

ATTAINABLE HOUSING DENSITY BONUS FOR DOWNTOWN ZONE DISTRICTS

DISCUSSION AND INPUT

February 4, 2023

CCNA Presentation



AGENDA

- What was approved at City Commission? How does this relate to Housing Affordability?
- Attainable Housing Recommendations and Best Practices
- Density Incentive for Attainable Housing
- Timeline
- FAQs

GOALS

Implement citywide attainable housing incentives

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

Incentivize private sector to construct attainable housing

Target households not typically eligible under State and Federal funding

Primary income demographic 60% to 120% of AMI

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

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



LOFTS ON LEMON WAITLIST

- The initial waitlist was for over 1,500 applications.
- Approximately, 750 waitlist applications now.
- Just since December, they have had over 100 new names added.
- 76 Affordable Dwelling Units
- 54 Attainable Dwelling Units for “Hometown heroes”



ECONOMIC IMPACTS & ATTAINABLE HOUSING

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

Source: The Economic Arguments for Supporting Affordable Housing July 2018

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

Source: Florida Policy Institute, March 2019

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

Source: Florida Policy Institute, March 2019

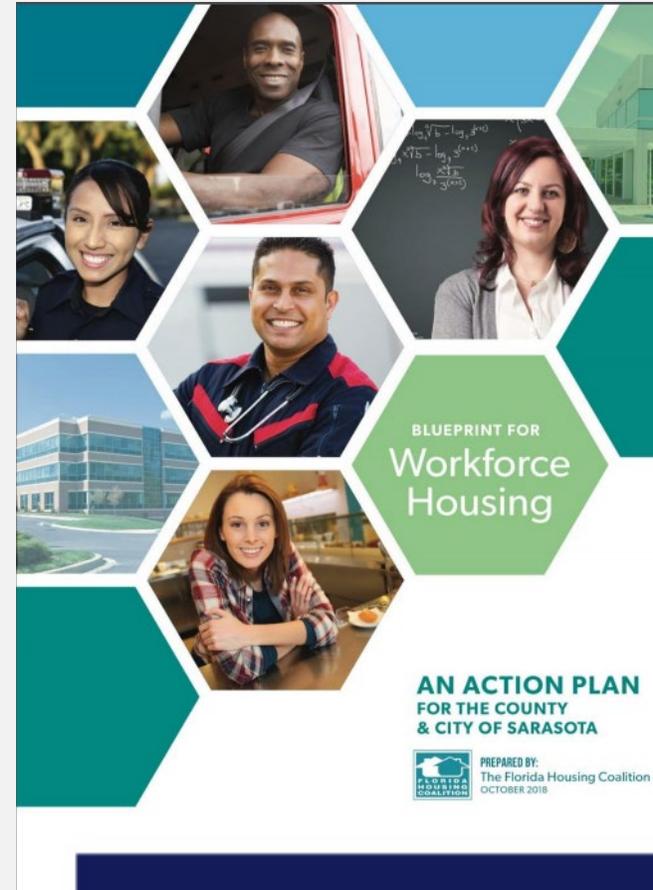
ATTAINABLE HOUSING RECOMMENDATIONS AND BEST PRACTICES

Affordable Housing Advisory Committee (AHAC)

Local Affordable Housing Incentive Strategy Recommendations

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

- The City should consider additional density incentives*

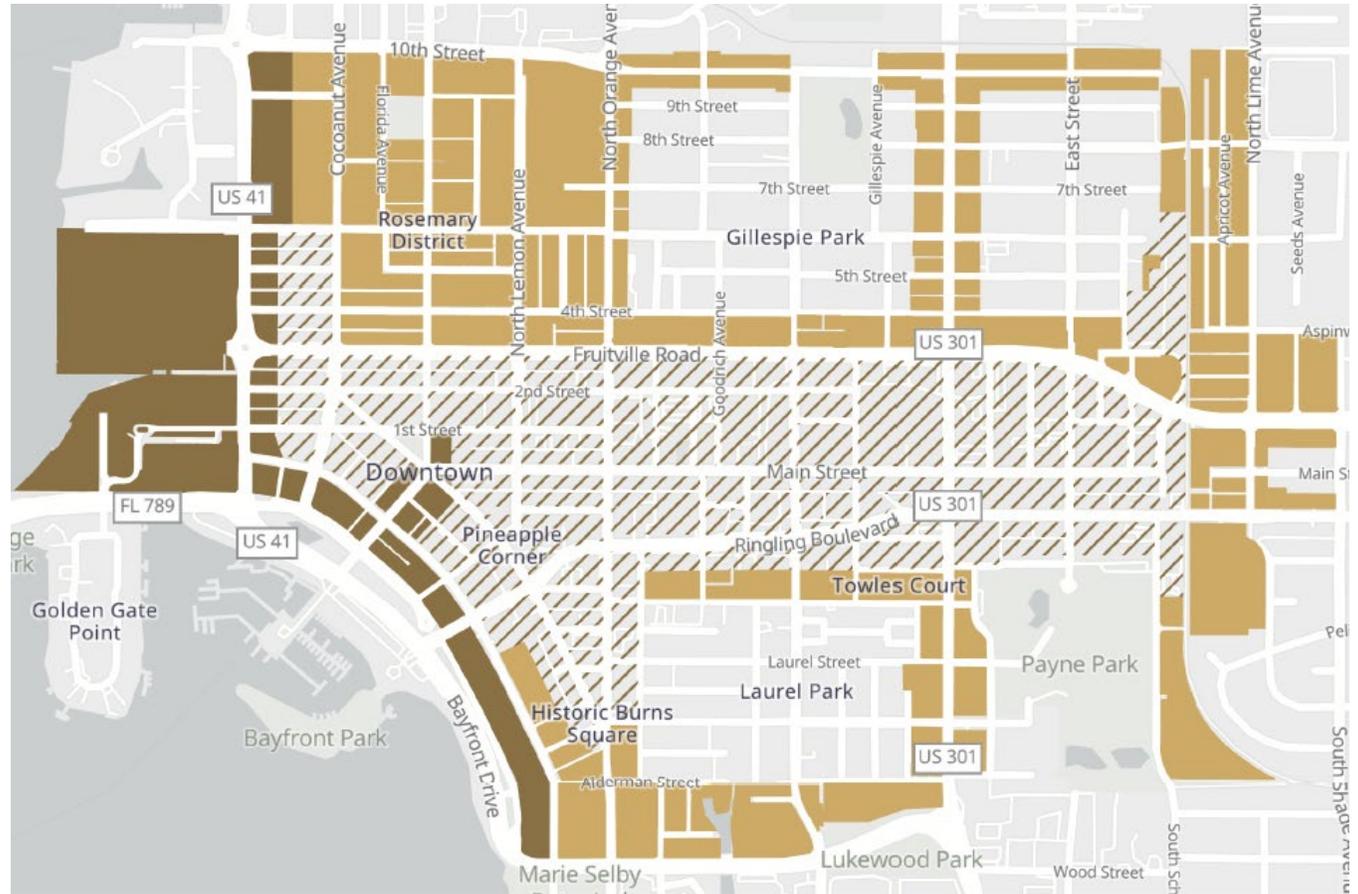


- For example, the City and the County should only allow densities above the allowable amount for an applicable zoning district if a developer devotes a certain number of units for the local workforce.*

WHAT WAS APPROVED?

Ordinance 22-5439

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



Future Land Uses Included in Attainable Housing Density Bonus

■ Downtown Bayfront

▨ Downtown Core

■ Urban Edge

COMPREHENSIVE PLAN

BASE DENSITY & ATTAINABLE HOUSING DENSITY BONUS DEFINITIONS

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



- **Urban Edge FLU**

Downtown Neighbor Edge (DTNE) Zone District

existing 18 DU/acre up to 72 DU/acre

- **Urban Edge FLU**

Downtown Edge (DTE) Zone District

existing 25 DU/acre up to 100 DU/acre

- **Downtown Core & Downtown Bayfront FLU**

Downtown Core & Downtown Bayfront Zone District

existing 50 DU/acre up to 200 DU/acre

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

25 UNITS / ACRE =

4,000 SF / UNIT



75 UNITS / ACRE =

1,200 SF / UNIT



For illustrative purposes only.

DENSITY VS. HEIGHT

For illustrative purposes only.



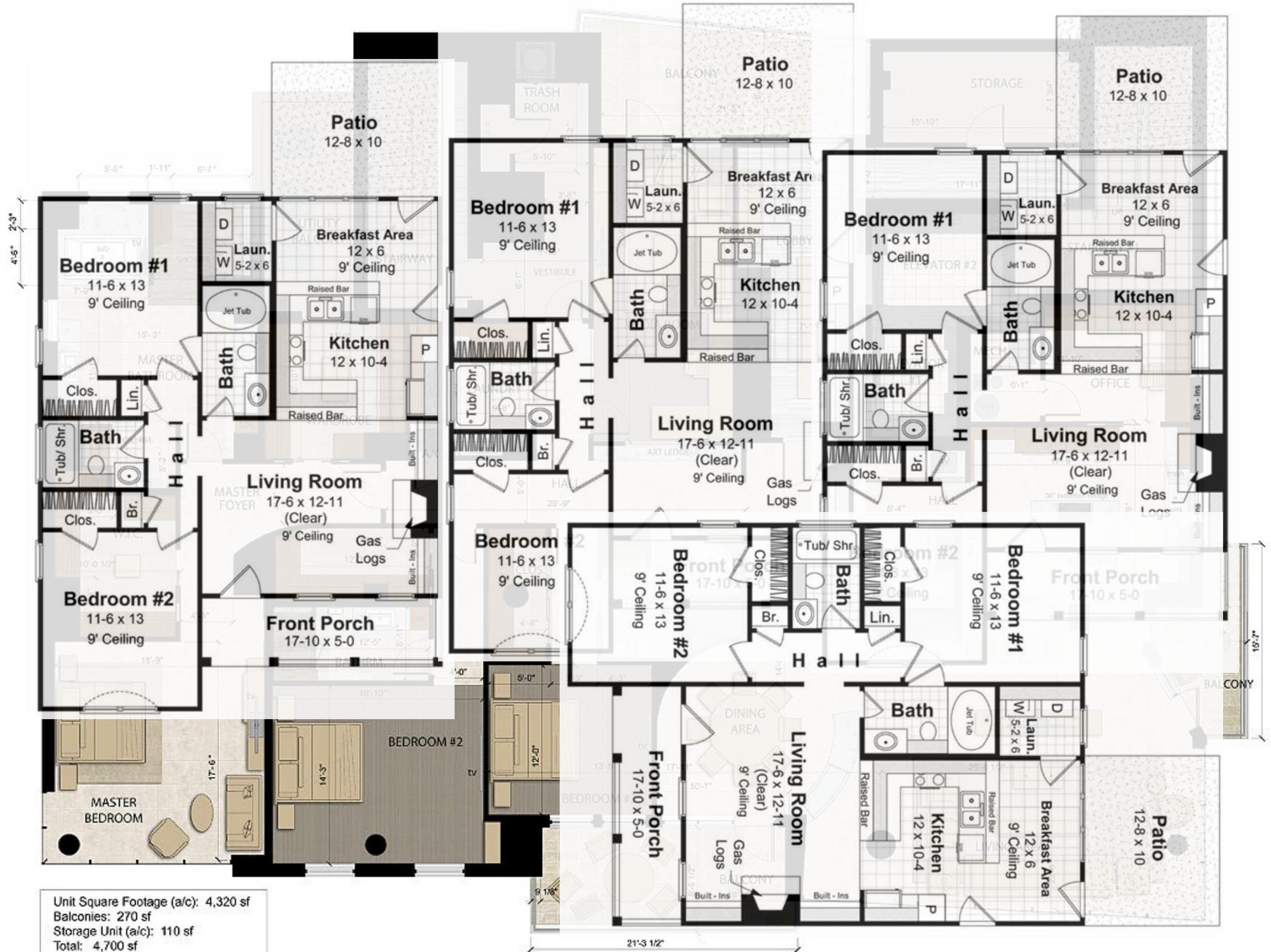
The Jewel Sarasota – 18 Units, 18 Stories
~1,912 – 4,059 square-foot units
50 Units per acre



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



Unit Square Footage: 1,000 sf



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

For illustrative purposes only.

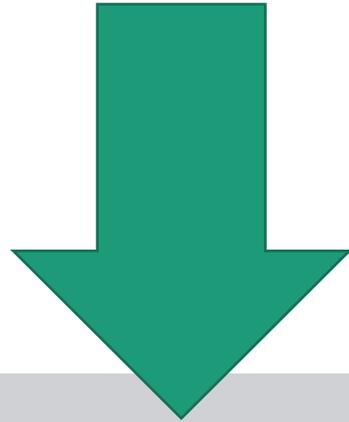
Household Make-up



82.41% Households without Children

17.59% Households with Children

Timeline



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

January 19, 2023

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

February 2023

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

March 1, 2023

Next Steps

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

FAQs FROM TOWN HALL #1

What are other jurisdictions doing?

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

FAQs FROM TOWN HALL #1

How would an annual agreement hold developers to maintaining a unit as attainable for 30 years?

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

FAQs FROM TOWN HALL #1

Why can't the City only rely on the Sarasota Housing Authority & other nonprofits for Attainable Housing?

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

Sarasota MSA Workforce



Paramedics
\$42,990

School Social Workers
\$45,770

Truck Drivers
\$46,050



Paralegals
\$49,430

Firefighters
\$51,460

Elementary School Teachers
\$54,800

Chefs and Head Cooks
\$59,110

Nutritionists
\$61,740

Surveyors
\$64,070

Web Designers
\$69,310

Registered Nurses
\$72,400

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

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

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

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

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

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

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

FAQs FROM TOWN HALL #1

How will this affect parking in the downtown and overall city traffic?

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

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

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

FAQs FROM TOWN HALL #1

What is the City's plan for managing infrastructure with this planned density increase downtown?

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



CITY OF SARASOTA

TOWN HALL MEETINGS: ATTAINABLE HOUSING

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

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

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

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

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

**SARASOTA CITY HALL
COMMISSION CHAMBERS**

1565 1st Street Room 101, Sarasota, FL 34236



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