

Action Plan

Grantee: City of Sarasota

Grant: B-09-CN-FL-0018

LOCCS Authorized Amount:	\$ 23,000,000.00
Grant Award Amount:	\$ 23,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,664,586.71
Total Budget:	\$ 24,664,586.71

Funding Sources

Funding Source	Funding Type
Community Housing Fund	County Funds
Federal Home Loan Bank of Atlanta	Financial Institution Money
EDI Grant	Other Federal Funds
Interest Income on Bonds	Other Local Government Funds
Housing Authority of the City of Sarasota	Other Federal Funds
State Housing Initiatives Partnership	State Funds
Housing Finance Authority of Lee County	Other Private Funds
Owner's Equity and Deferred Developer	Other Private Funds
Tax Increment Financing	City Funds

Narratives

Executive Summary:

The City of Sarasota and Sarasota County have received \$23 million in Neighborhood Stabilization Program 2 (NSP2) grant funds to assist with the redevelopment of the Newtown and North Sarasota neighborhoods. These neighborhoods have traditionally housed the lowest income residents in Sarasota County and were disproportionately impacted by the foreclosure crisis that hit Florida and Sarasota County.

After analyzing the need in the county, it was determined that the NSP2 activities that were most likely to stabilize the area were:

- Purchase and rehabilitate a minimum of 100 homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such homes and properties;
- Demolish 10 blighted units; and
- Redevelop 17 demolished or vacant properties as units for homebuyers. Additionally 68 units will be constructed for public housing, rental units.

Sarasota will work with nonprofit developers to implement the NSP2 program. The nonprofit developers will purchase, rehabilitate and sell or rent the homes to eligible beneficiaries. Sarasota will also work with the Sarasota Housing Authority to redevelop Phase II of the Janie's Garden redevelopment project.



Target Geography:

The neighborhood selected for the NSP2 program is made up of eight census tracts located in northern Sarasota County in the City of Sarasota and unincorporated portions of Sarasota County and is referred to as the "Target Area" throughout this application. Although other areas of the County qualify based on Foreclosure and Vacancy Risk scores, it was determined that a targeted approach to some of the hardest-hit and historically disadvantaged neighborhoods would realize the greatest benefit from neighborhood stabilization activities.

At the heart of the selected area is Sarasota's Newtown Community (located in Tract 000300). From the initial development in 1914, this core African American community has experienced and witnessed the turn of many life-changing events. Recently, the Newtown Community has undertaken a grass-roots effort to promote holistic change in North Sarasota, including visions for economic development and neighborhood-based improvements. A number of diverse neighborhoods surround Newtown, interspersed with parks and other amenities. The North Sarasota Neighborhood (located in Tracts 001101 & 001102) contains key services including a recently constructed library, and planned renovations to the recreation center, schools, and several social service agencies that link the area together. A number of other neighborhoods are interspersed within the target area. Along with the defined and platted subdivisions within the target area are an eclectic variety of homes. Many of the older subdivisions within the target area saw rapid increases in housing values and signs of renewal as the real estate market escalated in 2005. However, since then they have taken drastic hits in terms of rapidly declining property values, foreclosures, and other challenges. The target area is close to downtown Sarasota and contains business and industrial corridors along the major thoroughfare roads. Businesses also reflect the multi dimensional character, with traditional "mom and pop operations" mixed among nationally known enterprises.

Program Approach:

The City of Sarasota and Sarasota County's Neighborhood Stabilization Program is a regional strategy to redevelop the Newtown Neighborhood and the surrounding areas that impact the Newtown Neighborhood. The City of Sarasota and Sarasota County's efforts identified in the Newtown Neighborhood Redevelopment Plan include economic development initiatives, increased public safety efforts, additional community facilities serving the area, educational improvements, additional public transportation opportunities, infrastructure improvements and housing programs designed to arrest decline in home values and the reduction and elimination of vacant and abandoned structures. The NSP2 program expands an existing effort that not only includes the use of NSP1 funds in unincorporated Sarasota County, but also the existing redevelopment activities in the Newtown and surrounding neighborhoods. The redevelopment of the Newtown Neighborhood remains a high priority for the City of Sarasota and the Sarasota County Commission has made financial commitments to revitalize this area, including unincorporated North Sarasota County that is within the target area. The activities funded in the NSP2 activity were developed to meet the needs that were identified in a number of plans.

Consortium Members:

City of Sarasota and Sarasota County

How to Get Additional Information:

<http://www.sarasotagov.com/NDS/Housing/NSP2/NSP2-index.htm>
Administrator: Donald D. Hadsell, 941-951-3640 ext. 3778

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1-Administrative	NSP2 Admin	01-Admin	Administration	
2-Acquisition,	Acquisition, Rehab	02-Project Delivery	Project Delivery	
		03-Acquisition/Rehabilitation	Acquisition/Rehabilitation	
		07-1023 Putnam Drive	1023 Putnam Drive	
		08-251 N Tuttle Ave.	251 N Tuttle Ave Multi-Unit	
		09-3777 N Tuttle Ave.	3777 N Tuttle Ave Multi-Unit	
		10-1541 Dr. MLK Way	1541 Dr. Martin Luther King Wy Soleil	
		11-1720 Dr MLK Way	Mediterranean-1720 Dr MLK Way	
		12-1575 Dr. MLK Way	1575 Dr. MLK Wy The Elms	
		13-GoodHomes LH25 Own	GoodHomes LH25 Own	
		14-GoodHomes LMMI Own	GoodHomes LMMI Own	
		15-Catholic Charities LMMI Own	Catholic Charities LMMI Own	
		16-Habitat LH25 Own	Habitat LH25 Own	



		17-Habitat LMMI Own	Habitat LMMI Own
		18-GN LH25 Own	GN LH25 Own
		19-GN LMMI Own	GN LMMI Own
		20-CHT LH25 Own	CHT LH25 Own
		21-CHT LMMI Own	CHT LMMI Own
		22-SHA LH25 Rent	SHA LH25 Rent
		23-Harvest LH25 Rent	Harvest LH25
		24-CASL LH25 Rent	CASL LH25 Rent
		25-Harvest LMMI Own	Harvest LMMI Own
3-Demolition	Demolition-Blighted Units	04-Demolition	Demolition-Blighted Units
4-Redevelop	Redevelop Demolished Properties	05-Redevelop Rental Prop.	Redevelop Rental Prop.-SHA
		06-Redevelop Rental	Redevelop Rental
9999	Restricted Balance	<i>No activities in this project</i>	
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver



Activities

Project # / 1-Administrative / NSP2 Admin

Grantee Activity Number: 01-Admin

Activity Title: Administration

Activity Type:

Administration

Project Number:

1-Administrative

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 Admin

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,677,627.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,677,627.63

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 1,677,627.63

Location Description:

Federal Building, 111 S. Orange Ave./P.O. Box 1058, Sarasota, FL 34230

Activity Description:

Administration of the NSP2 Program for the City of Sarasota by the Office of Housing and Community Development.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2-Acquisition, Rehab / Acquisition, Rehab



Grantee Activity Number: 02-Project Delivery

Activity Title: Project Delivery

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition, Rehab

Projected End Date:

02/11/2013

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

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

of Properties

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

City of Sarasota

Sarasota Housing Authority

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:**Activity Description:**

Indirect costs incurred for common or joint purpose such as space, utilities and supplies. Additionally, the salaries and benefits of those individuals working directly on an acquisition or rehabilitation project at a specific site can be attributed to activity delivery costs proportionate to the time spent on the project when compared



with all time worked.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 03-Acquisition/Rehabilitation

Activity Title: Acquisition/Rehabilitation

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 8,940.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 8,940.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Renter Households

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

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

City of Sarasota

Harvest Tabernacle

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 9,170.00

\$ 0.00

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east,



the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Costs associated with the potential acquisition of properties that did not come to fruition.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 07-1023 Putnam Drive

Activity Title: 1023 Putnam Drive

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition, Rehab

Projected End Date:

02/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,342,556.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,342,556.59

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

12

of Households

12

0.00

0.00

Proposed Accomplishments

of Multifamily Units

Total

12

of Housing Units

12

of Parcels acquired voluntarily

1

of Properties

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Catholic Charities Housing Diocese of Venice, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,342,556.59

City of Sarasota

Local Government

\$ 0.00

Location Description:

1023 Putnam Drive is in the North Sarasota area, the target of the neighborhood stabilization for the City of Sarasota.



Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 08-251 N Tuttle Ave.

Activity Title: 251 N Tuttle Ave Multi-Unit

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

01/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

11/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,228,457.92

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,228,457.92

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15			0.00
# of Households	15			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	15
# of Housing Units	15
# of Parcels acquired voluntarily	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Sarasota Housing Authority	Non-Profit	\$ 0.00
Sarasota Housing Funding Corp.	Non-Profit	\$ 2,228,457.92

Location Description:



251 North Tuttle Avenue

Activity Description:

15 unit complex

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 09-3777 N Tuttle Ave.

Activity Title: 3777 N Tuttle Ave Multi-Unit

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

01/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

11/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 651,001.49

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 651,001.49

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
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4

0.00

of Households

4

0.00

Proposed Accomplishments

of Multifamily Units

Total

4

of Housing Units

4

of Properties

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 0.00

Harvest Tabernacle

Non-Profit

\$ 651,001.49

Location Description:

3777 North Tuttle Avenue.

Activity Description:



4 unit complex

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 10-1541 Dr. MLK Way

Activity Title: 1541 Dr. Martin Luther King Wy Soleil

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

01/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Acquisition, Rehab

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 290,661.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 290,661.68

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Parcels acquired voluntarily

of Properties

Total

3

3

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Sarasota

Greater Newtown Community Redevelopment Corp.

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 290,661.68

Location Description:

1541 Dr. MLK Way

Activity Description:

1541 Dr. Martin Luther King Jr Way: a duplex and single-family house were acquired. These will be demolished and at least 4 new units constructed.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 11-1720 Dr MLK Way

Activity Title: Mediterranean-1720 Dr MLK Way

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Acquisition, Rehab

Projected End Date:

06/30/2012

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

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Sarasota

Sarasota Housing Authority

Sarasota Housing Funding Corp.

Organization Type

Local Government

Non-Profit

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00

\$ 0.00

Location Description:

1720 Dr. Martin Luther King Jr Way

Activity Description:

Demolish 7 buildings and redevelop and construct up to 24 townhomes



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 12-1575 Dr. MLK Way

Activity Title: 1575 Dr. MLK Wy The Elms

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

10/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition, Rehab

Projected End Date:

10/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,509,608.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,509,608.95

Proposed Beneficiaries

Renter Households

Total Low Mod Low/Mod%

14 0.00

of Households

14 0.00

Proposed Accomplishments

of Multifamily Units

Total

14

of Housing Units

14

of Properties

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Catholic Charities Housing Diocese of Venice, Inc.

City of Sarasota

Organization Type

Non-Profit

Local Government

Proposed Budget

\$ 1,509,608.95

\$ 0.00

Location Description:

1575 Dr. Martin Luther King Way, Sarasota, FL

Activity Description:



14-unit multi-family unit to be acquired and renovated

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 13-GoodHomes LH25 Own

Activity Title: GoodHomes LH25 Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2017

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 690,003.29**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 690,003.29**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

Total **Low** **Mod** **Low/Mod%**

4 0.00

of Households

4 0.00

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

of Properties

4

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

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 0.00

GoodHomes of Manasota, Inc.

Non-Profit

\$ 690,003.29

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 14-GoodHomes LMMI Own

Activity Title: GoodHomes LMMI Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 797,023.36**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 797,023.36**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
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2

of Households

2

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

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

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 0.00

GoodHomes of Manasota, Inc.

Non-Profit

\$ 732,789.82

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is below 120% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 15-Catholic Charities LMMI Own

Activity Title: Catholic Charities LMMI Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 176,753.02**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 176,753.02**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

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

Catholic Charities Housing Diocese of Venice, Inc.

City of Sarasota

Organization Type

Non-Profit

Local Government

Proposed Budget

\$ 176,753.02

\$ 0.00

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is below 120% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 16-Habitat LH25 Own

Activity Title: Habitat LH25 Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2017

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

Total Budget: \$ 141,498.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 141,498.62

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Habitat for Humanity Sarasota, Inc.	Non-Profit	\$ 141,498.62

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 17-Habitat LMMI Own

Activity Title: Habitat LMMI Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/10/2017

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 711,617.16**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 711,617.16**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Habitat for Humanity Sarasota, Inc.	Non-Profit	\$ 610,195.13

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is below 120% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 18-GN LH25 Own

Activity Title: GN LH25 Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 326,284.06**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 326,284.06**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

2

2

2

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

City of Sarasota

Greater Newtown Community Redevelopment Corp.

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 326,284.06

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 19-GN LMMI Own

Activity Title: GN LMMI Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2013

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

Owner Households

of Households

Total **Low** **Mod** **Low/Mod%**

0.0

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

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

City of Sarasota

Greater Newtown Community Redevelopment Corp.

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is below 120% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 20-CHT LH25 Own

Activity Title: CHT LH25 Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 377,022.46**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 377,022.46**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

Total**Low****Mod****Low/Mod%**

2

0.00

of Households

2

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

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

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 0.00

Community Housing Trust

Non-Profit

\$ 377,022.46

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 21-CHT LMMI Own

Activity Title: CHT LMMI Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition, Rehab

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,065,385.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,065,385.09

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

6

0.00

of Households

6

0.00

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Properties

6

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 0.00

Community Housing Trust

Non-Profit

\$ 1,036,518.03

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is below 120% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 22-SHA LH25 Rent

Activity Title: SHA LH25 Rent

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 911,296.40**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 911,296.40**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6			0.00
# of Households	6			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Sarasota Housing Authority	Non-Profit	\$ 911,296.40

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be rented to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 23-Harvest LH25 Rent

Activity Title: Harvest LH25

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,882,197.71

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,882,197.71

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	11			0.00
# of Households	11			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
# of Properties	11

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Harvest Tabernacle	Non-Profit	\$ 1,872,197.71

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be rented to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 24-CASL LH25 Rent

Activity Title: CASL LH25 Rent

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/01/2013

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

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Community Affordable Supported Living	Non-Profit	\$ 200,000.00

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be rented to households whose income is at or below 50% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 25-Harvest LMMI Own

Activity Title: Harvest LMMI Own

Activity Type:

Acquisition - general

Project Number:

2-Acquisition, Rehab

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Acquisition, Rehab

Projected End Date:

02/10/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 201,971.18**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 201,971.18**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00
Harvest Tabernacle	Non-Profit	\$ 196,273.69

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the



railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed and will be sold to households whose income is below 120% of the area median income. We anticipate that we will use multiple non-profits, but we are not certain of which non-profit group(s) will be used for each acquisition/rehab project at this time.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 3-Demolition / Demolition-Blighted Units



Grantee Activity Number: 04-Demolition

Activity Title: Demolition-Blighted Units

Activity Type:

Clearance and Demolition

Project Number:

3-Demolition

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Demolition-Blighted Units

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 7,753.27**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 7,753.27**Proposed Accomplishments**

of Properties

Total

2

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

City of Sarasota

Organization Type

Local Government

Proposed Budget

\$ 7,753.27

Location Description:

The location wherein all the acquisitions and unit rehabilitation projects will take place includes the following census tracts: 000200, 000300, 000401, 000403, 001000, 001101, 001102 and 001202. Basically, the northern boundary of the target area is the Sarasota/Manatee County line or University Parkway. To the east, the boundaries are Beneva and Lockwood Ridge Roads, and to the south the boundary is 10th Street and the railroad tracks. The western boundary is U.S. 41, commonly known as Tamiami Trail.

Activity Description:

Demolition of blighted units that have been foreclosed or abandoned.

Environmental Assessment: UNDERWAY**Environmental Reviews:** None**Activity Attributes:** None

Environmental Reviews: None

Activity Supporting Documents: None

Project # / 4-Redevelop Demolished Prop. / Redevelop Demolished



Grantee Activity Number: 05-Redevelop Rental Prop.

Activity Title: Redevelop Rental Prop.-SHA

Activity Type:

Construction of new housing

Project Number:

4-Redevelop Demolished Prop.

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelop Demolished Properties

Projected End Date:

02/11/2013

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

Total Budget: \$ 2,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 17,810,195.00

Total Funds: \$ 20,310,195.00

Proposed Beneficiaries

Renter Households

Total **Low** **Mod** **Low/Mod%**

0.0

of Households

0.0

Proposed Accomplishments

of Multifamily Units

Total

68

of Housing Units

68

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

City of Sarasota

Sarasota Housing Authority

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 2,500,000.00

Funding Source Name

Housing Authority of the City of Sarasota

Community Housing Fund

Tax Increment Financing

Federal Home Loan Bank of Atlanta

Owner's Equity and Deferred Developer Fee

Matching Funds

Yes

Yes

Yes

Yes

Yes

Funding Amount

\$ 2,961,000.00

\$ 525,000.00

\$ 910,000.00

\$ 300,000.00

\$ 3,813,046.00



State Housing Initiatives Partnership Program	Yes	\$ 700,000.00
Housing Finance Authority of Lee County	Yes	\$ 8,350,000.00
EDI Grant	Yes	\$ 212,300.00
Interest Income on Bonds	No	\$ 38,849.00

Location Description:

North Sarasota neighborhood commonly known as Newtown; the boundaries of the redevelopment for rental units include Central Avenue and Dr. Martin Luther King, Jr. Way.

Activity Description:

Redevelop demolished property for the end purpose of renting the newly constructed units.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 06-Redevelop Rental

Activity Title: Redevelop Rental

Activity Type:

Construction of new housing

Project Number:

4-Redevelop Demolished Prop.

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelop Demolished Properties

Projected End Date:

02/11/2013

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

Total Budget: \$ 6,669,091.89

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,669,091.89

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

25

0.00

of Households

25

0.00

Proposed Accomplishments

of Multifamily Units

Total

25

of Housing Units

25

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

City of Sarasota

Sarasota Housing Funding Corp.

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 6,669,091.89

Location Description:

1720 Dr. Martin Luther King Jr Way

Activity Description:

Demolish 7 buildings and redevelop and construct up to 25 units.



Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP2 PI Waiver / NSP2 Program Income Waiver



Grantee Activity Number: NSP2 PI Waiver

Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

01/28/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Blocked by Cindy Emshoff

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Sarasota	Local Government	\$ 0.00

Location Description:

Activity Description:

Temporary project/activity to comply with program income waiver for NSP2 grantees, dated January, 2015.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

- Serino, Lori Executive Summary typo under Consortium Members Heading.
- Serino, Lori Action Plan Modification: revisions include performance measures for multi-family, completed 1/31/2011 (LSerino)
- Serino, Lori Plan Modification Rejected: Grantee added MF activity to project #2; however, upon review of the overall budget, it is deficient by \$1,387,439. Grantee needs to make adjustments and resubmit. LS 4/6/11
- Serino, Lori Plan Modification Approved, Grantee added MF activities, no change to overall budget, no funds were moved out of the project. LS 4/6/11
- Serino, Lori Action Plan modification approved, revision to performance measures only. LS 9/15/11
- Serino, Lori Action Plan modification approved for minor budget adjustments was approved; however, project 2, activity 2: Project Delivery Cost is not a stand alone activity, I am approving the action plan to allow Sarasota to submit their QPR. Upon approval of QPR, the grantee is directed to delete the project delivery activity and resubmit. LS 4/10/12
- Serino, Lori The City of Sarasota has made the following budget revisions and minor activity updates to their NSP2 Action Plan: 1) Updated Program Income amount to \$795,130.77 2) Corrected title to Activity #10 1541 Dr MLK Soleil. Originally referenced The Elms. 3) Increased 172 Dr MLK budget to \$3,496,498.92 (\$146,498.92 PI) - Plan revisions are considered modifications and are approved. 6/26/12 LS
- Serino, Lori Plan modifications include budget adjustments to the following activities: Activity #3 decreased budget to \$6,515; Activity #11 increased budget to \$4,605,603.60; Activity #17 increased Habitat for Humanity LMMI budget to \$346,112.93; Activity #18 increased Greater Newtown Comm Redev LH25 budget to \$469,298.12; Activity #22 decreased Sarasota Housing Authority LH25 budget to \$596,752.32. Approved 7/26/12 LS
- Serino, Lori Plan modification includes changes to the following activities:
1) Added new activity #25 for Harvest Tabernacle since the homeowner turned out to be LMMI and not LH25
2) Decreased activity #2 Project Delivery to zero. OHCD Director wants all project delivery treated as administration expenses.
3) Decreased activity #10 - 1541 Dr MLK Wy budget to \$500,000. Activity will be stopped as non-profit did not have capacity to finish the redevelopment.
approved 9/25/12
- Serino, Lori Review performance measures for units produced, the may submission that was reviewed by HUD HQ and advertised to the public, although this was deemed not to be a substantial amendment, the units produced were 180, the current submission increased the units to 244 units produced. I believe some activities have been double counted. Please review and resubmit accordingly. LS 1/3/2013
- Serino, Lori In May of 2012 the City presented plan modifications that were approved by HUD HQ and advertised to the public, although some of the modifications were entered and approved in the DRGR system, the majority were not; therefore, the January 2013 NSP2 Action Plan consist of previously approved revisions, the recording of program income, which resulted in an increase in units produced, as well adjustments to the redevelopment budget due to a failed project. LS 1/6/2013
- Serino, Lori Action Plan modified for budget adjustment for program income receipted. Grantee was informed that they could project their future program income into the budget so they do not have to keep modifying it. LS 4/17/2013



- Serino, Lori Plan modifications include: budget adjustments to Increase Admin budget to \$1,800,405.98 and decrease Project 2- Acq/Rehab to \$13,026,808.66 and Project 4-Redevelop Demo Properties to \$9,169,091.89; increased Activity 23-Harvest Tabernacle LH25 to \$2,067,034.02. LS 4/22/2013
- Serino, Lori The City of Sarasota modified the NSP2 Action plan for minor budget adjustments to increase program income in the amount of \$1,074,951.81 AND to increase the budget for Project 2 ı Acquisition/Rehab budget to \$13,091,039.93. LS 6/27/13
- Serino, Lori Plan modification includes and increased to Program Income making the total budget \$1,078,886.35; increased project 01-Admin budget to \$1,807,888.64; increased project 02-Acq/Rehab budget to \$13,094,152.55 and increased activity 14-GH LMMI Owned bduget to \$543,985.85. LS
- Serino, Lori Action Plan modification approved to increased program income amount to \$1,100,585.34, increased Administration budget to \$1,810,058.53, and increased Project 02-Acquisition/Rehab budget to \$13,113,681.65. LS
- Serino, Lori Plan modifications include: 1) Increase Program Income to \$1,174,389.02, 2) Increase Project 02 - Acq/Rehab budget to \$13,180,296, 3)Increase Activity 03-Acq/Rehab budget \$167,943.50, 4) Decrease Activity 04-Goodhome LMMI budget to \$546,209.96, 5)Decrease Activity 23-Harvest Tabernacle LH25 budget to \$1,893,011.21
- Serino, Lori Plan modifications are for budget adjustments: Increased Program Income to \$1,229,785.59. Decreased Activity 03-Acquisition/Rehab budget to \$9,170.00, Decreased Activity 23-Harvest Tabernacle LH25 budget to \$1,872,197.71, Increased Activity 17-Habitat North LMMI budget to \$610,195.13, Decreased Project 01-Administration budget to \$1,660,205.30
- Increased Project 02-Acquisition/Rehab budget to \$13,392,735.13
 - Increased Activity 16- Habitat North LH25 budget to \$261,473.19
 - Increased Activity 13-GoodHomes LH25 budget to \$847,054.85
- Serino, Lori Modified to create the "Waiver Activity" for NSP2
- Serino, Lori 1) Reduced Activity #13 GH LH25 Own from \$847,054.85 to \$690,003.29 (reduction of \$157,051.56)
2) Reduced Activity #16 Habitat LH25 Own from \$261,473.19 to \$141,498.62 (reduction of \$119,974.57)
3) Increased Activity #14 GH LMMI Own from \$546,209.96 to \$732,789.82 (increase of \$186,579.86)
- Serino, Lori Minor budget changes to make the final draw to meet the 100% disbursement deadline
- Serino, Lori Rejecting per grantees request, entered incorrect number for projected program income, will revise and resubmit.
- Serino, Lori changed the estimated Program Income to \$1,255,240.00.
- Serino, Lori Grantee must review flagged activities and revise as needed. LS 10/22/2021
- Serino, Lori Please review flags and correct as needed.

Action Plan History

Version	Date
B-09-CN-FL-0018 AP#21	01/21/2022
B-09-CN-FL-0018 AP#20	10/22/2021
B-09-CN-FL-0018 AP#19	01/14/2021
B-09-CN-FL-0018 AP#18	07/14/2016
B-09-CN-FL-0018 AP#17	09/24/2015



B-09-CN-FL-0018 AP#16	08/10/2015
B-09-CN-FL-0018 AP#15	07/28/2015
B-09-CN-FL-0018 AP#14	04/06/2015
B-09-CN-FL-0018 AP#13	09/29/2014
B-09-CN-FL-0018 AP#12	12/11/2013
B-09-CN-FL-0018 AP#11	09/10/2013
B-09-CN-FL-0018 AP#10	06/27/2013
B-09-CN-FL-0018 AP#9	04/22/2013
B-09-CN-FL-0018 AP#8	04/17/2013
B-09-CN-FL-0018 AP#7	01/06/2013
B-09-CN-FL-0018 AP#6	09/25/2012
B-09-CN-FL-0018 AP#5	07/26/2012
B-09-CN-FL-0018 AP#4	06/26/2012
B-09-CN-FL-0018 AP#3	04/10/2012
B-09-CN-FL-0018 AP#2	12/29/2011
B-09-CN-FL-0018 AP#1	09/15/2011

