

This is a printer friendly version of an article from [www.heraldtribune.com](http://www.heraldtribune.com)  
To print this article open the file menu and choose Print.

---

Article published Dec 4, 2007

## **Many strikes against big development**

Your "Affordability gap" editorial (Nov. 18) pointed out that some of our affordable housing strategies have not produced their expected results. And it questions whether the housing trust model or land-use density bonuses are still appropriate solutions now that the housing bubble has burst.

These are timely questions that need answers before the County Commission can make an informed decision on a proposal to rezone Palmer Place, a parcel 3.5 miles east of Interstate 75 between Fruitville and Bee Ridge roads, to an Affordable Housing Overlay district.

If approved, a density bonus will allow the developer to build 1,488 homes at five units per acre, where 41 homes are now allowed. The density bonus is in exchange for half the project -- 744 townhouses targeted at buyers earning up to \$70,000 per year -- being part of the housing trust.

In addition to the land-use density bonus, the project will require tens of millions of dollars in down payment subsidies from taxpayers.

With falling housing prices, a glut of inventory on the market, and hundreds of other affordable housing units already planned for construction, a massive development outside the Urban Services Boundary that requires huge subsidies to buyers earning above-average incomes should not be approved -- not when the experts know density bonuses, down payment assistance and the housing trust model are not working in Sarasota and cannot explain why.

R.N. Collins

Sarasota

---