

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: February 20, 2008

Division: Growth Management

Bulk Item: Yes No

Department: _____

Staff Contact: Lisa Tennyson

AGENDA ITEM WORDING: Approval of a resolution reserving ten (10) affordable housing ROGO allocations for Monroe County sponsored projects on four separate parcels in the unincorporated area of Monroe County and five (5) affordable housing allocations for Habitat for Humanity of the Upper Keys to be utilized at the Harbor Shores property.

ITEM BACKGROUND: Monroe County selected 3 providers for four Monroe County owned parcels to construct 69 affordable housing units. These 69 units were previously reserved by the BOCC for these four projects. We are now requesting to increase the reservation to 79 affordable housing units which will require the additional 10 reservations.

Habitat for Humanity of the Upper Keys has not to date applied for conditional use approval. They have applied for a variance to the front yard setback to reduce it from 25 feet to 18 feet. This variance has not yet been approved.

PREVIOUS RELEVANT BOCC ACTION:

Approval of resolution 273-2006 reserving 69 affordable housing allocations for four (4) Monroe County projects on July 19, 2006.

CONTRACT/AGREEMENT CHANGES: None

STAFF RECOMMENDATIONS:

Approval

TOTAL COST: None

BUDGETED: Yes No

COST TO COUNTY: None

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes No **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty OMB/Purchasing Risk Management

DOCUMENTATION: Included Not Required

DISPOSITION: _____

AGENDA ITEM # _____

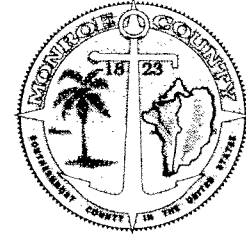
MEMORANDUM
MONROE COUNTY GROWTH MANAGEMENT DIVISION
We strive to be caring, professional and fair

To: Monroe County Board of County Commissioners

From: Andrew O. Trivette, Director of Growth Management

Date: January 8, 2008

RE: Reservation of 15 affordable housing allocations



The intention of this memo is to provide background information for the proposed resolution to reserve ten (10) affordable housing allocations for Monroe County projects and (5) for Habitat of Humanity of the Upper Keys.

Monroe County Projects:

In July of 2006 staff requested that the BOCC reserve 69 affordable housing allocations for the construction of 69 affordable housing units on four Monroe County owned parcels. These projects were at the time to be constructed by the Carlisle Group. The Carlisle Group withdrew from the County sponsored projects and staff recently closed bids for the four project locations with the selection of three vendors to construct the units.

The original reservation of 69 units was calculated incorrectly and falls short of the actual number required by 10 units. Staff respectfully requests that the BOCC reserve the additional 10 allocations required to complete build out of the four projects.

Habitat for Humanity of the Upper Keys:

Habitat for Humanity of the Upper Keys is proposing construction of five (5) affordable housing units behind their existing office location in Key Largo at the Harbor Shores property. Habitat for Humanity of the Upper Keys to date has not applied for a conditional use approval for the proposed five units. However, they have applied for a front setback variance which if approved will reduce the front setback for the property to 18 feet from 25, a variance of seven (7) feet. The variance application is still under consideration by the Planning Department. Habitat for Humanity of the Upper Keys is requesting reservation of the required five (5) allocations to ensure the development potential of the project prior to investing additional capital.

RESOLUTION NO. -2008

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS DIRECTING RESERVATION FOR AWARD OF AFFORDABLE DWELLING UNIT ALLOCATIONS FOR SPECIFIED PROJECTS; SETTING TERMS AND CONDITIONS

WHEREAS, the State of Florida and all local governments in the Florida Keys (each subject to Area of Critical State Concern mandates relating to housing affordability) recognize the need for affordable housing throughout the state and particularly in the Florida Keys where developable land for housing is extremely limited and expensive; and

WHEREAS, the challenge of providing affordable housing opportunities in the Florida Keys is one requiring sensible and responsive use of residential unit allocations, including implementation of effective long-term preservation mechanisms; and

WHEREAS, several projects contemplating the development of affordable housing (the "Projects") involve County funding and/or properties and require for funding approval and other purposes confirmed verification of affordable ROGO dwelling unit allocation set asides; and

WHEREAS, the BOCC finds that the Projects identified herein are in the County's interests;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA that:

Section 1: The Monroe County Planning Department shall direct and approve the reservation and set aside of affordable ROGO allocations for up to one (1) year from the date of this resolution (should building permits for the related units not be issued within one (1) year from the date of this resolution any affected allocations shall automatically without further County action revert to the County for possible award to other applicants) for the following Project:

- A. For the "Habitat for Humanity of the Upper Keys" Harbor Shores property project, five (5) affordable ROGO allocations.
- B. For the four-parcel County projects, ten (10) affordable ROGO allocations.

Section 2: The Planning Staff is hereby authorized to process expeditiously permit related applications for the above-referenced projects

Section 3: Alternative methods of deed restrictions as approved by the County Attorney's office may be substituted for the foregoing project.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the _____ day of _____, 2008.

Mayor Charles "Sonny" McCoy _____
Mayor Pro Tem Mario Di Gennaro _____
Commissioner Dixie Spehar _____
Commissioner Sylvia Murphy _____
Commissioner George Neugent _____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: _____
Mayor Charles "Sonny" McCoy

(SEAL)
ATTEST: DANNY L. KOLHAGE, CLERK

Deputy Clerk

APPROVED AS TO FORM:

County Attorney

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
Susan M. Grimsley
SUSAN M. GRIMSLEY
ASSISTANT COUNTY ATTORNEY
Date 2-7-08