

# VOLUNTARY ATTAINABLE HOUSING DENSITY BONUS FOR DOWNTOWN ZONE DISTRICTS

March 1, 2023



Introductions



Presentations



Overview of Zoning Text Amendment Concepts



Frequently Asked Questions (FAQs)



Discussion & Feedback

# AGENDA

# 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 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)*

# SERVICES INDUSTRY

## Healthcare Support Occupations:

- Occupational Therapy Assistants. \$70,680 116% AMI
- Physical Therapy Assistants. \$62,700 104% AMI
- Massage Therapist. \$46,980 78% AMI

## Protective Service Occupations

- Private Detective. \$54,720 90% AMI
- Firefighter. \$51,460 85% AMI

## Food Preparation and Serving Related Occupations

- Head Chefs and Cooks. \$59,110 98% AMI

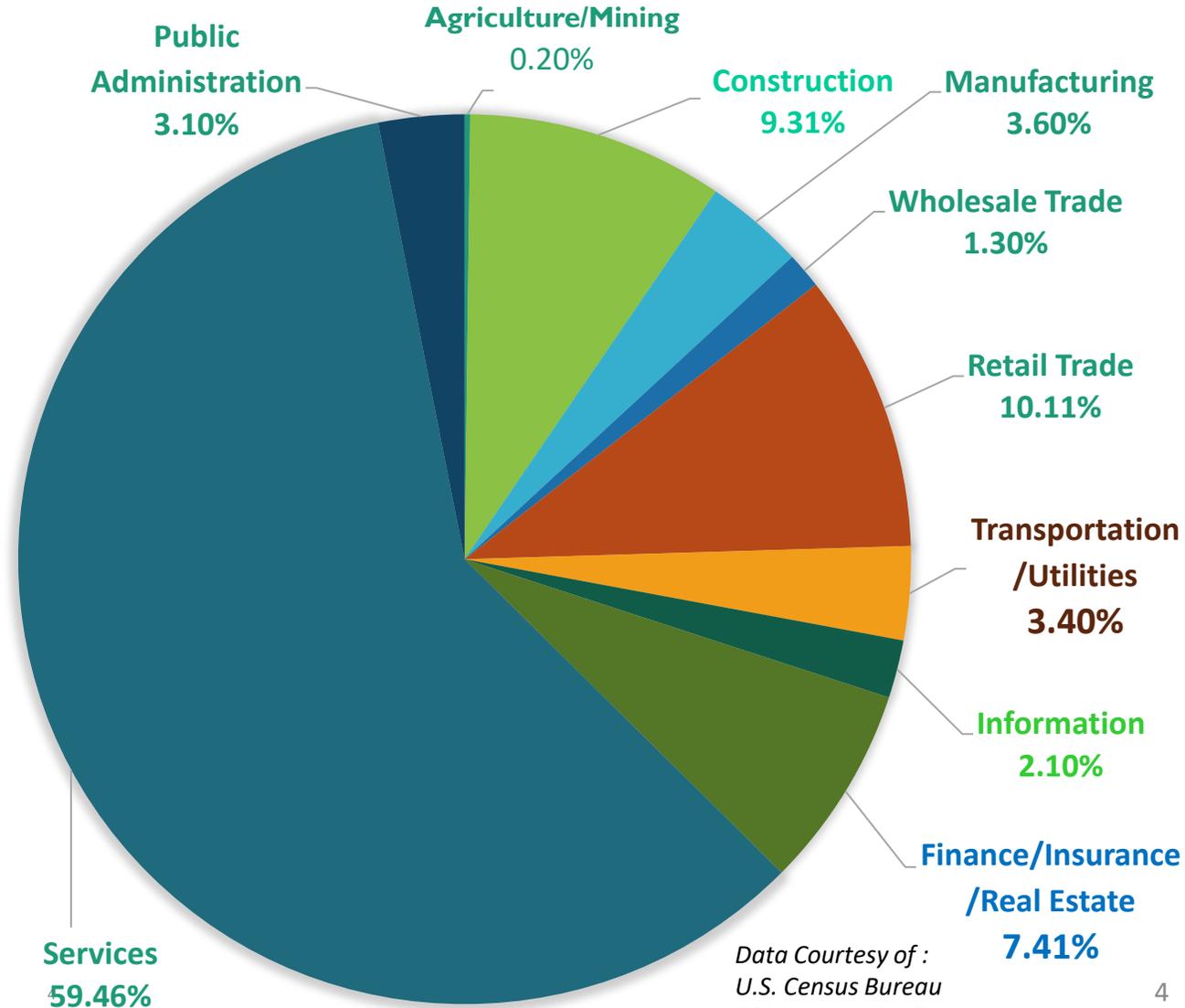
## Building and Grounds Cleaning and Maintenance Occupations

- First-line Supervisors of Housekeeping and Janitorial Workers. \$45,300 75% AMI

## Personal Care and Service Occupations

- First-Line Supervisors of Entertainment and Recreation Workers. \$50,810 84% AMI

# 2022 EMPLOYED POPULATION (16+) BY INDUSTRY



Data Courtesy of:  
U.S. Census Bureau  
ESRI Market Profile

## 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 *Not including barrier islands	\$1,186	\$2,500	\$5,000

Data courtesy of Apartments.com, obtained February 28<sup>th</sup>, 2023.

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).

# 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*

# Heather Kasten



**SARASOTA  
CHAMBER**

President/CEO

Greater Sarasota  
Chamber of  
Commerce

# OVERVIEW OF ZONING TEXT AMENDMENT CONCEPTS

# ATTAINABLE HOUSING DEFINITION

- Allow attainable housing incentives to households earning below 60% AMI, consistent with the Comprehensive Plan definition.
- Appearance (fixtures and finishes) of attainable housing units shall be functionally equivalent
- Require attainable units to be interspersed throughout the development.
- The bedroom mix of attainable housing units should be comparable to the bedroom mix of the market rate units.

# 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

## BASE DENSITY DEFINITION

- The maximum number of dwelling units per acre that is allowed on a parcel or development site prior to awarding of additional density that may be approved as specified within the development standards for the zone districts.
- Applies to the Urban Edge, Downtown Core, Downtown Bayfront and Urban Mixed-Use Future Land Use classifications.

# 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.



Future Land Uses Included in Attainable Housing Density Bonus

■ Downtown Bayfront

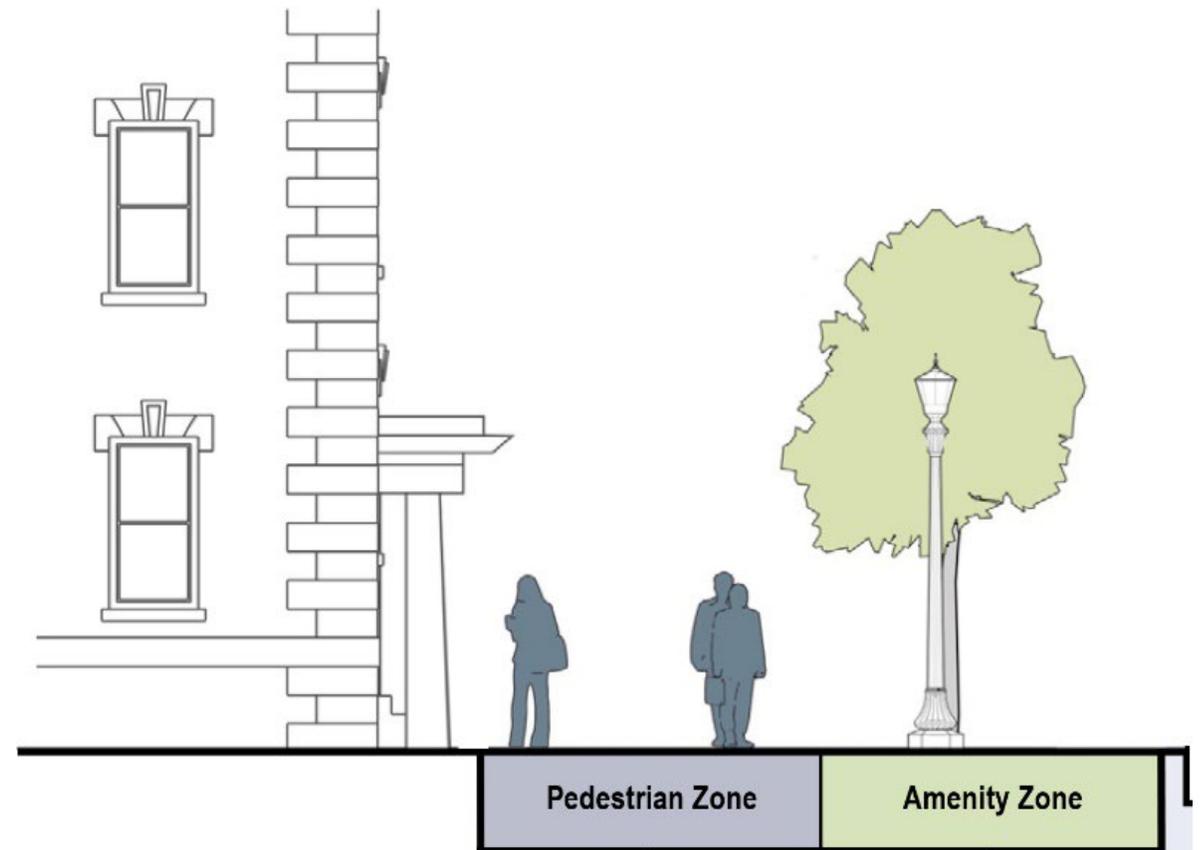
▨ Downtown Core

■ Urban Edge

# SIDEWALK SYSTEM

**Amenity Zone:** The section of the sidewalk between the curb and the pedestrian zone in which street furniture and amenities, including but not limited to lighting, benches, public art, utility poles, trees, and bicycle parking are provided. The amenity zone shall be measured from back of curb to the pedestrian zone.

**Pedestrian Zone:** The primary, accessible, and clear walking pathway that runs parallel to the street. The pedestrian zone ensures that pedestrians have a safe and adequate place to walk and are not encroached upon by streetlights, utility boxes, tree trunks, street furniture, landscaping, and similar impediments to pedestrian travel.



# WIDER SIDEWALKS & ENHANCED LANDSCAPING

Development Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
-Maximum front	20 ft.	15 ft. (DTNE) 10 ft. (DTE)	<u>105</u> ft.
-Minimum side	0 ft./10 ft. combined	0 ft. 10 ft. (where DTNE abuts DTN or RSF)	0 ft.
-Minimum rear	15 ft. primary building 3 ft. accessory building 4 ft. all accessory buildings and fences abutting alleys	10 ft. (DTNE) 0 ft. (DTE)	0 ft.
-Exceptions	On secondary streets (map VI-1001),	On secondary streets (map VI-1001),	On secondary streets (map VI-1001),

**NOTE:**  
Providing a larger maximum front setback on primary streets provides an opportunity for wider sidewalks and enhanced landscaping.

# ZONING TEXT AMENDMENT

- **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**

**15% REQUIRED  
ATTAINABLE  
UNITS ABOVE  
THE BASE  
DENSITY**

- Existing Rosemary Residential Overlay District (RROD) Requires 25% of the Bonus Units to Be Designated as Attainable
- 15% Attainable Unit Requirement is Consistent with the Affordable Housing Advisory Committee Recommendations and The Blueprint for Workforce Housing
- Proposing 15% of Additional Bonus Units Required To Be Attainable

## DOWNTOWN DEVELOPMENT STANDARDS – OWNER OCCUPIED UNITS

- Reviewed Different Variables Including Interest Rates, Construction Costs, and Land Costs.
- If the Unit is Held for at least 30 Years, the Owner Will be Able to Receive Full Appreciation of the Unit.
- If the Unit is Sold Before 30 Years, the Owner will Receive a Share of the Appreciation Based on the Length of Occupancy. The Remaining Share of Appreciation will be Deposited in the Affordable Housing Trust Fund.
- Details will be Outlined as Part of Recorded Deed Restriction.



Paxton  
Kinol

Market Rate &  
Attainable  
Housing  
Sarasota  
Developer





1-19-23

**City of Sarasota**

SarasotaFL.gov

**Affordable Housing Town Hall Meeting**

# FREQUENTLY ASKED QUESTIONS

## FAQs- **WHAT ARE OTHER JURISDICTIONS DOING?**

- All other FL jurisdictions that we have researched (Bradenton, Dunedin, Fort Lauderdale, Collier County, Hillsborough County, Orlando, Palm Beach County, Pinellas County, St. Petersburg) utilize various density bonus programs to incentivize market-rate developers to build attainable housing.
- We are continuing to discuss with other jurisdictions to see what has been successful.

## FAQs- HOW WOULD AN ANNUAL AGREEMENT HOLD DEVELOPERS TO MAINTAINING A UNIT AS ATTAINABLE FOR 30 YEARS?

- Agreement sets obligations of the developer/landowner (and future owners or residents) for the residential bonus density regarding affordability control, occupancy, monitoring, reporting, and enforcement during the time period of at least 30 years.
- An Affordable Housing Agreement runs with the land, not with the developer, and would be recorded in the Official Records of Sarasota County.
- If the developer/property owner refuses to perform the contractual responsibilities set forth in the agreement, the City may seek fines and place a lien on the property. If the property owner still refuses, the city may pursue legal proceedings.
- *“In an action of specific performance” – The court order that is mandatory where a party must fulfill its contractual obligations according to the exact terms of the contract. (Featuring Black’s Law Dictionary, 2nd Ed.)*

**FAQs - HOW DO DEVELOPERS HANDLE HOA FEES FOR OWNER-OCCUPIED UNITS WHEN UTILIZING THE DENSITY BONUS INCENTIVE?**

- Each developer can choose to do it however they wish by discounting the affordable units' HOA fees subsidized by an increase on the market rate units' fees or charge all units the same.
- Fees will also be addressed by the Affordable Housing Agreement.

**FAQs- WHY CAN'T THE CITY ONLY RELY  
ON THE SARASOTA HOUSING  
AUTHORITY & OTHER NONPROFITS  
FOR ATTAINABLE HOUSING?**

- Federal and Local dollars for affordable housing developments do not target residents making 80%-120% AMI who are considered essential service workers (F.S. 420.503 Definitions (Housing)), including our teachers, nurses, police, firefighters, services workers, and healthcare personnel.
- Most SHA/nonprofit developments target residents making 80% AMI or below.
- Providing attainable housing in the downtown and throughout the city allows residents to live and work in the same area and reduce demands on our roadways.

# Examples of Sarasota MSA Workforce



Paramedics  
\$42,990



School Social Workers  
\$45,770



Truck Drivers  
\$46,050



Elementary School Teachers  
\$54,800



Chefs and Head Cooks  
\$59,110



Nutritionists  
\$61,740

Surveyors  
\$64,070



Web Designers  
\$69,310

Registered Nurses  
\$72,400

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

## FAQs - HOW WILL THIS AFFECT PARKING IN THE DOWNTOWN AND OVERALL CITY TRAFFIC?

- Density within the downtown will encourage residents to walk or use alternative means of transportation. Considering increases to the maximum setback for the ability to provide for wider sidewalks and better walkability.
- Reduced parking for units designated as attainable for a minimum of 30 years already exist in the City.
- Parking demand varies between households, between neighborhoods, and over time for individual households. Smaller, lower income households located in accessible areas tend to own fewer cars
- Typically, two parking spaces increases lower-priced housing costs by 25%.
- High parking requirements discourage infill development and increase sprawl, increasing impervious surface coverage and per capita vehicle travel. They shift lower-income households to suburban and exurban areas where land prices are low but transport and public service costs are high.

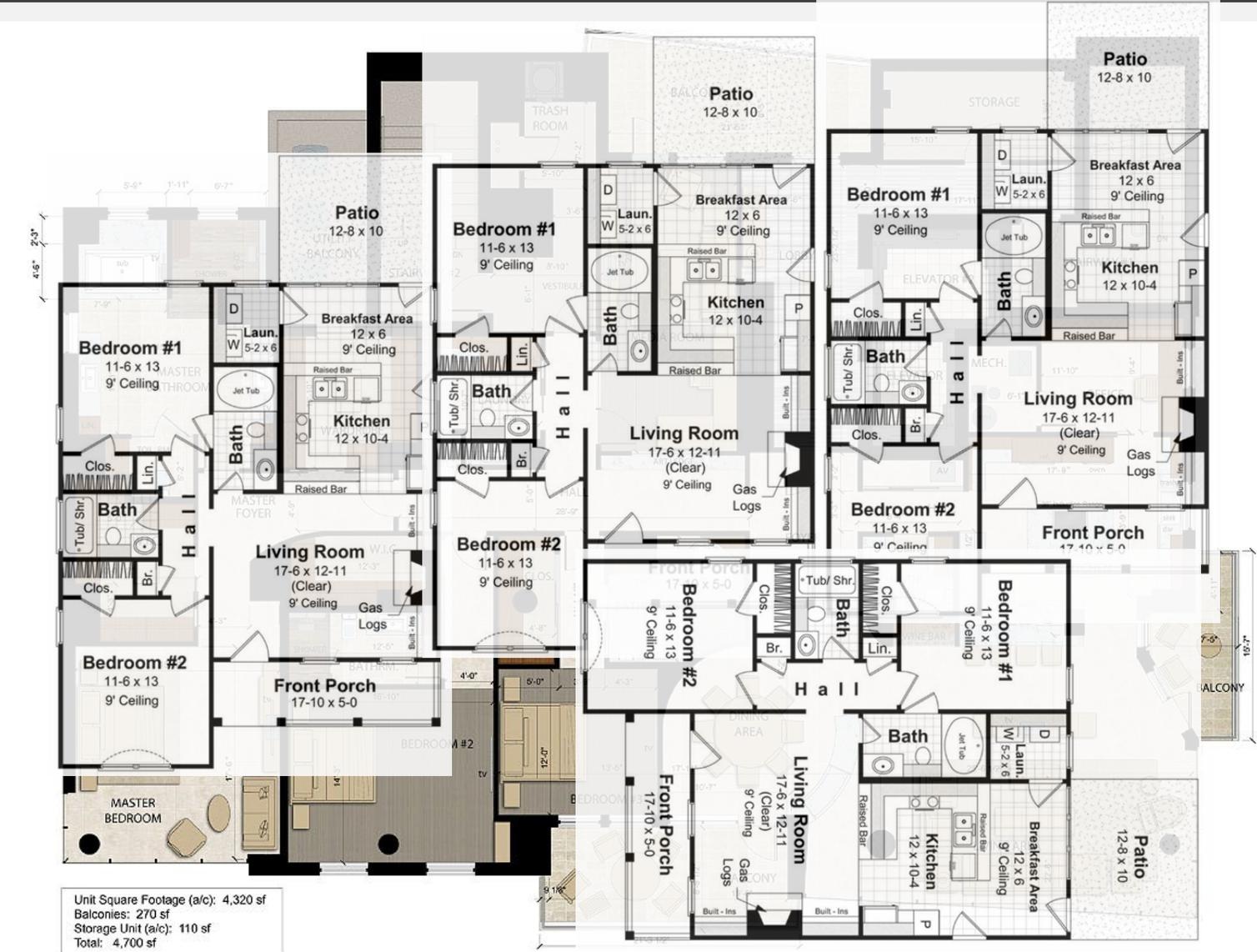
## FAQs - **WHAT IS THE CITY'S PLAN FOR MANAGING INFRASTRUCTURE WITH THIS PLANNED DENSITY INCREASE DOWNTOWN?**

- The City currently has adequate raw water supply capacity and potable water and wastewater treatment capacity to support the adopted Future Land Use Map (FLUM) classification, Urban Mixed-Use, for City corridors and centers.
- The City also currently has adequate raw water supply conveyance capacity to support the adopted FLUM change, conveyance capacity for potable water and wastewater will need to be analyzed for each proposed development, as part of the City's development review and approval process.
- Developers will be responsible for all costs of all required improvements (public and private) necessary for each development as identified by the City, including, but not limited to, planning, design, land acquisition, and construction of new and/or existing conveyance facilities and associated restoration.
- Required impact fees charged to a developer assist in covering a portion of the anticipated cost of additional infrastructure and public facilities needed to support new development.

# FAQs – HOW CAN YOU INCREASE DENSITY WITHOUT THE CONSTRUCTION OF LARGER BUILDINGS



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

**25 UNITS / ACRE =**

**4,000 SF / UNIT**



**75 UNITS / ACRE =**

**1,200 SF / UNIT**



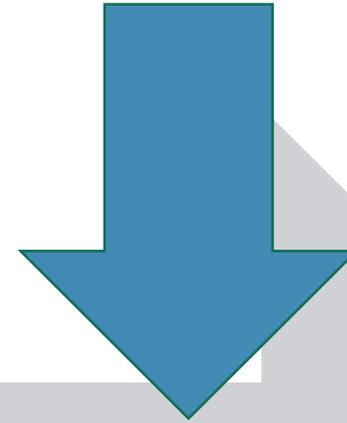
## FAQs – CAN YOU PROVIDE AN EXAMPLE?

### Sample Lot Size: Approx. 85,000 SF/1.95 acres

- Existing @ 50 DU/acre: Permits 97 Dwelling Units
- Up to 200 DU/Acre when attainable housing is provided: Permits 390 Dwelling Units
- 390 (total) - 97 (permitted by right) = 293 Bonus Units
  - **15%** of Bonus Units are Attainable =  
44 Attainable Unit & 249 Bonus Market Rate Units



# NEXT STEPS



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