

**CITY OF FLORENCE
ORDINANCE NO. 2, SERIES 2024**

**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 housing costs. 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 within 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 follows:

- 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, 2025 without need of any action by the City Council.
 - b. Effective July 1, 2025 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, 2024.
 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 20th day of May, 2024.

Second Reading on the 10th day of June, 2024.

This Ordinance is passed and adopted on the 10th day of June, 2024.

AYES	4	Councilors: Wantz, Meyer, Beaudreau and Mayor Ward
NAYS	1	Councilor Carp
ABSTAIN	0	
ABSENT	0	



Rob Ward, Mayor

Attest:



Lindsey White, City Recorder