

## **Public Housing Market Analysis**

Sarasota County has a total of 1,848 units of public housing and Section 8 assisted housing and 1,897 units of subsidized housing, plus 126 subsidized units currently under development. (See Tables in this Section for details on Public and Assisted Housing units)

It is expected that 36 units of public housing will be lost during the next five years due to a homeownership conversion project. These units of public housing are being turned into condominiums for low-income homebuyers.

Sarasota County and the City of Sarasota have three separate entities to administer public and Section 8 housing programs. Sarasota County is responsible for a HUD Section 8 housing choice voucher program. Sarasota County runs this program as a public housing agency and the Sarasota County Board of County Commissioners acts as the board of the agency.

The Housing Authority of the City of Sarasota (HACS) is a public housing authority separate from the City of Sarasota. HACS is governed by a board appointed by the mayor and approved by the Sarasota City Commission.

The Venice Housing Authority (VHA) is also a separate housing authority from the City of Venice, and is governed by a board appointed by the mayor, with the approval of the Venice City Council.

In Sarasota County there are seven public housing complexes – six managed by the HACS and one by the VHA. HACS is also responsible for the administration of Section 8 rental assistance programs for the City of Sarasota and the administration of Section 8 new construction.

HACS reported a waiting list of 305 individuals for public housing and a current occupancy rate of 97.5%. HACS also reports 1,316 on the waiting list for Section 8 housing for the City of Sarasota, while the VHA currently has 57 applicants on their waiting list.

The Sarasota Office of Housing and Community Development administers the Section 8 rental assistance program for Sarasota County, and currently serves 434 households. There were 141 individuals on the waiting list for Section 8 housing in 2005 for Sarasota County.

## **Section 8**

The Section 8 rental voucher program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing in which the rent is subsidized by the public housing authority (PHA).

The Sarasota Consortium supports the deconcentration of Section 8 units from low-income areas to more mixed-income areas.

### **Family Self-Sufficiency Program**

The purpose of a Family Self-Sufficiency (FSS) program is to promote the coordination of public housing and/or Section 8 program assistance with other public and private resources, to enable eligible families to achieve economic independence and self-sufficiency.

PHAs are encouraged to establish an FSS program. Neither public housing nor Section 8 resident families are required to participate. Those that choose to participate enter into contracts with PHAs. These contracts outline the resources and services to be made available to help the family achieve self-sufficiency. Among the supportive services that may be provided are childcare, transportation, remedial education, and job training.

When a family experiences an increase in earned income due to participation in the FSS program, the difference between what the family would be paying in rent versus what they actually paid prior to the contract is used to fund an escrow savings account. This account is available to the family upon successful completion of the FSS program and successful performance of its obligations under the FSS contract of participation.

HACS received a FY 2004 grant of \$34,000 to operate a Family Self-Sufficiency Program. Currently HACS has 34 participants. HACS has three main FSS goals in its 2005-2009 PHA Plan.

1. Create and submit a Voucher Homeownership Program to HUD for their approval. Recruit ten (10) families from Family Self-Sufficiency (FSS) participant list to move to homeownership. Develop partnership with financial institutions to underwrite mortgages.
2. Continue to identify and secure needed supportive services for the FSS Program through networking and routine interaction with the local social and supportive service community.
3. Raise the enrollment in the FSS Program participants from 34 to 84 and increase their employability in order to decrease their dependence on government assistance. Explore and implement additional, permissible

deductions for public housing residents only as incentives to achieve and sustain employment such as transportation to work deduction and a deduction for employee paid, employer-offered medical insurance payments from their net pay.

The VHA also built a facility for a Family Self-Sufficiency Program, with the help of a CDBG grant. Since that time, the VHA also obtained a \$20,000 grant from the Gulf Coast Community Foundation of Venice to hire a Residents' Services Coordinator. To date, one resident has achieved certification as a CNA, while three others are enrolled in a GED program.

### **Public Housing Authorities**

HUD awarded grants to local Public Housing Authorities (PHAs) to help finance the development of housing to be used as Public Housing.

The local PHA becomes the owner and manager of that housing, once it is developed. As a manager, the PHA is responsible for all aspects of day-to-day management of the housing. As discussed above, there are two PHAs in Sarasota County, HACS and the VHA.

A PHA must charge its residents a dwelling rent based on a percentage of the resident's income or a flat rent amount. This dwelling rental income is usually insufficient to cover the PHA's operating expenses. So, to cover this "shortfall" between income and expenses, HUD pays operating subsidy to PHAs.

HUD also makes periodic modernization grants to PHAs, to help cover the cost of modernizing and upgrading public housing. In exchange for the financial assistance in developing and operating public housing, PHAs agree to manage the housing according to certain basic, minimum rules and regulations established by HUD.

However, the operating subsidies are shrinking due to budget cuts and PHAs are being forced to either create mixed income housing that will support their operating expenses or prioritize and/or defer capital improvement projects based on available funding.

### **Capital Fund Program (CFP)**

PHAs receive CFP funding on a formula basis. Because it is formula-based, CFP represents a reliable and predictable funding source for PHAs to enable them to modernize their units. PHAs under the CFP program have flexibility and discretion to determine what improvements are needed, how those improvements will be accomplished and the timing of the expenditures.

HACS and VHA's HUD-approved five-year Action Plans for the Capital Fund Program are incorporated (as may be amended) in the Consolidated Plan by reference.

## **HOPE VI**

The HOPE VI program was created for the purpose of revitalizing severely distressed or obsolete public housing developments. HUD intended for HOPE VI to be the laboratory for the reinvention of public housing. The program was expected to produce models for ending the isolation of the Public Housing Agency (PHA) by encouraging PHA partnerships with the broader community, and ending the isolation of public housing developments and residents by blending public housing units into more diverse and mixed-income communities. It was intended to foster innovative and comprehensive approaches to the problems of severely distressed public housing developments and their residents, including new ways for PHAs, HUD, and public housing residents to work together.

Eligible activities under HOPE VI include funding of the capital costs of major reconstruction, rehabilitation and other physical improvements, provision of replacement housing, demolition, management improvements, planning and technical assistance, implementation of community service programs and supportive services, and the planning for all such activities.

However, as Hope VI grants were distributed, their results turned out to be questionable. While the grant remains available, its' funding has been cut for FY 04 and it may be terminated in the coming years.

HACS has applied several times for HOPE VI funding for its aging 128-unit Janie Poe complex. HACS intends to move forward with demolition and reconstruction of the Janie Poe complex with the support of both the City and the County regardless of Hope VI funding. No housing units will be lost under the current development plan.

## **Resident Opportunities and Self-Sufficiency (ROSS) Program**

The 1937 Housing Act authorizes funds for technical assistance and training to resident councils and resident management corporations to promote increased resident self-sufficiency.

Under the ROSS Program, communities are able to select from a wide range of activities, including job training, business development, youth programs, family

and social services, education, leadership development projects, and programs designed to promote self-sufficiency.

The VHA has applied for a \$250,000 ROSS grant from HUD. If they are successful, they will form partnerships with Goodwill Industries, Sarasota YMCA, and Sarasota and Charlotte Technical schools over the next three years to provide their residents with additional job training options.

### **Economic Development and Supportive Services**

Through the Economic Development and Supportive Services (EDSS) program, HUD awards grants to PHAs that form partnerships with nonprofit agencies, or incorporated for-profit agencies. The grants are used to:

- Provide economic development opportunities and supportive services to assist residents of public housing to become economically self-sufficient. Residents who benefit from these services are generally families with children where the head of household is working, seeking work, or are preparing for work by participating in job training or educational programs.
- Provide supportive services to assist the elderly and persons with disabilities to live independently or to prevent premature or unnecessary institutionalization.

### **Service Coordinators for Public Housing Agencies**

The Service Coordinators for Public Housing Agencies (SCPH) program is a comprehensive effort to ensure that elderly and nonelderly disabled residents have access to the services they need to enhance the quality of life, to live independently, and to avoid premature or unnecessary institutionalization. SCPH funds both supportive services and the hiring of Service Coordinators.

### **Homeownership**

The 1937 Housing Act authorizes a public housing homeownership program. HUD has also approved individual homeownership programs designed locally. Homeownership programs offer local Public Housing Agencies a flexible approach to design and implement a homeownership program for the sale of public housing units to its residents. The PHA is able to retain and reuse the proceeds of sale of the units for additional low-income housing needs.

HACS is undertaking a homeownership program for its Cohen Way development. HACS is currently converting Cohen Way to Rosemary Park Condominiums, an affordable housing development. To date, HACS has converted and sold 12

units to low-income residents and is in the process of converting 24 more units of the 72 unit project.

At this time, HACS has asked OHCD with help to renovate 12 units. If their funding request is approved, then only 36 units of public housing will be left in Cohen Way. Residents of Cohen Way are given first choice to buy the condos and are provided with an enhanced down payment by HACS. Residents were provided with housing choice vouchers while the conversion occurs and may keep them if they decide not to purchase or are ineligible to purchase a condo in Rosemary Park.

### **Sarasota and Venice Housing Authorities**

The Sarasota Consortium is working in concert with the Sarasota and Venice housing authorities. HACS' recent designation as a troubled Housing Authority is under appeal and the organization is working diligently to improve, while the VHA hopes to undertake a revitalization project to radically change their facilities and programs.

Full support was promised to HACS if it received a Hope VI Grant in FY 03. If they are successful at a later date, it is envisioned that similar support will be provided by OHCD to ensure safe and decent housing for HACS' housing residents. OHCD will continue to support both the VHA and HACS as they work to improve the quality of life for their residents.

### **Housing Authority of the City of Sarasota (HACS)**

HACS has adopted the following mission statement, contained in its PHA Plan for FY 2005-2009:

*"The mission of the Housing Authority of the City of Sarasota is to create affordable, vibrant, safe, attractive and economically diverse communities that are free from discrimination, by providing quality housing options for eligible families through creative and professional service in partnership with the greater community."*

HACS also adopted goals for the next five years:

1. Expand the supply of assisted housing
2. Increase assisted housing choices
3. Provide an improved living environment
4. Promote self-sufficiency and asset development of assisted households
5. Ensure equal opportunity and affirmatively further fair housing

HACS also set up quantifiable measures to determine success in reaching their objectives for the course of the next five years. They are incorporated in this plan by reference.

The five developments of six complexes managed by HACS are as follow:

1. Orange Avenue – 60 units for families in fair condition. Receives funds through an approved HUD Capital Fund Program. The building just added new roofs, gutters and downspouts.
2. The Courts – 100 units for families in fair condition. Receives funds through an approved HUD Capital Fund Program.
3. Bertha Mitchell – 100 units for families in fair condition. Receives funds through an approved HUD Capital Fund Program. Updates include driveways and weather stripping of front and rear doors.
4. (a) Cohen Way – 36 units for families in poor condition. Receives funds through an approved HUD Capital Fund Program. Recent renovations include new roofs, gutters, and downspouts and weatherproofing.  
(b) Janie Poe – 128 units for families in poor condition. Receives funds through an approved HUD Capital Fund Program. Updates include new roofs, gutters and downspouts, screens on all unit windows and new rear doors with weather stripping.
5. McCown Towers – 100 units for the elderly and/or disabled in good condition. Receives funds through an approved HUD Capital Fund Program. Recent renovations include a new roof, impact windows and sliding glass doors. In addition, security measures were increased to include security cameras, an intercom system, an elevator pass card system and a new emergency generator. It is anticipated that McCown Towers will be designated as an elderly only development by 2007. This designation will fulfill new requirements under PIH 2005-2.

HACS has also completed a Section 504 needs assessment, and in response to its findings, ensured that the parking lots of both Janie Poe and Orange Avenue were compliant. In addition, the Bertha Mitchell units are now fully compliant with Section 504.

HACS reports\*:

*“The physical condition of HACS’ low-rent conventional public housing stock varies from standard to distressed but all needing capitol improvements. A third party architectural firm completed a detailed physical needs assessment of HACS’ existing stock and determined that, at present value, the combined physical improvements needs total \$42,717,083. Ranking high on the list of physical needs is the plumbing, electrical and fenestrations (windows, screens and prime doors) infrastructure replacement and upgrade. These work items alone tally over \$18,993,622 authority-wide.”*

\*Correspondence written November 23, 2004.

### **Venice Housing Authority (VHA)**

The VHA has adopted the following mission statement, contained in its Annual Plan for FY 2004.

*“The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.”*

The VHA also adopted goals for the next year:

1. Expand the supply of assisted housing.
2. Improve the quality of assisted housing.
3. Increase assisted housing choices.
4. Improve community quality of life and economic vitality.
5. Promote self-sufficiency and asset development of families and individuals.
6. Ensure equal opportunity and affirmatively further fair housing.

The one complex managed by the VHA is Grove Terrace in Venice. It has 42 units for families and eight for the elderly, of which 4 are inhabitable due to asbestos concerns. All the units are multi-family units located at 201 Grove Street North. Currently there are 57 applicants on the waiting list.

According to the Executive Director of the VHA, these units are 34 years old and have deficiencies in structural integrity, plus are inadequate to accommodate modern family needs. The VHA will undertake roof replacements and will seal exteriors to eliminate water intrusion.

In response to a Section 504 survey, the VHA has recently remodeled the kitchen and bathroom areas in the four inhabitable senior units. Similar improvements have been undertaken in Community Center to attract and support participation by seniors and community based organizations.

The VHA reports:

*“Within the next two years, the VHA plans to construct 180 - 200 units of mixed income townhouses, 50 units of senior housing, and an additional 50 units of Assisted Living. In addition, the VHA plans to provide 80 units of workforce housing for sale under the Community Land Trust concept. The VHA is now pursuing the purchase of 30 plus acres of land in Venice and the surrounding area in order to execute this plan.”*

The VHA predicts that \$26,000,000 in financing will be necessary to complete this project.

<b>PUBLIC HOUSING IN SARASOTA COUNTY</b>				
<b>Name</b>	<b>Location</b>	<b>No. of Units</b>	<b>Type</b>	<b>Agency</b>
<b>Orange Avenue</b>	1912 N. Orange Avenue, Sarasota	60	Family	Sarasota Housing Authority
<b>The Courts</b>	1912 N. Orange Avenue, Sarasota	100	Family	Sarasota Housing Authority
<b>Bertha Mitchell</b>	21-24 St. and Dixie Ave., Sarasota	100	Family	Sarasota Housing Authority
<b>Cohen Way</b>	Blvd. of the Arts & Lemon Drive, Sarasota	36*	Family	Sarasota Housing Authority
<b>Janie Poe</b>	Central Avenue/Janie Poe Drive, Sarasota	128	Family	Sarasota Housing Authority
<b>McCown Towers/Annex</b>	Blvd. of the Arts and Cocoanut Avenue, Sarasota	176	Elderly/Disabled	Sarasota Housing Authority
<b>Section 8 CITY</b>	Scattered	764	Family/Elderly/Handicapped	Sarasota Housing Authority
<b>Section 8 COUNTY</b>	Scattered	434	Family/Elderly/Handicapped	Sarasota Housing & Community Development
<b>Grove Terrace</b>	1420 E. Venice Ave., Venice	50	Family	Venice Housing Authority
<b>Total Units</b>		<b>1,848</b>		

\* An additional 36 units are offline due to a homeownership conversion program. It is predicted that the other 36 units will also be lost as the conversion project is finished over the next five years.

<b>SUBSIDIZED HOUSING DEVELOPMENTS IN SARASOTA COUNTY</b>					
<b>Name</b>	<b>Location</b>	<b>No. of Units</b>	<b>Type</b>	<b>Agency</b>	
<b>Willow Creek Phase 1</b>	6851 Willow Creek Circle, North Port	120	Elderly (Tax Credit)	Private Sector	
<b>Willow Creek Phase 2</b>	6851 Willow Creek Circle, North Port	104	Elderly (Tax Credit)	Private Sector	
<b>Riley Chase</b>	1015 Panacea Boulevard	312	Family (Tax Credit)	Private Sector	
<b>University Club</b>	3203 University Club Apartments	192	Family (Tax Credit)	Private Sector	
<b>Bayou Oaks</b>	Old Bradenton Road/Mecca Drive, Sarasota	80	Elderly (Tax Credit)	Private Sector	
<b>Calusa Springs</b>	4994 Trott Circle, North Port	95	Family (Housing Credits 9%)	Private Sector	
<b>Victoria Pointe</b>	3950 S Sumter Blvd, North Port	42	Family (Section 515/ Housing Credits 9%)	Private Sector	
<b>Villa San Marco</b>	1030 Albee Farm Rd, Venice	80	Elderly (Sec. 202)	Private Sector	
<b>Jefferson Center</b>	930 N. Tamiami Trail, Sarasota	210	Elderly (Sec. 202)	Private Sector	
<b>J.H. Floyd Sunshine Village</b>	18 <sup>th</sup> Street, Sarasota	59	Elderly (Sec. 202)	Private Sector	
<b>Villas Of North Port</b>	5200 S. Biscayne Dr, North Port	37	Elderly (Sec 515)	Private Sector	
<b>Falls of Venice</b>	1001 Center Rd, Venice	243	Family (Bonds)	Private Sector	
<b>Beneva Oak Apartments (G-I-M Housing)</b>	650 N. Beneva Road, Sarasota	40	Elderly 28 Disabled 12 (Sec. 202)	Private Sector	
<b>Casa Santa Marta</b>	1576 8 <sup>th</sup> St., Sarasota	78	Elderly (Sec. 8 and 202)	Private Sector	
<b>Casa Santa Marta II</b>	800 N. Lemon Avenue	52	Elderly (Sec. 8 and 202)	Private Sector	
<b>Orchard Place</b>	1300 Lockwood Ridge	40	Disabled (Sec. 811)	Private Sector	
<b>Bella Vita</b>	1420 E. Venice Ave., Venice	113	ALF (Sec. 232)	Private Sector	
<b>Total Units</b>		<b>1,897</b>			

It is not predicted that any of these units will be lost. In fact, an aggressive rental development strategy is envisioned to ensure additional affordable rental units.

<b>SUBSIDIZED HOUSING PROJECTS APPROVED/UNDER CONSTRUCTION</b>				
<b>Name</b>	<b>Location</b>	<b>No. of Units</b>	<b>Type</b>	<b>Agency</b>
Grande Court	5203 Greenwood Avenue, North Port	126	Family (Tax Credit)	Private Sector