

Chapter 7

Housing

Sarasota County Comprehensive Plan

Sarasota County
Planning & Development Services
1660 Ringling Boulevard 1st Floor
Sarasota, FL 34236
Contact Telephone: 941-861-5140
Web Address: scgov.net
Fax Number: 941-861-5593
Email Address: planner@scgov.net

Table of Contents

Chapter 7 Housing

Introduction	7-5
Income Categories	7-5
Definitions	7-6
Issues to Address the Provision of Housing	7-8
Housing Creation	7-8
Community Housing	7-9
Special Needs Housing	7-11
Housing Assistance	7-11
Neighborhoods	7-12
Sustainable Housing	7-12
Data Analysis	7-13
Housing Plan	7-23

List of Illustrations

Figure 7-1: Employment, Diversity and Housing Prices for Sarasota County . 7-15

Figure 7-2: Population Projections for Sarasota County, 1990-2025¹ 7-16

Figure 7-3: Median Single Family Home Price and Area Median Income in Sarasota County, 1991-2004..... 7-17

Figure 7-4: Percentage of Housing that is Affordable to the Median Income Family in Sarasota County, 1991-1Q2005 7-18

Figure 7-5: Median Sales Price for Single Family Homes in Unincorporated Sarasota County, 2004-2005 reported quarterly ¹ 7-19

Figure 7-6: Projected Demand for Single-Family and Multi-Family Housing Units in Sarasota County and Unincorporated Sarasota County for 2005-2025..... 7-20

Figure 7-7: Projected Demand for Housing Units by Tenure for Sarasota County and Unincorporated Sarasota County for 2005-2025..... 7-21

Figure 7-8: Construction Need for Low-Income Households by Income as a Percentage of AMI 7-22

Figure 7-9: Cost Burden of Renters and Owners in Unincorporated Sarasota County in 2002..... 7-22

Chapter 7 Housing

Introduction

The provision of housing that fulfills the diverse needs of a sustainable community remains a priority to the Sarasota Board of County Commissioners. The Housing Element of the Comprehensive Plan establishes the foundation for programs and actions which the County will undertake to meet the goal of providing housing for residents with varied needs, incomes and ages. To that end, this chapter is organized around:

- A brief discussion of the critical issues to the provision of housing;
- Data Analysis; and
- Goals, Objectives and Policies to facilitate the provision of housing.

Sarasota County is in the midst of escalating housing prices that challenge the social and economic fabric of the community. From 2004 to 2005 housing prices increased 36 percent (Wall Street Journal, May 17, 2005), while household income increased by 3 percent during the same period. These market conditions, further explored in the data analysis section of this element, have long-term implications for maintaining Sarasota County's diversity, sustainability and economic vitality. Therefore, the primary goal of this Housing Element is to encourage a variety of housing types and prices in Sarasota County. The element seeks to create a housing climate that allows young families and older residents to remain in the community and allows the County's workforce to live and work here, while respecting the environmental resources that have made Sarasota the unique community that it is today.

Income Categories

Extremely Low Income: Households with gross income at or below 30 percent of the area median income.

Very Low Income: Households with annual gross income between 30 percent and 50 percent of area median income.

Low Income: Households with annual gross incomes between 50 percent and 80 percent of area median income.

Moderate Income: Households with annual gross income between 80 percent and 100 percent of area median income.

Definitions

These definitions are provided in order to assist the reader in better understanding the terms used in the Housing Chapter of the Sarasota County Comprehensive Plan.

Affordable Housing: "Affordable" means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for Extremely Low Income, Very Low Income, Low Income and Moderate Income households as defined within this Comprehensive Plan. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark. (RU-138, Ord. NO. 2007-051, April 22, 2007)

Area Median Income (AMI): For a specific geographic entity, the value at which the income distribution is divided into two equal groups, half having incomes above the median, half having incomes below the median.

Community Housing: Housing, regardless of tenure, which is affordable housing to those making less than 120 percent of area median income calibrated to household size.

Cost Burdened: Ratio between payments for housing (including utilities for rental housing) and gross household income when the ratio exceeds 30 percent of income.

HOME: HOME is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. HOME provides formula grants to States and localities that communities use often in partnership with local non-profit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Housing Fund: The Housing Fund receives revenues, dedications or contributions of funds, lands or services for the creation, purchase, preservation, or rehabilitation of Community housing dwelling units. The Housing Fund is administered by the Board of County Commissioners.

Market Rate Housing: Housing units sold on the open market between two or more unassociated parties.

OHCD: Office of Housing and Community Development. OHCD participates in Federal and State housing programs, and receives funding from SHIP, HOME Investment Partnerships, Section 8, and the Community Development Block Grant (CDBG) programs, and administers these programs on behalf of both the City of Sarasota and Sarasota County. Using these funding sources, OHCD administers the American Dream Down payment Initiative (ADDI) program for first time home buyers, oversees housing rehabilitation programs, assists in the creation of housing units for the developmentally disabled and mentally ill, provides Section 8 rental assistance vouchers, and leverages the creation of affordable housing through a Regional Multi-Family Bond Program and Tax Credit Financing activities.

Persons Who Have Special Housing Needs: Persons who have incomes not exceeding moderate income and who because of particular social, economic, or health related circumstances have greater difficulty acquiring or maintaining affordable housing. These individuals include: persons with developmental disabilities; persons with mental illness/chemical dependency; persons with AIDS and HIV disease; runaway and abandoned youth; single parent families; public assistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly; and disabled adults.

SHIP: State Housing Initiative Partnership Program and was created by the William E. Sadowski Affordable Housing Act of 1992.

The act establishes a dedicated revenue source from documentary stamps used in real estate transactions for local governments and municipalities to stimulate the production of affordable housing. As required under the SHIP Program, all eligible local governments and municipalities are required to submit to the Florida Housing Finance Corporation a Local Housing Assistance Plan describing the proposed use of SHIP funds. Approval of the Local Housing Assistance Plan is required in order to receive SHIP funds. The Office of Housing and Community Development combines both SHIP and HOME funds to run the majority of its programs.

Sustainable Housing: Housing options, which meet the needs of present citizens without compromising the needs of future citizens while at the same time facilitating the social, environmental, and economic vitality of the community.

Workforce Housing: Housing, regardless of tenure, which is affordable housing to households earning between 60 percent and 100 percent of Area Median Income, calibrated to household size.

Issues to Address the Provision of Housing

The Housing Element cannot be looked at in the absence of other elements within the Comprehensive Plan because the linkages are vital to the creation of a sustainable community; therefore there may appear to be some overlap between the issues addressed in this element and other chapters of the comprehensive plan. This overlap ensures that the focus of one chapter is carried through to another. The overlap is seen in the housing issues in Sarasota County that are divided into six major areas: housing creation, Community housing, special needs housing, housing assistance, neighborhoods, and sustainable housing.

Housing Creation

The population for Sarasota County continues to grow and age as the “baby boomers” are drawn here by our quality of life. Seventy percent of all the homestead properties within the County were purchased within the last ten years. The County population is expected to reach 398,400 by 2010. By then the population of 25-49 year olds will comprise 24 percent of the total population as compared to 28 percent today, reflecting a relative decrease of 4 percent. During that same time period, the number of residents comprising the over 60 population will increase by 25 percent and will comprise 41 percent of the population as compared to 38 percent today. In 2015, the County’s over 60 population will have increased by 44 percent to 177,615.

These persons and households of different ages, types, incomes and lifestyles have a variety of housing needs and preferences. Moreover, housing needs evolve over time in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents, promotes an inclusive community and achieves the larger goal of creating a sustainable Sarasota. The Future Land Use Chapter directly addresses the location and density of housing within the County; however, the housing element addresses the types of housing and the cost of housing creation.

The policies addressing housing creation seek to encourage the market to provide ample diversity in housing types and affordability levels.

Community Housing

Affordable housing for very low, low and moderate-income households is of utmost concern. By 2010 unincorporated Sarasota County will experience the need for the construction of 4,339 community-housing units, see Figure 7-8. Affordable housing allows persons within all economic segments to live in the community, provides housing for those working in the County, allows residents to age in place in the community where they have established social ties and contributes to the economic vitality of the community.

Sarasota County's community has validated affordable housing needs through several studies. In addition to the annual review by the Office of Housing and Community Development, the most comprehensive recent study was the SCOPE Affordable Housing Study. A group of 43 community representatives met 26 times between July 2001 and February 2002. The SCOPE report included data from a statewide affordable housing study that concluded that in 1998 28,459 households were paying too much of their income for housing, with that number projected to increase to 33,553 by 2010.

Community housing has been a concern of the Sarasota Board of County Commissioners. The Board was instrumental in the formation of the Affordable Housing Work Group, and on April 14, 2004, approved the Housing For All report. The Work Group recommended ten action items and the Board directed Staff and the Work Group to continue to work together to implement or assess the feasibility of the action items. In tandem with the recommendations of the Work Group, the Board has taken steps to increase the availability of affordable housing. On July 28, 2004, the Board of County Commissioners adopted the implementing zoning regulations for Sarasota 2050 (Ordinance No. 2004-062). The village regulations require a minimum of 15 percent of the dwelling units be affordable. Of that 15 percent, 10 percent must be affordable to families at or below 80 percent of area median income for Sarasota County and 5 percent must be affordable to families making up to 100 percent of the median income for Sarasota County.

In recognition of the importance of affordable community housing, in September of 2004, the Board adopted the following Guiding Principles regarding Community housing:

1. Community housing is necessary to achieve a sustainable Sarasota.
2. Community housing is recognized as necessary "community" infrastructure for economic and social sustainability.
3. The application of Smart Growth principles is the building block for community housing.
4. Economic opportunity, workforce availability, and community housing are interdependent.
5. Public, private and not-for-profit partnerships are essential to successful community housing.

6. Incentives and regulatory changes that stimulate private sector development of community housing are integral to community housing.
7. Public and private community infrastructure, such as transportation and utilities, is critical in locating and creating community housing.
8. Density, properly applied by design and location, is a viable catalyst for community housing.
9. Community housing consists of a mix of new and rehabilitated units that are diverse in design, construction, and location.

The Board also committed money to facilitate the establishment of a Community Land Trust (CLT). The focus of the CLT will be to ensure the long-term affordability of a portion of the affordable housing stock within the County.

Community Land Trusts usually assume the form of private non-profit community corporations whose mission is to acquire property through either donation or purchase with the explicit purpose of maintaining community control of the lands in the future and removing the lands from the speculative market in order to ensure long-term affordability. Once CLTs acquire land, there exist several potential uses: green space preservation, commercial development, rental property development, and development of residential units intended for purchase to facilitate home ownership.

In all instances except that of green space preservation, CLTs provide subsidies by effectively removing (or reducing) the land costs, at minimum, from the market transaction. Homeowners buy the structures built upon the property but not the land upon which the structures sit. In turn, homeowners receive 99-year, renewable ground leases, granting them an exclusive possessory interest in the property. The ground lease stipulates a number of conditions regarding use and occupancy of the property, including a formula that restricts the price at which the home may be resold. Resale formulas built into the ground leases allow homeowners to realize a limited amount of equity at resale – typically, their initial down payment on the unit, the principal pay-down on their mortgage and a percentage of any increase in value of the property during their ownership. At the time of resale, the home could be sold for the original purchase price plus the share of value appreciation allowed the seller. This arrangement typically assures long-term affordability and preservation of public and private subsidies used to create the initial affordability, because the selling price will always fall below the market rate.

The Board also established a dedicated Housing Fund. The Housing Fund receives revenues from dedicated sources of funding such as taxes, fees or loan repayments, which are used for the creation or rehabilitation of Community housing dwelling units. Typically, legislation or an ordinance is passed that increases an existing revenue source; such as a real estate transfer tax, with the increase being committed to the housing trust fund. Funding sources could also include developer contributions in lieu of providing Community housing units as part of an inclusionary zoning provision or linkage fees.

Since 2002, OHCD has financed the construction of 69 new Affordable single-family homes. New construction costs, including the cost of the land, have risen from \$130,000 in 2002 to \$216,000 in 2005. Between 2005 and 2010, OHCD intends to use SHIP funds to assist in the construction of 145 new single-family homes. During the same time period, OHCD has assisted in the creation of 608 new Affordable rental units.

The policies addressing Affordable housing seek to further the Board's actions by encouraging the production and preservation of Affordable housing.

Special Needs Housing

Many residents within the County have special housing needs due to income, family characteristics, disability or other issues. These groups include, but are not limited to: seniors, families with children, people with disabilities, single parent families, college students and people who are homeless. To support a socially and economically integrated community Sarasota County is committed to providing a continuum of housing to help address the diverse needs of all residents.

Throughout Sarasota County 156 housing units for special needs households have been financed for purchase or construction through SHIP funds. Between 2005 and 2010, OHCD intends to provide an additional 12 units of housing for special needs households.

The policies addressing special needs housing seek to further the community's commitment to providing equal housing opportunities that are accessible to special needs populations.

Housing Assistance

Increases in housing costs, both rental and ownership, in the past two years have placed a disproportionate burden on lower and moderate income residents. Due to escalating housing prices, moderate-income households (e.g., health care workers, public safety workers, teachers and others) are seeking affordable housing in neighboring counties and cities. Providing housing assistance, where feasible, helps maintain an economically and socially balanced community and lessens impacts on the Community's environmental and financial assets within.

Existing programs administered through OHCD have assisted 492 families in purchasing their homes through the ADDI down-payment assistance program. Average rehabilitation costs have risen from \$6,000 in 2002 to \$30,000 in 2005. Between 2005 and 2010, OHCD aims to assist 500 families in purchasing homes with down-payment assistance.

The policies addressing housing assistance seek to provide increased opportunities for low and moderate-income residents to rent or purchase homes without being cost burdened.

Neighborhoods

There are many contributing factors to the quality of life within Sarasota County but one that is easily recognizable by the majority of residents is neighborhood condition. As the housing stock in the western portion of the County ages, with almost fifty percent of the housing stock in the County exceeding forty years in age, the County is committed to efforts to encourage the maintenance, rehabilitation and improvement of existing housing and promote sustainable, liveable neighborhoods.

In the past three years, OHCD has provided funds for the rehabilitation of 193 homes within Sarasota County for lower income families. Between 2005 and 2010, OHCD has set a goal of renovating 173 homes for lower income families. The per-unit cost of renovating or rehabilitating a home has risen from \$20,000 in 2000 to \$28,000 in 2005.

In the next two years, CDBG funding from OHCD will assist the communities of Laurel, and the Newtown neighborhood implement their neighborhood action strategies.

The policies addressing neighborhoods seek to conserve and improve housing, neighborhoods and the health of residents with a special focus on in-fill and redevelopment.

Sustainable Housing

Sarasota County residents and visitors benefit from a quality of life that is attributable in part to a range of natural features including: rivers, bays, the Gulf of Mexico coastline, and diverse inland and upland natural habitats. The County remains committed to protecting the beauty and integrity of its natural environment particularly in light of anticipated population growth, transportation impacts, tourism and other pressures. Balancing environmental preservation with housing goals remains a challenging priority.

The policies addressing sustainable housing seek to balance the County housing needs while promoting a sustainable community.

Data Analysis

Sarasota County has experienced moderate growth in the last decade. In 1995, our County housed 301,528 permanent residents and our 2005 projection specifies 365,000 permanent residents (Florida Population Studies, February 2005). This is approximately a 21 percent increase in ten years. There is no indication that this trend will change. Sarasota County's population is expected to continue to grow at a rate greater than the United States. According to the U.S. Census, from 2010 to 2020, Sarasota County is projected to have a 12.3 percent increase in population, while the U.S. projects only a 9.5 percent increase. By 2020, we could be home to 459,100 residents. How do we handle this influx of people in respect to water supply, infrastructure, and housing? Sarasota County is addressing these concerns and issues in order to sustain the quality of life in our community.

The housing chapter concentrates on the housing market and the need to accommodate a greater population while assuring adequate housing for all our citizens. The rapid rise in housing costs and the need for more affordable units are major community issues. The price of housing has been increasing over the last decade; however, Sarasota County has experienced a sharp increase in the median sales price of a single family home since 2000. The median sale price was \$117,000 in 2000 and in 2004 it had risen to \$200,000. This reflects a 71 percent increase in housing prices in only four years. Furthermore, in 2005, the median sales price for a single-family home for January through mid-April is \$236,500; and looking at home sales within the unincorporated portion of the County the median sale price is \$255,000.

The area median income has not increased at the same rate as housing prices. The lack of corresponding increase in income has, in part, limited the ability of working families to purchase homes in our community. The area median income for a family¹ was \$47,700 in 2000 and rose to \$54,300 in 2004. This is only a 14 percent increase in wages over the same time period that housing prices increased by 71 percent.

According to the National Association of Home Builders (NAHB), housing affordability reached a low-point in Sarasota County in 2004. Only 48.0 percent of homes were affordable to families earning the area median income. This is in contrast to the 1990's when approximately 70 percent of homes were affordable to the family earning the area median income.

¹ Family refers to the Census definition of a family, which is a householder with one or more other persons living in the same household who are related by birth, marriage or adoption. The estimates of the median area income do not apply to a specific family size. (U.S. Department of HUD, Office of Policy Development & Research)

A vital component of the housing supply in Sarasota County is rental housing. Approximately 21 percent of the households living in the unincorporated County rent their dwellings. Rental rates for housing have increased 18 percent from 2000 to 2004, with the highest percentage increase being for zero bedroom units (studios and efficiencies) (36 percent) and one-bedroom units (19 percent). Although the increase in rental rates may not appear to be as significant compared to wage increases during the same period, when coupled with data that shows that 43 percent of renters pay more than 30 percent of their income in housing costs, the additional burden of increased rents will place more households in the cost burdened category.

This Housing Element addresses affordable housing, and in a broader view the objectives and policies address the issue of diversity and sustainability in the housing market in Sarasota County. The policies identified in this Housing Element encourage achieving our goals through collaborative efforts and partnerships among the private, public and non-profit sectors.

To provide a framework for our goals, objectives and policies, select data is presented graphically in this section of the Housing Element. The data presented is based on permanent residents of either the entire County or only the unincorporated area. This differs from the Future Land Use chapter, particularly for the housing projections, because the Future Land Use projections are for the area within the Urban Service Boundary only, and considers seasonal residents as well.

The bulk of the data in the chapter and the Appendix is compiled from University of Florida's Shimberg Center for Affordable Housing; in particular the Affordable Housing Needs Assessment. Additional sources are cited and include: the National Association of Homebuilders; the U.S. Department of Housing and Urban Development; the U.S. Census 2000; and the Sarasota County Property Appraiser's Office.

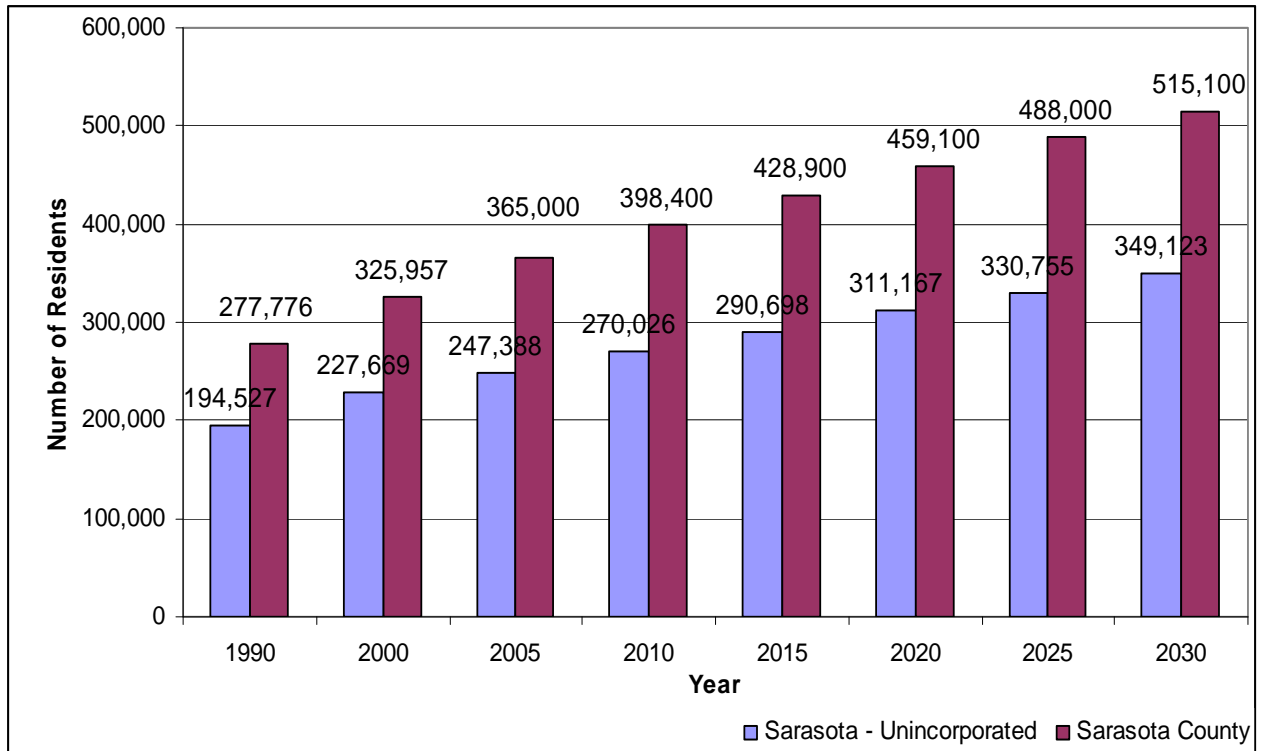
A current snapshot showing employment, diversity and housing prices for Sarasota County is summarized in Figure 7 1: Employment, Diversity and Housing Prices for Sarasota County.

Figure 7-1: Employment, Diversity and Housing Prices for Sarasota County

Percentage Change in Total Population	
<i>Sarasota County</i> (Includes institutional residents):	<i>United States</i>
1990-2000:	17.0%
<i>Projected</i>	
2000-2010:	12.3%
2010-2020:	11.1%
	13.1%
	9.5%
	8.7%
Income/Employment and Housing Costs	
Median Household Income, 2004:	\$54,300
Unemployment Rate, 2004:	2.5%
Median Sales Price, (SF) 2004:	\$200,000
Median Gross Rent, 2003:	\$815
Age & Diversity	
<i>Race</i>	<i>Percent of Population (2003)</i>
White	92.7%
Black or African-American	4.4%
American Indian or Alaska Native	0.6%
Asian	1.1%
<i>Age Group</i>	<i>Percent of Population (2003)</i>
20-34 yrs old	12.5%
35-64 yrs old	39.0%
65+ yrs old	29.2%
Median age	49.6 yrs old
Substandard Housing	
<i>Type</i>	<i>Percent of Units (2003)</i>
Overcrowded	1.4%
No Heating Fuel Used	0.8%
Lacking Complete Kitchen	0.1%
Lacking Complete Plumbing	0.2%
Total Number of Units	3833

Sources: US Census 2000; American Community Survey 2003; Sarasota County Property Appraisers

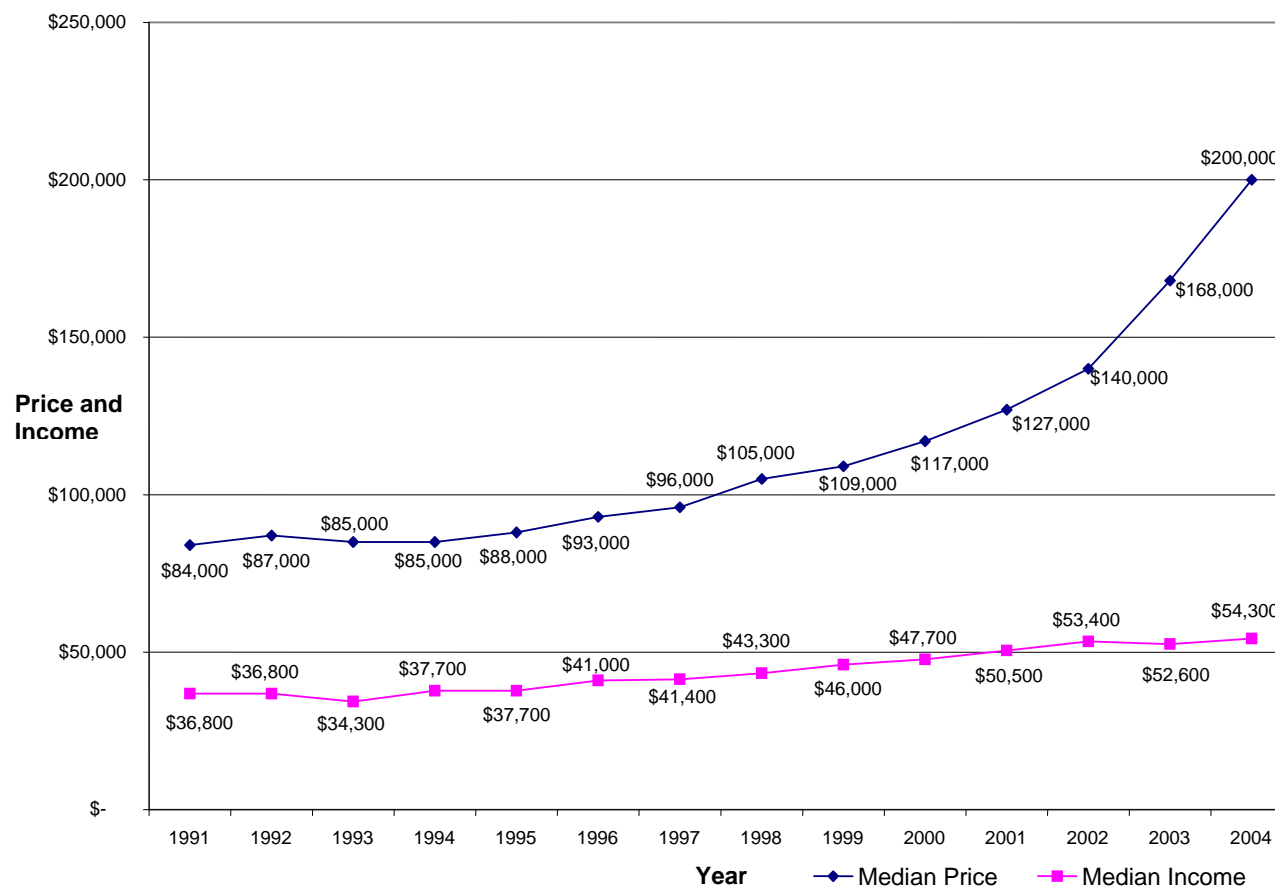
Figure 7-2: Population Projections for Sarasota County, 1990-2025¹



Source: University of Florida, BEBR and Sarasota County Planning and Development Services

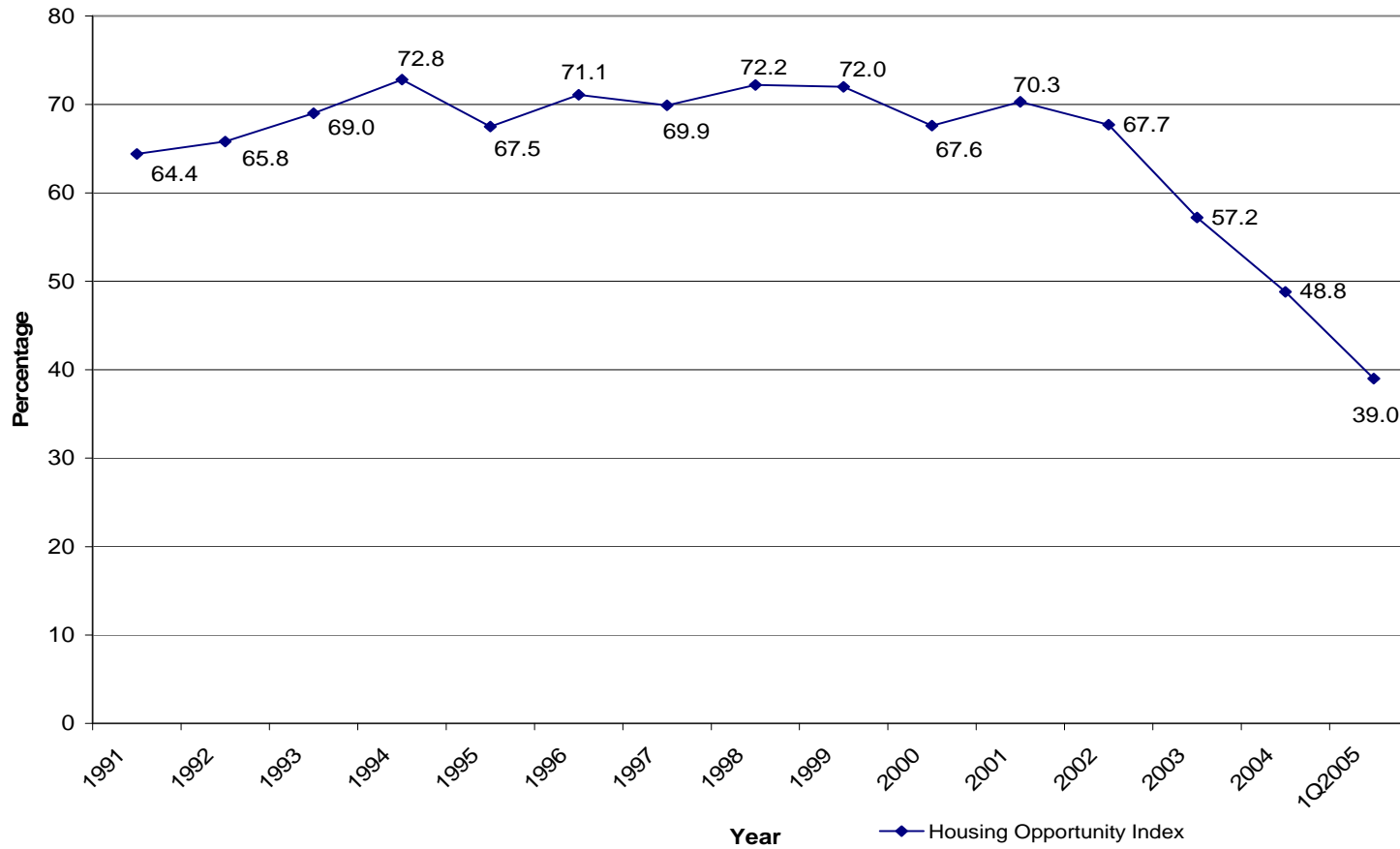
¹The population projections are for permanent residents only.

Figure 7-3: Median Single Family Home Price and Area Median Income in Sarasota County, 1991-2004



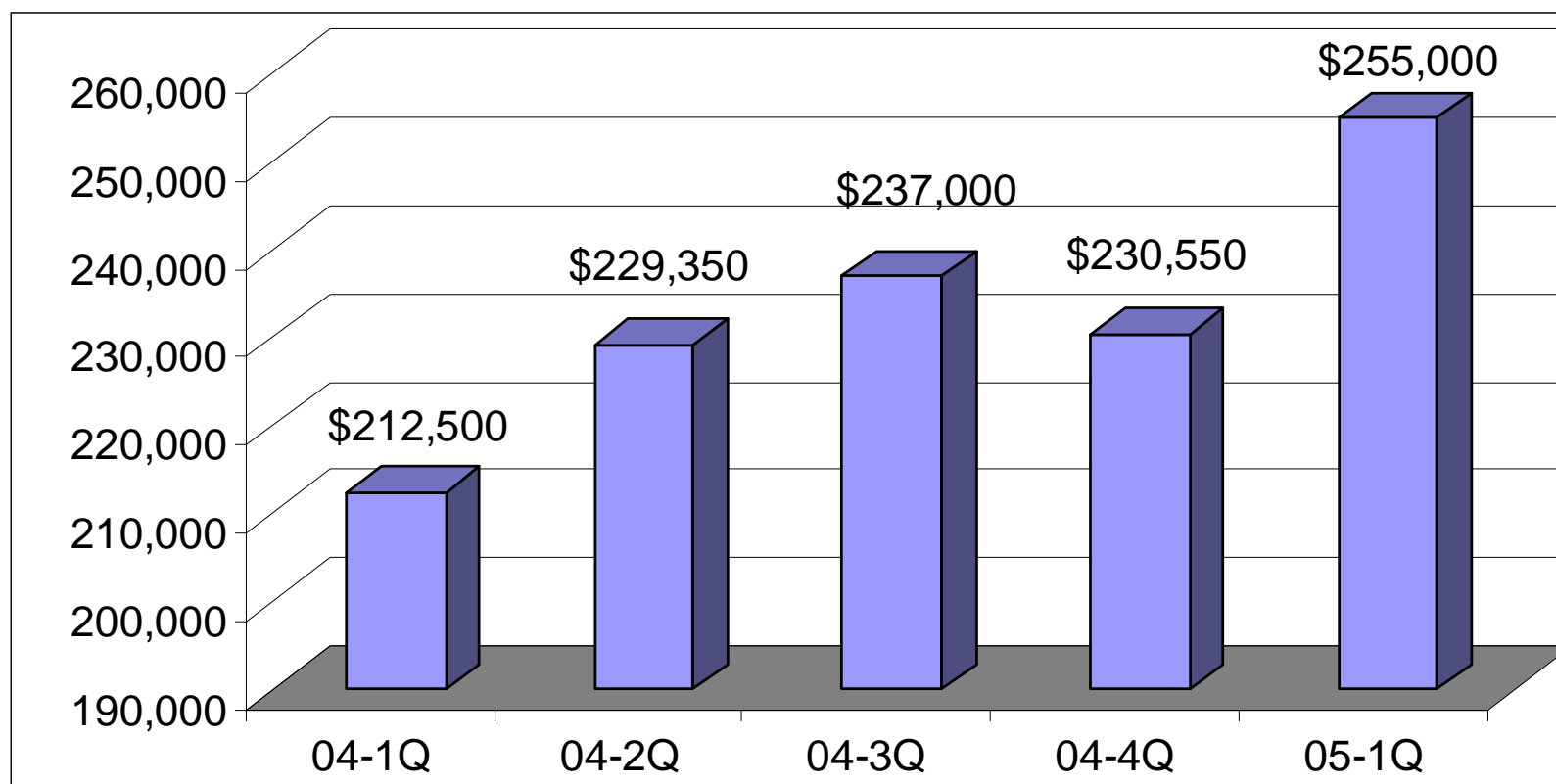
Source: National Association of Homebuilders, NAHB-Wells Fargo Housing Opportunity Index

Figure 7-4: Percentage of Housing that is Affordable to the Median Income Family in Sarasota County, 1991-1Q2005



Source: National Association of Homebuilders, NAHB-Wells Fargo Housing Opportunity Index

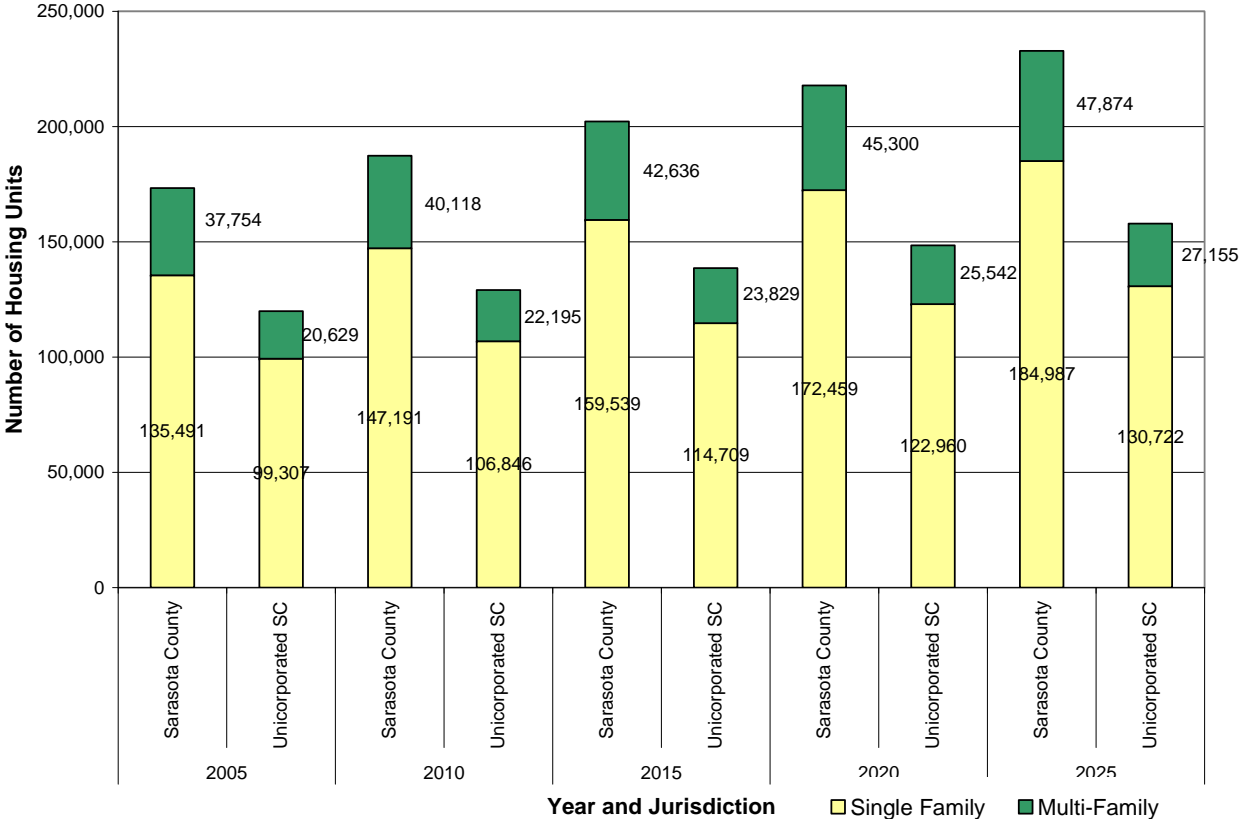
Figure 7-5: Median Sales Price for Single Family Homes in Unincorporated Sarasota County, 2004-2005 reported quarterly ¹



Source: Sarasota County Property Appraisers Database

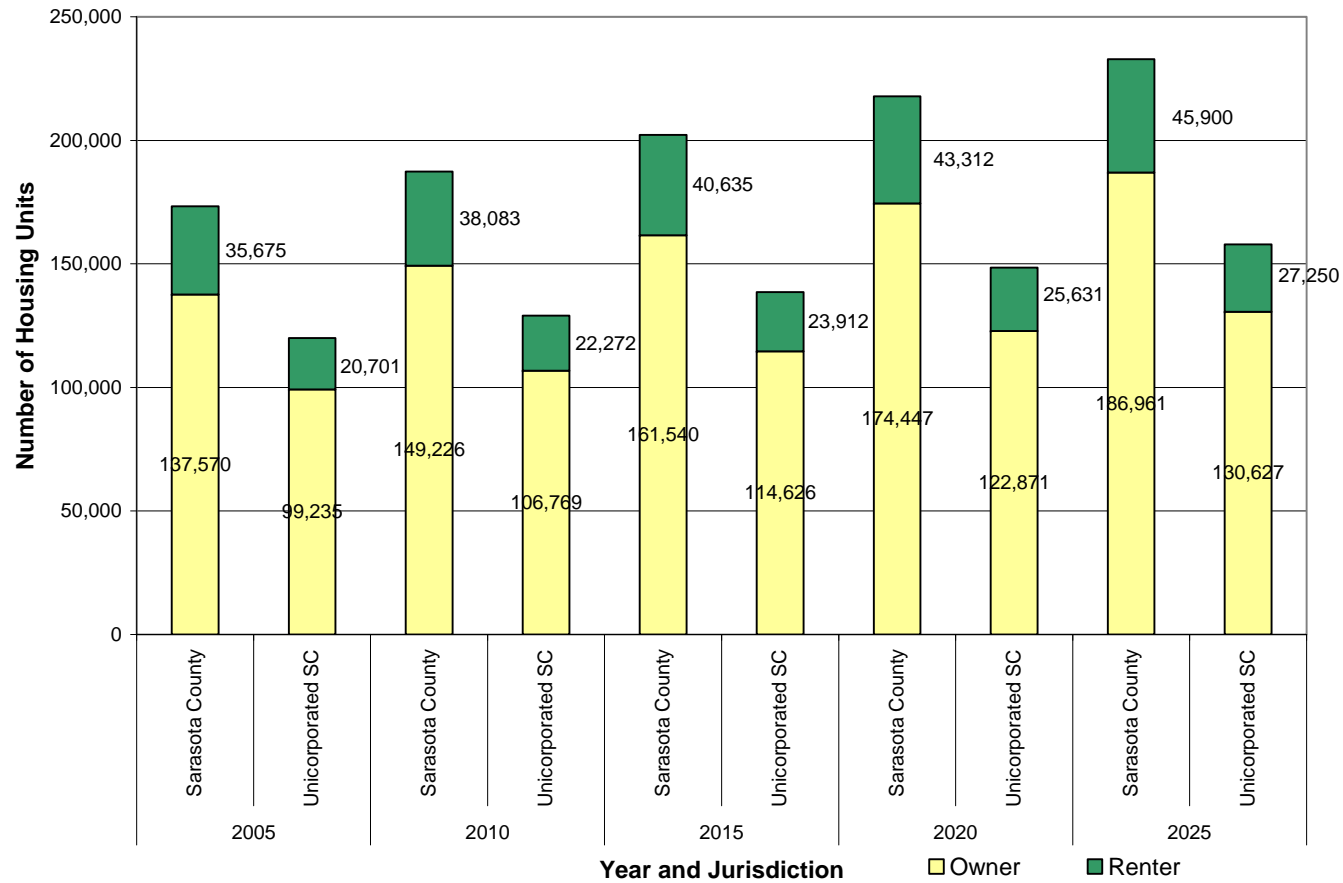
¹To calculate the median sale price homes that were sold for less than 70% of the Just Market Value were not included. This methodology was used to capture transactions that occurred in the open market.

Figure 7-6: Projected Demand for Single-Family and Multi-Family Housing Units in Sarasota County and Unincorporated Sarasota County for 2005-2025



Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing

Figure 7-7: Projected Demand for Housing Units by Tenure for Sarasota County and Unincorporated Sarasota County for 2005-2025



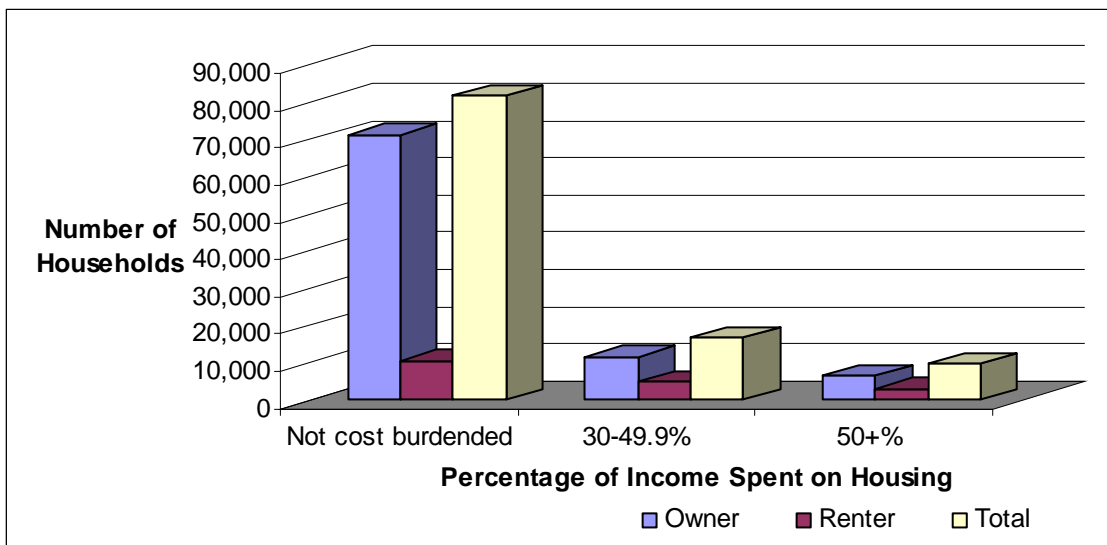
Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing

Figure 7-8: Construction Need for Low-Income Households by Income as a Percentage of AMI

Household Income as % AMI	2002-2005	2002-2010	2002-2015	2002-2020	2002-2025
<20%	135	484	848	1,239	1,625
20-29.9%	133	474	841	1,264	1,722
30-39.9%	152	546	973	1,456	1,960
40-49.9%	182	653	1,154	1,702	2,251
50-59.9%	203	721	1,264	1,852	2,433
60-79.9%	408	1,461	2,583	3,788	4,945
80-119.9%	777	2,762	4,845	7,029	9,081
Total	1,990	4,339	12,508	18,330	24,017

Source: Affordable Housing Needs Summary, Shimberg Center for Affordable Housing

Figure 7-9: Cost Burden of Renters and Owners in Unincorporated Sarasota County in 2002



Source: Affordable Housing Needs Summary, Shimberg Center for Affordable Housing

Housing Plan

HOU Goal 1

Enhance Sarasota County's sustainability as a community by encouraging the development of affordable, safe, and sanitary housing with variety in type, density, size, tenure (rental and ownership), cost, and in various locations to accommodate the needs, preferences and financial capabilities of current and future residents.

HOU Objective 1.1. Housing Creation

Encourage the market to provide ample diversity in housing types and affordability levels to accommodate present and future housing need of Sarasota County residents.

HOU Policy 1.1.1.

Accommodate the production of a diversity of type and price housing through land use, zoning and Critical Area Plans to encourage a broad range of housing opportunities.

HOU Policy 1.1.2.

Consistent with the Future Land Use Chapter, the Capital Improvements Chapter, and Sarasota 2050, housing should be located within the Urban Service Boundary or Villages where supporting infrastructure is available including: public transit, schools, parks, emergency services, hurricane shelters, water, sewer services and utilities.

HOU Policy 1.1.3.

Facilitate the production of mixed-use development, comprised of residential-commercial-professional uses, through the application of appropriate development standards, design flexibility and compatibility review and regulatory and financial incentives.

HOU Policy 1.1.4.

Establish and maintain residential development standards that support housing production while promoting the vitality of established neighborhoods.

HOU Policy 1.1.5.

Provide a range of development standards and incentives to facilitate co-housing, live work, mixed-use, accessory dwellings, single-room occupancy, and other alternative types of housing.

HOU Policy 1.1.6.

Biennially review development regulations, permit processes, and fees to assess their effect on development to ensure that such requirements facilitate housing production and rehabilitation.

HOU Policy 1.1.7.

Identify land use changes that can maximize Affordable and Workforce housing opportunities. Consider appropriate sites for higher densities, greater heights and infill development along transportation corridors.

HOU Policy 1.1.8.

Recognize the need to maintain a mix of for-sale and rental housing in the County.

HOU Policy 1.1.9.

Plan, coordinate and support community based initiatives that develop responsible plans to provide housing opportunities for households whose needs are not met by the private for-profit market.

HOU Policy 1.1.10.

Actively lead and facilitate greater community participation and regional participation in helping solve the housing needs of households with income under the area median income.

HOU Policy 1.1.11.

Achieve greater predictability in project decision timelines, outcomes and costs related to County review and approvals.

HOU Policy 1.1.12.

Provide incentives for residential development at the maximum allowable density that most effectively balances the community need for housing of various types, sizes and tenure with the neighborhood compatibility and environmental sustainability requirements of the comprehensive plan.

HOU Objective 1.2. Community Housing

Increase the supply of housing affordable for extremely low, very low, low and moderate-income future and existing residents.

HOU Policy 1.2.1.

Consider funding sources to support Affordable housing.

HOU Policy 1.2.2.

Increase the production of affordable rental housing and ownership housing through Community and Affordable Housing amendment to the zoning ordinance which may include the opportunity to utilize a density bonus provision and requirements to preserve affordability in perpetuity in conjunction with incentives for the creation of Affordable and Community housing.

HOU Policy 1.2.3.

Establish development requirements for Community housing, including provisions requiring a phasing schedule for Community housing units to be constructed in conjunction with the market rate housing.

HOU Policy 1.2.4.

Facilitate the development of Community housing through the provision of a Community and Affordable Housing incentive program based on regulatory concessions, financial incentives and assistance, density bonuses or other means. Continue and promote the existing incentive program, which grants expedited processing to projects including Community housing.

HOU Policy 1.2.5.

Collaborate with nonprofit organizations, private developers, employers, special needs groups, State and federal agencies, and other interested parties to develop market-based Community housing.

HOU Policy 1.2.6.

Encourage Affordable rental housing by offering incentives and technical assistance, as feasible and appropriate.

HOU Policy 1.2.7.

Promote meaningful and informed participation of residents, community groups, the private sector, and governmental agencies in local housing and community development activities.

HOU Policy 1.2.8.

Facilitate the creation of developments with Community housing that provide longer-term and in-perpetuity affordability through homeownership, nonprofit ownership, resident-owned cooperatives, and land trusts.

HOU Policy 1.2.9.

Create more fully integrated neighborhoods through the development or redevelopment of mixed income and affordable in-fill housing and through the placement of Affordable housing units in neighborhoods that do not already have high levels of low-income housing.

HOU Policy 1.2.10.

Allocate a portion of the annual SHIP funding to assist the development community in meeting the County's Community housing needs.

HOU Policy 1.2.11.

The Office of Housing and Community Development, in partnership with Planning & Development Services and the County's Public Information Department, shall provide public education awareness programs to provide the community with a better understanding of programs that are available to encourage the production and preservation of Community housing and to meet the need for Community housing within the County.

HOU Policy 1.2.12.

Monitor the number of Community housing units being created by the public and private sectors to ensure that progress is being made in meeting the current and projected Community housing need by creating and/or maintaining through building rehabilitation an adequate supply of not less than 500 units per year monitored through building permit data.

HOU Policy 1.2.13.

Assist and encourage public/private partnerships with community based non-profit agencies to enhance the production of Community housing units.

HOU Policy 1.2.14.

Conduct and maintain an inventory, by June 2006, of all surplus County-owned land and foreclosed properties that could be used to promote the development of Community housing.

HOU Policy 1.2.15.

Encourage the continued operation of existing manufactured home parks and subdivisions and the replacement of existing older manufactured or mobile homes with new code approved manufactured homes on site in properly zoned manufactured home or mobile home parks and subdivisions.

HOU Policy 1.2.16.

To support the creation of Affordable housing, Sarasota County shall encourage the development of Affordable housing in association with schools, parks, hospitals and places of worship through amendments to the Sarasota County Zoning Ordinance that will facilitate such joint development opportunities.

HOU Objective 1.3. Special Needs Housing

Provide for the development of accessible housing and appropriate supportive services so that equal housing opportunities are available to special needs populations.

HOU Policy 1.3.1.

Support the development of accessible and Affordable senior rental housing in close proximity to support services.

HOU Policy 1.3.2.

Provide assistance for low, very low and extremely low income seniors to maintain and improve their homes, including but not limited to financial grants and loans and referral to community-based support agencies with the objective of improving the feasibility of keeping seniors in their community.

HOU Policy 1.3.3.

Enable the elderly to remain in their own neighborhoods as their needs change by supporting co-housing, shared housing, accessory dwellings, smaller homes and other assisted residential living arrangements and by informing seniors on market based options to remain in their homes.

HOU Policy 1.3.4.

Encourage design and construction standards that allow the housing stock to be adapted to enable households to remain in the same home or neighborhood through all their different life cycles.

HOU Policy 1.3.5.

Facilitate and encourage the development of three and four bedroom rental units appropriate for families with children, including the provision of supportive services such as childcare.

HOU Policy 1.3.6.

Work with local institutions of higher education to encourage the development of housing accommodations for students, faculty and employees that reflect their housing needs and preferences.

HOU Policy 1.3.7.

Continue to fund, as feasible, emergency shelters, transitional housing, permanent supportive housing and appropriate supportive services for people who are homeless, including families, single adults and unaccompanied youth.

HOU Policy 1.3.8.

Promote the preservation and development of a geographically dispersed supply of transitional and permanent housing available and affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.

HOU Policy 1.3.9.

Integrate special needs housing in residential and commercial environments, with access to public transit, shopping, public amenities and supportive services. The allowable density of such facilities shall be determined based on the densities as shown on the future land use map.

HOU Policy 1.3.10.

Encourage and assist local agricultural businesses to provide Affordable and suitable housing for their farm labor and migrant workers. Continue to provide suitable densities for “Farm or Ranch Laborers” as permitted uses in agricultural zone districts in the Sarasota County Zoning Ordinance.

HOU Objective 1.4. Housing Assistance

Provide increased opportunities for low and moderate-income residents to rent or purchase homes.

HOU Policy 1.4.1.

Support the provision of permanent and emergency rental assistance for very low and low-income renters.

HOU Policy 1.4.2.

Expand homeownership opportunities to low and moderate income buyers through homebuyer assistance.

HOU Policy 1.4.3.

Pursue County partnership in affordable homeownership assistance programs with the private sector.

HOU Policy 1.4.4.

The Housing Fund shall be used to promote the development, preservation, rehabilitation and purchase of Affordable housing.

HOU Policy 1.4.5.

Seek and support collaborative partnerships between non-profit organizations and the development community to aid in the provision of Community housing.

HOU Policy 1.4.6.

Prohibit discrimination in all aspects affecting the sale, rental, or occupancy of housing based on status or other arbitrary classification.

HOU Policy 1.4.7.

Preserve existing Community housing inventory through rehabilitation loans and programs available to qualified homeowners through State and federal housing programs including HOME and SHIP.

HOU Objective 1.5. Neighborhoods

Conserve and improve housing, neighborhoods and the health of residents throughout Sarasota County and in designated target areas.

HOU Policy 1.5.1.

Improve the quality of housing and neighborhoods by providing learning opportunities and resources to landlords, tenants and property owners about code compliance issues and enforcing compliance with building and property maintenance standards.

HOU Policy 1.5.2.

Promote the repair, improvement and rehabilitation of housing and encourage replacement of substandard housing to enhance quality of life in neighborhoods.

HOU Policy 1.5.3.

Ensure public safety and neighborhood stability by requiring owners to repair substandard housing or, as a last resort, demolish dangerous housing.

HOU Policy 1.5.4.

Coordinate code enforcement with rehabilitation and housing assistance programs.

HOU Policy 1.5.5.

Pursue prompt judicial action when needed to resolve code violations.

HOU Policy 1.5.6.

Ensure that the character and design of infill development promotes, enhances and increases the vitality of existing neighborhoods.

HOU Policy 1.5.7.

Promote and incentivize designs that promote neighborhood gathering, stimulate social relationships and networks of neighborhood support.

HOU Policy 1.5.8.

Promote the sustainability and livability of neighborhoods through comprehensive community plans.

HOU Policy 1.5.9.

Use a neighborhood based approach to planning by actively involving residents and business owners in decisions affecting land use and neighborhood character.

HOU Policy 1.5.10.

Continue participation in the Community Development Block Grant – Entitlement Communities program.

HOU Policy 1.5.11.

Sarasota County shall evaluate alternate sites and/or consider the redesign of federal, state or locally funded projects in order to avoid the displacement of persons from their homes or place of business.

HOU Policy 1.5.12.

It is the intention of Sarasota County to avoid or minimize permanent relocation resulting from federally funded projects.

HOU Policy 1.5.13.

Adopt policies to identify and mitigate displacement resulting from intensive public investment of Community Development Block Grant funds in neighborhoods.

HOU Policy 1.5.14.

Promote mutually beneficial good neighbor relationships between developers and their neighbors.

HOU Policy 1.5.15.

Promote neighborhood diversity and security by encouraging variety in age, income, race and ethnic background within neighborhoods.

HOU Policy 1.5.16.

Identify, preserve and retain historic structures. Support new, redeveloped, or rehabilitated neighborhoods that incorporate historically important architectural buildings, standards and details that support neighborhood heritage and sense of place. See Historic Preservation Chapter.

HOU Policy 1.5.17.

Support public and private actions that improve the physical and social environment of areas that have a concentration of low-income households or lack infrastructure.

HOU Policy 1.5.18.

Discourage the involuntary displacement of low-income residents from their community while expanding housing opportunities to create more balanced neighborhoods.

HOU Policy 1.5.19.

Implement and maintain neighborhood plans that are consistent with the Comprehensive Plan and that have been approved by the Board of County Commissioners.

HOU Policy 1.5.20.

Support neighborhood generated efforts to improve housing supply and conditions.

HOU Objective 1.6. Sustainable Housing

Strive to fulfill the County housing needs while promoting a sustainable, compact community with clearly defined boundaries.

HOU Policy 1.6.1.

Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

HOU Policy 1.6.2.

Ensure that native habitat and wildlife corridors and sensitive and/or listed species are protected from the impacts of new residential development.

HOU Policy 1.6.3.

Encourage the use of environmentally sensitive development practice to minimize the effects of growth on the County's natural resource systems.

HOU Policy 1.6.4.

Offer regulatory and financial incentives to encourage developers to use green building standards, energy efficient technologies and least toxic materials.

HOU Policy 1.6.5.

Promote conservation programs and energy efficient practices and programs that reduce housing operation costs for energy, sewer and water usage, within the structure and for landscaping.

HOU Policy 1.6.6.

Promote the use of resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

HOU Policy 1.6.7.

Promote transit supportive mixed-use residential development in close proximity to services to reduce dependence on automobile use and encourage the placement of transit shelters where feasible.

HOU Policy 1.6.8.

Foster flexibility in the development of housing to minimize new development's impacts on environmentally sensitive areas.

HOU Policy 1.6.9.

Ensure that regulations facilitate the option of development of small homes on small lots.

HOU Policy 1.6.10.

Establish strategies that seek to balance the location of existing jobs and future job growth with the location and cost of housing within a geographic area to facilitate the ability of those working in the County to live in the County.