

SARASOTA

Office of Housing & Community Development

INTEROFFICE MEMORANDUM

TO: Mayor and City Commission

THROUGH: Dave Bullock, Deputy City Manager
Steven Cover, Planning Director

FROM: Cindy Emshoff, General Manager, Office of Housing and Community Development

RE: **2025 Affordable Housing Advisory Committee Recommendations**

DATE: November 3, 2025

BACKGROUND:

Section 420.9076 Florida Statute requires local governments that receive State Housing Initiatives Partnership Program (SHIP) funds to create an Affordable Housing Advisory Committee (Committee) for the purpose of submitting a report to the local governing body that includes recommendations on local housing incentive strategies. Florida House Bill 1339 (HB 1339), approved by the Governor and effective July 1, 2020, amended §420.9076 to modify certain requirements including, but not limited to ensuring that the Committee include one locally elected official from each participating SHIP county or municipality, would meet annually rather than triennially, and a report would be submitted to the Florida Housing Finance Corporation each December.

The State requires the Committee to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies.

The 2025 Committee evaluated affordable housing incentives in the following statutorily required areas and made recommendations shown in the attached Affordable Housing Advisory Committee Recommendations:

1. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects;
2. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing;
3. The allowance of flexibility in densities for affordable housing;

4. The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons;
5. The allowance of affordable accessory residential units in residential zoning districts;
6. The reduction of parking and setback requirements for affordable housing;
7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing;
8. The modification of street requirements for affordable housing;
9. 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;
10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing; and
11. The support of development near transportation hubs and major employment centers and mixed-use developments.

Consistent with the updated State Statute which states a new list of City-owned properties must be reviewed and approved as suitable for affordable housing every three years, the City Commission adopted a list of twelve sites on September 18, 2023. On September 3, 2024 the City of Sarasota Commission approved the sale of two City-owned sites to Community Assisted and Supported Living, Inc. (CASL), 1577 24th Street and 1524 25th Street. The sale of a third City-owned site at 2242 Mango Avenue, which is located in Sarasota County, to CASL was also approved. Affordable rental housing will be constructed on each of the three sites.

Both Section 420.9076 and the Interlocal Agreement also contain language that affords the Committee the occasion to make recommendations on other affordable housing incentives. As such, the 2025 Committee confirmed support of the recommendations as follows:

- As determined by the City Commission, use a certain percentage of property tax growth, or a percentage of property tax, attributed to new development units to provide a dedicated, sustainable revenue source for the Affordable Housing Trust Fund.
- Have staff consider the following elements to help shape policy and perception related to affordable housing regarding compatibility: review height, design, density, setbacks, etcetera, and consider pictorial examples.
- During land use hearings, consider the positive, negative and neutral impact of development decisions on the affordable housing supply.
- Consider mandatory inclusionary zoning that is:
 - Consistent with State law; and
 - Properties requesting a density increase must designate at least 15% of the bonus units as affordable.

Inclusionary zoning options for developers may consist of the following three (3) options:

 - Building affordable units on site;
 - Building affordable units off site with a 1.5 multiplier; or
 - In-lieu-of fees to be indexed to appropriate indices.
- Monitor the effectiveness of voluntary density bonus program.
- For redevelopment of commercial properties with a residential component utilizing a density bonus, at least 15% of the bonus units shall be designated as affordable.
- The City of Sarasota should encourage public/private partnerships with other organizations and major employers to construct affordable housing.

No.	Topic ¹	AHAC Recommendations for the City of Sarasota ²	AHAC Recommendations for Sarasota County ³	City of Sarasota Staff Evaluation and Status	Sarasota County Staff Evaluation and Status
1	The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.	The Committee recommends that any applicant with an affordable housing project meeting any one of the following conditions be given expedited review and approval from the time the development application or building permit is submitted through the issuance of the certificate of occupancy or final inspection: 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. Any organization building affordable housing in the Community Reinvestment Area (CRA) with a sales price affordable to households having incomes at or below 120% of area median income; e. Any organization that is building housing in the City that commits to lease or sell the units priced to be affordable to households having incomes at or below 120% of area median income for a period of at least 30 years; f. Applicants applying for a rezone, conditional use, site plan, plats or building permits for any project where a minimum of fifteen (15) percent of the bonus units within the development are affordable to households earning less than 120% of area median income.	The Committee recommends that any applicant with a project meeting 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 at or below 120% of area median income for a period of at least 30 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 120% of area median income;	Ongoing--Action Strategy 5.4 of the Housing Chapter of the City of Sarasota Comprehensive Plan requires 'priority review' of affordable housing projects as a means to expedite the development review process and avoid delays. If a project meets the definition of affordable housing, a form from the Office of Housing and Community Development is provided that may be submitted to the Development Services Department for priority processing. Approximately 41 building permit applications have received expedited review within the City and County related to OHCD's home rehabilitation program for FY 24-25.	BCC approved Resolution 2017-178 to direct that projects that advance affordable housing receive expedited review times. Administrative Directive 9.28 identifies the standards for review times in such projects (e.g., rezones, special exceptions, site development, and building permits)
2	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 organizations building housing for households with incomes at or below 120% of the area median income remain eligible to receive a Temporary Certificate of Occupancy (TCO) that allows the nonprofit organization to receive all final inspections and defer impact fee payments until the first unit is sold to the homebuyer or leased to the first occupant. The impact fees are paid when the unit is sold or leased, and the nonprofit organization receives their Final Certificate of Occupancy. b. 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 four municipalities. c. 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. d. City should consider tiering Multimodal Transportation Impact Fee (MMTIF) discounts based on unit designation for households within certain income level percentages of the area median income (120% and lower). The lower the household income percentage, the greater the MMTIF discount.	The Committee makes the following recommendations: a. 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. b. 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.	The Committee evaluated the existing incentive and did not recommend any changes. a. Ongoing b. Ongoing c. Ongoing d. Effective July 1, 2017, Multimodal Transportation Impact Fees (MMTIF) are discounted 100% for residential units designated as affordable to households with an income equal to or less than 80% of the AMI. Arbor Village (2019) and Amaryllis Park Place (2022) have utilized this program. As part of the required update to the City's MMTIF schedule, a 100% MMTIF reduction was approved for those residential units designated as attainable to households with incomes above 80% to 120% AMI and unanimously passed by the City Commission on September 16, 2024 (Ordinance No. 24-5542). Due to covenants within the utility revenue bonds issued for water and sewer impact fees as well as legal requirements, the City is unable to individually discount these particular impact fee rates.	a. Ongoing b. Ongoing Ordinance No. 2018-011 amended the Mobility Fee Ordinance. This amendment provided new reduced rates that are tied to housing affordability with smaller housing units' sizes (e.g., multi-units less than 750 square feet, micro apartments, and tiny homes). Resolution No. 2018-163 (amended, 2018) creates a new residential, master-metered category for a single-family dwelling of less than 750 square feet being established at 0.5 EDU (equivalent dwelling unit). On July 13, 2022, the BCC approved a new residential mobility fee rate structure that will directly result in reduced Mobility Fees for smaller dwelling units. The new rate became effective January 3, 2023. A new land use classification of "Affordable, Attainable and Workforce Residential Housing" was added to the Mobility Fee Rate structure on July 13, 2022. The County is working to establish criteria for this classification which will result in reduced fees for developments that meet these criteria.

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				Sarasota County regulates all other impact fees within the City of Sarasota, which include: Educational, Emergency Medical Services, Fire and Rescue, General Government, Justice Facilities, Libraries and Park Facilities.	In February 2023, the BCC adopted Ordinance No. 2022-071 which allows for a 100% exception for Mobility, Library, and Park impact fees for multi-family developments meeting 60% or less of the AMI, and a 50% reduction in fees for developments providing units up to 80% AMI. Library and Park impact fees may be reduced 25% for units up to 12% AMI.

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3	The allowance of flexibility in densities for affordable housing.	The Committee makes the following recommendations: a. Implement provisions that allow for increased density for affordable housing to be granted administratively or by right, rather than making the developer go through a public hearing process. b. The City should consider additional density incentives.	The Committee makes the following recommendations: a. Continue to implement provisions that allow for increased density for affordable housing to 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. c. Conditioning density and other structural bonuses such as height, lot coverage, FAR, and parking on use for long-term affordable housing is a tool that should be utilized by the County to incentivize workforce housing development.	a. Comprehensive Plan Amendments approved October 17, 2022 (Ordinance Nos. 22-5435 & 22-5437) and November 7, 2022 (Ordinance Nos. 22-5545 & 22-5528) allow for density bonuses of up to 4x the base density within the downtown and up to 3x the base density within commercial corridors and commercial centers if permanent attainable housing is being provided on-site and also allows for an administrative review process for projects with an attainable housing component. A corresponding zoning text amendment to allow for density bonuses in the Downtown Bayfront (DTB), Downtown Core (DTC), Downtown Edge (DTE) and Downtown Neighborhood Edge (DTNE) zone districts if at least 15% of the bonus units are designated as attainable for a minimum of 30 years was approved by the City Commission September 5, 2023 (Ordinance No. 23-5487). A corresponding zoning text amendment creating three new implementing Urban Mixed-Use zone districts to allow for density bonuses along commercial corridors and commercial centers if at least 15% of the bonus units or at least 11% of the total density (when taking advantage of the 1-2 story height bonus), whichever is greater, are designated as attainable for a minimum of 30 years was approved by the City Commission on April 1, 2024 (Ordinance No. 24-5510). In order to ensure a mix of household incomes for the attainable units, at least one-third of the qualifying dwelling units must be available to households having incomes at or below 80 percent of the AMI and no more than one-third of the dwelling units may be available to households having incomes in the range of 100 percent to 120 percent of the AMI. A zoning text amendment to the Housing Authority Overlay District (HAOD) to allow for an increase in density from 25 du/acre to 50 du/acre and an increase in height from 35’ to 45’ to facilitate new multi-family affordable housing developments on Sarasota Housing Authority-owned property was approved by the City Commission (second reading) on May 6, 2024 (Ordinance No. 24-5513). As part of the City of Sarasota-led Attainable Workforce Housing Project on the 1500 block of First Street, land has been identified and secured for attainable housing for up to 192+- proposed attainable workforce rental units, using the downtown attainable housing density bonus incentive as well as the Live Local Act for an increase in the number of stories. b. In addition to the adopted comprehensive plan amendment and zoning text amendments referenced above, the Rosemary Residential Overlay District (RROD) and the RMF-6 and RMF-7 zone districts allow for a density bonus mechanism that provides for an additional three market rate dwelling units above the base density for each attainable dwelling unit being provided and maintained as affordable for a minimum of 30 years. Of the attainable dwelling units provided, at least one-third of the qualifying dwelling units must be available to households having incomes at or below 80 percent of the AMI and no more than one-third of the dwelling units may be available to households having incomes in the range of 100 percent to 120 percent of the AMI to ensure a mixture of affordable housing. There are currently 20 active development applications utilizing density bonuses for attainable housing yielding approximately 733 proposed units, and approximately another 313 proposed attainable units from the non-profit sector.	a. In certain situations, such as when an approved revitalization plan exists, a Critical Area Plan, or part of the Sarasota 2050 Village Planned District, a density bonus may be granted to incentivize the creation of affordable housing. To grant additional densities by right will take additional BCC policy action. b. Ordinance No. 2019-024 (adopted September 2019) allows ADUs in certain residential districts. • RSF – Residential, Single Family • RSF/PUD – Residential, Single-Family/Planned Unit Development (when adopted as part of a binding development concept plan) • RE – Residential, Estate Ordinance No. 2024-078 allows ADUs in the OUE (Open Use Estate) and OUR (Open Use Rural) residential districts. Ordinance No. 2019-004 (adopted March 2019) provides for half-dwelling unit density standards for multi-family development. Ordinance No. 2017-069 (approved January 2018) reduces parking requirements for multi- and single-family developments. Staff completed a residential land use analysis report addressing incentives for “missing middle” housing and smaller “starter homes.” The report was sent to the BCC in July 2022. c. Ongoing

Sarasota Consortium Affordable Housing Advisory Committee
Local Affordable Housing Incentive Strategy Recommendations

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4	The reservation of infrastructure capacity for affordable housing.	The Committee did not make any recommendations on this topic.	The Committee did not make any recommendations on this topic.	If necessary, water/sewer and roadway capacity reservations will be evaluated in conjunction with any proposed density increases. New development projects requiring traffic studies include an evaluation to determine if any transportation improvements are needed in order to accommodate an increase in trips generated by additional density.	The Committee evaluated the existing incentive and did not make any recommendations on this topic.
5	The allowance of affordable accessory residential units.	The Committee made the following recommendation: a. The City should expand opportunities for accessory dwelling units and develop a mechanism to track the number of building permits issued for accessory dwelling units on an annual basis.	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. d. Develop a mechanism to track the number of building permits issued for accessory dwelling units on an annual basis.	a. As of August 17, 2021 (Ordinance No. 20-5337), accessory dwelling units are allowed citywide, except for the barrier islands, with a maximum size of 650 sq. ft. The City’s FTG permitting software incorporates a field in which to categorize and ultimately track new ADU permits.	a. Per Comprehensive Plan Housing Policy 1.1.1, a diversity of housing types is encouraged. b. Ordinance No. 2019-024 (adopted September 2019) allows ADUs in certain residential districts. • RSF – Residential, Single Family • RSF/PUD – Residential, Single-Family/Planned Unit Development (when adopted as part of a binding development concept plan) • RE – Residential, Estate Public hearing scheduled in October 2024 for the BCC to consider allowing ADUs in the OUE (Open Use Estate) and OUR (Open Use Rural) residential districts. Staff completed a residential land use analysis report addressing the expansion of ADUs for new residential developments. The report was sent to the BCC in July 2022. Ordinance No. 2019-004 (adopted March 2019) provides for half-dwelling unit density standards for multi-family development. c. See <i>b</i> d. County is tracking ADU information.

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6	The reduction of parking and setback requirements for affordable housing.	The Committee made the following recommendations: a. The City should research ways to provide more flexibility in creating incentives to create more affordable housing units closer to walkable areas. b. Conditioning density and other structural bonuses such as height, lot coverage, and parking for long-term affordable housing is a tool that should be utilized by the City to incentivize workforce housing development.	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. c. The County should offer structural bonuses such as density, height, lot coverage, FAR, and parking close to employment centers.	a. Comprehensive Plan Amendments approved October 17, 2022 (Ordinance Nos. 22-5435 & 22-5437) and November 7, 2022 (Ordinance Nos. 22-5545 & 22-5528) allow for density bonuses of up to 4x the base density within the downtown and up to 3x the base density within commercial corridors and commercial centers if permanent attainable housing is being provided on-site and also allows for an administrative review process for projects with an attainable housing component. A corresponding zoning text amendment to allow for density bonuses in the Downtown Bayfront (DTB), Downtown Core (DTC), Downtown Edge (DTE) and Downtown Neighborhood Edge (DTNE) zone districts if at least 15% of the bonus units are designated as attainable for a minimum of 30 years was approved by the City Commission September 5, 2023 (Ordinance No. 23-5487). A corresponding zoning text amendment creating three new implementing Urban Mixed-Use zone districts to allow for density bonuses along commercial corridors and commercial centers if at least 15% of the bonus units or at least 11% of the total density (when taking advantage of the 1-2 story height bonus), whichever is greater, are designated as attainable for a minimum of 30 years was approved by the City Commission on April 1, 2024 (Ordinance No. 24-5510). The Rosemary Residential Overlay District (RROD) and the RMF-6 and RMF-7 zone districts allow for density bonuses that provide for an additional three market rate dwelling units above the base density for each attainable dwelling unit being provided and maintained as affordable for a minimum of 30 years. The attainable dwelling units provided must be available to a mix of household incomes. A zoning text amendment to the Housing Authority Overlay District (HAOD) to allow for an increase in density from 25 du/acre to 50 du/acre and an increase in height from 35’ to 45’ to facilitate new multi-family affordable housing developments on Sarasota Housing Authority-owned property was approved by the City Commission (second reading) on May 6, 2024 (Ordinance No. 24-5513). As part of the City of Sarasota-led Attainable Workforce Housing Project on the 1500 block of First Street, land has been identified and secured for attainable housing for up to 192+- proposed attainable workforce rental units, using the downtown attainable housing density bonus incentive as well as the Live Local Act for an increase in the number of stories. b. See <i>a.</i> A parking reduction for multifamily dwelling units is provided in the form of 0.5 space/unit for those units designated as affordable to households, for a minimum of 30 years, with an income at or below 120% AMI.	a. Ongoing. b. Ordinance No. 2017-069 (approved January 2018) reduces parking requirements for multi- and single-family developments. The County completed a third-party parking study on the County’s parking regulations. On August 28, 2024, BCC approved Unified Development Code text amendment modernizing parking requirements, providing a range of parking ratios with minimums and maximums for specific land uses, acknowledging other transportation investments (including granting parking reductions for developments that fall within defined proximity to multimodal transportation), and making affordability and sustainability easier to achieve by allowing for integrating shared parking agreements and mixed use parking calculations. c. Ongoing. In certain situations, such as when an approved revitalization plan exists, a Critical Area Plan, or part of the Sarasota 2050 Village Planned District, a bonus density may be granted to incentivize the creation of affordable housing. Additional changes to the Comprehensive Plan would require BCC policy action.
7	The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.	The Committee made the following recommendations: a. The City should explore additional flexible lot configurations; and b. Include additional building types that promote flexible lot configurations consistent with missing middle housing types.	The Committee made the following recommendation: a. 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, including configurations consistent with missing middle housing types.	a. & b. Flexible lot configurations were reviewed to consider modifying minimum lot sizes and also expanding allowed residential structure types. This strategy helps address what is known as the “missing middle.” The missing middle is described as the medium-density stock of housing options between the scales of single-family homes and mid- or high-rise developments; these options generally range in density from 16 units/acre to 35 units/acre. This includes duplexes, triplexes, courtyard apartments, bungalow courts, townhouses, and other similar structures. They are “missing” in most jurisdictions due to the single-family home being the dominant residential land use. These missing middle housing types create small-footprint, middle-density buildings which are ideal for singles, childless couples, and empty nesters. It is a market-based strategy for producing modest housing, which will create housing affordable to households who may not be income eligible for “affordable housing” but need a product that costs less than the typical single-family home in Sarasota. A zoning text amendment facilitating missing middle housing in the City of Sarasota was approved December 5, 2022 (Ordinance No. 22-5430) within the Urban	The Unified Development Code currently allows for zero-lot line houses. A cluster subdivision or rezoning to a PUD allows for units to be clustered in exchange for open space. Additional changes to the code would require BCC action.

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				Neighborhood future land use classification of the Park East neighborhood and allows for diverse housing options with a density bonus of up to 35 du/acre if a minimum of 25% attainable housing units are provided.	
8	The modification of street requirements for affordable housing.	a. The Committee did not make any recommendations regarding this topic.	The Committee did not make any recommendations regarding this topic.	Consistent with Objective 2 and Action Strategy 2.16 of the Transportation Chapter of the City's Comprehensive Plan, all City road improvements shall work to create complete streets to enable safe access for all users. The updated Engineer Design Criteria Manual (EDCM) contains walkable thoroughfare street types which support complete streets.	The Committee evaluated the existing incentive and did not recommend any changes.

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9	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.	The Committee made the following recommendation: Continue the process to ensure the City Commission is required to consider, before any approval/adoption, the policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. City staff will continue to address any housing cost increase (if there is one) as part of the agenda submittal request process prior to having an item placed on a City Commission agenda.	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 continue to 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.	Ongoing.	Ongoing.
10	The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	The Committee made the following recommendation: Continue to review City-owned surplus lands that could be suitable for affordable housing.	Sarasota County prepares a printed inventory of locally owned public lands suitable for affordable housing. The Committee made the following recommendation: a. 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. b. Recommend the list of properties considered by AHAC for affordable housing, first considering on-site development of affordable housing, and if not feasible, the property should then be sold and the proceeds go to an affordable housing trust fund, with a minimum of 50% of the properties on the list to be used in a landbank or held for onsite development of affordable housing.	Florida Statute 166.0451 requires that every three years, municipalities maintain a list of government-owned property that is appropriate for use as affordable housing. The City Commission, on October 18, 2021, adopted a list of City-owned vacant properties as being suitable for affordable housing (Resolution No. 21R-3052). Two of these parcels were transferred to St Vincent De Paul CARES (February 25, 2022) for the construction of 10 affordable multi-family rental units for veterans housing. The majority of the remaining parcels were part of an RFP for the construction of affordable single family homes. A contract with Habitat for Humanity for ten selected parcels was approved by the City Commission September 5, 2023. Consistent with the updated State Statute that a new list must be approved prior to October 1, 2023, the City Commission adopted an updated inventory list of 12 vacant, City-owned parcels appropriate for use as affordable housing on September 18, 2023 (Resolution No. 23R-3200). Three parcels were approved by the City Commission on September 3, 2024 to transfer to CASL for the construction of housing units designated as affordable for at least 50 years to households with incomes at or below 80% AMI.	Florida Statute 125.379 requires that every three years, counties prepare a list of government-owned property that is appropriate for use as affordable housing. On September 26, 2023, the County Commission held a discussion on this topic and identified no properties to be included on the inventory. The county is currently pursuing alternative methods for affordable housing on County-owned parcels: • Purchase and Sale Agreement approved by the BCC on July 12, 2022 for 4644 N. Tamiami Trail. Blue CASL Tamiami, LLC closed on the property on March 18, 2024, which included the recording of a Land Use Restriction Agreement (LURA) for 96 units with a 50-year affordability provision. This property transaction closed on March 19, 2024. • Purchase and Sale Agreement approved by the BCC on March 29, 2022 for 2501 Dr. Martin Luther King Jr. Way. Comprehensive Plan Amendment and Rezoning approved by the Board on April 23, 2024 and February 21, 2024 respectively. This includes the recording of a Land Use Restriction Agreement (LURA) for 370 units with a ten-year affordability provision and a provision for a grocery and pharmacy. This property transaction closed on September 3, 2024. • On February 8, 2023, the BCC provided policy guidance to Negotiate a Sale and Purchase Agreement for N. McCall Road property, to which a contract is being negotiated. Purchase and Sale Agreement approved by the BCC on August 27, 2024 for at least 39 units, including a Land Use Restriction Agreement (LURA) with a 99-year affordability provision. Advancing now with next steps in the closing process.

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11	The support of development near transportation hubs and major employment centers and mixed-use developments.	The Committee made the following recommendation: a. That the development near transportation hubs, major employment centers and mixed-use development should be identified and supported with transit opportunities. b. Adaptive reuse of former commercial shopping centers should also be considered. c. To provide a level of predictability, consider allowing, by-right, redevelopment projects that have an affordable housing component to go through an administrative review process.	The Committee made the following recommendations related to this topic. a. City and County should support incentives to developers in development of affordable housing near transportation hubs, major employment centers and mixed-use development should be identified and supported with transit opportunities. b. Adaptive reuse of former commercial shopping centers should also be considered.	a. Comprehensive Plan Amendments approved October 17, 2022 (Ordinance Nos. 22-5435 & 22-5437) and November 7, 2022 (Ordinance Nos. 22-5545 & 22-5528) allow for density bonuses of up to 4x the base density within the downtown, and up to 3x the base density within commercial corridors and commercial centers if permanent attainable housing is being provided on-site and also allows for an administrative review process for projects with an attainable housing component. A corresponding zoning text amendment to allow for density bonuses in the Downtown Bayfront (DTB), Downtown Core (DTC), Downtown Edge (DTE) and Downtown Neighborhood Edge (DTNE) zone districts if at least 15% of the bonus units are designated as attainable for a minimum of 30 years was approved by the City Commission September 5, 2023 (Ordinance No. 23-5487). A corresponding zoning text amendment creating three new implementing Urban Mixed-Use zone districts to allow for density bonuses along commercial corridors and commercial centers if at least 15% of the bonus units or at least 11% of the total density (when taking advantage of the 1-2 story height bonus), whichever is greater, are designated as attainable for a minimum of 30 years was approved by the City Commission on April 1, 2024 (Ordinance No, 24-5510). As part of the City of Sarasota-led Attainable Workforce Housing Project on the 1500 block of First Street, land has been identified and secured for attainable housing for up to 192+- proposed attainable workforce rental units, using the downtown attainable housing density bonus incentive as well as the Live Local Act for an increase in the number of stories. b. <i>See a.</i> c. <i>See a.</i>	a. Ongoing b. Commercial Redevelopment Ordinance 2021-075 was adopted in December 2021. The Ordinance eases stormwater and parking requirements and allows upper-story residential dwelling units less than 750 square feet to count as one-half unit for density purposes.

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12	Other Affordable Housing Recommendations	The Committee made the following recommendations: a. As determined by the City Commission, use a certain percentage of property tax growth, or a certain percentage of property tax, attributed to new development units to provide a dedicated, sustainable revenue source for the Affordable Housing Trust Fund. b. Have staff consider the following elements to help shape policy and perception related to affordable housing regarding compatibility: review height, design, density, setbacks, etc. Consider pictorial examples. c. During land use hearings, consider the positive, negative, or neutral impact of development decisions on affordable housing supply. d. Consider mandatory inclusionary zoning that is: - Consistent with State law - Properties requesting a density increase - At least 15% of the bonus units being requested must be designated as affordable. Inclusionary zoning options for developers may consist of the following three (3) options: - Building affordable units on site; - Building affordable units off site with a 1.5 multiplier; or - In-lieu-of fees to be indexed to appropriate indices. e. Monitor effectiveness of voluntary density bonus program. f. For redevelopment of commercial properties with a residential component utilizing a density bonus, at least 15% of the bonus units shall be designated as affordable. g. City should encourage public/private partnerships with other organizations and major employers to construct affordable housing.	The Committee made the following recommendations: a. As determined by the Board of County Commissioners, use a certain percentage of property tax growth, or a certain percentage of property tax, attributed to new development units to provide a dedicated, sustainable revenue source for the Affordable Housing Trust Fund. b. Have staff consider the following elements to help shape policy and perception related to affordable housing regarding compatibility: review height, design, density, setbacks, etc. Consider pictorial examples. c. During land use hearings, consider the positive, negative, or neutral impact of development decisions on affordable housing supply. d. Consider mandatory inclusionary zoning that is: - Consistent with State law - Properties requesting a density increase - Development projects greater than 15 units - At least 15% of the units being requested must be designated as affordable. Inclusionary zoning options for developers consist of the following three (3) options: - Building affordable units on site; - Building affordable units off site with a 1.5 multiplier; or - In-lieu-of fees to be indexed to appropriate indices, beginning with the following amounts as starting point: \$136,846 for a single family home \$114,840 for a townhome or condominium \$85,583 for a multi-family rental unit e. Establish a Voluntary Density Bonus Program where a bonus of 20% would be granted if a developer commits to build at least 12% of the base density for designated affordable housing. f. For redevelopment of commercial properties with a residential component, at least 15% of the units shall be designated as affordable. g. County should encourage public/private partnerships with other organizations and major employers to construct affordable housing. h. Consistent with State law, the Board of County Commissioners shall allocate up to \$20M of Surtax IV funds for the purchase of land for affordable housing. i. Recommend the BCC restore and enforce original 2050 Resource Management Area (RMA) affordable housing policies.	a. As part of the voter-approved November 8, 2022 referendum for the 15-year surtax (Penny IV) renewal and extension, included was a line item for continuous funding (est. \$200K/year) for affordable housing. The City of Sarasota has an established Affordable Housing Trust Fund. b. The Attainable Housing Density Bonus program incorporates various development standards to promote compatibility. c. Ongoing. d. Comprehensive Plan Amendments approved October 17, 2022 (Ordinance Nos. 22-5435 & 22-5437) and November 7, 2022 (Ordinance Nos. 22-5545 & 22-5528) allow for density bonuses of up to 4x the base density within the downtown and up to 3x the base density within commercial corridors and commercial centers if permanent attainable housing is being provided on-site and also provides for an administrative review process for projects with an attainable housing component. To ensure attainable units would be constructed by the private sector throughout the City, in-lieu of fees were not considered as an alternative option. A corresponding zoning text amendment to allow for density bonuses in the Downtown Bayfront (DTB), Downtown Core (DTC), Downtown Edge (DTE) and Downtown Neighborhood Edge (DTNE) zone districts if at least 15% of the bonus units are designated as attainable for a minimum of 30 years was approved by the City Commission September 5, 2023 (Ordinance No. 23-5487). A corresponding zoning text amendment creating three new implementing Urban Mixed-Use zone districts to allow for density bonuses along commercial corridors and commercial centers if at least 15% of the bonus units or at least 11% of the total density (when taking advantage of the 1-2 story height bonus), whichever is greater, are designated as attainable for a minimum of 30 years was approved by the City Commission on April 1, 2024 (Ordinance No. 24-5510). In order to ensure a mix of household incomes for the attainable units, at least one-third of the qualifying units must be available to households having incomes at or below 80 percent of the AMI and no more than one-third of the dwelling units may be available to households having incomes in the range of 100 percent to 120 percent of the AMI.	a. The Sarasota County Board approved the dedication of \$23 million from the American Rescue Plan Act/Coronavirus Local Fiscal Funds to assist multiple agencies in the creation of 587 affordable housing units throughout the County. The Sarasota County Board approved the dedication of \$48.4 million from the Community Development Block Grant-Disaster Recovery (“Resilient SRQ” Program) from Hurricane Ian for the development of approximately 578 multi-family affordable housing units. The Sarasota County Board approved the dedication of \$30.0 million from the Community Development Block Grant-Disaster Recovery (“Resilient SRQ” Program) from 2024 Storms Helene, Debby, and Milton, and is pending approval of applications. The Housing and Community Development Fund Program was established in 2007 with a goal of promoting community and economic development, including the development of quality affordable housing. This may include property acquisition and construction, planning and professional services, match funding of grants, impact fees, infrastructure, and other specified activities. Funding may come from any source approved by the Board, including but not limited to, the sale of escheated lots, public or private donations, and in-lieu payments. The BCC approved a Grant Agreement with Family Promise for \$250,000 from the County’s Housing and Community Development Fund Program to assist in the purchase of 10 units dedicated for transitional housing for working families. The BCC approved a Grant Agreement with Family Promise for \$100,000 from the Housing and Community Development Fund Program for the purchase of property on Baffin Road in Venice, Florida. In 2017, Staff completed the Situational Report on Housing Affordability which contained an in-depth review of data, best practices, peer review, community input, and recommendations. This committee

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				A zoning text amendment to the Housing Authority Overlay District (HAOD) to allow for an increase in density from 25 du/acre to 50 du/acre and an increase in height from 35’ to 45’ to facilitate new multi-family affordable housing developments on Sarasota Housing Authority-owned property was approved by the City Commission (second reading) on May 6, 2024 (Ordinance No. 24-5513). As part of the City of Sarasota-led Attainable Workforce Housing Project on the 1500 block of First Street, land has been identified and secured for attainable housing for up to 192+- proposed attainable workforce rental units, using the downtown attainable housing density bonus incentive as well as the Live Local Act for an increase in the number of stories. e. There are currently 20 active development applications utilizing density bonuses for attainable housing yielding approximately 733 proposed units, and approximately another 313 proposed attainable units from the non-profit sector. f. See <i>d.</i> g. Ongoing.	reviewed and made recommendations within the report. At that time, the creation of an Affordable Housing Trust Fund did not place high on the priority ranking exercise done by AHAC. b. The theme of engagement and public perception was also discussed in the Situational Report. A workforce housing educational campaign was identified as a possible action. The County Commission took no policy action on this 2022 AHAC recommendation. c. Ongoing d. The County Commission took no policy action on this 2022 AHAC recommendation. e. The County Commission took no policy action on this 2022 AHAC recommendation. f. The County Commission took no policy action on this 2022 AHAC recommendation. g. New recommendation from the AHAC at the public hearing. h. The County Commission took no policy action on this 2022 AHAC recommendation i. New recommendation from the AHAC at the public hearing.
	¹ Per Section 420.9076(4), F.S.	² Source: City of Sarasota Local Housing Incentive Plan 2024.	³ Source: Sarasota County Local Housing Incentive Plan 2024.		