

# Housing Summit Meeting Summary

LOCATION: Wellen Park Welcome Center, North Port

DATE: June 22, 2022 – 8 a.m. to 10 a.m.

## OVERVIEW

Escalating home values are having a negative impact on renters and first time home buyers nation-wide; rental costs are escalating rapidly as are homes prices. This market trend is having a particularly negative impact here in North Port because, historically, North Port has provided the most affordable housing in Sarasota County is not the region.

As a result, city staff have been working to create a housing strategy and plan, with policy implications, for North Port. The results of that work were shared with City Commission at a workshop on June 6, 2022. ([Click here to view the staff presentation](#) on this topic.)

Wednesday's Housing Summit was the next step in the process – having a solutions-oriented discussion with experts in the housing market and key stakeholders in our city.

## PARTICIPANTS

Developers included Neal Communities and Atlantic Housing Foundation, along with local businesses including King Plastics and SVN Commercial Partners. City staff from Planning, Economic Development, and the City Manager's Office were also in attendance, along with myself.

## KEY TAKEAWAYS

Here are the key points I gleaned from the meeting:

**1. Time is Money!**

Delays in the permitting and inspection processes can cost developers in excess of \$200/day; it is imperative the municipalities have efficient processes to minimize time to occupancy. The city received favorable feedback on initiating a “concurrent review process,” a process that will be expanded over time

**2. Finding the “right” partners is key**

Municipalities should align with developers/builders with a successful track record and who share a long-term commitment to the communities in which they build

**3. Incentives will attract developers** and help bridge the “profit gap”

Recommended incentives included: discounted permit fees and impact fee reductions. Also mentioned were the availability of land banks and concurrent review processes

**4. Location** – A key success factor

Transportation and easy access to jobs, shopping, etc. are key success factors for affordable/workforce housing

**5. City should consider a project “scoring model”**

To aid the city in the evaluation of proposed affordable/workforce housing proposals under consideration and ensure a fair and equitable review process

## NEXT STEPS

The Summit was the first in an ongoing conversation with our subject matter experts and key stakeholders on this topic. There will be follow-up conversations as we continue to develop and implement the plan.

In a few months staff will be bringing back to Commission more information on the pros and cons of various housing types, the financial impact and effectiveness of various incentives, and suggested policy recommendations needed to implement an effective and equitable Housing Policy for the City of North Port.

The city will be updating our housing needs assessment so that we will know how many affordable/workforce housing units the city will need over time.

Submitted by:  
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City of North Port  
June 24, 2022