

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: April 16, 2008

Division: Commissioner Dixie Spehar

Bulk Item: Yes  No

Department: BOCC – District 1

Staff Contact Person: Reggie Paros 289-6002

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**AGENDA ITEM WORDING:** Approval of a resolution to support state legislative efforts that encourage, expedite and incentivize affordable housing and to emphasize that such efforts not exclude Monroe County, an area of critical state concern where affordable housing has been expressly designated as a principle for guiding development.

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**ITEM BACKGROUND:** There have been state legislative efforts, during the current session, to encourage, expedite, incentivize and finance/subsidize the development of affordable workforce housing. Monroe County, as an area of critical state concern designated as such pursuant to F.S. 380.0552 where affordable housing has been expressly designated as a concern, should not be excluded from such state legislative efforts. Monroe County's workforce and taxpayers stand to benefit from future state legislative action that may make the development of affordable workforce housing less difficult, less costly and less time-consuming.

Monroe County's Workforce Housing Task Force has a meeting scheduled for Thursday, April 10, 2008; a resolution has been placed on that agenda requesting that the Monroe County BOCC support state legislative efforts regarding the development of affordable workforce housing and that such efforts not exclude areas of critical state concern.

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**PREVIOUS RELEVANT BOCC ACTION:** n/a

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**CONTRACT/AGREEMENT CHANGES:** n/a

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**STAFF RECOMMENDATIONS:** Approval

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**TOTAL COST:** n/a **BUDGETED:** Yes  No

**COST TO COUNTY:** n/a **SOURCE OF FUNDS:** \_\_\_\_\_

**REVENUE PRODUCING:** Yes  No  **AMOUNT PER MONTH** \_\_\_\_\_ **Year** \_\_\_\_\_

**APPROVED BY:** County Atty yes OMB/Purchasing n/a Risk Management n/a

**DOCUMENTATION:** Included  Not Required \_\_\_\_\_

**DISPOSITION:** \_\_\_\_\_

**AGENDA ITEM #** M-6

**RESOLUTION NO. \_\_\_\_\_ -2008**

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO SUPPORT STATE LEGISLATIVE EFFORTS THAT ENCOURAGE, EXPEDITE AND INCENTIVIZE AFFORDABLE HOUSING AND TO EMPHASIZE THAT SUCH EFFORTS NOT EXCLUDE MONROE COUNTY, AN AREA OF CRITICAL STATE CONCERN WHERE AFFORDABLE HOUSING HAS BEEN EXPRESSLY DESIGNATED AS A PRINCIPLE FOR GUIDING DEVELOPMENT.

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**WHEREAS**, the Florida Legislature recognizes the acute need to increase the availability of affordable housing in the State consistent with F.S. Chapter 163, the State Comprehensive Plan and the State Housing Strategy Act; and

**WHEREAS**, Monroe County is designated as an area of critical state concern under Florida Statute Sec. 380.0552; and

**WHEREAS**, affordable housing has been expressly stated as a concern in the statute's Principals for Guiding Development (FS 380.0552 (7)(j) which lists as a requirement: "To make available adequate affordable housing for all sectors of the population of the Florida Keys"; and

**WHEREAS**, Monroe County has the largest gap of any county in the state between the buying power of a family of four and the median home sales price according to the Shimberg Center; and

**WHEREAS**, Monroe County has the most expensive single family homes and condominiums in the state of Florida according to the 2006 State of Florida's Housing report; and

**WHEREAS**, the current values of single family homes and condos are unaffordable to 95% of Monroe County's households according to the 2007 Florida International University's (FIU) Metropolitan Center Report; and

**WHEREAS**, Monroe County is, at present, undergoing a transformation of traditionally available housing stock into seasonal second homes making these dwelling units no longer available for rental by present and future full-time local residents. The 2007 FIU report states that Monroe County has lost 26% of its rental units, two thousand mobile homes, while the number of second homes has doubled; and

**WHEREAS**, Monroe County is, at present, experiencing a dire and ongoing exodus of working families from our County due to the lack of affordable housing opportunities:

- a. Monroe County's workforce age population has decreased 14% in the past 7 years according to the FIU study;
- b. Monroe County has a 25% teacher turnover rate according the to Monroe County School District;

- c. There is a 73% tourism employee turnover rate in Monroe County according to the 2006 Tourist Development Council Workforce Study; and

**WHEREAS**, this lack of sufficient affordable housing opportunities for the local workforce creates serious risks to the local economy; and

**WHEREAS**, Monroe County is required by Florida Statute 420.9071-9076 and FAC 67-37, as a recipient of State Housing Initiative Program funding, to develop a detailed Local Housing Assistance Plan, provide an assortment of incentives and strategies to promote affordable housing, to develop a strategy that addresses the recruitment and retention of Essential Services Personnel, to address the needs of people who are deprived of housing due to the closure of a mobile home park or the conversion of affordable rentals to condominiums, to maintain an inventory of surplus county-owned land, to create and support with staff and facilities an affordable housing advisory committee, *or lose state housing funding*; and

**WHEREAS**, Monroe County is required by Florida Statute 163.3177 to address in its Comprehensive Plan, the provision of housing for all current and anticipated future residents of the jurisdiction, the elimination of substandard dwelling conditions, the structural improvement of existing housing, and the provision of adequate sites for future housing, including affordable workforce housing, the formulation of housing implementation programs, *or lose state housing funding*; and

**WHEREAS**, Monroe County, designated as an Area of Critical State Concern as per FS 380.0552 is not exempted from the above-mentioned statutory and administrative code requirements and mandates; and

**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan directs the county to adopt land development regulations to encourage affordable housing (Objective 601.1.12); adopt programs and policies to encourage housing of various types, sizes and price ranges to meet the demands of current and future residents (Objective 601.2); and to eliminate substandard housing and to preserve, conserve and enhance the existing housing stock... (Objective 601.3); and

**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan Technical Document Housing Element 7.0 recognizes the high costs of housing development in Monroe County and concludes that “the threshold economics of affordable housing development in the Keys cannot be met” unless incentives and programs are collectively implemented and that “innovative programs without effective financial incentives will not produce affordable units in an adequate supply to meet projected housing demand” (p7-32); and

**WHEREAS**, Monroe County in order to comply with statutory and Comprehensive Plan requirements has provided millions of dollars for land purchases to develop affordable housing, continues to incur the costs of monetary incentives including the waiver of impact fees, application and building permit fees, has expended staff, legal and financial resources to draft, approve, and adopt a number of land development regulations that incentivize and/or encourage affordable housing and has demonstrated

further financial commitment with the creation of a Housing and Community Development Division and dedicated affordable housing staff members; and

**WHEREAS**, Monroe County’s workforce and taxpayers stand to benefit from future state legislative action that may make the development of affordable workforce housing less difficult, less costly and less time-consuming;

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

**Section 1.** The Monroe County Board of County Commissioners supports State legislative efforts to encourage, expedite, incentivize and finance/subsidize the development of affordable workforce housing.

**Section 2.** Monroe County, as an area of state critical concern designated as such pursuant to F.S. 380.0552 where affordable housing has been expressly designated as a concern, should not be excluded from state legislative efforts that encourage, expedite, incentivize and finance/subsidize the development of affordable workforce housing.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

Mayor Charles “Sonny” McCoy \_\_\_\_\_  
Mayor Pro Tem Mario Di Gennaro \_\_\_\_\_  
Commissioner Sylvia Murphy \_\_\_\_\_  
Commissioner George Neugent \_\_\_\_\_  
Commissioner Dixie Spehar \_\_\_\_\_

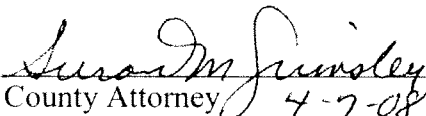
BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY \_\_\_\_\_  
CHARLES “SONNY” McCOY, MAYOR

(SEAL)  
ATTEST: DANNY L. KOLHAGE, CLERK

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DEPUTY CLERK

APPROVED AS TO FORM:

  
County Attorney 4-7-08