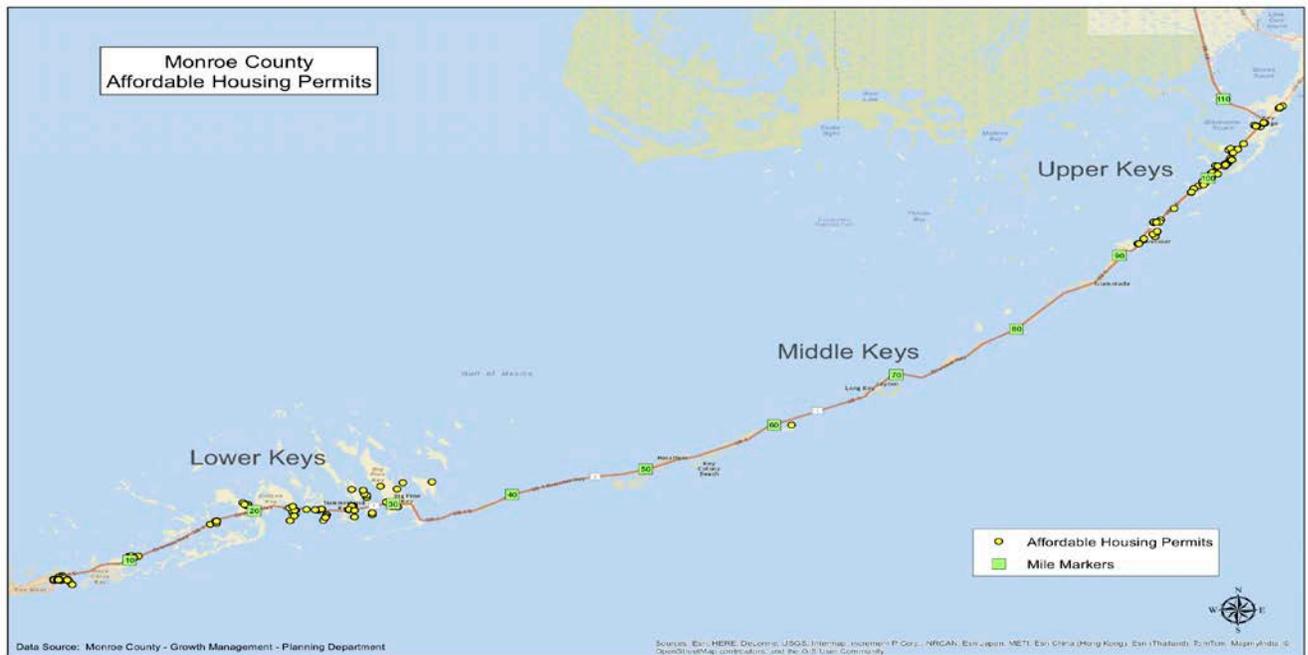


MONROE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING VIII SUMMARY/MINUTES
APRIL 22, 2016



Unanimously Adopted by the AHAC on May 20, 2016



Robert Jones, Facilitator
Affordable Housing Advisory Committee
FCRC Consensus Center, Florida State University

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MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING VIII, APRIL 22, 2016
EXECUTIVE SUMMARY

Bob Jones, the Committee' facilitator, welcomed Affordable Housing Advisory Committee (AHAC) members as well as the public to the Committee's 8th meeting. He reviewed with the Committee the proposed meeting objectives and agenda with the Committee's focus on reviewing and rating draft recommendations based on the options rated as most important at the March 2016 AHAC meeting. The Committee unanimously agreed to adopt the agenda as well as the Committee's draft March, 2016 summary/minutes with one change. Prior to adoption of the March 2016 summary, the Committee offered an opportunity for public comment but no comments were offered.

The facilitator reviewed with the Committee the effort and outcomes for the first seven meetings of the Committee. He noted that because the February meeting was devoted to the intergovernmental roundtable, and an additional and final meeting is scheduled for July 22 to complete the final set of workforce housing recommendations to the BOCC. He noted that the meetings from April through July would run from 9 a.m. to 3 p.m. to provide time for developing the Committee's recommendations. Finally the facilitator described a proposed amendment process to the draft report between the Committee's June and July meetings that would offer a final opportunity for members to test support for refinements in the draft recommendations or offer additional draft recommendations consistent with the BOCC's charge to the AHAC.

Bill Hunter noted an interest in considering recommended changes to the existing code. The facilitator noted that over the next 3 meetings there would be opportunities to clarify how existing recommendations might require changes to the code and to offer new recommendations on topics in the context of the charge and tasks.

The Committee discussed news that by the end of the Summer the Navy may know if it will be bringing an additional 400 people with families to the area. It was noted that the Navy has 166 units on Sigsbee that they're not using. Thaddeus Cohen, Key West Planning Director, noted that a draft ordinance was recently discussed at the Key West Planning Board for all housing to be affordable in the upcoming years. It would eliminate transient units, the 30% inclusionary requirement for residential and those in the cue with BPAS would be exempted. Following discussion and public comment, the Planning Committee indicated it will come back in June 2016 with some refinements to the draft. The AHAC members discussed the concept expressing concern that elimination of market rate may slow down not speed up the building of needed affordable housing.

At the March 18, 2016 AHAC Meeting, the Committee and the county and municipal liaisons reviewed and rated the importance of potential initiatives, options and strategies to address each task assigned to the committee by the BOCC. Staff had identified over 50 ideas from AHAC discussions in previous meetings and the Workforce Housing Intergovernmental Roundtable in February 2016 and circulated to members and liaisons in advance of the meeting as homework to come prepared to rate and discuss. The facilitator suggested and the Committee agreed to first review Tasks 8 and 9 related to funding and statutory changes.

For each draft recommendation the Committee clarified its meaning prior to rating its acceptability.

Below are the recommendations and the ratings indicating the support of the Committee. They are listed in order of the level of support (average rating) they received. In the discussions following the ratings the Committee provided guidance to staff to provide additional information or revise the recommendations for review at the May AHAC meeting.

TASK # 8 EXPLORE AND PROPOSE LOCAL FUNDING SOURCES TO HELP EXPAND WORKFORCE HOUSING IN MONROE COUNTY

Option #8-f -- Draft Recommendation: (*"Acceptable"- 4.4 of 5, 4-22-16*)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish an annual fee on non-primary residences that are not utilized as long-term rentals (i.e. 6 month rentals or greater) to be dedicated to supporting and developing workforce housing.

Option #8-d -- Draft Recommendation (*"Acceptable"- 4.4 of 5, 4-22-16*)

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to revise the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County.

Option #8- c -- Draft Recommendation: (*"Acceptable"- 4.0 of 5, 4-22-16*)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish a luxury/sin/sales tax to provide additional dedicated funding for workforce housing in Monroe County. (*4.0 of 5 Acceptable*)

In addition the Committee reviewed the remaining options that had received lower "importance" ratings in March:

- **Task 8 Option e.** Doc Stamps (4.0 of 5) Staff should look further into whether there is an opportunity for a local source of workforce housing funding through documentary stamp fees.
- **Task 8 Option a.** Toll of US 1 (3.6 of 5) This was judged to be difficult to accomplish with federal and state approval needed.
- **Task 8 Option b.** Ad Valorem tax. Review and recommend whether increasing local ad valorem taxes should be pursued as a workforce housing funding source. (3.5 of 5) There was agreement that this would be a challenging recommendation to secure support of the BOCC and the public.

TASK # 9 REVIEW AND RECOMMEND WORKFORCE HOUSING STRATEGIES AS AMENDMENTS TO STATE STATUTES (TASKS A-D)

Option #9-d -- Draft Recommendation: (*"Acceptable"- 4.4 of 5, 4-22-16*)

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to revise-increase the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County.

Option #9 - a -- Draft Recommendation (*"Acceptable"- 4.2 of 5, 4-22-16*)

In light of the workforce housing crisis in Monroe County and the historic donor inequity between the County's contributions and funding received under the Sadowski Trust Fund, the AHAC recommends the BOCC maintain supportive of maintaining the Sadowski Trust Funding and dedicated tax credit project for the Florida Keys as a key legislative priority.

Option #9-b -- Draft Recommendation (“Reservations”- 3.8 of 5, 4-22-16)

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years) in order to preserve existing affordable housing.

TASK #4 DEVELOP SOLUTIONS FOR RENTAL WORKFORCE HOUSING

Option #4-i -- Draft Recommendation (“Strong Support”- 4.7 of 5, 4-22-16)

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions in order to preserve rental affordable housing. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years) in order to preserve existing affordable housing. *Reference and Add to Task 9b, Recommendation*

Option #4-a -- Draft Recommendation: (“Strong Support”- 4.6 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an affordable housing overlay which can be applied to properties (through a map amendment) to provide additional density bonuses for affordable developments that offer exclusively workforce housing rentals in perpetuity on Tier III designated lands.

Option #4-h -- Draft Recommendation: (“Acceptable”- 4.4 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and recommend a cost effective approach to enhance the enforcement of illegal vacation rentals; tourist housing and vacation rentals of affordable units housing units; including the possibility of additional code compliance staff to focus on short term terms and continued partnership with the Monroe County Tax Collector.

Task 4 Options Reviewed with an Average Rating of Less than 4.5 of 5 in “Importance.”

Task 4 Option g. Outreach & Public Awareness to abate NIMBY sentiment to workforce rental housing Recommend strategies and best practices for outreach, public awareness, education and engagement to address “Not in my backyard” (NIMBY) sentiment to workforce rental housing. (3.75 of 5) (4-20-16- Staff directed to develop draft recommendation.)

TASK #5: DEVELOP INCENTIVES FOR WORKFORCE HOUSING ON TIER 3 PROPERTIES

Option #5 a-- Draft Recommendation (5.0 of 5, “Strong Support” 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density bonus to provide additional density exclusively for the development of affordable housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands.

Option #5-c -- Draft Recommendation (5.0 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC consider issue requests for proposals (RFP) for the development of affordable housing on county-owned land. The AHAC recommends the BOCC direct staff to coordinate with other public entities which own land in the county and recommend how best to increase and target incentives for leasing back the properties to affordable housing developers. The AHAC also recommends the BOCC direct the Land Authority to prioritize the purchase of additional Tier 3 lands for the development of affordable housing.

Option #5-k.1 -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a property tax incentive for **homeowners that rent a unit as affordable housing** on Tier 3 property.

Option #5-k.2 -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the creation of a tax incentive for the development of affordable housing (language needed to indicate it stays with the property for X years).

Option #5-i -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to maintain and update the inventory of County owned land that can be used for affordable housing development.

Option # 5-l -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs.

Option #5-b -- Draft Recommendation ("Acceptable"- 4.5 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory affordable housing residential unit. Staff should evaluate residential zoning districts, density standards, maximum size of the accessory affordable housing residential unit and the minimum property size for the development of an accessory residential affordable housing unit.

Task 5 Options Reviewed with an Average Rating of Less than 4.5 of 5 in "Importance."

Task 5, Option m. Consider amending height limit for affordable housing (4.3 of 5) Staff was directed to draft a recommendation based on the discussion for consideration in May.

TASK # 6 DEVELOP STRATEGIES FOR INCREASING DENSITY TO ENCOURAGE WORKFORCE HOUSING DEVELOPMENT, SUCH AS MICRO HOUSING AND DORMITORIES

The facilitator noted that Task 6 recommendations focused on density which was also covered in both Task 4 and 5 recommendations. He noted these might be folded in with them going forward.

Bill Hunter requested time to present on whether the Committee should address how affordable ROGOs should be used and what kind of affordable housing are they enabling- is it single family homes on Tier 3 lots reducing our takings liability or transient lodging? He reviewed the code provisions and suggested the Committee needs to make recommendations about the system and illustrated the point by reviewing a development on Stock Island. The Committee discussed the presentation and Mr. Hunter indicated that his request was to fashion a recommendation that looked at wording of that incentive program where it says 1 for 1 and 2 for 1 and cut it back to the only way is if you use single family home on tier II lot on approved subdivision thereby eliminating ability to transfer to working waterfront. Staff was directed to look at section 130-161.1 the Affordable Housing incentive program and see what recommendations consistent with the discussion there could be for limiting transfer of mobile home market rate right to single family lots in tier 3 IS subdivision lots.

An opportunity for public comment was offered mid morning during the Committee's discussion of draft recommendations and in afternoon following the rating of draft recommendations. Concluding, the facilitator reviewed the effort to refine and reach consensus on AHAC recommendations over the next three meetings. Committee members expressed their appreciation for the participation of municipal representatives. Several committee members expressed support for the use of homework and suggested it proved helpful in moving through a complex agenda. The facilitator thanked the members for the hard work in reviewing the recommendations and noted they would be getting some additional homework in the form of revised and refined recommendations based on the discussions and direction at this meeting to prepare for the May meeting. The Committee members completed a meeting evaluation form and the meeting adjourned at 2:50 p.m.

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING VII, APRIL 22, 2016
MEETING SUMMARY/MINUTES

AHAC Members in attendance: **Jim Cameron, Hana Eskra, Bill Hunter, Warren Leamard, Kurt Lewin, Tim Root, Jim Saunders, , Ed Swift, Randy Wall, Jodi Weinhofer & Bill Wiatt**

AHAC Liaisons in attendance: **Heather Carruthers, Monroe County Commission Liaison Sylvia Murphy, Monroe County Commission Liaison, Thaddeus Cohen, City of Key West Liaison, George Garrett, City of Marathon Liaison, Debra Gillis, Mayor, Village of Islamorada Liaison,**

AHAC Members unable to attend: Ed Davidson, Ken Naylor, Stephanie Scuderi,

Staff: **Mayte Santamaria, Emily Schemper, Carol Schreck, Steve Williams, Kevin Bond, Peter Morris, & Tiffany Stankiewicz,**

Facilitator: **Bob Jones, FCRC Consensus Center, FSU**

I. INTRODUCTION

A. Review of Agenda and March 18 2016 Meeting Summary/Minutes

Bob Jones, the Committee' facilitator, welcomed Affordable Housing Advisory Committee (AHAC) members as well as the public to the Committee's 8th meeting. He asked members present to introduce themselves and noted that several members had indicated they would be unable to participate in today's meeting but there was a quorum of members to proceed.

The facilitator reviewed with the Committee the proposed meeting objectives and agenda with the Committee's focus on reviewing and rating draft recommendations based on the options rated as most important at the March 2016 AHAC meeting. (*See Appendix #1*). The Committee unanimously agreed to adopt the agenda as well as the Committee's draft March, 2016 summary/minutes with one change. Prior to adoption of the March 2016 summary, the Committee offered an opportunity for public comment but no comments were offered.

B. Review of the Committee Work Plan and Consensus Guidelines

The facilitator reviewed with the Committee the effort and outcomes for the first seven meetings of the Committee. He noted that because the February meeting was devoted to the intergovernmental roundtable, and an additional and final meeting is scheduled for July 22 to complete the final set of workforce housing recommendations to the BOCC. He noted that the meetings from April through July would run from 9 a.m. to 3 p.m. to provide time for developing the Committee's recommendations. Finally the facilitator described a proposed amendment process to the draft report between the Committee's June and July meetings that would offer a final opportunity for members to test support for refinements in the draft recommendations or offer additional draft recommendations consistent with the BOCC's charge to the AHAC.

Bill Hunter noted an interest in considering recommended changes to the existing code and asked when in the process he could offer ideas or recommendations on that issue. The facilitator responded that over the next 3 meetings there would be opportunities to clarify how existing recommendations might require changes to the code and to offer new recommendations on topics in the context of the charge and tasks. In response to a question from Commissioner Caruthers, Mayte Santamaria noted that Committee recommendations adopted by the BOCC would be incorporated into the County's Land Development Regulations (LDRs) and comprehensive plan.

C. Workforce Housing Updates and Other Matters

The Committee discussed news that by the end of the Summer the Navy may know if it will be bringing an additional 400 people with families to the area. It was noted that the Navy has 166 units on Sigsbee that they're not using.

Thaddeus Cohen, Key West Planning Director, noted that a draft ordinance was recently discussed at the Key West Planning Board for all housing to be affordable in the upcoming years. It would eliminate transient units, the 30% inclusionary requirement for residential and those in the cue with BPAS would be exempted. Following discussion and public comment, the Planning Committee indicated it will come back in June 2016 with some refinements to the draft. The AHAC members discussed the concept expressing concern that elimination of market rate may slow down not speed up the building of needed affordable housing.

II. REVIEWING THE TASKS AND RATING DRAFT RECOMMENDATIONS

A. INTRODUCTION

At the March 18, 2016 AHAC Meeting, the Committee and the county and municipal liaisons reviewed and rated the importance of potential initiatives, options and strategies to address each task assigned to the committee by the BOCC. Staff had identified over 50 ideas from AHAC discussions in previous meetings and the Workforce Housing Intergovernmental Roundtable in February 2016 and circulated to members and liaisons in advance of the meeting as homework to come prepared to rate and discuss. The participants used an importance scale where 1= not important and 5=very important and identified the most important among these options and began to discuss how to draft priority recommendations for each of the Tasks.

The ideas and options reviewed in March were listed by Task in order of the average importance. From these options: 21 were judged to be "very important" receiving an average rating from 4.6 to 5.0; 9 options were considered "important" receiving a rating from 4.0-4.5; and 9 options were considered less important receiving a rating from 1.7 to 3.9. For some options the participants generally agreed on importance for other options there was a split in opinion on importance.

B. REVIEW OF DRAFT RECOMMENDATIONS

In the draft recommendations listed below ~~strikethrough~~ and underlined language indicates suggested revisions to the recommendation prior to the Committee's rating of its importance. The facilitator suggested that the Committee first review Tasks 8 and 9 related to funding and statutory changes.

TASK # 8 EXPLORE AND PROPOSE LOCAL FUNDING SOURCES TO HELP EXPAND WORKFORCE HOUSING IN MONROE COUNTY

Option #8-f Annual fee on non-primary residences that are not long-term rentals. Review and recommend whether an annual fee on non-primary residences that are not long-term rentals should be collected and used as a workforce housing funding source. *(March 2016 AHAC Average Rating-4.7 of 5, "Very Important")*

Option #8-f -- Draft Recommendation:
 The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish an annual fee on non-primary residences that are not utilized as long-term rentals (i.e. 6 month rentals or greater) to be dedicated to supporting and developing workforce housing. *(4.4 of 5 "Acceptable")*

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	1	2	1	9	4.4

Committee Comments and Suggestions:

- All snowbirds will get taxed. Will never use for rental.
- If this is focused just on vacation rentals, it may open us up to changing the ordinance to be consistent with the current law.
- Is enforcement an issue? Each month the Planning Board and the County Attorney’s office actively enforces violations.
- Problem we have is we don’t have enough affordable housing properties and part of the property we do have is being taking out of pool that could be used for rental.
- A \$200 per year fee would not break them. This is impacting the problem of supply of housing.
- Are we adding more tax to those already here?
- We have a tourist based economy and businesses need employees and they need affordable workforce housing. Suggest as we look at a way to tax businesses involved in the tourism industry too. The entire community has a stake to keep communities alive. We need dramatic change in money we collect as taxes.
- The way this works, anyone coming into the County and buys a house and doesn’t homestead, will pay an additional tax unless they can prove they rent it for more than 6 months.
- We should look for what will yield the most money soon to establish funding recommendation priorities.
- 40% of houses in Monroe County are owned by non-permanent residents comprising 20-25,000 homes. An annual fee of \$200 could raise as much as \$5 million.
- Concern regarding unintended consequences. Will this promote a transient workforce?
- This recommendation directs staff to look at issues and any unintended consequences. Does it make sense to ask the BOCC to direct staff to do this?
- This should be part of the solution, not the solution.

Option #8-d TDC Penny/ Land Authority. Amend or increase Tourist Impact Tax to provide dedicated funding for workforce housing (*March 2016 AHAC Average Rating 4.5 of 5, "Important"*)

Option #8-d -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to revise the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County. (*4.4 of 5 Acceptable*)

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	1	0	1	2	10	4.4

Committee Comments and Suggestions:

- Ranked this as unacceptable because from the industry’s perspective the ½ penny is not being utilized, except in Key West.
- A minor concern is what if in 20 years we want to use for affordable senior housing. We should take the long view on what we are directing or limiting the funding for.
- Amending what is existing in terms of funding is a strong possibility, raising it is another story.
- We have latitude to increase tourist impact tax. 6 years ago it was 4 pennies and the industry wanted to increase an additional 1 cent to compensate for economic downturn and support additional marketing and tourism which the BOCC did. We’ve been successful with the unintended consequence of created a workforce housing crisis. I think it’s legitimate for us to look at this engine that created the demand as a source to give back to community and not just for workforce housing.
- We deal with other challenges from the impact of tourism impacts such as traffic, health care, enforcement for transient enforcement, rental assistance. Worries me if we focus only for workforce housing.
- In 1986 as a result of land use issues, the County decided to get special tax to set aside for the land authority under the critical state concern designation.
- This will have no impact on hotels and will help if earmarked for AH. Ask staff to look into under critical concern to tax the rest of tourist industry along with hotels. We should consider making others in industry pay their way too.
- I understand and support promoting senior housing and understand other tourism impacts. On average, Monroe County residents have been apprehensive regarding broadening the use of taxes. We should pursue this but keep it focused on AH.
- The tourist impact tax is 14.5% and I pay 17 -18% as a hotel tax other places. It’s why we call it that. Yes, we collect it there and want them to stay overnight. Restaurants and charter boats are part of the tourist economy we all depend on. Others should take part in increasing the tourist impact tax and spread it out.
- Regarding the ½ cent money collected not being used, Key West is moving to spend some of the 12 million they have collected.
- Should we look at how the affordable housing funding is being distributed?

- The BOCC already changed this to include construction beyond land.
- Half of the tourist impact ½ penny goes to the Land Authority, the other ½ goes to county. I believe we have to have funding for this but there needs to be a balance of sources from those contributing to the impacts (e.g. sin taxes etc.)
- Not sure there is the political will of Monroe County to build the affordable housing we want to build. Industry already feels they are doing their part. Can we amend bed tax in meaningful way to include others?
- Everyone should be involved but to change TDC funding accordingly may be an difficult task. Consider creating another item tied to licensing to all tourism industry – tax on all via the licensing process as opposed to the bed tax.
- We should exhaust first what can we do locally before going to Tallahassee.
- We have an actual population of 77,000 but a functional one of 150,000. Services are needed for all and non-residents should contribute to these impacts.

Option #8-c Luxury /sin tax/sales tax. Review and recommend whether a luxury/sin tax (i.e. sales tax) should be pursued as a local workforce housing funding source. (March 2016 AHAC Average Rating- 4.5 of 5, “Important”)

Option #8, c. -- Initial Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish a luxury/sin/sales tax to provide additional dedicated funding for workforce housing in Monroe County. (4.0 of 5 Acceptable”)

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	1	0	4	0	8	4.0

Committee Comments and Suggestions:

- Clarify what we mean by luxury. Is it smoke and booze? Is it big ticket items like boats, cars?
- If they all potentially bring \$ to affordable housing, it will depend on how difficult it will be to bring into place and how much revenue can be secured.
- Is this a general sales tax? In March we were not discussing a general tax.
- Don’t think hotels should carry it all. A sin tax would good. Let’s not look at not looking at luxury sales tax as if will be very complicated to develop.
- The sin tax seems politically the most feasible.
- One person’s sin.... We need a different wording. I don’t get linkage between a nice boat and affordable housing. Rather than a sin tax, what about a service tax starting with alcohol? The process of providing it to the people which is the linkage to workforce housing. Bartenders need a place to live.
- Are we talking only about serving industry? Or in general?
- Overall concept, don’t tax product, tax the cost of making available to service.
- Have to connect back to people and housing because working in industry.
- We should consider whether any of these related to Florida revenue vs. local revenue.

- Having a problem with the nexus with service and bartenders. What about teachers and firemen? We should also look to the affordability of booze and impacts of an excess of booze and cigarettes. We don't have sobering up beds, kids who need foster care and many related to abuse and health caused by excessive use of alcohol.
- If we impose a tax it should target bad actors. Concern with sin tax specifically for workforce housing.
- Instead of a sales tax, consider an annual COP charge. Wouldn't eliminate an annual tax on COP license. Would accomplish same thing. (provider vs. service)
- Understand what is being said, but we are splitting hairs here. 60% of taxes paid behind this go to the county. And yet all of that goes toward offsetting. We have issue – how do we raise money for it.
- Staff should bring back new item as alternative to sales tax (COP or licensing) – service tax on liquor. Consider increasing the OC fee for restaurants and bars and tourist related attractions and investigate if it is possible to impose a transaction fee to all real estate transactions.
- State licensing law does not allow you to play with local fees. You can look at it but not successful.

Task 8 Options Reviewed with an Average Rating of Less than 4.5 of 5 in "Importance."

Task 8 Option g. Community Fund (CFFK) Review and recommend whether a community fund should be established through a collaboration with the Florida Keys Community Foundation as a workforce housing funding source. (4.1 of 5)

Task 8 Option e. Doc Stamps (4.0 of 5)

Committee Comments

- Did we actually check or are we just assuming nothing can be done with doc stamps? *A: There was confusion last month on the term "doc stamps" which is a state not local controlled charge. Monroe County is not a charter county and can't issue these like Miami Dade might. Real estate transaction fees are controlled by the state.*
- Staff should look further into whether there is an opportunity for a local source of workforce housing funding through documentary stamp fees.

Task 8 Option a. Toll of US 1 (3.6 of 5)

Committee Comments

- Toll funding would be a good solution but it appears that is very difficult to accomplish with the FDOT and with USDOT. This would be a heavy lift in Congress and the State Legislature.
- In terms of licensing, consider using county occupation license fee. Understand this is restricted at state level.

Task 8 Option b. Ad Valorem tax. Review and recommend whether increasing local ad valorem taxes should be pursued as a workforce housing funding source. (3.5 of 5)

Committee Comments

- The BOCC did take \$5m from infrastructure sales tax for affordable housing in this fiscal year. The BOCC understands what we are facing. Ad valorem is a harder sell, our rates are not high but values are high.
- We should save this fight for something long term that we need.

TASK # 9 REVIEW AND RECOMMEND WORKFORCE HOUSING STRATEGIES AS AMENDMENTS TO STATE STATUTES (TASKS A-D)

Option #9-b Allow Land Authority funds to be used for extending deed restrictions or buying back expired deed restrictions to preserve affordable housing. *(March 2016 AHAC Average Rating- 4.8 of 5, "Very Important")*

Option #9-b -- Draft Recommendation:
 The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years) in order to preserve existing affordable housing. *(3.8 of 5 Minor Reservations)*

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	0	5	4	3	3.8

Committee Comments and Suggestions:

- Hesitation is if we end up buying back all properties do we end up with not great properties? How are we using resources? Is this at the end of deed restriction or earlier? Is it better to buy land?
- The recommendation geared toward getting more information on these issues and unintended consequences.
- When staff discussed this with the Land Authority, they're recommending not focusing on expired items but addressing much earlier in the process. So with a 99 year deed restriction discuss if there is 25 years or less whether to offer to buy. They indicated this would not be feasible if already within 10 years of expiring.
- Between now and 2020 about 100 will expire (all with 20 year deed restrictions) and more will follow.
- Those may be worth extending if possible even for 50 years.
- "Expiring" is why I ranked it low. Suggest there is a balance between buying 1 immediately and extending and building new one on land you don't have. If we move forward, look at balance.
- The economics are not there – if you have 100 of these and they lose the affordable designation most out there are in areas that really don't have market to be above AH.
- The biggest bang for the buck is to build as much today as possible and put off buying back deed restrictions. Land won't get cheaper than today.
- Like to see "deed restrictions" removed from our codes. Don't want to be involved in any more housing with deed restrictions. Government should own underlying land for workforce housing developments.
- Can take opposite position, in that this could be an opportunity to do public/private partnerships which may have tax advantages or entity may retain some ownership of the land. Land Authority has

equity position to be able to come in and talk in terms of what happens to that property. May not want to give up that flexibility.

- Staff will bring back a revised recommendation in light of the discussion.

Option #9-d Amend or increase 1-cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing. *March 2016 AHAC Average Rating- 4.5 of 5, "Important"*)

Note: Option 9-d-1 The Workgroup rated the charge language, “Amend or increase 1 cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry (3.3 of 5 Somewhat Important)

Option #9-d -- Draft Recommendation:
 The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to ~~revise~~ increase the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County. (4.4 of 5, Acceptable”)

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	1	0	1	2	10	4.4

Committee Comments and Suggestions:

- This is the same conversation on 8(d) local funding sources.
- Consider not just hotels but tax other things that are ticketed?
- One option was about reshuffling the existing and another about increasing the amount of taxation. Struggling with which one is which. If we are reshuffling do we need state approval?
- Should probably have recommendations that reflect both for further discussion. (Shuffle money or raise additional funding)
- Include the TDC capital expenditures in considering what may need to be shuffled around.
- Take that off your discussion list. It’s statewide so won’t be able to change that.
- We should be discussing expanding the tourist tax base. Could get passed as CSC (tax ticketed tourist services). Think we can get it done. That industry is paying for their needs.
- This problem extends state wide. If there are recommendations for changes to TDC, now is the time to do it all.
- Point of clarification – local option tax is called transient rental tax/tourist development tax and is 4 pennies. Tourist impact tax – (Land Authority) is 1%. This is Land Authority tax.

Option #9 - a. Address Sadowski Trust Fund donor inequity. *(March 2016 Average AHAC Rating, 4.5 of 5, "Important")*

Option #9 - a -- Draft Recommendation:

In light of the workforce housing crisis in Monroe County and the historic donor inequity between the County's contributions and funding received under the Sadowski Trust Fund, the AHAC recommends the BOCC maintain supportive of maintaining the Sadowski Trust Funding and dedicated tax credit project for the Florida Keys as a key legislative priority. (4.2 of 5, "Acceptable")

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	1	0	3	0	9	4.2

Committee Comments and Suggestions:

- We may be wasting staff time on this as it may not be feasible. Monroe County just received \$20 million for workforce housing.
- State is moving towards not dipping in Sadowski funding. The expectation is that it will once again be used for AH in next 2 years. We're going to start to get to end of our ability to say we're "donors" and not getting enough back. This will be a heavy lift.
- Monroe County is the only county to get a tax credit project dedicated to this county.
- This may be low on list to fight for
- Recommendation should be very supportive of re-establishing the fund to make re-available.
- It's part of the County's legislative package every year anyway

Task 9 Options Reviewed with an Average Rating of Less than 4.5 of 5 in "Importance."

- **Task 9 Option d-1.** Amend or increase 1-cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry (3.3 of 5)

TASK #4 DEVELOP SOLUTIONS FOR RENTAL WORKFORCE HOUSING

- *In March 2016 the SDAC rated 3 options as "very important," 4.5 of 5 or higher; 6 options were rated between 4.1 and 2.8 in importance.*

Option #4-a Additional density bonus for affordable developments that are only rental in perpetuity in Tier III properties. (March 2016 Average AHAC Rating 4.8 of 5, "Very Important")

Option #4-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an affordable housing overlay which can be applied to properties (through a map amendment) to provide additional density bonuses for affordable developments that offer exclusively workforce housing rentals in perpetuity on Tier III designated lands. ("Strong Support"- 4.6 of 5)

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	

April 22 AHCA Ratings	0	1	1	0	11	4.6
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Committee Comments and Suggestions:

- With this language you get 2 things 1) a tax credit deal (60% and below). You may get 120-140 AMIs because rents high enough with additional density but you wouldn't get 60-100% which is what we want.
- You'd still have transferable development rights but they are not referenced here. Just like in the Oceanside scenario the developer gains additional density by transferring development rights.
- With this recommendations, you'll get at 2 ends of the problem but not in the middle.
- Since the 2012 hurricane model and units from the DEO Comprehensive Plan updates, the general direction from the community and BOCC has been not to add additional density for market rate development. We have a limited supply of ROGO and a high demand. Over 8000 privately owned parcels. While we can't incentivize more market rate, we do need to utilize our AH allocations. Hopefully we can have a mix – or some ratios. This is not set yet.
- In terms of density bonus for using a Tier 3 lot that is 2 acres for affordable housing what will you let them build? Are you transferring density off that lot? Doesn't say that here. *A: Staff doesn't know the number today. Now it's 18 units an acre. Maybe with the overlay you might get 25 units an acre. We already have density for affordable housing development, this would be an additional allocation on top of that of that for only rental properties.*
- Market rate would stay the same density but this would offer more density for affordable section.
- We shouldn't look at these separate from tax subsidies and credits. The subsidies are tied to what level people are buying at. There are less subsidies for moderate and less for higher AMIs.
- Don't think there is any appetite for increased density for market rate properties. Not sure it makes sense.
- Assumed increase in density would equate with smaller units. Need for smaller units? Hoping that's where we're headed.
- The concept is good but let staff look at the numbers and figure out ways that the middle may be covered.
- If we increase density, parking is an issue. Density doesn't do developers any good if we don't look at the parking requirements. *A: County just recently allowed for parking in setbacks.*
- Why are we restricting to Tier 3? *A: Because of the requirements of the comp plan and the DEO review. Tier 2 is only in Big Pine Key. Tier 3 starts with higher ROGO points so they are more competitive. Tier 2 is less (BPK). The concern is you are going to incentivize developing in habitat lands if you offer incentives for affordable housing.*
- One criteria for the overlay should be proximity to public transportation and employment centers.
- We may not want to limit ourselves that much.
- What about fractional units and ROGOS?
- This is a philosophical discussion regarding ROGOS and hurricane evacuation. I can debate it either way. As long as we are under the mandate of 24 hours – if we fractionalize, it will effectively put more people in that category that need to get out of here and increase in ways we may not want to. Avoid defining this on too fine a level. For example, how many should be counted for each dwelling? A dwelling is a dwelling is a dwelling. A ROGO is a ROGO is a ROGO.
- We should try to maximize number of ROGOS we have. Lower Keys want to have density.
- In March the AHAC rated the fractional units option at 4.2 of 5.

- Workforce renters will typically need 2 parking per unit. You can ask for a variance on Stock Island. Not supportive of backing off our parking requirements. And for some in county “density” is 4-letter word.
- The County has variance procedures and provisions for scooter parking on Stock Island.

Option #4-h Enhance enforcement of tourist housing and vacation rental use of affordable housing units and increase enforcement and compliance efforts. *(March 2016 Average Rating- 4.7 of 5, “Very Important”)*

Option #4-h -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and recommend a cost effective approach to enhance the enforcement of illegal vacation rentals; tourist housing and vacation rentals of affordable units housing units; including the possibility of additional code compliance staff to focus on short term terms and continued partnership with the Monroe County Tax Collector. *(“Acceptable”- 4.4 of 5)*

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	1	0	0	4	9	4.4

Committee Comments and Suggestions:

- We were talking about more enforcement on illegal rentals to immediately gain housing. Why doesn't the recommendation include that? I want to tie in enforcements of illegal vacation rental.
- Address enforcement through tax collection. Work with the Tax Collector.
- The County does partner with the Tax Collector and call in number is advertised countywide. Property owners may not be in compliance with county regulations regarding rentals just because of payment of taxes.
- Fines should be set at least at the rental amount. A: The fines proposed are up to level of rental amount but none are below \$2000.
- There are differences throughout the Keys. Marathon has wide open vacation rentals/
- What about enforcement of affordable housing deed restricted units being used in illegal vacation rentals? A: The AHAC provided a recommendation on enforcement of qualifying and monitoring for Task 3.

Option #4-i Buy back incentives or create incentives to retain for expiring deed restricted units to provide continued deed restricted rental units. *(March 2016 Average Rating- 4.7 of 5, “Very Important”)*

Option #4-i -- Draft Recommendation:

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed

restrictions in order to preserve rental affordable housing. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years) in order to preserve existing affordable housing. *Reference and Add to Task 9b, Recommendation (“Strong Support”- 4.7 of 5, 4-22-16)*

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	0	1	3	12	4.7

Committee Comments and Suggestions:

- This was discussed under 9b

Task 4 Options Reviewed with an Average Rating of Less than 4.5 of 5 in “Importance.”

Task 4 Option e. Dynamic/current/accurate Inventory for existing affordable housing. Create and provide renters with access to a dynamic up-to-date inventory for existing affordable housing throughout Monroe County in collaboration with municipalities. *(4.1 of 5)*

Task 4 Option d. Community Foundation of the Florida Keys (CFFK) Loan and Housing Fund. The County in collaboration with municipalities, businesses and the Florida Keys Community Foundation should create a Rental Assistance Loan and Housing fund as part of the FKCF (to help renters with first, last & deposit). *(4.1 of 5)*

Task 4 Option f. Purchase properties with existing dwelling units or ROGO exemptions and deed restrict the market rate unit as affordable housing *(4.0 of 5)*

Task 4 Option g. Outreach & Public Awareness to abate NIMBY sentiment to workforce rental housing Recommend strategies and best practices for outreach, public awareness, education and engagement to address “Not in my backyard” (NIMBY) sentiment to workforce rental housing. *(3.75 of 5) (4-20-16- Staff directed to develop draft recommendation.)*

Committee Comments and Suggestions:

- Need to address the NIMBY reaction with public outreach and education.
- If we want to implement any of the Committee’s recommendations we will need support. ½ of the residents in Key West think the “market” will take care of the workforce housing issue.
- All our projects in the Keys have had serious and expensive NIMBY issues. It’s a real issue that adds significant cost.
- There has to be a lot of public outreach and education.
- After the quality affordable housing development is completed, there are few complaints
- People associate affordable housing with the \$20k range. It’s communication of who the \$55k person is.
- On Big Coppitt the battle to build affordable housing is not over as an increase density comes next. We need to find a way to educate on the benefits and diffuse the concerns for workforce housing.
- All sectors need to be involved- business, public and non profit.

Task 4 Option b. Create Rental Assistance fund (first, last & deposit) (3.1 of 5)

Task 4 Option i. Increased public transportation. Develop strategies for increased public transportation to connect workforce housing with employment centers. (2.8 of 5)

TASK #5: DEVELOP INCENTIVES FOR WORKFORCE HOUSING ON TIER 3 PROPERTIES

- 9 options were rated “very important,” 4.5 of 5 or higher; 4 options were rated between 4.3 and 3.0 in importance.

Option #5- c Target incentives for publicly owned Tier 3 land that is leased back to developer. March 2016 Average Rating: “Very Important” 5.0

Option #5, c. -- Initial Draft Recommendation:
 The AHAC recommends the BOCC consider issue requests for proposals (RFP) for the development of affordable housing on county-owned land. The AHAC recommends the BOCC direct staff to coordinate with other public entities which own land in the county and recommend how best to increase and target incentives for leasing back the properties to affordable housing developers. The AHAC also recommends the BOCC direct the Land Authority to prioritize the purchase of additional Tier 3 lands for the development of affordable housing. (5.0 of 5, “Strong Support”)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
April 22 AHCA Ratings	0	0	0	0	14	5.0

Committee Comments and Suggestions:

- None

Option # 5-1 Create an additional density bonus standard for Tier 3 affordable housing that increases density with transfer of development rights (TDRs). March 2016 Average Rating- “Very Important” 4.9

Option # 5,1. -- Initial Draft Recommendation:
 The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs. (4.9 of 5, “Strong Support”)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
April 22 AHCA Ratings	0	0	1	0	13	4.9

Committee Comments and Suggestions:

- Developers can build affordable housing at higher density without use of Transferable Development Rights (TDRs). If you were market rate and you wanted to increase density you'd have to transfer density from another location to build more market rate. Affordable housing does not have to do that. This was a discussion to potentially create another 3rd or 4th layer of density – but have to transfer in some extra bonus. What that is hasn't been determined. It's another bonus scenario.
- The recommendations that talk about increasing density will provoke a public reactions. Is this cumulative? As written it's across all zonal districts. *A: Overlays create sectionalizing. As proposed, across all unincorporated Monroe County.*
- Not necessarily opposed but need detail as to what zoning districts this applies to and how many can be used on top of each other. Right now, suburban /commercial has 400 % density as it exists. *A: Not every zoning district allows housing and we have 2 different density standards. An allocated density which is what you get on your site and we have allocated density and max-net (transfer from one density to your new location for increased density). Currently AH doesn't have to transfer density. In our new code you can transfer from any location in any tier. Will be more readily available in the future.*

Option #5-a Additional density bonus for Tier III developments that are only affordable rental deed restricted in perpetuity. Develop additional density bonuses for median, low and very low income categories. *March 2016 Average Rating: "Very Important" 4.8*

Option #5 a-- Initial Draft Recommendation:
 The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density bonus to provide additional density exclusively for the development of affordable housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (5.0 of 5, "Strong Support")

<i>Acceptability Ratings Support</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	0	0	0	11	5.0

Committee Comments and Suggestions:

- Should this be organized by income category? Maybe only for median which is the gap mentioned earlier or only very low income for tax credits.
- For all three categories, you cannot get the bonus without providing additional density?
- In terms of income, from a development perspective, anything you do that helps to decrease the per unit cost for land gets us there. Density bonuses relate directly to per unit land cost.
- Need to do it at all income levels. There is a conversation of only 80% - at 60% still need public subsidy. So how do we use less public resources for those folks – that would be by density.
- We may need it across the board but we may want to target median as this is a harder struggle to develop affordable housing for this level.

- Need to do the evaluation with statistics and what are needs and how they will be met with the bonus.
- The County’s residential inclusionary housing code doesn’t specify income categories. The Committee could recommend potentially that more density/units could be put in if they were for lower income categories. You could go beyond inclusionary limits because you get density bonus in these categories.
- I’d leave out very low. Tax incentive so doesn’t need additional density bonus. The need is for median and low income units.
- What is top end of median? *A: Owner occupied 4-person household \$87k and rental \$87k. Married is \$116k*
- Discussion in upper Keys is that moderate income residents are having trouble finding places to live.
- Almost ½ the units the county has built are moderate.
- The challenge is the optics of using subsidies for residents making over \$100,000.
- If we want to serve moderate income residents we should be building “permanent rental” workforce housing. Harder to object to this if it covers all categories.

Option #5-k.1 Develop a property tax incentive for affordable housing homeowners of Tier 3 properties *March 2016 Average Rating: Very Important” 4.8*

[Option #5-k.1 -- Initial Draft Recommendation:](#)
 The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a property tax incentive for **homeowners that rent a unit as affordable housing on Tier 3 property. (4.9 of 5, “Strong Support”)**

<i>Acceptability Ratings Support</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	0	0	1	11	4.9

Committee Comments and Suggestions:

- In March we split out the developer and the property owners.
- Should we be giving individual homeowners tax incentives? Explain owner occupied past homestead. A: This recommendation addresses homeowners that rent a unit as affordable housing on tier 3 property” Add that to the recommendation.
- Should we address income classifications in this recommendation?

Option #5-k.2 Develop a property tax incentive for affordable housing developers. *“Very Important” 4.5 of 5*

[Option #5-k.2 -- Initial Draft Recommendation:](#)
 The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the creation of a tax incentive for **the development of affordable housing (language needed to indicate it stays with the property for X years).** *(4.9 of 5, “Strong Support”)*

<i>Acceptability Ratings Support</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	0	0	1	11	4.9

Committee Comments and Suggestions:

- Is there something we need to add that has to be certain number of units to receive the tax incentive? *A: Doesn't currently address but members can recommend adding. This envisioned applying to larger scale multifamily affordable housing developers.*
- Is this just for developers of rental housing? *A: No.* What would be the advantage other than short term?
- If they do more consider providing an ad valorem tax break.
- The property tax break goes with property. Could we use development vs. developer? Want it to stay with property and not with person.
- A 12 year period is no different than Housing tax credits. Looking to sell after 15 years.
- Entity that develops and maintains ownership until they sell it.
Don't quite agree with this. Original developer may move it into different entity. Tax credit belongs with property for a limited number of years
- If property tax has to run with property so should this incentive.

Option #5, i. Identify County owned land that can be utilized for affordable housing development. *"Very Important" 4.75*

Option #5-i -- Initial Draft Recommendation:

The AHAC recommends the BOCC direct staff to maintain and update the inventory of County owned land that can be used for affordable housing development. *(4.9 of 5, "Strong Support")*

<i>Acceptability Ratings Support</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	0	0	1	11	4.9

Committee Comments and Suggestions:

- AHAC completed review of Surplus Land inventory pursuant to Sec. 125.379 FS, and sent to BOCC in November 2015.

Option #5- b Create provision for affordable deed-restricted "accessory residential units" in residential zoning districts (allow a small additional unit on a Tier 3 parcel with an existing residential unit) *"Very Important" 4.7*

Option #5-b -- Initial Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory affordable housing residential unit. Staff should evaluate residential zoning districts, density standards, maximum size of the accessory affordable housing residential unit and the minimum property size for the development of an accessory residential affordable housing unit. *(4.5 of 5 "Acceptable")*

<i>Acceptability Ratings Support</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong</i>	<i>Average</i>
	1	2	3	4	5	
<i>April 22 AHCA Ratings</i>	0	1	1	1	8	4.5

Committee Comments and Suggestions:

- Does 5.b mean an accessory residential unit for a different household and if it does, does it require ROGO? *A: Yes it requires a ROGO and it is for a different household.*
- Very small, in certain zones, areas or size of parcel could use as option for small residential unit.
- For affordable housing ROGOs would these “mother-in-law” units be deed restricted? *A: Would normally be a 99-year deed restriction if deed restriction is tied to permit received.*
- How would we be assured rented as AH? *A: Tenant comes to county to qualify annually. Code enforcement would handle.*
- Could use for guests instead of AH.
- Would this allow a “tiny house”? Most successful mother in law units in Key West are about 400 square feet allowing for a kitchen and sink. *A: Yes and it would be enforced in the same way.*
- This has been successful in Key West were there is little land. How would this work elsewhere in the Keys? *A: Has not been decided and the recommendation is to evaluate this.*
- Clarify the square feet need to put a “tiny house” on.
- Public input will be needed on any recommendations.

Task 5 Options Reviewed with an Average Rating of Less than 4.5 of 5 in “Importance.”

Task 5, Option m. Consider amending height limit for affordable housing (4.3 of 5)

Committee Comments and Suggestions:

- This is an important issues and the AHAC should develop a recommendation on it as it could greatly enhance the ability to provide more workforce housing.
- Build in a variance structure.
- Should this be considered in relation to proximity to population centers? There are places that make sense.
- Already have to adjust elevations for the new flood plain rules.
- If there is a variance process you will need setbacks. There is a lot of fear in the community that this will not be done right.
- Better to address as a variance with the Planning Commission rather than as a change to the Land Development Code. Everyone is scared to death for 4 stories. The Commission will give a variance if necessary.
- Marathon’s have a “2-foot give-me” on this plus a provision that allows for architectural features to go to 45’ (non-habitable). It would be a stretch to bring one extra floor for affordable housing.
- Difficult to legislate this. A: We won’t use “variance” because typically you get that as hardship to your property. This would be a process for special approval from BOCC or the Planning Commission with general criteria.
- Hardship regarding affordable workforce housing is felt county-wide.

- Is the County developing a new code for flood? *A: Not adopted yet but the concept is to provide for a new structure 3' above base flood level then 3' on top.*
- It needs to be 2 feet above that at 5 feet. If it doesn't provide another floor, it is not worth it.
- We need to be very careful what you recommend here in terms of what the actual height will be.

Task 5 Option b. County to target Tier 3 lots for purchase & development of affordable housing. RFP for grouped lots for development (4.0 of 5)

Task 5. Option d. Target foreclosure properties - vacant properties (Tier III) for purchase & development of affordable housing or developed sites (any Tier) with a ROGO to deed restrict as AFH (3.3 of 5)

Task 5. Option g. Outreach & Public Awareness to abate NIMBY sentiment for Tier 3 workforce housing (3.0 of 5)

TASK # 6 DEVELOP STRATEGIES FOR INCREASING DENSITY TO ENCOURAGE WORKFORCE HOUSING DEVELOPMENT, SUCH AS MICRO HOUSING AND DORMITORIES

- *Three options were rated "very important," 4.5 of 5 or higher; Three options were rated between 4.4 and 1.8 in importance.*

The facilitator noted that Task 6 was covered in both Task 4 and 5 and might be folded in with them in the future draft.

Option #6-a Additional density bonus for developments that are only affordable rentals in perpetuity on Tier III land? Develop additional density bonus for median, low and very low income categories? (4.8 of 5 *Very Important*)

Option #6-a -- Draft Recommendation: (Option # 5-a deals with affordable rental housing and received at 5.0 of 5, "Strong Support")

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density bonus to provide additional density exclusively for the development of affordable housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (5.0 of 5, "Strong Support")

Option #6-b Create provision for affordable deed-restricted "accessory residential units" in residential zoning districts (allow a small additional unit on a Tier III parcel with an existing residential unit) (4.8 of 5, "Very Important")

Option #6-b -- Draft Recommendation: (refer to Option # 5-b which received a 4.4 of 5, "Acceptable")

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory affordable housing residential unit (requires

the use of an affordable ROGO). Staff should evaluate residential zoning districts, density standards, maximum size of the accessory affordable housing residential unit and the minimum property size for the development of an accessory residential affordable housing unit.

Option #6-e Create additional density bonus standard for affordable housing that increases density with TDRs (4.6 of 5, "Very Important")

Option #6-e -- Draft Recommendation: (refer to Option # 5-1 which received a 4.5 of 5, "Acceptable")

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs.

Task 6 Options Reviewed with an Average Rating of Less than 4.5 of 5 in "Importance."

Task 6, Option c. Consider re-allocating market rate ROGOs to affordable to provide additional ROGOs (1.8 of 5)

Task 6 Option d. Fractional ROGOs? (4.2 of 5)

Task 6 Option f. Consider amending height limit for affordable housing (4.4 of 5)

C. INCENTIVE PROGRAMS- HOW SHOULD AFFORDABLE ROGOS BE USED AHAC Member Bill Hunter Presentation

Bill Hunter requested time to present on whether the Committee should address how affordable ROGOs should be used and what kind of affordable housing are they enabling- is it single family homes on Tier 3 lots reducing our takings liability or transient lodging? (See the presentation slides in Appendix #6). He reviewed the code provisions and suggested the Committee needs to make recommendations about the system and illustrated the point by reviewing a development on Stock Island. He indicated that his request was to fashion a recommendation that looked at wording of that incentive program where it says 1 for 1 and 2 for 1 and cut it back to the only way is if you use single family home on tier II lot on approved subdivision thereby eliminating ability to transfer to working waterfront.

Committee Comments and Suggestions:

- What happened to public access that public was promised? *A: The gate must be opened from dawn to dusk – boardwalk around property as set forth in the development agreement*
- we didn't ensure the affordable housing development (sender site) was going to be low and very low. It was 50% moderate, 25% median and 25% low. Very low disappeared.
- To address displacement, the developer committed to maintaining rents at the current for 7 years. The Code requires 3 years.
- The hotel industry is not in favor of additional transient units.

- Would you also not want to consider what happened at sender site? A: Sender units get deed restrictions for 99 years and will be targeted as much as possible as 25/25/25/25 or as otherwise approved by board. If committee is interested you could strike that.
- Sender site should become property of county not deed restricted.
- We don't want to de-incentivize the preserving of trailer parks and we don't need more tourist lodging
- Why would we want to restrict only to single family? From an economic standpoint if you transfer to parcel and get more units if multi family. Not sure that's part of the change we want to make. I don't think we should focus on where it goes as much as its use.
- Other issue by removing any value from remaining land what incentive do they have to move it?
- We were "hand-cuffed" at the Planning Commission. Had to allow the development to go through.
- Question was asked why would we go to family single lot? In essence if we did transfer of single family lots it would retire a lot of parcels and take care of takings issues as well as provide market rate.
- Staff should look at section 130-161.1 AH incentive program and see what recommendations there are for limiting transfer of mobile home market rate right to single family lots in tier 3 IS subdivision lots

III. PUBLIC COMMENT

An opportunity for public comment was offered mid morning during the Committee's discussion of draft recommendations and in afternoon following the rating of draft recommendations. There were not public comments offered.

IV. NEXT STEPS AND ASSIGNMENTS

Concluding, the facilitator reviewed the effort to refine and reach consensus on AHAC recommendations over the next three meetings. Committee members expressed their appreciation for the participation of municipal representatives. Several committee members expressed support for the use of homework and suggested it proved helpful in moving through a complex agenda.

The facilitator thanked the members for the hard work in reviewing the recommendations and noted they would be getting some additional homework in the form of revised and refined recommendations based on the discussions and direction at this meeting to prepare for the May meeting. He reminded members the May, June and July meetings are now scheduled to run between 9 a.m. and 3 p.m. to provide enough time to build consensus on AHAC recommendations to the BOCC. The Committee completed a meeting evaluation form (*See Appendix # 3 for an evaluation summary*) and adjourned at 2:50 p.m.

Appendix #1 Meeting Agenda

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING VI—FRIDAY, MARCH 18, 2016—9:00 A.M.-1:00 P.M. MARATHON GOVERNMENT CENTER

COMMITTEE MEETING OBJECTIVES

- ✓ To review and Approve Regular Procedural Topics (Agenda, AHAC January 2015 Summary/Minutes, February Roundtable Summary)
- ✓ To review the Committee’s Draft Work Plan
- ✓ To receive an additional presentation on inclusionary housing requirements for workforce housing and review approach to Task #10.
- ✓ To review the AHAC Final Report Format, Sections and Ideas for Short Term and Longer Term Actions.
- ✓ To prioritize the Report Sections and Ideas for Actions in terms of importance
- ✓ To Identify Next Steps, Assignments
- ✓ To Hear and Consider Public Comment

MEETING AGENDA—FRIDAY, MARCH 18, 2016

All Agenda Times—including Public Comment & Adjournment—are Approximate and Subject to Change

9:00 AM	Welcome, Roll Call, Introductions, Review and Approval of Agenda
9:15	Review, Public Comments and Approval of AHAC January 22, 2016 Draft Summary/Minutes, Review of the Intergovernmental Roundtable Summary
9:20	Overview of the Consensus Building Guidelines and Process Review of the AHAC Charge, Committee Work Plan
9:25	Update on Actions, Activities since the January 22, 2016 AHAC Meeting
9:40	Comments & Discussion on Intergovernmental Roundtable meeting <ul style="list-style-type: none"> • Lessons learned & Ideas/strategies
10:00	CONTINUED from January AHAC meeting on Inclusionary Housing Strategies Task #10. Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing. Briefing on Residential Inclusionary Housing- Project Example <ul style="list-style-type: none"> • Developer Perspective on a Project meeting the Residential Inclusionary Housing requirement-Jim Saunders • <i>Committee Q & A</i> • Continue to support residential and invest in an expert study of inclusionary housing to non-residential and transient units/developments • Review of the AHAC Resolution to the BOCC on supporting inclusionary housing study.
10:20	<i>Public Comment</i>
10:30	<i>Break</i>
10:45	Overview of Proposed AHAC Final Report Format
11:00	Review and Refinement of AHAC Format/ Sections and Ideas for Action Drawn from Past AHAC Meetings
12:00	Prioritizing the Importance of Report Sections and Issue Area Strategies and Options
12:45	<i>Public Comment</i>
12:55	Next Steps and Assignments
1:00 PM	ADJOURN

Appendix #2- AHAC Committee and Staff

AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERSHIP	
MEMBER, ORGANIZATION	REPRESENTATION –Based on Statutory/Regulation Categories & Districts
Jim Cameron	Advocate for low income affordable housing, Dist. 2
Capt. Ed Davidson, Monroe County School Board	Citizen recommended by the Monroe County School Board
Hana Eskra, Florida Market President, Gorman & Co. Inc.	Real estate professional in connection with affordable housing, Dist. 4
Bill Hunter	Citizen with no financial interest in the development of affordable
Warren Leamard. Owner, Chef, Destination Catering & Events	Not for profit provider of affordable housing, Dist. 3
Kurt Lewin	
Ken Naylor, Atlantic Pacific Communities	For profit provider of affordable housing, Dist. 3
Tim Root, Mingo Co Construction	Residential affordable housing building industry, Dist. 1
Jim Saunders, Bayview Land Development & Permitting	Citizen, representing employers in Monroe County, Dist. 5
Stephanie Scuderi, Senior VP, Centennial Bank.	Citizen, representing essential services personnel related to AH, Dist. 5
Ed Swift III, President, Historic Tours of America	Citizen, residing in Monroe County, Dist. 4
Randy Wall, Blue Fin Inc.	Labor, home building related to affordable housing, District 2
Jodi Weinhofer, President, Lodging Association of the Florida Keys	Citizen recommended by the Monroe County lodging industry
William Wiatt, Sunset Villas	Member, Local Planning agency, Dist. 4
BOCC LIAISON- EX OFFICIO MEMBERS	
Heather Carruthers	Mayor Pro Tem, Monroe County BOCC
Sylvia Murphy	Commissioner, Monroe County BOCC
MUNICIPALITIES LIAISONS- EX OFFICIO MEMBERS	
Thaddeus Cohen	Planning Director, City of Key West
George Garrett	Planning Director/Deputy City Manager, City of Marathon
Deb Gillis	Mayor, Village of Islamorada
MONROE COUNTY STAFF	
Peter Morris / Steve Williams	County Attorney's Office
Mayte Santamaria	Senior Director of Planning and Environmental Resources, Santamaria-Mayte@MonroeCounty-FL.Gov (305) 289-2500
Emily Schemper	Comprehensive Plan Manager (305)289-2500 Schemper-Emily@MonroeCounty-FL.Gov
Tiffany Stankiewicz	Development Administrator
Carol Schreck	Committee Administrator Schreck-Carol@MonroeCounty-FL.Gov
AHAC FACILITATOR	
Bob Jones	FCRC Consensus Center, FSU, rmjones@fsu.edu

Appendix #3- Meeting Evaluation Summary

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING EVALUATION SUMMARY

MEETING VII—FRIDAY, APRIL 22, 2016—9:00 A.M.-3:00 P.M.
MARATHON GOVERNMENT CENTER

Average rank using a 0 to 10 scale, where 0 means totally disagree and 10 means totally agree.

1. Please assess the overall meeting.

9.2 The agenda packet was very useful.

9.4 The objectives for the meeting were stated at the outset.

9.0 Overall, the objectives of the meeting were fully achieved.

2. Do you agree that each of the following session objectives was achieved?

9.7 The background information was very useful.

9.7 To review and Approve Regular Procedural Topics (Agenda, AHAC March 18 Summary/Minutes, February 2016 Intergovernmental Roundtable Key Points, Consensus Guidelines)

9.3 To review the Committee's Draft Work Plan

8.8 To provide an overview of the AHAC Chart of Initiatives/Ideas reviewed at the March 18 AHAC meeting

8.7 To review options and rate and refine initial draft recommendations for the "very important" options for Tasks 8, 9, 4, 5 & 6 identified at the March 18 AHAC meeting

9.0 To Identify Next Steps, Assignments

NA To Hear and Consider Public Comment

3. Please tell us how well the facilitator helped members engage in the meeting.

9.7 The facilitator made sure the concerns of members were heard.

8.6 The facilitator helped to arrange our time well.

4. Please indicate your level of satisfaction with the organizational meeting?

8.7 Overall, I am very satisfied with the meeting.

9.1 I am satisfied with the outcomes of the meeting.

9.2 I know what the next steps following this meeting will be.

5. What did you like best about the listening session?

- New and additional ideas that were brought forward
- Appreciate hearing from other jurisdictions and their input.

6. How could the session have been improved?

- Too much facilitator direction and replication.
- Too much redundancy in the way the review was organized.

Appendix #4 – AHAC Charge

THE AFFORDABLE HOUSING ADVISORY COMMITTEE CHARGE

AHAC Tasks Assigned by the Monroe County Board of County Commissioners (BOCC)

The Monroe County Affordable Housing Committee (Committee) will seek consensus on guidance and recommendations to the Monroe County Board of County Commissioners (BOCC) addressing the issues set forth in the Committee's charge.

By October 2015:

- 1 Propose a definition for “Workforce” and the need within and where (geographically in unincorporated Monroe County) for providing housing for various income levels (very low, low, median and moderate).
- 2 Evaluate and define the workforce housing need in unincorporated Monroe County.
- 3 Evaluate and propose additional mechanism to qualify and monitor the occupants of deed restricted affordable housing to ensure the units are preserved and maintained as affordable.

Within 1 year from the effective date of this resolution:

4. Develop solutions for rental housing.
5. Develop incentives for development of workforce housing on Tier III properties.
6. Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories.
7. Develop strategies to increase the Monroe County Housing Authority's role in workforce housing, specifically as a management entity for rental workforce housing;
8. Explore and propose expanding local funding sources (local government, private/public partnerships, community/charitable organizations) to help expand workforce housing in Monroe County.
9. Review and consider recommendations to the BOCC for amendments to statutes to address:
 - a Sadowski Trust Fund donor inequity,
 - b Allow Land Authority funds to be used for extending deed restrictions or buying back expired deed restrictions to preserve affordable housing,
 - c Amend Low Income Housing Tax Credit (LIHTC) program to require on-site management longer than 15 years,
 - d Amend or increase 1 cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry; and
10. Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing.

Appendix #5: AHAC Workplan

COMMITTEE DRAFT WORK PLAN/MEETING SCHEDULE			
2015			
#	DATE	TIME	LOCATION
Initial Review and Development of AHAC Recommendations for Tasks #1-3			
I.	Friday, August 21, 2015	9am-12 pm	Marathon Govt. Ctr.
Organizational Meeting #1: Review Charge, Procedures, Success, Work plan and BOCC Charge tasks due in October 2015: workforce definition, workforce housing need and deed restricted affordable housing			
II.	Friday, September 18, 2015	9am-1pm	Marathon Govt. Ctr.
2 nd Meeting: Refine and Adopt Work Plan, Presentation and discussion on qualifying and monitoring employee housing and potential role of the Monroe County Housing Authority (Task #3); review 2 nd draft statement on “workforce” definition (#1); receive information from staff on workforce housing need and review draft statements (#2).			
III.	Friday, October 16, 2015	9am-3pm	Marathon Govt. Ctr.
3 rd Meeting: Refine and Update Work Plan, review, refine and adopt draft consensus recommendations on workforce definition (#1), workforce housing need (#2) and deed restricted affordable housing (#3). Review & discussion of Local Housing Assistance Plan, Sec. 2-701. - Duties of the affordable housing advisory committee.			
Initial Review of AHAC Ideas and Options on Tasks # 4-10, November 2015 –March 2016			
IV.	Friday, November 20, 2015	9am-1 pm	Marathon Govt. Ctr.
4 th Meeting: Review Work plan; Discuss, review, discuss and adopt the Report to the BOCC on the Local Housing Assistance Plan and surplus land inventory; Presentation and information on AHAC Tasks #5 Incentive for development of Tier III workforce housing properties and discussion and identification of initial options.			
V.	Friday, December 18, 2015	9am-1 pm	Marathon Govt. Ctr.
5 th Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Local funding sources (#8), state and local funding (#9a,b,c,d) discussion of initial options for recommendations.			
2016			
VI.	Friday, January 22, 2016	9am-1 pm	Marathon Govt. Ctr.
6 th Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Possible topics: Task #10 Inclusionary Housing.			
Consensus Building on AHAC Recommendations for Tasks 4-10, April 2016- July 2016			
	Friday, February 19	9am-3 pm	Marathon Govt. Ctr.
AHAC Roundtable with Municipal Representatives			
VII.	Friday, March 18, 2016	9am-1 pm	Marathon Govt. Ctr.
8 th Meeting: Refine and update Work Plan, Additional presentations, briefings and information on AHAC Tasks; Overview of initial draft of AHAC draft workforce housing report; Rating, refining and building consensus on background and recommendations.			
VIII.	Friday, April 22, 2016	9am-1 pm	Marathon Govt. Ctr.
9 th Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Task #6 Increase Density (micro housing, dormitories, etc.) to encourage workforce housing development; Review of AHAC draft workforce housing report outline. Rating, refining and building consensus on draft background and recommendations.			
IX.	Friday, May 20, 2016	9am-3pm	Marathon Govt. Ctr.
10 th Meeting: Review of 2 nd draft of AHAC draft workforce housing report and rating, refining and building consensus on background and recommendations.			
XI.	Friday, June 17, 2016	9am-1 pm	Marathon Govt. Ctr.
11 th Meeting: Review and adopt final draft of AHAC draft workforce housing report			
XII.	Friday, July 22 2016	9am-1 pm	Marathon Govt. Ctr.
12 th Meeting: Finalize and adopt AHAC report to the BOCC			

Appendix #6- Incentive Programs- How Should Affordable ROGOs be Used- Bill Hunter Presentation Slides

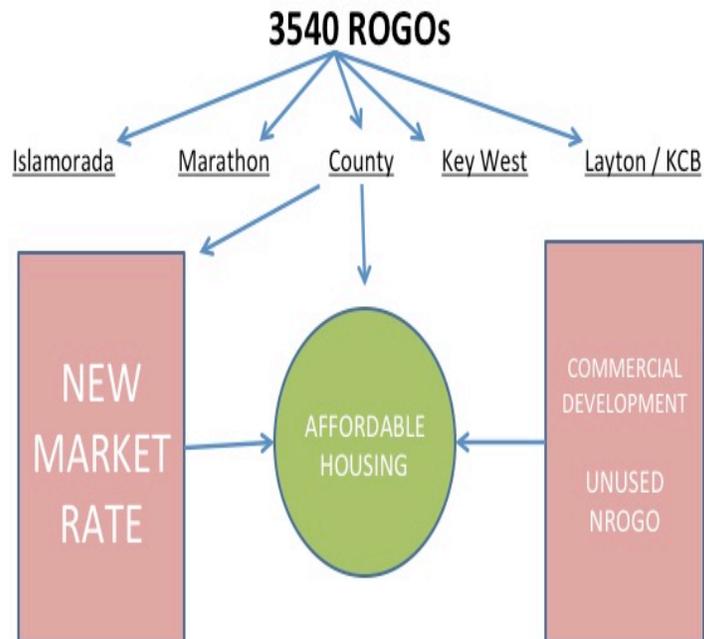
How should Affordable ROGOs be used?

Workforce Housing Balance Today



=

2012 - Ten Years of NEW Growth



Sec. 130-161.1. - Affordable housing incentive programs.

- The intent of this section is to set forth a program to help incentivize affordable housing
- Program 1: Transfer of ROGO Exemptions from Mobile Home Parks.
 - The intent of this program is to establish an appropriate incentive for mobile home park owners to maintain mobile home park sites development within Monroe County
 - This program seeks to address the housing needs of the Florida Keys as a regional obligation.
- This section expresses the county's preference for transfer of ROGO exemptions to single-family lots or parcels.

Sec. 130-161.1. - Affordable housing incentive programs.

- ROGO exemptions transferred under this program may be transferred on a **1 for 1 basis** where the ROGO exemptions are to be transferred to **single-family residential lots or parcels** within the same ROGO planning subarea.
- However, where transfers are to be made to **commercial or recreational working waterfronts** (as defined by Florida Statutes), or to **multi-family projects in non-IS districts**, the transfers shall result in no fewer than **two deed-restricted affordable or workforce housing units** remaining on an eligible sender site(s) for each market rate ROGO exemption transferred.

‘Single Family Lot – Improved Subdivision’

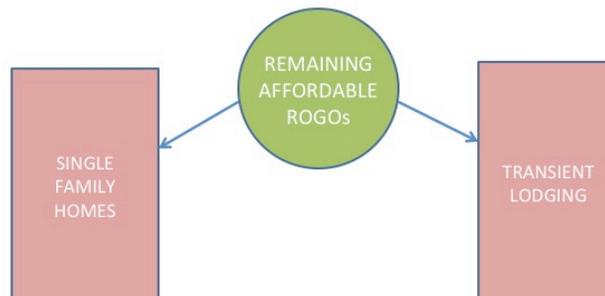


‘Multi family in working waterfront’

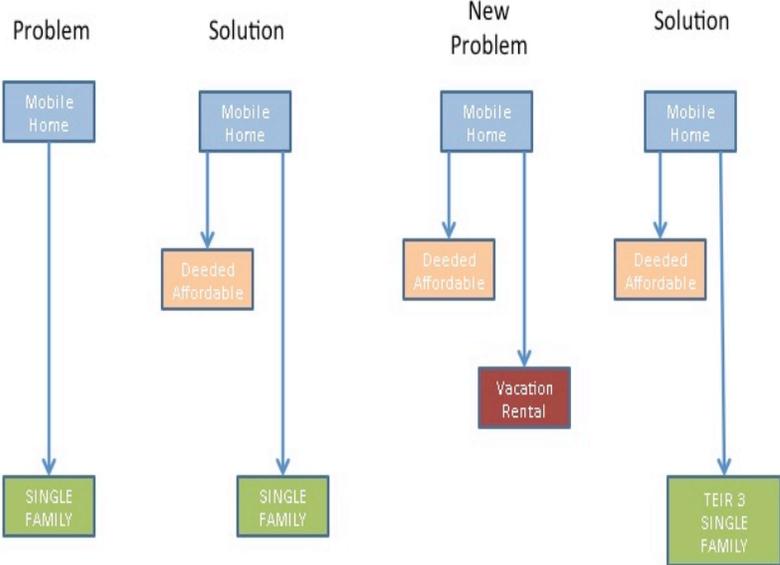


SEVEN YEARS OF AFFORDABLE ROGOS AVAILABLE IMMEDIATELY

Deed restrictions preserve but draw from the pool



MC 131-161.1 – Affordable Housing Incentive Programs



Appendix #7- Draft Recommendations Listed by Level of Support, April 22, 2016

16 Draft AHAC Recommendations in Order of Support (from 5.0 of 5 to 3.8 of 5)

1. Option #5 a-- Draft Recommendation (5.0 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density bonus to provide additional density exclusively for the development of affordable housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands.

Option #5-c -- Draft Recommendation (5.0 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC consider issue requests for proposals (RFP) for the development of affordable housing on county-owned land. The AHAC recommends the BOCC direct staff to coordinate with other public entities which own land in the county and recommend how best to increase and target incentives for leasing back the properties to affordable housing developers. The AHAC also recommends the BOCC direct the Land Authority to prioritize the purchase of additional Tier 3 lands for the development of affordable housing.

2. Option #5-k.1 -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a property tax incentive for **homeowners that rent a unit as affordable housing** on Tier 3 property.

Option #5-k.2 -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the creation of a tax incentive **for the development of affordable housing** (*language needed to indicate it stays with the property for X years*).

Option #5-i -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to maintain and update the inventory of County owned land that can be used for affordable housing development.

Option # 5-l -- Initial Draft Recommendation (4.9 of 5, "Strong Support" 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs.

3. Option #4-i -- Draft Recommendation ("Strong Support"- 4.7 of 5, 4-22-16)

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions in order to preserve rental affordable housing. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years) in order to preserve existing affordable housing. *Reference and Add to Task 9b, Recommendation ("Strong Support"- 4.7 of 5, 4-22-16)*

4. Option #4-a -- Draft Recommendation: (“*Strong Support*”- 4.6 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an affordable housing overlay which can be applied to properties (through a map amendment) to provide additional density bonuses for affordable developments that offer exclusively workforce housing rentals in perpetuity on Tier III designated lands.

5. Option #5-b -- Draft Recommendation: (“*Acceptable*”- 4.5 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory affordable housing residential unit. Staff should evaluate residential zoning districts, density standards, maximum size of the accessory affordable housing residential unit and the minimum property size for the development of an accessory residential affordable housing unit.

6. Option #8-f -- Draft Recommendation: (“*Acceptable*”- 4.4 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish an annual fee on non-primary residences that are not utilized as long-term rentals (i.e. 6 month rentals or greater) to be dedicated to supporting and developing workforce housing.

Option #8-d -- Draft Recommendation: (“*Acceptable*”- 4.4 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to revise the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County.

Option #9-d -- Draft Recommendation: (“*Acceptable*”- 4.4 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to revise-increase the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County.

Option #4-h -- Draft Recommendation: (“*Acceptable*”- 4.4 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate and recommend a cost effective approach to enhance the enforcement of illegal vacation rentals; tourist housing and vacation rentals of affordable units housing units; including the possibility of additional code compliance staff to focus on short term terms and continued partnership with the Monroe County Tax Collector.

7. Option #9 - a -- Draft Recommendation: (“*Acceptable*”- 4.2 of 5, 4-22-16)

In light of the workforce housing crisis in Monroe County and the historic donor inequity between the County’s contributions and funding received under the Sadowski Trust Fund, the AHAC recommends the BOCC maintain supportive of maintaining the Sadowski Trust Funding and dedicated tax credit project for the Florida Keys as a key legislative priority.

8. Option #8- c -- Draft Recommendation: (“*Acceptable*”- 4.0 of 5, 4-22-16)

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish a luxury/sin/sales tax to provide additional dedicated funding for workforce housing in Monroe County. (4.0 of 5 Acceptable”)

9. Option #9-b -- Draft Recommendation (“Reservations”- 3.8 of 5, 4-22-16)

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years) in order to preserve existing affordable housing.

Appendix #8- Options Listed by Level of Importance

IDENTIFIED BY THE AHAC FROM AUGUST 2015- MARCH 2016

At the March 18, 2016 AHAC Meeting, the Committee and the county and municipal liaisons reviewed and rated the importance of ideas and options in addressing their charge identified from their discussions in previous meetings for each BOCC task. The participants used an importance scale where 1= not important and 5=very important. Below the 39 ideas reviewed listed in order of their average importance in three categories: Those considered "very important" receiving an average rating from 4.6 to 5.0 (21 options); those considered "important" receiving a rating from 4.0-4.5 (9 options); and those considered less important receiving a rating from 1.7 to 3.9 (9 options). For some options the participants generally agreed on importance for other options there was a split in opinion on importance. Going forward the Committee will be begin to test the acceptability of draft recommendations based on these options.

A. IMPORTANCE RANKING: 4.5- 5.0 "VERY IMPORTANT" (21 OPTIONS)

1. Task 5a. Target publicly-owned Tier 3 land that is leased back to developer. (*chart list #5.c*) (5.0 of 5)
2. Task 5b. Create additional density bonus standard for Tier 3 affordable housing that increases density with TDRs (*chart list #5.L*) (4.9 of 5)
3. Task 5c. Develop a Property Tax incentive for affordable housing homeowners (*chart list # 5.k – a.*) (4.8 of 5)
4. Task 4a. Additional density bonus for affordable developments that are only rental in perpetuity in Tier III (*chart list #4.a*) (4.8 of 5)
5. Task 5c. Develop a Property Tax incentive for Tier 3 affordable housing homeowners (*chart list # 5.k – a.*) (4.8 of 5)
6. Task 5d. Additional density bonus for Tier III developments that are only affordable rental deed restricted in perpetuity. Develop additional density bonuses for median, low and very low income categories. (*Chart # 5.a*) (4.8 of 5)
7. Task 6a. Additional density bonus for affordable developments that are only rental in perpetuity in Tier III. Develop additional density bonus for median, low and very low income categories. (*chart list #6.a*) (4.8 of 5)
8. Task 6 (b) Create provision for affordable deed-restricted " accessory residential units" in residential zoning districts (allow a small additional unit on a Tier III parcel with an existing residential unit) (*chart list #6.b*) (4.8 of 5)
9. Task 8 (a) Annual fee on non-primary residences that are not long term rentals. Review and recommend whether an annual fee on non-primary residences that are not long-term rentals should be collected and used as a workforce housing funding source. (*Chart List #8.f*) (4.8 of 5)
10. Task 9 (a) Allow Land Authority funds to be used for extending deed restrictions or buying back expired deed restrictions to preserve affordable housing (*Chart List #9.b*) (4.8 of 5)
11. Task 5e. Identify County owned land that can be utilized for affordable housing development. (*Note: AHAC completed review of Surplus Land inventory pursuant to Sec. 125.379 FS, and sent to BOCC*) (*Chart list #5.i*) (4.75 of 5)
12. Task 5g. List of available Land (Governments, Utilities, School Board, hospitals, NPOs (churches, etc.) (*Chart list #5.n*) (4.7 of 5)
13. Task 5f. Create provision for affordable deed-restricted "accessory residential units" in residential zoning districts (allow a small additional unit on a Tier III parcel with an existing residential unit) (*Chart list #5.h*) (4.7 of 5)

14. Task 4b. Increase enforcement of tourist housing use or vacation rental use of affordable housing units (*chart list #4.h*) (4.7 of 5)
Enhance enforcement of tourist housing or vacation rental use of affordable housing units and increase enforcement and compliance efforts
15. Task 4c. Buy back incentives or create incentives to retain for expiring deed restricted units to provide continued deed restricted rental units (*chart #4.i*) (4.7 of 5)
Develop recommendations for providing incentives to retain expiring deed restricted units or buy-back incentives to provide for continued deed restricted affordable housing rental units.
16. Task 6c. Create additional density bonus standard for affordable housing that increases density with TDRs (*Chart list #6.e*) (4.6 of 5)
17. Task 8 b. TDC Penny/ Land Authority: Amend or Increase Tourist Impact Tax to provide dedicated funding for workforce housing (*chart list #8.d*) (4.5 of 5)
18. Task 4 i. Develop a Property Tax incentive for developers (*chart List #5.k b*) (4.5 of 5)
19. Task 4 j. Use Land Authority Funds to extend Tier III deed restrictions or for buying back expired deed restrictions (*chart list #5.e*) (4.5 of 5)
20. Task 8 a. Luxury / sin tax / sales tax
Review and recommend whether a luxury/sin tax (i.e. sales tax) should be pursued as a local workforce housing funding source. (*Chart list #8.c*) (4.5 of 5)
21. Task 9 b. Address Sadowski Trust Fund donor inequity (*Chart List #9.a*) (4.5 of 5)

B. IMPORTANCE RANKING OF OPTIONS: 4.0-4.4 “IMPORTANT” (9 OPTIONS)

22. Task 6 d. Consider amending height limit for affordable housing (*chart list #6.f*) (4.4 of 5)
23. Task 5 k. Consider amending height limit for affordable housing (*chart list #5.m*) (4.3 of 5)
24. Task 6 e. Consider fractional ROGOS. (*chart list #6.d*) (4.2 of 5)
25. Task 4 e. Dynamic/current/accurate Inventory for existing affordable housing
Create and provide renters with access to a dynamic up-to-date inventory for existing affordable housing throughout Monroe County in collaboration with municipalities. (*chart list #4.c*) (4.1 of 5)
26. Task 4d. Community Foundation of the Florida Keys (CFFK) Loan and Housing Fund
The County in collaboration with municipalities, businesses and the Florida Keys Community Foundation should create a Rental Assistance Loan and Housing fund as part of the FKCF (to help renters with first, last & deposit). (*Chart list #4.e*) (4.1 of 5)
27. Task 8 c. Community Fund (CFFK)
Review and recommend whether a community fund should be established through a collaboration with the Florida Keys Community Foundation as a workforce housing funding source. (*Chart List #8.g*) (4.1 of 5)
28. Task 8 e. Doc Stamps (*Chart list #8.e*) (4.0 of 5)
29. Task 5 l. County to target Tier 3 lots for purchase & development of affordable housing. RFP for grouped lots for development (*chart list #5.b*) (4.0 of 5)
30. Task 4 f. Purchase properties with existing dwelling units or ROGO exemptions and deed restrict the market rate unit as affordable housing (*chart list #4.f*) (4.0 of 5)

C. IMPORTANCE RANKING: 1.7 – 3.75 “LESS IMPORTANT” (9 OPTIONS)

31. Task 4 g. Outreach & Public Awareness to abate NIMBY sentiment to workforce rental housing (*chart list #4.g*) (3.75 of 5) Recommend strategies and best practices for outreach, public awareness, education and engagement to address “Not in my backyard” (NIMBY) sentiment to workforce rental housing.

32. Task 8 g. Toll of US 1 (*Chart list #8.1*) (3.6 of 5)
33. Task 8 f. Ad Valorem tax
Review and recommend whether increasing local ad valorem taxes should be pursued as a workforce housing funding source. (*chart List #8.b*) (3.5 of 5)
34. Task 9 d. Amend or increase 1 cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry (*Chart List #9.d, a*) (3.3 of 5)
35. Task 5 m. Target foreclosure properties - vacant properties (Tier III) for purchase & development of affordable housing or developed sites (any Tier) with a ROGO to deed restrict as AFH (*chart list #5.d*) (3.3 of 5)
36. Task 4 h. Create Rental Assistance fund (first, last & deposit) (*chart list #4.b*) (3.1 of 5)
37. Task 5 n. Outreach & Public Awareness to abate NIMBY sentiment for Tier 3 workforce housing (*chart list #5.g*) (3.0 of 5)
38. Task 4 i. Increased public transportation
Develop strategies for increased public transportation to connect workforce housing with employment centers. (*Chart list #4.d*) (2.8 of 5)
39. Task 6 f. Consider re-allocating market rate ROGOs to affordable to provide additional ROGOs. (*Chart list #6.c*) (1.7 of 5)