

City of Venice – City-Wide Elements - Housing



The housing element is a key component in the City's Comprehensive Plan that helps ensure that the City has a variety of housing types and price ranges to meet the demand for current and anticipated future residents. Areas of special emphasis include special needs housing, alternative construction housing (mobile homes, manufactured homes, modular homes, container homes, non-traditional size homes-tiny houses), and historic housing. A special challenge for the City is to provide housing that addresses the critical need for affordable, community and workforce housing. This element also provides guidance for handling substandard dwelling conditions, and coordination with Federal, State, and local governments as well as public/private partnerships.

Vision HG- 1 – The City will support opportunities to meet its diverse residential needs by providing a wide array of housing options.

(Revised Housing Goal)

Intent HG 1.1 – Housing Options

The City will promote a range of housing options to ensure that residents and potential residents can select housing that reflects their personal preferences, economic circumstances, seasonal status, and special housing needs. *(New)*

Strategy HG 1.1.1 – Housing Characteristics

The City will utilize the Land Development Code and review processes to promote housing diversity by ensuring new development and redevelopment evaluate the following issues:

- A. Identity and character of the area and surrounding properties.
- B. Housing style and ownership.
- C. Housing type (multi-family and single-family).
- D. Community population (income and age).
- E. Housing pricing.

Strategy HG 1.1.2 – Zoning Code Compliance

The City shall facilitate the maintenance, redevelopment, and quality of housing units within the City through conservation, rehabilitation, education, compliance, and enforcement of zoning regulations and building code standards including the provisions to upgrade substandard housing.

(Revised Housing Policy 1.8)

Strategy HG 1.1.3 – Housing Rehabilitation and Demolition

The City shall require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community if corrective measures as prescribed in city and state codes and standards are not taken by the property owner. *(New)*

Intent HG 1.2 – Housing in Mixed Use Land Use Districts

The City will utilize the Mixed Use land use designations to promote increased housing options and community livability by intermixing residential and non-residential uses. *(Revised Housing Policy 1.7)*



Strategy HG 1.2.1 – Mixed Use Housing Collaboration

The City will collaborate with major employers and developers to identify and promote live-near-work housing.

(Revised Housing Policy 3.7)

Historical Resources

Intent HG 1.3 - Residential Development and Planning

The City shall recognize and preserve its historic and architectural character with emphasis of areas identified in the Nolen Plan. *(Revised, Community Character and Historic Resources Objective 2)*

Strategy HG 1.3.1 – Historically Significant Housing

The City shall develop standards for the preservation of historically significant housing and neighborhoods within the City including incentives for preservation. See also Map HG 1 *(Revised Housing Policy 1.11)*

Strategy HG 1.3.2 – Historically Significant Structures - Permits Applied For

To ensure determination of possible historic significance, the City shall require a historical assessment prior to the issuance of a permit any structure 50 years old or older. *(New)*

Strategy HG 1.3.3 – Preserving the Nolen Plan Layout

The City, through the Land Development Code and review processes, shall protect the original urban design principles of the historic district (Nolen Plan) by ensuring that the form and function of the historic grid, including streets, alleys and right of ways is substantially maintained. *(New)*

Alternative Construction

Intent HG 1.4 – Alternative Construction

The City of Venice supports the use of mobile, manufactured, modular, and alternative construction homes as a form of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options. *(Housing Objective 4)*

Strategy HG 1.4.1 – Mobile/Manufactured Housing Safety

The City will encourage the replacement of older existing manufactured or mobile homes with new manufactured homes that meet or exceed current hurricane requirements as defined by the City's Land Development Code, Building Codes and applicable ordinances. *(Revised Housing Policy 1.10)*



Strategy HG 1.4.2 – Replacement and Redesign

The City shall utilize the Land Development Code update to establish standards for the replacement and/or redesign of existing mobile home/manufactured home communities while maintaining existing residential density allowances and bulk development standards. *(Revised, Housing Policy 4.4)*

Strategy HG 1.4.3 – Conversion to Different Land Use

The City shall review its Land Development Regulations to address the appropriate requirements regarding the conversion of mobile home/manufactured home communities to a different housing type. *(Revised Housing Policy 4.3)*

Special Needs Housing

Intent HG 1.5 – Special Needs Housing.

The City of Venice supports the provision of special needs housing and is committed to providing a range of safe and affordable housing options to address the City's special needs population. *(New)*

Strategy HG 1.5.1 – Partnerships

The City shall partner with Sarasota County, other local governments, regional non-profit organizations, state and federal agencies/programs to address the City's special needs housing for:

- A. Assisted living.
- B. Foster care.
- C. Displaced persons.
- D. Homeless persons.
- E. Mental health care.
- F. Physical disability care.
- G. Senior assistance.
- H. Group Home.

(Revised Housing Policy 5.1)

Strategy HG 1.5.2 – Community Based Residential Alternatives

The City shall collaborate with existing community-based non-profit organizations, Sarasota County and state agencies (i.e., Department of Children and Family Services) on the provision of community residential alternatives for children and adults needing special care and services by ensuring:

- A. Land use districts are available for the development of such housing opportunities.
- B. Needed public infrastructure and facilities are located within the vicinity of lands approved for special needs housing.
- C. Federal and state equal housing opportunity requirements are met.

(Revised Housing Policy 5.2)



Strategy HG 1.5.3 – Safe and Accessible Housing Opportunities

The City shall utilize the Land Development Code and review processes to promote safe and accessible housing options for residents with special needs. (*Housing Policy 5.3*)

Strategy HG 1.5.4 – Displaced Persons

The City shall ensure displaced residents forced to relocate due to an act of government or natural disaster are provided safe and affordable replacement housing options by providing, but not limited to, the following:

- A. Permit the development of temporary, modular housing that meets City codes to serve displaced residents;
- B. Open up public buildings and grounds to provide shelter for the homeless and distribution centers for goods and services;
- C. Suspend local government development review/permitting fees, and implement abbreviated development review procedures to expedite rebuilding in accordance with State law and Florida Building Code;
- D. Permit rebuilding of pre-existing structures back to the original densities/intensities and uses while meeting current FEMA flood damage control regulations and the Florida Building Code.

Attainable Housing

Intent HG 1.6 – Attainable Housing

The City shall meet the community's affordable and workforce housing needs by ensuring that housing alternatives meet the diverse demands of the community. Special attention shall be provided to the needs of the following groups:

- A. Fixed-income seniors and those on limited incomes.
- B. Working families.
- C. Entry level workforce.
- D. Very Low to Moderate Income families
- E. Special needs groups (elderly, physically disabled, homeless, etc.).

(*Housing Policy 3.1*)

Strategy HG 1.6.1 Attainable Housing – Defined

The Federal Housing and Urban Development Agency (HUD) has developed the following definitions for different housing categories based on an Area Median Income (AMI) and family size.

Affordable Housing - serves incomes between 30-80% of AMI.

Community Housing - serves incomes less than 120% of AMI.

Workforce Housing - serves incomes of less than 140% of AMI.



The City has identified the need to further refine these categories to focus on providing incentives to facilitate housing that is attainable – does not exceed 30% of an individual or family annual income.

The table below is based on the 2016 U.S. Housing and Urban Development Area Median Income (AMI) and subject to change on an annual basis. The dollar amounts are shown in shaded rows and represent monthly rental amounts that do not exceed 30% of the income levels above.

Table HG 1: Attainable Housing Monthly Housing Costs						
	Family Size					
Income Level	1	2	3	4	Sub Category	U.S. HUD Category
30% of Median	\$12,999	\$14,856	\$16,713	\$18,570	Extremely Low Income Housing	Affordable Housing
Monthly Attainable Housing Costs	\$325	\$371	\$418	\$464		
50% of Median	\$21,700	\$24,800	\$27,900	\$30,950	Very Low Income Housing	
Monthly Attainable Housing Costs	\$543	\$620	\$698	\$774		
80% of Median	\$34,650	\$39,600	\$44,550	\$49,500	Low Income Housing	
Monthly Attainable Housing Costs	\$866	\$990	\$1,114	\$1,238		
100% of Median	\$43,330	\$54,320	\$55,710	\$61,900	Moderate Income Housing	Community Housing
Monthly Attainable Housing Costs	\$1,083	\$1,358	\$1,393	\$1,548		
120% of Median	\$51,996	\$59,424	\$66,852	\$74,280		
Monthly Attainable Housing Costs	\$1,300	\$1,486	\$1,671	\$1,857		
140% of Median	\$60,662	\$70,928	\$77,994	\$86,660		Workforce Housing
Monthly Attainable Housing Costs	\$1,517	\$1,773	\$1,950	\$2,166		
Source: 2016 Housing and Urban Development (HUD)						
Note: Graphic is for representative purposes only; please consult the adopted standards for complete family size information and conditions.						

Strategy HG 1.6.2 – Targeted Attainable Housing Locations

The City has identified the MUD, MUC, MUS and Medium and High Density future land use districts as appropriate for Attainable Housing development and redevelopment. Sites within these districts shall consider their proximity:

- A. Major employment centers.
- B. Transit corridors.



- C. Urban trail systems.
- D. Arterial and collector roadways.
- E. Schools.
- F. Health care facilities
- G. City owned properties.
- H. Shops and services.
- I. Parks and public spaces including functional open spaces (i.e., recreation and community centers).

(Revised Housing Policy 3.12)

Strategy HG 1.6.3 – Attainable Housing Density Bonus and Other Incentives.

The City has targeted specific land use districts for attainable housing consistent with Strategy LU-S 1.6.2. Table HG 2 below identifies these land use districts and provides for the maximum density with a density bonus by land use category and attainable housing development type. The density bonus shall be applied based on a pro rata share (percentage) of affordable and/or community housing provided within the proposed development. For example, if 50 percent of the housing proposed meets the standards for the categories below, 50 percent of the density bonus could be applied. This Strategy shall not be interpreted to provide the density bonus based on the application or inclusion of market rate housing.

Table HG 2: Attainable Housing - Maximum Density (du/ac) With Density Bonus					
	Medium Density	High Density	Mixed Use Downtown, MUD	Mixed Use Seaboard, MUS	Mixed Use Corridor, MUC
Affordable Housing	26	36	36	36	26
Community Housing	20	27	27	27	20

The City, through its Land Development Code and review processes, shall develop additional incentives for projects determined to be attainable housing including but not limited to:

- A. Permit fee reductions.
- B. Impact fee waivers/reductions.
- C. Flexible design standards including required Architectural Styles.

(Revised Housing Policy 3.5, 3.6, 3.8, 3.9, 3.10)

Strategy HG 1.6.4 – Maintaining Attainable Housing.

The City shall require a long term (minimum of 10 years) binding recorded commitment to maintain the project as a qualifying attainable housing project consistent with the approval. The City may utilize mechanisms such as the following to facilitate maintaining attainable housing projects:

- A. Land trusts.



- B. Nonprofit ownership.
 - C. Resident-owned cooperatives.
 - D. Employer assistance programs.
 - E. Low cost financing assisted programs.
- (Revised Housing Policy 3.4)*

Intergovernmental Coordination (the following is provided consistent with Chapter 163.3177(4)(a) and (h)(1))

Consistent with FS 163.3177(6)(h)1, the following intergovernmental coordination strategies are provided specific to Housing.

Intent HG 1.7 – Regional Housing Coordination. The City will continue to participate in the coordination of regional housing strategies with local, regional, state, and federal housing agencies and non-profit organizations. *(Housing Objective 6)*

Strategy HG 1.7.1 – Housing Inventory

The City will continue to participate in regional housing initiatives to inventory, monitor, and maintain the quality and quantity of the region's housing supply. *(Housing Policy 6.2)*

Strategy HG 1.7.2 – Housing Solutions

The City will continue to coordinate with Sarasota County, other local municipalities and private organizations on the development of a regional housing committee focused on resolving the complex economic, social, and development issues related to the region's housing needs. *(Housing Policy 6.1)*

Strategy HG 1.7.3 – Affordable Housing Funding Partnerships

At a minimum the City shall coordinate with the Sarasota Office of Housing and Community Development, the Venice Housing Authority, and private organizations for cooperative funding partnerships. Options available for consideration shall include:

- A. Development contributions.
- B. State Housing Initiatives Partnership (SHIP) funds.
- C. Grants.
- D. Community Development Block Grant (CDBG) funds.
- E. HOME Investment Partnerships,
- F. Emergency Solutions Grant,
- G. Neighborhood Stabilization Grants
- H. National Housing Trust Fund (HTF)
- I. Public Private Partnerships including opportunities with non-profit organizations.

(revised Housing Policy 3.2; consolidates Policy 6.3 and 6.5 (redundant))



Strategy HG 1.7.4 – Management and Oversight of Housing Programs

The City shall coordinate with Sarasota County / Sarasota County Consortium on the implementation and delivery of state and federal public housing programs, grants, and other initiatives within the City of Venice. As part of this, the City shall pursue involvement and representation in the Sarasota Consortium to administer applicable housing programs within the City. *(Revised Housing Policy 3.3; consolidates 6.5)*

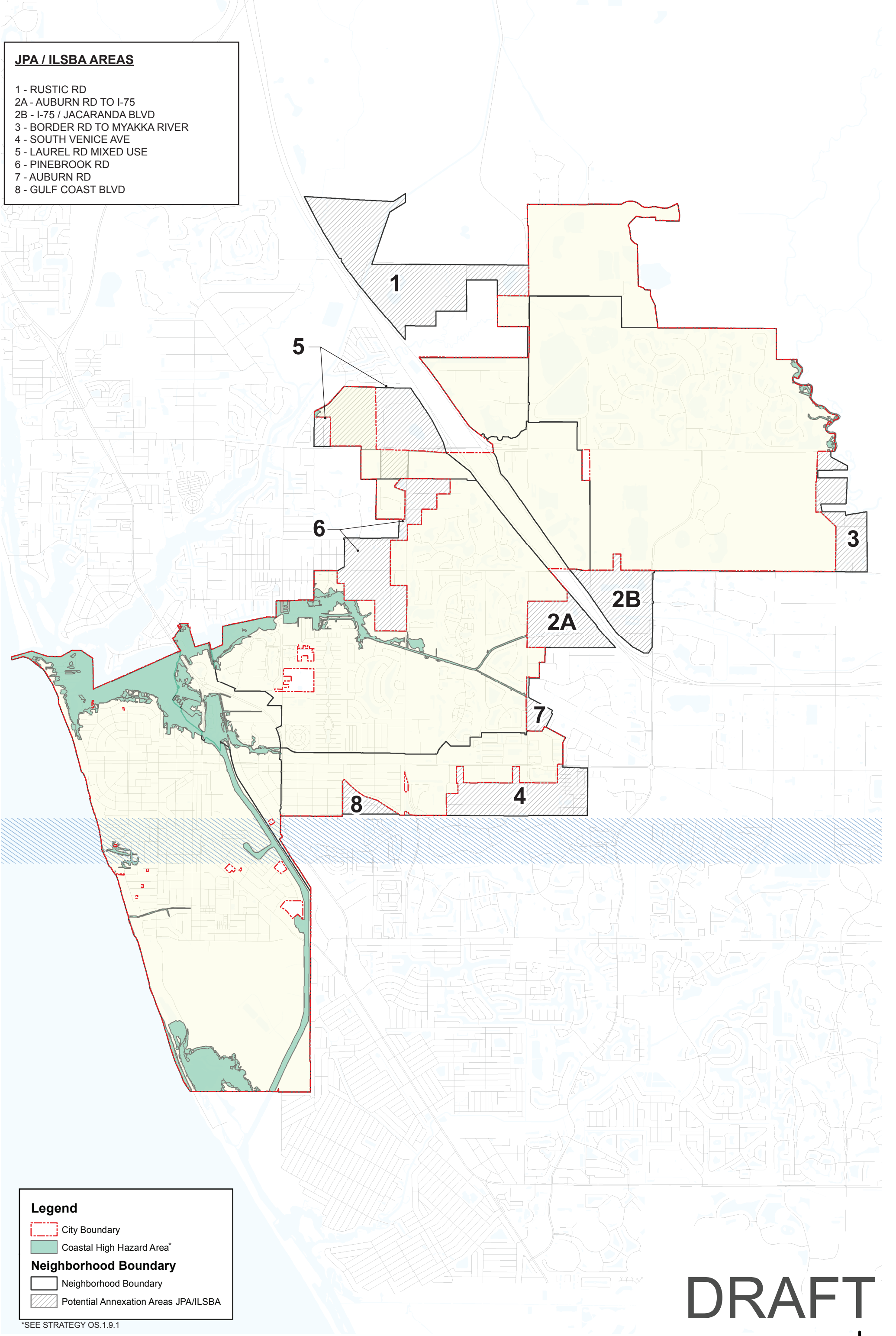
Strategy HG 1.7.5 - Housing Education and Awareness Partnerships

The City shall coordinate with Sarasota County including the Office of Housing and Community Development, Venice Housing Authority, and other local and regional partnerships to inform the community about available housing programs and initiatives available to affordable housing. *(Revised Housing Policy 6.6)*



JPA / ILSBA AREAS

- 1 - RUSTIC RD
- 2A - AUBURN RD TO I-75
- 2B - I-75 / JACARANDA BLVD
- 3 - BORDER RD TO MYAKKA RIVER
- 4 - SOUTH VENICE AVE
- 5 - LAUREL RD MIXED USE
- 6 - PINEBROOK RD
- 7 - AUBURN RD
- 8 - GULF COAST BLVD



Legend

- City Boundary
- Coastal High Hazard Area*
- Neighborhood Boundary**
- Neighborhood Boundary
- Potential Annexation Areas JPA/ILSBA

*SEE STRATEGY OS.1.9.1

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