

TAB 3



City of Palmetto Agenda Item

Meeting Date

4/5/10

Presenter: Mark P. Barnebey

Department: City Attorney

Title: Attainable Housing Ordinance

At the March 15, 2010 City Commission meeting, the City Commission requested possible courses of action in regard to the Attainable Housing Ordinance. This Ordinance was adopted in 2006 near the height of the real estate market. At that time, significant speculation was driving the prices of all housing in Palmetto to extraordinary levels. The purpose of the Ordinance was to ensure adequate affordable housing was available for low and moderate income housing.

Four years later, the housing market has significantly cooled and pursuant to a study by Interim Planning Director, Tom McCollum, approximately seventy-five percent (75%) of the City's existing single family residences are currently at or below the value to be considered affordable housing.

If retained, the Attainable Housing Ordinance is written in such a manner to create ambiguities as to the program status, potential credits, process of review and other issues. Thus, maintenance of the Attainable Housing Ordinance in its present condition is not recommended.

The best options to consider appear to be as follows:

1. Repeal the Attainable Housing Ordinance as not necessary at the time (with the possibility of reinstating a similar ordinance if needed in the future.)
2. Revise the Attainable Housing Ordinance to address concerns related to various ordinance provisions.
3. Defer effectiveness of ordinance to projects submitted for review on or after January 1, 2012 and periodically review the need for enforcing the provisions. Projects which received density bonuses to provide affordable housing would still be required to do so.
4. Do nothing.

Options 2 and 3 could be done concurrently if desired by the Commission, although separate ordinances would be needed.

Budgeted Amount:	\$0.00	Budget Page No(s):		Available Amount:	\$0.00	Expenditure Amount:	\$0.00
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Additional Budgetary Information:

Funding Source(s):		Sufficient Funds Available:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Source:	
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City Attorney Reviewed:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Advisory Board Recommendation:	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	Consistent With:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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Potential Motion/ Direction Requested:

Staff Contact:

Attachments: