

**June 28, 2017 City Commission – ITEM R5F Workforce Housing Incentives
6/27/17 Planning Board Recommendations**

Sec. 58-505. Affordability Controls.

(c) City responsibilities. The city shall:

- (1) Annually, set the maximum annual rent limits, ~~sale price~~ and rent ranges, ~~(which must promote a variety of different prices or rents at each workforce housing location),~~ minimum unit type and bedroom requirements, and income eligibility standards;
- (2) Annually review leaseholds for compliance; and
- (3) Enforce provisions of division.

Sec. 58-506. Enforcement.

(a) Violations of this division by the developer or property owner shall be subject to the following fines. The special master shall not waive or reduce fines set by this division.

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| (1) | <u>If the violation is the first violation of an administrative violation</u> | <u>Warning issued</u> |
| (2) | <u>If the violation is the first second violation</u> | <u>\$ 2,500.00</u> |
| (3) | <u>If the violation is the second third violation within the preceding</u>
<u>18 months</u> | <u>\$ 7,500.00</u> |
| (4) | <u>If the violation is the third fourth violation within the preceding</u>
<u>18 months</u> | <u>\$12,500.00</u> |
| (5) | <u>If the violation is the fourth fifth or greater violation within the</u>
<u>preceding 18 months</u> | <u>\$ 20,000.00</u> |
| (6) | <u>Fines for repeat violations shall increase regardless of location.</u> | |

(b) Violations of this division by the tenant shall result in termination of the leasehold, upon ~~30~~ 15 days written notice. Landlord shall be entitled to evict the tenant and seek all damages under law from the tenant.

Double Underscore and **~~Double Strike Thru~~** Denote Planning Board
Recommended Changes