

Public Housing Market Analysis

Introduction

Sarasota County has a total of 1,950 units of public housing and Section 8 assisted housing and 1,598 units of subsidized housing. Sixty eight units in Janie's Gardens should be complete by the end of the year. (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.

The Sarasota Housing Authority (SHA) is a public housing authority separate from the City of Sarasota which runs the Section 8 program for both the City of Sarasota and Sarasota County and six public housing complexes. The SHA 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 six public housing complexes managed by the SHA. The VHA did have one complex, but it was demolished in 2010. The VHA is currently seeking funds to build new public housing.

SHA reported a waiting list of 422 individuals for public housing and a current occupancy rate of 98.5%. SHA also reports 662 on the waiting list for Section 8 housing for the City of Sarasota and Sarasota County, while the VHA currently has no applicants on their waiting list due to the demolition of the existing facility and planned rebuilding.

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.

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, SHA 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 PHA's 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.

The SHA has successfully partnered with OHCD to purchase and renovate low-income housing under the Neighborhood Stabilization Program. Currently, the SHA is running ??? of income restricted units that were once in danger of being abandoned. In addition, the SHA has successfully converted one section of Janie Poe into Janie's Gardens a mixed income development. The second phase of this redevelopment is underway.

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.

SHA's 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.

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.

SHA received a FY 2008 grant to operate a Family Self-Sufficiency Program. The grant provides for the salary of an FSS Coordinator to develop 5-year self-sufficiency plans with residents. The FSS Coordinator will also link the resident with resources either in the community or within the ROSS Program which will help them achieve the goals in their plans.

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.

SHA received a FY 2006 grant of \$150,000 to operate a Family Self-Sufficiency Program for three years. In 2009, SHA received an additional \$116,000 from the Gulf Coast Community Foundation of Venice and \$5,000 from BB&T Bank in Atlanta.

In 2010, through a partnership with the Manatee Sarasota Workforce Funders Collaborative and Gulf Coast Community Foundation of Venice, the Resident Services Department started offering several training programs that will lead to living wage career opportunities. Some of these courses include:

Licensed Practical Nurse · Pharmacy Technician · Construction Helper

Patient Care Technician · Dental Assistant/Hygienist

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.

The SHA has a homeownership program that is the focus of the ROSS Homeownership module. In concert with Manasota Goodwill's Homeownership Counseling, the ROSS Program's mission is to prepare residents to make a well educated home purchase. Residents are referred to Goodwill for HUD Certified counseling, which covers:

- Fair Housing Counseling
- Choosing a Lender
- Appraisals and Inspections
- Real Estate Settlement Procedures Act (RESPA)

After the course is completed, ROSS staff matches the participants with the appropriate program for their needs.

Residents can also apply for the Sarasota Housing Authority's homeownership option. This program is designed to promote and support homeownership by a first-time homeowner. Section 8 voucher assistance payments help the family

pay the costs of homeownership, and may provide additional assurance for a lender, so that the family can finance the purchase of the home.

OHCD will specifically provide outreach to public housing residents to insure that they are aware of the Sarasota Downpayment Assistance Program and the educational opportunities provided by Consumer Credit Counseling.

Housing Authority of the City of Sarasota (HACS)

SHA has adopted the following mission statement, contained in its PHA Plan for FY 2010-2015:

“The mission of the Housing Authority of the City of Sarasota is to provide safe, sanitary and decent affordable housing options and promote self-sufficiency to qualifying families. Sarasota Housing Authority is committed to serving in a manner that demonstrates professionalism, courtesy, respect, and caring.

SHA also adopted goals for the next five years:

1. Maintain and achieve high performance ratings for financial and management aspects of the Public Housing Assessment System.
2. Maintain a standard performance rating for the physical quality of SHA's public housing (much of which is slated for redevelopment).
3. Achieve High Performer status for the Section Eight Management Assessment Program (SEMAP).
4. Eliminate current audit finding on the compliance of HCV (Section 8) tenant files.
5. Complete the Redevelopment of Janie Poe (FL008000002) in all three phases.
6. Begin the redevelopment of the Orange/Courts/Bertha Mitchell complex (FL008000001).
7. Have more SHA residents gain employment directly through the redevelopment construction process.
8. Develop the newly acquired parcel in Rosemary Park for affordable/mixed-income housing.
9. Look for opportunities to expand SHA's affordable housing inventory in order to assist more low-income families.
10. Maintain an aggressive self-sufficiency (ROSS) program through existing and future grants in order to increase the employment rate of SHA families and to increase the number of families who become economically self sufficient.
11. Identify and/or attract more resources from the community to provide additional services for our residents.
12. SHA is in the midst of exploring the establishment of an agency-wide resident council that would represent every AMP through elected council members.

SHA's objectives are incorporated in this plan by reference. OHCD is committed to help SHA meet its goals and objectives. 2.5 million dollars of the recently awarded NSP2 grant is being used to assist SHA with its goal to redevelop Janie Poe. The second phase of Janie's Garden's is currently under construction.

The 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 recently added new roofs, gutters and downspouts and was recently painted.
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 driveway and weather stripping of front and rear doors. This property was recently awarded a Florida Disaster Grant which includes impact resistant doors to ensure that residents do not have to evacuate in the event of a hurricane.
4. Janie Poe – 76 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. This complex is being completely rebuilt and will be named Janie's Garden. Phase I has been completed and the second phase is currently under construction.
5. Janie's Garden – 86 units for families in excellent condition as these were just constructed. The second phase will include 10,500 square feet of retail space fronting Dr. Martin Luther King Jr. Way, 68 apartments and a stop for a proposed express bus service between north Sarasota and downtown. It is expected to be completed in late 2011. When the third phase is complete, Janie's Gardens will have a mix of more than 220 subsidized and market-rate homes.
6. McCown Towers – 100 units for the elderly 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.

SHA 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.

Venice Housing Authority (VHA)

The VHA has adopted the following mission statement, contained in its Annual Plan for FY 2010.

“To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination specifically for the low income population in Sarasota County, Fl.

The VHA also adopted goals for the next year:

VHA relocated all residents in preparation for HUD approved demolition and redevelopment of the entire site. In order to increase the number of safe decent affordable available units from fifty to approximately 117 – 121 units, VHA will construct new housing in two phases over the next 1- 5 years. Expansion of rental units, use of tax credits and application of non-federal dollars will be used to support the operation of the new housing. Sixty units of senior housing and 55-65 family units will be constructed over the next five years with senior units first on line.

Troubled Housing Authority

The VHA have been designated as troubled by HUD. Neither the City of Sarasota nor Sarasota County has any jurisdiction over the VHA.

PUBLIC HOUSING IN SARASOTA COUNTY					
NAME	LOCATION	NO. OF UNITS	TYPE	INCOME TARGET	AGENCY

Orange Avenue	1912 N. Orange Avenue, Sarasota	60	Family	0-79% AMI	Sarasota Housing Authority
The Courts	1912 N. Orange Avenue, Sarasota	100	Family	0-79% AMI	Sarasota Housing Authority
Bertha Mitchell	21-24 St. and Dixie Ave., Sarasota	100	Family	0-79% AMI	Sarasota Housing Authority
Janie's Garden	Central Avenue/Janie Poe Drive, Sarasota	86 Phase I	Family	0-79% AMI; Market Rate	Sarasota Housing Authority
Janie's Garden*	Central Avenue/Janie Poe Drive, Sarasota	68 Phase II	Family	0-79% AMI; Market Rate	Sarasota Housing Authority
Janie Poe	Central Avenue/Janie Poe Drive, Sarasota	76	Family	0-79% AMI	Sarasota Housing Authority
McCown Towers/Annex	Blvd. of the Arts and Coconut Avenue, Sarasota	175	Elderly/ Disabled	0-79% AMI	Sarasota Housing Authority
Section 8 CITY	Scattered	807	Family/ Elderly/ Handicapped	0-79% AMI	Sarasota Housing Authority
Section 8 COUNTY	Scattered	546	Family/ Elderly/ Handicapped	0-79% AMI	Sarasota Housing & Community Development
Total Units		2018			

- Phase II of Janie's Garden's is currently under construction.

SUBSIDIZED HOUSING DEVELOPMENTS IN SARASOTA COUNTY					
NAME	LOCATION	NO. OF UNITS	TYPE	AGENCY	INCOME TARGET
Willow Creek Phase 1	6851 Willow Creek Circle, North Port	120	Elderly (Tax Credit)	Private Sector	60% AMI
Willow Creek Phase 2	6851 Willow Creek Circle, North Port	104	Elderly (Tax Credit)	Private Sector	60% AMI
University Club	3203 University Club Apartments	192	Family (Tax Credit)	Private Sector	60% AMI

Bayou Oaks	Old Bradenton Road/Mecca Drive, Sarasota	80	Elderly (Tax Credit)	Private Sector	60% AMI
Calusa Springs	4994 Trott Circle, North Port	95	Family (Housing Credits 9%)	Private Sector	60%AMI
Victoria Pointe	3950 S Sumter Blvd, North Port	42	Family (Section 515/ Housing Credits 9%)	Private Sector	60% AMI
Villa San Marco	1030 Albee Farm Rd, Venice	80	Elderly (Sec. 202)	Private Sector	60% AMI
Jefferson Center	930 N. Tamiami Trail, Sarasota	210	Elderly (Sec. 202)	Private Sector	80% AMI
J.H. Floyd Sunshine Village	18 th Street, Sarasota	59	Elderly (Sec. 202)	Private Sector	40% AMI
Villas Of North Port	5200 S. Biscayne Dr, North Port	37	Elderly (Sec 515)	Private Sector	60% AMI
Falls of Venice	1001 Center Rd, Venice	243	Family (Bonds)	Private Sector	Over 80% AMI
Beneva Oak Apartments (G-I-M Housing)	650 N. Beneva Road, Sarasota	40	Elderly 28 Disabled 12 (Sec. 202)	Private Sector	50% AMI
Casa Santa Marta	1576 8 th St., Sarasota	78	Elderly (Sec. 8 and 202)	Private Sector	50% AMI
Casa Santa Marta II	800 N. Lemon Avenue	52	Elderly (Sec. 8 and 202)	Private Sector	50% AMI
Orchard Place	1300 Lockwood Ridge	40	Disabled (Sec. 811)	Private Sector	50% AMI
Grande Court	5203 Greenwood Avenue, North Port	126	Family (Tax Credit)	Private Sector	Grande Court
Total Units					

Riley Chase was lost as an affordable development when Vestcor Development Corp., defaulted on its \$13.5 million loan in June 2009. The Apartment complex was bought by Bank of America. Additional losses are not predicted.