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3 **BILL NO. R-16-08-01**

4 **RESOLUTION NO. _____**

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6 **A RESOLUTION INITIATING THE AMENDMENT**
7 **OF FORT WAYNE'S COMPREHENSIVE PLAN,**
8 **PLAN-IT-ALLEN, TO ADOPT AN AMENDMENT**
9 **TO THE SOUTHEAST AREA DEVELOPMENT**
10 **STRATEGY.**

11 **WHEREAS,** the City of Fort Wayne, through its Common Council, adopted
12 the Strategic Development Map and the Land Use Policies included in the Southeast
13 Area Development Strategy as an amendment to Fort Wayne's Comprehensive Plan,
14 Plan-it Allen in June 2007.

15 **WHEREAS,** the City of Fort Wayne Housing and Neighborhood
16 Development Services Board recommended at its July 2016 meeting an amendment
17 to the Residential Land Use Policies in the Southeast Area Development Strategy
18 through the deletion of Policy B(4) which discourages the development of additional
19 subsidized housing in order to facilitate potential housing development projects that
20 would have a positive impact in meeting the housing needs of southeast area
21 residents.
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23 **WHEREAS,** I.C. 36-7-4-511 allows the legislative body to initiate an
24 amendment of the Comprehensive Plan by adopting a resolution to amend it, and
25 direct the Plan Commission to prepare the amendment and submit it in the same
26 manner as any other amendment to the comprehensive plan.
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1 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON**
2 **COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

3 **SECTION 1.** To initiate the amending of the City of Fort Wayne's
4 Comprehensive Plan, Plan-It-Allen, to amend the Residential Land Use Policies in
5 the Southeast Area Development Strategies and for the Plan Commission to prepare
6 and submit the amendment within 60 days after the formal written request by the
7 legislative body.
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11 _____
 Council Member
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14 APPROVED AS TO FORM AND LEGALITY
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 Carol Helton, City Attorney
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COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

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Memo

To: Common Council Members
From: Pam Holocher, Deputy Director, Community Development
Date: August 4, 2016
Re: Amendment to Southeast Area Development Strategy

The Strategic Development Map and the Land Use Policies included in the Southeast Area Development Strategy were adopted as an amendment to the Plan-it Allen! Comprehensive Plan in June 2007. Currently, Residential Land Use Policy B(4) discourages the development of additional subsidized housing in the southeast area. Recently, Community Development staff has heard from at least 2 developers that this policy has been interpreted by the Indiana Housing and Community Development Authority (IHCDA) as meaning that the City does not support additional Low Income Housing Tax Credit (LIHTC) projects within the southeast area even if it was determined that it would have a positive impact in meeting housing needs of southeast area residents. Staff has since confirmed this interpretation with IHCDA staff.

The City of Fort Wayne Housing and Neighborhood Development Services (HANDS) Board is the local entity that advises the Mayor on which LIHTC projects should be supported. Taking into consideration a recently completed Southeast Housing Market Needs Assessment, the HANDS Board recommended at its July Meeting that the Southeast Area Development Strategy be amended to address this issue in order facilitate potential housing development projects that would have a positive impact in meeting the housing needs of southeast area residents.

Community Development staff intend to initiate an overall update to the Southeast Area Development Strategy in 2017 which will include evaluating and updating the previously adopted Land Use Policies and the Strategic Development Map. As an interim measure, it is recommended that Residential Land Use Policy B(4) be removed so as to not deter applications for housing projects in the southeast area that would otherwise be supported by the HANDS Board.

I.C. 36-7-4-511 allows the legislative body to initiate an amendment of the Comprehensive Plan by adopting a resolution to amend it, and directing the Plan Commission to prepare the amendment and submit it in the same manner as any other amendment to the comprehensive

plan. Upon passage of the initiating resolution, the Plan Commission will hold a Public Hearing on the amendment and return a recommendation to Common Council for final action in the form of an adopting resolution and an ordinance which will amend Section 153.07 of Chapter 153 (Planning and Development) of City Code.

The Southeast Area Development Strategy language to be amended is noted in strikethrough text below. Existing policies after the deleted policy are shown as renumbered.

Land Use Policies

A portion of the Southeast Strategy sets forth policies for future growth and development of Southeast Fort Wayne. These policies are intended to serve as a guide for community decision making. Their purpose is to provide support, assistance and counsel to public and private sector decision makers. The following policies are intended to encourage high quality economic development, neighborhood enhancements and housing opportunities.

B. Residential Land Use Policies

1. A variety of housing types, i.e., suburban, single family and multi-family, should be encouraged and promoted in the Southeast Strategy area.
2. The Renaissance Pointe development area should be a priority and development should be compatible with established design standards.
3. Infill development should be compatible with existing housing design, mass, height and frontages.
4. ~~Additional subsidized housing in the Southeast Strategy area should be discouraged until there is a better balance of subsidized housing throughout the Allen County community.~~
4. Support the use of zoning tools such as downzonings as a way to support viable single family residential development.
5. Green building techniques should be explored and encouraged for development and redevelopment projects.
6. Support the development of Community Development Area Plans for existing housing opportunity areas as shown on the Strategic Development Map.