

City of Palm Coast, Florida

Agenda Item

Agenda Date: February 4, 2025

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2025-XX AMEND AND RESTATE FAIR HOUSING ORDINANCE		
Presenter: Jacqueline Gonzalez, Site Development Coordinator I		
Attachments: 1. Presentation 2. Ordinance (Redline and Clean Copy) 3. Business Impact Estimate		
Background: This is a legislative item. <u>UPDATED BACKGROUND FROM THE JANUARY 21, 2025, BUSINESS MEETING:</u> At the January 21, 2025, Business Meeting, City Council asked for a redline version of the Ordinance which has been attached to the item. <u>UPDATED BACKGROUND FROM THE JANUARY 14, 2025, WORKSHOP MEETING:</u> City Council received a presentation on the item at their January 14, 2025, Workshop Meeting. No changes have been made to the item. <u>ORIGINAL BACKGROUND FROM THE JANUARY 14, 2025, WORKSHOP MEETING:</u> The Community Development Block Grant (CDBG) Program started in 1974 in order to provide funding for housing and community development. Activities or Programs funded by CDBG funds must meet one of the following the National Objectives of the Program: 1) Benefit low- and moderate-income persons (LMI) 2) Prevent or eliminate slum or blight 3) Address urgent community development needs (Emergency) As an entitlement community, the City of Palm Coast will be eligible to receive an annual allocation from the Department of Housing and Urban Development (HUD). Historically, CDBG funds have been used for various community development activities such as: • Housing Programs, • Public Services (Limited to 15% of Grant), • Public Infrastructure/Facilities (In Qualified Areas based on Census or benefits area 51% or greater LMI Area), • Economic Development, and • Planning/Administration/Monitoring of the Program (limited to 20% of allocation). In the City of Palm Coast, CDBG funds have been used to fund the following activities:		

- Housing rehabilitation of owner-occupied units
- Public Services,
- Public Infrastructure (trails), and
- Planning/Administration/Monitoring of the

It was recommended by our CDBG Program Consultant Guardian CRM that the City review and update the required HUD Policy regulations considering recent compliance changes made to some of HUD policies. To receive CDBG Funds, an entitlement community is required to adopt and maintain these HUD policies. The amendment and restatement of Fair Housing Ordinance was one of those policies. The following updates were made to Fair Housing ordinance:

- Section headers titles changes and renumbered.
- Addition of 9 new definitions.
- New section added Unlawful Housing Practices which incorporate discrimination sales or rental advertising, discrimination in financing, and discrimination in brokerage services.
- Expanded on accordance with federal law Exemptions and Exceptions section.
- New section added Complaint and Processing Complaints defining claims, the policy, and process on handling them in accordance with HUD.
- New sections added Additional Remedies regarding the procedures prescribed by this ordinance they effect other state and federal constitutions or laws.
- New section Report to Florida Real Estate Commission regarding the city's responsibility report realtor's violations to the commission.
- New section Education and Public information enabling the city to promote the policies in this ordinance.
- New section Untruthful Complaints or Testimony explaining this is a unlawful.
- New sections Penalty which describes fine which can be inquired for violations of this policy. Fine is 5% of the federal penalties to be issued.

Recommended Action:

CITIZEN ADVISORY TASK FORCE (CATF) RECOMMEND BY 6-0 VOTE THAT CITY COUNCIL APPROVE ORDINANCE 2025-XX TO AMEND AND RESTATE FAIR HOUSING CODE