective Homeless Crisis Response System" that established recommendations to improve the homeless delivery system. Many of those recommendations have been implemented, including the restructuring of the CoC Leadership Council, creating and implementing a new Coordinated Entry System. Sarasota County holds monthly meetings and weekly conference calls with the CoC, the City of Sarasota, and funders on the implementation of the plan.

Staff continues to build experience and knowledge through training and program administration. Staff meets periodically to coordinate programming and explore any collaborative initiatives.

ACTIONS TAKEN TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES. 91.220(K); 91.320(J)

The OHCD continued to coordinate with various community groups to achieve the objectives and goals that have been developed through the public participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and the Annual Action Plans, Annual Performance Evaluations, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of the CDBG program.

Sarasota County formed the Human Services Advisory Council (HSAC) to enhance coordination between

social service agencies, including housing agencies. The HSAC meets monthly and brings together agencies, county and municipal representatives and housing agencies to discuss topics of mutual concerns, inform each other of activities that are being undertaken and coordinate service responses. The City of Sarasota is a member of HSAC.

IDENTIFY ACTIONS TAKEN TO OVERCOME THE EFFECTS OF ANY IMPEDIMENTS IDENTIFIED IN THE JURISDICTIONS ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE. 91.520(A)

The Sarasota Consortium provides annual progress reports on the Analysis of Impediments to Fair Housing Choice (AI). Attached to this document is the Analysis of Impediments to Fair Housing Choice (AI) Progress Report through September 30, 2024. See **Attachment 1**.

Ongoing Fair Housing efforts include an annual virtual Fair Housing Seminar sponsored by the Sarasota OHCD, the most recent of which was held on April 9, 2024. Realtors, community association managers, landlords, public housing authority staff, as well as local government staff working on housing-related projects, are all invited to the seminar. Also, posters are offered to new sponsors or subrecipients and Fair Housing is an element of all subrecipient agreements. Of note, the City and County have adopted ordinances to allow Accessory Dwelling Units (ADUs) to increase the supply of affordable housing and improve equal housing opportunity. These ordinances are cited below:

- City of Sarasota: Ordinance 20-5337 ADUs are allowed citywide at 650 square feet maximum, except on the barrier islands. (August 2021)
- Sarasota County: Ordinance 2019-024 ADUs are allowed in certain residential districts, including parcels with designation of RSF, RSF/PUB, and RE. (September 2019)

CR-40 Monitoring 91.220 and 91.230

DESCRIBE THE STANDARDS AND PROCEDURES THAT WILL BE USED TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL BE USED TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND COMPREHENSIVE PLANNING REQUIREMENTS.

The OHCD administers the CDBG, HOME and ESG programs on behalf of the City of Sarasota and Sarasota County. OHCD staff is responsible for monitoring Federal requirements including Davis-Bacon, Contract Work Hours, Section 3, Minority Business Enterprise, etc. on an ongoing basis. In addition, programmatic and fiscal requirements are monitored and reviewed by staff.

Most subrecipients are monitored annually by the OHCD staff to ensure compliance with the program requirements of the specific funding source. The City's approach to monitoring is an ongoing process involving continuous communication with and evaluation of grant recipients. Staff also conducted pre-award conferences with subrecipients to ensure that they are aware of program requirements before beginning work on the contract.

The OHCD performed the following monitoring duties:

1. Prepared a detailed subrecipient agreement that describes program requirements as well as a scope of services;
2. Conducted ongoing training on the federal requirements;
3. Notified subrecipients of Federal and State training opportunities;
4. Reviewed all subrecipient's reimbursement requests through desk audits to ensure that specific program requirements are being met;
5. Reviewed the applications and backup documentation of beneficiaries for all housing and homeless activities to ensure that they meet the federal eligibility requirements;
6. Provided ongoing technical assistance; and
7. Conducted onsite monitoring.

The long-term affordability requirements of the HOME program are monitored annually. Staff examined the property appraiser's website to determine if the property remains owned and occupied by the original beneficiary. HOME funds have not been used for rental housing in the past so there has not been a need to monitor leases and property maintenance.

Through the development of the CAPER and Annual Action Plan, OHCD staff can evaluate its progress in meeting the goals and strategies of the Consolidated Plan on an annual basis.

During PY 2023 (Federal FY 2023), OHCD monitored 255 rental properties originally funded with CDBG, NSP, HOME, or SHIP dollars. Such monitoring is conducted to determine if these units remain in compliance with the long-term affordability requirements of the program and are properly maintained, safe, and sanitary. Each of the developments are monitored to ensure compliance with the income requirements and rent restrictions contained in the written agreements.

Citizen Participation Plan 91.105(d); 91.115(d)

DESCRIPTION OF THE EFFORTS TO PROVIDE CITIZENS WITH REASONABLE NOTICE AND AN OPPORTUNITY TO COMMENT ON PERFORMANCE REPORTS.

The City of Sarasota publicly advertised on November 5, 2024, that the performance report would be available for review and comment. Two (2) public meetings were conducted on November 6, 2024, and November 7, 2024, in City of Sarasota/North County and City of North Port/South County, and the draft report was placed on the OHCD website for 15 days (November 12, 2024, through November 26, 2024, at 5:00 pm). Any comments received during the 15-day comment period will be summarized here prior to December 29, 2024. To date, no comments have been received.

CR-45 CDBG 91.520(c)

SPECIFY THE NATURE OF, AND REASONS FOR, ANY CHANGES IN THE JURISDICTION'S PROGRAM OBJECTIVES AND INDICATIONS OF HOW THE JURISDICTION WOULD CHANGE ITS PROGRAMS AS A RESULT OF ITS EXPERIENCES.

This is the third-year report for the 2021-2025 Consolidated Plan and the priority needs and goals established in that plan are still relevant in the City. The 2021-2025 Consolidated Plan prioritized public input. By utilizing a survey published on both the Sarasota County and City of Sarasota webpages, both English speaking and Spanish speaking individuals were invited to answer questions related to community needs and 191 responses were received. Multiple in-person meetings were held, and written responses were also welcomed. A committee comprised of Sarasota County, City of Sarasota, City of Venice, and City of North Port staff members prioritized the needs and made recommendations to the Sarasota Board of County Commissioners relative to funding of projects. The 2021-2025 Consolidated Plan established new priority needs and goals for the current five-year period.

DOES THIS JURISDICTION HAVE ANY OPEN BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE(BEDI) GRANTS?

No.

[BEDI GRANTEES] DESCRIBE ACCOMPLISHMENTS AND PROGRAM OUTCOMES DURING THE LAST YEAR.

Not applicable.

CR-50 HOME 91.520(d)

INCLUDE THE RESULTS OF ON-SITE INSPECTIONS OF AFFORDABLE RENTAL HOUSING ASSISTED UNDER THE PROGRAM TO DETERMINE COMPLIANCE WITH HOUSING CODES AND OTHER APPLICABLE REGULATIONS. PLEASE LIST THOSE PROJECTS THAT SHOULD HAVE BEEN INSPECTED ON-SITE THIS PROGRAM YEAR BASED UPON THE SCHEDULE IN 92.504(D). INDICATE WHICH OF THESE WERE INSPECTED AND A SUMMARY OF ISSUES THAT WERE DETECTED DURING THE INSPECTION. FOR THOSE THAT WERE NOT INSPECTED, PLEASE INDICATE THE REASON AND HOW YOU WILL REMEDY THE SITUATION.

N/A - Sarasota has not funded any rental projects using HOME funds.

AN ASSESSMENT OF THE JURISDICTION'S AFFIRMATIVE MARKETING ACTIONS FOR HOME UNITS. 92.351(B)

The HOME program requires that affirmative marketing steps be used for rental projects containing five (5) or more units. No rental projects were assisted with HOME funds during PY 2023.

OHCD encourages the use of minority and women-owned businesses; however, homeowners are free to select their own contractor to perform rehabilitation work subject to cost reasonableness standards. While OHCD has an Affirmative Marketing Plan, it has not constructed more than five (5) units in one project that would require compliance with this regulation.

DATA ON THE AMOUNT AND USE OF PROGRAM INCOME FOR PROJECTS, INCLUDING THE NUMBER OF PROJECTS AND OWNER AND TENANT CHARACTERISTICS.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING. 91.220(K) (STATES ONLY: INCLUDING THE COORDINATION OF LIHTC WITH THE DEVELOPMENT OF AFFORDABLE HOUSING). 91.320(J)

Public policies can have a direct impact on barriers to affordable housing. The City of Sarasota has recognized this fact and due to recent staff turnover is in the process of reviewing its own policies to expose any barriers or obstacles to developing affordable housing.

CR-58 Section 3

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000.

TABLE 14: SECTION 3 – TOTAL LABOR HOURS

	CDBG	HOME
Number of Activities by Program	1	0
Total Labor Hours	963	0
Total Section 3 Worker Hours	500	0
Total Targeted Section 3 Worker Hours	0	0

Table 14 – Section 3 – Total Labor Hours

TABLE 15: SECTION 3 – QUALITATIVE EFFORTS

	CDBG	HOME
Outreach efforts to generate job applicants who are Public Housing Targeted Workers.	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0
Direct, on-the job training (including apprenticeships).	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0
Held one or more job fairs.	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0
Assisted residents with finding child care.	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0
Provided or connected residents with training on computer use or online technologies.	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0
Other.	0	0

Table 15 – Section 3 – Qualitative Efforts

NARRATIVE

CDBG funds were used for park improvements at Avion Park. The contractors were provided with forms to complete and for the employees to complete regarding Section 3 eligibility. None of the Section 3 workers were “targeted” within close proximity of the Avion Park project.

As far as hours are concerned for the Avion Park project, the various contractor and subcontractor employees worked a total of 963 labor hours, of which 500 hours were Section 3 worker hours (applicable to A Purpose Construction and Tampa Contracting Services).

Qualitative efforts for Section 3 included technical assistance to help Section 3 business concerns understand and bid on contracts.

Appendix

1. Analysis of Impediments to Fair Housing – Progress Report
2. Financial Reports: CDBG PR-26, HOME PR-33
3. Public Participation
4. Map
5. Financial Reports: CDBG-CV

Analysis of Impediments to Fair Housing – Progress Report

DRAFT

Financial Reports: CDBG PR-26, HOME PR-33

DRAFT

Public Participation

DRAFT

Map

DRAFT

Financial Reports: CDBG-CV

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