Sarasota County

Affordable Housing Workshop

October 7, 2025

Sarasota County

Welcome and Introductions

Background

- On April 8, 2025, the Board received a presentation from the Chair of the Affordable Housing Advisory Committee (AHAC). After the presentation, the Board directed staff to schedule an affordable housing workshop at a date uncertain.

- On July 9, 2025, the Board provided policy direction to schedule a workshop with certain topics.

Participants

- On August 26, 2025, the Board had a policy discussion on which "Affordable Housing Developers" would be extended an invitation to participate in the workshop. The term "Affordable Housing Developers" was used to include organizations and subject matter experts in the overall topic of affordable housing.

- As a result, the Board provided policy guidance to have specific organizations and subject matter experts invited to participate in the workshop.

Participants

Name	Company	Status
Drayton Saunders	Affordable Housing Advisory Committee	Attendance Confirmed
John Wiseman	JP Wiseman Construction	Requesting Alternate-Scott Coquinco
Brad Baker	Florida Housing Finance Corporation	Attendance Confirmed
Mark Vengroff	One Stop Housing	Requesting Alternate-Benjamin Benitez
Scott Eller	Castle	Attendance Confirmed
Heather Kasten	Sarasota Chamber	Attendance Confirmed
Jon Mast	Suncoast Builders Association	Attendance Confirmed
Dan Minor	Harvest House	Attendance Confirmed
Jon Thaxton	Gulf Coast Community Foundation	Attendance Confirmed
	Gulf Coast Builders Exchange	Attendance Confirmed-Elizabeth Shore
	Sarasota County Housing Authority	Attendance Confirmed-William Russell
	Barancik Foundation	Attendance Confirmed-Matt Sauer

Sarasota County

Agenda

Agenda

- On September 9, 2025, the Board provided policy guidance on the following agenda.

Agenda

Sarasota County

- Background Information
- Current Regulatory Requirements and Incentives
- Live Local Act
- Leveraging County-Owned Land
- Funding
- Affordable Housing Advisory Committee Recommendations
- Stakeholder Remarks
- Discussion

Sarasota County

Background Information

Key Definitions

Current Data

Obstacles, Challenges and Opportunities

Sarasota County

Key Definitions

Key Definitions

Sarasota County

From the **Housing Chapter** of the **Comprehensive Plan**:

AFFORDABLE HOUSING: Housing, regardless of tenure, which meets the "Affordability" definition for a household with an income of 80 percent or less of the AMI.

AFFORDABILITY: Relative percentage of household income spent for rent or mortgage costs. Housing is generally considered to be "affordable" if it costs no more than 30 percent of household income. This includes utilities for rentals, and any other required charges. This includes taxes and insurance with the mortgages, and any other required fees.

AREA MEDIAN INCOME (AMI): For a specific geographic entity, median income is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The median income is determined annually by the U.S. Department of Housing and Urban Development (HUD).

COST BURDENED: Households spending more than 30 percent of income for rent or mortgage costs are considered to be "cost-burdened." See also Affordability.

(cont).

Key Definitions

Sarasota County

From the **Housing Chapter** of the **Comprehensive Plan**:

INCOME CATEGORIES:

Extremely Low: Households with gross income at or below 30 percent of the AMI.

Very Low Income: Households with annual gross income at or below 50 percent of the AMI.

Low Income: Households with annual gross income at or below 80 percent of the AMI.

Moderate Income: Households with annual gross incomes at or below 100 percent of the AMI.

WORKFORCE HOUSING: Housing, regardless of tenure, which meets the "Affordability" definition for a household with an income of 140 * percent or less of the AMI and receives little or no assistance. Other refers to housing for workers essential to the local economy such as fire fighters, teachers, police officers, and nurses. (* based on Florida Statutes 380.0651 standards; Sarasota County's median purchase price exceeds the statewide median purchase price of a single-family existing home.)

Area Median Income (AMI)

Sarasota County

2025 Area Median Income (AMI) Maximum Mortgage and Rent North Port-Sarasota-Bradenton MSA			
Percent AMI	Income Limit (Household Size = 4)	Maximum Monthly Rent (including Utilities)	Maximum Mortgage (excludes down payment and closing costs)
60%	$64,560	$1,614	$164,381
80%	$86,080	$2,152	$249,498
100%	$107,600	$2,690	$334,616
120%	$129,120	$3,228	$419,733

Area Median Income (AMI)

Sarasota County

Maximum Rent Calculated as 30% of Monthly Income Based on Household Size

North Port-Sarasota-Bradenton MSA 2025

Percent AMI	Household size = 1		Household size = 2		Household size = 3	
	Income Limit	Maximum Monthly Rent (inc. Utilities)	Income Limit	Maximum Monthly Rent (inc. Utilities)	Income Limit	Maximum Monthly Rent (inc. Utilities)
60%	$45,240	$1,131	$51,660	$1,292	$58,140	$1,454
80%	$60,320	$1,508	$68,880	$1,722	$77,520	$1,938
100%	$75,400	$1,885	$86,100	$2,153	$96,900	$2,423
120%	$90,480	$2,262	$103,320	$2,583	$116,280	$2,907

Percent AMI	Household size = 4		Household size = 5		Household size = 6	
	Income Limit	Maximum Monthly Rent (inc. Utilities)	Income Limit	Maximum Monthly Rent (inc. Utilities)	Income Limit	Maximum Monthly Rent (inc. Utilities)
60%	$64,560	$1,614	$69,780	$1,745	$74,940	$1,874
80%	$86,080	$2,152	$93,040	$2,326	$99,920	$2,498
100%	$107,600	$2,690	$116,300	$2,908	$124,900	$3,123
120%	$129,120	$3,228	$139,560	$3,489	$149,880	$3,747

Sarasota County

Current Data

Sarasota County

Current Data

New Residential Development

Current Data Summary for Sarasota County, 2024

Sarasota County

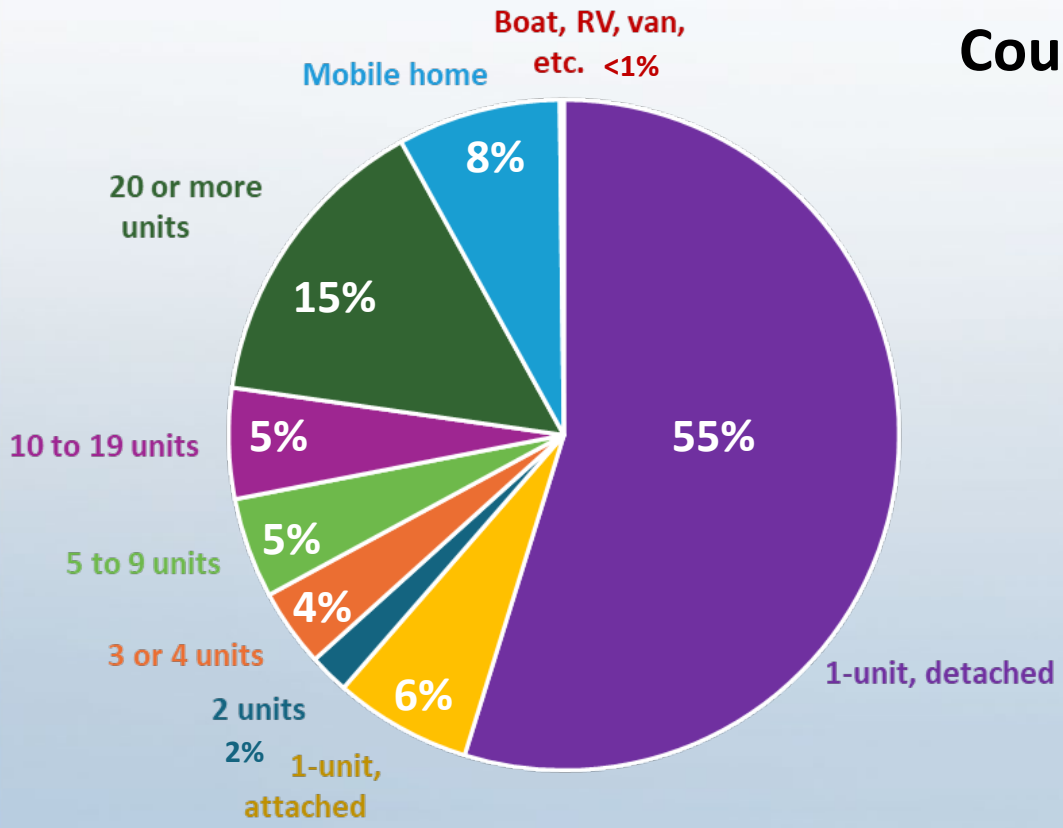
Data Category	Florida State	Sarasota County
Resident Population *(BEBR 2024)**	**23,372,215**	**479,027**
Estimated Seasonal Population *(BEBR 2024)***	920,000	85,210
Median Age *(S0101)*	42.8 years	57.6 years
Population Aged 65+ Years *(DP05)*	21.1%	37.7%
Total Housing Units *(B25002; BEBR)*	**9,865,350**	**269,651**
Average Household Size *(BEBR 2024)*	2.49	2.11
Owner Occupied *(B25091)*	65.1%	77.6%
Renter-Occupied *(B25070)*	34.9%	22.4%

Sources: BEBR, 2024; U.S. Census American, Community Survey 5-year 2023.
**Census Summary Table for State of Florida.*
***UF study assumes approximate "snowbird" population statewide.*

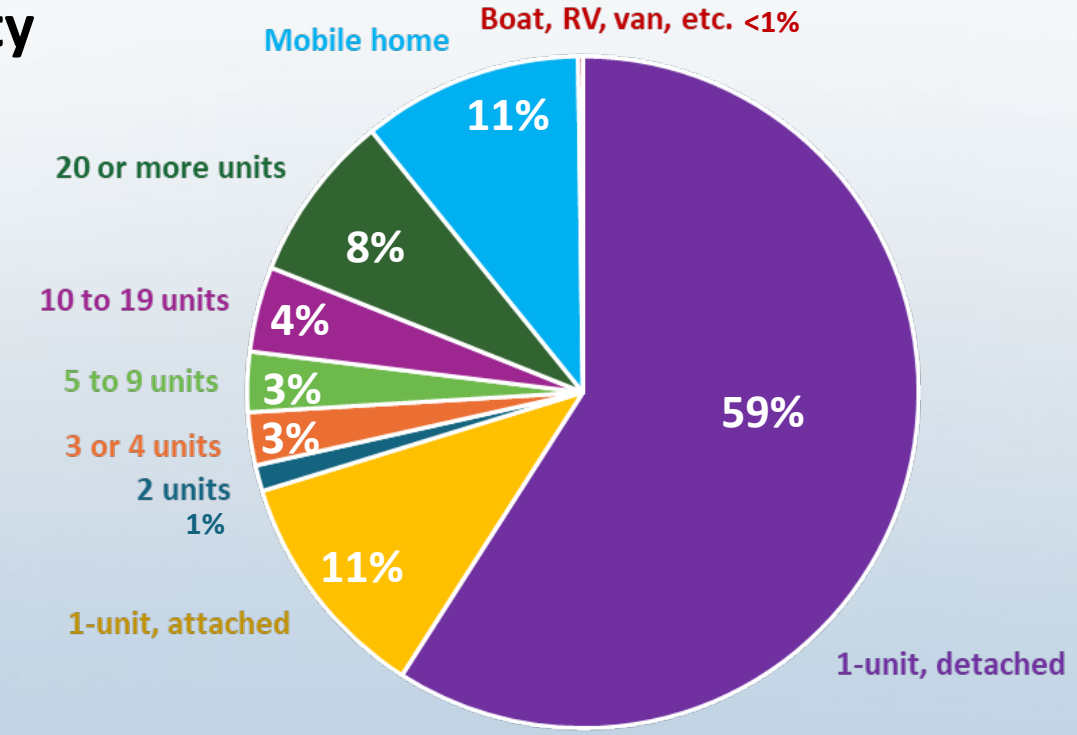
Housing Units by Type, 2023

Sarasota County

Florida

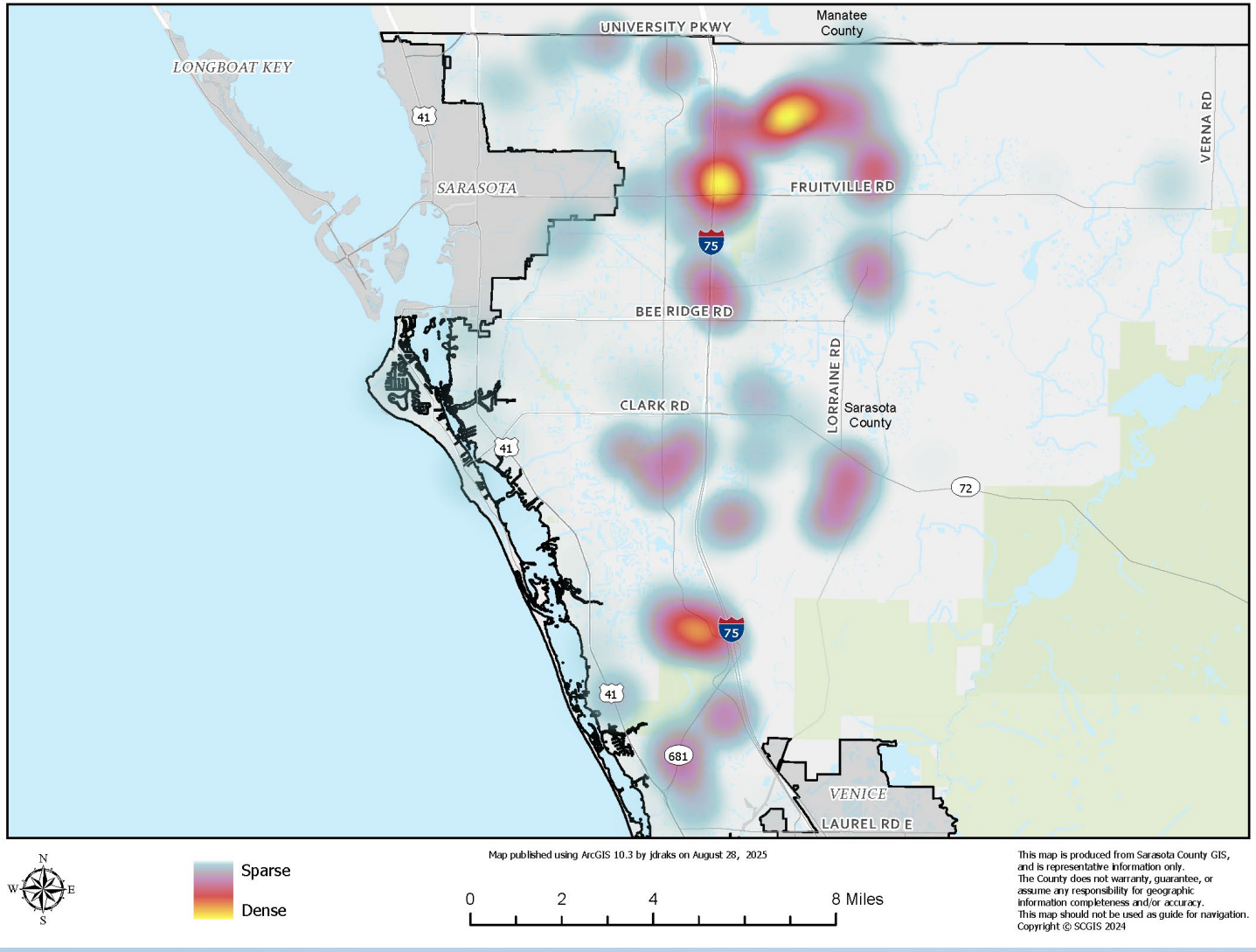


Unincorporated County



Source: Sarasota Housing Action Plan, 2025; American Community Survey. Table DP04 5-year survey, 2023

New Residential Development in Unincorporated North County, 2024



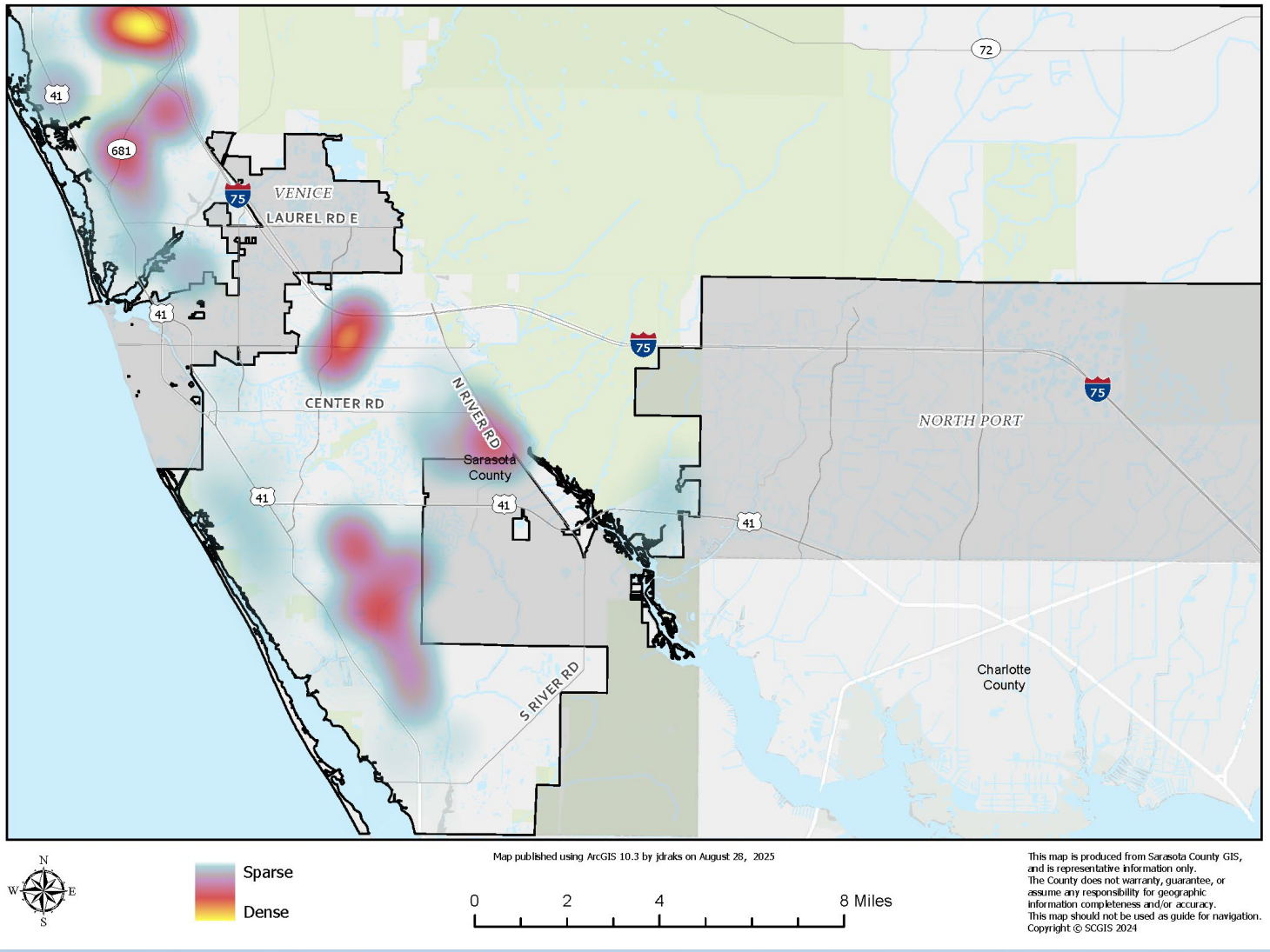
- Increase in DUs between 2019-2024: **17,617**
- Most **Single Family** DUs are in areas of greater land area.
- Most **Multifamily** DUs are in higher density areas.

- **11,971** SF DUs
- **5,646** MF DUs.

- **Highest concentration** of additional **DUs** are at Waterside at Lakewood Ranch.

Source: Appraiser Parcel Data, 2024

New Residential Development in Unincorporated South County, 2024



- **Highest number** of additional **DUs** in Palmer Ranch and the area around Jacaranda Boulevard and East Venice Avenue.

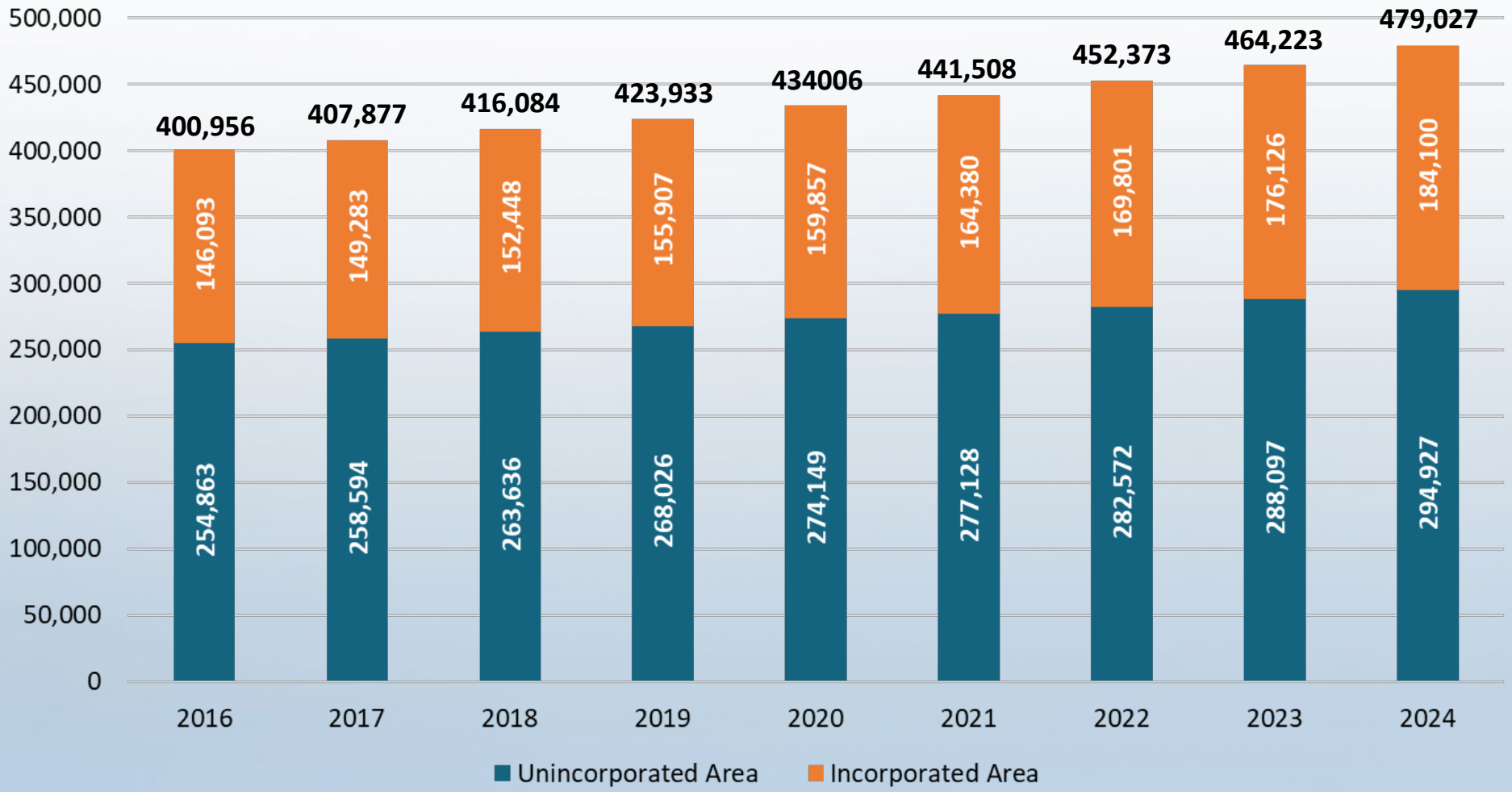
Source: Appraiser Parcel Data, 2024

Sarasota County

Current Data

Population Demographics

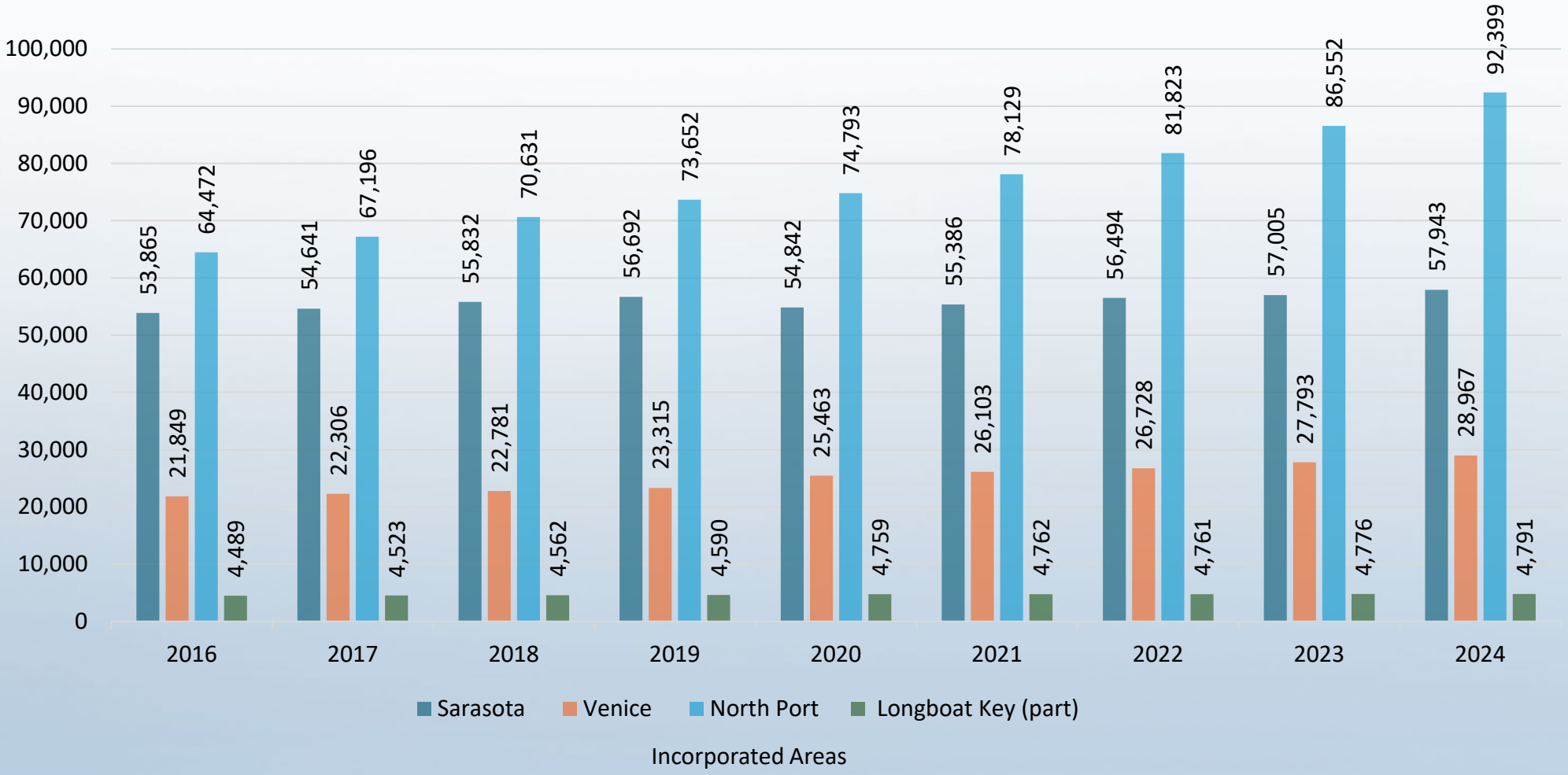
Population of Sarasota County, 2016-2024



Source: U.S. Census Bureau Decennial Census; Florida Population Studies, Bureau of Economic and Business Research (BEBR). Updated November 2024.

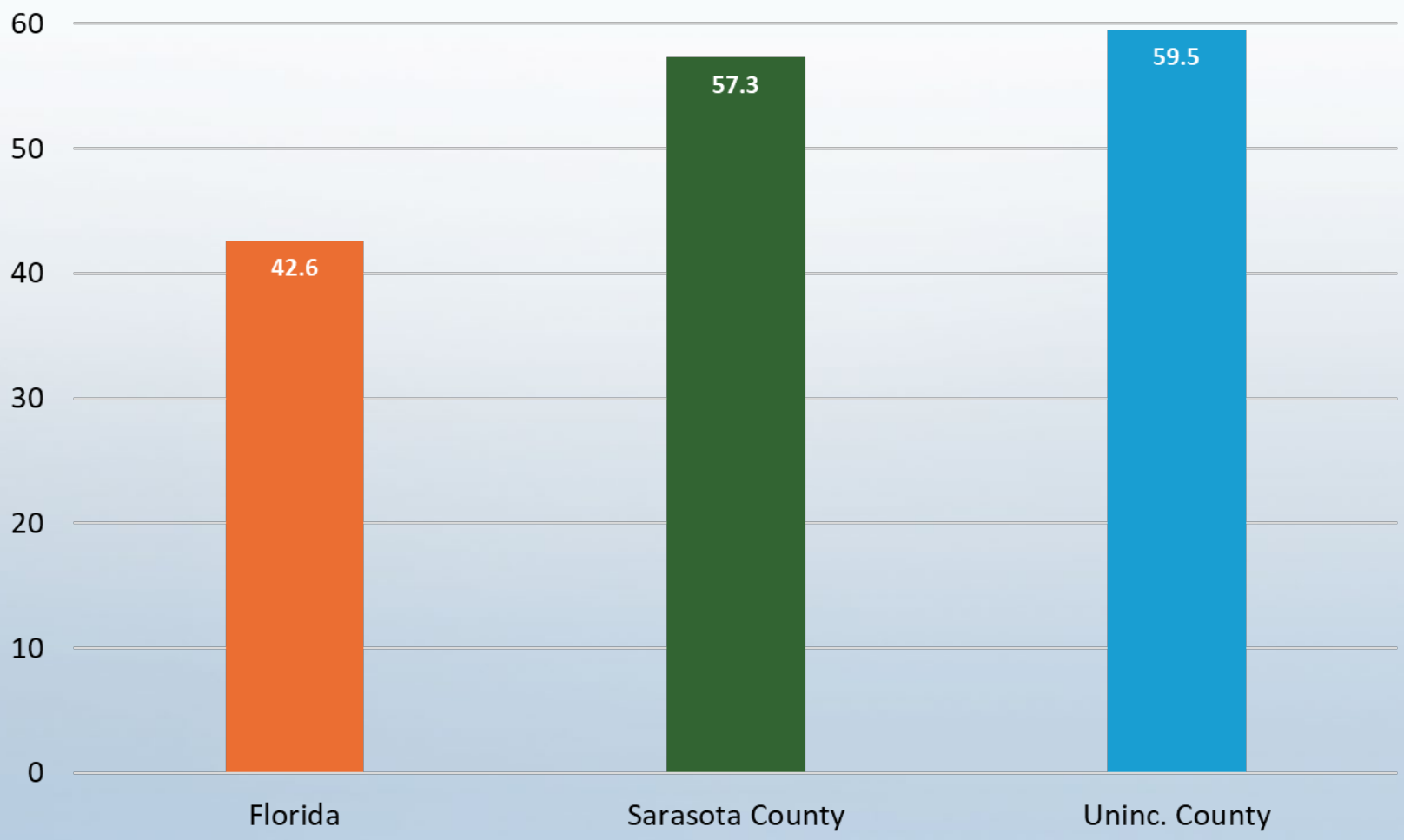
Population by Incorporated Area, 2016-2024

Sarasota County



Source: U.S. Census Bureau Decennial Census; Florida Population Studies, Bureau of Economic and Business Research (BEBR). Updated November 2024.

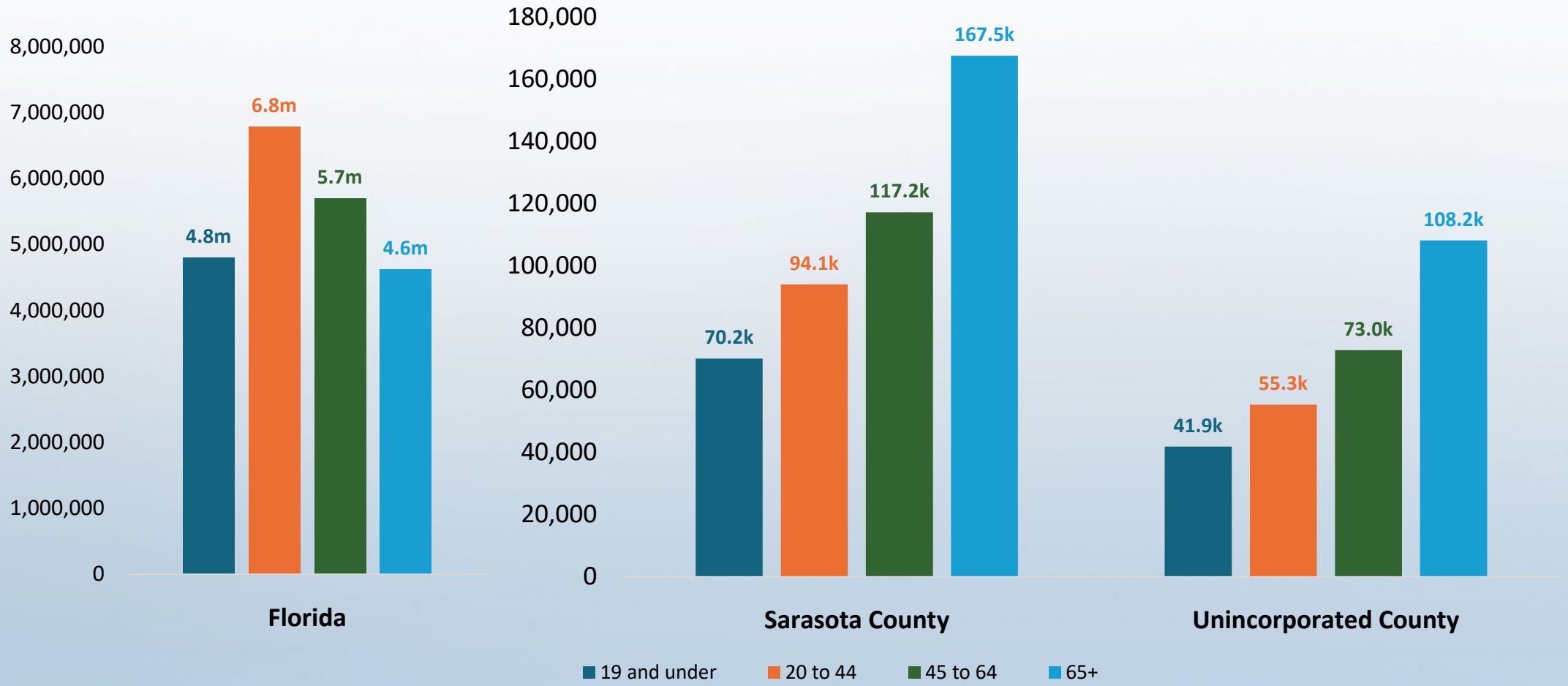
Median Age in the Unincorporated County, 2023



- Countywide **median age** is **15 years greater** than Florida and **28 years greater** than the nation overall.

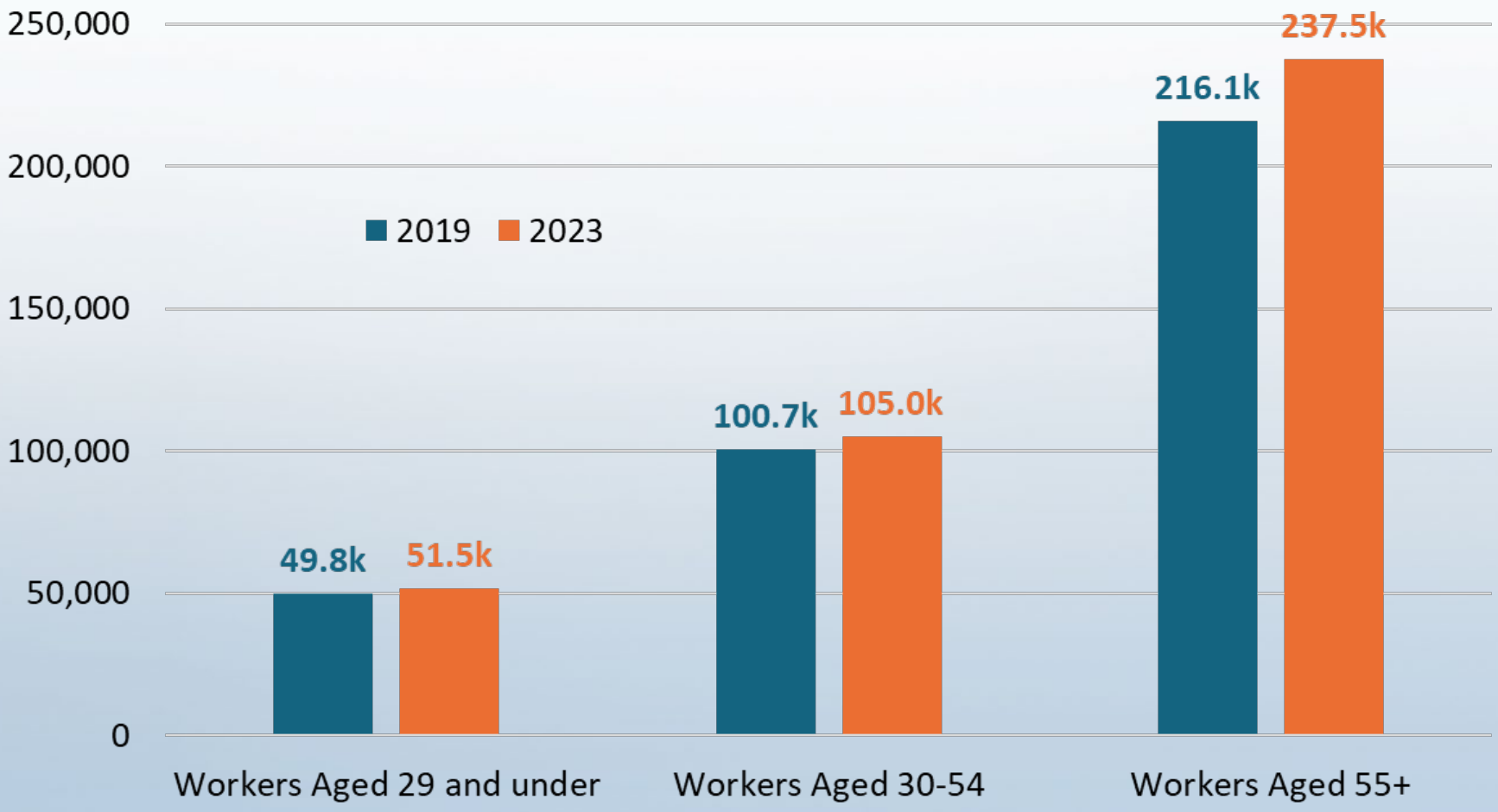
Source: American Community Survey Table B01002, 5-year Survey 2023.

Population by Age Cohort Countywide, 2023



Source: Sarasota Housing Action Plan, 2025; American Community Survey Table B01001, 5-year Survey 2023.

Working Population by Age Cohort Countywide, 2019-2023



- Working age population **increased overall** for each age cohort.
- Workers 29 and under by **+3.3%** for those Aged 30-54 by **+4.1%**, and those aged 55+ by **+9.0%** for each age group respectively.

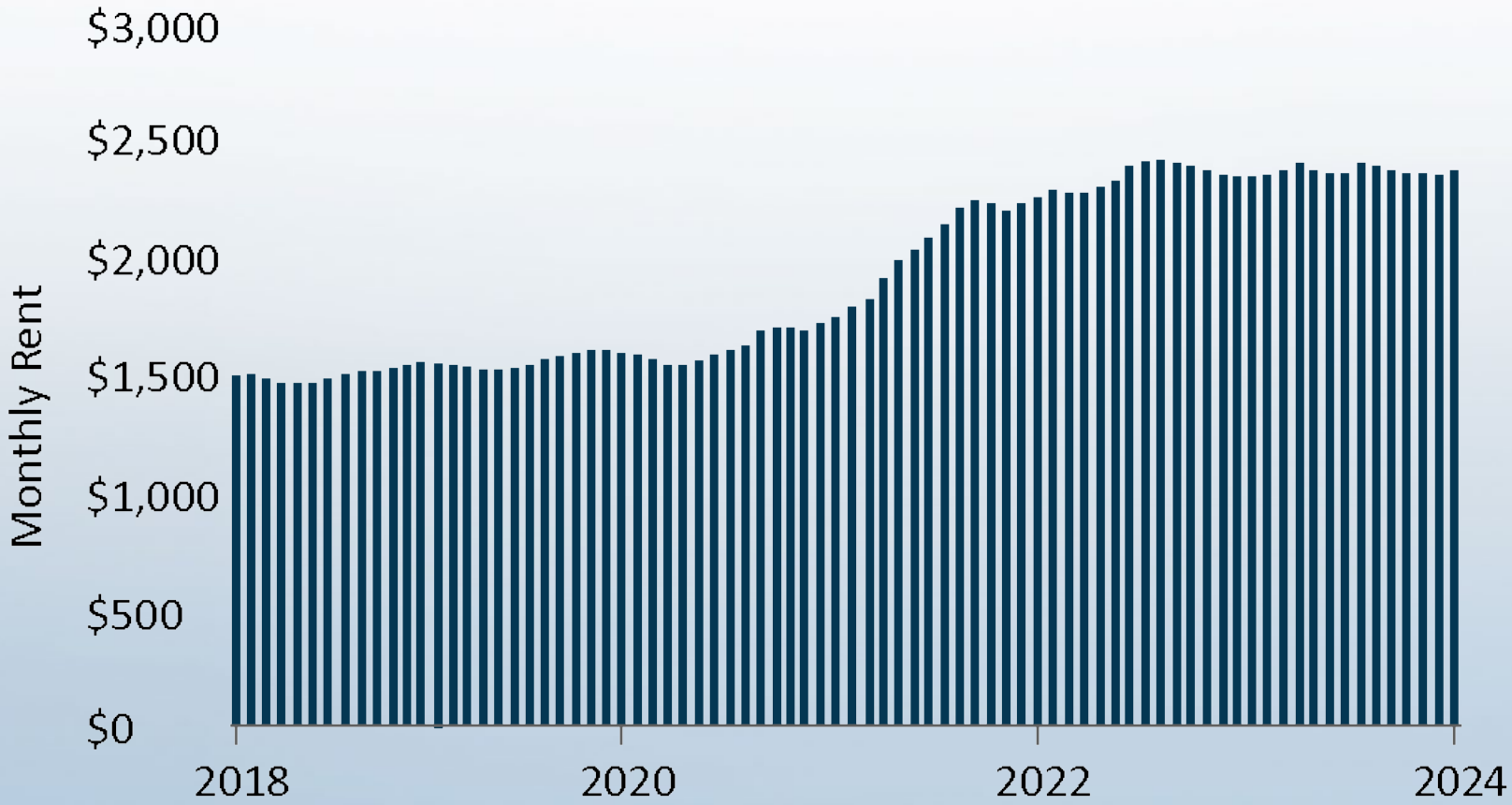
Source: American Community Survey, S2301, 2019-2023.

Sarasota County

Current Data

Housing Attainment

Sarasota County Rental Market Activity, 2024



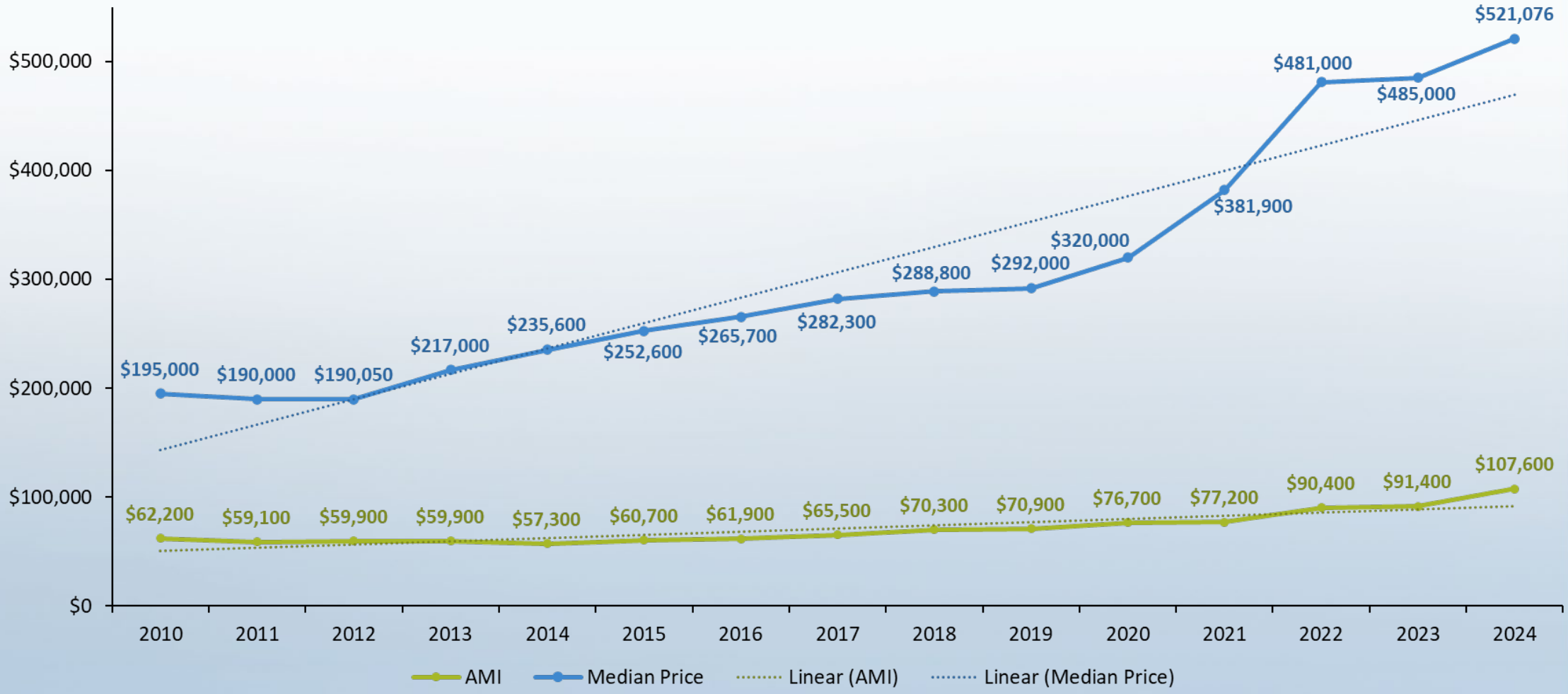
- **Zillow Observed Rent Index (ZORI)** just under a typical **<$2,400/month**.*
- **Rate** of rent increase has **leveled**, but still overall higher annually.

Source: Sarasota Housing Action Report, 2025; Zillow Observed Rent Index.

**Assumed typical rent based on an aggregate of unit types, regardless of bedroom count.*

Median Sales Price and AMI Comparison Countywide

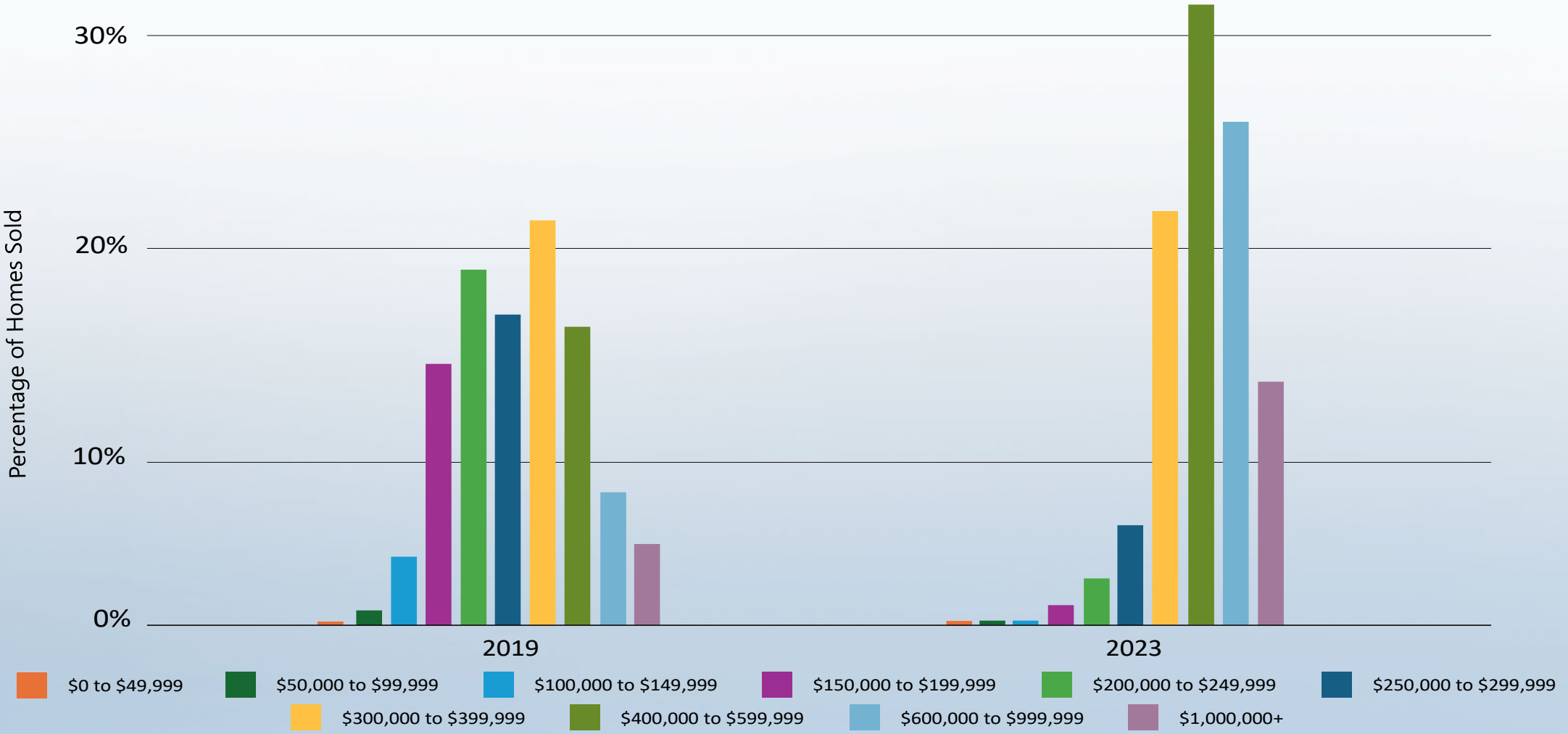
Sarasota County



Sources: Median sales price for single family homes reported by Florida Department of Revenue, Sales Data Files via The Shimberg Center for Housing Studies; AMI calculated by The U.S. Department of Housing and Urban Development (HUD).

Single-Family Home Sales by Price Tier Countywide, 2019-2023

Sarasota County



Source: Sarasota Housing Action Report, 2025; Florida Realtors.

Rental Units by Gross Rent Countywide, 2019-2023

- **Units with Lower rents** from $500 to $999 per month have **decreased by 59%** since 2019.
- **Units with Mid-level rents** from $1,000 to $1,499 per month have also **decreased by 50%.**
- **Units with Higher rents** from $2,000 to $2,499 per month have **increased by 396%.***

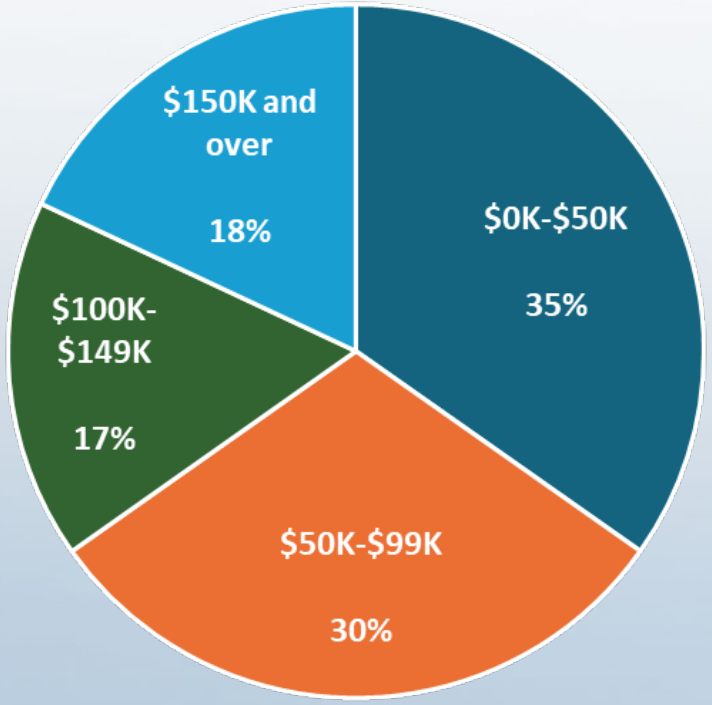
Source: Sarasota Housing Action Report, 2025. American Community Survey, Table DP04, 2023.

**Assumed typical rent based on an aggregate of unit types, regardless of bedroom count.*

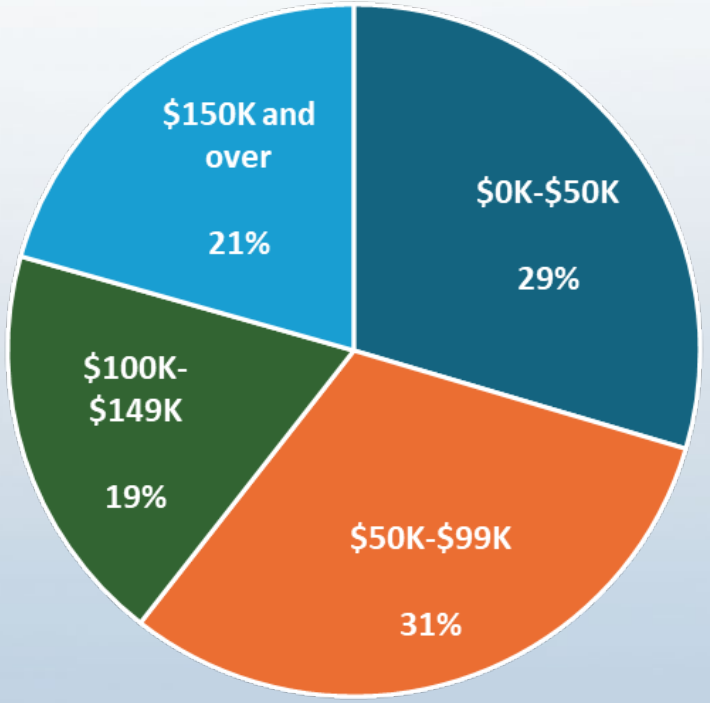
Household by Income Brackets Countywide, 2023

Sarasota County

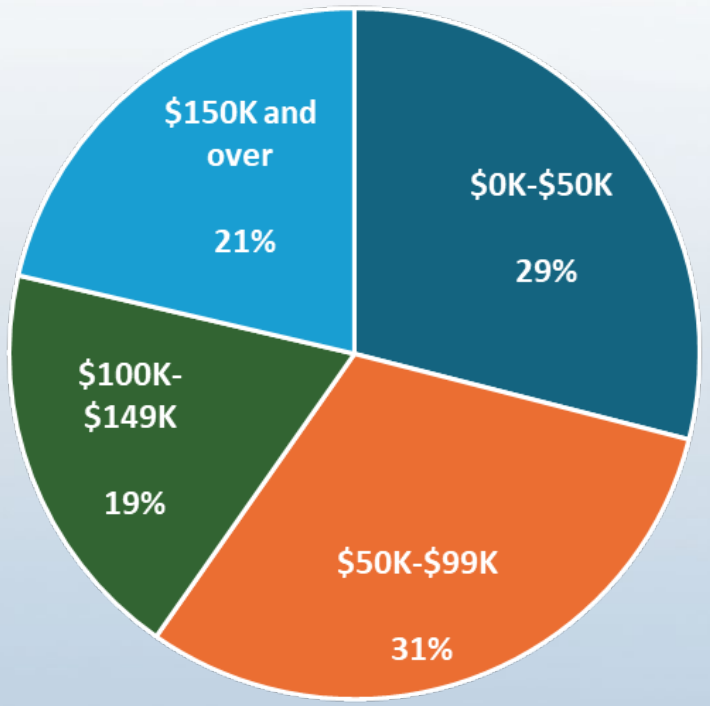
Florida



Sarasota County



Unincorporated County



Source: American Community Survey, Table B19001, 5-Year Survey 2023

Area Median Income by Metro. Statistical Area, 2025

Sarasota County

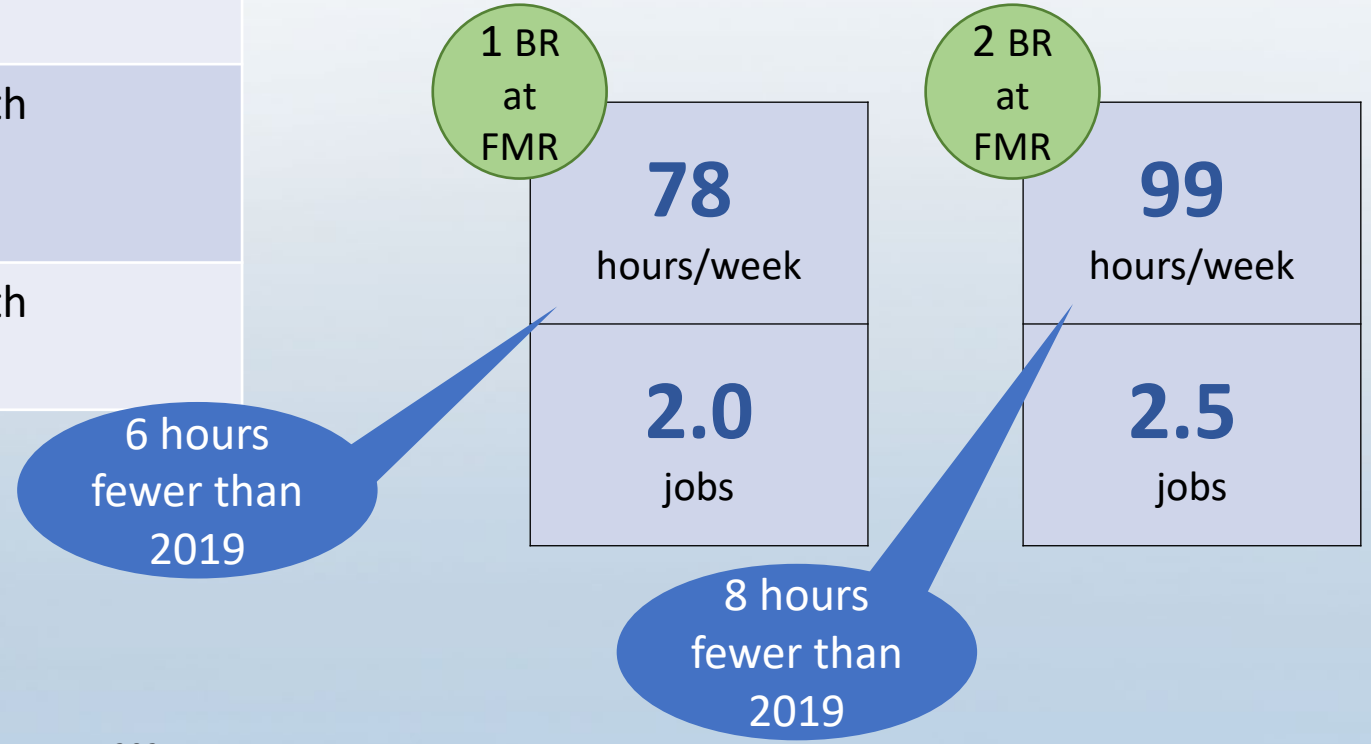
2025 Area Median Income (AMI) Maximum Mortgage and Rent: North Port-Sarasota-Bradenton MSA			
Percent AMI	**Income Limit**	**Maximum Monthly Rent**	**Maximum Mortgage**
60%	$64,560	$1,614	$164,381
80%	$86,080	$2,152	$249,498
100%	$107,600	$2,690	$334,616
120%	$129,120	$3,228	$419,733

Source: HUD and Florida Housing Finance Corporation, prepared by Sarasota County, 2025.

Affordability for Low Income Workers Countywide, 2024

Sarasota County 2024	
Minimum Wage	$13.00/hour
Rent affordable with FT minimum wage job	$728/month
Fair Market Rate (FMR) 1-bedroom	$1,423/month
Fair Market Rate (FMR) 2-bedroom	$1,815/month

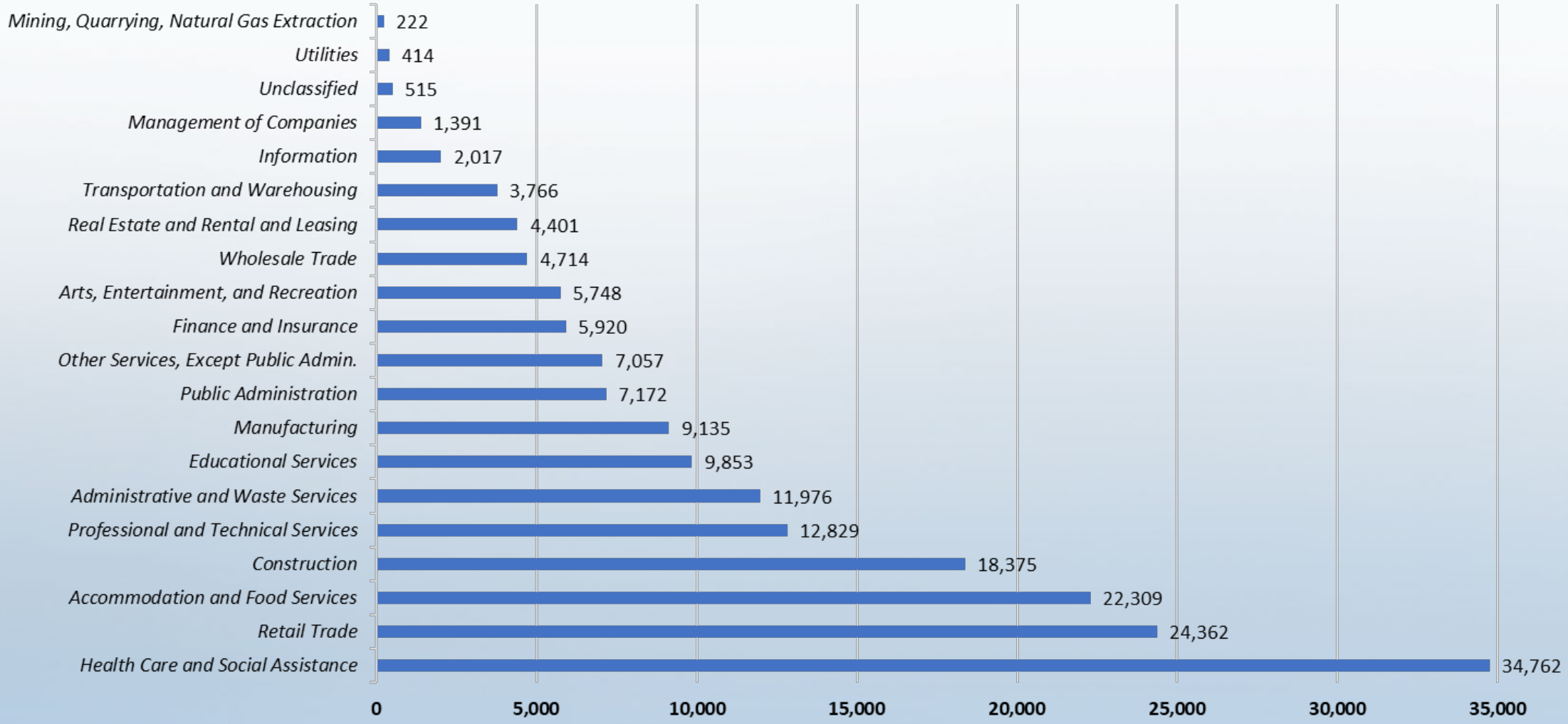
- Lower income workers must work **additional hours** or **jobs** to afford their rents.



Source: National Low Income Housing Coalition, Out of Reach Report, 2024

Sarasota County Employment by Industry, 2024

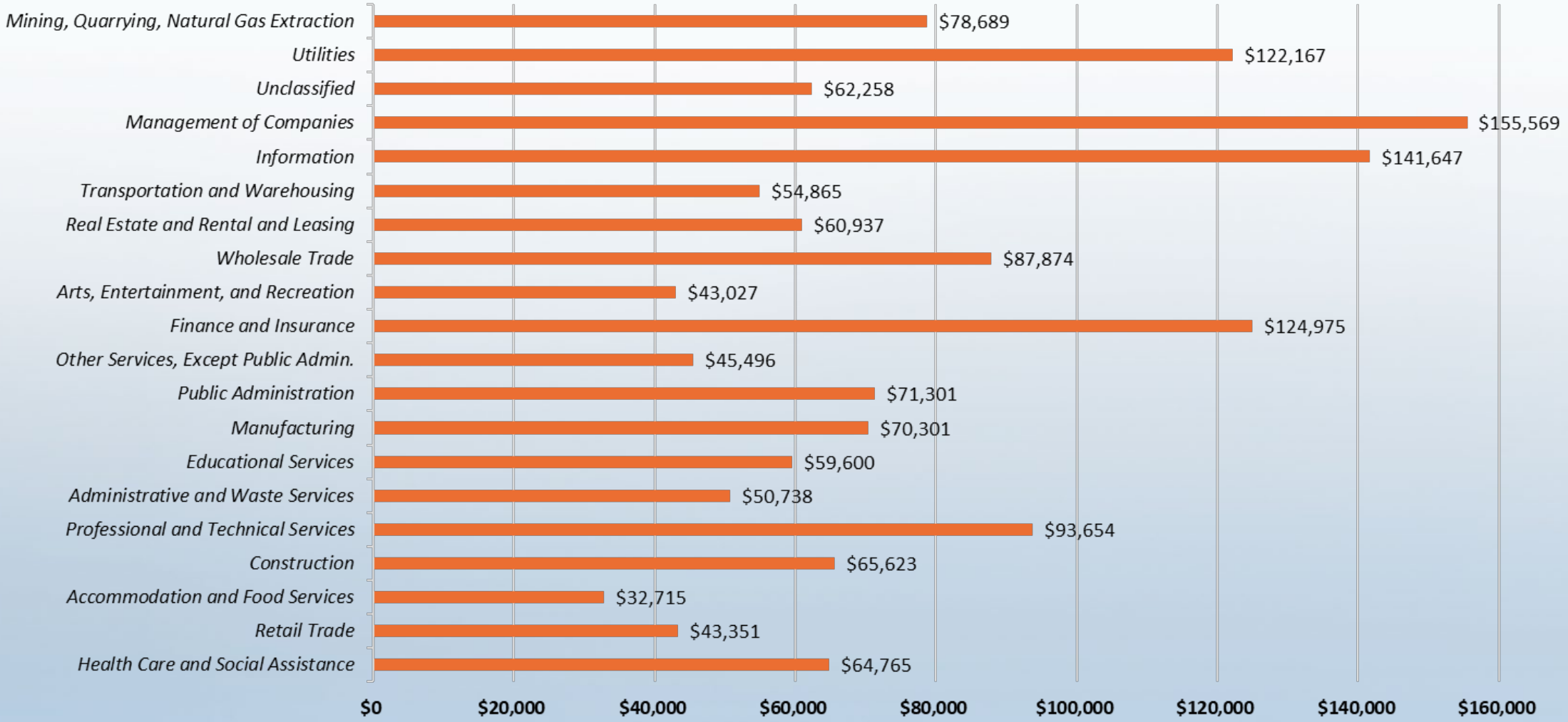
Sarasota County



Source: Florida Department of Economic Opportunity, QCEW 2024 Annual Average. Prepared by Sarasota County Planning Services

Sarasota County Annual Income by Industry, 2024

Sarasota County

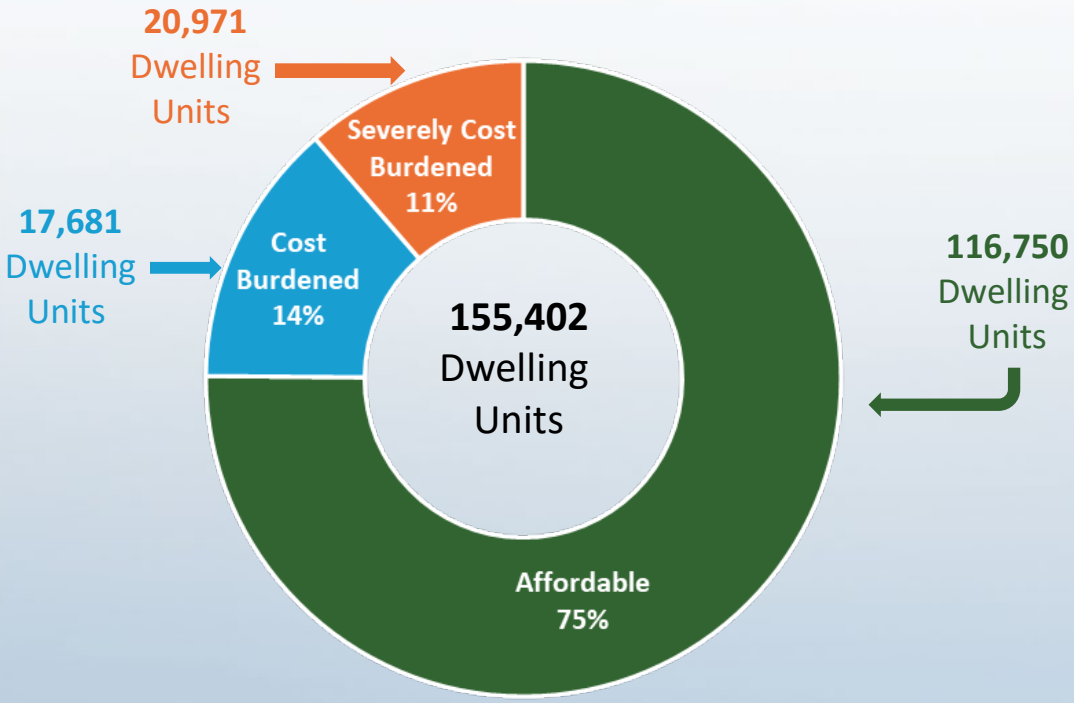


Source: Florida Department of Economic Opportunity, QCEW 2024 Annual Average. Prepared by Sarasota County Planning Services

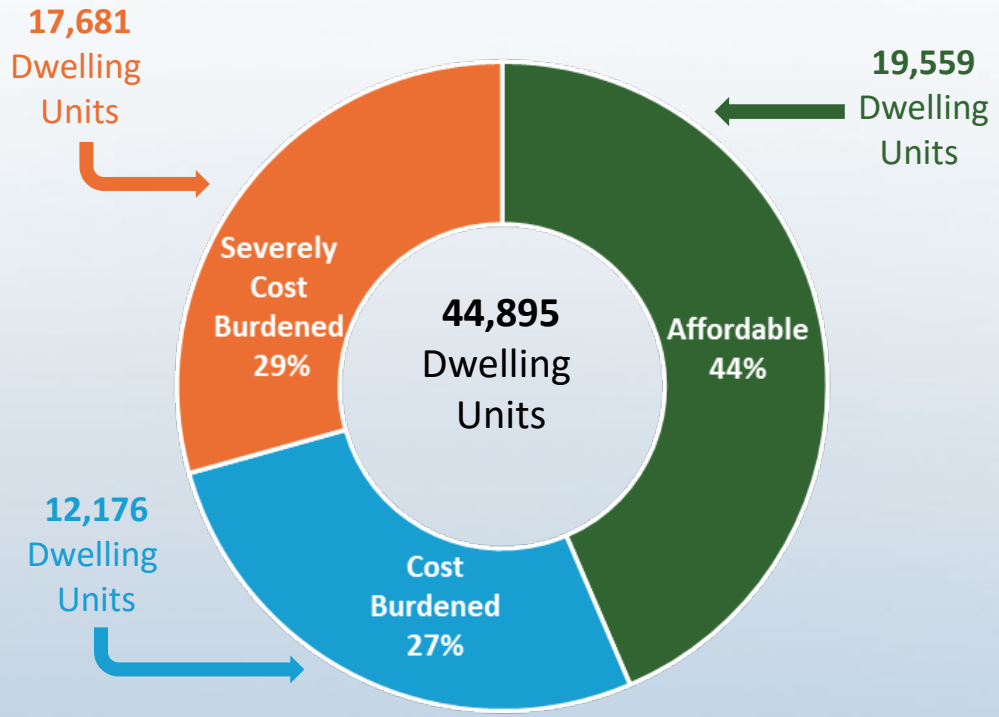
Cost Burdened Households Countywide, 2023

Sarasota County

Owner-occupied



Renter-occupied

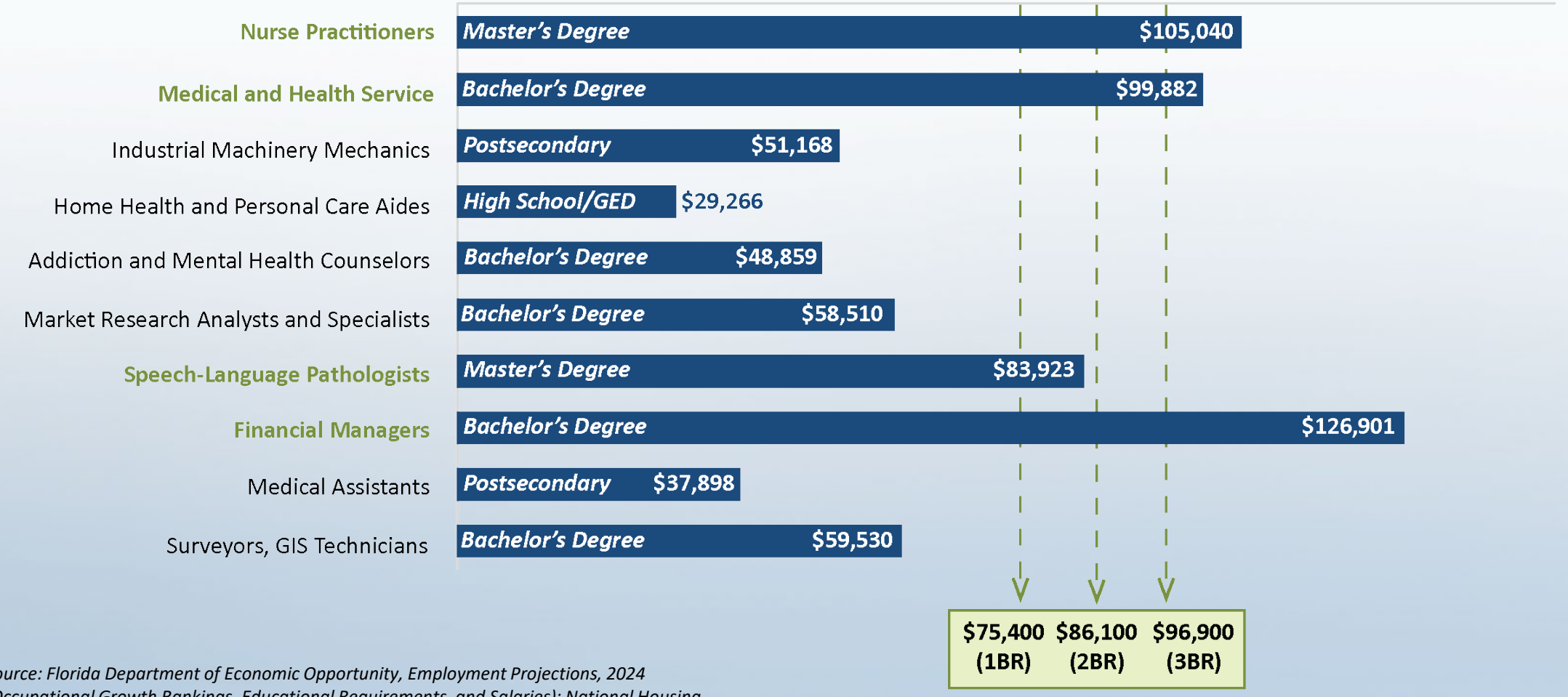


- **Cost-burdened** households spend more than **30%** of their income on housing costs
- **Severely** cost-burdened households spend more than **50%** of their income on housing costs.
- Note that **"Affordable"** means spending no more than 30% of household income on housing costs.

Source: U.S. Census Bureau 2023 ACS 5-year estimates, Tables B25070 and B25091

Top Growing Job Sectors Countywide with Housing Attainment, 2024

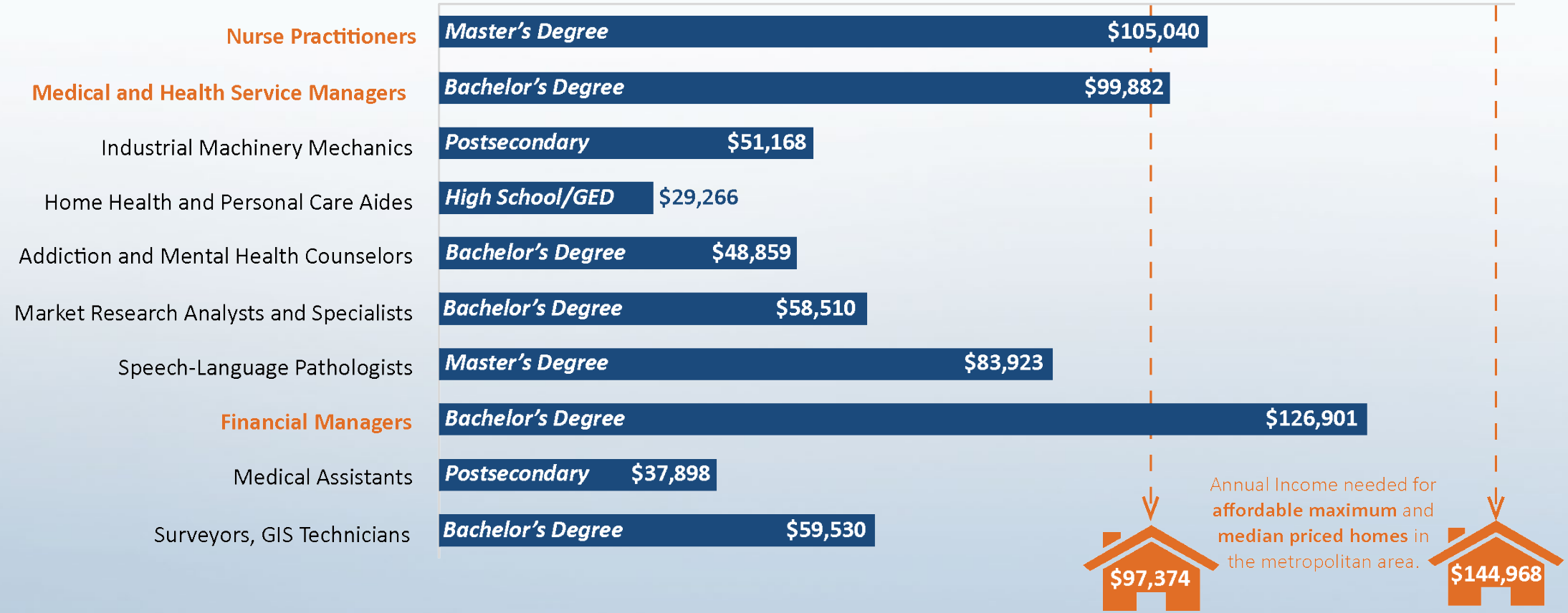
Sarasota County



Source: Florida Department of Economic Opportunity, Employment Projections, 2024 (Occupational Growth Rankings, Educational Requirements, and Salaries); National Housing Conference, 2024 (Affordability Requirements for a median-priced home); and National Low Income Housing Coalition Out of Reach Report, 2023 (Rental Housing Affordability).

Top Growing Job Sectors Countywide with Housing Attainment, 2024

Sarasota County



Source: Florida Department of Economic Opportunity, Employment Projections, 2024 (Occupational Growth Rankings, Educational Requirements, and Salaries); National Housing Conference, 2024 (Affordability Requirements for a median-priced home); and National Low Income Housing Coalition Out of Reach Report, 2023 (Rental Housing Affordability).

Top Growing Job Sectors Countywide with Housing Attainment, 2024

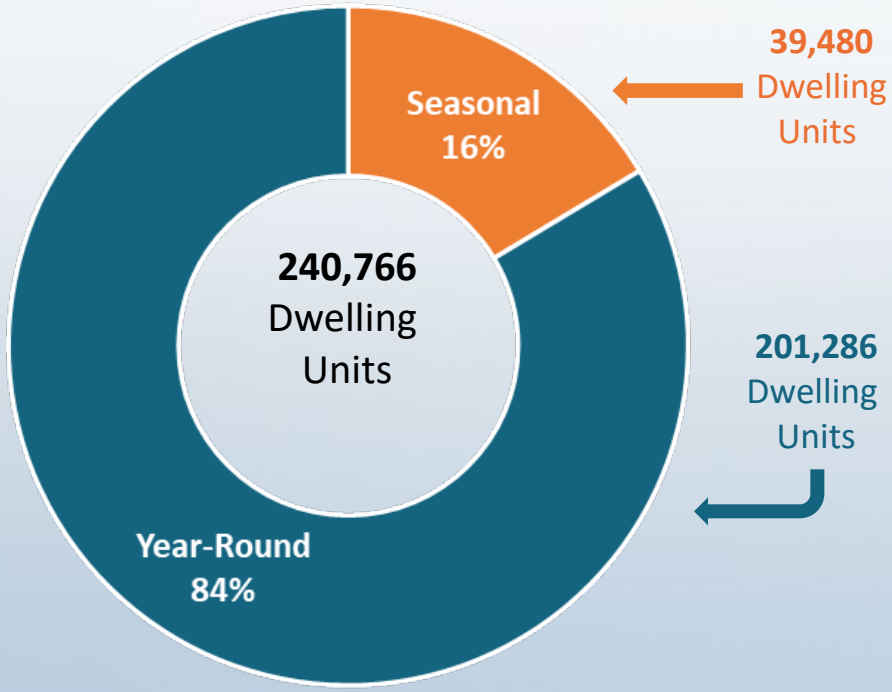
Sarasota County

Source: Florida Department of Economic Opportunity, Employment Projections, 2024 (Occupational Growth Rankings, Educational Requirements, and Salaries); National Housing Conference, 2024 (Affordability Requirements for a median-priced home); and National Low Income Housing Coalition Out of Reach Report, 2023 (Rental Housing Affordability).

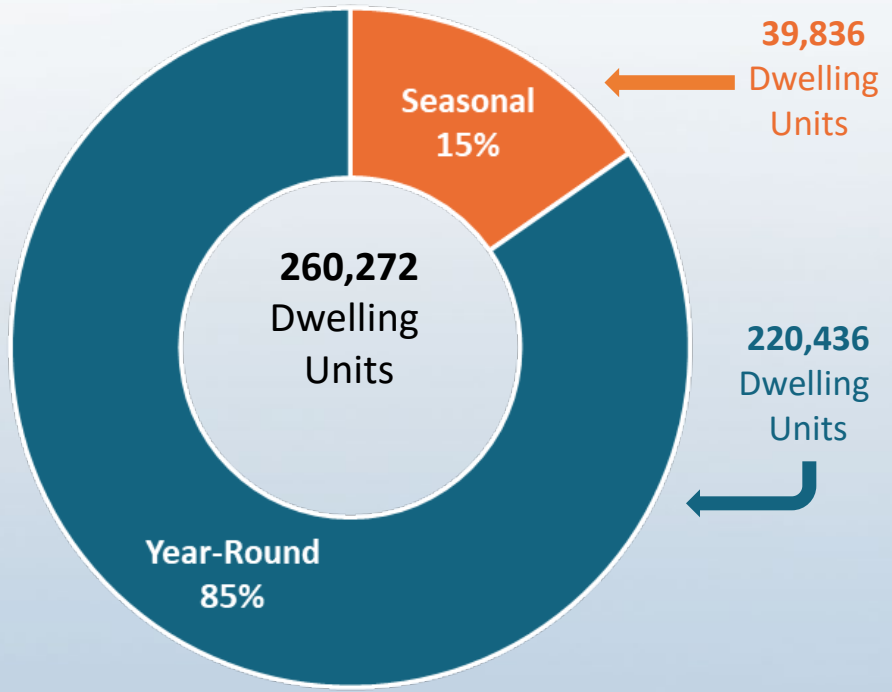
Seasonal and Year-Round Dwellings Countywide, 2019-2023

Sarasota County

2019



2023



Source: County property appraiser tax rolls compiled by The Shimberg Center for Housing Studies (homesteads); U.S. Census Bureau 2023 ACS 1-year estimates (seasonal/occasional use housing units).

Sarasota County

Obstacles, Challenges and Opportunities

Obstacles, Challenges and Opportunities

Sarasota County

Affordable housing is a critical challenge communities face across the nation, with many considering the issue to be at a crisis level. Numerous barriers exist:

- Lack of housing diversity and inventory.
- Job wages.
- Inadequate infrastructure.
- Available land supply.
- Rental rates.
- Socio-economic factors.
- Redevelopment constraints.
- Construction costs.
- Financing.
- Land use and permitting processes.
- Sentiments of NIMBYism (not-in-my-backyard).

Obstacles, Challenges and Opportunities

Sarasota County

- There is no one solution.
- Most local governments implement a suite of strategies as part of a **“tool box”** to advance affordable housing initiatives
- Opportunities includes tools such as:
  - Regulatory requirements
  - Incentives
  - Florida Statutes
  - Leveraging County-owned land
  - Partnerships
  - Funding

Sarasota County

Current Regulatory Requirements and Incentives

Accessory Dwelling Units

Density Bonuses

Half Dwelling Units (e.g. 750 square feet or less)

Parking Requirements

Expedited Permitting

Fee Incentives (e.g. Impact Fees)

Accessory Dwelling Units

Sarasota County

Accessory Dwelling Unit (ADU)

- A dwelling unit either attached to a single-family principal dwelling or located on the same lot and having an independent means of access.
- The Board approved Ordinance No. 2019-024 allowing ADUs to be permitted by right in the OUR (Open Use Rural), OUE (Open Use Estate), RE (Residential Estate), and RSF (Residential Single Family) zone districts.
- Does not count for density purposes.
- May include a kitchen.
- Prohibited on the barrier islands.
- Most recently, the Board approved Ordinance No. 2024-078 allowing ADUs also in OUR and OUE zone districts.

Density Bonuses

Sarasota County

Density Bonuses are offered within specific development types to incentivize the creation of affordable housing. These include:

- Sarasota 2050 Villages
- Critical Area Plans – up to 25 units/acre
- FLU Policy 1.2.13 - allows up to 120% of FLU density upper limit when providing affordable housing

Half Dwelling Unit

Half Dwelling Units:

- The Board approved Ordinance No. 2019-004 allowing for half dwelling units.

- A Multi-Family dwelling that is no greater than 750 square feet of habitable space, located within the Urban Service Area Boundary but not on a Barrier Island, and not used as a Transient Accommodation, shall be counted as one-half unit (0.5) for density purposes only.

- The Board approved Ordinance No. 2021-075 allowing allow upper story residential dwelling units less than 750 square feet in commercial redevelopment to county as one-half unit for density purposes.

Parking Requirements

Sarasota County

- The Board approved Ordinance No. 2017-069 reducing parking requirements for multi and single family developments.
- For single-family (less than 900 sf), 1 space per unit.
- For multi-family (average dwelling unit sizes less than 900 sf), 1 per unit, plus 1 per 5 units labeled for visitors located in proximity to each building.
- For multi-family (greater than 900 sf), 1 bedroom – 1 ½ per unit, more than 1 bedroom – 2 per unit.

Expedited Permitting

Sarasota County

- The Board approved Resolution No. 2017-178 streamlining the review process for affordable housing by expediting the processing and permitting of developments.
- Administrative Directive No. 03-020 establishes procedures for the expedited processing of eligible rezones/special exceptions, site and development, and building permits.
- Requires minimum of 15% of units be affordable for rent or ownership (less than 100% AMI)
    - 4 months for rezone/special exceptions
    - 10 working days for site development
    - 10 working days for building permits
- Prioritization through a Departmental Directive, which provides the PDS Director the ability to set expedited deadlines as needed.
- Development Laision services available for expedited projects.

Fee Incentives

Sarasota County

Impact Fees

- The Board approved Ordinance No. 2018-011 amending the Mobility Fee Ordinance to include reduced rates for smaller housing units (e.g., multi-units less than 750 square feet, micro-apartments, and tiny homes).

- The Board approved Ordinance No. 2022-071 allowing for a 100% exception for Mobility, Library, and Park impact fees for multi-family developments meeting 60% or less of the AMI, and a 50% reduction in fees for developments providing units up to 80% AMI. Library and Park impact fees may be reduced 25% for units up to 120% AMI.

- Current impact fee study paused to evaluate implications of the recent Florida Statute changes.

Sarasota County

Live Local Act

Overview of Florida Statutes

Live Local Act

Sarasota County

- The Live Local Act (LLA), SB 102 (2023), amended through SB 1730 (2025), is a statewide attainable housing strategy to increase the availability of affordable housing across Florida.

- Requires local governments to allow multi-family affordable housing within non-residential zone districts:
  - Commercial
  - Industrial
  - Mixed-use
  - Residential PUDs that allow the above uses

- If at least 40% of the units are affordable (AMI 80% - 120%) for a period of 30 years.

Live Local Act

Sarasota County

- The Live Local Act preempts the County in several categories:
  - **Zoning**
  - **Density**
  - **Height**
  - **Floor Area Ratio**

Live Local Act - Development Criteria

Sarasota County

Zoning

- A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004.
- Developments are administratively approved without requiring:
  - Zoning or land use change.
  - Special exception.
  - Variance.
  - Transfer of density or development units.
  - Amendment to a Development of Regional Impact (DRI).
  - Comprehensive plan amendment.

Live Local Act - Development Criteria

Sarasota County

Density

- A county may not restrict the density of a proposed development authorized under this subsection below the highest currently allowed, or allowed on July 1, 2023, density on any unincorporated land in the county where residential development is allowed under the county's land development regulations.

- Density is determined by the highest residential development allowed under the county's land development regulations.

- Sarasota County's highest permitted density is 13 units/acre.

Live Local Act - Development Criteria

Sarasota County

Height

- A county may not restrict the height of a proposed development below the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within 1 mile of the proposed development or three stories, whichever is higher.

- Allowed height does not confer with any height approved via a bonus, variance, or other special exception.

Live Local Act - Development Criteria

Sarasota County

Height

The county may restrict the height:

- to 150 percent of the tallest building on any property adjacent to the proposed development,
- the highest currently allowed height for the property provided in the county's land development regulations,
- or 3 stories,

whichever is higher.

Only if adjacent to, on two or more sides, a single-family residential development with at least 25 contiguous single-family homes.

Live Local Legislative Update - 2025

Sarasota County

- Latest update with the Live Local Act in 2025 has expanded upon where affordable housing can take place.
- Any zone district that allows a Commercial, Industrial, or Mixed-Use land use, as defined in the Act, now allows Live Local Act Affordable Housing, regardless of what the zone district is designated, or whether the zone is within the Urban Service Boundary.
- A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the purposes of this section, irrespective of the local land development regulation's listed category or title.
- This still requires affordable housing to be 40% of the units to be affordable for 30 years.

Administration Approval

- If the proposed development meets the Live Local criteria, the project is reviewed and approved administratively.

- The development is reviewed with the Multi-family development standards. These standards include but are not limited to:
  - Setbacks
  - Parking requirements
  - Landscape buffers and opacity

Live Local Legislative Update - 2025

Sarasota County

- The board of county commissioners may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2) which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable.

- The provisions of this subsection are self-executing and do not require the board of county commissioners to adopt an ordinance or a regulation before using the approval process in this subsection.

Sarasota County

Leveraging County-Owned Land

Surplus Lands Process

Strategic Plan

Example Land Deals

Leveraging County Owned Land

Sarasota County

- Chapter 2, Article IX (Real Property Acquisition, Disposition, Exchange and Leasing of the County Code of Ordinances and Florida Statues 123.35 and 125.38.

- Process by which to declare County owned property as Surplus, which means that the Board has determined the property is not necessary to serve a public purpose. This is a discretionary act of the Board.

- County Code provides options to sell or lease property through methods such as bid sale, private sale, County sale, conveyance to Governmental entity or charitable institution, or like kind exchange.

Leveraging County Owned Land

- Administrative Directive 05-030 requires that all County owned properties be reviewed for their status either be “Retained” for public purpose or recommended for “Surplus”.

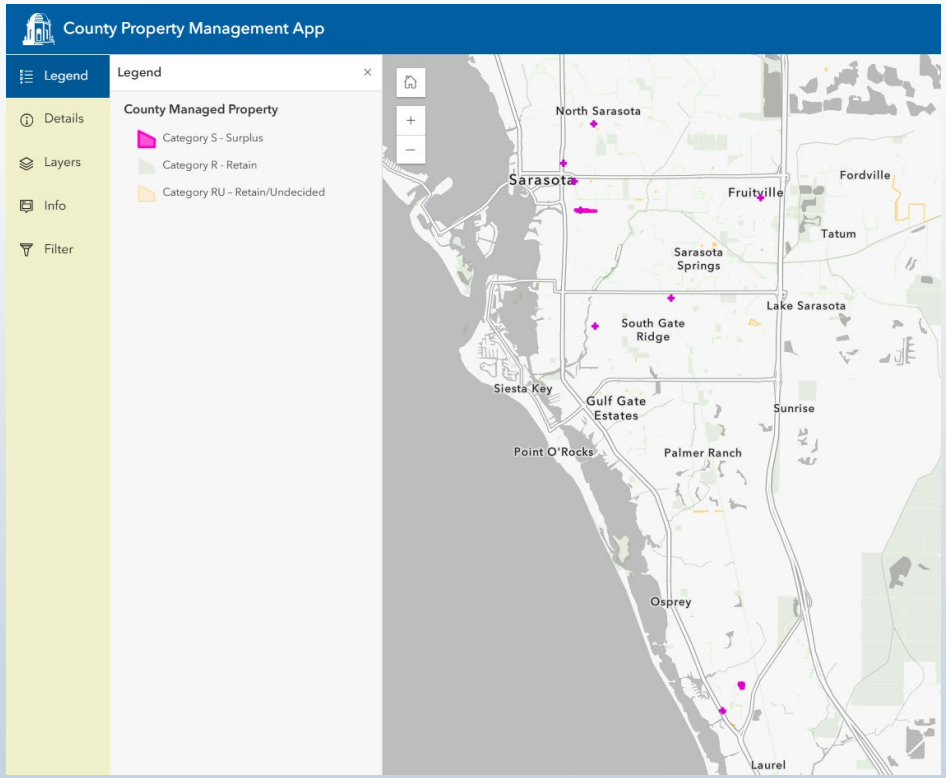
- Annual process to review properties.

- However, if there is a party interested in County owned property for affordable housing purposes, they are encouraged to contact the Property Management Division who can discuss their inquiry, review it with the respective Land Managing Department, and determine appropriate next steps.

Leveraging County Owned Land

- The inventory of Surplus Lands can be found on the www.scgov.net on the Property Management webpage.

- Also shows all other County owned lands.



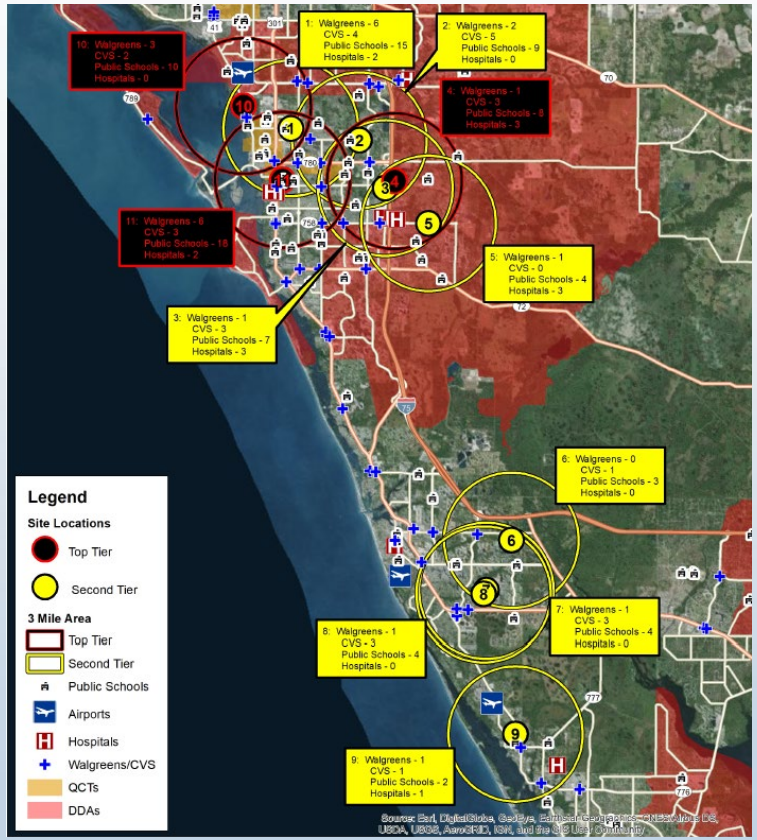
Leveraging County Owned Land

Sarasota County

- Florida Statute 125.379 requires that every three years, counties prepare a list of government-owned property that is appropriate for use as affordable housing.
- On September 26, 2023, the Board held a discussion on this topic and identified no properties to be included on the inventory.
- Next review to be completed by September 2026.

Leveraging County Owned Land

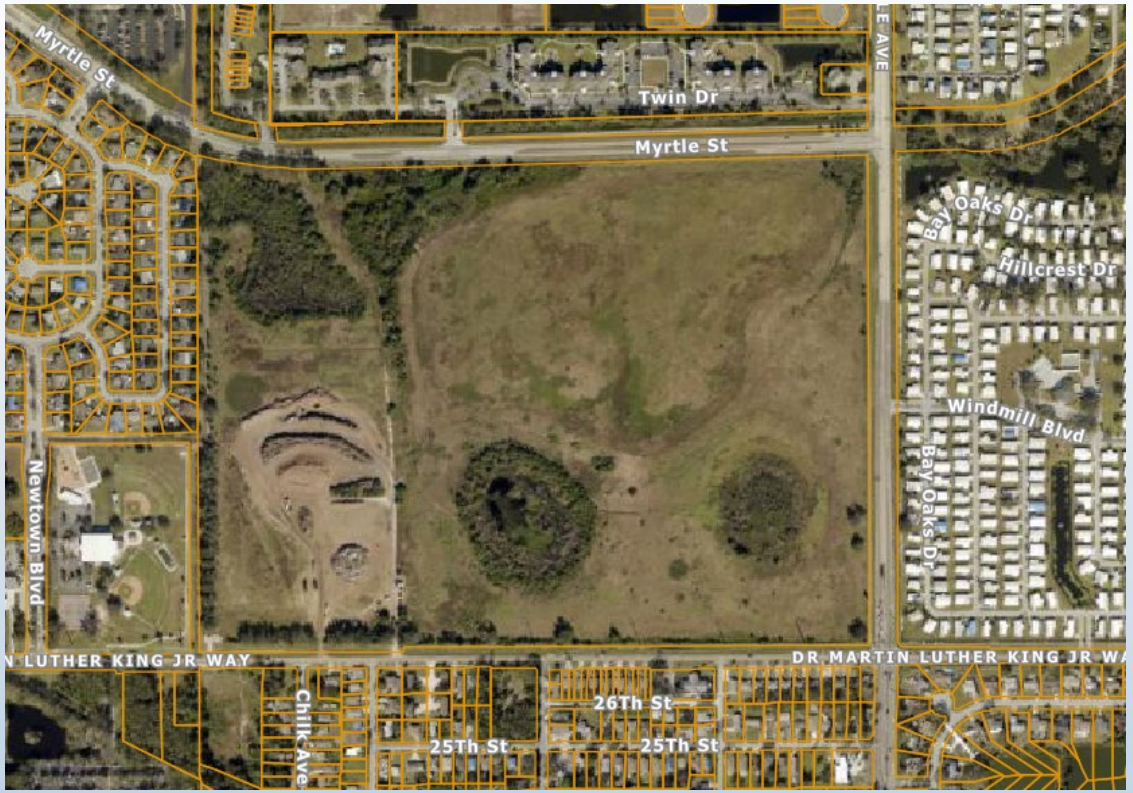
- A Comprehensive Strategic Plan for Affordable Housing in Sarasota County.
- Report provided in December 2019.
- Analyzed several County-owned properties for their potential for affordable housing development.
- Set the foundation for the three ongoing development projects.



Leveraging County Owned Land

1) 2501 Dr. Martin Luther King Jr. Way

- Acres: 114+.
- Board designated the property as Surplus.
- Invitation to Negotiate (ITN) process to enter into Contract for Sale and Purchase.
- Property was sold to TLV RE SFR III-MF VII SARASOTA OWNER LLC in September 2024.
- Purchase price: $4.4M.
- Includes a Land Use Restriction Agreement (LURA) for both affordable housing and commercial uses.
- Mixed use development, total 1,479 units
- 370 affordable housing units, 80% AMI or below, for ten years.
- Includes a grocery and pharmacy.

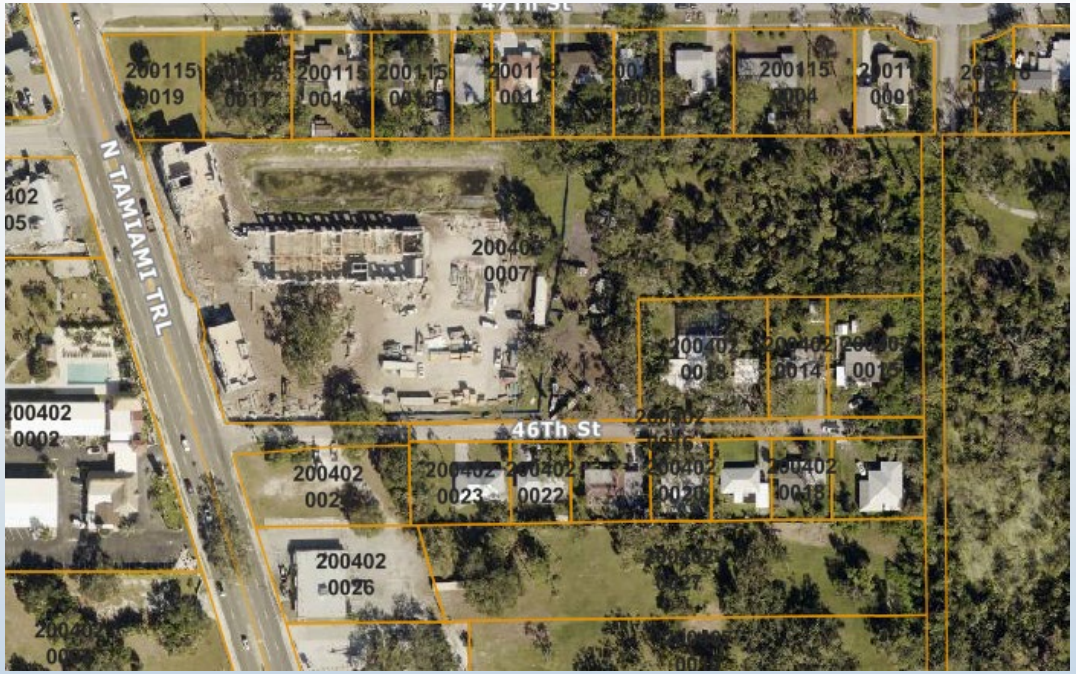


Leveraging County Owned Land

Sarasota County

2) 4644 North Tamiami Trail

- Acres: 6+.
- Board designated the property as Surplus.
- Invitation to Negotiate (ITN) process to enter into Contract for Sale and Purchase.
- Property was sold to BLUE CASL TAMIAMI, LLC, in March 2024.
- Purchase price: $1.95M.
- Includes a Land Use Restriction Agreement (LURA) for affordable housing.
- At least 96 affordable housing units 80% AMI or below, for fifty years.



Leveraging County Owned Land

Sarasota County

3) North McCall Road

- Acres: 18+.
- Board designated the property as Surplus.
- Direct negotiation with non-profit organization to enter into Contract for Sale and Purchase.
- Purchase price: $0
- Currenting still in due diligence period
- Will include a Land Use Restriction. Agreement (LURA) for affordable housing
- At least 39 affordable housing units, up to 100% AMI.

Sarasota County

Funding

Types of Funding Available

Recent Uses of Funding

Available Funding Strategies and Potential Uses

Types of Funding

Types of Funding (i.e. "color of money"):

- **Federal (FED) – HUD (CDBG-DR, CDBG, HOME, NSP); U.S. Treasury (ARPA).**
- **State (SFL) – Florida Housing Finance Corporation (SHIP).**
- **Local (LCL) – Local Housing Trust Fund, Housing Finance Authority Bonds.**

Funding Arrangements (i.e. how received):

- **One-Time - CDBG-DR ("Resilient SRQ"), ARPA ("State and Local Fiscal Recovery Funds"); HOME Investment Partnership Program-ARP, HUD ("Neighborhood Stabilization Program").**
- **Recurring - CDBG Program, SHIP Program.**
- **As-Needed - Local Housing Trust Fund, Local Housing Finance Bonds.**

Recent Uses of Funding

Sarasota County

One-Time Appropriations (i.e. disasters, usually):

- **FED - U.S. Treasury ARPA SLFRF Program - $84.2M**
  - $22.0 million for new multi-family affordable housing.
  - 7 projects; 587 total affordable units; 80% AMI or lower.
- **FED - HUD "Resilient SRQ" Ian Program - $201.5M**
  - $48.5 million for new multi-family affordable housing.
  - 13 projects; 578 total affordable units; 80% AMI or lower.
- **FED - HUD "Resilient SRQ" 2024 Storms Program - $211.0M**
  - $30.0 million for new multi-family affordable housing.
  - Projects tentatively scheduled for award late 2025.
- **FED - HUD HOME ARP Program - $3.1M**
  - $2.8 million for new multi-family affordable housing.
  - 2 projects; 16 total affordable units; 60% AMI or lower.

Sarasota Housing Authority – Cypress Square
Phase I – 84 Units ($3.0M ARPA)

CASL – New Trail Plaza – 96 Units
($4.2M ARPA and County Surplus Land)

Recent Uses of Funding (cont.)

Sarasota County

Recurring Appropriations (i.e. formula funding):

- **FED - Community Development Block Grant (CDBG) - $1.8M**
  - **Eligible activities include:**
    - **Acquisition and demolition***
    - **New housing construction***
    - **Housing rehabilitation**
    - **Homebuyer assistance**
    - **Emergency housing repairs**
- **SFL - State Housing Initiatives Partnership (SHIP) - $2.9M**
  - **LHAP-approved (FY 26 – 28) strategies include:**
    - **Housing rehabilitation**
    - **Homebuyer assistance**
    - **New housing construction***
    - **New multi-family housing construction***
  - **Note: Current year (FY 26) first year of Sarasota County SHIP program.**

Habitat for Humanity Sarasota - Hammock Place – CDBG New Housing Construction

SHIP
housing a stronger Florida

*Increases affordable housing stock (single family / multi-family).

Recent Uses of Funding (cont.)

Sarasota County

As-Needed (i.e. available; intermittent use):

- **LCL – Housing and Community Development Fund**
  - Code of Ordinances Part II, Chapter 58, Article IX; Funded from escheated lots; public and private donations; in-lieu payments; other appropriations by Board; No dedicated, recurring funding source.
  - Recent examples:
    - Family Promise of South Sarasota County - $0.4M various properties
    - Sarasota Housing Authority - $1.3M re-develop SHA properties
- **LCL – Housing Finance Authority - $ varies by project / need.**
  - Established via F.S. Chapter 159 Part IV; Interlocal agreement, County Contract No. 2002-040, with Lee County Housing Finance Authority; No costs or liability to county; Split fees earned with Lee County HFA.
  - Recent examples:
    - Lofts on Lemon II - $27.0M tax-exempt bonds
    - Amaryllis Park Place Phase 3 - $25.0M tax-exempt bonds
    - Chamberlain Family Apartments - $46.2M tax-exempt bonds
    - Amaryllis Park Place Phase 4 - $27.0M tax-exempt bonds

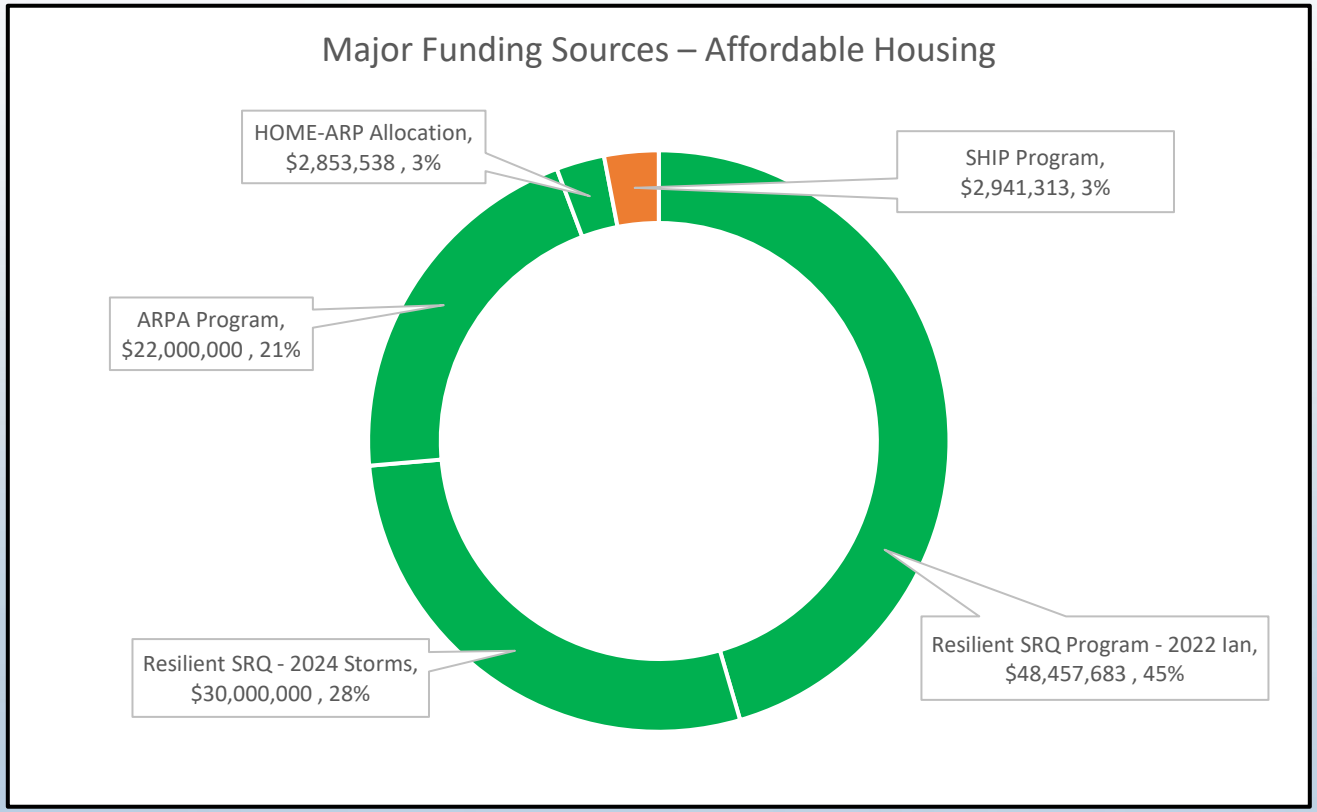
Sarasota Housing Authority – Janie's Garden – Housing and Community Development Fund

Venice Housing Authority – Venetian Walk Phase II – 52 Units ($6.0M Bonds)

Recent Uses of Funding (cont.)

Sarasota County

Summary of Recent Uses – Major Funds for Affordable Housing:



Federal Funds - $103M (97%)
State Funds - $2.9M (3%)

*Excluding Resilient SRQ 2024 Storms, current federal funds committed to awarded projects will produce 1,181 affordable units or $62,075.55 investment per unit.

**Considering the ARPA Program ($22M) and the Resilient SRQ Program – Ian ($48M) for interest in affordable housing development, total applications received were well over available funds:

- 29 project applications
- 2,249 affordable housing units; and
- $185.9M in requested funds.

Available Funding Strategies

Sarasota County

Considerations for Existing Funds:

- **FED - HUD "Resilient SRQ 2024 Storms" - $30.0M**
  - Applications open September 15 – October 24 for multi-family, 5-unit or greater, developments for 80% AMI or lower households.
- **FED - HUD Neighborhood Stabilization Program (NSP) Repurpose - $1.9M**
  - 2008 / 2009 one-time housing recession programs; Funds awarded were primarily loans to stabilizing housing market and are being repaid overtime; Funds may be repurposed to CDBG program.
- **FED - HUD Community Development Block Grant (CDBG) - $1.8M**
  - Shift strategies to supply-side subsidies (i.e. new / added development in the areas of property acquisitions, new construction).
- **SFL - State Housing Initiatives Partnership Program (SHIP) - $3.6M**
  - Applications open late 2025 / early 2026 for new construction projects – single-family and multi-family developers.

Considerations for Other Funds:

- **Subject to Board direction, staff can research and return with other financial opportunities and mechanisms - local, state, and federal - to further support the development of affordable housing in Sarasota County.**

Sarasota County

Affordable Housing Advisory Committee Recommendations

Chair, Drayton Saunders

2024 AHAC Recommendations

Sarasota County

- The Affordable Housing Advisory Committee is governed by Section 420.9076 of the Florida Statutes (F.S.) requires local governments that receive State Housing Initiatives Partnership Program (SHIP) funds to create an Affordable Housing Advisory Committee (Committee) for the purpose of submitting a report to the local governing body that includes recommendations on local housing incentive strategies.
- Includes one locally elected official from each participating SHIP county or municipality.
- Meets annually (formerly triennially).
- Reviews established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.
- Recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies.
- Report submitted to the Florida Housing Finance Corporation each December.

2024 AHAC Recommendations

Sarasota County

Recommendations 1 through 11 were consistent with prior years, relating to:

1) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects
2) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
3) The allowance of flexibility in densities for affordable housing.
4) The reservation of infrastructure capacity for affordable housing.
5) The allowance of affordable accessory residential units.
6) The reduction of parking and setback requirements for affordable housing.
7) The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.
8) The modification of street requirements for affordable housing.
9) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
10) The preparation of a printed inventory of locally owned public lands suitable for affordable housing
11) The support of development near transportation hubs and major employment centers and mixed-use developments.

2024 AHAC Recommendations

Recommendation 12 (Other Affordable Housing Recommendations):

a. As determined by the Board of County Commissioners, use a certain percentage of property tax growth attributed to new development units to provide a dedicated, sustainable revenue source for the Affordable Housing Trust Fund.

b. Have staff consider the following elements to help shape policy and perception related to affordable housing regarding compatibility: review height, design, density, setbacks, etc. Consider pictorial examples.

c. During land use hearings, consider the positive, negative, or neutral impact of development decisions on affordable housing supply.

2024 AHAC Recommendations

Recommendation 12 (Other Affordable Housing Recommendations):

d. Consider mandatory inclusionary zoning that is:

- Consistent with State law
- Properties requesting a density increase
- Development projects greater than 15 units
- At least 15% of the units being requested must be designated as affordable.

Inclusionary zoning options for developers consist of the following three (3) options:

1) Building affordable units on site;

2) Building affordable units off site with a 1.5 multiplier; or

3) In-lieu-of fees to be indexed to appropriate indices, beginning with the following amounts as starting point:

- $136,846 for a single-family home
- $114,840 for a townhome or condominium
- $85,583 for a multi-family rental unit.

2024 AHAC Recommendations

Recommendation 12 (Other Affordable Housing Recommendations):

e. Establish a Voluntary Density Bonus Program where a bonus of 20% would be granted if a developer commits to build at least 12% of the base density for designated affordable housing.

f. For redevelopment of commercial properties with a residential component, at least 15% of the units shall be designated as affordable.

g. County should encourage public/private partnerships with other organizations and major employers to construct affordable housing.

h. Consistent with State law, the Board of County Commissioners shall allocate up to $20M of Surtax IV funds for the purchase of land for affordable housing.

i. Recommend the BCC restore and enforce original 2050 Resource Management Area (RMA) affordable housing policies.

Stakeholder Remarks

Participants

Name	Company	Status
Drayton Saunders	Affordable Housing Advisory Committee	Attendance Confirmed
John Wiseman	JP Wiseman Construction	Requesting Alternate-Scott Coquinco
Brad Baker	Florida Housing Finance Corporation	Attendance Confirmed
Mark Vengroff	One Stop Housing	Requesting Alternate-Benjamin Benitez
Scott Eller	Castle	Attendance Confirmed
Heather Kasten	Sarasota Chamber	Attendance Confirmed
Jon Mast	Suncoast Builders Association	Attendance Confirmed
Dan Minor	Harvest House	Attendance Confirmed
Jon Thaxton	Gulf Coast Community Foundation	Attendance Confirmed
	Gulf Coast Builders Exchange	Attendance Confirmed-Elizabeth Shore
	Sarasota County Housing Authority	Attendance Confirmed-William Russell
	Barancik Foundation	Attendance Confirmed-Matt Sauer

Sarasota Housing Action Plan

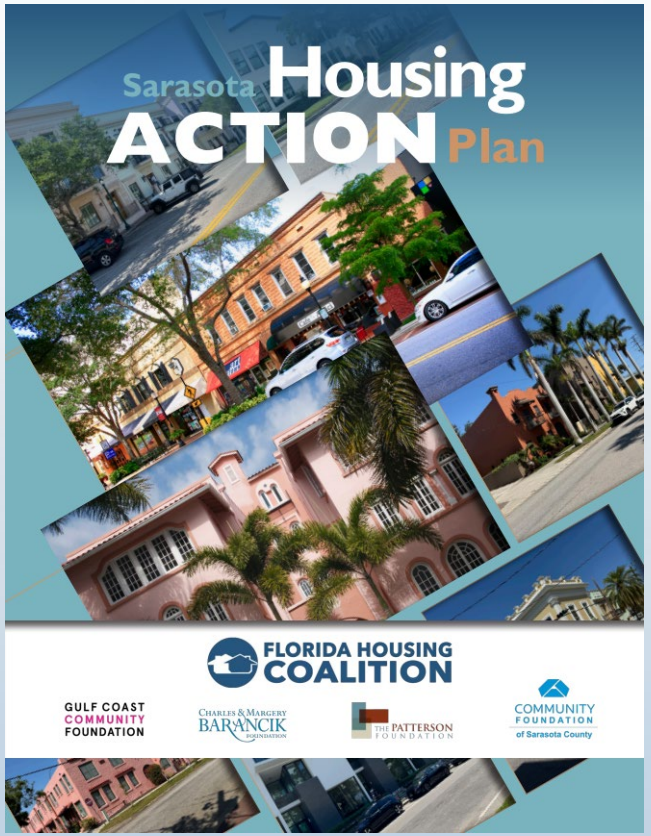
Sarasota County

Florida Housing Coalition, commissioned by:

- Gulf Coast Community Foundation
- Community Foundation of Sarasota County
- Barancik Foundation
- The Patterson Foundation

5-Part Blueprint

1. Deploy all possible funding sources for affordable housing needs.
2. Review and reform zoning and land use regulations to unlock developable land.
3. Dedicate public and private land toward affordable housing goals.
4. Form and sustain strategic partnerships that generate results.
5. Support the people in the community.



Sarasota County

Discussion

Recommendation/Next Steps

Sarasota County

Recommendation:

Staff recommends the Board provide policy guidance.

Next Steps:

Staff will proceed with implementing Board policy guidance.