

Action Plan

Grantee: Sarasota County, FL

Grant: B-11-UN-12-0017

LOCCS Authorized Amount:	\$ 3,949,541.00
Grant Award Amount:	\$ 3,949,541.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,449,382.08
Total Budget:	\$ 5,398,923.08

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties. At least 25% of funds will be used for households at or below 50% of the area median income.

How Fund Use Addresses Market Conditions:

Three neighborhoods in Sarasota County received a needs score of 20, demonstrating that they were the areas of greatest need. After conducting an analysis of the three areas, it was determined that the limited NSP3 funds should be used to assist an area in the City of North Port. Sarasota was awarded \$23 million in NSP2 funding and those funds have been used to address the needs in north Sarasota. These funds will be used to help address needs in south Sarasota County.

The City of North Port has been heavily impacted by the foreclosure crisis. Property values have decreased by 60% since 2005 and decreased another 10% during the past year. Four of the five areas that had the largest decline in property values are each in North Port. North Port lost 56 percent of its tax base since 2006.

The total needs in North Port are very large and cannot be impacted with the limited NSP3 funding that is available. HUD has determined that communities would need to purchase and rehabilitate 20% of the REO homes to make an impact in the area. It is estimated that NSP3 funding will be able to acquire only 18 homes. (HUD is not allowing communities to include potential NSP3 program income from the sale of these homes in this application). In addition, it is estimated that an additional 25 homes will be able to be acquired with State Housing Partnership Program and from NSP1 program income in North Port for a total of 43 homes.

The proposed NSP3 target area contains only a portion of the City of North Port to enable a concentration of purchases within a specific neighborhood. At the same time, the area is large enough to allow the program the opportunity to find low priced opportunities that may exist.

Ensuring Continued Affordability:

At the option of the nonprofit developer, NSP3 units may be placed in a Community Land Trust and subject to the resale restrictions or they may use a shared appreciation mortgage and be subject to the recapture provisions. In instances where the unit is placed in a land trust, a deed restriction will be placed on the property requiring that the housing can only be sold to family with an income less than 120% of the area median income for 99 years, which exceeds the HOME standard. Housing that benefited families with incomes less than 50% of the area median income will be required to be resold to families with incomes less than 50% of the median income for 20 years. For the remainder of the 99 year affordability period, the home will have to be sold to families with incomes less than 120% of the median income.

When a unit is not placed in a community land trust, a Shared Appreciation Mortgage (SAM) will be placed on the property



requiring repayment of both the original amount of the loan, and also a portion of the appreciation on the property based upon the percentage of the purchase price provided by the subsidy. For example, on a \$100,000 sale receiving \$25,000 in subsidy, the recapture amount will be the original \$25,000 plus 25% of any appreciation. The SAM will allow the recapture of sufficient subsidy to assist subsequent purchasers. The SAM will not be forgiven over time so that whenever the property is sold the funds will be recaptured. This repayment requirement is infinite and thus exceeds the HOME standards. All recaptured funds will be used to assist families with income less than 120% of area median income.

Definition of Blighted Structure:

A blighted structure for the NSP program is defined as a property that is an unsafe structure under state law.

Definition of Affordable Rents:

“Affordable rents” is defined as the fair market rent for the area or the high HOME rent, whichever is lower. When there are five or more assisted units in the development, at least 20% of the assisted units must be initially occupied by very low income families and the rent may not exceed the low HOME rent or, if the unit receives federal rent subsidy and the family does not pay more than 30% of their income for rent, the rent allowable under the public housing or tenant based voucher program.

NSP3 assisted units must charge an affordable rent and rent to eligible families for not less than 30 years, which exceeds the HOME standards. Those units initially leased to families earning less than 50% of the area median income that become vacant must be subsequently rented to families earning less than 50% of the area median income using the rental restrictions applicable to this income group.

Housing Rehabilitation/New Construction Standards:

The Sarasota Housing Rehabilitation Standards establish the requirements that all homes must meet, following the completion of any rehabilitation using federal, state or local funds. The standards require that, upon completion, all homes meet the following statutory requirements:

- Florida Existing Building Code
- Section 8 Housing Quality Standards
- HOME, CDBG and NSP program regulations (if applicable)
- SHIP program regulations (if applicable)

The rehabilitation standards also specify the types of products that must be installed to insure that any older obsolete products and appliances, such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, and refrigerators are replaced with Energy Star labeled products. The rehabilitation specifications require that water efficient toilets, showers and faucets be installed when these fixtures are replaced and that when windows are replaced that the home is hardened to mitigate the impact of hurricanes by installing either hardened windows or shutters. The Sarasota Housing rehabilitation Standards exceed the minimum energy star requirements. Because technology is improving and the cost for energy star appliances continues to decrease, the standards are constantly changing to provide the products with the lowest energy demand.

All gut rehabilitation and new construction must comply with the new construction standards contained in the Florida Building Code. The Florida Building Code requires the installation of energy efficient and green improvements. New homes and gut rehabilitation projects will also be required to meet the standard for Energy Star Qualified New Homes. Should there be any gut rehabilitation of mid or high rise multifamily housing, that housing must all be designed to meet the American Society of Heating, Refrigerating and Air Conditioning Engineers Standard 90.1]2004, Appendix G plus 20 percent. The rehabilitation standards require compliance with the accessibility standards at 24 CFR part 8.

Vicinity Hiring:

Developers who hire new employees must, to the maximum extent possible, hire workers who live in the NSP3 program area and contract with small businesses that are either owned and operated by persons residing in the vicinity of the project. A provision will be inserted in all development agreements and contracts incorporating this requirement.

Procedures for Preferences for Affordable Rental Dev.:

The rental program will also be substantially the same as the NSP1 program being administered by OHCD for Sarasota County. Foreclosed and abandoned homes will be purchased and assigned to non-profit developers who will rehabilitate the homes in accordance with the Sarasota Housing Rehabilitation Standards. All NSP3 funds lent to the non-profit developers for acquisition and rehabilitation will be made at a 0% interest rate and deferred until the properties are sold or no longer used for NSP3 activities. At that time, the amount of the NSP funds must be repaid to the NSP program for other eligible activities. To insure that the rents are affordable, the maximum that the non-profit developer will be able to charge for rent will be the HOME high rents. The subsidy will be structured to provide long term affordability.

Grantee Contact Information:

Hadsell, Donald
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Sarasota, FL 34236
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01	Administration	01-Administration	Administration	
02	Acquisition/Rehab	02-LH25 CHT	CHT-LH25 Own	
		03-LH25 GH	GH-LH25 Own	
		04-LH25 HH	HH North-LH25 Own	
		05-LH25 HHS	HHS-LH25 Own	
		06-LMMI CHT	CHT-LMMI Own	
		07-LMMI GH	GH-LMMI Own	
		08-LMMI HH	HH-LMMI Own	
		09-LMMI HHS	HHS-LMMI Own	
		10-LH25 CSBT	CSBT LH25-Own	
		11-LH25 CSBT	CSBT LH25-Rental	
		12-Acquisition/Rehab	Acquisition/Rehab	
		13-Project Delivery	Project Delivery	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 01 / Administration

Grantee Activity Number: 01-Administration

Activity Title: Administration

Activity Type:

Administration

Project Number:

01

Projected Start Date:

10/01/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 518,908.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 518,908.03

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 518,908.03

Location Description:

111 South Orange Avenue
Sarasota, FL 34236

Activity Description:

Sarasota Office of Housing and Community Development staff administers the acquisition, rehabilitation and loan processing for income eligible households.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 02 / Acquisition/Rehab



Grantee Activity Number: 02-LH25 CHT**Activity Title: CHT-LH25 Own****Activity Type:**

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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:

Acquisition/Rehab

Projected End Date:

09/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 465,585.16**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 465,585.16**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

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

3

0.00

of Households

3

0.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

of Properties

3

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

Community Housing Trust

Organization Type

Non-Profit

Proposed Budget

\$ 465,585.16

Office of Housing & Community Development

Unknown

\$ 0.00

Location Description:**Activity Description:**

Acquisition of foreclosed or demolished homes in the target areas and subsequent rehabilitation for the benefit of households at or below 50% of the area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 03-LH25 GH

Activity Title: GH-LH25 Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

09/30/2013

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

Total

- # of Singlefamily Units
- # of Housing Units
- # of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

GoodHomes of Manasota Inc.

Office of Housing & Community Development

Organization Type

Non-Profit

Unknown

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:

Activity Description:



Acquisition of foreclosed or demolished homes in the target areas and subsequent rehabilitation for the benefit of low-income to moderate-income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 04-LH25 HH

Activity Title: HH North-LH25 Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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:

Acquisition/Rehab

Projected End Date:

09/30/2013

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

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

Proposed Accomplishments

Total

- # of Singlefamily Units
- # of Housing Units
- # of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity Sarasota

Office of Housing & Community Development

Organization Type

Non-Profit

Unknown

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:

Activity Description:



Acquisition of foreclosed or demolished homes in the target areas and subsequent rehabilitation for the benefit of households at or below 50% of the area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 05-LH25 HHS

Activity Title: HHS-LH25 Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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:

Acquisition/Rehab

Projected End Date:

09/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 776,998.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 776,998.21

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total Low Mod Low/Mod%

5 0.00

of Households

5 0.00

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

of Properties

5

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity South County

Organization Type

Non-Profit

Proposed Budget

\$ 776,998.21

Office of Housing & Community Development

Unknown

\$ 0.00

Location Description:

Activity Description:



Acquisition of foreclosed or demolished homes in the target areas and subsequent rehabilitation for the benefit of low-income to moderate-income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 06-LMMI CHT

Activity Title: CHT-LMMI Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

09/29/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

10/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 770,867.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 770,867.17

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	5			0.00
# of Households	5			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

5

5

5

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Housing Trust

Office of Housing & Community Development

Organization Type

Non-Profit

Unknown

Proposed Budget

\$ 747,488.92

\$ 0.00

Location Description:

Activity Description:



Acquisition and rehabilitation of single family homes sold to low- to median-income households.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 07-LMMI GH

Activity Title: GH-LMMI Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

08/31/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

10/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,537,312.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,537,312.09

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
9			0.00
9			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

9

9

9

Proposed budgets for organizations carrying out Activity:

Responsible Organization

GoodHomes of Manasota Inc.

Office of Housing & Community Development

Organization Type

Non-Profit

Unknown

Proposed Budget

\$ 1,500,000.00

\$ 0.00

Location Description:

Activity Description:



Acquisition and rehabilitation of foreclosed homes sold to low- to median-income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 08-LMMI HH

Activity Title: HH-LMMI Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

10/31/2013

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 Singlefamily Units
- # of Housing Units
- # of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity Sarasota

Office of Housing & Community Development

Organization Type

Non-Profit

Unknown

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:

Activity Description:



Acquisition and rehabilitation of foreclosed homes sold to low- to median-income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 09-LMMI HHS

Activity Title: HHS-LMMI Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

09/30/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

10/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 639,541.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 639,541.72

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

Habitat for Humanity South County

Organization Type

Non-Profit

Proposed Budget

\$ 624,263.91

Office of Housing & Community Development

Unknown

\$ 0.00

Location Description:

Activity Description:



Acquisition and rehabilitation of foreclosed homes sold to low- to median-income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 10-LH25 CSBT

Activity Title: CSBT LH25-Own

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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:

Acquisition/Rehab

Projected End Date:

10/31/2013

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

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

Proposed Accomplishments

Total

- # of Singlefamily Units
- # of Housing Units
- # of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CSBT Enterprises Group Inc.

Office of Housing & Community Development

Organization Type

Non-Profit

Unknown

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:

Activity Description:



Acquisition and rehabilitation of foreclose home.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 11-LH25 CSBT

Activity Title: CSBT LH25-Rental

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

09/30/2011

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:

Acquisition/Rehab

Projected End Date:

10/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 314,597.89

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 314,597.89

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter 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

CSBT Enterprises Group Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 305,012.49

Office of Housing & Community Development

Unknown

\$ 0.00

Location Description:

Activity Description:



Acquisition and rehabilitation of foreclosed home.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 12-Acquisition/Rehab

Activity Title: Acquisition/Rehab

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab

Projected End Date:

10/31/2013

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

Total Budget: \$ 250,824.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,824.54

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**

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 250,824.54

Location Description:**Activity Description:**

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



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 13-Project Delivery

Activity Title: Project Delivery

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

10/01/2011

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:

Acquisition/Rehab

Projected End Date:

10/31/2013

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**

Office of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 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: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

- Serino, Lori Grantee must separate rental and homeownership activities. LS 6/6/11
- Serino, Lori Grantee needs to remove performance measures from rental activities due to zero budget, unless, they intend to use program income...if so, they should state this in their narratives. LS 6/21/11
- Serino, Lori A/P modifications approved, revisions included restructuring of activities for responsible party's and performance measures. LS 12/29/11
- Serino, Lori Failed property acquisition and indirect costs are not separate activities, nor require performance measures; these costs should be associated within the activity in which the property attempted to be acquired or acquired. Activity 8 and 9 must be deleted and the budget adjusted accordingly. LS 4/3/12
- Please resubmit when ready. LS 4/3/12
- Serino, Lori The plan was rejected and resubmitted without any changes as stated. I am going to approve the plan to allow Sarasota to submit their QPR. After the QPR is approved I am going to reject their action plan for the requested revisions to ineligible activities. LS 4/6/12
- Serino, Lori The following changes have been made in the Action Plan for the Sarasota County NSP3 Action Plan:
1) Removed budget for activity 04-LH25 HH, Habitat North will not be participating 2) Removed budget for activity 08-LMMI HH, Habitat North will not be participating 3) Removed budget for activity 12-Acquisition/Rehab 4) Removed budget for activity 13-Project Delivery 5) Increased budget for activity 09-LMMI HHS to \$497,906.67, this is the projected budget for three properties purchased by Habitat South 6) The remaining money was split between five projects. Did not increase budgets for CSBT, not sure if they will get any more projects 7) Changed activity 11-LMMI CSBT from ownership to rental. Approved by LS on 6/26/12
- Serino, Lori The following changes have been made to Sarasota's NSP plan: 1) Program Income budget set for \$147,565.00; 2) Activity #10-non profit CSBT will not be buying more homes, so budget was eliminated; 3) Changed activity #11 from LMMI CSBT to LH25 CSBT and reduced budget; 4) Activity #7-increased budget for GoodHomes nonprofit LMMI; 5) Activity #5-increased budget for Habitat South County LH25. LS 7/27/12
- Serino, Lori Plan modifications include: Adjustments to the non-profit budgets for receipt of program income. LS 4/10/2013
- Reviewer - Grantee modified administration budget to \$496,641.88 and Project 02, Acquisition/Rehab to \$4,469,76.96. Budget changes reflected in comment portion under each activity modified. Program Income budget \$1,106,877.84. sk 6/28/13
- Reviewer - Grantee modified budget due to increase in program income. sk 9/13/13



- Serino, Lori Plan modification includes changes made in budgets:1)Decreased activity 05-LH25 Habitat Humanity South to \$776,998.21; 2)Increased activity 09-LMMI Habitat Humanity South to \$624,263.91. LS 1/16/14
- Serino, Lori minor budget adjustments
- Serino, Lori A revision to Action Plan are as follows:1) Increased activity #02 ĳ CHT LH25 budget to \$465,585.16 2) Decreased Activity #06 ĳ CHT LMMI budget to \$747,488.92 3)Increased Activity #12-Acquisition/Rehab budget to \$226,164.61
- Serino, Lori Plan modification for the following budget adjustments: Increased program income to \$1,239,540.26 (Increased Project 01-Administration budget to \$518,908.03, Increased Activity 01-Administration budget to \$518,908.03, Increased Project 02-Acquisition/Rehab budget to \$4,670,173.23, Increased Activity 12-Acquisition Rehab budget to \$25,824.54)
- Serino, Lori Adjusted the amount of Program Income to include all estimate revenue through 9-30-15, and the new amount is \$1,261,342.15. The revised total budget is \$5,210,883.15.
- Serino, Lori Please review flags and revise to remove. LS
- Serino, Lori 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-11-UN-12-0017 AP#16	01/21/2022
B-11-UN-12-0017 AP#15	10/22/2021
B-11-UN-12-0017 AP#14	01/13/2021
B-11-UN-12-0017 AP#13	05/18/2016
B-11-UN-12-0017 AP#12	04/06/2015
B-11-UN-12-0017 AP#11	11/03/2014
B-11-UN-12-0017 AP#10	09/29/2014
B-11-UN-12-0017 AP#9	01/16/2014
B-11-UN-12-0017 AP#8	09/13/2013
B-11-UN-12-0017 AP#7	06/28/2013
B-11-UN-12-0017 AP#6	04/10/2013
B-11-UN-12-0017 AP#5	07/27/2012
B-11-UN-12-0017 AP#4	06/26/2012
B-11-UN-12-0017 AP#3	04/06/2012
B-11-UN-12-0017 AP#2	12/29/2011
B-11-UN-12-0017 AP#1	06/21/2011