

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: May 16, 2007

Division: Growth Management

Bulk Item: Yes No

Department: _____

Staff Contact: Andrew O. Trivette

AGENDA ITEM WORDING: Approval of a new resolution extending the reservation of 217 affordable housing allocations for the completion of several specific projects throughout unincorporated Monroe County.

ITEM BACKGROUND: On July 19, 2006 the Board of County Commissioners reserved 257 affordable dwelling unit allocations for several specific projects through Resolution 273-2006 for a period of one (1) year which ends on July 18, 2007. One of these original projects is near completion and several units are occupied by qualified owners. Many of the other projects are slated for completion within the next year and have been working diligently toward completion. Included in the original reservation were 69 affordable dwelling units to be used by Monroe County to construct workforce housing on four (4) separate parcels. Monroe County is actively reviewing submitted proposals for completing these four projects.

PREVIOUS RELEVANT BOCC ACTION:

Resolution 273-2006 – Reservation of Affordable Dwelling Unit Allocations

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

Approval

TOTAL COST: N/A

BUDGETED: Yes No

COST TO COUNTY: _____

SOURCE OF FUNDS: _____

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

APPROVED BY: County Atty OMB/Purchasing Risk Management

DOCUMENTATION: Included Not Required

DISPOSITION: _____

AGENDA ITEM # _____

RESOLUTION NO. -2007

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS DIRECTING CONTINUED RESERVATION 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, on July 19, 2006 the Board of County Commissioners adopted Resolution 273-2006 reserving affordable dwelling unit allocations for several specified projects for a period of one year which expires on the 18th of July, 2007; 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 the immediate verification of affordable ROGO dwelling unit allocation set asides; and

WHEREAS, the BOCC has examined the Projects identified here in and determined that each is in the County's interests and are progressing with sincere intent to complete;

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

Section 1.: The Monroe County Planning Department shall direct and approve the reservation and set aside of affordable ROGO allocations for 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 resolutions all allocations shall revert to the County for possible award to other applicants) for the following Projects as follows:

- A. For the "Islander Village" Project, eighty-nine (89) affordable ROGO allocations
- B. For the "Overseas" project, forty-nine (49) affordable ROGO allocations.

- C. For the "Habitat for Humanity of the Lower Keys/Florida Keys community Housing Land Trust" Big Coppitt project, ten (10) affordable ROGO allocations.
- D. For the four Monroe County owned parcels (previously CWHIP projects), sixty-nine (69) affordable ROGO allocations.

Section 2: 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 projects.

PASSED AND ADOPTED at a regular meeting of the Board of County Commissioners of Monroe County, Florida, held on the 16th day of May, 2007.

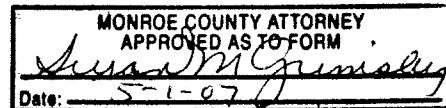
Mayor Mario De Gennaro	_____
Mayor Pro Tem Dixie M. Spehar	_____
Commissioner Charles "Sonny" McCoy	_____
Commissioner George Neugent	_____
Commissioner Sylvia Murphy	_____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By: _____
Mayor Mario DiGennaro

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK



By: _____

MEMORANDUM

Monroe County Growth Management



TO: Andrew Trivette,
Acting Growth Management Director

FROM: Tiffany Stankiewicz, Sr. Planning Tech

DATE: April 27, 2007

SUBJECT: Affordable Housing Status regarding reserved
allocations under BOCC Resolution 273-2006

*We strive to be caring,
professional, and fair*

1
2 The Board of County Commissioners reserved Affordable Housing Allocations under Resolution
3 273-2006 on July 19, 2006 for one year from the date of the resolution for the following projects
4 as follows:

- 5
6 A. "Park Village" project, forty (40) affordable ROGO allocations.
7 B. "Islander Village" project, eighty-nine (89) affordable ROGO allocations.
8 C. "Overseas" project, forty-nine (49) affordable ROGO allocations.
9 D. "Habitat for Humanity of the Lower keys/Florida Community Housing Land
10 Trust" Big Coppitt project, ten (10) affordable ROGO allocations.
11 E. For the four-parcel "Carlisle" project, sixty-nine (69) affordable ROGO
12 allocations.
13

14 Since the adoption of the resolution the status of the projects are as follows:

- 15
16 A. "Park Village": Monroe County Issued forty (40) permits to Park Village August
17 1, 2006. On April 18, 2007, ten (10) of these were issued certificate of
18 occupancies.
19 B. "Islander Village": Islander Village under the name of Drive In, LTD received a
20 Planning Commission Development Resolution 35-05. They submitted a
21 Building Permit application for forty (40) units. Applicant picked up four (4) out
22 of the forty (40).
23 C. "Overseas": 1) Agreement pursuant to section 380.032 signed by Monroe County
24 on July 19, 2006, Overseas Redevelopment Company, LLC on July 21, 2006, and
25 DCA on August 9, 2006. 2) Approved Development Order 02-07.
26 D. Habitat for Humanity of the Lower Keys/Florida keys Community Housing Land
27 Trust". The Development Review Committee (DRC) heard the project for
28 eighteen (18) Affordable units on April 24, 2007. DRC recommended approval of
29 the project to the Planning Director. Resolution to be prepared.
30 E. For the four-parcel "Carlisle" project. Not aware of any applications.
31

RESOLUTION NO. 273 -2006

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, there has been a moratorium in place on the award of dwelling unit allocations since August, 2005; 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 the immediate verification of affordable ROGO dwelling unit allocation set asides; and

WHEREAS, the BOCC has examined the Projects identified herein and determined that each is 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 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 all allocations shall revert to the County for possible award to other applicants) for the following Projects as follows:

- A. For the "Park Village" project, forty (40) affordable ROGO allocations.
- B. For the "Islander Village" project, eighty-nine (89) affordable ROGO allocations.
- C. For the "Overseas" project, forty-nine (49) affordable ROGO allocations.

- D. For the "Habitat for Humanity of the Lower Keys/Florida Keys Community Housing Land Trust" Big Coppitt project, ten (10) affordable ROGO allocations.
- E. For the four-parcel "Carlisle" project, sixty-nine (69) affordable ROGO allocations.


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

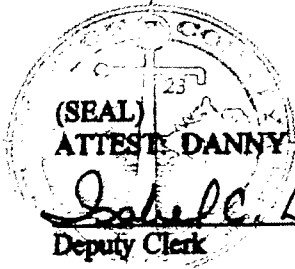
Section 3: Alternative methods of deed restrictions as approved by the County Attorney's office may be substituted for the foregoing projects.


PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 19th day of July, 2006.

Mayor Charles "Sonny" McCoy	<u>Yes</u>
Mayor Pro Tem Dixie Spehar	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner Glenn Patton	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: 
Mayor Charles "Sonny" McCoy

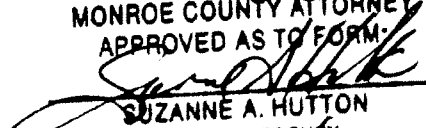


(SEAL)
ATTEST: DANNY L. KOLHAGE, CLERK

Deputy Clerk

FILED FOR RECORD
 2006 AUG 15 AM 11:58
 DANNY L. KOLHAGE
 CLK. CIR. CT.
 MONROE COUNTY, FLA.

APPROVED AS TO FORM:

County Attorney

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:

SUZANNE A. HUTTON
COUNTY ATTORNEY
Date 8/19/06