



*The
Housing Chapter*

Sarasota City Plan

and

Support Document

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The Housing Plan

INTENT AND PURPOSE

The purpose of the Housing Chapter is to provide direction for the provision of safe and sanitary housing for the residents of the City of Sarasota through the year 2030. The foundation for this Chapter are **Sarasota's Strategic Plan** and Florida statutory requirements.

Sarasota's Strategic Plan Goals

In 2004, the City Commission adopted "Sarasota's Approach to Strategic Planning", which provides the foundation for the Strategic Plan and six Strategic Goals that have particular relevance to the Housing Chapter:

"An attractive, environmentally-friendly community that is safe and livable and provides an array of cultural and aesthetic enjoyments."

Safe housing is part of the housing goal and a basic need of every resident of the City. Obtaining housing data that provide indicators of housing safety and pursuing programs to prevent and cure problems is critical.

"Viable, safe and diverse neighborhoods and businesses that work together."

Housing units are the basic building blocks for neighborhoods just as neighborhoods are the building blocks for the City. Housing characteristics - type, value, tenure, age and condition - all play a role in shaping the character and desirability of the City's neighborhoods.

"A workplace that attracts and retains an outstanding workforce."

Housing structures and their site development are the largest part of Sarasota's built environment. Their design, cost, and maintenance play a major role in the City be able to attract and maintain an outstanding workforce.

It is the intent of the Housing Plan to pursue actions that further **Sarasota's Strategic Plan**.

Florida Statutory Requirements

The Housing Chapter, in addition to providing direction for the City of Sarasota to create safe and sanitary housing, is also intended to meet the requirements of Chapter 9J-5 of Florida Administrative Code. Chapter 9J-5 of the Florida Code sets forth the minimum requirements for comprehensive plans. Specifically, 9J-5.010 establishes criteria for the Housing Chapter, which includes the creation of housing goals, objectives and policies; specific housing data; and analysis of future housing needs.

The Housing Chapter presents data provided in the “Affordable Housing Needs Assessment”, which is required to be used in all housing elements, pursuant to Section 163.3177(6)(f), of the Florida Statutes. The statute requires the Florida Department of Community Affairs (DCA) to conduct an affordable housing needs assessment for all local jurisdictions. The assessment is a data and analysis package, prepared to aid local governments in developing the housing elements of their comprehensive plans. Currently, the Schimberg Center for Affordable Housing is under contract through the DCA to develop the “Affordable Housing Needs Assessment”. The majority of source data for the assessment comes from the 2000 U.S. Census and is updated with current information from building permit activity and property appraiser data. Additionally, local governments are encouraged to add recent data they may have from other local sources.

This chapter also addresses the issues and recommendations contained in the Evaluation and Appraisal Report (EAR), which was adopted by the City Commission on October 11th, 2005. Section 163.3191 of the Florida Statutes, requires elements of the *Sarasota City Plan* to be amended based upon the recommendations contained within the EAR.

Organization of the Housing Plan

The Housing Plan consists of a goal followed by objectives and action strategies pursuant to the goal.

The Housing Plan is organized around objectives addressing the following topics:

- Objective 1. New Construction;
- Objective 2. Maintaining the Existing Housing Stock;
- Objective 3. Maintaining and Attracting Moderate and Middle Income Families;
- Objective 4. Housing for Populations of Special Needs;
- Objective 5. Coordination with other Local Governments and the Private Sector; and,
- Objective 6. Neighborhood Quality.

The Housing Plan is one of the thirteen plans which collectively represent the Sarasota City Plan. This Plan can neither stand alone nor be interpreted independent of the others.

Implementation of the Sarasota City Plan

Implementation of the Sarasota City Plan will require actions by both the public and private sectors. In this regard many of the plan components speak to “the City” pursuing certain actions to:

promote, provide, consider, identify, enhance, create, maintain, conserve, support, reduce discourage, coordinate, and employ.

While these actions may be initiated by City government itself, City government will also be expecting applicants seeking development approvals to pursue these same type of actions as part of their applications.

GOAL, OBJECTIVES AND ACTION STRATEGIES

Goal

It shall be the goal of the City of Sarasota to provide opportunities for safe, sanitary, and affordable housing to meet the needs of all City residents while recognizing the private sector as the primary provider of housing.

Objective 1 - New Construction

The City shall continue to enhance a City government/private sector association that encourages the private sector to provide new housing that:

- meets the needs of City residents;
- is innovative;
- is compatible with the City's neighborhoods;¹ and
- offers diverse housing types and affordability levels to meet the present and future needs of Sarasota City residents.

Action Strategies

- 1.1 **Range of Housing Densities:** The City will provide for a range of housing densities allowing for a diversity of housing types, including manufactured homes, modular homes, group homes and foster care facilities, in the Future Land Use Chapter and the Land Development Regulations.
- 1.2 **Rezoning from Residential to Non-Residential or Rezoning to Increased Intensity:** The City will consider the impacts on maintaining and enhancing the quality of existing residential neighborhoods in reviewing requests for rezoning from residential to non-residential zone districts or in reviewing requests for rezoning to zone districts that increase density and intensity of land use.
- 1.3 **Information on Land Development Regulations:** The City will continue using its technical assistance public information program to ensure the timely dissemination and explanation of land development regulations, particularly when such regulations are amended.

- 1.4 **In-fill Development in Residential Neighborhoods:** The City will encourage in-fill development in existing residential neighborhoods to be architecturally compatible including the consideration of neighborhood scale and exterior materials.
- 1.5 **In-fill Development in Historic Districts:** The City will encourage new in-fill housing in locally or Nationally designated historic districts to be architecturally compatible.
- 1.6 **Energy Efficient and Environmentally Sensitive Housing:** The City will encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and LEED Neighborhood Development design.
- 1.7 **Collaboration:** The City will continue to encourage and work cooperatively with other municipalities, State and federal agencies, for-profit and non-profit developers, and other interested parties in the housing delivery process to create a range of affordable housing in the City.
- 1.8 **Fee Deferral Program:** The City will continue its Fee Deferral Program to reduce development review costs for organizations that construct or remodel affordable housing affordable to families earning 80% or less of the AMI.

Objective 2 - Maintaining the Existing Housing Stock

The City will continue to encourage the private sector to conserve, maintain and enhance the existing housing stock, including historic structures and sites. Maintaining the existing housing stock is a priority, not only for historic preservation purposes and maintaining an attractive looking City, but also for creating affordable housing in the City, as it is a cost effective alternative to new construction of housing units.

Action Strategies

- 2.1 **Code Compliance:** All housing should comply with standards in the City Housing and Building Codes. The City will continue a one year minimum cycle of code compliance, with emphasis on targeted areas, to help correct and prevent deterioration in the City's housing stock. The City will also target long-term, chronic code violations.
- 2.2 **Mechanisms for Maintenance of the Housing Stock:** In recognition of approximately half of the City's housing stock approaching, or past, forty years of age (the age when housing units generally begin to experience major structural problems), the City will formally investigate and determine mechanisms for ensuring continued maintenance of the existing housing stock. These investigations and mechanisms will include targeting of long-term, chronic code violations, and may also include new programs such as a re-occupancy permitting program.
- 2.3 **Housing Maintenance Incentives:** The City will encourage homeowners to increase private reinvestment in housing by providing information, technical assistance, and incentives.
- 2.4 **Federal and State Funding of Rehabilitation:** The City will continue to take advantage of Federal and State funding for housing rehabilitation of substandard structures.
- 2.5 **Historic Preservation:** The City will encourage the preservation of the City's historically significant structures.
- 2.6 **Nuisance Abatement Board:** The City will continue to use the Nuisance Abatement Board to resolve problems related to drugs, prostitution and gangs.

- 2.7 **Demolitions:** Recognizing the fact that the cost of moving and rehabilitating existing structures is often more cost effective than new construction, the City will act as a liaison between developers and other organizations to facilitate the relocation of structurally sound units, that would otherwise be torn down, to City owned property, or given to non-profit or for profit organizations to be used for attainable housing.

Objective 3 - Maintaining and Attracting Moderate and Middle Income Families

Recognizing that in 2005 approximately sixty percent of households within the City had annual household incomes below 120 percent of Area Median Income (AMI), the City will pursue actions that maintain and attract moderate and middle income families (families with incomes between 80 and 120% of the AMI).

Action Strategies:

- 3.1 **High Quality Education:** The City will cooperate with the School Board of Sarasota County to help achieve its objective of providing a high quality education for children of city residents.
- 3.2 **Housing Condition:** The City will explore new initiatives to maintain and upgrade the existing housing stock that focus on maintaining and attracting moderate and middle income families.
- 3.3 **Housing Mix:** The City will work with Sarasota County, to ensure that both entities accommodate a fair share distribution of housing for very low, low, moderate and middle income families.
- 3.4 **Livable Neighborhoods:** The City will implement objectives and action strategies outlined in the Neighborhood Plan. A primary purpose of these objectives and action strategies will be to maintain and attract moderate and middle income families.
- 3.5 **Economic Development Chapter:** The City shall prepare and adopt an Economic Development Chapter and incorporate it into this *Sarasota City Plan* by 2014. A primary objective of this plan will be to maintain and attract employers that pay livable wages (see glossary for information on livable wages).
- 3.6 **City Employees within the City:** The City will encourage city employees to live within the City.
- 3.7 **Definition of Attainable Housing Units:** The City shall define attainable housing units as meeting the following conditions: affordable to households earning from sixty (60.0) percent to one-hundred-twenty (120.0) percent of the Area Median Income (AMI) in the Sarasota-Bradenton MSA. 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. *(Amended by Ordinance Nos. 16-5172 and 22-5435).*

- 3.8 **Other Attainable Housing Mechanisms:** The City shall consider other attainable housing mechanisms, including but not limited to the following: increased densities for affordable housing projects; use of linkage fees; real estate tax deferral/abatement; in-lieu fees; development on public land (i.e., free land); use of Community Redevelopment Authority (CRA) Tax Increment Financing (TIF) funds; City funding for parking and/or infrastructure; development permit and fee reductions; expedited approval process; and co-development using county housing trust funds/management.
- 3.9 **Support Community Housing Trust of Sarasota County:** The City shall provide funding and/or other resources to support the Community Housing Trust of Sarasota County. The Trust is expected to assist the City with attainable household income qualification, monitoring attainable housing units, and related activities.
- 3.10 **Comprehensive Attainable Housing Strategy:** The City shall prepare a comprehensive, city-wide attainable housing strategy, which includes the following elements: existing and future attainable housing supply and demand by neighborhood; regulatory review; public outreach; and recommended policies and funding.
- 3.11 **Tax Increment Funds:** The City shall continue to set aside one-third of all tax increment revenues from the Tax Increment Fund (TIF) for very low income, low income and attainable housing within the Community Redevelopment Area (CRA) through the end of the Downtown District in 2016 and North Sarasota District in 2047.
- 3.12 **Integration of Attainable Housing:** The City shall encourage the integration of attainable housing units with market rate units; not only within neighborhoods, but within residential structures as well. Enclaves of units consisting primarily of lower income households should be avoided.
- 3.13 **Compatibility of Attainable Housing:** The City shall encourage the construction of attainable housing units. The exterior appearance of which shall be compatible in style and quality with market rate units in the area.
- 3.14 **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. *(Adopted by Ordinance No. 22-5435)*
- 3.15 **Inclusionary Housing Land Development Regulations:** The City shall seek to determine viable ways to increase the supply of attainable housing units in the City. Means that could be pursued to achieve this goal include the following:

- (1) Awarding bonus density above the base density within certain zone districts for attainable housing units.
- (2) Creating new implementing zone districts that require the provision of attainable housing. These new zone districts would become implementing zones within certain future land use classifications that have existing implementing zones that presently do not allow mixed use development or residential uses, or implementing zones that allow low density residential use. Owners of these properties may decide, at their option, to request a rezoning to one of the new implementing zone districts to obtain the right to develop mixed use, or residential uses, or higher density residential uses, with attainable housing as a required component of the development.
- (3) Adoption of a land development regulation to authorize agreements between the City and developers whereby in exchange for the developer providing a specified amount of attainable housing, the City agrees to provide identified incentives to offset costs to the developer for the attainable housing as required by Section 166.04151(4) Florida Statutes. If the City pursues an Agreement for Attainable Housing with a developer, the parties will calculate the cost of providing the attainable units as well as the value of the specified incentives to determine whether the requirement for attainable units as provided in the agreement is offset by the value of the incentives provided to the developer. *(Adopted by Ordinance No. 22-5435)*

Objective 4 - Housing for Populations of Special Needs

The City will continue to take maximum advantage of Federal and State incentive and funding programs in order to create maximum housing opportunities for the City's very low and low income households and other households of special needs.

Action Strategies

- 4.1 **Implementation of Federal and State Housing Programs:** The Office of Housing and Community Development shall continue to implement Community Development Block Grant programs, the Housing Opportunities for Persons with AIDS (HOPWA) program, the federal HOME program, and the Florida SHIP program.
- 4.2 **Home Ownership:** The Office of Housing and Community Development will continue to administer the Down Payment Assistance Program for the purpose of assisting eligible first time homeowners and encouraging home ownership.
- 4.3 **Housing Program Reports:** The Office of Housing and Community Development will be responsible for:
 - revising the Sarasota Consortium Consolidated Plan as required by HUD;
 - submitting Consolidated Plan performance reports as required by HUD;
 - preparing reports for the HOME Investment Partnerships Program as required by HUD;
 - preparing reports for the State Housing Initiatives Partnership (SHIP) program as required by the State.
- 4.4 **Provision for Housing Types:** The Land Development Regulations will provide for the location of single-family and multi-family housing (including very low, low and moderate income), manufactured homes, modular homes, group homes, and foster care facilities, including assisted living facilities, community residential homes and necessary support facilities as licensed by the Florida Department of Children and Families.
- 4.5 **Location of Very Low, Low and Moderate Income Housing:** The Office of Housing and Community Development will include the following criteria as a guide for locating very low, low, and moderate income housing:
 - Impacts on neighborhood revitalization;
 - Dispersing the concentration of very low and low income housing to a wider area;
 - Proximity to services used by housing residents;
 - Proximity to employment centers;

- Proximity to transportation; and
 - Economic feasibility.
- 4.6 **Group Homes and Foster Care Facilities:** The City will provide principles and criteria consistent with Chapter 419, Florida Statutes, for the location of group homes and foster care facilities licensed by the State that foster non-discrimination and community residential alternatives to institutions
- 4.7 **Non-Profit Developers:** The City will encourage non-profit developers to participate in the provision of affordable housing for very low, low and moderate income households through the programs of the Office of Housing and Community Development.
- 4.8 **Homeless:** The City will continue to encourage non-profit organizations in their efforts to meet the housing needs of the homeless. The Office of Housing and Community Development will work with non-profit agencies that provide homeless services to assess possible alternatives for the location of these services.
- 4.9 **Relocation Assistance for Federal Programs and Projects:** The City shall follow the U. S. Department of Housing and Urban Development (HUD) standards for relocation assistance for tenants displaced by Federal programs and projects.
- 4.10 **Cost Burdened Renters:** Since 42% of renter households are cost-burdened, as opposed to only 21% of owner households, the City should provide more emphasis on preserving and creating affordable rental opportunities in the City.

Objective 5 - Coordinate with other Local Governments and Private Sector

The City shall continue to coordinate housing programs with other local governments and the private sector.

Action Strategies

- 5.1 **Cooperation with the Private Sector:** The City will continue to develop and implement housing programs in cooperation with the private sector for families at or below 120% AMI.
- 5.2 **Streamlined Development Process:** The City will continue to streamline the development review process for housing wherever it is feasible to do so without compromising the quality of development and the opportunity for public participation.
- 5.3 **Dispersing Low Income Housing:** The City will explore transferring responsibility for administering the Section 8 vouchers and certificates from the Housing Authority of the City of Sarasota to the Office of Housing and Community Development for the purpose of dispersing the concentration of low-income housing to a wider area of Sarasota County. Explore with Sarasota County the possibility of meeting low and moderate income housing needs by dispersing housing to meet these needs to a wider area of Sarasota County.
- 5.4 **Priority Review for Affordable Housing:** In order to expedite the review of affordable housing projects and avoid delays, the City will conduct a priority review for all housing projects that are designated as affordable by the Office of Housing and Community Development.
- 5.5 **Privatization of Public Housing:** The City encourages the privatization of public housing units owned and managed by the Housing Authority of the City of Sarasota when such privatization is feasible.
- 5.6 **Attainable Housing:** The City will coordinate with Sarasota County's Community Housing efforts and identify opportunities to leverage expertise and program administration. This may occur in partnership with the Community Housing Trust of Sarasota or other resources or entities.
- 5.7 **Housing Relative to Transportation:** Recognizing the correlation between housing and transportation costs; the City will coordinate with Sarasota County Area Transportation (SCAT) in order to determine appropriate areas where affordable housing could be located along existing or planned transit routes. The City will also continue to explore the creation of Transit Oriented Developments (TOD) as a means to lower over all household costs of City residents.

Objective 6 - Neighborhood Quality

The City shall increase the desirability of residing in the City by improving the quality of City Neighborhoods.

Also, see the Neighborhood Chapter

Action Strategies

- 6.1 **Neighborhood Initiative:** The City shall continue, with the City's neighborhood organizations and citizens, a comprehensive program for the revitalization of the City's neighborhoods.
- 6.2 **Neighborhood Compatibility:** The City will encourage new in-fill development in City neighborhoods to be functionally and visually compatible with their surrounding neighborhoods. Compatibility, as used here, is the same as defined in the Future Land Use Chapter.
- 6.3 **Compatibility of Rental Housing:** The City will pursue measures to improve the quality of neighborhoods by addressing and correcting conditions of rental housing that negatively impact neighborhood quality. Rental housing conditions that negatively impact neighborhood quality include: inadequate maintenance; incompatible design; and activities that detract from neighborhood safety, peace and tranquility. This may include the creation of a re-occupancy permitting process.

The Housing Support Document

The inventory and analysis in the Support Document provide the foundation for the Plan portion of this Chapter.

The Support Document is not adopted.

INVENTORY AND ANALYSIS

INTENT AND PURPOSE

This section of the plan provides the basis for the Goals, Objectives and Action Strategies found in the *Housing Plan* section of the Chapter. The Inventory and Analysis portion of the Chapter provides the data to identify existing and projected deficiencies in the housing supply and, therefore, help the City develop appropriate plans and policies to address these needs.

The Inventory and Analysis section of the plan also provides the data and analysis required by the Florida Administrative code. Further detail and explanation of data in this section of the plan can be found in Appendix 1 of the Housing Chapter.

In any study, especially one that is generated for policy guidance on a long-range basis, it is important to realize that the data collected only represents conditions as they were at the point in time the data was gathered. Although the Inventory and Analysis section is supplemented with updated data as it is available, the majority of the data is from the 2000 Census. As we know, the City, as well as Florida, has experienced tremendous growth in the seven years since the Census data was released, not only in population, but in housing values as well. In short, the Inventory and Analysis section is a brief snapshot in time and may not reflect current conditions within the City.

HOUSING INVENTORY

Occupancy

According to the 2000 Census, there were a total of 26,898 housing units in the City of Sarasota. This is a slight decrease from the 26,974 total units reported in 1990. Although there was construction from 1990 through 2000, more units were lost in demolition than were gained. The City experienced significant and continuous growth between 1940 and 1990 during which more than 25,000 housing units were constructed. Since then, the growth rate has tapered off due to the lack of vacant land within the city. This trend may not continue, as there are plenty of opportunities for redevelopment within the City.

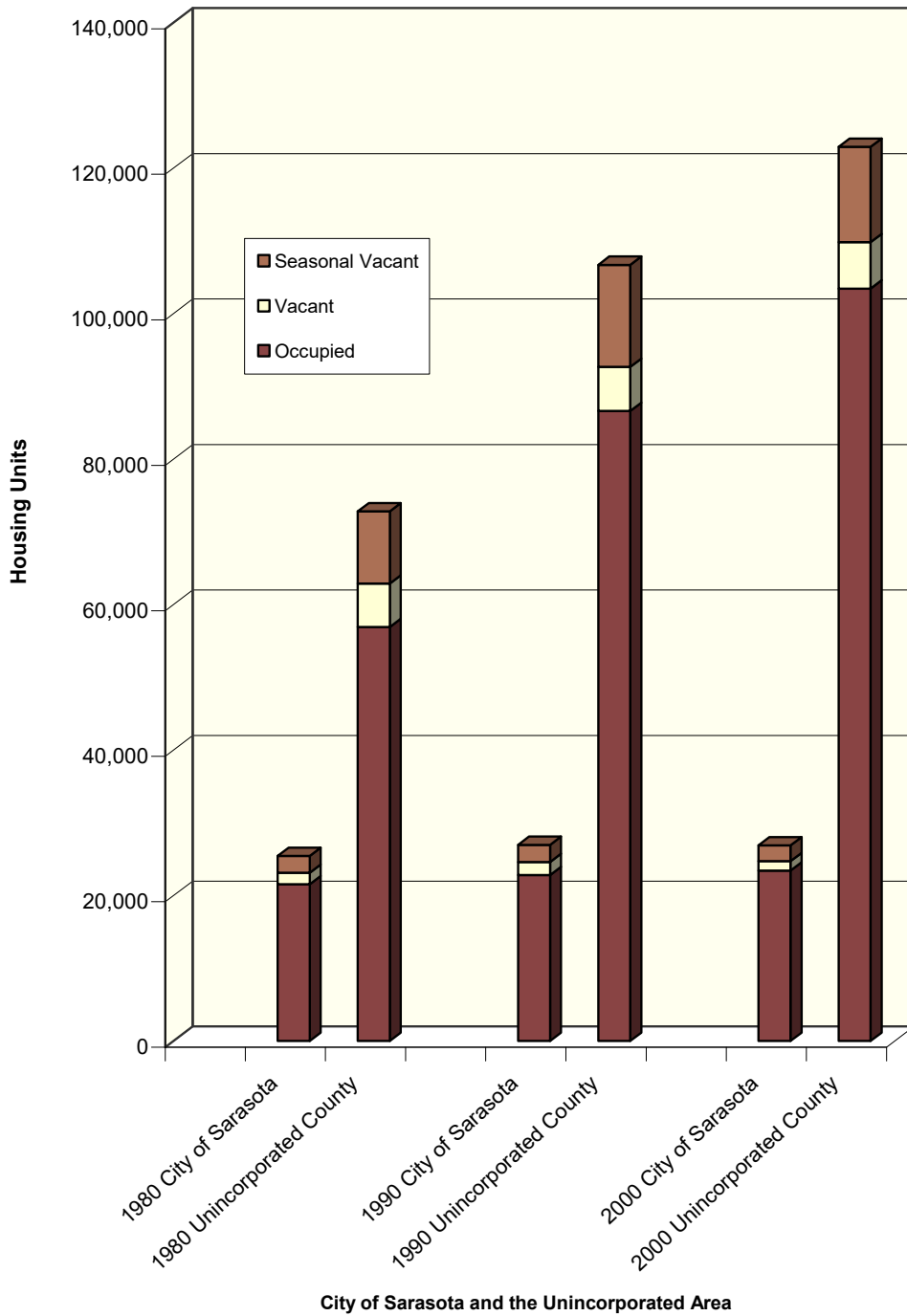
Housing units can be categorized as occupied, vacant, and seasonal. The categories as defined by the U.S. Census are as follows:

- Occupied: units occupied as of April 1, 2000 (23,427 units)

- Vacant: units which were not occupied as of April 1, 2000, and which were for rent or for sale. Owner units which have been sold, but not yet occupied were also classified as vacant. (1,299)
- Vacant Seasonal: units vacant as of April 1, 2000 which are only used on an occasional basis. This category includes second houses and vacation rentals. (2,172)

Thirteen percent of all housing units within the City were reported as being vacant in 2000 (including vacant and seasonal vacant units). Almost 63% of those vacancies were vacant seasonal units. The percentages of seasonal vacant units and vacant units within the unincorporated area of Sarasota County were 11% and 16% respectively. The distribution of occupied, vacant, and seasonal housing units in the City and the unincorporated area of Sarasota County is shown in Illustration H-A1, while Illustration H-1 shows occupancy and vacancy trends since 1980.

Illustration H-1. Total Housing Inventory, 1980-2000



Source: U.S. Census, 2000. See Illustration H-1S in Appendix 1 for support data

Type of Housing

Single family homes are the predominant housing type in the City. In 2000, of 26,935 total housing units, 54% were single-family homes. Multi-family structures of ten or more units comprised 24% of the total. The remainder was comprised of multi-family structures of three to nine units at 12%, mobile homes at 5%, and duplexes at 5%.

Between 1990 and 2000 single family and multi-family housing units increased by 4% and 2% respectively. The number of mobile homes in the City declined by almost 30%, during that time period. This decline is due primarily to the closing of the Sarasota Mobile Home Park, which is being transformed into an improved Payne Park.

The distribution of housing units by type in Sarasota and the unincorporated portion of Sarasota County from 1970-2000 is shown in Illustration H-2.

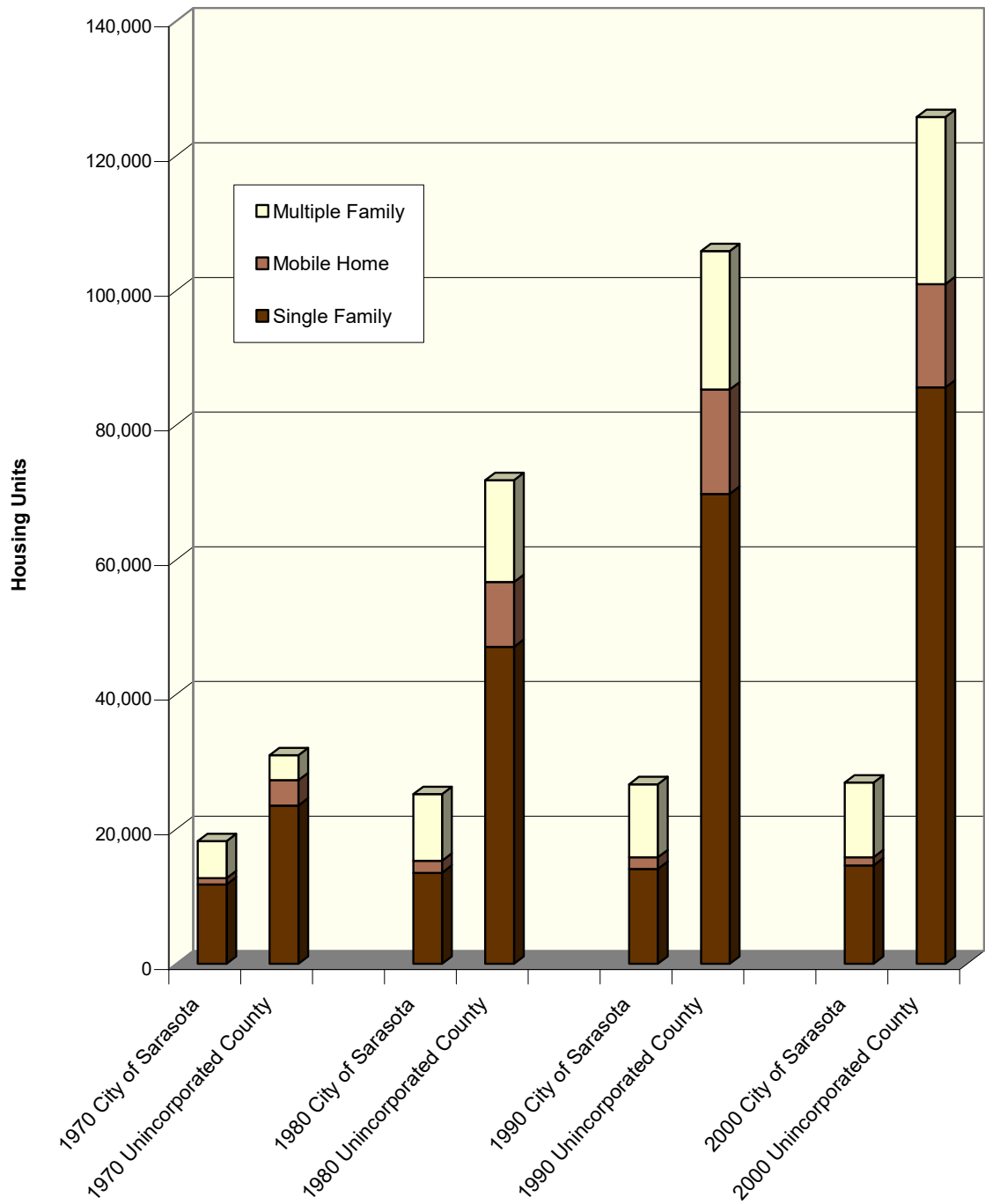
Illustration H-3 is a map that shows the relative proportions of single family to multi-family housing by Census block groups in the City. The general areas of the City with the highest proportion of single family homes include:

- south and southeast of the downtown,
- west of highway 41 and north of Whitaker Bayou,
- north of Dr. Martin Luther King Drive and 47th Street,
- Bird Key, and
- Siesta Key.

The general areas of the City with the lowest proportion of single family homes include:

- downtown,
- north and northeast of downtown,
- a small section south of Fruitville Rd. between Tuttle Ave and Beneva Rd.,
- St. Armands Key, and
- Lido Key.

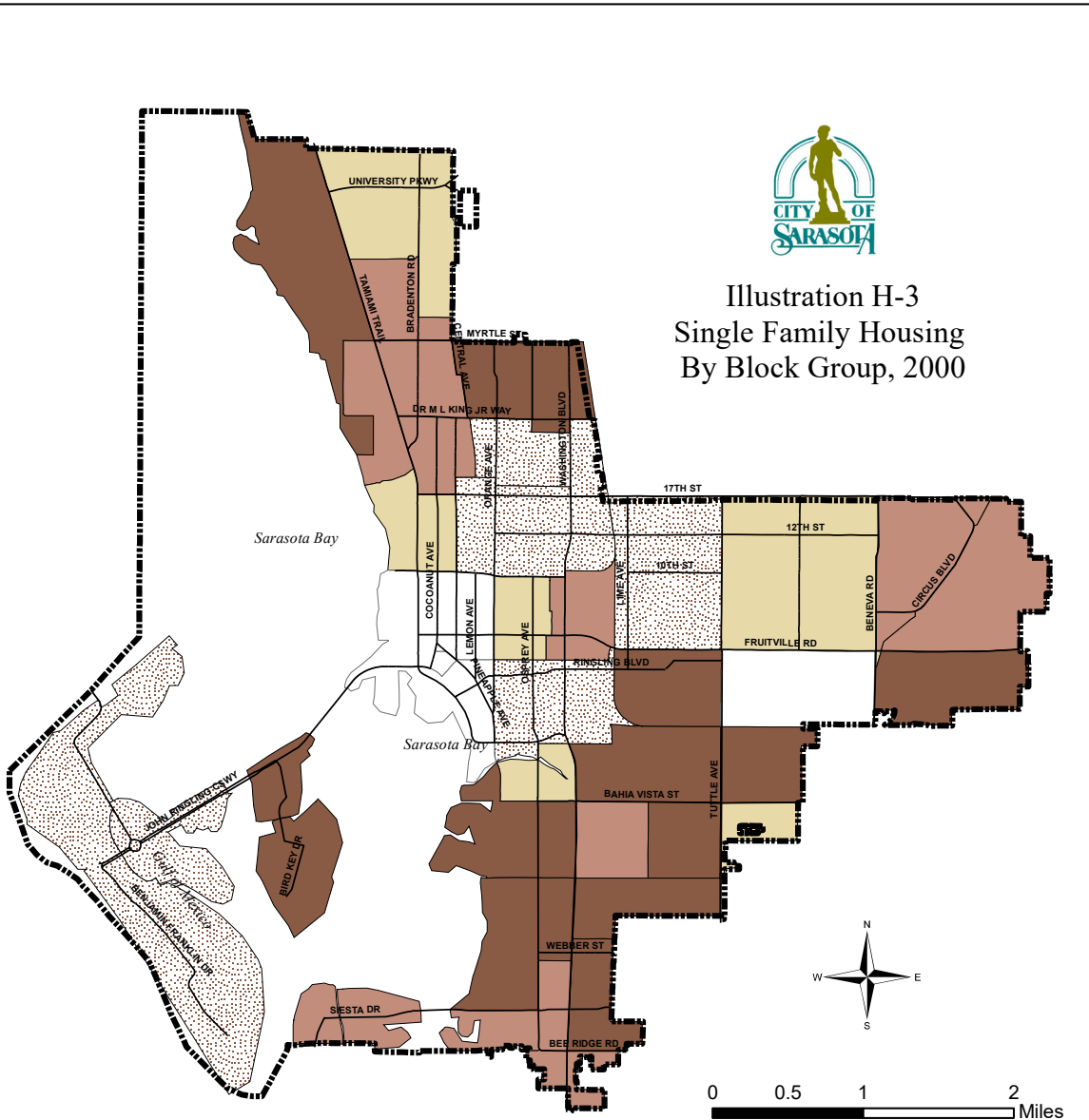
Illustration H-2. Housing Units By Type, 1970-2000



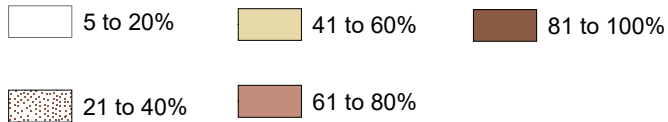
Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu>>, 2006
See Illustration H-2S in Appendix 1 for support data.



Illustration H-3
Single Family Housing
By Block Group, 2000



Percent Single Family Homes by Block Group



Source: U.S. Census, 2000

Note: See Illustration H-3S
in Appendix 1 for support data.

Housing Units by Tenure and Value

In 2000, the value of owner occupied units in City of Sarasota varied greatly, as can be seen from Illustration H-4. Values ranged from below \$10,000 to over \$1,000,000, with the greatest number of homes in the \$80,000-\$89,999 range. In 2000, the mean value of owner-occupied housing was \$133,895. Since then, housing values in the City, as well as the County, have increased substantially. The mean value of a single family home in the City in 2004 was \$296,459 (Illustration H-5). Since then the mean value has increased to \$337,532 in 2005, according to the Schimberg Center.

Illustrations H-6 and H-7 show monthly costs of units in the City. In 2000, monthly costs for rental units in the City ranged anywhere from less than \$200 to greater than \$1,500, and monthly costs for owner-occupied units ran from less than \$300 to \$2,000 or more. Most rental units in 2000 cost \$500-\$749 a month, including contract rent plus the average estimated monthly amount of utilities. The majority of owner-occupied units cost \$700-\$900 a month in 2000. Owner-occupied monthly costs are based on mortgage costs plus utilities, taxes and insurance.

This data does not paint a completely accurate picture as rents, like housing prices in the area, have increased since the 2000 Census Data was collected. According to data collected in the “American Community Survey” median gross rent for the Sarasota-Bradenton MSA in 2006 was \$931. This is a 38.3% increase from the \$673 median reported in 2000. Gross rent includes the price of rent plus the estimated cost of utilities.

There are more owner-occupied units than rental units in the City of Sarasota. The Schimberg Center for Affordable Housing indicates that 58% of occupied housing units in the City were owner occupied. This has not changed much from the 57% owner-occupied units reported in 1990 and 60% in 1980; however, this is much lower than the 79% owner-occupied units reported in the County as a whole. The distribution of owner occupied housing within the City is shown in Illustration H-8. Lower owner occupancy rates can often lead to deterioration in neighborhoods as lack of ownership can decrease motives for investment in the property.

Most owner occupied housing, 78.6%, was valued below \$200,000 in 2000. The unincorporated area also has a significant proportion of housing, 58.4%, in this price range. Although, housing values have changed dramatically, the geographic distribution of homes having the greatest and least values has remained relatively the same. Illustration H-9 shows that homes with the greatest values are located near the water - on Lido Key, St. Armands Key, Bird Key, Siesta Key or near the Bay on the mainland. The lowest valued homes are located north of the downtown and slightly east of the coast; and between Dr. Martin Luther King Jr. Highway and Myrtle St, near U.S. 41.

Illustration H-9 also shows that opportunities for newly constructed affordable housing in the downtown will be rare, as the value of property closer to the water front increases dramatically. The map also illustrates that housing in more affordable ranges can be found outside the downtown perimeter to the east. Although construction of affordable housing

within the downtown is desirable, especially to cut down on transportation costs and congestion for those who work in the downtown, it may not be attainable due to the high costs of land and construction in the downtown. Perhaps a more cost-effective strategy would be to put funds toward maintaining and increasing the affordable housing stock outside of the downtown.

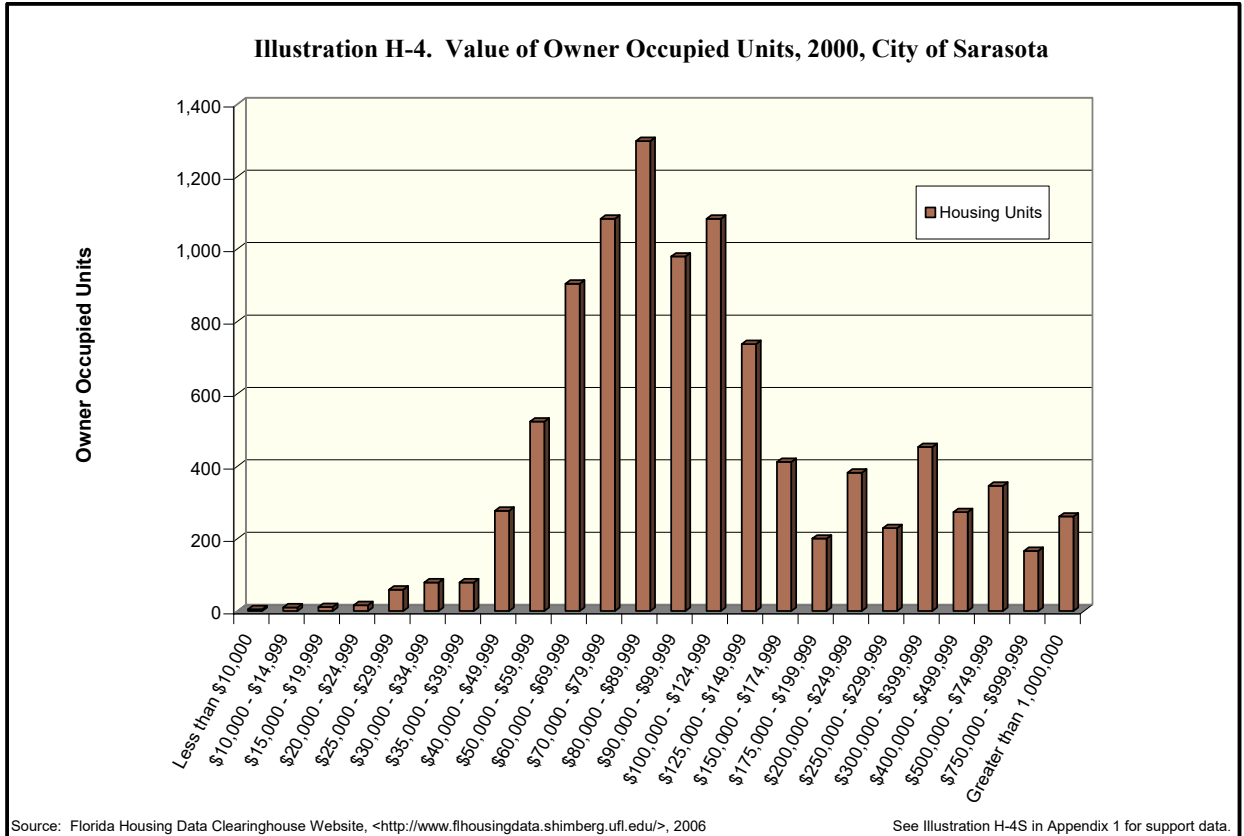
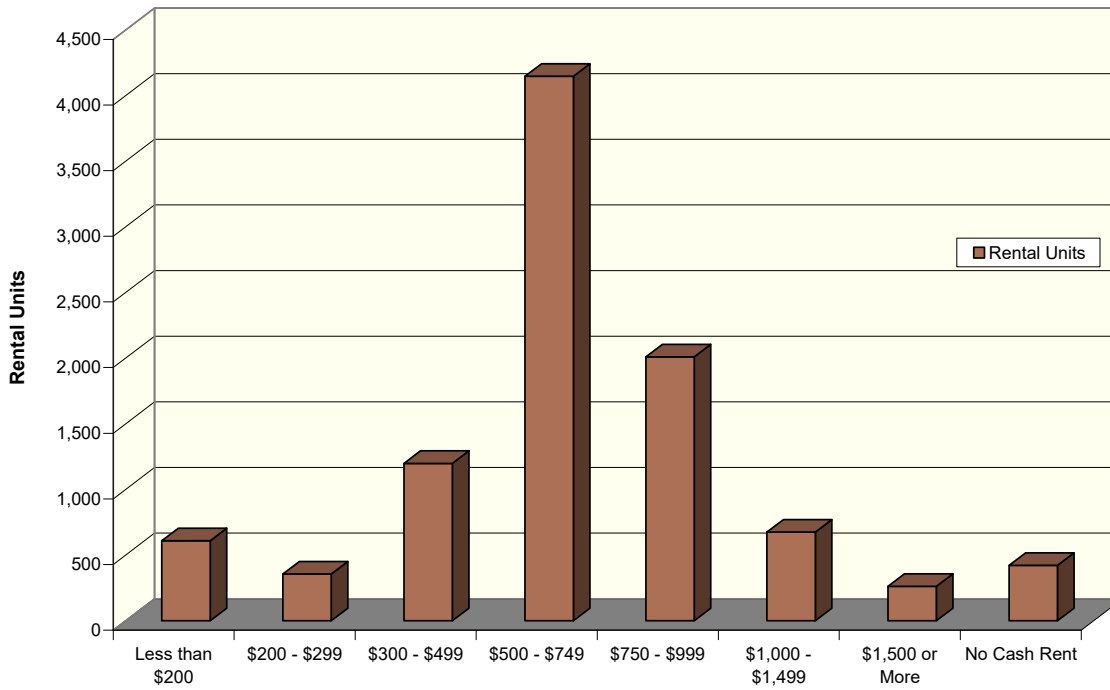


Illustration H-5. Valuations in Dollars, 2004

Valuations in Dollars, 2004					
Mean Assessed Value	Single Family	Mobile Home	Condominium	Multi-Family 9 or Less Units	Multi-Family 10 or More Units
City of Sarasota	\$206,154	\$48,766	\$236,858	\$146,801	\$1,723,711
Unincorporated Sarasota	\$192,452	\$50,986	\$201,331	\$173,713	\$3,574,791
Mean Just Value	Single Family	Mobile Home	Condominium	Multi-Family 9 or Less Units	Multi-Family 10 or More Units
City of Sarasota	\$296,459	\$52,745	\$271,735	\$150,384	\$1,724,424
Unincorporated Sarasota	\$243,499	\$56,610	\$226,108	\$178,500	\$3,576,412

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

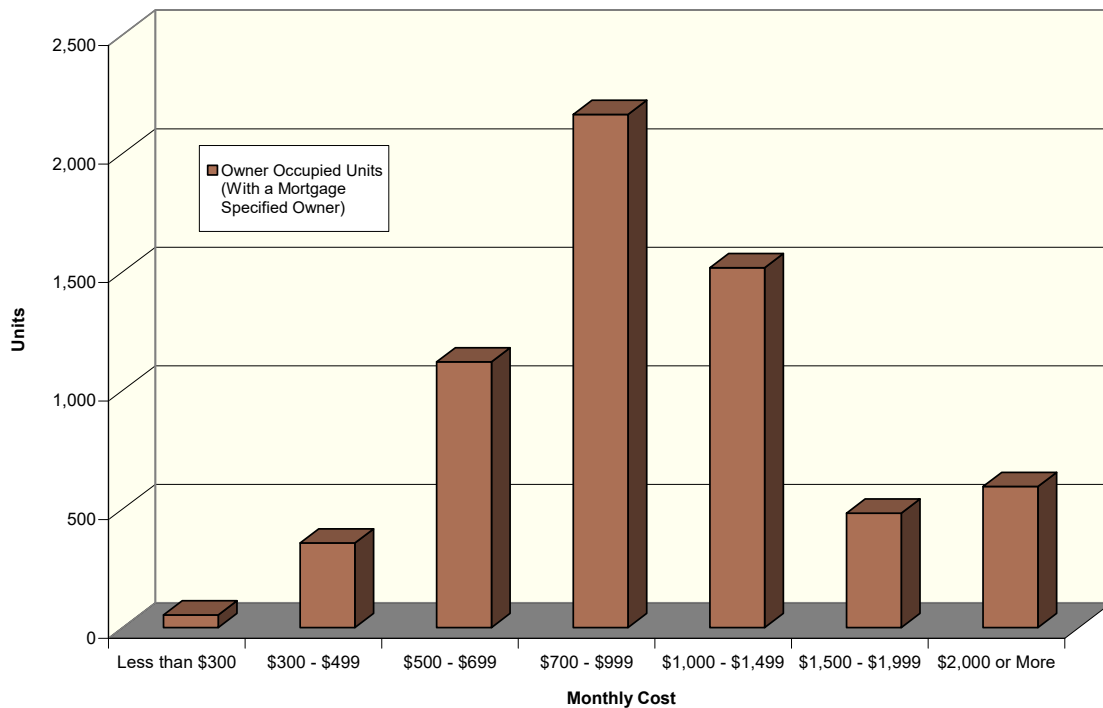
Illustration H-6. Monthly Cost of Rental Units, 2000, City of Sarasota



Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu>>

See Illustration H-6S in Appendix 1 for support

Illustration H-7. Monthly Cost of Owner Occupied Units, 2000

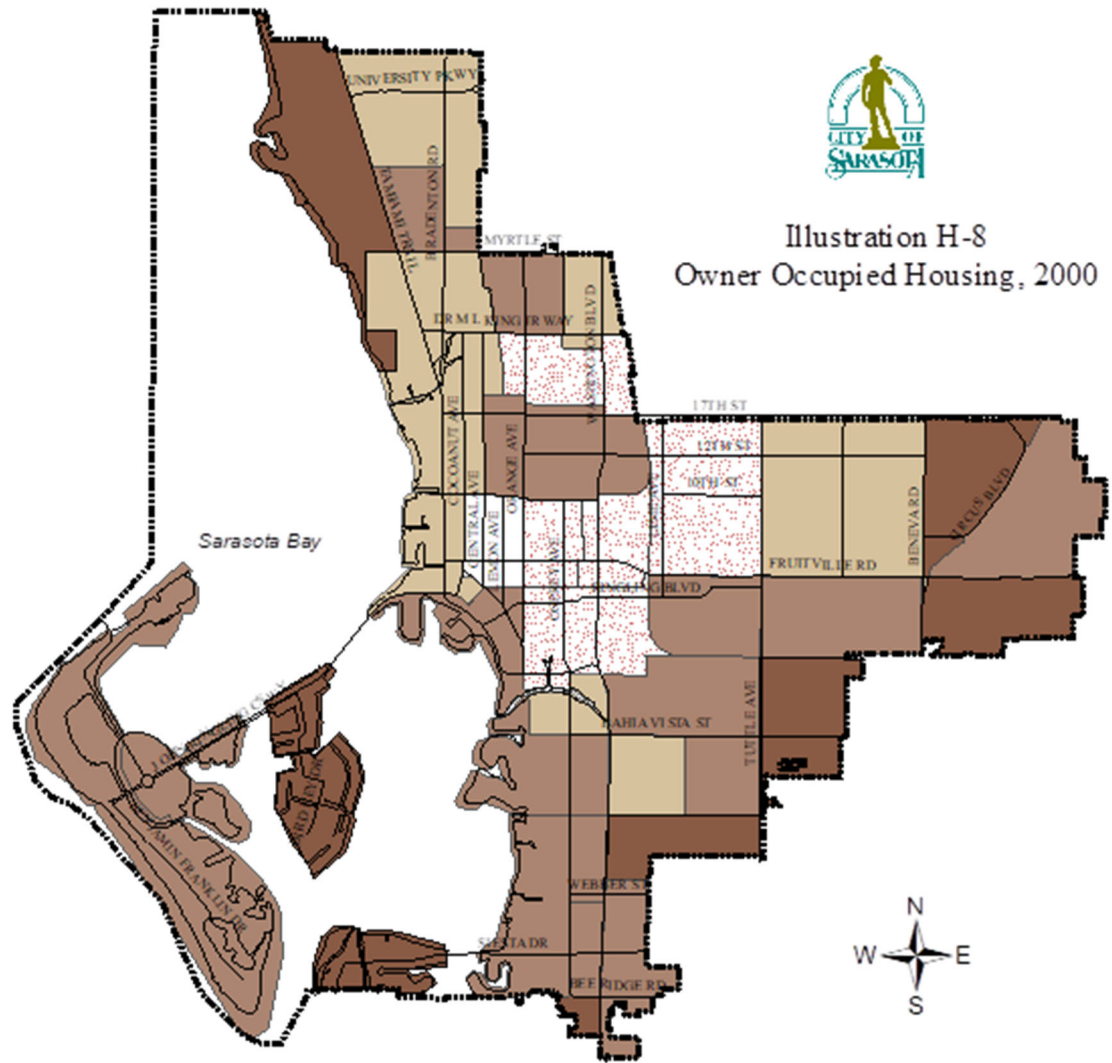


Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu>>, 2006

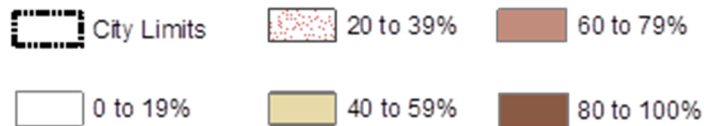
See Illustration H-7S in Appendix 1 for support data.



Illustration H-8
Owner Occupied Housing, 2000



Percent Owner Occupied Housing Units by Block Group

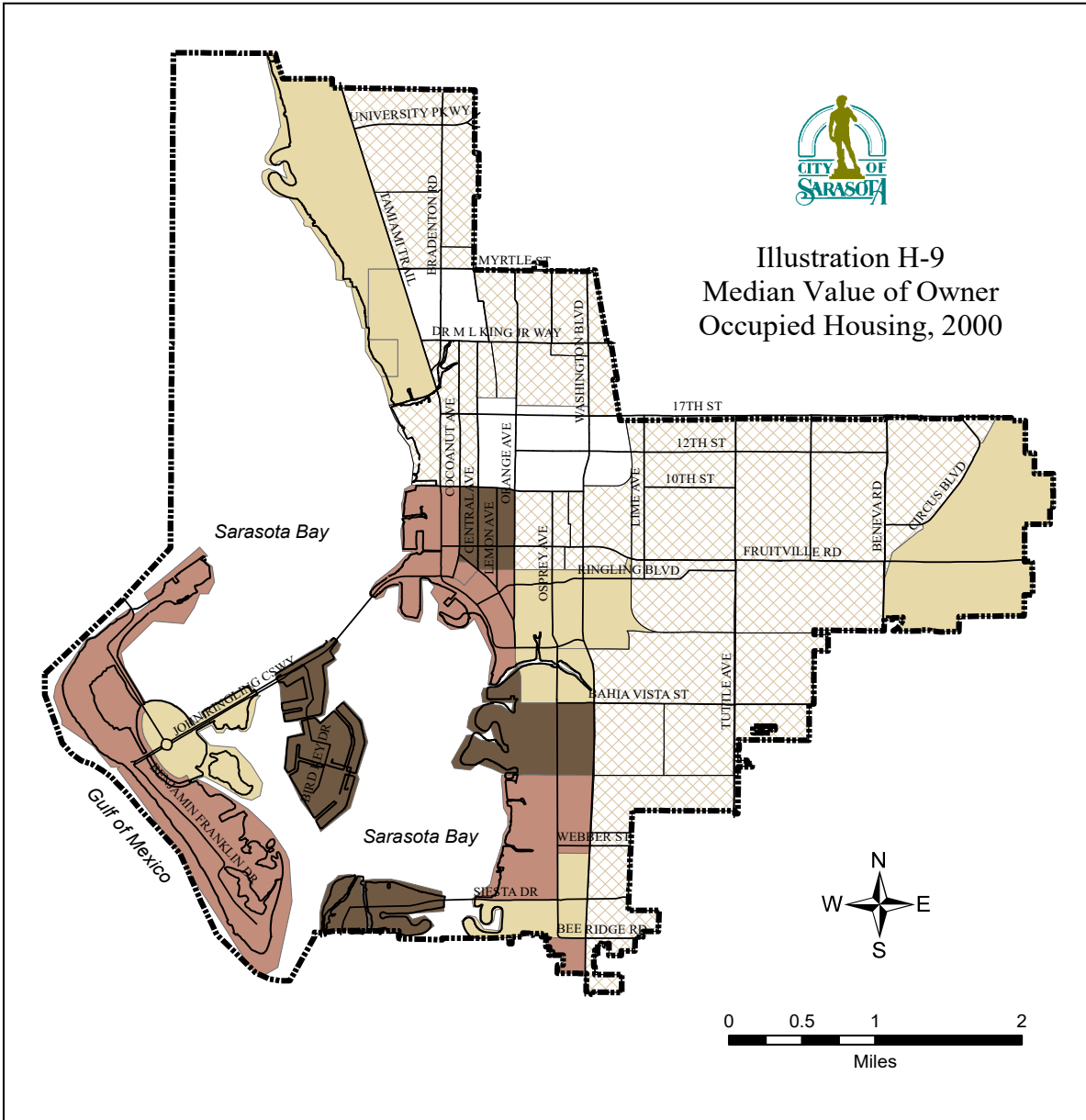


Source: U.S. Census, 2000

Note: See Illustration H-8S in Appendix 1 for support data.



Illustration H-9
Median Value of Owner Occupied Housing, 2000



Median Value of Owner Occupied Housing Units by Block Group

- City Limits
- \$50,001 - \$100,000
- \$200,001 - \$300,000
- \$0 to \$50,000
- \$100,001 - \$200,000
- Over \$300,000

Source: U.S. Census, 2000

Note: See Illustration H-9S in Appendix I for support data.

Age of Housing

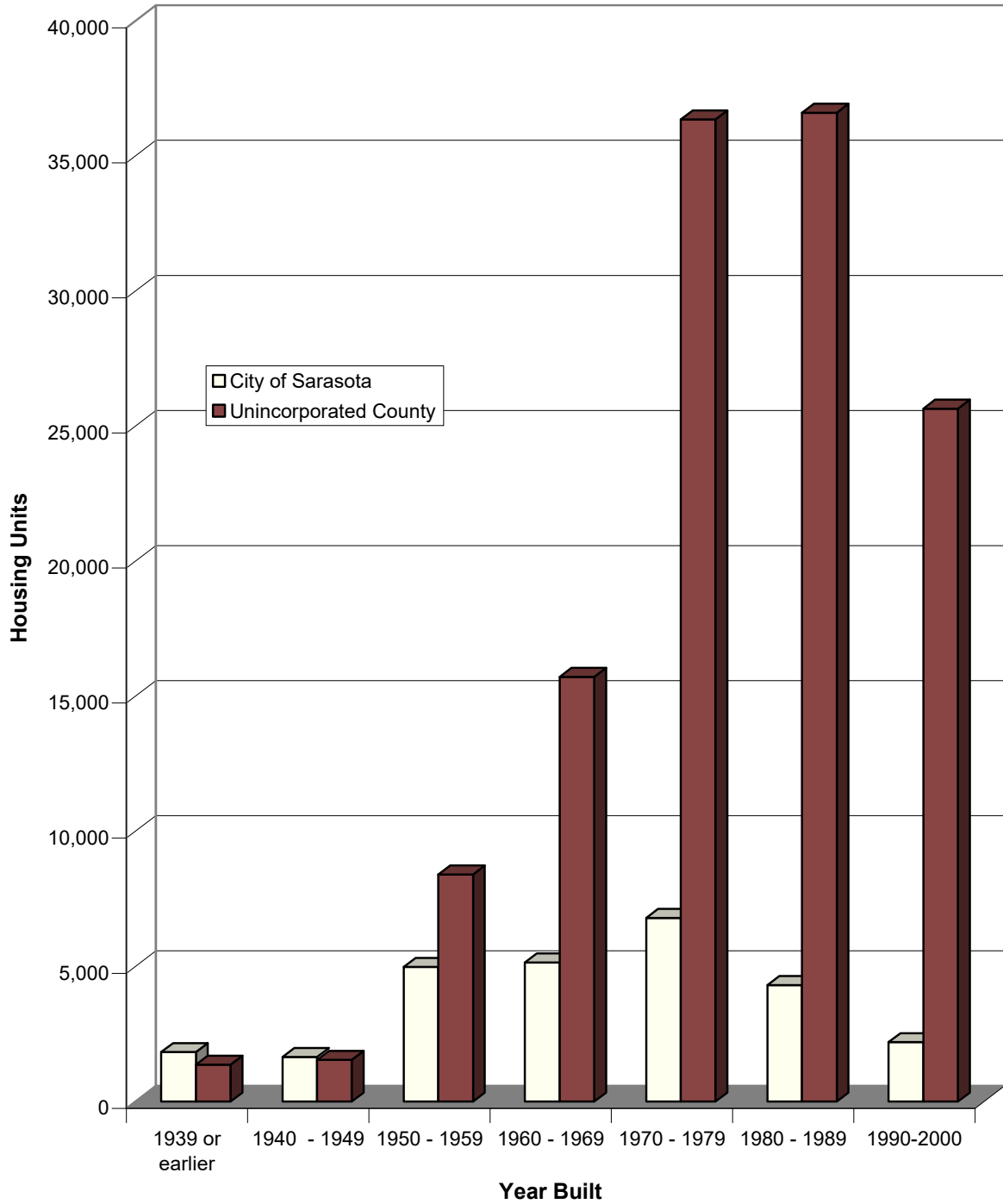
Housing construction accelerated steadily from 1940 through 1979 as can be seen in Illustration H-10. According to the 2000 U.S. Census, there were still 1,835 dwelling units in the City that were constructed before 1940 at the time the census was taken. After the end of World War II, construction boomed. Some 1,648 houses remain that were constructed in the late 1940s. Construction reached a peak in the decade of the 1970s, and has declined ever since due to the dwindling availability of large tracts of vacant land. From 1980 to 1990 there was an increase of 1,470 units and from 1990 to 2000 the number of units only increased by 263. Based on recent permit data, including permits for construction and demolitions, it appears there could be a potential net increase of 1,868 units from 2000 to 2005. This figure is based on approved permits only, not actual construction.

Construction not only boomed in the City during the 1970s, it was also a time when the number of units constructed in the unincorporated area increased significantly above previous levels, as can be seen in Illustration H-10. However, unlike the situation in the city where construction slowed in the 1980s, construction in the unincorporated area continued at the 1970s rate through the 1980s. Approximately as many units were constructed in the 1980s as in the 1970s. Construction rates dropped slightly from 1990 to 2000.

Housing age does not correlate directly to housing condition. The City has many homes that have received continued maintenance over the years and have remained in excellent condition. When well maintained, these older structures create architecturally distinct, quality neighborhoods that are significant assets to the City. However, when adequate maintenance is lacking, age takes its toll and negatively affects housing condition.

The distribution of housing units built prior to 1970, units which are already thirty-six years old or greater, are shown in Illustration H-11. It is important to note that the majority of housing units in the City are approaching, or have passed their forty year mark, the age when many units start experiencing major structural flaws. Areas in the City comprised mostly of older housing units are extensive. Most are located near the Bay and on the islands, but also extend further east. Areas with a larger percentage of newer housing units are located northeast of the downtown and south of the airport.

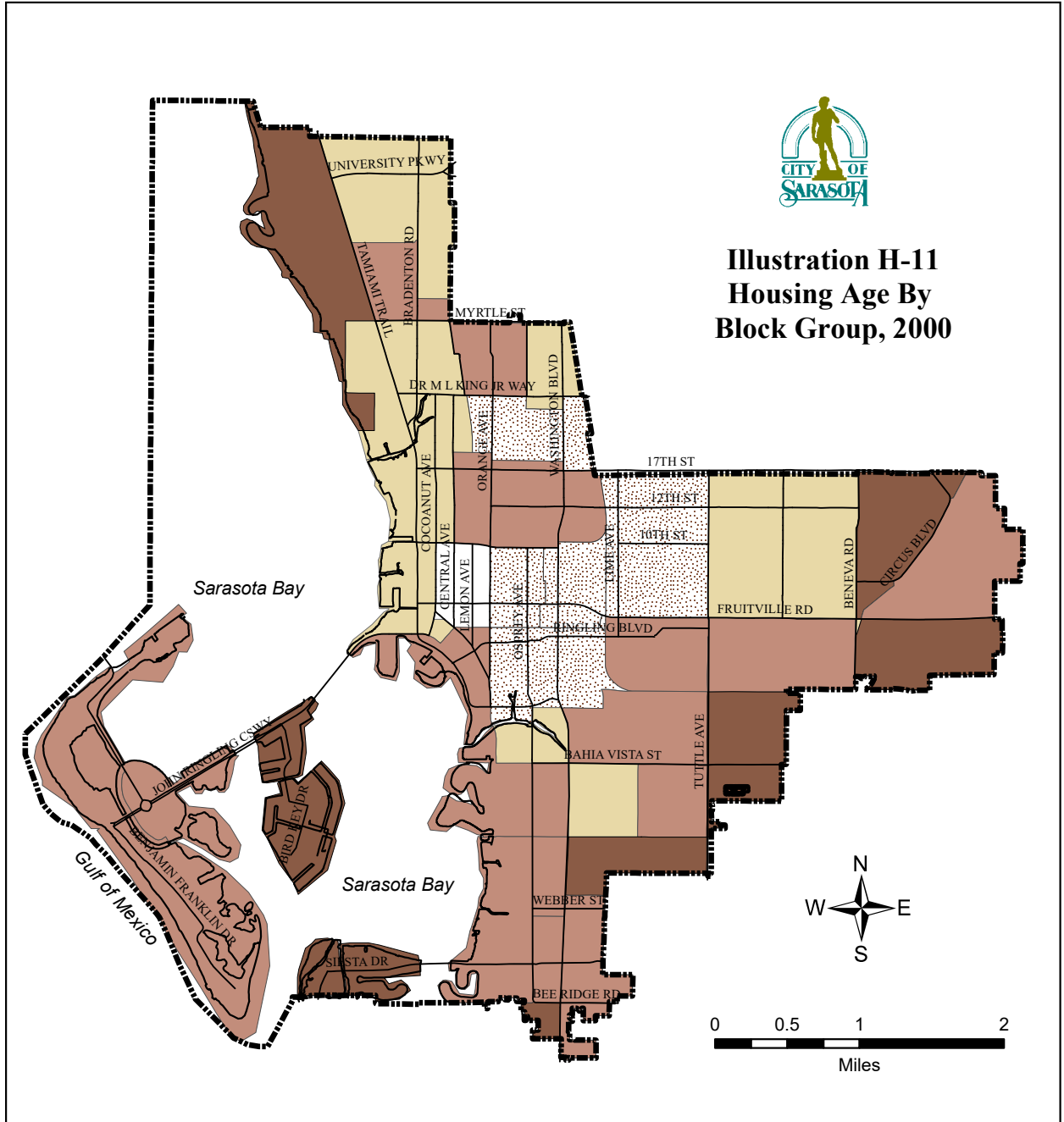
Illustration H-10. Age of Housing Units, 2000



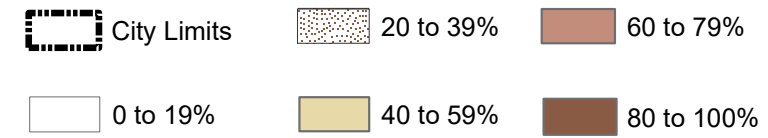
Source: Florida Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006
See Illustration H-10S in Appendix 1 for support data.



Illustration H-11 Housing Age By Block Group, 2000



Percent Housing Units Built Prior to 1970 by Block Group



Source: U.S. Census, 2000

Note: See Illustration H-11S in Appendix 1 for support data.

Housing Condition

Housing condition is subjective, and as a result, difficult to measure. Information regarding the condition of housing in the City is less reliable than other more tangible housing characteristics. One measure of housing condition is the number of substandard housing units located in an area. Substandard housing units are defined as being overcrowded, lacking heat, or complete kitchen or plumbing facilities. Overcrowded units are defined as having more than one person per room.

Census data from 2000, as analyzed by the Schimberg Center for Affordable Housing, indicates that 1,950 housing units exhibited one or more of the following characteristics: lacking complete plumbing or kitchen facilities or central heat or were overcrowded. This is 7% of all units, which is much higher than 3% of all units for Sarasota County as a whole. Specifically, the City of Sarasota had:

- 1,286 units (5.5% of all units) that were overcrowded, the statewide percentage was 6.5%;
- 326 units (1.4%) that did not use home heating fuel, while statewide the percentage was 1.8%;
- 242 units (0.9%) lacking complete kitchen facilities, the statewide percentage was slightly lower at 0.5%; and
- 96 units (0.4%) lacking complete plumbing facilities, the same percentage as the entire state.

Illustration H-12 shows data from the U.S. Census regarding housing units lacking complete plumbing, complete kitchens, central heat and housing units that were classified as overcrowded. Note that the fields are not mutually exclusive; units may appear in one or more categories. Also, the totals are larger than stated above as the data for individual census tracts also includes small portions of area not located within the City Limits.

Illustration H-12. Housing Condition, 2000

Housing Condition					
Census Tract	Units Lacking Complete Plumbing	Units Lacking Complete Kitchen	Units Lacking Central Heat	Units Overcrowded	Total Number of Substandard Units
1.01	8	53	42	39	142
1.02	0	70	57	309	436
2	12	23	12	209	256
3	30	28	19	202	279
4.01	0	0	9	141	150
4.03	14	36	9	158	217
4.04	0	0	0	0	0
4.05	8	0	0	19	27
5.01	0	0	29	0	29
5.02	0	0	24	70	94
5.03	0	8	45	63	116
6.01	0	10	40	22	72
6.02	0	0	8	21	29
7	7	7	0	6	20
9	7	7	42	16	72
10	6	7	26	39	78
13.01	9	9	0	38	56
18.01	8	8	21	6	43
18.04	19	25	36	36	116
19.03	11	0	9	0	20
Total	139	291	428	1,394	2,252

Source: U.S. Census, 2000

Note: Total figures here may be larger than other stated totals for substandard housing as some of the data for certain census tracts in this illustration includes areas outside of the City Limits.

Please refer to Illustration H-A1 in Appendix 1 for the location of census tract block groups.

Subsidized Rental Units

The City of Sarasota provides the vast majority of public housing within Sarasota County. According to the Office of Housing and Community Development's "2005 – 2010 Consolidated Plan", in 2005, there were six public housing facilities within the City, providing 600 units. Thirty-six units are off-line due to a homeownership conversion program. Within the City there were eight complexes which are designated for the elderly. Four complexes serve the low-income handicapped population. In addition, in 2005, there were 764 scattered rental units within the City whose landlords participate in the Section 8 rental assistance program. Illustration H-13 below provides information regarding these public and subsidized housing units.

There were an additional 434 Sarasota County Section 8 units in 2005. (Illustration H-13 does not include the Sarasota County Section 8 units.)

Illustration H-13. City of Sarasota – Subsidized Housing Developments, 2005

Development Name	Street Address	Total Units	Housing Program(s)	Population or Target Area
Bayou Oaks	1160 Four Seasons Circle	80	Housing Credits	Elderly
Beneva Oak Apts.	650 N. Beneva Rd.	40	Rental Assistance/HUD; Section 202	Persons with Disabilities
Beneva Place	3451 Queens Street	192	State Bonds	Families
Bertha Mitchell	21-24 St. and Dixie Ave.	100	Public Housing	Families
Casa Santa Marta	1576 8th St	78	Rental Assistance/HUD; Section 202	Elderly
Casa Santa Marta II	800 N. Lemon Ave.	52	Rental Assistance/HUD; Section 202	Elderly
Cohen Way	Blvd. of the Arts and Lemon Dr.	36*	Public Housing	Families
Courts, The	1912 N Orange Ave.	100	Public Housing	Families
Coalition to Assist Supported Living	4902 Tamiami Trail	16	Demonstration Project	Persons with Disabilities
Huntington Place	3201 Huntington Place Dr.	252	State Bonds	Families
Janie Poe	Central Ave./Janie Poe Dr.	128	Public Housing	Families
J. H. Floyd Sunshine Village	1777 18th St.	59	Rental Assistance/HUD; Section 202	Elderly
Jefferson Center	930 N. Tamiami Trail	210	Rental Assistance/HUD; Section 202	Elderly
McCown Towers	1320 6th St.	75	Rental Assistance/HUD; Section 8 Non-insured	Elderly
McCown Towers Annex	Blvd. of the Arts and Cocomanut Ave.	176	Public Housing	Families, Elderly, People with Disabilities
Meadow Park	1845 18th St.	44	Rental Assistance/HUD; Section 202	Elderly
Orange Ave.	1912 N. Ave.	60	Public Housing	Families
Orchard Place of Sarasota	1300 N. Lockwood Ridge Rd.	40	Rental Assistance/HUD; Section 202	Persons with Disabilities
Rolling Green South Apartments	North Tuttle Ave. and Twin Dr.	136	SAIL	Families
The Tuscany Apartments	6001 Medici Ct.	214	Section 221(d)(4)	Families
University Club Apartments	3203 Natures Circle	192	Housing Credits; SAIL	Families
Section 8	Scattered	764	HUD; Section 8	Families, Elderly, People with Disabilities
Total:		2,466		

* An additional 36 units are unavailable due to a home ownership conversion program.

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu>>, 2006 and "2005-2010 Consolidated Plan, City of Sarasota Housing and Community Development Department, 2005.

Mobile Homes, Manufactured Homes, and Modular Homes

While the terms mobile home, manufactured home and modular home are often collectively referred to under the broad term of manufactured housing, each term has very different definitions in regards to Federal and State regulations. Although the precise definitions for these terms can be found in Appendix 4, a brief explanation here may be useful.

Mobile homes and manufactured homes have almost the same definitions. They are both single family residential structures constructed off-site and transported to a final destination for year-round, permanent dwelling. However; these structures do not have wheels, axles or a permanent hitch attached to the frame for transport of the unit other than for initial delivery to a permanent site, and should not be confused with recreational vehicles. The difference between the two is that mobile homes are those manufactured structures which were built prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, which regulates design and construction of factory-built manufactured homes. Prior to the Act, mobile home structural integrity was unreliable at best. Manufactured homes are those structures built after 1974.

Illustration H-14 shows the number of mobile home parks (which contain both mobile homes and manufactured homes) and their capacity in 2006. The total capacity of mobile home parks in the City has declined by 463 units (from 1,616 to 1,153) since 1995. Although mobile homes provide an affordable form of housing, two issues warrant further study - the safety of mobile homes in high winds (although things have improved with regulation of construction) and their visual compatibility with traditional neighborhoods. Due to these issues, mobile homes and manufactured homes are only allowed in a few zones of the City.

Modular homes, on the other hand, while being a form of manufactured housing, are indistinguishable, when complete, from traditional single family dwellings. Because they are a more affordable housing option, and they can achieve visual compatibility with traditional neighborhoods, the use of modular homes is allowed in all residential districts.

Illustration H-14. Mobile Home Park Capacity, 2006.

Name	Location	Mobile Home Park Capacity
Desoto Place	1100 University Parkway	69
Friendship Village	1197 N. East Ave.	130
Oakwood Manor	3330 Fruitville Rd.	647
Orange Ave. Mobile Home Community	1500 N. Orange Ave.	105
Saralake Estates	3190 Bahia Vista St.	202
Total:		1153

Source: City of Sarasota Planning Department, 2006

Group Homes

Illustration H-15 summarizes information regarding the inventory of nursing homes, and assisted living facilities licensed by the Florida Department of Health and Rehabilitation. The capacity of assisted living facilities has decreased since 1995 by 267 units; however, the capacity of nursing homes has increased by 18 units.

Illustration H-15. Inventory of Group Homes, 2005

Group Homes		
Assisted Living Facilities	Location	Capacity
Alderman Oaks Retirement Center	727 Hudson Ave.	40
Aurora Manor, Inc.	2841 6th St.	10
Bahia Oaks Lodge	2186 Bahia Vista St.	100
Balmoral Court on Fruitville, Inc.	4004 Fruitville Rd.	16
Harmony Pavilion	2600 Courtland St.	20
Heron House	3221 Fruitville Rd.	95
Merrill Gardens at Sarasota	730 S. Osprey Ave.	173
Oppidan, Inc.	4024 Fruitville Rd.	12
Pines of Sarasota	1251 N. Orange Ave.	72
Plymouth Harbor, Inc.	700 John Ringling Blvd.	10
Renaissance Manor	1401 16th St.	25
Sunshine Meadows	1809 18th St.	39
Total		612
Nursing Homes		
Harmony Healthcare and Rehabilitation Center	2600 Courtland St.	120
Inn at Sarasota Bay Club	1303 N. Tamiami Trail	60
J H Floyd Sunshine Manor	1755 18th St.	101
Kensington Manor	3250 12th St.	87
Magnolia Health and Rehabilitation Center	1507 S. Tuttle Ave.	120
Pines of Sarasota	1501 N. Orange Ave.	204
Plymouth Harbor, Inc.	700 John Ringling Blvd.	60
Sarasota Health and Rehabilitation Center	1524 East Avenue S.	169
Total		921

Source: Florida Agency for Health Care Administration, 2005

Historically Significant Housing

Illustration H-16 shows the number of historic buildings in the City that are listed on local and national historic registers. Some of the buildings are in both categories. Approximately 3,500 buildings in the City are on the Florida Master Site File. The largest segment of historically significant residences is located west of U.S. 41.

Currently, a survey of historic buildings in the City is being conducted by consultants Kise, Straw and Kolodner. The purpose of the inventory is to determine which buildings are: historically significant; listed on the national or local registers; listed on the Florida Master Site File; and which ones are eligible to be placed on the national and local registers in the future. The survey work has recently been completed and the Planning Department should be accepting the report in December 2006. Please refer to the Historic Preservation Chapter for further information on historic structures.

Illustration H-16. Historically Significant Buildings, 2006

Local Register Only	National Register Only	Both Local and National Register	Florida Master Site File
169	24	36	3,500

Source: City of Sarasota Neighborhood and Development Services Department, 2006

Inventory Update

The City of Sarasota's building permit records are an excellent way to track changes over time to the City's housing inventory. From 2000-2005, the number of residential units permitted in the City was 2,031. However, during this time, some residential units were lost in demolition, resulting in a net possible increase of 1,868 units. This number may not reflect the actual number of units gained as these figures are based on permitted units, not actual construction.

Illustration H-17. Housing Construction and Demolition, 2000-2005

Year	Single Family	Duplex	3 and 4 Family Buildings	5 or More Family Buildings	Total Units	Demolitions	Net Units
2000	64	8	0	96	168	11	157
2001	36	2	12	346	396	42	354
2002	96	0	0	76	172	44	128
2003	75	4	0	77	156	22	134
2004	124	4	15	401	544	15	529
2005	122	2	5	466	595	29	566
Total:	517	20	32	1,462	2,031	163	1,868

Figures are based on number of units permitted.

Source: City of Sarasota Building and Zoning Department, 2006

HOUSEHOLD CHARACTERISTICS AND PROJECTIONS

The “Affordable Housing Needs Assessment” prepared for the Florida Department of Community Affairs includes an extensive amount of data on household and population projections. The base line data is from the 2000 U.S. Census.

The study projects an increase of 3,547 households between 2000 and 2025. Illustration H-18 shows the distribution of households by size. Smaller households, those with one to two people, currently, and will continue to, make up the majority of households in the City. This is not surprising as the City of Sarasota has a large elderly population; almost 25% of the population is 62 or over. Older households also tend to be smaller. In 2000, 74% of households were one to two people households; by 2025 this figure is expected to increase to 77%. Households of slightly larger sizes are projected to change very little over the next two decades. The total number of residents is expected to increase by approximately 11%.

The change in the distribution of households by the age of the head is also shown in Illustration H-17. It can be seen that by the year 2010, the largest twenty-year group of households is expected to be those headed by a person 45 to 64 years old, which are projected to comprise 40% of households. This pattern results from the assumption that households that were resident in 1990 will age in place and there will be some additions as a result of net in-migration. Although the proportion of households headed by persons 65 and over is projected to remain about the same, an increase is projected in the proportion of households headed by a person 75 or older.

Illustration H-19 shows the distribution of projected households by income. From 2000 to 2025 the distribution stays relatively unchanged. The majority of households in the City (about 38% in 2000) have an income at or above 120% of the area median income (AMI). This is projected to increase 8% by 2025. Households with the next highest range of income (80 – 119.9%) are projected to increase by 3%.

Households in all other income ranges (below 80% of the AMI) are projected to increase only slightly. This is good news, as households with incomes below 80% of the AMI are more likely to need assistance finding affordable housing. There is a projected increase of 6% in households with incomes below 80% of the AMI. Specifically, households in the lowest income brackets (below 30%) are projected to increase by 334, that is slightly less than a 2% increase.

Illustration H-18. Projected Size of Households, City of Sarasota, 2000-2025

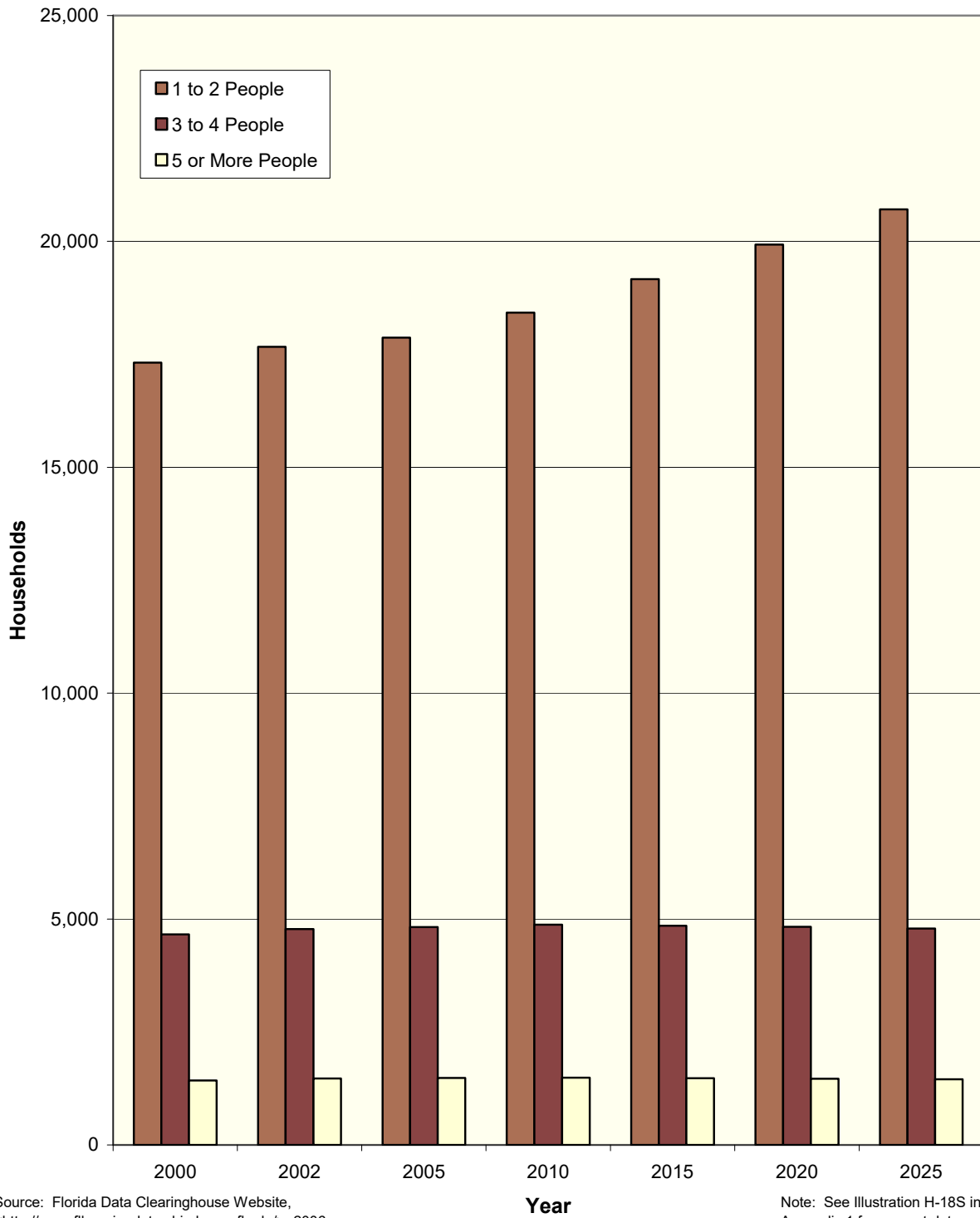
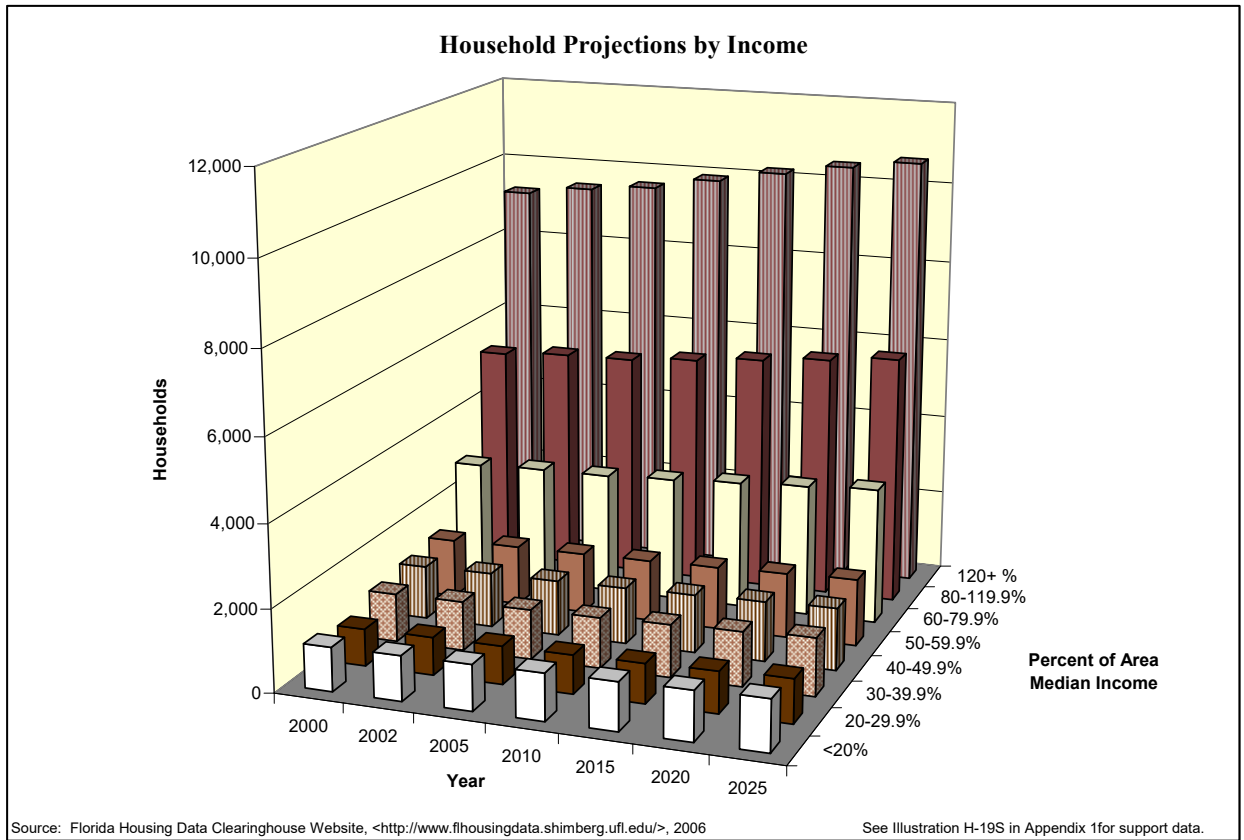


Illustration H-19. Household Projections by Income, 2000 - 2025



HOUSING AFFORDABILITY

Housing affordability, as defined by the “Affordable Housing Needs Assessment”, is the relative percentage of income spent for rent or mortgage costs. Housing is considered to be affordable if it consumes 30% or less of a household’s income. In 2005, in the City of Sarasota, the majority of households (70% of households) paid less than 30% of their income for housing; however, 7,243 households (30%) were considered to be cost-burdened due to their low-income status relative to housing costs. This is higher than the state-wide average of 25% of households being cost-burdened. A cost-burdened household is one that spends more than 30% of household income on housing costs. A severely cost-burdened household spends more than 50%.

Illustration H-20 shows the proportion of cost-burdened households by income. The illustration shows that the largest numbers of households paying more than 50% of their income for housing are also the ones with incomes below 50% of the AMI. Incomes in this bracket are considered “very low” and “extremely low”. Eighty percent of the households paying 50% or more of their income on housing have very low to extremely low incomes. Forty-two percent of low-income households (<80% of AMI) are paying more than 30% of their income for housing. In comparison, 40% of all households in the City have incomes above 119.9% of the AMI; of those, 92% pay less than 30% of their income on housing.

When considering these figures on cost-burden, it is important to remember that these figures represent conditions from the 2000 Census. There has been a rapid increase in median single-family home sales from 2000 to the present. According to the National Association of Realtors median sales prices increased from \$123,780 in 2000 to a peak of \$354,200 in 2005. Only recently have we begun to see this trend fall off, as median prices have started to decline. From a high of \$354,200 in 2005, median single-family homes sales dropped to \$287,400 in the 3rd quarter of 2007, as reported by the National Association of Realtors. While both of these conditions may be anomalies when considering long term trends in housing affordability in Sarasota, it is still yet unknown. This being the case, it would be wise for the City to prepare for another rise in housing costs by taking advantage of current market opportunities that may allow for more financially prudent purchases of properties that could be used to increase the stock of affordable housing. This may be through the purchase of property suitable for new construction, or the purchase of existing structures, which can often be more cost effective than new construction.

It is also important to note, that a household that is cost-burdened is not always burdened due to hardships placed on the household by market conditions or low incomes. Some households choose to be cost-burdened and forego other luxuries in preference of being able to afford a more expensive house.

According to the 2000 Census, 36% of owner-occupied households do not have a monthly mortgage. This alleviates the cost-burden on many households, freeing up extra income to spend on other necessities. The households most likely to own their homes mortgage free

are those headed by persons 65 or older because they have had the time to pay off a mortgage. Paradoxically, the highest percentage of households with extremely low incomes is found in homes also headed by persons 65 or older. Thirty-nine percent of owner-occupant households are headed by a person 65 or older, according to the 2000 U.S. Census. The age distribution of owner occupants relative to income can be seen in Illustration H-21.

Whereas most of the owner-occupant households in the lower income groups were headed by someone 65 or older, most of the renters in these same income groups are younger. Specifically, some 35% of households who rent their dwellings are headed by a person under the age of 35. Only 16% of renter households are headed by someone 65 or older. The distribution of renters by age and income is shown in Illustration H-22.

The illustration of age and income relationships among renter households can be compared with the same type of information about owner-occupants, by comparing Illustration H-21 with Illustration H-22. These graphs have the same vertical and horizontal axis scale, and the same income categories. Thus, for example, it can be observed through this comparison that there are more renters than owners among younger households, and more households headed by older individuals among owner-occupants.

Illustration H-23 shows cost-burdened households by tenure. From this illustration it can be seen that there is a much higher percentage of renters that are cost-burdened than owners. Specifically, 42% of renters as compared to 21% of owners are cost-burdened.

Householders whose housing costs significantly exceed 30% of gross income may be in need of financial assistance. Some of these are owner-occupants, whose income has probably declined, but who may own their homes out-right or have significant amounts of equity. Programs that would assist these occupants to meet their housing costs, including the costs of necessary maintenance on the unit would be of value. Such programs can provide assistance with renovation and improvements that are granted subject to repayment upon sale of the home. Financially stressed renters would benefit from rental assistance, if funding were available to increase that program. The prospect of some increase in the number of households that are financially stressed (Illustrations H-24 and H-25) suggests that the continuation and expansion of assistance programs should be a part of City policy. The potential for housing development and the housing programs that are presently in use are discussed later in the chapter.

Housing Affordability in Relation to Transportation

One aspect of housing affordability that is often overlooked is the relationship of transportation costs to housing costs. Many families move farther from their place of employment to be able to find affordable housing. However, according to a study conducted by the Center for Housing Policy, in which twenty-eight metropolitan areas were studied - one of which was the Tampa Metropolitan Statistical Area, for every dollar saved on housing expenditures an additional 77 cents is spent on transportation costs. Affordable housing is often located well outside of employment centers, forcing workers to commute long distances to work, contributing to the congestion of roads and spending what they have saved in housing costs on transportation. The Center for Housing Policy found that households in the Tampa area were spending 58% of their household income on transportation and housing costs combined (approximately 25% was spent on housing and an additional 33% on transportation costs). The average costs of maintaining a vehicle in the Tampa area is \$10,633 a year. All of this, in addition to the fact that transportation costs are on the rise, makes it clear that the City needs to consider housing and transportation policies together.

Policies that could alleviate both transportation and housing costs could involve the location of affordable housing along existing or planned transit lines, and the increase of funding to transportation projects that promote transportation methods other than the automobile. The City's transportation plan currently allows for the development of Transportation Oriented Districts (TOD), which allow for residential and commercial centers designed in a fashion that maximizes access to transit and nonmotorized transportation.

The City already has several other policies in place that will promote the union of residences, commercial facilities and other amenities that will lessen transportation costs – and therefore, total household costs. For instance, the City allows live work units in the downtown districts, as well as, mixed-use developments. Locating compatible commercial uses with residential uses allows people the opportunity to walk to the amenities they need. Thereby, reducing congestion on roads and relieving some of the daily transportation costs a family may be facing. Also, the inclusion of Accessory Dwelling Units (ADU) as a permitted use in the Downtown Zone Districts will allow for a more economical housing alternative within walking distance of the Downtown's amenities, as well as provide additional household income for the owners of the ADUs if those units are rented.

Illustration H-20. Households by Income and Cost Burden, 2005

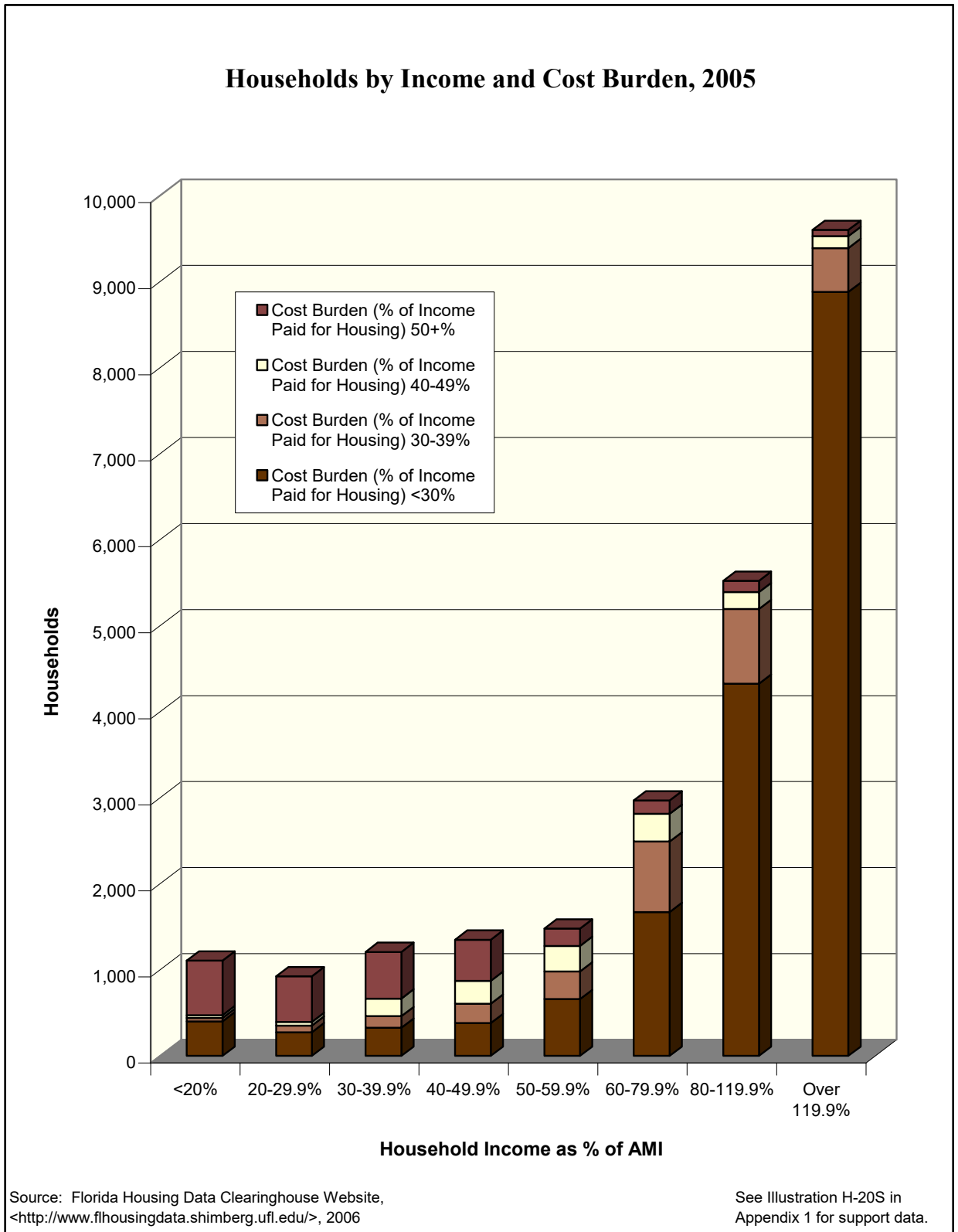


Illustration H-21. Owner Householders by Age and Income, 2005

Household Income (% of AMI)	Age						Total	% of Total
	15-24	25-34	35-54	55-64	65-74	75 or Older		
<20	0	16	123	98	67	163	467	0%
20-29.9%	6	5	84	46	91	226	458	3%
30-39.9%	21	14	85	58	112	211	501	4%
40-49.9%	4	15	117	120	116	241	613	4%
50-59.9%	14	38	202	130	123	255	762	5%
60-79.9%	23	109	344	295	300	438	1,509	11%
80-119.9%	27	244	934	519	591	622	2,937	21%
over 119.9%	64	533	2,798	1,480	1,027	1,002	6,904	49%
Total	159	974	4,687	2,746	2,427	3,158	14,151	100%

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

Illustration H-22. Renter Householders by Age and Income, 2005

Household Income (% of AMI)	Age						Total	% of Total
	15-24	25-34	35-54	55-64	65-74	75 or Older		
<20	189	111	146	61	68	66	641	0%
20-29.9%	66	55	109	71	51	115	467	5%
30-39.9%	148	100	163	84	93	120	708	7%
40-49.9%	79	125	297	104	38	95	738	7%
50-59.9%	93	145	306	74	53	49	720	7%
60-79.9%	143	371	623	120	108	96	1,461	15%
80-119.9%	374	644	1049	201	115	204	2,587	26%
over 119.9%	226	601	1,128	373	131	240	2,699	27%
Total	1,318	2,152	3,821	1,088	657	985	10,021	100%

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

Illustration H-23. Cost Burden by Tenure, 2000

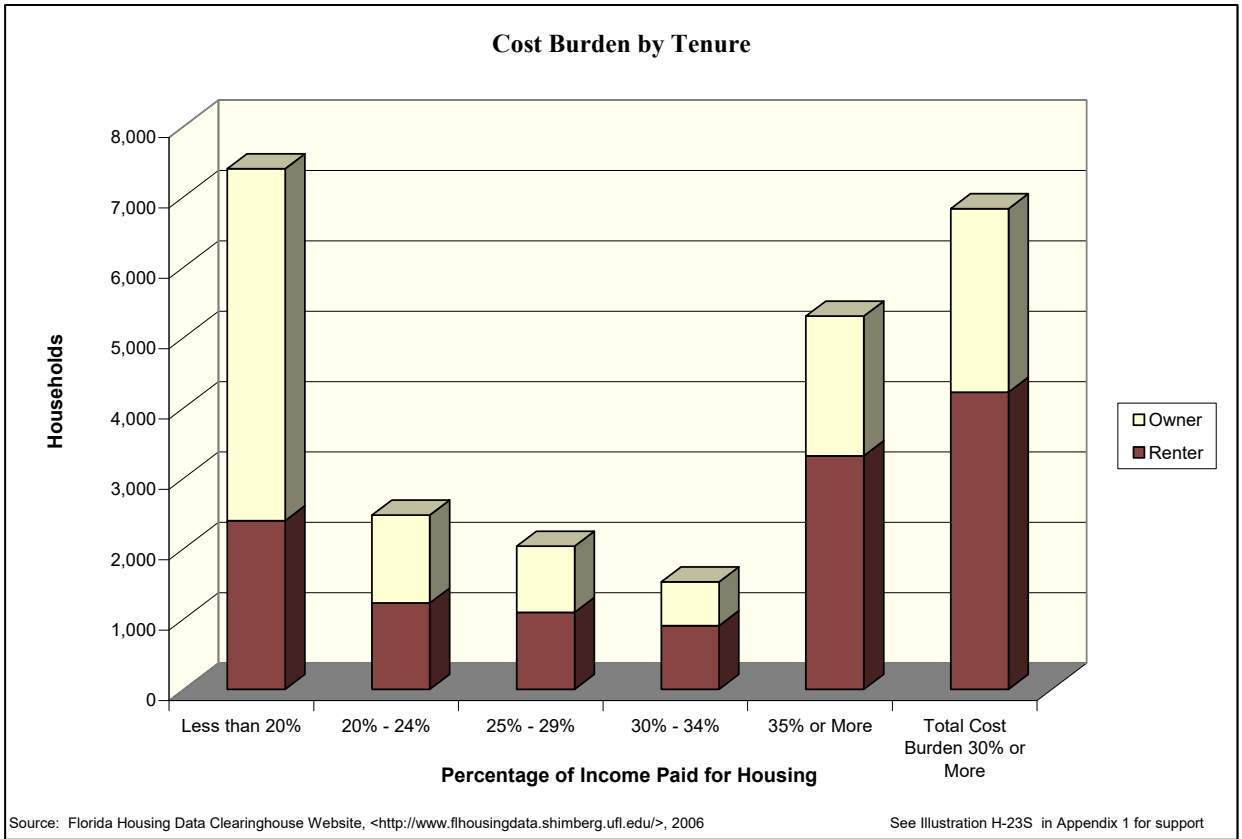


Illustration H-24. Projected Growth in Severely Cost-Burdened Owner Households, 2002-2025

Growth in Severely Cost Burdened (50%+) Owner Households with Income Less Than 80% AMI						
Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	7	8	11	13	11	50
20-29.9%	2	-2	5	8	13	26
30-39.9%	1	6	8	8	4	27
40-49.9%	3	7	6	7	2	25
50-59.9%	1	3	1	3	-1	7
60-79.9%	3	7	8	4	1	23
Total Below AMI	17	29	39	43	30	158

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

Illustration H-25. Projected Growth in Severely Cost-Burdened Renter Households, 2000-2025

Growth in Severely Cost Burdened (50%+) Renter Households with Income Less Than 80% AMI						
Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	2	7	5	4	8	26
20-29.9%	3	7	6	6	11	33
30-39.9%	10	10	9	6	10	45
40-49.9%	2	7	8	2	8	27
50-59.9%	-1	3	2	1	1	6
60-79.9%	-2	2	3	5	5	13
Total Below AMI	14	36	33	24	43	150

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

CAPACITY OF THE HOUSING DELIVERY SYSTEM TO MEET HOUSING NEEDS

This section discusses the need for continuing the present housing assistance programs in order to meet the needs of city residents, and developing new programs to ensure neighborhood stability and vitality. The material in this section is based on the conditions and needs that were identified in the preceding inventory of housing. These conditions can be briefly summarized as follows:

- Following decades of significant growth, housing construction slowed in the 1980s through 2000.
- Housing stock is aging. Approximately 76% of the housing is more than twenty years old.
- Some 1,950 units have been identified by analysis of the 2000 U.S. Census data as having basic deficiencies with respect to heating/ac, plumbing, kitchens or over crowding. Substandard conditions are more prevalent than in the unincorporated portion of the County. No data are available on other types of housing conditions, but observation indicates that there are other problems as well, which include structural and roofing problems.
- The proportion of rental occupancy to owner occupancy is much higher in the City than in the unincorporated area - 42% of housing units in the City are renter occupied, as compared with a 21% renter occupancy in the County as a whole. There was a 1.5% decrease in rental occupancy in the City between 1990 and 2000, according to the U.S. Census.
- 42% of renter households and 21% of owner households are cost-burdened as measured by the U.S. Census definition of monthly housing costs exceeding 30% of gross income.

Provision for Housing Sites

The household increase projected in the “Affordable Housing Needs Assessment”, which would require an additional 2,021 single family homes and 1,397 multi-family units by 2025, does not take into consideration the limited availability of vacant land for the development of additional housing. This number of units may not be achievable- without redevelopment, and if it is, the location and density of the new units are subject to the constraints imposed by the location of the vacant parcels within existing neighborhoods with long standing zoning designations.

The established character and very limited supply of vacant land was demonstrated in a 2004 land use survey, which indicated that there were only 446 acres of vacant land 225 of which was zoned for residential use. The amount of vacant land zoned for residential use has decreased by 171 acres since the last survey in 1994. The applicable zoning designations ranged from a low of 2 dwelling units per acre upward to a high of 50 dwelling units per acre. The parcels ranged between 0.01 and 17 acres in size, with the average acreage being 0.4. This restrictive amount of vacant land means that the projected housing construction will be in the form of redevelopment. This will need to occur at densities greater than or equal to those already existing in order to meet projected demand.

The projected increase to the housing supply needs to be looked at, not only in total numbers, but also by housing type, tenure and income. Illustration H-26, H-27 and H-28 show the construction need by these categories.

According to the Schimberg Center for Affordable housing there will be a steady increase in demand for both single and multi-family homes in the future. Demand for both types of housing is projected to increase at nearly the same rate, almost 14%, but the overall demand for single-family housing is greater. Correspondingly, the demand for owner-occupied units shows a similar trend. Illustration H-27 shows the number of single-family and multi-family units that will need to be constructed from 2002-2025. The need for single-family housing may be difficult to meet due to the small supply of available sites. However, the City has already increased its potential for additional units by allowing for accessory dwelling units in a 2002 update of the Zoning Code. Persons preferring new single family homes could also locate themselves outside of the City limits in Sarasota or Manatee counties. The City Commission also created an Affordable Housing Trust Fund in 2004 that allows developers to utilize higher density incentives of the Downtown Residential Overlay District (DROD) when they contribute 3% of the initial sales price per dwelling unit over 50 units per acre to the Fund. The DROD however, expires in 2007, but the Affordable Housing Trust Fund will be continued.

Illustration H-28 provides a look at the expected income level of households seeking units in the future. Specifically, this information can help the City ensure that enough units are built at appropriate price levels to prevent new households from experiencing undue cost burden. For instance, from 2002-2025, 1,224 units will need to be built that will be affordable to households earning less than 80% of the AMI. To accommodate households at very low incomes (<50% AMI) 673 units at affordable prices will need to be constructed, and those with extremely low incomes will need 294 units built over that period of time.

Most of the housing demand will be provided for by the private sector. However, in order to ensure that 18% of all newly constructed housing stock will be affordable to low income (<80%) households, the public sector will need to be involved. This may include public/private partnerships in constructing affordable housing units or continuing to implement housing assistance programs.

Illustration H-26. Projected Housing Demand by Type, 2002-2025

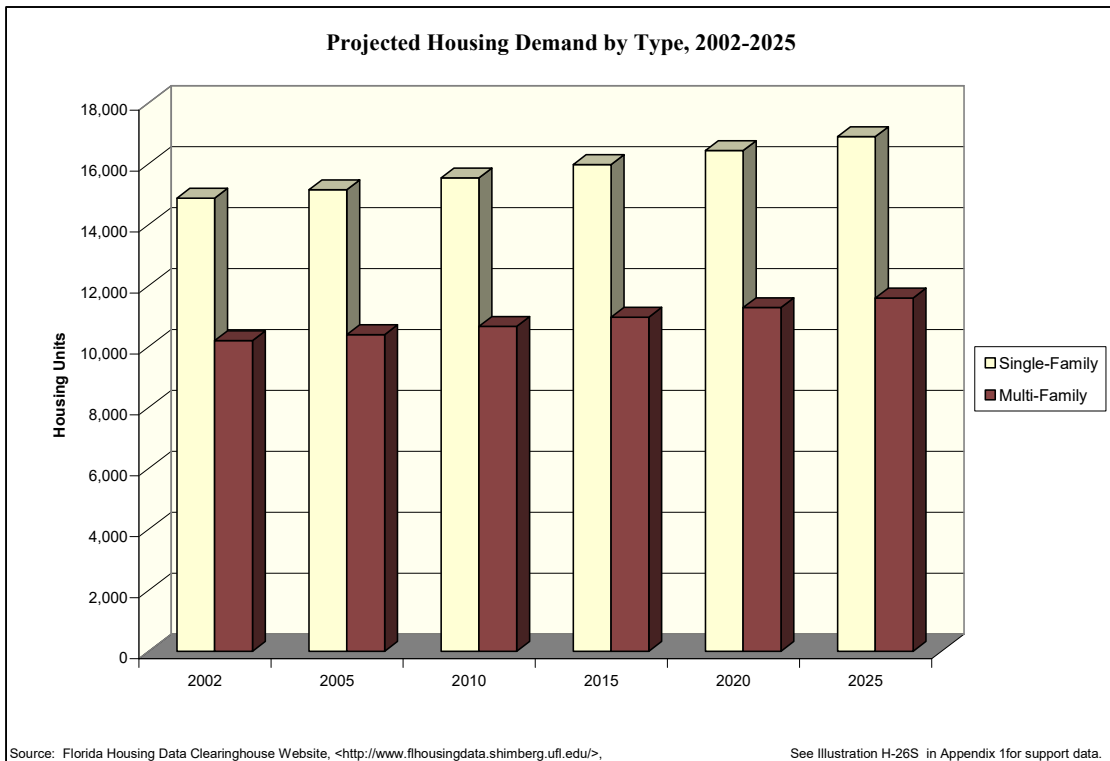


Illustration H-27. Projected Construction Need by Type, 2002-2025

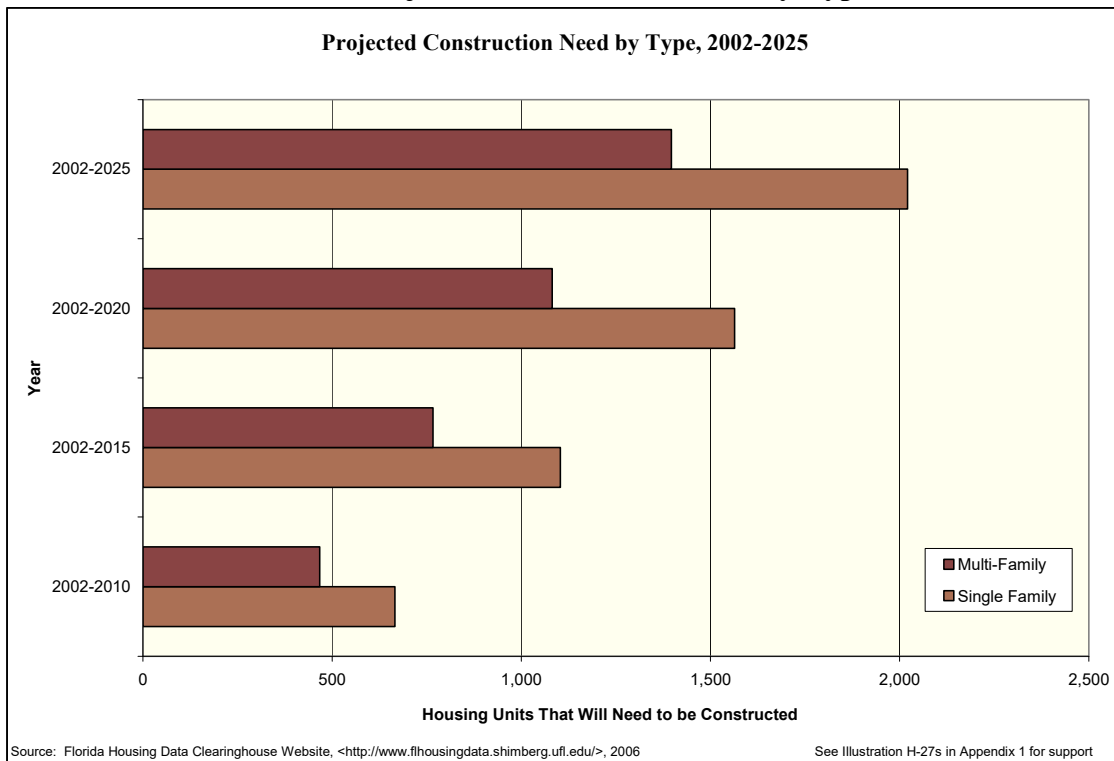


Illustration H-28. Projected Housing Demand by Tenure, 2002-2025

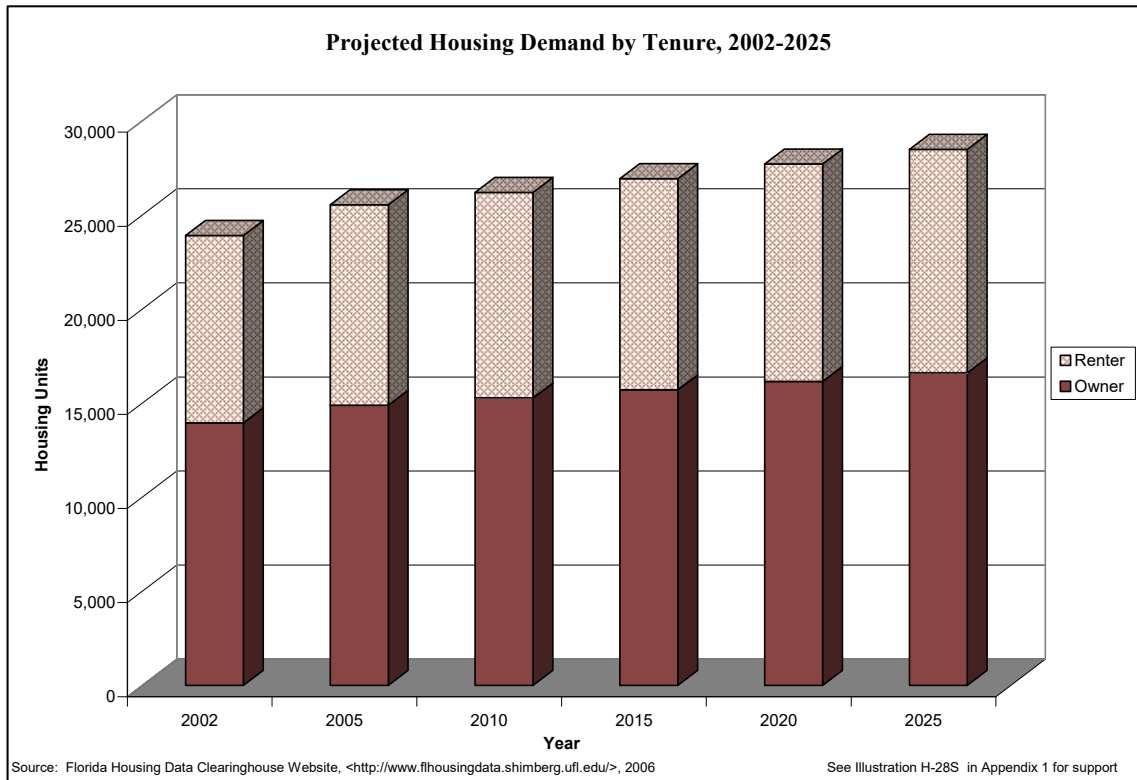
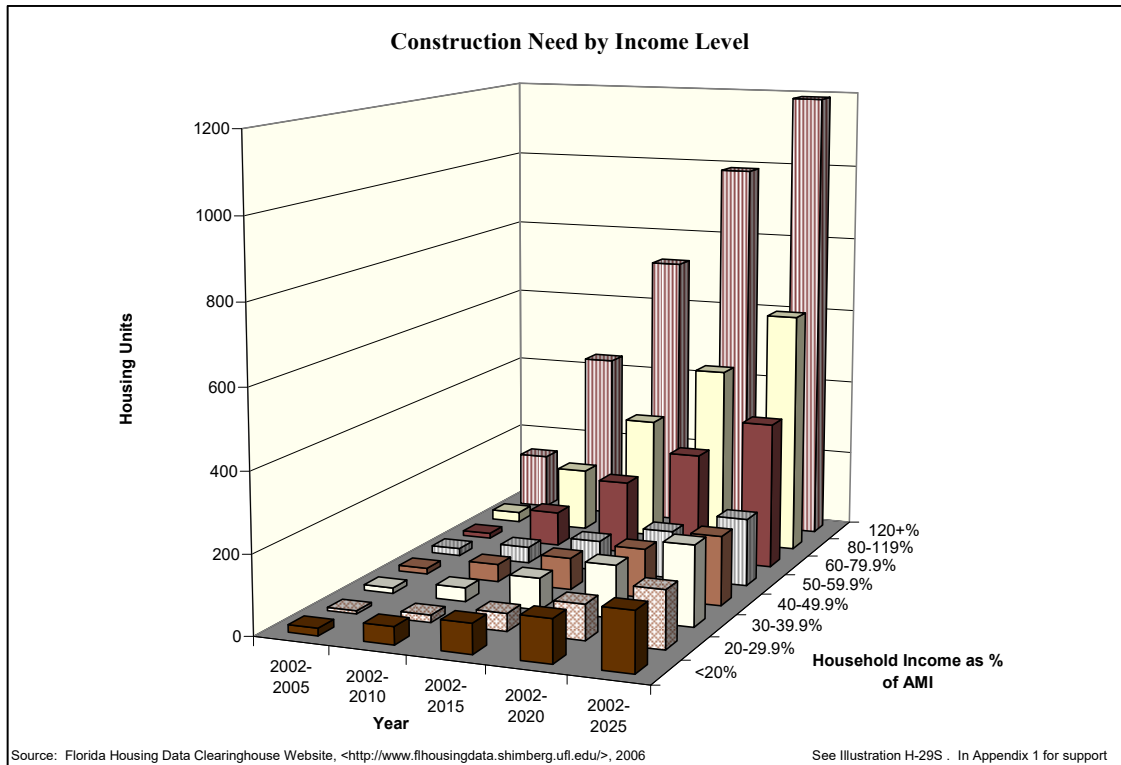


Illustration H-29. Projected Construction Need by Income Level, 2002-2025



Monitoring Housing Condition and Maintaining the Housing Stock

According to the most recent census data, in the year 2000, 31% of the City's housing stock was 40 or more years of age (the age when housing units generally begin to experience major structural problems). As discussed earlier, housing age does not directly correlate to housing condition. Older housing, when well maintained, is a great asset to the City with its unique, architectural quality. However, when adequate maintenance is lacking, age will take its toll and negatively affect housing condition.

Most owners take pride in their properties. They continually invest in and improve their homes. However, even isolated poorly maintained housing units negatively impact their neighborhoods. A few problem properties can begin a dangerous, downward trend in the perception of neighborhood quality which in turn can affect the motivation of others. Correcting problems of housing condition before they become severe, benefits homeowners, neighborhoods and the City.

The City's Code Compliance Program addresses this issue. The Code Compliance Program includes an inspection, from the public right-of-way, of all residential properties at least once a year with enforcement of identified code violations. The program also addresses properties on a complaint basis. Though this program is effective, it is limited by the means of identifying problems - they must be seen from the public right-of-way or there must be a complaint.

Reliable housing condition data that are useful in analyzing the issue of housing condition in the City are not available. Better information would be useful in considering and designing programs to assure that the City's aging housing stock is well maintained.

Maintenance of the housing stock to standards accepted by the community requires both motivation and the financial ability of owners. Motivation is usually provided through pride, peer pressure, return on investment, or good citizenship. Owners must also have the knowledge and ability to do their own maintenance or the ability to pay others. In some cases, however, motivation and/or ability is lacking and properties deteriorate in condition, causing problems for their neighbors.

Criteria for City government programs to assure reinvestment in and maintenance of the City's housing stock need to include:

- provision of the type of information that is useful in decision making;
- cost effectiveness and fit within the City's budget constraints;
- examination of the root causes of the problems;
- respect for the rights of property owners; and
- care that an undue burden will not be placed on the majority of property owners that maintain their properties in good condition.

The City should explore new methods for monitoring housing condition and maintaining the housing stock using these criteria as a general guide.

Neighborhood Improvements

Central to the quality of the City’s housing and the well being of its residents is the quality of the City’s neighborhoods. The desirability of living in a neighborhood goes well beyond the condition of individual housing units to include the entire physical and social environment. As a result, a specific “Neighborhood Chapter” of the *Sarasota City Plan* has been included to address these critical issues.

Although part of the attraction of neighborhoods is their local character, there appear to be a common set of general, positive, neighborhood qualities that attract many to the City. They include:

- a sense of community and of belonging;
- a feeling of security and familiarity;
- a sense of history or tradition;
- opportunities for interaction with neighbors;
- a gathering or play space;
- ease of walking or biking;
- visual delight or interest; and
- easy access to urban amenities.

The list of items that detract from neighborhood quality includes blighted properties and excess through automobile traffic.

The City has in place, a process to nurture the positive evolution of its neighborhoods. The process includes the participation of neighborhood associations with City government to develop a specific direction for each neighborhood through the Neighborhood and Development Services Department.

Sarasota Office of Housing and Community Development

The Sarasota Office of Housing and Community Development (SOHCD) was created as a result of the consolidation of the City of Sarasota and Sarasota County housing and community development programs. SOHCD prepares the “Sarasota Consortium Consolidated Plan” which coordinates government and private actions towards the provision of safe and adequate housing. This office is a Division within the Neighborhood and Development Services Department.

The Consolidated Plan is a five-year road map for local jurisdictions that receive federal funds for housing and community development activities. The plan is used to identify housing, homeless, community and economic development needs, and to develop a strategic plan for meeting these needs.

The Consolidated Plan identifies the overall vision for Sarasota County and the City of Sarasota and outlines a strategy to address that vision.

Affordable Housing was tied with Economic Development as the second highest priority in the City of Sarasota's 2004-2008 Strategic Plan. The Consolidated Plan helps to implement both of these top priorities.

Federal law requires each local jurisdiction receiving Community Development Block Grant (CDBG) and/or HOME Investment Partnership (HOME) funds to describe its plan for providing decent housing, a suitable living environment, and expanding economic opportunities principally for low to moderate-income persons. The jurisdiction must set out a five-year strategy that establishes priorities, identifies resources available to meet goals and objectives and establishes a one-year Action Plan.

The Sarasota Consortium, consisting of Sarasota County and the City of Sarasota, is required to submit a new Consolidated Plan every three to five years. The five-year Consolidated Plan covers fiscal years 2005-06 through 2009-10. The Action Plan, certifications, and performance reports will be submitted annually.

The City of Sarasota is the lead agency responsible for overseeing the development and implementation of the Consolidated Plan.

Sarasota County and the City of Sarasota have formally merged the administration of housing and community development programs through an Interlocal Agreement that allows for the seamless delivery of services to all Sarasota County residents. The Interlocal Agreement has been successful in delivering housing and community development services for citizens throughout the entire county. Through this agreement, Sarasota County and the cities of Sarasota, North Port and Venice work together on housing and community development programs, and allocate resources based on the needs of the entire county and not just based on jurisdiction. The Town of Longboat Key decided to participate in the Manatee Consortium to enable Manatee County to receive HOME funding from HUD.

The agreement serves the citizens by creating one set of rules for housing and community development programs, rather than several differing and potentially conflicting rules for each jurisdiction. The agreement also ultimately saves money for the citizens of Sarasota County by reducing administrative costs by administrating all housing and community development programs through one central office.

The Consolidated Plan contains a Citizen Participation Plan, housing data, a homeless and special needs assessment, a public and assisted housing needs assessment, a discussion of strategies, priority needs and objectives for housing and community development activities, a one-year Action Plan, and certifications required by HUD. The Consolidated Plan was developed utilizing demographic data, consultation with public and private agencies, and extensive citizen participation.

Public Participation Process

From May 2004 through March 2005, a Community Development Advisory Committee (CDAC) met on a regular basis to provide a forum for public input on the Consolidated Plan and to provide guidance throughout the process of writing the plan. The CDAC took time to understand the needs of the community, the resources available, and weigh the priorities in an effort to maximize results.

The CDAC then chose high, medium, and low priorities for the 2005-2010 Consolidated Plan, which are listed below.

High	Medium	Low
Special Needs Housing	Increasing Homeownership	Public Facilities
Maintaining the Affordable Single-Family Housing Stock		Maintaining Existing Rental Units
Homeless Facilities		Legal Aid
Increasing the Supply of Affordable Single-Family Homes		Neighborhood Improvements
Increasing the Supply of Affordable Rental Units		Economic Development
Public Housing Revitalization		
Increasing the Supply of Rental Vouchers		

While the priorities of the CDAC strongly influenced the funding recommendations of the Consortium, important community needs and goals also played a large part in the final strategic plan. Based upon further community input, it was decided that public facilities, economic development and neighborhood improvements were important priorities that should be funded under the 2005-2010 Consolidated Plan.

Through this process - along with an analysis of data contained in the Homeless Needs, Special Needs, and Housing Needs and Market Analysis sections - the following points were highlighted:

- The high cost of land and other factors, including the high cost of impact fees, high cost of materials, and scarcity of labor makes building affordable housing very difficult;

- The high cost of housing is a significant problem for homebuyers, even for those with full-time jobs;
- One of the most cost-effective ways to provide affordable housing is to maintain the existing housing stock;
- There is an acute need for affordable rental housing;
- There is a need to assist more families with federal rent assistance, though chances of receiving additional assistance is limited due to federal budget cuts;
- The high cost of housing is a significant problem for special needs populations such as the elderly, frail elderly, and the disabled;
- There is a need for emergency and transitional shelters and services for individuals, single mothers, and other homeless subpopulations with special needs such as those with HIV/AIDS, substance abuse and/or mental health problems and the disabled;
- Services and emergency shelters are needed for families and South County residents;
- A responsibility exists upon the community to ensure public housing residents have a safe and decent environment; and
- There is a need for a housing assistance program to provide HOME-based vouchers for individuals and families leaving transitional programs.

Strategies

Sarasota County and the City of Sarasota agreed upon the following strategies to meet the needs of the community and to accomplish the overall goals of providing and sustaining decent housing for low and moderate-income residents, creating and maintaining a suitable living environment for citizens, and expanding economic opportunities principally for low and moderate-income persons. A combination of federal (CDBG, HOME and HOPWA), state (SHIP), local and private sector resources will be used to implement this five-year plan.

The vast majority of the Consortium's housing, homeless, and special needs activities will be conducted on a countywide basis. Community development activities will target neighborhood revitalization efforts in the City of Sarasota as identified in the Newtown Redevelopment Plan and in the County by the Neighborhood Initiative Program. Social services delivery will be enhanced in the City of North Port in South County.

Using the limited resources anticipated to be received, the Consortium agreed to the following strategies for affordable housing, the homeless, special needs, and community development needs. Additional funds either generated or received will go to meet unmet

needs appropriate to the source of funding and based on the priorities and strategies outlined in the plan.

The Affordable Housing Strategies are as follows:

Homeownership

- Assist 550 low and moderate-income households purchase homes with down payment assistance;
- Assist 2,500 households with homebuyer education;
- Provide impact fee assistance for 60 households. This strategy will include both impact fees for new homes and fees to connect existing homes to water and sewer lines;
- Construct 85 new units of affordable owner-occupied infill housing - 10 through Community Housing Development Organizations (CHDOs) and 75 through partnerships with non-profit organizations; and
- Rehabilitate 380 owner-occupied units. This strategy will include general rehabilitation, emergency rehabilitation and barrier removal for both the elderly and the disabled.

Rental Activities

- Create 300 new affordable rental units for low-income and moderate-income residents. Elderly/frail elderly units will be encouraged under this strategy;
- Provide tenant-based assistance (security deposits or security and utility deposits) for 400 low-income (below 50% MFI) individuals and/or families; and
- Assist with the redevelopment of the 128 unit Janie Poe housing complex.

Special Needs

- All existing affordable housing strategies are targeted to help the elderly. Outreach efforts will encourage the elderly/frail elderly who are low-income to apply for the programs including homeowner rehabilitation and barrier removal;

The Consortium will support applications for Section 202 funding and/or tax credit programs to create an affordable rental development for the elderly;

- The removal of architectural barriers will continue to be an eligible use of funds in the housing rehabilitation program. Both the elderly and the physically disabled will be targeted under this program;

- Twelve special needs citizens will have increased access to affordable housing for the purpose of creating a suitable living environment through independence. The Consortium will dedicate \$1,000,000 to produce 12 units of affordable housing for special needs individuals; and
- Working with the Health Planning Council of Southwest Florida (the Fiscal Agent) and Comprehensive Care Clinic in Sarasota County and Manatee County Rural Health Services (project sponsors), 200 HIV/AIDS clients will receive housing assistance in Sarasota and Manatee County.

Homelessness Strategies

- To increase accessibility of homeless individuals to services, the Consortium will give \$500,000 dollars to the local Continuum of Care (COC) to be used to assist homeless individuals throughout the community. By giving these funds to the COC, it is possible to ensure the best use for them under the COC planning process. The funds will be used to assist 25 low income families end homelessness or prevent homelessness; and
- To increase the accessibility of homeless individuals to affordable housing by creating 10 HOME assisted vouchers for individuals and families graduating from transitional housing programs. It is estimated that 50 individuals and families will be helped under this new initiative.

Non-Housing Community Development Strategies are as follows:

Infrastructure

- Construct infrastructure improvements in the North Sarasota, Laurel and South Venice communities. The long-term goal of these projects will be to cut crime rates and code violations while creating a suitable living environment for inhabitants of the neighborhoods.

Economic Development

- The development of a revolving loan fund in the Newtown Community to encourage the creation of new businesses and the expansion of existing ones. The objective will be to create 50 jobs for low-income Newtown residents.

Public Facilities

- The construction of a facility that will provide badly needed social services to low-income residents in the North Port area.

The strategies will be coordinated and monitored by the Sarasota Office of Housing and Community Development (OHCD) on behalf of the Consortium in cooperation with local governments, non-profits, local lenders, neighborhood organizations, and others involved in housing and community development activities described in the plan.

The Consortium will also pursue the following activities and plans during the next five years:

- During the Consolidated Plan period, the City of Sarasota and Sarasota County will work with the Housing Authority of the City of Sarasota to redevelop the existing public housing developments in an attempt to eliminate the substandard housing managed by the authority;
- During fiscal year 2005-2006, OHCD will assemble a fair housing task force to make recommendations on fair housing policies;
- Throughout 2005-2010, OHCD will have ad-hoc committees determine the efficiency and effectiveness of housing programs.
- Throughout 2005-2010, OHCD will work with the Continuum of Care to develop a plan to eliminate chronic homelessness by 2012.
- In 2005, OHCD will undertake outreach efforts to educate both public housing and mobile home park residents on the Down Payment Assistance program.
- During fiscal year 2008-2009, the OHCD will undertake a Housing Market Analysis study in preparation for the 2010-2015 Consolidated Plan;
- Lastly, OHCD will organize and sponsor an annual Housing and Community Development Summit in which local governments, public housing authorities, providers of affordable housing, homeless services, special needs housing, private sector homebuilders and developers, and other interested parties can meet, exchange information, and openly discuss housing and community development issues.

Housing Assistance Programs

The Sarasota Office of Housing and Community Development (SOHCD) provides housing assistance through a wide array of programs. A combination of Federal, State, local and private funding sources provide the capital necessary to carry these programs out.

Summarized below are the State and Federal programs in which the City participates by itself or as part of the SOHCD. Additional assistance programs are also administered by the City or SOHCD as specialized components under the umbrella of these larger programs.

HUD, Section 8 Existing

HUD, Section 8 funds are provided to very low and low income families to make up the difference between what a household can afford and a fair market rent for an adequate housing unit. The tenants that receive Section I assistance pay approximately 30% of their monthly adjusted income for rent. SOHCD disburses vouchers to families with incomes below 60% of the County median income to lease private rental units.

Community Development Block Grant (CDBG)

CDBG is administered by the U.S. Department of Housing and Urban Development (HUD). Funds may be used for acquisition, site preparation, improvements and construction activities in low income eligible areas. The City alone received \$650,336 in entitlement funds for F. Y. 2005-2006.

Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program was established by HUD to assist persons with HIV/AIDS in regaining or maintaining housing. HOPWA funds may also be used to increase healthcare services to persons with HIV/AIDS. SOHCD received \$548,000 in HOPWA funds for the 2005-2006 F.Y.

The following programs are County wide:

HOME Investment Partnerships (HOME)

Federal HOME funds are administered by HUD to provide a variety of housing assistance including rental and home ownership housing, rehabilitation, and tenant based rental assistance. SOHCD was the recipient of \$2,088,035 for F.Y. 2005-2006.

State Housing Initiatives Partnership (SHIP)

SHIP is a dedicated funding source established by the William E. Sadowski Affordable Housing Act passed by the Florida Legislature in 1992. The program is administered by

the Florida Housing Finance Agency (FHFA). It provides funds to local governments for a variety of housing construction and rehabilitation activities. SOHCD was the recipient of \$4,303,000 in F. Y. 2005-2006.

Single Family Mortgage Revenue Bonds

The Single Family Mortgage Revenue Bond program uses proceeds from taxable and tax-exempt mortgage revenue bonds to finance below-market interest rate mortgage loans for first-time homebuyers with very low to moderate incomes. The funds are made available to local lenders who then provide low-interest rate loans, credit counseling resources, down payment assistance and deep subsidy second mortgages.

Mortgages obtained through this program are 30-year, fixed rate loans. The loans are issued at the lowest possible interest rate.

The SOHCD also cooperates with private entities to develop housing for low and moderate income households. The Housing Partnership Program provides loans to non-profit organizations to provide permanent owner-occupied housing for low-income families. This program makes it possible for private non-profit entities to construct new housing or acquire and renovate existing housing. The SOHCD has also obtained, with assistance of a number of private lending institutions, financing for affordable housing. For example, local mortgage lenders participate in the Down Payment Assistance Program in which down payment funds are offered to the borrower at time of closing.

The program requirements of the CDBG and SHIP programs have resulted in comprehensive inventories of housing needs, programs and private sector initiatives. The funding available under these programs has enabled the City to specifically address the housing needs of very low, low and moderate income households, as well as many of the households of special concern described below.

Populations and Households of Special Concern

The Sarasota Office of Housing and Community Development's "2005-2010 Consolidated Plan" identified the following categories of populations/households as requiring supportive housing:

- Elderly/Frail Elderly (persons 65 and over, frail elderly individuals are unable to perform three activities of daily living);
- Disabled (Mental, physical and developmental);
- Persons with alcohol and/or drug addictions; and
- Persons with HIV/AIDS.

The "Consolidated Plan" separates the homeless from these special needs populations, as many homeless individuals may also have other special needs.

It should be noted that these are not mutually exclusive categories. For example, many elderly householders have one or more types of disabilities. There is insufficient data regarding the disabled population of the City.

Elderly/Frail Elderly/Disabled

The needs of the disabled and elderly/frail elderly are often similar and their populations overlap. The elderly constitute the largest category of special concern households in Southwest Florida. In 2005, 30% of all households were headed by someone 65 or over. Of those 7,227 households, 1,905 (26%) paid more than 30% for their housing. The number of elderly householders in the City is projected to increase from 7,227 to 9,765 by 2025.

According to the 2000 Census, 3,847 elderly headed households had someone with a disability living in the home. That is 16% of all households in the City. The 2000 Census also reported 8,862 households overall housed someone with a disability. The Census data does not indicate the severity of the disabilities, thereby making it difficult to determine the types of services and housing unit design which are necessary to accommodate the group.

For the elderly and disabled populations, barrier-free access in housing is the most evident special need. This could include ground-level units, handrails, gently sloping ramps instead of stairs, etc. An additional factor affecting their housing needs is the one-person household. Single people frequently require smaller homes such as one-bedroom apartments, efficiencies, or group quarters.

Disabled and elderly residents also require accessibility to medical attention, smaller or congregate living facilities for single elderly persons, specialized recreational activities and social services. Most of the housing need of the elderly population can be met by multi-family dwellings, public or private housing complexes, single family homes, and mobile homes.

Persons with Alcohol/Drug Addictions

There is no data regarding the number of persons in the City with drug and/or alcohol addiction. However, the Sarasota Coalition on Substance Abuse estimates that between 8-10% of the population in Sarasota County suffers from drug or alcohol addiction.

The coalition also suggests that there is a crucial need for affordable housing for individuals who have completed treatment for substance abuse. Ideally, this housing should be substance free, and located near work opportunities and public transportation.

Many of the beds available for the mentally ill and homeless in Sarasota also treat individuals with substance abuse issues since these vulnerable populations overlap.

Persons with HIV/AIDS

According to the Sarasota County Health Department, in 2005 there were 656 reported cases of people living with HIV/AIDS in Sarasota County. Persons living with HIV/AIDS are especially vulnerable to housing problems, due to compounding factors such as increased medical costs or limited ability to work. One third to one half of the people with AIDS in this nation are homeless or are on the verge of becoming homeless, according to HUD.

In 2003 the City of Sarasota, along with Sarasota and Manatee Counties, received Housing Opportunities for Persons with AIDS (HOPWA) funding. Two project sponsors (Comprehensive Care Clinic and Manatee County Rural Health Services) were then selected to assist HIV/AIDS persons in both counties. According to the two sponsors, 200 HIV/AIDS patients were assisted with HOPWA funds in 2004. Bethesda House is another organization that provides a variety of services, including housing assistance, to persons with HIV/AIDS.

Providing affordable, decent rental opportunities for persons with HIV/AIDS is critical as homeownership may be an unwanted or unneeded burden in addition to terminal illness.

Homeless

The causes of homelessness are numerous. Generally, poverty, low wages, lack of affordable housing, illness, disability, drug and alcohol abuse and domestic violence are the main causes. According to the “Annual Report on Homeless Conditions in Florida” lack of affordable housing was named as the primary contributor to homelessness in Florida, as reported by local homeless coalitions. The report also estimates that there was an average daily population of 7,253 homeless persons in Sarasota County to date in 2006.

This number is dramatically higher than that reported in preceding years. In 2005 the report estimated a daily population of 431 homeless persons, and in 2004 it was 1,294. These estimates are based on surveys filled out by local homeless coalitions. This suggests two things: one, is that there is a much larger homeless population than that capture by the surveys; and two, there is possibly a large transitory population of homeless individuals.

In the short run, the homeless population requires temporary shelter, and transitional living with supportive services until they can obtain their own homes. Long term solutions to the homeless problem will require a supply of affordable housing, economic opportunities, and supportive services.

SUMMARY OF MAJOR FINDINGS

The following is a summary of major findings from the inventory and analysis section of this Chapter:

Slowed Growth in Housing Units

Following decades of significant growth, housing construction slowed in the 1980s and has tapered off since then. This is a result of decreasing vacant land in the City; however, there is still plenty of room for growth through redevelopment. The contrast with the growth of the unincorporated area of Sarasota County is dramatically shown in Illustrations H-1 and H-1S.

Aging Housing Stock

Roughly half of the housing units in the City are approaching or have passed their forty-year mark, the age when many units start experiencing major structural flaws. Illustrations H-10 and H-10S document this finding. Illustration H-11 shows the geographic distribution of units built prior to 1970 in the City.

Housing Condition Issues

Some 1,950 housing units have been identified by analysis of the 2000 U.S. Census data as having basic deficiencies with respect to condition or over crowding. Reliable data on housing condition, that is useful in analyzing the issue in detail, is not available. However, U.S. Census data, housing age data, and housing tenure data - all support efforts to aggressively pursue this issue.

Home Ownership is Relatively Low

In 2000, U.S. Census data indicates that 58% of occupied housing in the City was owner occupied. This compares to 57% in 1990 and 60% in 1980. In 2000, 79% of the dwelling units in the unincorporated area of Sarasota County were owner occupied. See Illustration H-A2 for documentation. Illustration H-8 shows the geographic distribution of owner-occupied housing in the City.

Housing Costs Relative to Income

In 2005, 42% of renter households and 21% of owner households were cost-burdened as measured by the U.S. Census definition of monthly housing costs exceeding 30% of income. Overall, in 2005, 30% of all households were cost-burdened. Additionally, rising transportation costs that also consume a large amount of a household's income require that transportation and affordable housing policy be considered together. See Housing Affordability section and Illustrations H-19, H-20, H-21, H-22, H-23 and H-24 for supportive documentation and discussion.

THE PLAN'S RELATIONSHIP TO MAJOR FINDINGS

Slowed growth in housing units, the aging of the housing stock, and the uncertainty of housing condition - all are closely interrelated. These issues are addressed by the following objective and action strategies in the Housing Plan:

- Action Strategy 1.8 Fee Deferral Program;
- Objective 2 Maintaining the Existing Housing Stock;
- Action Strategy 2.1 Code Compliance;
- Action Strategy 2.2 Mechanisms for Maintenance of the Housing Stock;
- Action Strategy 2.3 Housing Maintenance Incentives;
- Action Strategy 2.4 Federal and State Funding of Rehabilitation;
- Action Strategy 2.5 Historic Preservation;
- Action Strategy 2.6 Nuisance Abatement Board;
- Action Strategy 2.7 Demolitions;
- Objective 3 Maintaining and Attracting Moderate and Middle Income Families;
- Action Strategy 3.2 Housing Condition; and
- Action Strategy 3.4 Livable Neighborhoods.

The relatively low percentage of home ownership is indirectly addressed by the entire Neighborhood Plan. It is also addressed through the following Objective and action strategies in the Housing Plan:

- Objective 1 New Construction;
- Action Strategy 1.1 Range of Housing Densities;
- Action Strategy 4.2 Home Ownership;
- Objective 6 Neighborhood Quality;
- Action Strategy 6.1 Neighborhood Initiative;
- Action Strategy 6.2 Neighborhood Compatibility; and
- Action Strategy 6.3 Compatibility of Rental Housing.

Due to rising housing costs, affordable housing has become a critical issue in the City. Strategies for meeting the needs of very low, low and moderate income households that are financially stressed are addressed in the following objective and action strategies in the Housing Plan.

- Action Strategy 1.7 Collaboration;
- Action Strategy 1.8 Fee Deferral Program;
- Action Strategy 3.3 Housing Mix;
- Action Strategy 3.7 Definition of Attainable Housing Units;
- Action Strategy 3.8 Other Attainable Housing Mechanisms;
- Action Strategy 3.9 Support Community Housing Trust of Sarasota County;
- Action Strategy 3.10 Comprehensive Attainable Housing Strategy;
- Action Strategy 3.11 Tax Increment Funds;
- Action Strategy 3.12 Integration of Attainable Housing;
- Action Strategy 3.13 Compatibility of Attainable Housing;
- Action Strategy 3.14 Attainable Housing Density Bonus;
- Action Strategy 3.15 Inclusionary Housing Land Development Regulations;
- Objective 4 Housing for Populations of Special Needs;
- Action Strategy 4.1 Implementation of Federal and State Housing Programs;
- Action Strategy 4.2 Home Ownership;
- Action Strategy 4.3 Housing Program Reports;
- Action Strategy 4.4 Provision for Housing Types;
- Action Strategy 4.5 Location of Very Low, Low and Moderate Income Housing;
- Action Strategy 4.7 Non Profit Developers;
- Action Strategy 4.8 Homeless;
- Action Strategy 4.9 Relocation Assistance for Federal Programs and Projects;
- Action Strategy 4.10 Cost Burdened Renters;
- Action Strategy 5.1 Cooperation with the Private Sector;
- Action Strategy 5.3 Dispersing Low Income Housing;
- Action Strategy 5.4 Priority Review for Affordable Housing;
- Action Strategy 5.6 Attainable Housing; and
- Action Strategy 5.7 Housing Affordability in Relation to Transportation.

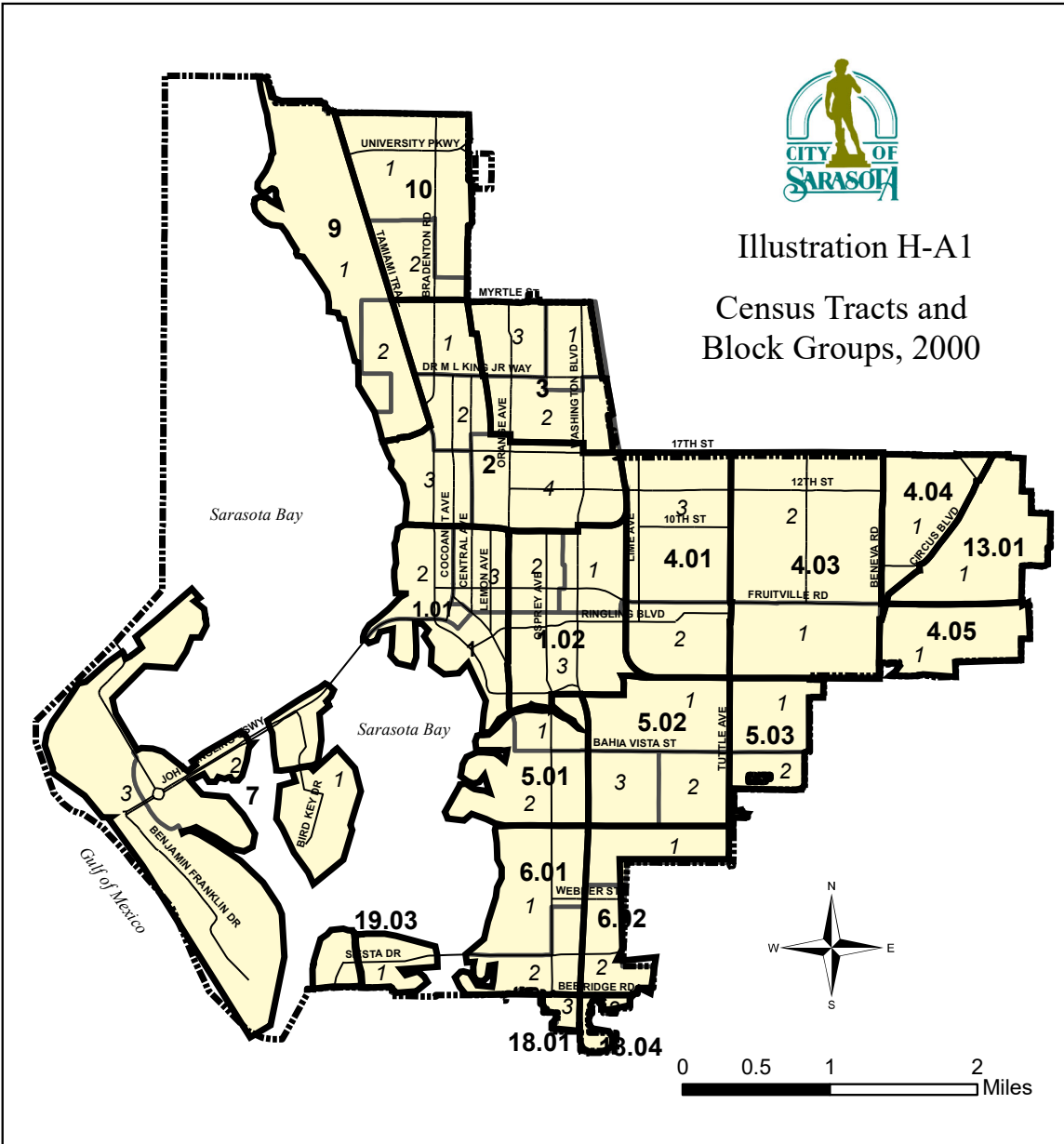
APPENDIX 1

SUPPORTIVE DATA TO THE INVENTORY AND ANALYSIS SECTION

This appendix provides additional data relative to the maps and graphs provided in the support document of the Housing Plan, in order to provide further explanation and detail.



Illustration H-A1
 Census Tracts and
 Block Groups, 2000



Census Tracts and Block Groups

- 18.01** Census Tract
- 1 Block Group

Note: For comparison purposes, please note that census tract and block boundaries were changed during the 2000 Census and are markedly different from previous years.

Source: U.S. Census, 2000

Illustration H-1S. Total Housing Inventory, 1970 - 2000

TOTAL HOUSING INVENTORY

Area	Occupied	Vacant	Seasonal Vacant	Total
1970 City of Sarasota				18,234
1970 Unincorporated County				32,268
1980 City of Sarasota	21,548	1,572	2,330	25,450
1980 Unincorporated County	56,920	5,962	9,927	72,809
1990 City of Sarasota	22,822	1,776	2,376	26,974
1990 Unincorporated County	86,625	6,039	14,033	106,697
2000 City of Sarasota	23,427	1,299	2,172	26,898
2000 Unincorporated County	103,439	6,366	13,112	122,917

Source: U.S. Census: 1970; 1980; 1990 and 2000.

Illustration H-2S. Housing Units by Type, 1970 - 2000

HOUSING UNITS BY TYPE

Area	Single Family	Mobile Home	Multiple Family	Total
1970 City of Sarasota	11,797	918	5,519	18,234
1970 Unincorporated County	23,516	3,749	3,709	30,974
1980 City of Sarasota	13,521	1,800	9,881	25,202
1980 Unincorporated County	47,072	9,614	15,149	71,835
1990 City of Sarasota	14,093	1,720	10,859	26,672
1990 Unincorporated County	69,789	15,511	20,555	105,855
2000 City of Sarasota	14,614	1,210	11,092	26,935
2000 Unincorporated County	85,603	15,359	24,793	125,900

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu>>, 2006

NOTE: Illustration H-2 is in the Inventory and Analysis Section

Illustration H-3S. Support Data for Illustration H-3 -Single Family Housing

PERCENT SINGLE FAMILY HOMES BY BLOCK GROUPS

Census Tract	Block Group	Single Family	% Single Family	Total Housing Units
1.01	1	70	7%	1,069
	2	50	5%	1,010
	3	62	12%	504
1.02	1	319	63%	508
	2	272	52%	522
	3	330	29%	1,137
2	1	342	77%	447
	2	307	62%	495
	3	189	50%	376
	4	116	31%	371
3	1	312	87%	357
	2	245	32%	772
	3	424	86%	492
4.01	2	566	91%	621
	3	524	31%	1,670
4.03	1	200	18%	1,087
	2	1040	48%	2,157
4.04	1	605	67%	897
4.05	1	1058	89%	1,194
5.01	1	228	44%	516
	2	512	93%	551
5.02	1	456	87%	523
	2	401	100%	401
	3	436	73%	595
5.03	1	867	99%	875
	2	325	42%	770
6.01	1	622	88%	705
	2	358	74%	482
6.02	1	804	100%	804
	2	436	83%	524
7	1	474	100%	474
	2	178	31%	578
	3	383	24%	1,614
9	1	776	93%	830
	2	404	78%	521
10	1	546	50%	1,086
	2	314	78%	404
13.01	1	878	69%	1,281
18.01	3	998	68%	1,463
18.04	2	598	66%	902
19.03	1	492	70%	700
Totals		18,517	57%	32,285

Source: U.S. Census, 2000

NOTE: Illustration H-3 is in the Inventory and Analysis Section

Illustration H-4S. Support Data for H-4 – Value of Owner-Occupied Units, 2000

Value of Owner Occupied Units, 2000	
Housing Unit Value	Housing Units
Less than \$10,000	5
\$10,000 - \$14,999	10
\$15,000 - \$19,999	11
\$20,000 - \$24,999	16
\$25,000 - \$29,999	59
\$30,000 - \$34,999	79
\$35,000 - \$39,999	79
\$40,000 - \$49,999	277
\$50,000 - \$59,999	523
\$60,000 - \$69,999	904
\$70,000 - \$79,999	1,083
\$80,000 - \$89,999	1,298
\$90,000 - \$99,999	979
\$100,000 - \$124,999	1,083
\$125,000 - \$149,999	737
\$150,000 - \$174,999	412
\$175,000 - \$199,999	200
\$200,000 - \$249,999	382
\$250,000 - \$299,999	229
\$300,000 - \$399,999	453
\$400,000 - \$499,999	273
\$500,000 - \$749,999	346
\$750,000 - \$999,999	166
Greater than 1,000,000	261
Total	9,865

Source: U.S. Census, 2000

Illustration H-6S. Support Data for H-6 – Monthly Cost of Rental Units, 2000

Monthly Cost of Rental Units, 2000	
Monthly Cost	Rental Units
Less than \$200	610
\$200 - \$299	356
\$300 - \$499	1,199
\$500 - \$749	4,148
\$750 - \$999	2,009
\$1,000 - \$1,499	675
\$1,500 or More	262
No Cash Rent	422
Total	9,681

Source: Florida Housing Data Clearinghouse Website,
<<http://www.flhousingdata.shimberg.ufl.edu>>, 2006

Illustration H-A2. Housing Units by Tenure, 1970-2000

Owner Occupied Housing Units					
Year	Occupied	For Sale	Sold Vacant	Total	Vacancy Rate
1970	10,706	n/a	n/a	n/a	n/a
1980	12,836	398	163	13,397	4.20%
1990	12,981	422	185	13,588	4.50%
2000	13,728	350	n/a	n/a	n/a
Rental Housing Units					
Year	Occupied	For Rent	Rented Vacant	Total	Vacancy Rate
1970	5,432	1,039	n/a	n/a	n/a
1980	8,712	900	111	9,723	10.40%
1990	9,841	1,028	141	11,010	10.60%
2000	9,691	816	n/a	n/a	5.30%

Source: U.S. Census, 1970, 1980, 1990, and 2000

Illustration H-7S. Support Data for Illustration H-7 – Monthly Cost of Owner-Occupied Units, 2000

Monthly Cost of Owner Occupied Units, 2000	
Monthly Cost	Owner Occupied Units (With a Mortgage Specified Owner)
Less than \$300	54
\$300 - \$499	357
\$500 - \$699	1,121
\$700 - \$999	2,165
\$1,000 - \$1,499	1,518
\$1,500 - \$1,999	483
\$2,000 or More	595
Sub Total	6,293
Not Mortgaged	3,572

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu>>, 2006

**Illustration H-8S. Support Data for Illustration H-8. Owner Occupied
Housing By Block Groups, 2000**

PERCENT OWNER OCCUPIED HOUSING BY BLOCK GROUPS

Census Tract	Block Group	Owner Occupied	% Owner Occupied	Renter Occupied	% Renter Occupied	Total Occupied Housing Units
1.01	1	527	62%	317	38%	844
	2	462	54%	386	46%	848
	3	18	4%	440	96%	458
1.02	1	102	22%	355	78%	457
	2	133	27%	356	73%	489
	3	247	24%	775	76%	1,022
2	1	185	44%	234	56%	419
	2	192	45%	238	55%	430
	3	166	53%	147	47%	313
	4	205	64%	114	36%	319
3	1	173	54%	150	46%	323
	2	155	22%	553	78%	708
	3	273	65%	150	35%	423
4.01	2	455	78%	131	22%	586
	3	533	35%	996	65%	1,529
4.03	1	626	69%	281	31%	907
	2	968	48%	1,040	52%	2,008
4.04	1	671	86%	110	14%	781
4.05	1	913	80%	229	20%	1,142
5.01	1	255	58%	184	42%	439
	2	390	79%	102	21%	492
5.02	1	329	65%	175	35%	504
	2	310	78%	87	22%	397
	3	298	55%	244	45%	542
5.03	1	659	81%	154	19%	813
	2	518	81%	122	19%	640
6.01	1	486	74%	171	26%	657
	2	303	71%	126	29%	429
6.02	1	679	84%	127	16%	806
	2	355	75%	120	25%	475
7	1	389	96%	15	4%	404
	2	323	74%	113	26%	436
	3	694	79%	180	21%	874
9	1	606	81%	146	19%	752
	2	272	59%	187	41%	459
10	1	484	52%	446	48%	930
	2	221	66%	116	34%	337
13.01	1	760	64%	436	36%	1,196
18.01	3	1,145	86%	181	14%	1,326
18.04	2	558	65%	303	35%	861
19.03	1	531	90%	62	10%	593
Totals		17,569	62%	10,799	38%	28,368

Source: U.S. Census, 2000

NOTE: Illustration H-8 is in the Inventory and Analysis Section. Some figures include areas located outside City limits due to Census Tract boundaries.

Illustration H-9S. Support Data for Illustration H-9 - Median Value of Owner-Occupied Homes by Block Group, 2000

Census Tract	Block Group	Median Value
1.01	1	\$201,100
	2	\$255,700
	3	\$625,000
1.02	1	\$75,900
	2	\$78,700
	3	\$130,100
2	1	\$47,100
	2	\$68,000
	3	\$70,300
	4	\$13,500
3	1	\$68,300
	2	\$62,600
	3	\$62,200
4.01	2	\$86,700
	3	\$67,800
4.03	1	\$64,800
	2	\$80,600
4.04	1	\$99,100
4.05	1	\$105,200
5.01	1	\$159,400
	2	\$359,200
5.02	1	\$83,200
	2	\$94,300
	3	\$85,600
5.03	1	\$86,500
	2	\$51,300
6.01	1	\$253,500
	2	\$166,700
6.02	1	\$99,500
	2	\$92,200
7	1	\$571,000
	2	\$163,600
	3	\$290,300
9	1	\$152,200
	2	\$132,300
10	1	\$67,500
	2	\$72,300
13.01	1	\$117,700
18.01	3	\$232,200
18.04	2	\$90,200
19.03	1	\$603,700
Median Value for City		\$95,600

Source: U.S. Census, 2000

NOTE: Illustration H-9 is in the Inventory and Analysis Section

Illustration H-10S. Support Data for Illustration H-10 - Age of Housing Units, 1939 - 2000

Year Built	City of Sarasota	Unincorporated County
1939 or earlier	1,835	1,366
1940 - 1949	1,648	1,542
1950 - 1959	4,985	8,403
1960 - 1969	5,154	15,720
1970 - 1979	6,800	36,356
1980 - 1989	4,313	36,605
1990-2000	2,200	25,647
Total	26,935	125,639

Source: Florida Data Clearinghouse Website,
 <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

NOTE: Illustration H-10 is in the Inventory and Analysis Section

Illustration H-11S. Support Data for Illustration H-11- Housing Age

Percent Housing Units Built Prior to 1970 by Block Group

Census Tract	Block Group	Housing Units Built Before 1970	% Housing Units Built Before 1970	Housing Units Built After 1970	% Housing Units Built After 1970	Total Housing Units
1.01	1	502	47%	567	53%	1,069
	2	282	28%	728	72%	1,010
	3	225	45%	279	55%	504
1.02	1	288	57%	220	43%	508
	2	379	73%	143	27%	522
	3	626	55%	511	45%	1,137
2	1	384	86%	63	14%	447
	2	317	64%	178	36%	495
	3	195	52%	181	48%	376
	4	216	58%	155	42%	371
3	1	234	66%	123	34%	357
	2	592	77%	180	23%	772
	3	388	79%	104	21%	492
4.01	2	511	82%	110	18%	621
	3	246	15%	1,424	85%	1,670
4.03	1	253	23%	834	77%	1,087
	2	448	21%	1,709	79%	2,157
4.04	1	96	11%	801	89%	897
4.05	1	400	34%	794	66%	1,194
5.01	1	248	48%	268	52%	516
	2	501	91%	50	9%	551
5.02	1	439	84%	84	16%	523
	2	260	65%	141	35%	401
	3	390	66%	205	34%	595
5.03	1	388	44%	487	56%	875
	2	143	19%	627	81%	770
6.01	1	560	79%	145	21%	705
	2	372	77%	110	23%	482
6.02	1	657	82%	147	18%	804
	2	499	95%	25	5%	524
7	1	215	45%	259	55%	474
	2	464	80%	114	20%	578
	3	556	34%	1,058	66%	1,614
9	1	592	71%	238	29%	830
	2	385	74%	136	26%	521
10	1	315	29%	771	71%	1,086
	2	288	71%	116	29%	404
13.01	1	110	9%	1,171	91%	1,281
18.01	3	472	32%	991	68%	1,463
18.04	2	482	53%	420	47%	902
19.03	1	387	55%	313	45%	700
Total		15,305	47%	16,980	53%	32,285

Source: U.S. Census, 2000

NOTE: Illustration H-11 is in the Inventory and Analysis Section

Illustration H-18S. Support Data for Illustration H-18 - Projected Size of Households, 1990 - 2025

Household Size	Year							
	1990	2000	2002	2005	2010	2015	2020	2025
1 to 2 people	16,667	17,320	17,665	17,867	18,423	19,167	19,927	20,709
3 to 4 people	4,957	4,660	4,777	4,821	4,875	4,853	4,831	4,792
5 and more	1,262	1,429	1,471	1,484	1,490	1,478	1,466	1,455

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

Illustration H-19S. Support Data for Illustration H-19 Household Projections by Income, 2000 - 2025

Household Projections by Household Income							
Percentage Area Median Income	Year						
	2000	2002	2005	2010	2015	2020	2025
<20%	1,065	1,089	1,108	1,134	1,164	1,197	1,238
20-29.9%	901	917	925	936	962	1,006	1,062
30-39.9%	1,178	1,195	1,209	1,230	1,275	1,328	1,398
40-49.9%	1,308	1,336	1,351	1,381	1,417	1,460	1,512
50-59.9%	1,435	1,463	1,482	1,505	1,540	1,585	1,636
60-79.9%	2,896	2,957	2,970	3,046	3,146	3,236	3,335
80-119.9%	5,381	5,498	5,524	5,660	5,813	5,965	6,127
120+ %	9,245	9,458	9,603	9,896	10,181	10,447	10,648

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006

Illustration H-20S. Support Data for Illustration H-20 –Households by Income and Cost Burden, 2005

Household Income as Percent of AMI	Cost Burden (% of Income Paid for Housing)				Total
	<30%	30-39%	40-49%	50+%	
<20%	402	39	33	634	1108
20-29.9%	276	76	43	530	925
30-39.9%	328	134	205	542	1209
40-49.9%	381	226	266	478	1351
50-59.9%	660	323	296	203	1482
60-79.9%	1673	820	322	155	2970
80-119.9%	4328	867	196	133	5524
Over 119.9%	8881	511	139	72	9603
Total	16929	2996	1500	2747	24172

Source: Affordable Housing Needs Assessment, Florida Department of Community Affairs, 2006

Illustration H-23S. Support Data for Illustration 23 – Cost Burden by Tenure, 2000

Cost Burden (Cost of Housing as Percentage of Income)	Renter	Owner
Less than 20%	2,395	5,000
20% - 24%	1,226	1,250
25% - 29%	1,094	939
30% - 34%	904	624
35% or More	3,318	1,983
Total Cost Burden 30% or More	4,222	2,607

Source: Florida Housing Data Clearinghouse Website, <<http://www.flhousingdata.shimberg.ufl.edu/>>, 2006.

APPENDIX 2

9J-5 Requirements Index

This chapter was prepared to meet requirements outlined in the Florida Administrative Code, Chapter 9-J5. This appendix references the relevant headings from Chapter 9-J5 to the location in this chapter where these requirements are met.

Rule 9J-5.010

Requirement

Location in the Sarasota City Plan

- (1)
 - (a) Housing Inventory
 - Type of Housing;
 - Housing Units by Tenure and Value; and
 - Age of Housing
 - Housing Affordability
 - (b) Housing Inventory
 - Occupancy
 - Type of Housing;
 - Housing Units by Tenure and Value; and
 - Age of Housing
 - (c) Housing Condition
 - (d) Subsidized Rental Units
 - (e) Group Homes
 - (f) Mobile Homes
 - (g) Historically Significant Housing
 - (h) Inventory Update
- (2)
 - (a) Household Characteristics and Projections
 - (b) Housing Affordability
 - (c) Provision for Housing Sites
 - (d) Housing Affordability; And Capacity Of The Housing Delivery System To Meet Housing Needs
 - (e) Housing Affordability; And Capacity Of The Housing Delivery System To Meet Housing Needs

9J-5 Requirements Index

**Rule 9J-5.010
Requirement**

Location in the Sarasota City Plan

(f)	1	Household Characteristics And Projections; Housing Affordability; And Capacity Of The Housing Delivery System To Meet Housing Needs
	2	Monitoring Housing Condition and Maintaining the Housing Stock
	3	Housing Assistance Programs; and Populations and Households of Special Concern
	4	Provision for Housing Sites
	5	Historically Significant Housing
(3)		
(a)		Goal
(b)	1	Objective 1 and Action Strategies 1.1 Objective 2 and Action Strategies 2.1 - 2.8 Objective 3 and Action Strategies 3.7 – 3.11 Objective 4 and Action Strategies 4.1 - 4.9 Objective 5 and Action Strategies 5.3 – 5.5
	2	Objective 2 and Action Strategies 2.1 - 2.8 Action Strategy 3.2 Action Strategy 6.3
	3	Objective 1 and Action Strategies 1.1, 1.2, Objective 4 and Action Strategies 4.1 - 4.5
	4	Action Strategies 1.1 and 4.6
	5	Objective 2 and Action Strategies 2.1 -2.8
	6	Action Strategy 4.9
	7	Action Strategy 4.3

9J-5 Requirements Index

Rule 9J-5.010 Requirement

Location in the Sarasota City Plan

(c)	
1	Action Strategies 1.7, 3.3, 3.6, 3.10, 4.7, 4.8, 5.1, 5.4, 5.5 and 6.1
2	Action Strategies 5.2, 5.3
3	Action Strategies 1.4, 2.1-2.3, 2.7, 2.8, and Objective 6 and Action Strategies 6.1-6.3
4	Objective 2 and Action Strategies 2.1-2.8
5	Action Strategies 1.1, 4.4 - 4.6
6	Action Strategy 4.6
7	Objective 4 and Action Strategy 4.1
8	(optional)
9	Action Strategy 4.9
10	Action Strategy 4.1
11	Action Strategies 1.1, 1.2, 4.4

Notes: “Policies”, as required by rule 9J-5, are called “Action Strategies” in this Plan.

Requirement relating to farmworkers are not applicable since the City has no farms or farmworkers.

APPENDIX 3

Sarasota's Strategic Goals

In 2004, the City Commission adopted “Sarasota’s Approach to Strategic Planning”, which provides the foundation for the Strategic Plan and six Strategic Goals that are the foundation upon which the *Sarasota City Plan* is based. This appendix references objectives and action strategies in the *Sarasota City Plan* that implement these goals.

Our Vision

A City where urban amenities meet small town living.

The Goals of the City of Sarasota

- 1. A responsible and accessible government that has sound financial and administrative practices.**
Applicable Action Strategies: 1.3, 5.2, and 5.3.
- 2. Viable, safe and diverse neighborhoods and businesses that work together.**
Applicable Action Strategies: 1.1, 1.4, 1.5, 1.6, 1.7, 2.1-2.7, 3.4, 3.14, 4.4, 4.5, and 6.1-6.3.
- 3. An economically sustainable community.**
Applicable Action Strategies: 1.6, 2.2, 3.5, and 4.10.
- 4. A workplace that attracts and retains an outstanding workforce.**
Applicable Action Strategies: 3.6.
- 5. An attractive, environmentally-friendly community that is safe and livable and provides an array of cultural and aesthetic enjoyments.**
Applicable Action Strategies: 1.6, 2.1, 2.2, 2.5, 2.6, 2.7, 3.1-3.4, 3.13, 3.14, 4.5, and 6.1-6.3.
- 6. Well maintained and future-oriented infrastructure.**
Applicable Action Strategies: 5.6.

APPENDIX 4

GLOSSARY

Due to variation in how many people define terms associated with housing, it is important that standardized definitions of certain terms are used throughout the Housing Chapter. Below are definitions for certain housing terms as they are commonly defined in the Florida State Statutes, the Schimberg Center for Affordable Housing and the U.S. Census.

Affordable	Affordable means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of household income.
Area Median Income (AMI)	AMI is the midpoint in the income distribution within a specific geographic area. By definition, 50% of households earn less than the median income and 50% earn more. HUD calculates AMI levels for different communities annually, with adjustments for family size. AMI is used to determine the eligibility of applicants for both federally and locally funded housing programs.
Attainable Housing Units	In Action Strategy 3.7, the City defines attainable housing units as being affordable to households earning from 60% to 120 of the Area Median Income.
Cost-Burdened	Households that are spending more than 30% of their household income on housing costs.
Extremely Low-Income	Having a household income at or below 30% of the Area Median Income (AMI)
Livable Wage	Although there is no official definition of, or official method for calculating, livable wages it is generally agreed upon that a basic definition of a livable wage is a wage that allows people to meet their basic needs without resorting to public assistance. This includes shelter, food, clothing and transportation. In 2006 the City undertook a study to define and implement a livable wage for employees of the City. The City calculated the livable wage by using a formula that is generally accepted across the country. This formula uses the Federal Poverty Level + 25%. In addition the City found that Sarasota's cost of living was 7% higher than the United States national average and so added an additional 7% to the formula. For 2006 the livable wage in Sarasota was \$12.86 an hour. Continued use of this formula will mean updating both the current Federal Poverty Level and adjusting for Sarasota's cost of living in comparison with that of the national average.

Low-Income Having a household income at or below 80% of the Area Median Income (AMI)

Manufactured Home As defined by the *Zoning Code* is, a factory-built, single family structure that is manufactured under the authority of 42 U.S.C. Sec> 5401, the National Manufactured Home Construction and Safety Standards Act, that is transportable in one or more sections, is built on a permanent chassis, is designed to be used as a year-round permanent single family dwelling, with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of initial delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. This definition does not include recreational vehicle, mobile home, or modular home.

Mobile Home As defined by the *Zoning Code* is - A factory-built, single family structure that was manufactured prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976, that is transportable in one or more sections, is built on a permanent chassis, is designed to be used as a year-round permanent single family dwelling, with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of initial delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. This definition does not include recreational vehicle, manufactured home or modular home.

Moderate-Income Having a household income above 80% up to 120% of the Area Median Income (AMI).

Modular Home As defined by the *Zoning Code* is – A structure designed to be used as a dwelling unit when connected to the required utilities that is in whole or in part manufactured at an offsite facility, built in accordance with Chapter 553, Florida Statutes and regulated by Florida’s Department of Community Affairs (DCA) or its successor state agency, and assembled onsite. Also known as a “DCA Home”. This definition does not include recreational vehicle, manufactured home or mobile home.

Severely Cost-Burdened Households who spend 50% or more of their household income on housing costs.

Very Low-Income

Having a household income at or below 50% of the Area Median Income (AMI).

APPENDIX 5

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