

**2012 Evaluation and Appraisal Report of the Sanibel Plan
Housing Element Section 3.6.1
Summary of Updates/Significant Recommendations**

UPDATES

1. BMRH has increased 24 units since the last ERA from 64 to 88
2. In accordance with the Development Intensity Map, a limited number of approximately 640 additional dwelling units are projected versus 800 since the last EAR.
3. The availability of 14 limited equity ownership units (LEO) within the program's inventory.

SIGNIFICANT RECOMMENDATIONS

Page 8 - Housing Needs

- Community Housing and Resources plans to further evaluate the current and long-term need for essential services workforce housing by conducting a needs assessment and feasibility analysis. This needs assessment and feasibility analysis may be expanded to more broadly consider other components of affordable housing (e.g. BMRH, Senior, etc.).

Pg 10-11 Adequate Sites for Very Low, Low and Moderate Income Housing

- The 2004 / 2005 Evaluation and Appraisal Report suggests a program target for BMRH units of 3 percent of Sanibel's residential households. Based on changing conditions in the housing market and constraints cited throughout this plan, CHR will perform a needs assessment and feasibility study including a reevaluation of the program suggested target. In addition CHR will provide recommendation to the City for any update in support of establishing a new program target that is both attainable and sustainable.
- Economic conditions play a significant role in the demand for Below Market Rate Housing. Since the last Evaluation and Appraisal Report of the Sanibel Plan, CHR has increased its BMRH stock by 24 additional units, from 64 to 88. Consequently, this significant increase in housing stock requires a shift in the program's priorities from expansion to maintenance of its existing units.
- This change in focus towards maintenance does not preclude the development of additional BMRH units.

Pg. 14 Objective 3 and Policies 3.3

- Language changed from "increase the number of BMRH" to "maintain the program's existing housing stock and evaluate the need to increase the number of units"

**SCHEDULE : COMPLETED AND PROPOSED
FOR
THE 2012 EVALUATION AND APPRAISAL OF THE SANIBEL PLAN
and
EVALUATION AND APPRAISAL-BASED PLAN AMENDMENT**

Meeting or Public Hearing Date	Topic
March 2012 City Council Meeting	<ul style="list-style-type: none"> • City Council establishes parameters for the Evaluation and Appraisal of the <i>Sanibel Plan</i>.
March 27, 2012 Planning Commission Meeting	Section 3.2.1. Coastal Zone Protection Section 3.2.2. Conservation Section 3.2.3. Groundwater Aquifer Section 3.2.5. Scenic Preservation
April 10, 2012 Planning Commission Meeting	Part 3.3. Human Support Systems Section 3.3.2. Water Supply Section 3.3.4. Water Reclamation (Wastewater Treatment)
April 24, 2012 Planning Commission Meeting	Section 3.3.3. Transportation Section 3.3.5. Solid Waste and Recycling Section 3.3.6. Storm Drainage Section 3.3.7. Recreation and Open Space

Meeting or Public Hearing Date	Topic
May 22, 2012 Planning Commission Meeting	Section 3.3.9. Public School Facilities Section 3.4.1. Intergovernmental Coordination Section 3.4.2. Effect of the Plan on Adjacent Areas
June 26, 2012 Planning Commission Meeting	Section 3.5.1. Capital Improvements Section 3.5.2. Implementation, Monitoring and Evaluation Section 3.6.2. Future Land Use
July 10, 2012 Planning Commission Meeting	Article 4. Official Maps
August 2012 City Council Meeting	Section 3.6.1. Housing
August 14, 2012 Planning Commission Meeting	<ul style="list-style-type: none"> • Complete preparation of the Draft 2012 Evaluation and Appraisal of the <i>Sanibel Plan</i>. • Adopt Resolution recommending Draft Evaluation and Appraisal Report for the <i>Sanibel Plan</i> to City Council.
September 2012 City Council Meeting	<ul style="list-style-type: none"> • Review Planning Commission's resolution and the Draft 2012 Evaluation and Appraisal of the <i>Sanibel Plan</i>. • Direct staff to make appropriate changes to Draft. • Direct preparation of Evaluation and Appraisal-based Plan Amendment.
September 25, 2012 Planning Commission Meeting	<ul style="list-style-type: none"> • Conduct Public Hearing on Evaluation and Appraisal-based Plan Amendment. • Adopt Resolution recommending that City Council adopt the Evaluation and Appraisal Report-based Amendment to the <i>Sanibel Plan</i>.

Meeting or Public Hearing Date	Topic
October 2012 City Council Meeting	<ul style="list-style-type: none"> • Newspaper Notice of Hearing required pursuant to Section 166, F.S. Ad to appear at least 7 days prior to hearing. • Adopt Report, by resolution, on the City's Evaluation and Appraisal of the <i>Sanibel Plan</i>. • Conduct Transmittal (Public) Hearing on EAR-based Plan Amendment to the Dept. of Community Affairs.
December 2012-January 2013 City Council Meeting	<ul style="list-style-type: none"> • Newspaper Notice of Hearing required pursuant to Section 166, F.S. Ad to appear at least 5 days prior to hearing. • Conduct Adoption (Public) Hearing on EAR-based Plan Amendment, following State's Review of both the City's Evaluation and Appraisal of the <i>Sanibel Plan</i> and the Evaluation and Appraisal-based Amendment to the <i>Sanibel Plan</i>.

The proposed preliminary schedule for City Council public hearings shows the minimum number of hearings required. These public hearings can be continued if City Council determines more time is needed to consider the transmittal or the adoption of the Evaluation and Appraisal Report-Based Plan Amendment.