

Action Plan

Grantee: Sarasota County, FL

Grant: B-08-UN-12-0017

LOCCS Authorized Amount:	\$ 7,140,861.00
Grant Award Amount:	\$ 7,140,861.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,344,869.63
Total Budget:	\$ 11,485,730.63

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The Neighborhood Stabilization Program required local jurisdictions to use, at a minimum, the following factors to determine the areas of greatest need: Greatest percentage of home foreclosures; Highest percentage of homes financed by a subprime mortgage related loan; and Areas identified as the most likely to face a significant rise in the rate of foreclosure. Based on the NSP established criteria, Sarasota County will initially target the North Sarasota and the Sarasota Springs / Bee Ridge neighborhoods as well as a portion of the City of North Port. After one year following the grant award, Sarasota County will consider expanding the targeted area to include other areas with significant need as described below.

Distribution and and Uses of Funds:

Sarasota County will use its NSP funds within the areas designated as having the greatest need. As described above, those areas are the North Sarasota, and Sarasota Springs / Bee Ridge Neighborhoods and a portion of the City of North Port. Within those areas of greatest need, the county will work to finance the acquisition of properties that have the best long term opportunity to stabilize neighborhoods in a way that promotes long term sustainability. In determining the properties that will be purchased, the county will consider the following factors: The proximity to Employment Opportunities The proximity to Public Transportation The proximity to Needed commercial centers The housing cost to the end user – including whether the unit has access to public water and sewer. The discount from Market Value offered by the lender

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
#1	Purchase and Rehabilitation	02-LMMI-Acq.	LMMI Acq/Rehab	
		03-LMMI-Disp.	LMMI Disposition	
		04-25Percent Acq	25% Acq/Rehab	
		05-25PercentDispo	25Percent Disposition	
#2	Admin	01-Administration	Administration	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / #1 / Purchase and Rehabilitation

Grantee Activity Number: 02-LMMI-Acq.

Activity Title: LMMI Acq/Rehab

Activity Type:

Acquisition - general

Project Number:

#1

Projected Start Date:

07/07/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,881,832.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,881,832.44

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

35

Low

Mod

Low/Mod%

0.00

Proposed Accomplishments

of Housing Units

Total

35

Total acquisition compensation to owners

of Parcels acquired voluntarily

35

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

35

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

Acquisition of foreclosed homes in three target areas: North Sarasota, Sarasota Springs/Bee Ridge Neighborhoods and the City of North Port.

Activity Description:

Acquisition, subsequent rehabilitation and sale or lease to income-eligible households of foreclosed homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 03-LMMI-Disp.

Activity Title: LMMI Disposition

Activity Type:

Disposition

Project Number:

#1

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

07/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Activity Description:



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 04-25Percent Acq

Activity Title: 25% Acq/Rehab

Activity Type:

Acquisition - general

Project Number:

#1

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,840,821.69

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,840,821.69

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

25

Low

Mod

Low/Mod%

0.00

of Households

25

0.00

Proposed Accomplishments

of Singlefamily Units

Total

25

of Housing Units

25

Total acquisition compensation to owners

of Parcels acquired voluntarily

25

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

25

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 3,840,821.69



Location Description:

Acquisition of foreclosed homes in three target areas: North Sarasota, Sarasota Springs/Bee Ridge Neighborhoods and the City of North Port.

Activity Description:

Acquisition, subsequent rehabilitation and sale or lease to income-eligible households of foreclosed homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 05-25PercentDispo

Activity Title: 25Percent Disposition

Activity Type:

Disposition

Project Number:

#1

Projected Start Date:

07/07/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

07/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Activity Description:



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / #2 / Admin



Grantee Activity Number: 01-Administration

Activity Title: Administration

Activity Type:

Administration

Project Number:

#2

Projected Start Date:

03/28/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

03/28/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 950,754.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 950,754.76

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 950,754.76

Location Description:

Office of Housing & Community Development 111 S. Orange Ave. Sarasota, FL 34236

Activity Description:

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, direct and indirect costs.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Action Plan Comments:

- Reviewer - Two Projects have been set up for this grant: Administration as well as Purchase/Rehabilitation. The information appears to be complete and consistent with Sarasota's approved NSP plan.
- Reviewer - Projects and activities are consistent with Sarasota's approved NSP plan. KW 7/1/09
- Reviewer - Activities added to the Acquisition/Rehabilitation project - KW
- Reviewer - Corrections as discussed by email are to be done following submission of QPR, but before next QPR. LD 7/14/10
- Reviewer - Changes were made to the plan to increase the set-aside acquisition budget. KW 8/27/10
- Serino, Lori Review Activity: 25% Acq/Rehab in the amount of \$2,290,861. The Benefit Report Type is marked "N/A", this needs to be changed to "Direct Households". If this is not revised, then the QPR will not allow for race and ethnicity data to be input. LS 8/2/11
- Serino, Lori Action Plan approved - no modifications were made to plan, approved per grantee's request, they were making minor adjustment. LS 8/17/11
- Serino, Lori A/P modified for budget adjustments for Program Income receipts. Grantee has \$9186086.77 recorded for activity budgets; however, the total budget recorded in the beginning of the action plan shows \$9909571. I recommend that the grantee check into finding out why there is a discrepancy. LS 12/29/11
- Serino, Lori The grant amount and estimated PI does not add up to the total budget amount; this may be to an error in the DRGR system. Please contact the HUD help desk to look into this discrepancy. LS 1/4/12
- Serino, Lori The County's plan amendment is for the following budget adjustments: increase in estimated program income to \$2,876,394.83; Increase administration budget by \$107,684.75; Increase Activity #4-LH25 by \$523,484.31; Increase Activity #2-LMMI by \$200,000 LS 8/8/12
- Reviewer - The following adjustment's were made to the County's budget; increase in program income to \$3,123,689.19, increase in Admin budget to \$812,368.96, and increase in Activity 2 budget to \$5,615,128.09. sk 4/19/13
- Reviewer - Grantee modified budget for Admin and Activity 2/LMMI. sk 9/13/13
- Serino, Lori Action Plan modifications increase program income for a total of \$3,207,785.19 PI received. This includes \$59,587.56 projected income for FY2014. The Administration budget has been increased to \$820,778.52 and includes 10% of the projected FY2014 program income. Activity 02 ; LMMI Acquisition/Rehab budget has been increased to \$5,690,814.53 and includes an amount for the projected FY2014 program income.



Serino, Lori Plan modifications include: Program Income budget increased to \$3,420,027.31, which includes projected income for FY14/15. Increased budget for Administration to \$842,002.73, Increased Project 01-Acquisition and Rehab budget to \$9,718,885.58, Increased Activity 02-LMMI Acq/Rehab budget to \$5,881,832.44

If you have any questions, please let me know.

Serino, Lori Plan modification includes minor budget adjustments for program income: Increased Program Income to \$3,424,214.59 (Increased Project 01-Acquisition/Rehab budget to \$9,722,654.13, Increased Activity 04 - LH25 Acquisition/Rehab budget to \$3,840,821.69, Increased Project 02-Administration budget to \$842,421.46, Increased Activity 01-Administration budget to \$842,421.46

Serino, Lori Modification to adjust PI. Grantee must review flagged activities and revise as needed. LS 10/22/2021

Serino, Lori Please review flagged activities and adjust as needed.

Action Plan History

Version	Date
B-08-UN-12-0017 AP#14	01/21/2022
B-08-UN-12-0017 AP#13	10/22/2021
B-08-UN-12-0017 AP#12	04/12/2021
B-08-UN-12-0017 AP#11	01/13/2021
B-08-UN-12-0017 AP#10	04/06/2015
B-08-UN-12-0017 AP#9	12/14/2014
B-08-UN-12-0017 AP#8	12/02/2013
B-08-UN-12-0017 AP#7	09/13/2013
B-08-UN-12-0017 AP#6	04/19/2013
B-08-UN-12-0017 AP#5	08/08/2012
B-08-UN-12-0017 AP#4	01/04/2012
B-08-UN-12-0017 AP#3	12/29/2011
B-08-UN-12-0017 AP#2	08/17/2011
B-08-UN-12-0017 AP#1	08/31/2010