

**CITY OF FLORENCE
ORDINANCE NO. 5, SERIES 2022**

**AN ORDINANCE AMENDING CITY OF FLORENCE CITY CODE TITLE 9, CHAPTER 1
RELATED TO SYSTEM DEVELOPMENT CHARGES TO CREATE A PROCESS FOR
WAIVING AND DEFERRING THE COLLECTION OF CERTAIN SYSTEM DEVELOPMENT
CHARGES TO ENCOURAGE DEVELOPMENT OF AFFORDABLE HOUSING.**

RECITALS:

1. The high demand and limited supply for housing in Florence has led to an increase in the cost of housing. The combination of high housing costs and limited supply is impacting residents' and prospective residents' ability to find suitable housing.
2. The cost to develop housing includes not only the cost of land and construction, but also the cost of associated permits and fees, including System Development Charges (SDCs). Development of affordable housing is also impacted by multiple other factors beyond the City's authority.
3. The lack of affordable housing is also impacting our community's businesses by limiting the supply of available workers that are able to call our community home.
4. This lack of affordable housing is holding back our community's economic growth and limiting the potential of our local businesses.
5. The City wishes to continue to provide temporary incentives for homebuilders to construct affordable housing in our community.
6. The City wishes to continue to institute partial waivers for system development charges on a temporary basis.
7. The City's system development charges are established by City Council Resolution. The City will continue to apply the exemptions to the existing fees to each Single-Family Dwelling Unit eligible for the exemption as outlined in FCC Section 9-1-5.
8. The City wishes to continue the SDC deferral program, allowing owners to defer the payment of SDCs under certain circumstances.

Based on these findings,

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

1. The Florence City Code Sections 9-1-4 subsection C, and 9-1-5 subsection D and E are hereby extended another year as follow:
 - a. FCC Sections 9-1-4-C and 9-1-5-D and E shall lapse, and be of no further effect after June 30, 2023 without need of any action by the City Council.
 - b. Effective July 1, 2023 FCC 9-1-4-C and 9-1-5-D and E shall be removed from the City Code by administrative action of the City Recorder.
2. This ordinance shall become effective on July 1, 2022.
3. The City Recorder is authorized to administratively correct any reference errors contained herein or in other provisions of the Florence City Code to the provisions added, amended, or repealed herein.

ADOPTION:

First Reading on the 21st day of March, 2022.

Second Reading on the 21st day of March, 2022.

This Ordinance is passed and adopted on the 21st day of March, 2022.

AYES Councilors Ward, Meyer, Wantz, Woodbury and Mayor Henry
NAYS
ABSTAIN
ABSENT



Joe Henry, Mayor

Attest:



Lindsey White, City Recorder