

If you have questions, or would like additional information:

Visit scgov.net and search Community Housing

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Join the conversation by contacting us to confirm public workshop times and dates.

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COMMUNITY HOUSING

IN SARASOTA COUNTY

COMMUNITY HOUSING INITIATIVE

INITIATIVE

The Community Housing Initiative is a joint effort by people who live and work in Sarasota County to ensure its sustainability by balancing economic, environmental and social needs through a housing policy that provides housing opportunities for families and individuals of varying ages and income.

Involvement and commitment by each sector of the community is necessary to address the community housing need in Sarasota County.

The Need for Community Housing

To meet the needs of our community, by 2010 Sarasota County will need an additional:

- ▶ 1,561 units for families with extremely low incomes
- ▶ 1,956 units for families with very low incomes
- ▶ 3,539 units for families with low incomes
- ▶ 4,473 units for families with moderate incomes

COMMUNITY HOUSING PRINCIPLES

PRINCIPLES

- ▶ Community housing is necessary to achieve a sustainable Sarasota.
- ▶ Community housing is recognized as necessary "community" infrastructure for economic and social sustainability.
- ▶ Smart growth principles are the building blocks for community housing.
- ▶ Economic opportunity, workforce availability and community housing are interdependent.
- ▶ Public, private and not-for-profit partnerships are essential for successful community housing.
- ▶ Incentives and regulatory changes that stimulate private sector development of community housing are integral to community housing.
- ▶ Public and private community infrastructure, such as transportation and utilities, are critical in locating and creating community housing.
- ▶ Density, properly applied by design and location, is a viable catalyst for community housing.
- ▶ Community housing consists of a mix of new and rehabilitated units which are diverse in design, construction and location.

JUNE 2005

How can you help

No single tool will address all the community housing needs.

Income and Housing Purchase Power*

A community that thrives must have a housing strategy to create and maintain housing that is diverse, inclusive, attainable and balanced. A good housing policy cannot be created without public input.

Sarasota County has proposed an initial set of incentives and regulations to help create, maintain and preserve community housing in Sarasota County.

Proposal	Time Frame	Range of Application Low to high	Impact	Resources
Process Improvement				
Concurrent processing	.25yr.	NA	Low	Low
Incentive				
Impact fee relief	.25 yr.	All for community housing units to proportionate based on sale price or size of unit.	Med	Med
Permit fee reduction	.25 yr.		Low	Low
Density bonus	.25 yr.	1% to 100% - generally 20%	Med	Low
Regulations				
Granny Flats	1 yr.	New developments only to all districts	Low	Med
Reduce parking requirement	.25 yr.	Same	Low	Low
Increase height limits in designated areas	.25 yr.	Same	Low	Low
Reduce lot area requirement for MF zoning/districts	.25 yr.	Dependent on density allowed generally op to 25 du/ac	Low	Low
Sustain affordability	>.25 yr.	None to 99 years—generally 20 years	Med	Low
Balanced housing ordinance	1-2 yr.	Scale based on percent density bonus to minimum of 15% of all units	High	Med/High
Amend impact fee ordinance	5 yr.	Flat rate per unit to rate based on S.F. of unit	Med	Med
Strategic Partnerships				
Community land trust ²	Ongoing	Very low income to community housing	Med	Med
Housing fund ²	Created	Voluntary to supported by ongoing funding source	Med/High	Med/High
Professional Associations Community Organizations	Ongoing	NA	Low/Med	Med
Tax Credit Rental Development Program	ongoing	NA	High	High

¹ Estimated time to have implementing ordinance or regulation effective
² Implementation phase commenced

- ◆ Help us develop a housing strategy by participating in the update of the Comprehensive Plan.
- ◆ Help us assess the tools in the Tool Box.
- ◆ Share any ideas or resources you have for addressing community housing in Sarasota County.

Extremely Low
 Income range: \$0 to \$16,750
 Monthly income for housing: Up to \$432
 Max. home purchase price: \$32,042

Very Low
 Income range: \$16,751 to 27,950
 Monthly income for housing: \$433 to \$722
 Home purchase price: \$32,043 to \$88,845

Low
 Income range: \$27,951 to \$43,700
 Monthly income for housing: \$723 to \$1154
 Home purchase price: \$88,846 to \$154,657

Moderate
 Income range: \$44,701 to \$55,900
 Monthly income for housing: \$1,155 to \$1,444
 Home purchase price: \$154,658 to \$200,566

Near Market
 Income range: \$59,500 to \$67,080
 Monthly income for housing: \$1,445 to \$1,732
 Home purchase price: \$200,567 to \$246,363

Market
 Income range: \$67,081 or more
 Monthly income for housing: \$1,733 or more
 Home purchase price: \$246,364 and above

* Figures based on Area Median Income (AMI), as determined by the U.S. Department of Housing and Community Development, for a family of four.