

Sarasota County
Local Housing Incentive Plan
2016-2018

Prepared by the
SHIP Affordable Housing Advisory Committee

April 22, 2016

SHIP Affordable Housing Advisory Committee

The Sarasota County Commission has appointed the following individuals to the SHIP Affordable Housing Advisory Committee to represent the following areas.

Jon Mast	a. Engaged in the Residential Home Building Industry in connection with affordable housing
William Roche	b. Engaged in the Banking or Mortgage Lending Industry in connection with affordable housing
Vacant	c. Areas of labor actively engaged in home building in connection with affordable housing
William Russell	d. Advocate for Low Income Persons in connection with affordable housing
Michael Infanti	e. Actively engaged For-Profit provider of affordable housing
Dee Danmeyer	f. Actively engaged Not-For-Profit provider of affordable housing
Dana Beecher	g. Real Estate Professional in connection with affordable housing
Mark Hawkins	h. Local planning agency (County)
Jane Hindall	i. At Large as a citizen who resides within the jurisdiction
Steve Queior	j. Represents Employers within jurisdiction
Jon Thaxton	k. Essential services personnel, as defined in the local housing assistance plan

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Introduction

In 2007, the Florida State legislature amended the State Housing Initiatives Partnership (SHIP) Program to require each municipality and county receiving SHIP funds to establish an Affordable Housing Advisory Committee (Committee). The Committee is required to meet every three (3) years and examines how local governments can reduce the cost of housing by eliminating or modifying local regulations that make housing less affordable. The Committee is required to create a Local Housing Incentive Plan (HIP) for presentation to the local commission. The Commission must review the report and amend their Local Housing Assistance Plan (HAP) with any of the recommendations that are accepted. The local government is required to annually report to the state on their progress in implementing the adopted regulations.

The Committee is required to review 11 separate topics. However, they are only required to make recommendations on two of these items: 1) the expediting of affordable housing permits and 2) developing a process whereby the commission considers a process by which the local government considers, before adopting any policies, procedures, ordinances, regulations or plan provisions that increase the cost of housing. These two required recommendations are listed under A and I below.

For the past year, Sarasota County has been updating the Comprehensive Plan, including the Housing Chapter. The final plan is scheduled to be adopted in late 2016.

The recommendations of the Committee are as follows.

A. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects. (Required)

The committee recommends that any applicant with a project meeting any one of the following conditions be given expedited review and approval:

- a. Individuals or organizations that are receiving assistance through the Office of Housing and Community Development;
- b. Builders and developers who are applying for Federal and/or State Affordable Housing Programs;
- c. Non-Profit Organizations that are building affordable housing with a sales price that does not exceed the maximum sales price for the Housing Partnership Program;
- d. Non-profit Organizations that are building rental housing and agree to lease the property for no more than the fair market rent for a period of 10 years;
- e. Applicants applying for a rezone or special exception for a project where a minimum of fifteen (15) percent of the total units within the development are affordable to households earning less than 100% of area median income.

- f. Applicants applying for site and development approval, plats and building permits for any project where a minimum of fifteen (15) percent of the total units within the development are affordable to households earning less than 100% of area median income.

B. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

The committee makes the following recommendations:

- a. To continue allowing nonprofit housing organizations building housing for families with incomes below 100% of the Area Median Income remain eligible to receive a Temporary Certificate of Occupancy (Temporary CO) that allows the nonprofit organization to receive all final inspections and defer impact fee payments until the home is sold to the low income homebuyer. The impact fees are paid when the home is sold and the nonprofit organization receives their Final Certificate of Occupancy.
- b. To continue allowing nonprofit agencies that are building rental housing and promise to lease the property for no more than the fair market rent for a period of 10 years remain eligible to receive a Temporary Certificate of Occupancy (Temporary CO) that allows the nonprofit organization to receive all final inspections and to defer impact fee payments and allows them to be paid when the property is leased to the first occupant. The impact fees are then paid when the home is leased and the nonprofit organization receives their Final Certificate of Occupancy.
- c. To continue allowing low income families to receive a low interest loan from the county to enable them to pay the water and sewer capacity (impact) fees to connect to public water and sewer lines. This is available in the unincorporated county and the 4 municipalities. Note: This program is for areas where utility lines have been extended, not for new construction.
- d. To continue to allow affordable housing projects funded through OHCD to include the cost of impact fees in the development costs and pay those fees using federal and / or state funds.
- e. During the next year, the County should study how impact fees are determined and assessed to see if there are ways to mitigate the impact of impact fees on affordable housing and to identify other tools that are available to make a positive impact on affordable housing.

C. The allowance of flexibility in densities for affordable housing.

The Committee makes the following recommendations:

- a. That increased density should be granted administratively or by right, rather than making the developer go through a public hearing process; and
- b. The County should study this topic further during the next year to see if there are additional incentives related to increased densities that could be implemented.

D. The reservation of infrastructure capacity for affordable housing.

The Committee did not make any recommendations on this topic.

E. The allowance of affordable accessory residential units in residential zoning districts.

The Committee made the following recommendations:

- a. To update the Sarasota County Comprehensive Plan to include policies that encourages the production of diversity in housing types and prices;
- b. The County's policy on accessory residential units should be reviewed to see if there are ways to create additional affordable housing opportunities; and
- c. The County should review its zoning code to determine if changes could be made to increase additional affordable housing opportunities.

F. The reduction of parking and setback requirements for affordable housing.

The Committee made the following recommendations:

- a. To continue to allow alternative parking plans to reduce required parking to be approved by the Zoning Administrator;
- b. The County's policies on parking and setback requirements should be reviewed to see if there are ways to create additional affordable housing opportunities.

G. The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.

The Committee made the following recommendation:

The County's policies on flexible lot configurations, including zero-lot configurations should be reviewed to see if there are ways to create additional affordable housing opportunities.

H. The modification of street requirements for affordable housing

The Committee did not make any recommendations regarding this topic.

I. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. (Required)

The Committee determined that there was a process in place for the County Commission to consider the impact of any ordinance on the cost of housing. However, there was no similar policy in place to require the local government to consider, before adoption, the

impact on the cost of housing prior to adopting policies, procedures, ordinances, regulations or plan provisions.

The Committee made the following recommendation:

That Sarasota County expand its current processes to ensure that the County Commission considers, before adoption, policies, procedures, regulations or plan provisions that may increase the cost of housing.

J. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Sarasota County prepares a printed inventory of locally owned public lands suitable for affordable housing. One property is currently on this list.

The Committee made the following recommendation:

In the future, that Sarasota County prepare and submit the printed inventory of locally owned public lands suitable for affordable housing six months prior to the approval of the next Housing Incentive Plan to enable the committee to have the opportunity to review the properties on the list.

K. The support of development near transportation hubs and major employment centers and mixed-use developments.

The Committee did not make any recommendations related to this topic.

L. Other affordable housing recommendations.

The Committee recommends that this or another citizen committee review the best practices and develop a comprehensive program to increase affordable housing opportunities for Sarasota County.