



DATE: October 30, 2025

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director of Community Sustainability

MEETING: November 5 and November 12, 2025

SUBJECT: **Ordinance 2025-xx**: Consideration of an ordinance amending Chapter 23 “Land Development Regulations” related to the affordable housing workforce housing program

**PROPOSAL / BACKGROUND/ ANALYSIS:**

The proposed LDR amendments were requested by non-profit affordable housing providers, the CRA, and Commissioners to help facilitate affordable housing in the City.

The proposed amendments will create the following new subsection of the City’s Land Development Regulations:

- Article 2 – Section 23.2-39(m): Credits

The proposed amendments will allow projects providing voluntary affordable or workforce housing (beyond any minimally-required affordable units) to request site-specific financial credits toward existing city fines, liens, or penalties on the property.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2025-xx.

**POTENTIAL MOTION:**

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2025-xx.

**Attachments**

- A. Draft Ordinance 2025-xx