

Community Report Card

Examining the quality of life in Sarasota County through data and indicators



The above illustration represents the Natural, Built, Economic, and Social environments. They are represented as a streetscape to highlight that despite being identified as separate environments, they interact to make up the whole of Sarasota County.

The Economic Environment

Exchange, money and the ways we create wealth or add value to our world.

2007-2008 Community Report Card: Examining the quality of life in Sarasota County

From August 2007 through August 2008, SCOPE's *Community Report Card* will use data about our community to share information about Sarasota County's quality of life. The *Community Report Card* hopes to ask and answer questions about our community and encourages you to do the same.

The next year is split into four sections, or environments: the natural, built, economic, and social. Each environment is highlighted for three months, and each month will focus on a different indicator, or data set, that reveals information about our community. The indicators will use data to tell a story about a different aspect of life in Sarasota County.

social How we support human growth. Our community, families, systems

economic Exchange, money, and the ways we create wealth or

built The buildings and infrastructure humans construct on the

natural Everything that was part of Sarasota County before humans



Graphic from the Florida House Institute for Sustainable Development

Through learning about these data and what they tell us our community can put together a picture of our quality of life. Throughout the coming year SCOPE will highlight community gatherings and sources of more information on our website. If you enjoy reading the *Community Report Card* and know someone else who you think would as well, please forward this to them! If you would like to learn more, SCOPE encourages you to download these supplements. You can find more information about the supplements and the whole report on our website at www.scopexcel.org. If you have immediate questions, comments or reactions to what you have just read, please email Kate Irwin at kirwin@scopexcel.org.



Question:

“Is the cost of housing in Sarasota County affordable?”

Sarasota County is often described as “paradise” due to our beautiful beaches, lively arts scene and high quality of life. Many of our residents move here after visiting and being impressed by our county and the surrounding area. After all, who wouldn’t want to live in paradise?

This installment of the Community Report Card will cover what happens when the vacation is over. Can people who decide to buy or rent in Sarasota County (whether they are moving from another state or region or have been here for years) find affordable housing? Can people with varying socioeconomic status afford to live in Sarasota County? Are the people who live in Sarasota County cost-burdened by rent or mortgage costs? How quickly is the price of housing changing? This section seeks to answer those questions by looking at affordable housing in Sarasota County.

Indicator:

Affordable Housing in Sarasota County

This indicator measures the number of Sarasota County residents who are cost burdened, the single family home median sale price and the number of single family home sales by price range. Together, these three indicators provide insight into the status of affordable housing in Sarasota County.

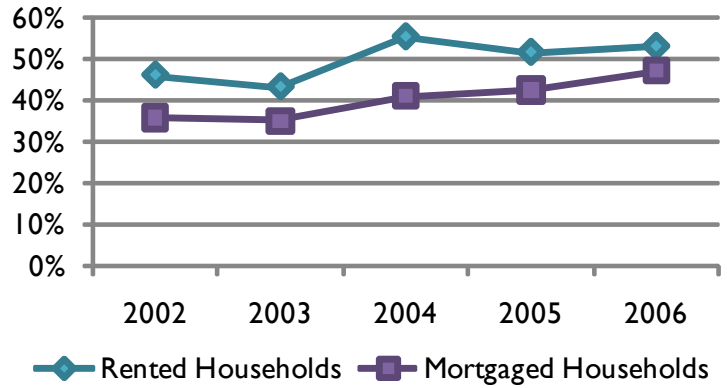
COST-BURDENED HOUSEHOLDS

These numbers tell us that in 2006, 47% of homeowners carrying a mortgage and 53% of renters in Sarasota County paid monthly housing costs in an amount that met or exceeded 30% of their household income. In each year between 2002 and 2006, a larger percentage of renters than homeowners fell into this category.

How is this measured?

The numbers are from the American Community Survey (ACS), given each year to a representative portion of the population. The ACS defines housing costs differently for homeowners and renters. Homeowners' costs include payments for mortgages, utilities, fuels, homeowners insurance, and association fees. For renters, costs are defined as monthly rent, utilities and fuels.

Cost-Burdened Households as a Percentage of Total Households



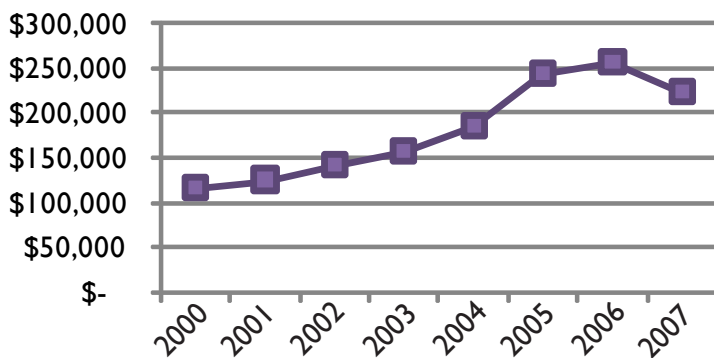
How do we compare?

Cost-Burdened Households, 2006

	Sarasota	Manatee	Charlotte	Hillsborough
Renters	53%	54%	47%	51%
Homeowners	47%	45%	51%	41%

SINGLE FAMILY HOME MEDIAN SALE PRICE

Single Family Home Median Sale Price



These numbers tell us that the median sales price for a single-family home in Sarasota County has doubled between 2000 and 2007. In 2000, the median sales price was \$116,500, compared to \$225,000 in 2007. The 2007 figure is slightly lower than the all-time high in 2006, when the median sales price was \$257,600.

How is this measured?

These numbers are from the Sarasota County Property Appraiser's office. The Property Appraiser keeps a record of every property sold and its selling price. Only data for single-family homes were used in this assessment. See "Reservations and Caveats" for more information.

How do we compare?

In 2006, median prices for Sarasota County were higher than for the Tampa/St. Petersburg Metropolitan Statistical Area (MSA) and the nation. The MSA had a median price of \$230,000 compared to the's median sale price of \$220,000. In 2000, the MSA's median sale price was \$110,000, which was much closer to Sarasota County's median sale price but below the national median sale price of \$135,000.

Median Sale Price - Sarasota County

Year	Median Price
2000	\$116,500
2001	\$125,000
2002	\$142,000
2003	\$157,000
2004	\$185,000
2005	\$245,000
2006	\$257,000
2007	\$225,000

SINGLE FAMILY HOME SALES BY PRICE RANGE

These numbers tell us that the percentage of single family homes purchased at the lower end of the price spectrum is shrinking. In 2000, almost 80% of homes purchased cost less than \$200,000. In 2007, about 40% of the homes in Sarasota County were purchased for less than \$200,000. There were fewer homes bought in 2007 than in any year since 2001. Between 2005 and 2007, the total numbers have dropped, but the percentage of the most expensive homes (costing more than \$500,000) has stayed constant at about 12% of the market.

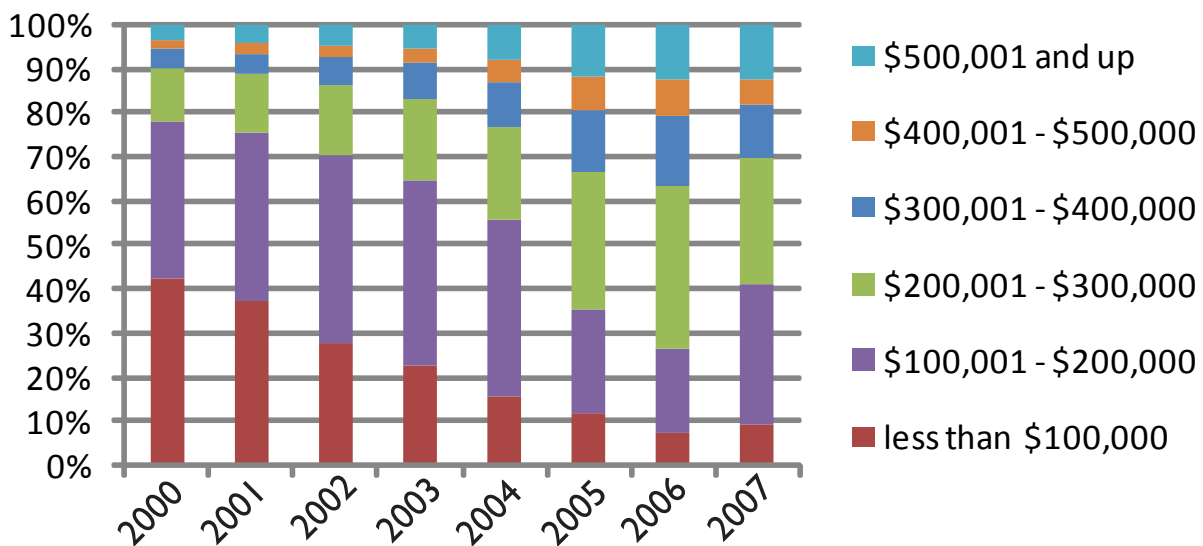
How is this measured?

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How do we compare?

There is no readily available comparison data.

Percent of Single Family Home Sales by Price Range



Linkages

Natural Environment:

The way housing is built affects the natural environment. If we build affordable housing far from job sites, the amount of undeveloped land decreases due to new homes, roads and commercial establishments.

Built Environment:

Often, affordable housing is far from the city center, leading to increased transportation needs. Because driving is our primary mode of transportation in this area, this leads to more cars on the road and more money for road improvements and expansions.

Economic Environment:

The housing market is a large mover of our local economy. The housing slump directly impacts our real estate, construction, and banking sectors and the people working in those sectors. These workers may also contribute to the number of cost-burdened residents if the housing slump continues.

Social Environment:

Affordable housing plays a role in income available for non-essentials. People who are cost-burdened by housing have less disposable income to spend on leisure activities, and possibly less leisure time, due to the need to work longer hours or at multiple jobs.

economic environment

Why is this important?

According to the U.S. Department of Housing and Urban Development (HUD), families who pay more than 30% of their income for housing are cost-burdened and thus have difficulties affording such basic necessities as food, clothing, transportation and medical care. Although Sarasota County has a high rate of mortgage-free home ownership, (35% of households have no mortgage) half of our mortgaged homeowners and renters are defined as cost-burdened.

These cost-burdened renters are likely residents who, if not for housing prices, would consider purchasing a home in order to lower their costs and build equity. Home ownership builds assets and perpetuates an individual's ability to afford housing. Studies suggest that home ownership comes with a variety of benefits, including family stability, improved property maintenance, improved residential satisfaction, neighborhood stability and increased civic participation.

However, the sales of lower-priced homes have declined sharply in the past eight years. In 2000, almost 80% of homes could be purchased for under \$200,000. In 2007, only 40% of homes sold were under \$200,000. Many of the potential buyers for the above homes are young professionals or families who are priced out of becoming first time home buyers in Sarasota County. If home ownership in Sarasota County is unavailable to this demographic, they may buy homes in nearby counties or leave the region altogether.

The focus on home ownership does not discount the importance of renters in the community or their need for affordable housing. Communities that preclude or limit renters risk losing customers and employees for local businesses. In contrast, communities that offer a range of housing options have a competitive advantage in recruiting new employers and helping existing ones to grow.

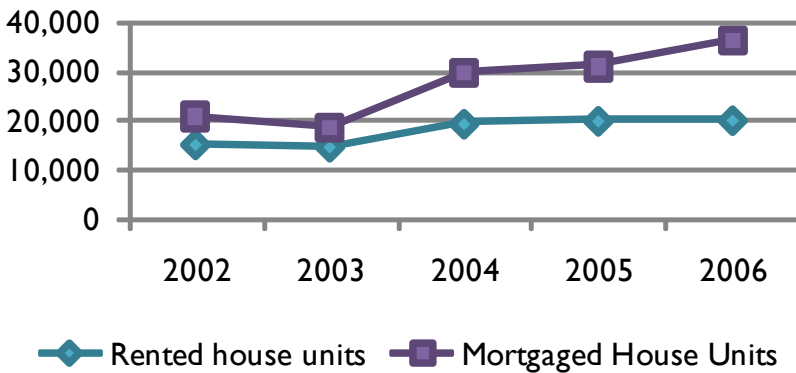
If Sarasota County wishes to create a community that is attractive for all people, we must also be a community that has available, attractive and affordable housing.

What else would we like to know?

It would be usefeful to know why some houses were sold for very little (under \$10,000). This may represent gifting, foreclosures, or sales to family members or friends for far under the value of the home. If we knew the circumstances of these low dollar value transactions, some of them may be able to be eliminated. This would provide a median house price that more aptly represents the majority of cases.

It would also be useful to know how the median sale price varies by area. While this is outside the scope of this indicator, it would provide a clearer measure of where the affordable housing is located in our county. If all of the less expensive houses are far from major job centers, it makes them less truly affordable as there are increasing transportation costs associated with owning such a home.

Number of Cost-Burdened Households



What can I do?

- Sarasota County has a Community Land Trust, a nonprofit dedicated to creating opportunities for permanently affordable housing. To learn more and get involved, visit www.mycht.org.
- Help to create local affordable housing. Habitat for Humanity volunteers build homes, which are then sold at cost to citizens who otherwise could not afford to become homeowners. To learn more, visit www.sarasotahabitat.com.
- Get educated about the need for and importance of affordable housing. The Florida Workforce Housing Network has a wealth of state-wide affordable housing news and information. (www.floridaworkforcehousing.net) SCOPE's affordable housing report is a resource for local information. (www.scopexcel.org/scope_studies/index.html.)

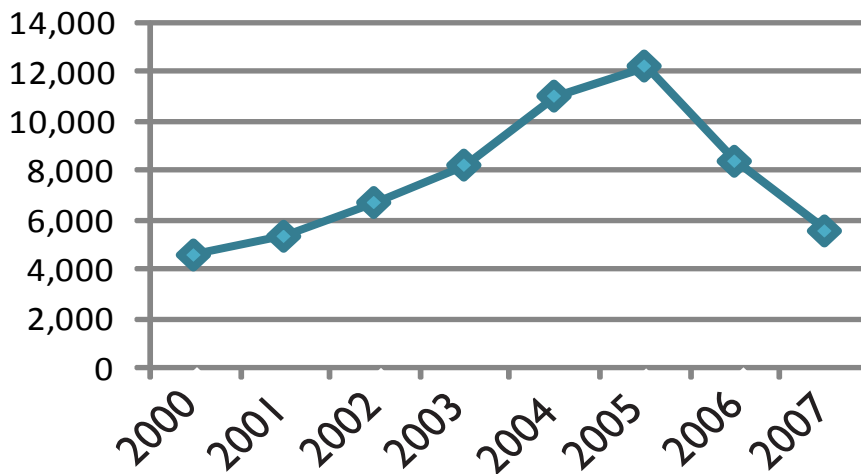
Reservations and Caveats

The American Community Survey, while the most up-to-date survey available from the U.S. Census Bureau that measures cost-burdened households, does have a margin of error that is sometimes as high as 25%. However, for most of the data presented above the margin of error is significantly lower.

There are many property classifications that could have been included in the assesment of the Single Family home median price and price range indicators. However, these measures only take into account the following property classifications: Detached Single-Family Condominium, Residential – Single Family, Residential – Single Family Containing Apartment, Residential – Single Family Mixed Improvements and Residential Cooperative – Single Family. This excludes many condominiums, even though they may be purchased and used as a single family home.

Data Sources: 2006 – 2002 American Community Survey Data, Sarasota County Property Appraiser, National Association of Realtors
References: SCOPE Affordable Housing Report, U.S. Department of Housing & Urban Development **Illustrations** by Mark Villarreal

Number of Single Family Home Sales



Number of Single Family Home Sales in Sarasota County by Price Range

	2000	2001	2002	2003	2004	2005	2006	2007
Less than \$100,000	1917	1972	1811	1835	1716	1373	589	497
\$100,001 - \$200,000	1630	2032	2875	3450	4393	2915	1579	1771
\$200,001 - \$300,000	545	698	1079	1510	2324	3777	3097	1579
\$300,001 - \$400,000	195	232	419	695	1135	1762	1363	676
\$400,001 - \$500,000	75	121	164	252	540	904	690	312
\$500,001 +	187	253	334	459	901	1499	1043	692
Total in Range	4549	5308	6682	8201	11009	12230	8361	5527

What is SCOPE ?

“To connect and inspire citizens to create a better community.”

SCOPE is a not-for-profit organization that focuses on building community connections. Our goal is to engage a diverse group of people in conversations to look at what we want our future to be instead of

Connected communities have:

- Lower rates of school dropout
- An increased ownership of the decision-making process
- Lower crime rates
- Fewer colds and heart attacks

problemsolving the past. In addition to publishing a community indicators report (the *Community Report Card* you are reading), SCOPE conducts studies on topics such as Affordable Housing (2002), Mental Health (2003), and Family Violence (2004). Our two current studies are *Aging: The Possibilities* and *Race and Cultural Relations*.

If you were forwarded this message & would like to receive the *Community Report Card* in your inbox, please email kirwin@scopexcel.org. If you want to get connected with SCOPE and our community, please visit www.scopexcel.org or call (941) 365-8751

Indicator Releases

Introduction
August

Accessibility
September

Water Quality
October

Connectivity
November

Hurricane Preparation
December

Transportation
January

Land Use
February

Wealth & Income
March

Jobs & Industry
April

Workforce Housing
May

Education
June

Health
July

Civic Engagement
August