

HOUSING ASSESSMENT

Introduction

In accordance with 24 CFR Section 91, the Sarasota Office of Housing and Community Development has prepared a housing assessment for Sarasota County including the unincorporated County and the cities of Sarasota, Venice, and North Port.

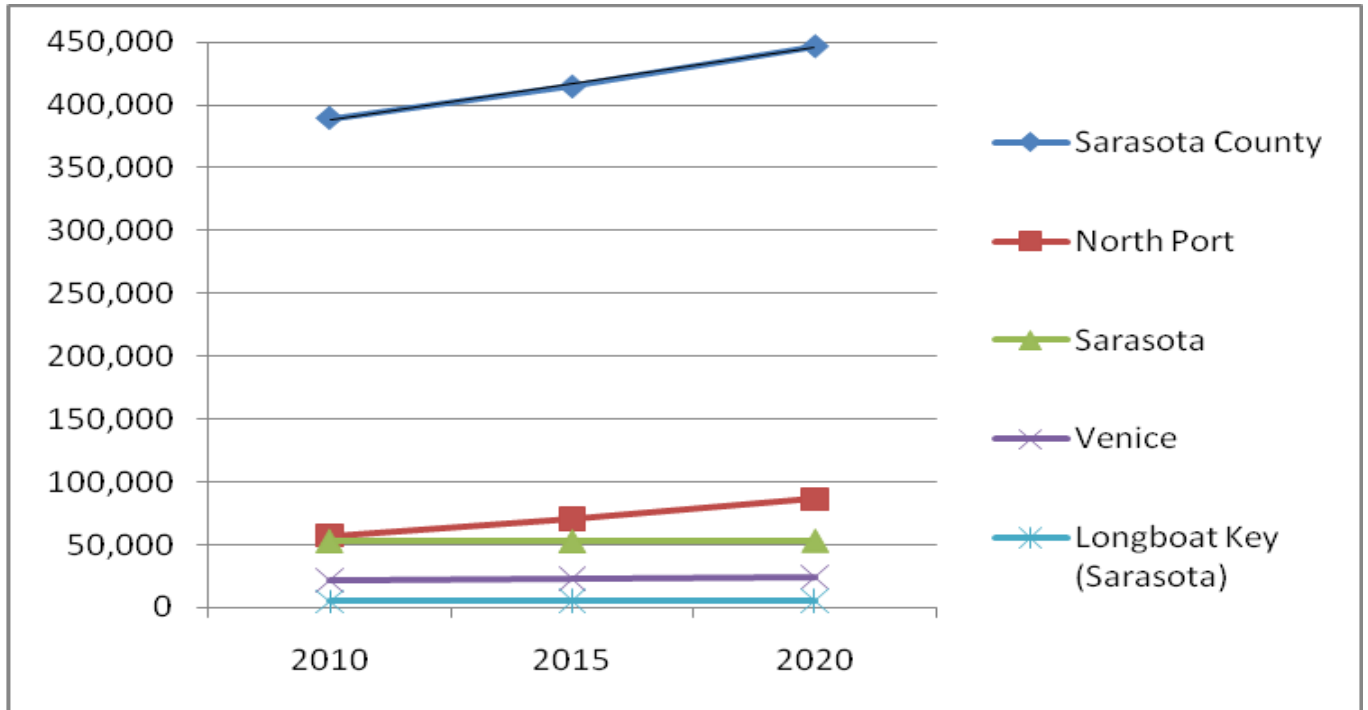
This chapter of the Consolidated Plan describes the significant demographics of the current and projected housing stock in Sarasota County, including the supply, condition, demand, and the cost of housing. In addition, it includes an estimated number of vacant or abandoned buildings and whether they are suitable for rehabilitation. Finally the chapter will identify areas of low-income and minority concentrations.

Housing Needs are discussed in the Market Analysis Chapter. Existing housing to serve individuals with disabilities and HIV/AIDS victims and their families is examined in the Special Needs Market Analysis Chapter.

The demographic data included in the Housing Assessment comes from a variety of sources including:

- The 2000 Census;
- 2005-2009 American Community Survey Data
- The 2010 Census;
- Shimberg Center for Affordable Housing;
- HUD's Low to Moderate Income Data;
- MLS Area Data;
- Florida Housing Data Clearinghouse; and
- Sarasota Planning and Development Services

TOTAL POPULATION PROJECTIONS BY JURISDICTION



Source: Shimberg Center for Affordable Housing

Based on projections from the Shimberg Center for Affordable Housing, the total population for Sarasota County is anticipated to grow from an estimated 389,303 people in 2010 to 414,600 in 2015. Most of the growth is expected to occur within North Port and Unincorporated Sarasota County. The remaining municipalities are essential built-out, with additional growth coming from infill and redevelopment activities. It is important to note that the 2010 and 2015 population numbers are projections. The population estimate from the 2010 Census was 379,448.

Place	2010	2015	2020
Sarasota County	389,303	414,600	446,901
Longboat Key (Sarasota part)	5,011	5,254	5,594
North Port	57,214	70,758	86,303
Sarasota	52,706	52,532	52,848
Venice	21,774	22,919	24,453
Sarasota-Unincorporated	252,598	263,137	277,703

Source: Shimberg Center for Affordable Housing

Population by Age

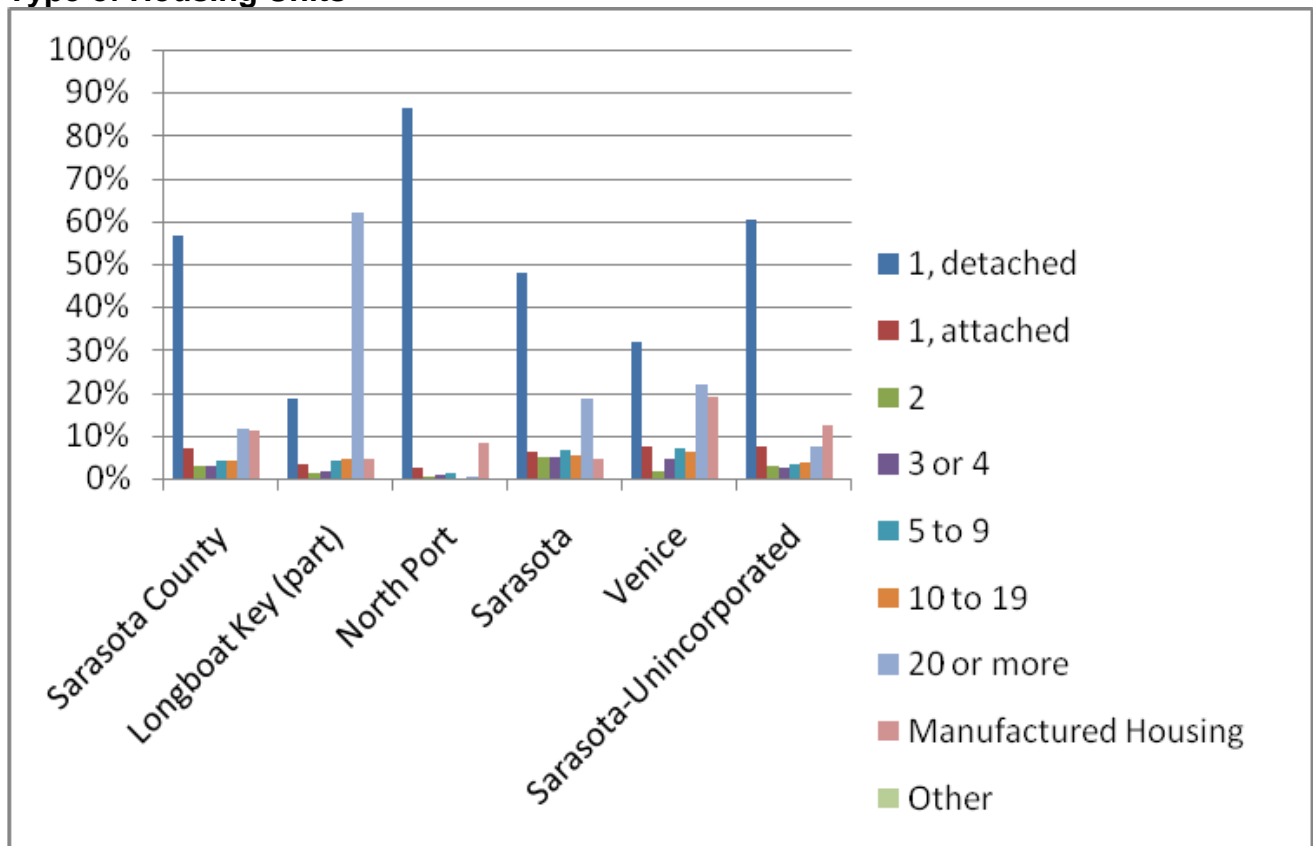
Persons 65 years and older comprised 26.4% of the population in 2010, compared to 17.4% for the state. In terms of age cohorts, the most growth is expected to occur in the 55-74 age demographic, reflective of the aging baby-boomer generation. This population can have a significant impact on housing demand and supportive needs. This can include an increased demand for smaller housing sizes, condominiums, apartments and similar units with reduced maintenance needs, and demands for supportive housing units, including assisted living and continuing care facilities.

Population by Race

Sarasota County is predominately white based on the 2010 Census. White persons not of Hispanic or Latino origin were reported as 84.9% of the population. Black persons comprised only 5.3% of total population, and 1.3% of Asian descent. 7.9% of the population was of Hispanic or Latino origin.

Supply of Housing Units

Type of Housing Units



Florida Housing Data Clearinghouse

Sarasota County, as a whole, is dominated by single-family detached housing structures, accounting for 57% of all units. Sarasota County also has a number of units in

manufactured housing, largely located within Venice and the unincorporated areas. The cities of Sarasota and Venice have a relatively balanced housing stock, with various sized multifamily structures balancing the single-family house stock. Unlike any of the other municipalities, Longboat Key has more than half of the housing stock (62%) located within large (20 unit or more) multifamily structures, with only 19% of housing in single-family residential. This can be attributed to its limited area and location on a barrier island, as well as high land values and allowed densities.

In 2010, there were an estimated 228,413 housing units within Sarasota County. The majority of households within Sarasota County were located within the unincorporated areas of the County, at 66%. The next largest concentrations were located within the City of Sarasota and the City of North Port, which 14% and 12% respectively. Approximately 7% of residents live within the City of Venice and another 1% live within the Sarasota County portion of Longboat Key.

Vacancy Rates

Overall vacancy rates are not an appropriate measure of housing availability within Sarasota County or its municipalities due to the seasonal nature of our population. Using the 2005-2009 ACS data, there is a calculated vacancy rate of 23.1%.

A closer look at the data attributes 63% of these vacancies to be seasonal, recreational or occasional use with 17% vacant for-rent housing and empty for sale. The vacancy rate due to sale or rental has increased significantly since 2005 due to the foreclosure epidemic in Florida.

	For Rent	For Sale Only	Rented or Sold, Not Occupied	Seasonal, Recreational or Occasional Use	Total Vacant
Sarasota County	3955	4947	2741	32940	52437
Longboat Key (part)	463	175	10	4703	5449
North Port	384	946	267	1925	4953
Sarasota	1011	563	499	2946	6439
Venice	444	399	134	4482	5969
Unincorporated	1653	2864	1831	18884	29627

Housing Demand

Based on the estimated 2015 population of 414,600 and the average persons per household for Sarasota County (Census 2000) of 2.13, this equates to an estimated 194,647 households. 2010 Census updates put total housing units within Sarasota County at an estimated 228,413 units.

Based on this, there would appear to be a surplus of housing units overall. However, vacancy data indicates that approximately 14.4% of housing units are vacant because of seasonal, recreational, or occasional use. Applying this to the housing stock, it reduces the functional housing stock to 195,473 units. This indicates no additional housing stock needed for 2015.

However, there is a projected population of 446,901 by 2020. If the average household remains at 2.13, this equates to an estimated 209,812 households. By the year 2020, Sarasota County could need an additional 14,339 housing units primarily in Unincorporated Sarasota County and the City of North Port.

The Florida Housing Data Clearinghouse provides estimates of affordable housing need summary, based on the number of severely cost burdened (50%+) households with income less than 80% AMI. These are further broken down by tenure. By 2015, it is estimated that they are will be 12,504 owner and 6,713 renter households in need of affordable housing. This is a projected increase of approximately 1,548 households in need of additional affordable housing.

However, there is a small decrease when examining projected need in 2020. In total, it is projected that there will be 19,041 rent/owner cost burdened households in Sarasota County, down 176 households from 2015. The continued decrease in housing prices may be responsible for this slight decrease.

Household Income as % of AMI	2015 Owner	2015 Renter	2015 Total	Projected Increase 2010-2015
0-30% AM	5,215	3,757	8,972	699
30.1-50% AMI	4,137	1,891	6,028	473
50.1-80% AMI	3,152	1,065	4,217	376
<i>Total</i>	<i>12,504</i>	<i>6,713</i>	<i>19,217</i>	<i>1,548</i>

Household Income as % of AMI	2020 Owner	2020 Renter	2020 Total	Projected Increase 2015-2020
0-30% AM	5,364	3,659	9,023	51
30.1-50% AMI	4,199	1,853	6,052	24
50.1-80% AMI	2,844	1,122	3,966	-251
<i>Total</i>	<i>12,407</i>	<i>6,634</i>	<i>19,041</i>	<i>-176</i>

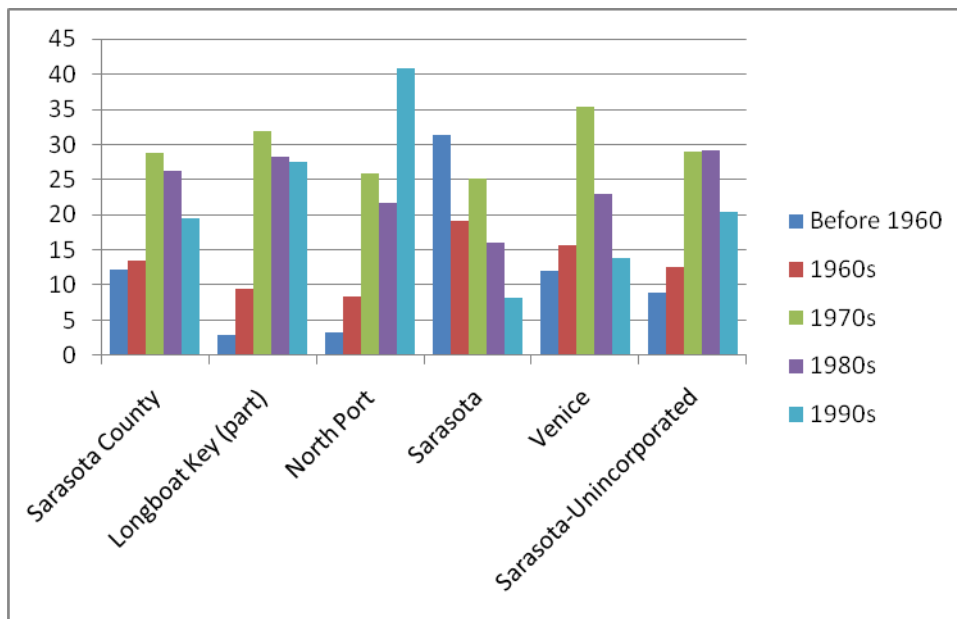
Condition of Housing Units

Age of Housing Stock

The age of housing stock varies greatly within the County. Overall approximately 54.3%, or just over half, of the housing units were built prior to the 1980s. Within the City of Sarasota, however, that number jumps to more than three-quarters of all units, at 75.7%.

A large percentage of older housing stock can put a burden on homeowners and residents in terms of major repairs and a higher potential for substandard conditions. Older structures within Florida can carry greater risk, particularly if they were built prior to the initiation of the FEMA Flood Insurance Rate Map and modern building codes providing for greater hurricane protection and energy efficiency. In many cases these older homes are forced to carry the state-backed property insurance, at a substantial additional cost to home owners. The issues of an older house and the required maintenance can be further exacerbated when a property owner falls into financial stress (leading to foreclosure) and are unable or unwilling to perform such tasks. Emphasis should be on both on maintenance and renovation, and redevelopment.

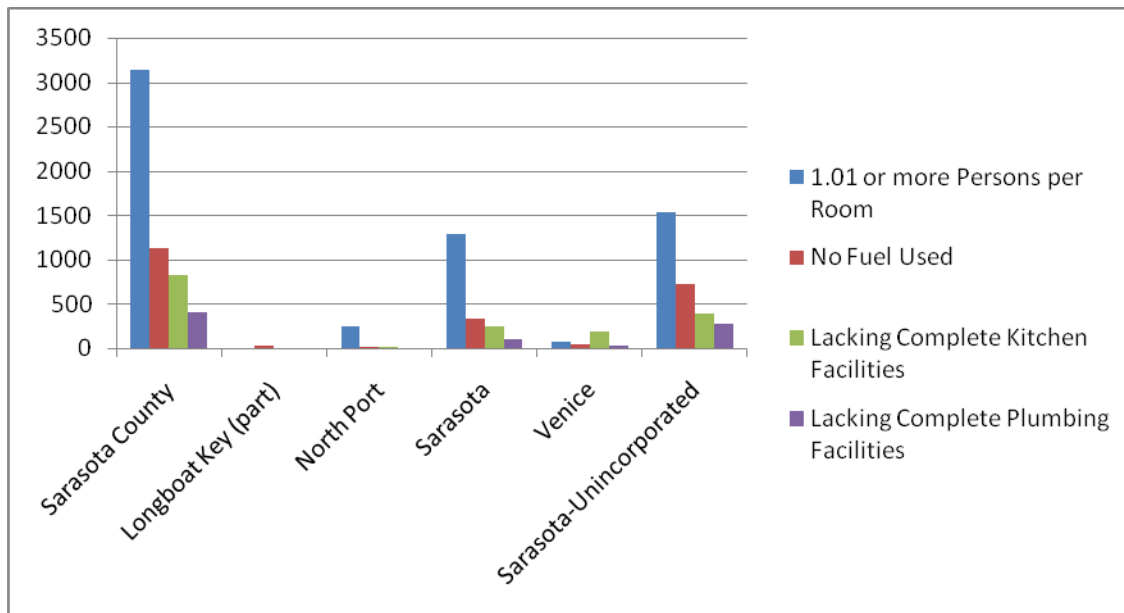
In contrast, North Port has seen substantial growth within the 1990s and accelerated even more in the early 2000's, contributing their high percentage of new housing stock. The remaining areas are generally balanced, with a large percentage of their housing stock constructed in the 1970s and 1980s. While not at risk for some of the problems associated with significantly older housing stock, there is still a need for normal maintenance and repair to ensure these homes do not fall into substandard condition.



Substandard Housing

Substandard housing includes housing conditions where there is overcrowding (more than 1 person per room), no fuel used for home heating, lacking complete kitchen facilities, and lacking complete plumbing facilities. The most common condition was overcrowding, including 3,135 units overall. The highest proportion of overcrowded units was in Sarasota, accounting for 5.5% of the overall housing stock, or 1,286. In raw numbers, the unincorporated area contained slightly more overcrowded units (1,532), however it represents only 1.8% of the overall housing stock within that area. The second most common substandard condition was lack of fuel for heating, totaling approximately 1,135 units.

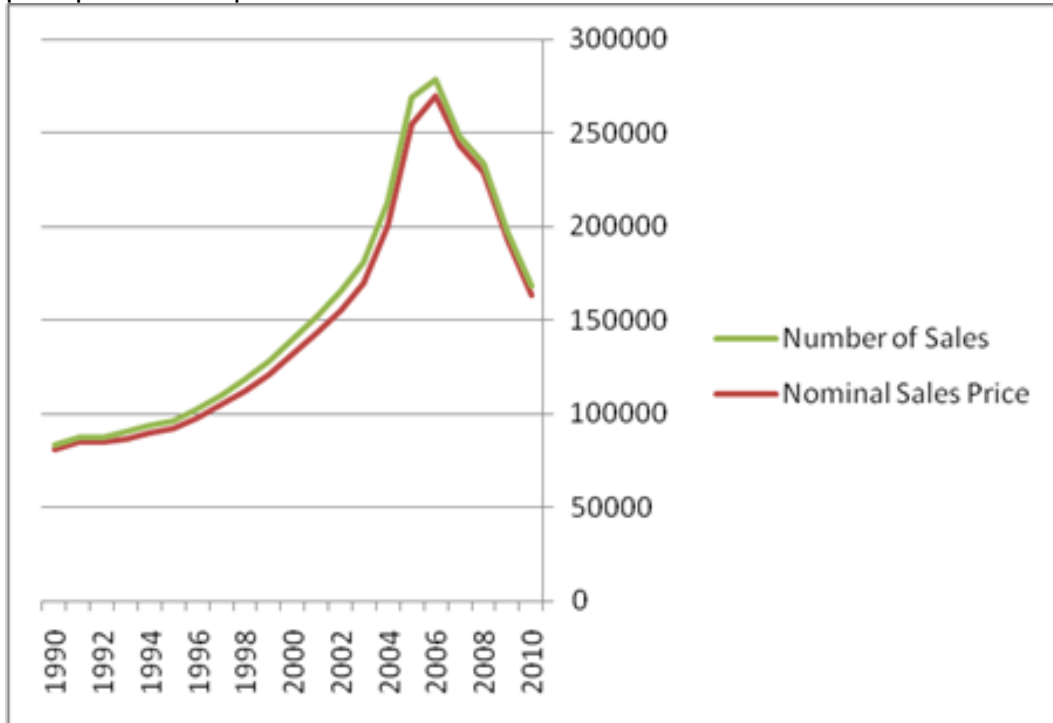
While this can cause hardship, it should be noted that the average low temperature for Sarasota County is 61.9 degrees, and an average high temperature of 82.8 degrees, making heating less critical than in other climates. It is also interesting to note the distribution of substandard conditions is not limited to those considered very-low to moderate income. This range accounts for just over half (54% or 2,903 units) of the substandard units, with the remaining occurring in households earning greater than 80% of the AMI.



Home Sales and Prices

Like many other parts of the County, Sarasota County saw rapid escalation in home values through the early 2000s peaking at a median sale price of \$269,900 in 2006, and then saw the “bubble burst” starting in 2007 and rapidly declining as the recession set in. Estimated sales prices as of May 2011, the median sales price was \$144,500, a price not seen since 2002. Home sales continue to pick up, but sales price continue to

fall. In large part, this rapid price decline has been driven by high foreclosure rates, as well as market corrections to the speculative buying and lending practices that precipitated the problem.



Source: Shimberg Data, Except 2010 MLS, Projected

Racial Concentrations (91.205 b2)

There are racial concentrations within Sarasota County, according to 2005-2009 American Community Survey (ACS) data.

A racial or minority concentration is 10% more than the county average. See the supporting maps for racial and minority concentrations below.

The predominant racial/cultural minority concentrations are the black and Hispanic populations with most black and Hispanic residents living in the City of Sarasota.

Racial Group	Sarasota County	Unincorporated County	City of Sarasota	City of Venice	City of North Port
White	334,983	229,978	40,252	19,992	44,761
% of Total	91.16%	94.35%	77%	96.19%	88.37%
Black	16,642	4,843	8,332	297	3,170
% of Total	4.53%	1.99%	15.94%	1.43%	6.26%
American Indian/Alaskan Native	736	481	86	7	162
% of Total	.2%	.2%	.16%	.003%	.32%
Asian	4634	3353	743	272	266
% of Total	1.26%	1.38%	1.42%	1.31%	.53%
Native Hawaiian/Pacific Islander	67	37	0	0	30
% of Total	.02%	.02%	0%	0%	.06%
Other	6,592	3,298	1999	68	1,227
% of Total	1.79%	1.35%	3.82%	.33%	2.42%
Two or More	3,792	1,754	861	146	1,031
% of Total	.72%	.72%	1.65%	.70%	2.04%

Racial Concentrations-Black Population

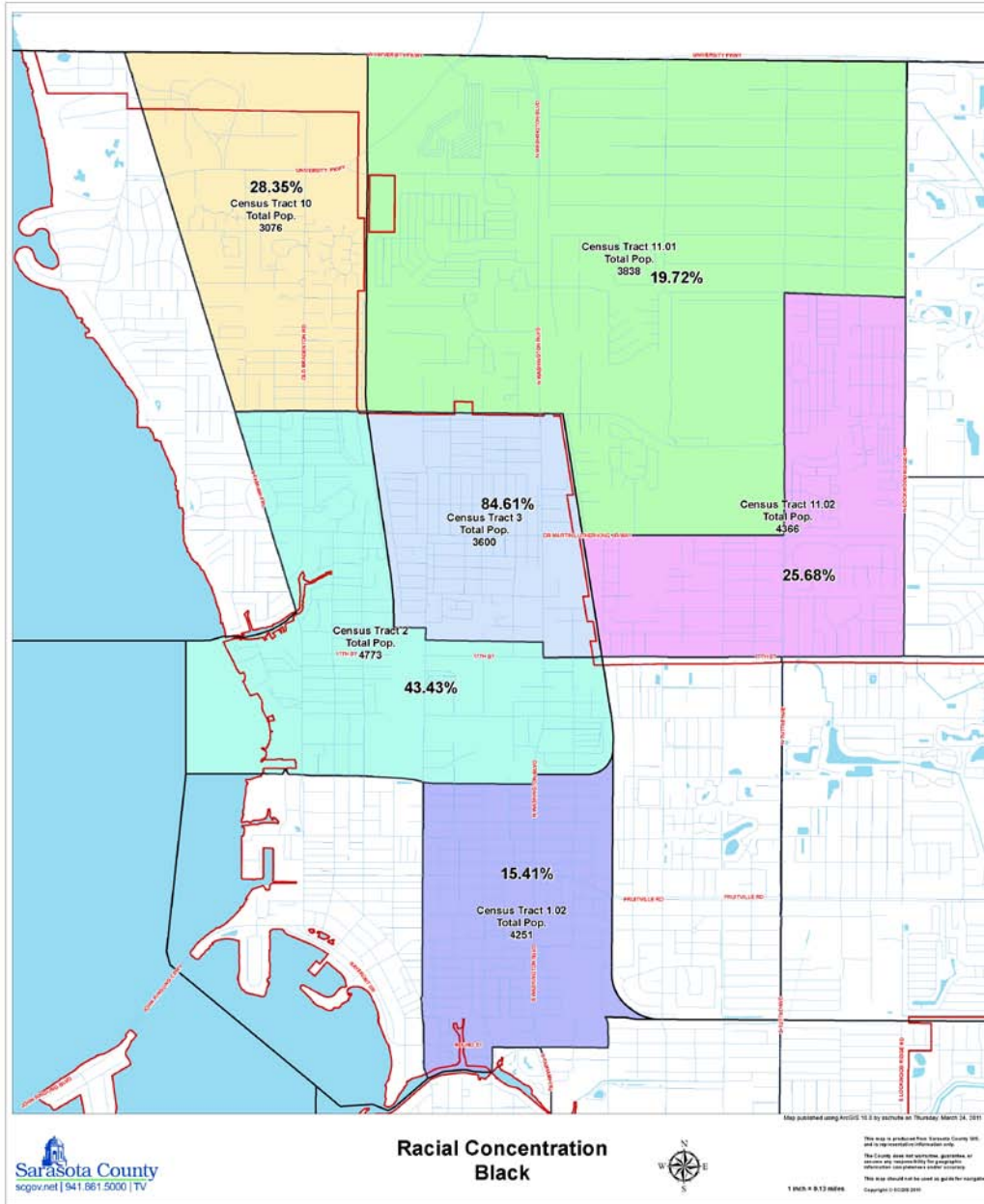
RACIAL CONCENTRATION – BLACK POPULATION			
Area	2005-2009 Population	Number	Percent
Census Tract 1.02	4,251	655	15.41%
Census Tract 2	4,773	2,073	43.43%
Census Tract 3	3,600	3,046	84.61%
Census Tract 10	3,076	872	28.35%
Census Tract 11.01	3,838	757	19.72%
Census Tract 11.02	4,366	1,121	25.68%

Source: 2000 Census

According to the US Department of Housing and Urban Development (HUD), a racial concentration occurs if an area has a minority population that is greater than 10% of its countywide average population. The Countywide black population is 4.53%. The Census

tracts displayed above all have racial concentrations greater than 14.53% and are displayed on the map below. 2005-2009 ACS data was used because at the time the plan was written, 2010 Census data was not available at the census block level. **(91.210 a)**

RACIAL CONCENTRATION – BLACK POPULATION

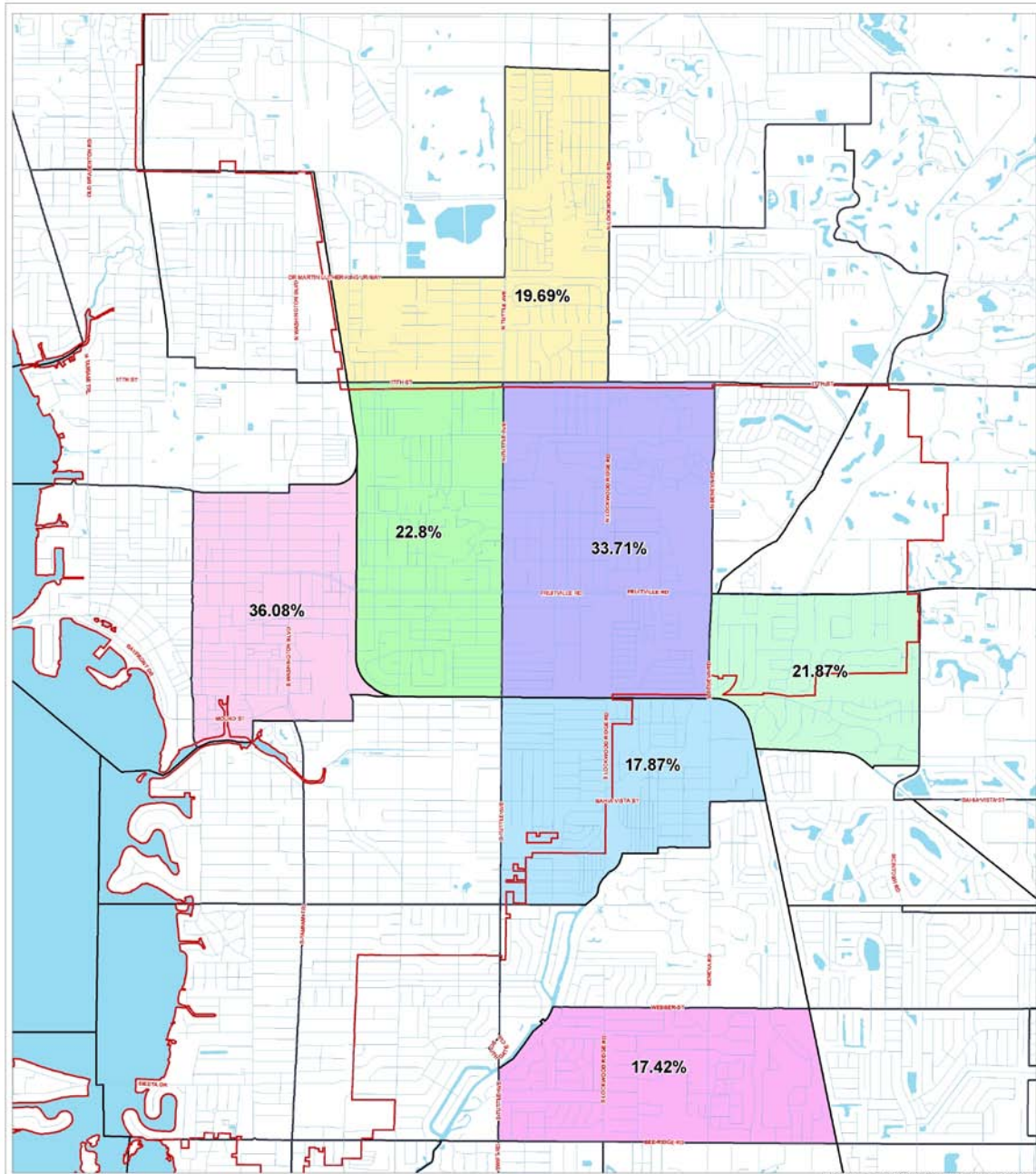


Racial Concentrations-Hispanic Population

The Hispanic countywide population is 6.8%. Census Tracts 4.03 and 27.12 have Hispanic concentrations.

RACIAL CONCENTRATION – HISPANIC POPULATION			
Area	2005-2009 Population	Number	Percent
Census Tract 1.02 (City of Sarasota)	4,251	1,534	36.08%
Census Tract 4.01	3,890	887	22.80%
Census Tract 4.03	7,518	4,983	33.71%
Census Tract 4.05	3,341	731	21.87%
Census Tract 5.03	4,738	847	17.87%
Census Tract 11.02	4366	860	19.69%
Census Tract 16.02	3,409	594	17.42%

RACIAL CONCENTRATION – HISPANIC POPULATION



Map published using ArcGIS 10.3 by scs on Thursday, March 24, 2011



Low-Income Concentrations in Sarasota County

HIGHEST POVERTY RATES			
Area	2000 Population	Number in Poverty	Percent in Poverty
Census Tract 3 (City of Sarasota)	3,409	1,248	36.61%
Census Tract 2 (City of Sarasota)	4,167	1,287	30.89%
Census Tract 1.02 (City of Sarasota)	3,213	648	20.17%
Census Tract 18.03	2,736	607	22.19%

Source: 2005-2009 American Community Survey Data

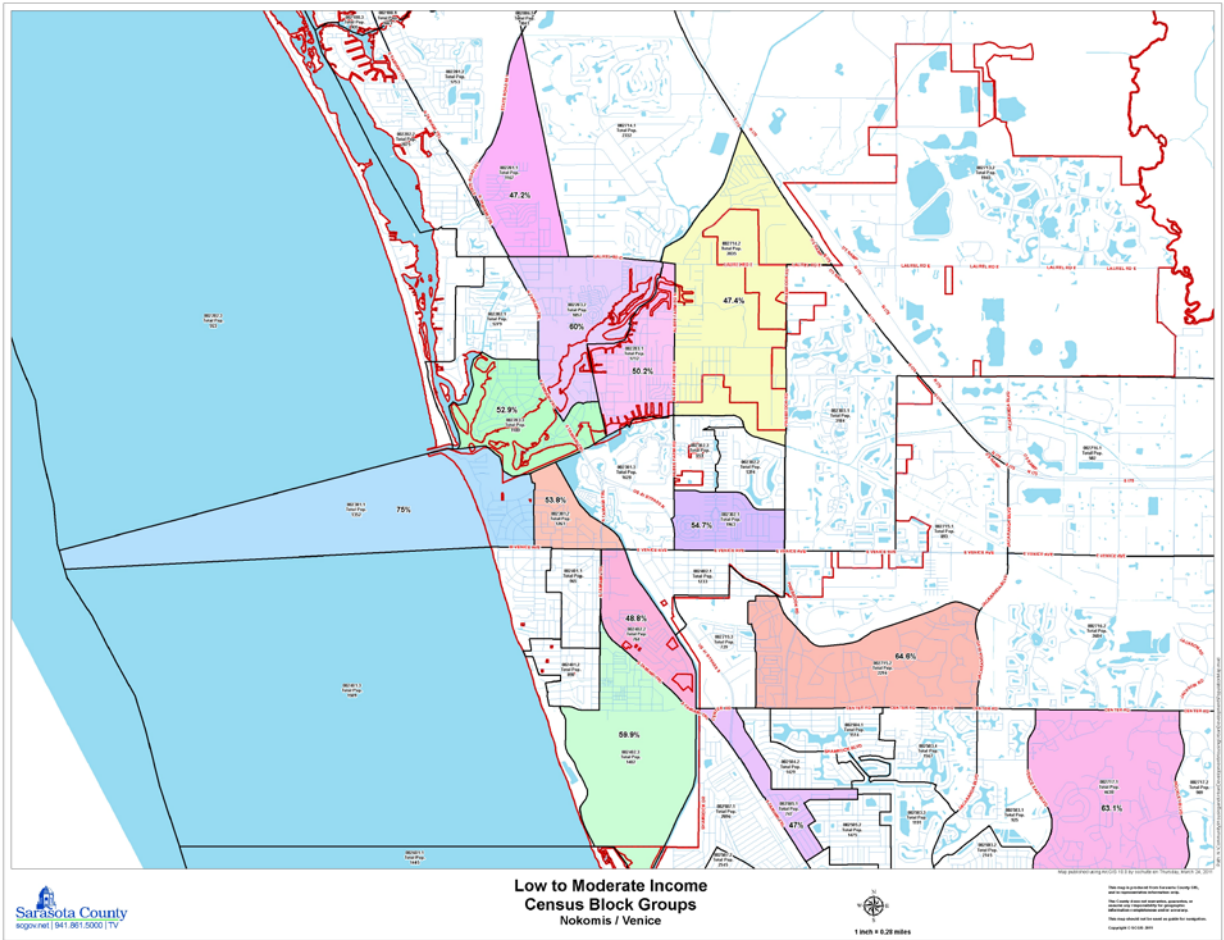
Highlighted areas are low-to moderate-income concentrations. Such concentrations are defined as areas where more than 45% of household have low to moderate-incomes.

A Closer Look at Low-Income Concentrations in Sarasota County

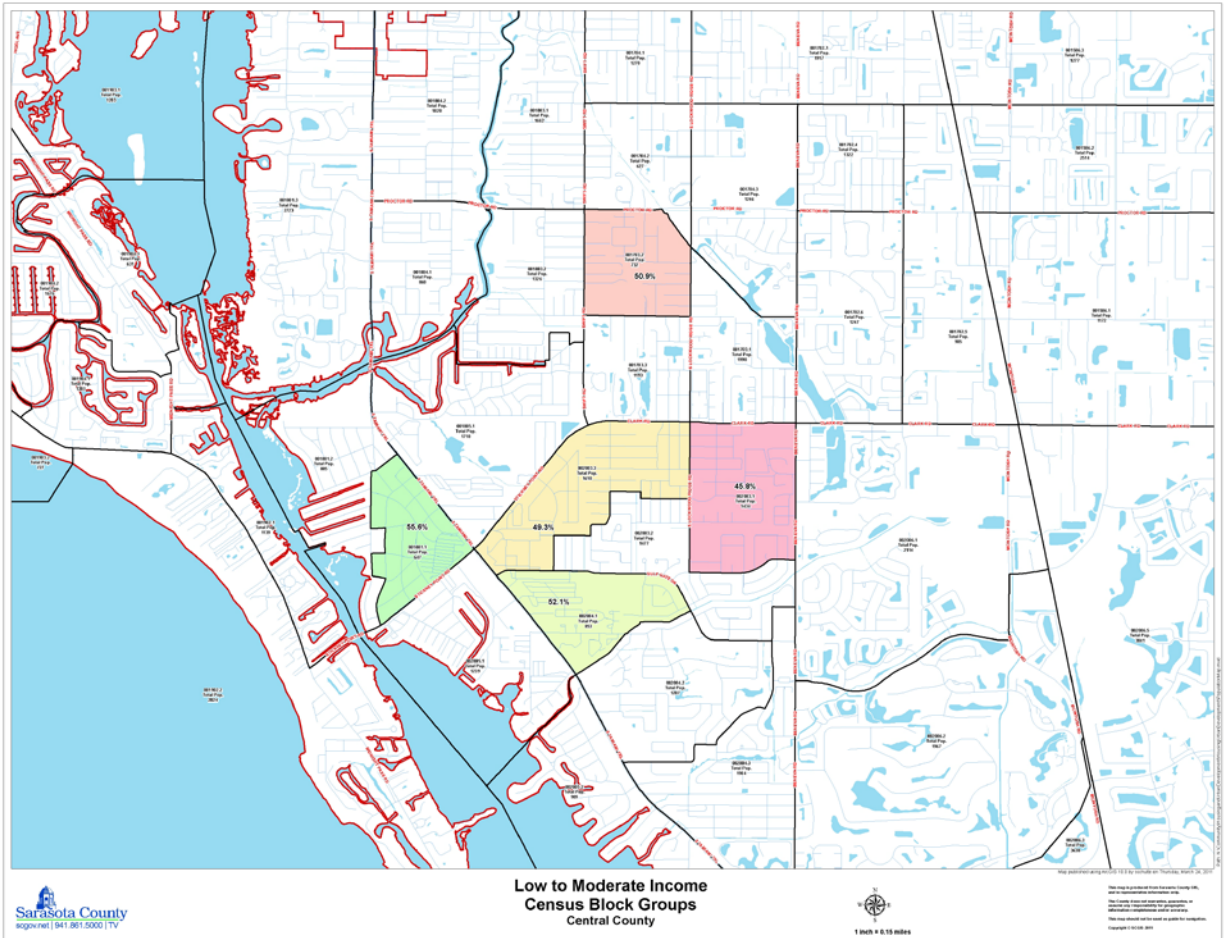
The maps below show six areas of low-income concentrations in Sarasota County. The maps are listed as follows:

1. North County
2. Nokomis/Venice
3. Central Sarasota County
4. Southern Venice/North Port
5. North Port
6. Englewood

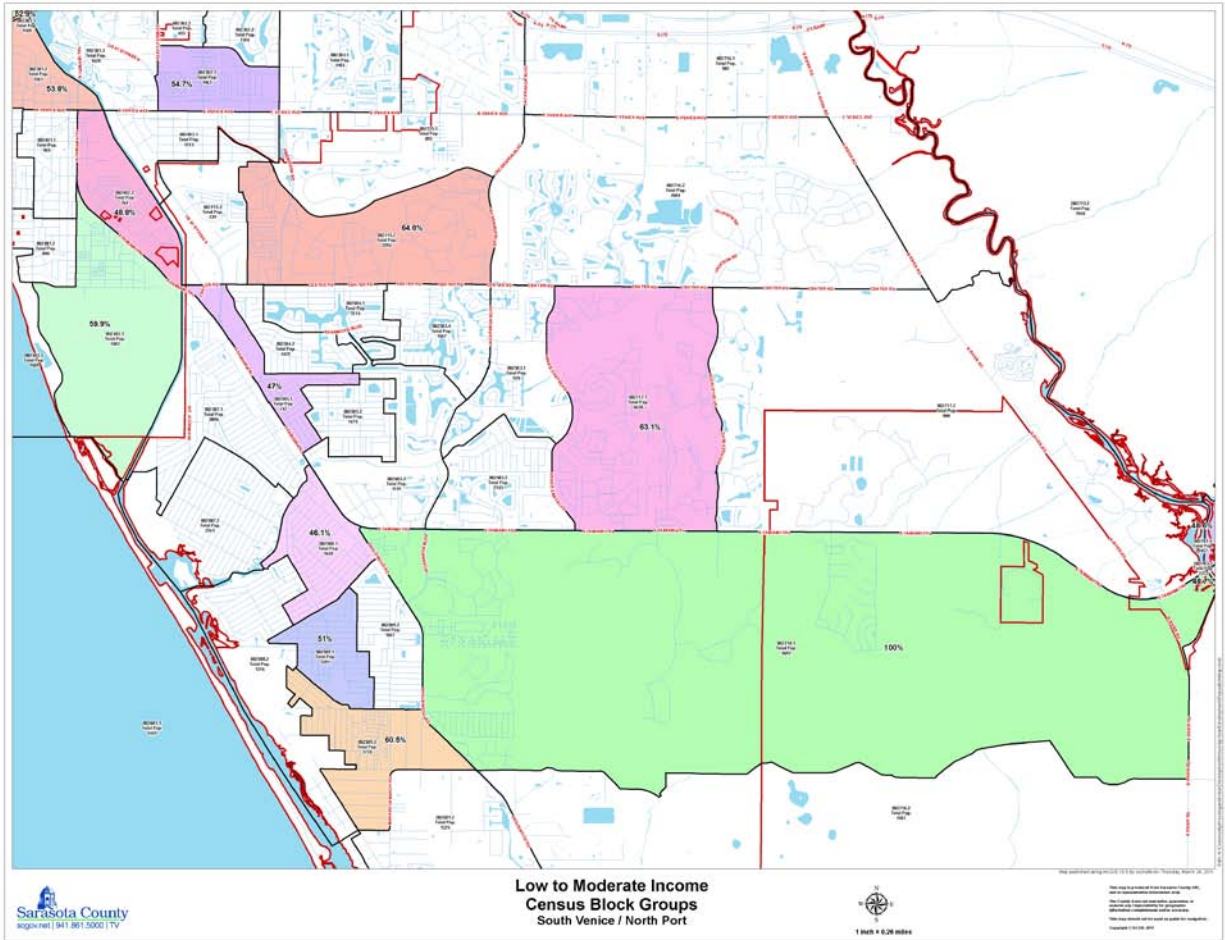
Low- Income Concentrations Nokomis/Venice



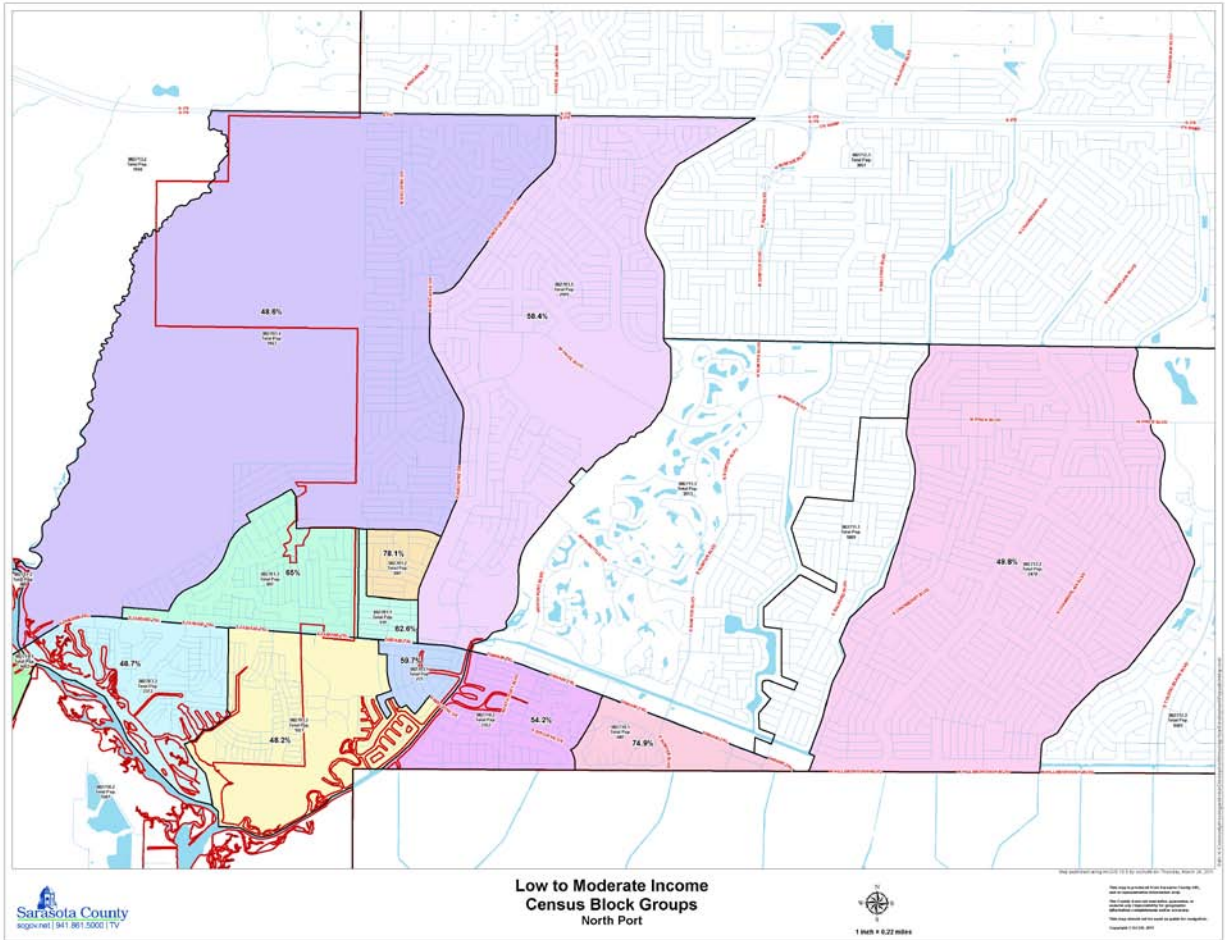
Low- Income Concentrations Central Sarasota County



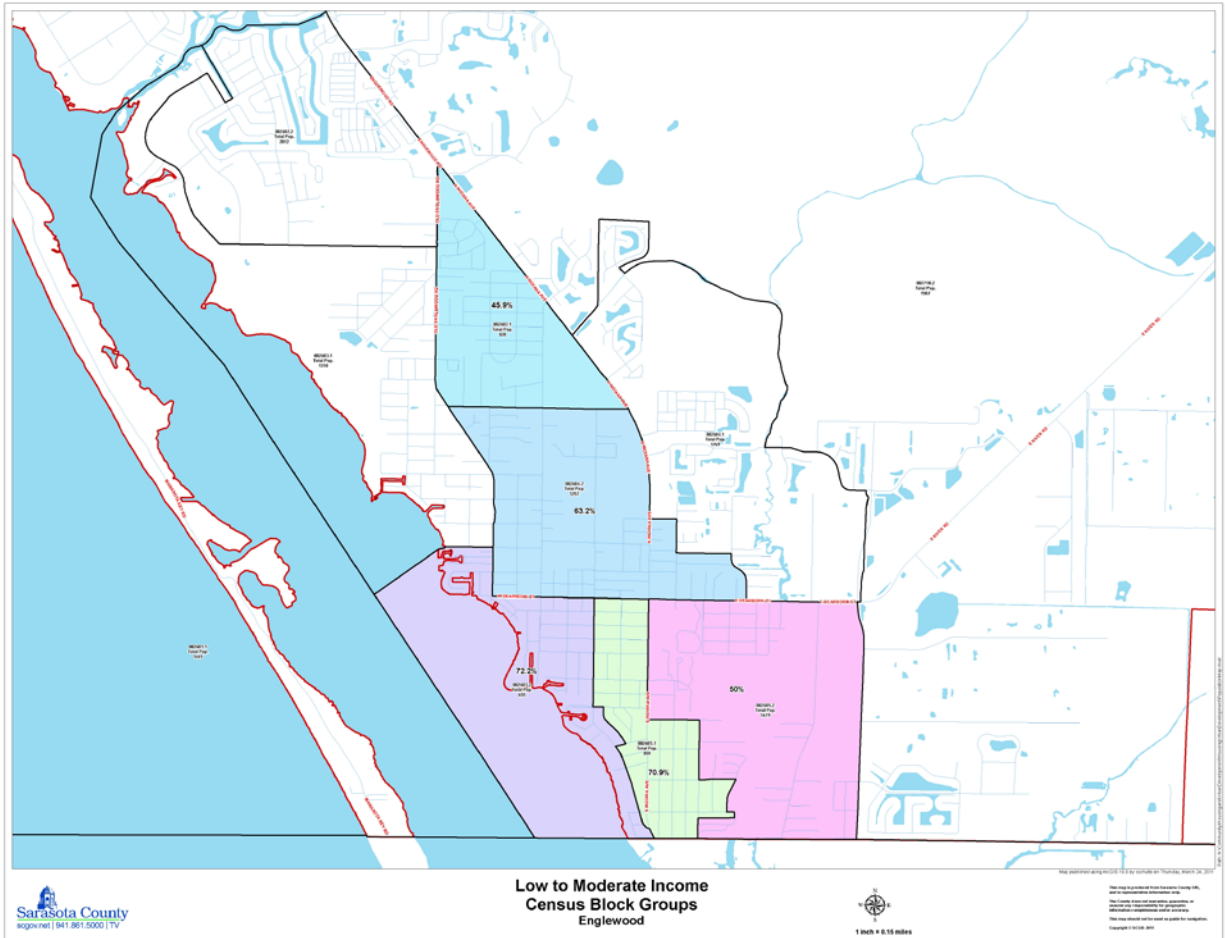
Low- Income Concentrations Southern Venice/North Port



Low- Income Concentrations North Port



Low- Income Concentrations Englewood



The City and County of Sarasota have intentionally used federal and local funding in these areas to improve the quality of life for all residents and have very active neighborhood divisions that continue to address low-income needs. A more in-depth analysis of these areas can be found in the Neighborhood and Economic Development Chapter.