

STAFF REPORT REGULAR MEETING

AGENDA DATE: April 4, 2023

DEPARTMENT: Community Sustainability

TITLE:

Ordinance 2023-02 - Second Reading - Amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide clarification on the combination of incentives, qualifications for affordability, participation in other entity programs, and providing additional affordability buy down provisions

SUMMARY:

The subject ordinance would create additional affordability through buy down options in the City’s Affordable/Workforce Housing Program, and modify the text of LDR Section 23.2-39 for clarity.

BACKGROUND AND JUSTIFICATION:

The recently adopted (10/6/2022) Ordinance 2022-12 created the City’s Affordable/Workforce Housing Program to encourage the development of affordable and/or workforce housing units within the City. The program allows several incentives, including a 15% density bonus and additionally flexibility in unit size, parking requirements and financial incentives provided that no less than 15% of the total dwelling units are deed restricted as affordable. The City Commission subsequently directed staff to develop additional affordability buy down options. Further, in the recent implementation of the ordinance, staff has identified some minor housekeeping changes that would provide additional clarity on the program’s implementation. The subject ordinance would both create the buy down options and modify the text of LDR Section 23.2-39 for clarity.

The Planning Zoning Board voted to recommend approval of the proposed LDR amendments at their February 1, 2023 meeting. The HRPB also voted to recommend approval of the amendments at their February 8, 2023 meeting.

The City Commission voted to approve the proposed LDR amendments unanimously at their March 21, 2023 meeting, and to schedule the second reading and public hearing for April 4, 2023.

MOTION:

Move to approve/disapprove Ordinance 2023-02 amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide clarification on the combination of incentives, qualifications for affordability, participation in other entity programs, and providing additional affordability buy downs provisions.

ATTACHMENT(S):

Ordinance 2023-02
PZHP Staff Report