

# NOKOMIS CENTER REVITALIZATION

Project: HOUSING ASSISTANCE AND PARTNERSHIPS (NH-1)

**Project Type:** County and Community

**Project and Background Description:**

Use County Housing Assistance Programs to help low to moderate-income first time homebuyers and to assist homeowners to improve their existing homes. Investigate the feasibility of developing partnerships between the County and non-profit organizations to promote affordable housing development. Encourage the sustainable, energy efficient uses of resources.

Several State Housing Initiatives Partnership (SHIP) programs are available to assist low to moderate-income households. These programs are administered by the Sarasota County Office of Housing and Community Development and include:

- Home Improvement Assistance
- Purchase/Rehabilitation Assistance
- Down Payment Assistance
- Barrier Removal Program (to improve accessibility for disabled homeowners)
- Impact Fee - Water and Sewer Connection Program

SHIP funds also are available to non-profit organizations to purchase existing homes that need rehabilitation or to purchase vacant land or land that has a house that needs demolishing and to construct a new home. These homes are then sold to first time homebuyers. Funds are repaid when the project is completed and the home is conveyed to a qualified homebuyer. Several non-profit housing agencies in Sarasota County participate in this housing partnership program including: the Laurel Civic Association, Royal Venice, the Housing Corporation, Good Homes and Habitat.

Housing initiative programs provide an opportunity for the County to participate in a demonstration project for affordable housing incorporating sustainable housing design components, such as energy efficiency including solar orientation, water conservation, healthy house concepts, recycled products and Florida-friendly landscaping. Site planning and home designs also should consider:

1. Preservation of existing trees and understory plants
2. Relationship to other houses
3. Use of pervious surfaces and other techniques to reduce stormwater runoff

**Preliminary Cost Estimates:** To be determined on a case by case basis.

**Potential Funding Source(s):** SHIP & HOME Programs

**Implementation Time Frame:** Mid Term (2 to 5 years)

**Responsible Parties:** Office of Housing and Community Development

**Steps Required to Implement:**

- Identify appropriate locations for new affordable single family home construction.
- Coordinate with Code Enforcement staff to identify potential locations for home rehabilitation.
- Work with non-profit organizations to construct homes for eligible low to moderate income families.
- Encourage low to moderate-income home-owners to use housing assistance programs.
- Investigate opportunities for a demonstration energy efficient affordable housing project.

**Issues Requiring Further Analysis/Action:**

1. None

