

SARASOTA COUNTY GOVERNMENT

Office of Financial Management

TO: Sarasota County Commission
THROUGH: Jonathan R. Lewis, County Administrator
FROM: Kimberli Radtke, Director, Office of Financial Management
DATE: January 13, 2026
SUBJECT: **Resilient SRQ for 2024 Storms – Multifamily Affordable Housing Program Project Selection**

RECOMMENDED MOTION(S) OR ACTION(S):

To select and approve applications, up to the program cap of \$30,000,000.00 submitted under the Resilient SRQ Multifamily Affordable Housing program.

BACKGROUND/ANALYSIS:

On January 16, 2025, the U.S. Department of Housing and Urban Development (HUD) published a Federal Register Notice (FRN) which included a direct allocation of \$210,094,000.00 of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds to Sarasota County to support Sarasota County's recovery and mitigation efforts following the 2024 storms Debby, Helene, and Milton.

As a requirement of CDBG-DR funding, the County completed an Action Plan, which was approved by HUD on June 4, 2025. The CDBG-DR grant agreement was signed on June 30, 2025, which begins the six-year time period for grant expenditure.

To date, Resilient SRQ has launched all programs identified in the Action Plan, including Housing Recovery, Infrastructure and Public Facilities, and Multi-family Affordable Housing programs.

Multifamily Affordable Housing Program

Of the \$210,094,000, \$30,000,000 is dedicated to fund projects under the Multifamily Affordable Housing Program ("Program").

On June 4, 2025, the Board approved the recommended eligibility and scoring criteria for the Program. The Program launched applications on September 15, 2025 and closed on October 24, 2025. Nonprofit developers, For-profit developers, Sarasota County public entities, Public housing authorities, and Nonprofit organizations were eligible to apply.

Scoring Criteria

Applicants applied providing project details, financial resources and planned use of CDBG-DR funds, project impact, mitigation measures, and dedicated project resources to ensure compliance with federal, state, and local regulations for their proposed project(s).

The minimum eligibility criteria for Multifamily Affordable Housing includes: (1) Project proposes five or more rental units per parcel and a minimum of 51 percent of the units are affordable in accordance with the annual HOME Investment Partnerships Program or as described in 24 CFR 92.252; (2) Applicant

agrees to a minimum affordability period of at least 20 years; (3) Project is located in Sarasota County; (4) Project is an eligible CDBG-DR activity (rehabilitation, reconstruction, and new construction of affordable multifamily housing projects); (5) Applicant has secured or taken adequate steps to secure underwriting; and (6) Project includes mitigation measures.

Applications that met the minimum eligibility criteria, were evaluated on the following:

1. Financial Plan (15 pts): Steps taken to secure adequate funding for the project.
2. Leverage of Funding (20 pts): Percentage of CDBG-DR funds that will be needed to cover project costs.
3. Project Readiness (20 pts): Level of planning that remains and demonstrated ability to complete the project within five years.
4. Project Impact (10 pts): Project demonstrates a reasonable cost-benefit analysis that is proportional to the number of units proposed and requested amount.
5. Number of Affordable Units (10 pts): Percentage of proposed units that are affordable.
6. Period of Affordability (15 pts)
7. Pre-Award Assessment (10 pts): Resources and experience to successfully complete the project and maintain compliance with federal, local, and state regulations.

Entities submitting multiple projects were required to prioritize their submissions. Detailed eligibility criteria are provided. The detailed eligibility criteria are included as Attachment 2.

Application Window and Review Process

Applications remained open for six weeks, from September 15 to October 24. All eligible applications underwent a thorough review by the Resilient SRQ team and eligible applications were evaluated using the scoring criteria for each project.

Project Selection Process

A summary of the applications received under this Program are included as Attachment 4. Eligible applications will be presented to the Board of County Commissioners for project selection. One project, Autumn Palms North Port was awarded Hurricane Ian funds by the Board on November 18, 2025. This award fully funded the project, so it has been removed from consideration for a 2024 Storms award.

RELEVANT PRIOR BOARD ACTION:

1. January 28, 2025 – The Board received an update on the new CDBG-DR HUD allocation under the County Administrator Report (No vote).
2. February 11, 2025 – The Board delegated authority to County Administrator or designee to take all actions necessary to manage, administer, allocate, and expend CDBG-DR funds. The Board approved Budget Amendment No. B2025-025, amending the Fiscal Year 2025 Budget to appropriate funding for the 2024 storms CDBG-DR allocation (carried by a 5-0 vote).
3. February 25, 2025 – Staff provided a presentation on the draft Action Plan and included results of the Unmet Needs Assessment Survey and proposed funding allocations. The Board approved the

proposed funding allocations to be in the draft action plan (carried by a 5-0 vote), which included the following:

Program/Project		Total by Project	Total by Program
Housing	Homeowner Rehabilitation/Reconstruction	\$25,000,000	\$63,300,000
	Homeowner Reimbursement	\$8,300,000	
	New Multifamily Affordable Housing	\$30,000,000	
Infrastructure and Public Facilities	Sarasota County, Public Entities, Non-Profits	\$57,089,300	\$132,089,300
	Dredging of Phillippi Creek	\$60,000,000	
	Dredging of Major Waterways	\$15,000,000	
Planning/Administration	Planning	\$4,200,000	\$ 14,704,700
	Administration	\$10,504,700	
		\$210,094,000	\$210,094,000

4. April 22, 2025 – Staff provided a presentation on the final proposed programs and allocations for inclusion in the final Public Action Plan for submission to HUD. The Board approved the final proposed funding allocations to be in the final Public Action Plan (carried by a 5-0 vote), which included the following:

Program/Project		Total by Project	Total by Program
Housing	Homeowner Rehabilitation/Reconstruction	\$25,000,000	\$63,300,000
	Homeowner Reimbursement	\$8,300,000	
	New Multifamily Affordable Housing	\$30,000,000	
Infrastructure and Public Facilities	Sarasota County, Public Entities, Non-Profits	\$57,089,300	\$132,089,300
	Dredging of Phillippi Creek	\$45,000,000	
	Dredging of Major Waterways	\$30,000,000	
Planning/Administration	Planning	\$4,200,000	\$ 14,704,700
	Administration	\$10,504,700	
		\$210,094,000	\$210,094,000

5. June 4, 2025 – Staff provided a presentation of an update on the Resilient SRQ Program for 2024 Storms. The Board approved the recommended eligibility and scoring criteria for the Resilient SRQ Infrastructure & Public Facilities and Multifamily Affordable Housing Programs (carried by a 5-0 vote).

OUTREACH:

Since the publication of the federal register notice, staff have conducted a significant and rapid outreach effort to spread awareness of this disaster recovery opportunity and receive feedback from stakeholders, including the general public (individuals), the business community, non-profits, and governmental entities. Additional outreach was conducted to eligible applicants for each program including information sessions, handouts, e-mails, and media engagements.

PROCUREMENT ACTION:

N/A

FUNDING:

Funding will be allocated directly to Sarasota County through the U.S. Department of Housing and Urban Development. There are no additional county match requirements for use of these funds.

STRATEGIC PLAN ALIGNMENT:

Goal: Great Place to Live

Objective: Maintain a safe and healthy community – reality and perception

NEXT STEPS:

With approval and selection of eligible projects, Resilient SRQ team will notify applicants and begin drafting Subrecipient Agreements.

STAFF RECOMMENDATION(S):

Staff recommend the Board to select projects until the Program cap is met.

ATTACHMENTS:

1. Presentation
2. Multifamily Affordable Housing Application Scoring Criteria
3. Multifamily Affordable Housing Project Selection Spreadsheet
4. Project Application Packets