

DOWNTOWN ZONING INITIATIVE

*INITIAL EDUCATION, DISCUSSION, AND INPUT FOR ATTAINABLE
HOUSING IN DOWNTOWN ZONE DISTRICTS*

January 19, 2023

Town Hall #1



AGENDA

- Need for Attainable Housing
- What was approved at City Commission? How does this relate to Housing Affordability?
- Attainable Housing Recommendations and Best Practices
- Existing Regulations for Attainable Housing
- Timeline
- Public Input, Questions, and Answers

SARASOTA'S NEED FOR ATTAINABLE HOUSING

- *“...the rest of the country saw rents decrease in November, [while] the areas hardest hit by Hurricane Ian bucked the national trend with increases for the second month in a row”*

(source: Herald-Tribune, December 5, 2022)

- *Since March 2020, the start of the COVID-19 Pandemic, rents in Sarasota are up by 46.9%.*

(source: Herald-Tribune article regarding Apartment List data, January 15, 2023)

- *The average rent for one-bedroom apartments in the City of Sarasota went from \$1,000/mo. in 2018 to \$1,250/mo. in 2020 and is now \$2,200/mo. in 2022 (not including utilities).*

(source: Zumper, obtained December 27, 2022)

- *The median home price for a house sold in Sarasota-Manatee came in at \$500,000 in November 2022, a 15.6% increase compared to November 2021.*

(source: Herald-Tribune, December 23, 2022)

ECONOMIC IMPACTS & ATTAINABLE HOUSING

- A 2015 report from National Low Income Housing Coalition (NLHC), projects that the creation of 100 affordable rental homes would generate almost \$12 million in local income, along with over 160 jobs in the first year.

Source: The Economic Arguments for Supporting Affordable Housing July 2018

- In a 2017 Miami Herald CEO roundtable, several south Florida CEOs noted the adverse effects of the lack of affordable housing on their businesses, including the inability to attract talent, increased commuting distances for employees, and weakened local spending by financially constrained families.

Source: Florida Policy Institute, March 2019

- Investing in affordable housing yields great returns for the state through job creation, revenue generation, and increased individual and family financial stability.

Source: Florida Policy Institute, March 2019

GOALS

Implement citywide attainable housing incentives

Incentivize private sector to construct attainable housing

Focus incentives on commercial corridors and Downtown to support multimodal transportation options

Primary income demographic 60% to 120% of AMI

Target households not typically eligible under State and Federal funding

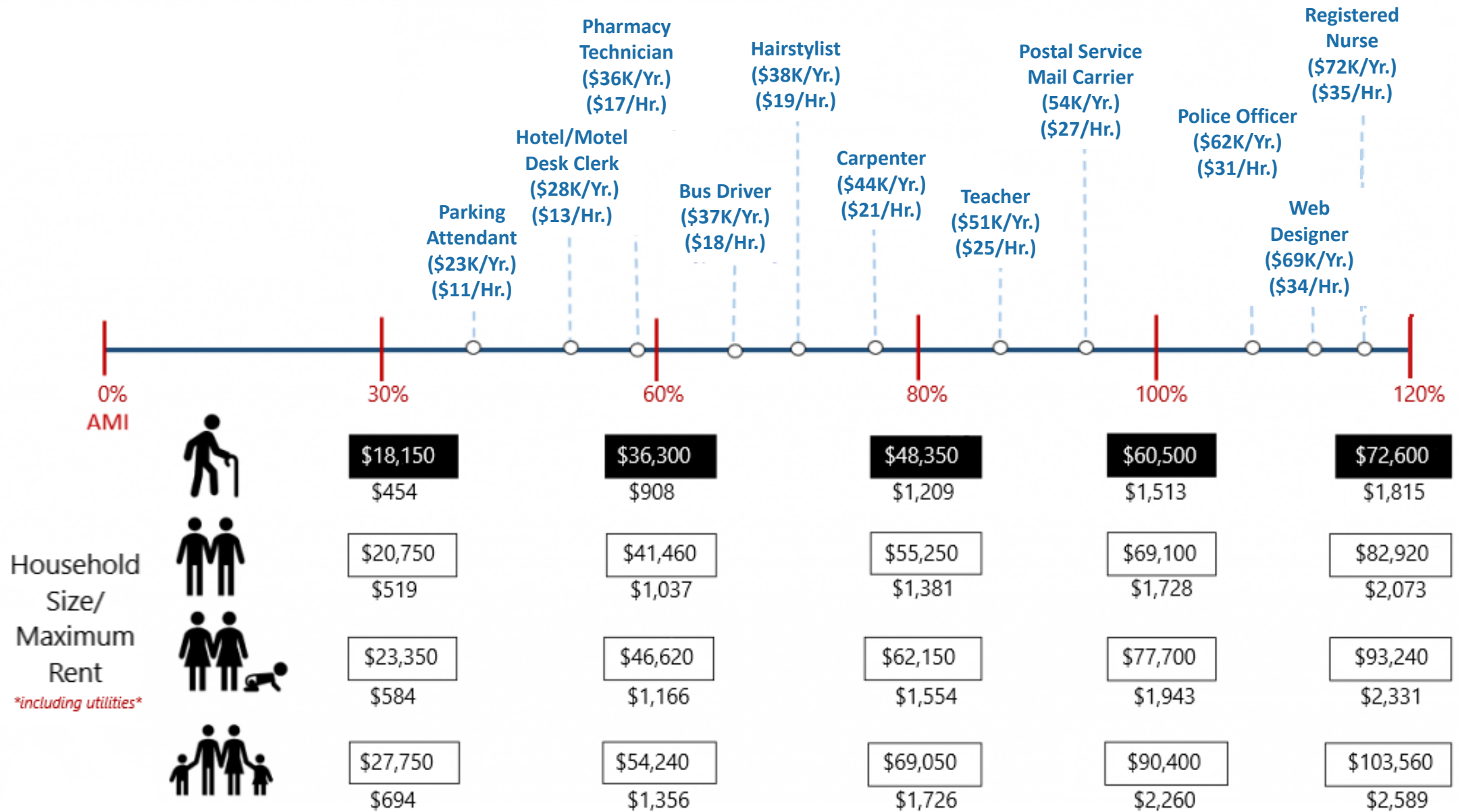
AFFORDABLE HOUSING RESOURCES
ADMINISTERED BY
SARASOTA HOUSING AUTHORITY &
SARASOTA HOUSING FUNDING CORP

- Public Housing: 190 (mostly below 30% of AMI, but can be up to 80% of AMI)
- Project Based Rental Assistance (Section 8): 175 (up to 80% of AMI)
- Tenant Based Rental Assistance (Section 8 vouchers): 2,155 (75% must be at or below 30% of AMI)
- Affordable Apartments: 351 (with income limits of 50%, 60% and 80% of AMI)



DEFINITIONS

- **Attainable Housing:** Affordable to households earning from sixty (60.0) percent to one-hundred-twenty (120.0) percent of the Area Median Income (AMI) in the North Port-Sarasota-Bradenton Metropolitan Statistical Area. The attainable housing income range shall be updated annually by the City based on U.S. Housing and Urban Development Department (HUD) data and existing mortgage financing conditions. This definition shall be used in conjunction with the City's attainable housing policies. Incentives associated with attainable housing units within the comprehensive plan, such as density bonuses, shall also be applicable for households earning below sixty (60.0) percent of the AMI.
- **Area Median Income (AMI):** The midpoint of an area's income distribution, where 50% earn less than the median and 50% earn more than the median. HUD defines "area" as a Metropolitan Statistical Area (MSA). In the City of Sarasota, this is the North Port-Sarasota-Bradenton MSA. *Note: Figures are released annually.*
- **Cost Burdened:** Households that spend more than 30% of their gross income for rent (including utilities) or mortgage costs (including taxes and insurance).
- **Severely Cost Burdened:** Households that spend more than 50% of their gross income for rent (including utilities) or mortgage costs (including taxes and insurance).



Data Courtesy of:
 U.S. Bureau of Labor and Statistics, May 2021 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Statistics
 U.S. Department of Housing and Urban Development 2022 Income Limits
 Florida Housing Finance Corporation

City of Sarasota

Lowest, median, and highest rent cost per month for a currently available **one-bedroom** apartment not including utilities

Area	Lowest Rent	Median Rent	Highest Rent
City of Sarasota <small>*Not including barrier islands</small>	\$1,186	\$2,191	\$5,000

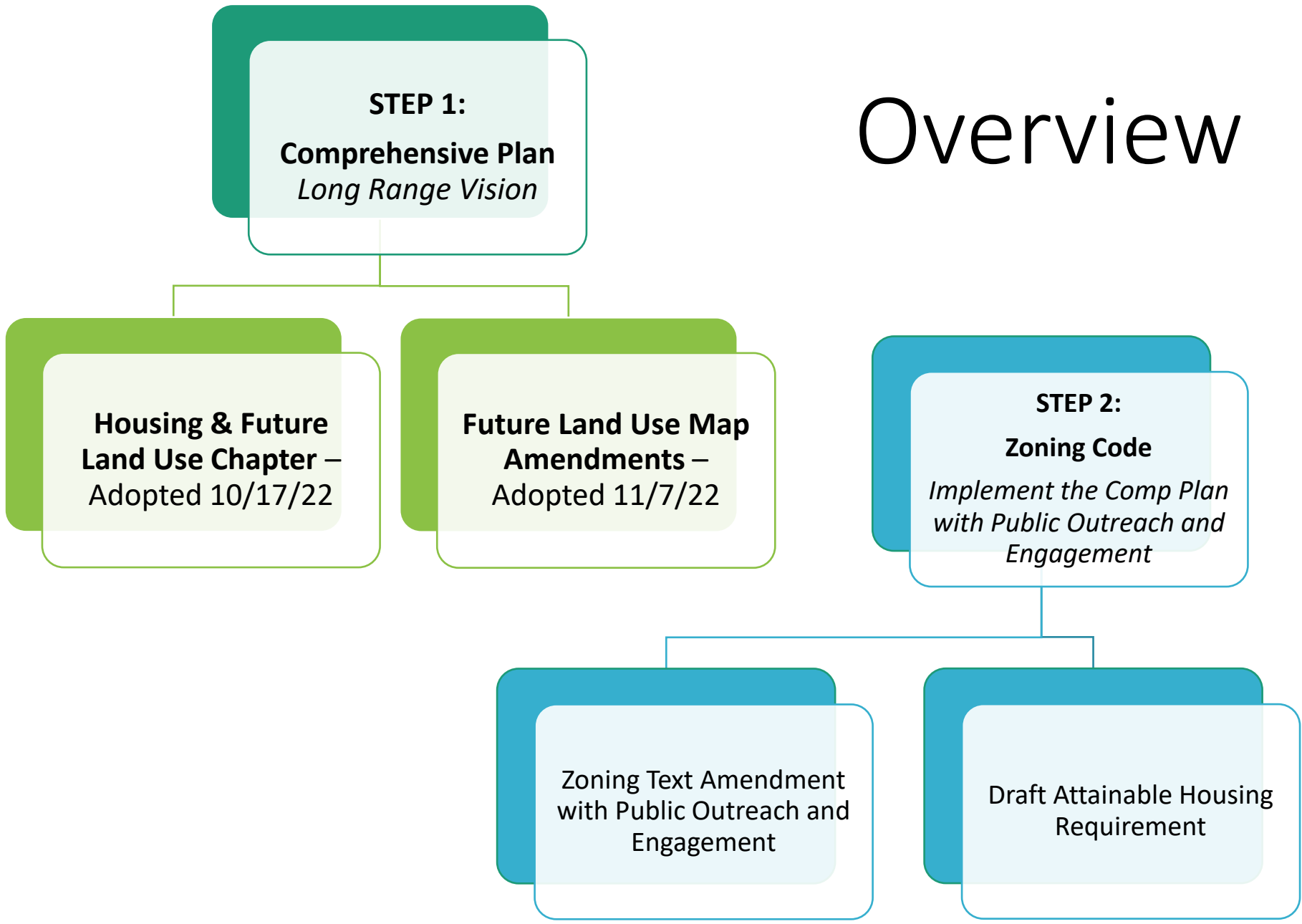
Data courtesy of Apartments.com, obtained December 13th, 2022.

Income and maximum rent per month for an individual and family of four including utilities

	Income (100% AMI)	Maximum Rent (100% AMI)	Income (120% AMI)	Maximum Rent (120% AMI)
Individual	\$60,500	\$1,513	\$72,600	\$1,815
Family of Four	\$90,400 (\$45,200 x 2)	\$2,260	\$103,560 (\$51,780 x 2)	\$2,589

Data courtesy of 2022 figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA).

Overview



WHAT WAS APPROVED?



Ordinance 22-5439

- Allows up to 4x the maximum base density when attainable housing is provided on-site for parcels with a Downtown Bayfront, Downtown Core, and Urban Edge Future Land Use classifications.



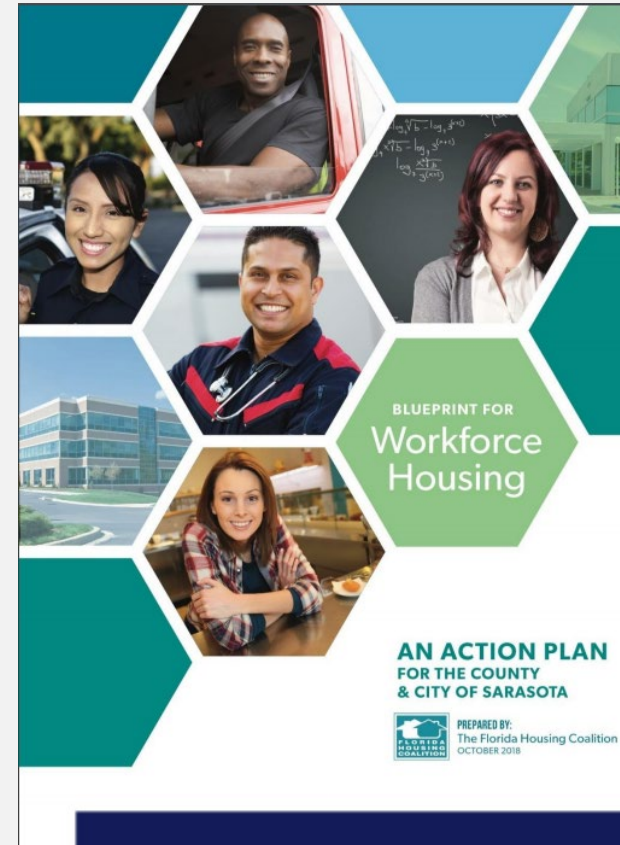
**F.S 166.04151
AFFORDABLE
HOUSING.—**

In exchange for a developer providing a specified percentage of attainable units as part of a development project, a municipality must provide incentives to fully offset all costs to the developer of its attainable housing contribution, such as allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning.

WHY ARE WE DOING THIS?

Affordable Housing Advisory Committee (AHAC)

Local Affordable Housing Incentive Strategy
Recommendations



*LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE INCENTIVE
STRATEGY RECOMMENDATIONS (2022)*

3. The allowance of flexibility in densities for affordable housing. The Committee made the following recommendations:

- The City should consider additional density incentives

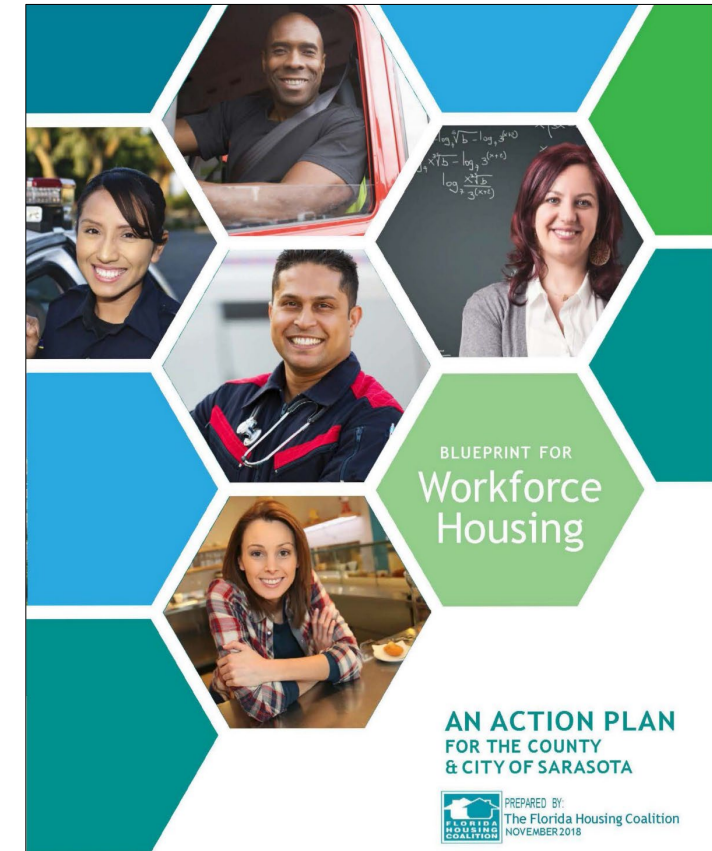
Attainable Housing Update

Existing

- Accessory Dwelling Units (ADUs) allowed citywide (excluding barrier islands).
- Cottage Court Housing (Flexible lot configurations).
- Density incentives for attainable housing (RROD, RMF-6, RMF-7) zone districts.
- Reduce parking requirements for attainable housing city wide.
- Expedited permit review for attainable housing projects.
- Multimodal Transportation Impact Fees discount/deferral for attainable housing projects.
- Inventory of locally owned surplus public lands suitable for attainable housing.
- Implement workforce housing overlay district (“Missing Middle” Overlay District).
- Continuous funding for affordable housing as part of the Penny IV surtax renewal

Proposed

- Support development near transportation hubs, major employment centers and mixed-use developments by **incentivizing attainable housing** citywide along major corridors, commercial centers, and **downtown.**



EXISTING REQUIREMENTS



Aspire on Tenth, approved to be located on Northeast corner of Coconut Avenue and 10th Street

- *Annual Monitoring Agreement: The purpose of this agreement shall be to set forth commitments and obligations of the developer/landowner and future owners or residents for the residential bonus density regarding affordability control, occupancy, monitoring, reporting, enforcement, and any other necessary provisions applicable during the time period of at least 30 years and recorded in the official records of Sarasota County.*
- *Tiering Requirement: At least one-third of the qualifying dwelling units must be available to households having incomes at or below 80 percent of the AMI and no more than one-third of the dwelling units may be available to households having incomes in the range of 100 percent to 120 percent of the AMI.*

Tiering Requirement



Paramedics
\$42,990



School Social Workers
\$45,770



Truck Drivers
\$46,050



Elementary School Teachers
\$54,800



Chefs and Head Cooks
\$59,110



Surveyors
\$64,070



Nutritionists
\$61,740



Registered Nurses
\$72,400

Web Designers
\$69,310

First Unit designated to 80% AMI or below. At least 1/3 of designated attainable units.

80%
\$48,350
\$1,209 max. rent with utilities

80%
\$48,350
\$1,209 max. rent with utilities

Firefighters
\$51,460

100%
\$60,500
\$1,513 max. rent with utilities

100%
\$60,500
\$1,513 max. rent with utilities

No more than 1/3 of designated attainable units may be 100-120% AMI

120%
\$72,600
\$1,815 max. rent with utilities

City of Sarasota

Lowest, median, and highest rent cost per month for a currently available **one-bedroom** apartment **not including utilities**

Area	Lowest Rent	Median Rent	Highest Rent
City of Sarasota <small>*Not including barrier islands</small>	\$1,186	\$2,191	\$5,000

Data courtesy of Apartments.com, obtained December 13th, 2022.

Income and maximum rent per month for an individual and family of four **including utilities**

	Income (100% AMI)	Maximum Rent (100% AMI)	Income (120% AMI)	Maximum Rent (120% AMI)
Individual	\$60,500	\$1,513	\$72,600	\$1,815
Family of Four	\$90,400 (\$45,200 x 2)	\$2,260	\$103,560 (\$51,780 x 2)	\$2,589

Data courtesy of 2022 figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA).

COMPREHENSIVE PLAN

BASE DENSITY & ATTAINABLE HOUSING DENSITY BONUS DEFINITIONS

- **Base Density:** *The maximum number of dwelling units per acre that is allowed on a parcel or development site prior to the awarding of additional density that may be approved as specified within the development standards for certain implementing zone districts with a Future Land Use classification.*
- **Attainable Housing Density Bonus:** *Additional residential density above the base residential density may be approved within specified Future Land Use classifications when attainable housing: units are provided onsite within a development project.*



WHAT WAS APPROVED BY CITY COMMISSION?

Ordinance 22-5439

- Allows up to 4x the maximum base density when attainable housing is provided on-site for parcels with a Downtown Bayfront, Downtown Core, and Urban Edge Future Land Use classifications.

MIXED USE CLASSIFICATIONS	USE
URBAN EDGE	residential base uses <u>density</u> up to 25 units per acre, <u>additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification;</u> residential base uses <u>density</u> up to 40 units per acre and <u>additional residential density</u> up to <u>a maximum total of</u> 100 units per acre within and on individual projects in accordance with the Rosemary Residential Overlay District, ; and non-residential lodging, office, commercial, and artisanal uses <i>(Revised by Ordinance No. 20-5312 on January 6, 2020)</i>
DOWNTOWN CORE	residential base uses <u>density</u> up to 50 units per acre, <u>additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification;</u> and non-residential lodging, office, commercial, and artisanal uses
DOWNTOWN BAYFRONT	residential base uses <u>density</u> up to 50 units per acre, <u>additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification;</u> and non-residential lodging, office, commercial, and artisanal uses

- **Urban Edge FLU**

Downtown Neighbor Edge (DTNE) Zone District

existing 18 DU/acre up to 72 DU/acre

- **Urban Edge FLU**

Downtown Edge (DTE) Zone District

existing 25 DU/acre up to 100 DU/acre

- **Downtown Core & Downtown Bayfront FLU**

Downtown Core & Downtown Bayfront Zone District

existing 50 DU/acre up to 200 DU/acre

**ONLY IF
ATTAINABLE
HOUSING IS
PROVIDED
ON-SITE FOR
A MINIMUM
OF 30 YEARS**

Gateway Apartments Affordable Housing
Venice, California

21 units **111 du/acre**

4 Stories

111 Units / Acre



25 UNITS / ACRE =

4,000 SF / UNIT



75 UNITS / ACRE =

1,200 SF / UNIT



DENSITY VS. HEIGHT



The Jewel Sarasota – 18 Units, 18 Stories
1,912 – 4,059 square-foot units
50 Units per acre



The DeSota – 180 Units, 10 Stories
777 – 2,744 square-foot units
200 units per acre (former DROD)



Unit Square Footage: 1,000 sf

Unit Square Footage (a/c): 4,320 sf
 Balconies: 270 sf
 Storage Unit (a/c): 110 sf
 Total: 4,700 sf

Household Make-up

30.5% have only **one** person



47.1% have **two** persons



22.4% have **three or more** persons



82.41% Households without Children

17.59% Households with Children

PURPOSE

Initial Education, Discussion, and Public Input for Attainable Housing in Downtown Zone Districts to Implement Housing Incentives Consistent with Adopted Comprehensive Plan Amendment 22-PA-04.

Timeline

Town Hall #1: Initial Education, Discussion and Input for Attainable Housing in Downtown Zone Districts

January 19, 2023

Downtown Outreach: Presentations with DID, DSCA, Chamber, Neighborhood Associations, Argus Foundation, CCNA, etc.

February 2023

Town Hall #2: Overview and Feedback of a Proposal for Attainable Housing in Downtown Zone Districts

March 1, 2023

Next Steps

[File ZTA, Development Review Committee, Planning Board, City Commission]



CITY OF SARASOTA

TOWN HALL MEETINGS: ATTAINABLE HOUSING

Thursday, January 19, 2023
5:30 pm - 7:30 pm

Topic: Initial Education,
Discussion, and Input for
Attainable Housing in
Downtown Zone Districts

Wednesday, March 1, 2023
5:30 pm - 7:30 pm

Topic: Overview and
Feedback for Proposal for
Attainable Housing in
Downtown Zone Districts

Two town hall meetings are being held to solicit public input for a Zoning Text Amendment to implement a density bonus for attainable housing within certain downtown zone districts.

For any additional comments or questions that we did not get to this evening, please email

communityworkshops@Sarasotafl.gov



**SARASOTA CITY HALL
COMMISSION CHAMBERS**

1565 1st Street Room 101, Sarasota, FL 34236

A livestream and recordings of the Town Halls will be available at: www.SarasotaFL.gov/Services/Meetings-Agendas-Videos

