

**MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**MEETING X —FRIDAY, JUNE 17, 2016—9:00 A.M.-3:00 P.M.**  
**MARATHON GOVERNMENT CENTER**

***COMMITTEE MEETING OBJECTIVES***

- ✓ To review and Approve Regular Procedural Topics (Agenda, AHAC May 20 Summary/Minutes, Consensus Guidelines and the Final Recommendations Amendatory Process)
- ✓ To review the Committee’s Draft Work Plan and the process for the AHAC Meetings in June and July
- ✓ To discuss updates on actions and activities since the May 20, 2016 AHAC meeting.
- ✓ To build on the March, April & May AHAC review and refinement of draft recommendations, identify any additional recommendations and seek to adopt an amendatory text of recommendations for member amendments and review at the July 22, 2106 AHAC meeting.
- ✓ To Identify Next Steps and Assignments
- ✓ To Hear and Consider Public Comment

***MEETING AGENDA—FRIDAY, JUNE 17, 2016***

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

<b>9:00 AM</b>	<b>Welcome, Roll Call, Introductions, Review and Approval of Agenda</b>
<b>9:10</b>	<b>Review, Public Comments and Approval of AHAC May 20, 2016 Draft Summary/Minutes</b>
<b>9:15</b>	<b>Overview of the Consensus Building Guidelines and Process for June and July. Review of the AHAC Charge and Committee Work Plan</b>
<b>9:30</b>	<b>Update on Actions, Activities since the May 20, 2016 AHAC Meeting</b>
<b>9:45</b>	<b>TASK 8 Explore and propose expanding local funding sources (5 recommendations)</b> <ul style="list-style-type: none"> <li>• Review draft funding source recommendations as revised at the April AHAC meeting and rate their acceptability.</li> <li>• Clarify if there are any additional recommendations needed</li> </ul>
<b>10:30</b>	<i>Break</i>
<b>10:45</b>	<i>Public Comment</i>
<b>11:00</b>	<b>TASK 9: Review potential amendments to state statutes (3 recommendations)</b> <ul style="list-style-type: none"> <li>• Review draft recommendations as revised at the April AHAC meeting and rate their acceptability.</li> <li>• Clarify if there are any additional recommendations needed</li> </ul>
<b>11:30</b>	<ul style="list-style-type: none"> <li>• <b>Review Task 10, Inclusionary Housing Recommendation (from January 2016)</b></li> <li>• <b>Review Task 11, Intergovernmental Cooperation Recommendation</b></li> <li>• <b>Review Tasks 1 and 2</b></li> </ul>
<b>12:00</b>	<i>Public Comment</i>
<b>12:15</b>	<i>Lunch</i>
<b>12:45</b>	<b>TASK 4: Develop Solutions for Rental Housing (4 Recommendations)</b> <ul style="list-style-type: none"> <li>• Review recommendations from the May 20 AHAC Meeting and any staff proposed wording and rate for acceptability</li> </ul>
<b>1:15</b>	<b>TASKS 5 &amp; 6: Develop incentives of workforce housing on Tier 3 properties including strategies for increasing density (9 Recommendations for Tasks 5 &amp; 6 combined)</b> <ul style="list-style-type: none"> <li>• Review recommendations from the May 20 AHAC Meeting and any staff proposed wording and rate for acceptability</li> </ul>
<b>2:00</b>	<ul style="list-style-type: none"> <li>• <b>Review Tasks 3 and 7</b></li> </ul>
<b>2:15</b>	<i>Public Comment</i>
<b>2:30</b>	<b>Public Comment on Draft Amendatory Text</b>
<b>2:40</b>	<b>Motion to Adopt the Draft Recommendations as an Amendatory Text</b>
<b>2:55</b>	<b>Next Steps and Assignments</b>
<b>3:00 PM</b>	<b>ADJOURN</b>

<b>AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERSHIP</b>	
<b>MEMBER, ORGANIZATION</b>	<b>REPRESENTATION –Based on Statutory/Regulation Categories &amp; Districts</b>
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	Banking/Mortgage Banking related to affordable housing, Dist. 1
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
<b>BOCC LIAISON- EX OFFICIO MEMBERS</b>	
Heather Carruthers	Mayor Pro Tem, Monroe County BOCC
Sylvia Murphy	Commissioner, Monroe County BOCC
<b>MUNICIPALITIES LIAISONS- EX OFFICIO MEMBERS</b>	
Thaddeus Cohen	Planning Director, City of Key West
George Garrett	Planning Director/Deputy City Manager, City of Marathon
Cheryl Cioffari	Planning Director, Village of Islamorada
<b>MONROE COUNTY STAFF</b>	
Peter Morris / Steve Williams	County Attorney's Office
Mayte Santamaria	Senior Director of Planning and Environmental Resources, <a href="mailto:Santamaria-Mayte@MonroeCounty-FL.Gov">Santamaria-Mayte@MonroeCounty-FL.Gov</a> (305) 289-2500
Emily Schemper	Comprehensive Plan Manager (305)289-2500 <a href="mailto:Schemper-Emily@MonroeCounty-FL.Gov">Schemper-Emily@MonroeCounty-FL.Gov</a>
Tiffany Stankiewicz	Development Administrator
Carol Schreck	Committee Administrator <a href="mailto:Schreck-Carol@MonroeCounty-FL.Gov">Schreck-Carol@MonroeCounty-FL.Gov</a>
<b>AHAC FACILITATOR</b>	
Bob Jones	FCRC Consensus Center, FSU, <a href="mailto:rmjones@fsu.edu">rmjones@fsu.edu</a>

<b>AFFORDABLE HOUSING ADVISORY COMMITTEE</b>			
<b>PROPOSED MEETING SCHEDULE 2015-2016</b>			
<b>2015</b>			
	<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
I.	Friday, August 21, 2015	9am-12 pm	Marathon Govt. Ctr.
II.	Friday, September 18, 2015	9am-1 pm	Marathon Govt. Ctr.
III.	Friday, October 16, 2015	9am-3 pm	Marathon Govt. Ctr.
IV.	Friday, November 20, 2015	9am-1 pm	Marathon Govt. Ctr.
V.	Friday, December 18, 2015	9am-2 pm	Marathon Govt. Ctr.
<b>2016</b>			
VI.	Friday, January 22, 2016	9am-1 pm	Marathon Govt. Ctr.
RT	<i>Friday, February 19, 2016</i>	<i>9am-3 pm</i>	<i>Marathon Govt. Ctr.</i>
VII.	Friday, March 18, 2016	9am-1 pm	Marathon Govt. Ctr.
VIII.	Friday, April 22, 2016	9am-3 pm	Marathon Govt. Ctr.
IX.	Friday, May 20, 2016	9am-3 pm	Marathon Govt. Ctr.
<b>X.</b>	<b>Friday, June 17, 2016</b>	<b>9am-3 pm</b>	<b>Marathon Govt. Ctr.</b>
<b>XI</b>	<b>Friday, July 22, 2016</b>	<b>9am-3 pm</b>	<b>Marathon Govt. Ctr.</b>

<b>COMMITTEE DRAFT WORK PLAN/MEETING SCHEDULE</b>			
<b>2015</b>			
<b>#</b>	<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
<b>Initial Review and Development of AHAC Recommendations for Tasks #1-3</b>			
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 qualifying and monitoring.			
II.	Friday, September 18, 2015	9am-1pm	Marathon Govt. Ctr.
2 <sup>nd</sup> Meeting: Refine and Adopt Work Plan, Presentation and discussion on qualifying and monitoring workforce housing and potential role of the Monroe County Housing Authority (Task #3); review 2 <sup>nd</sup> 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 <sup>rd</sup> 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.			
<b>Initial Review of AHAC Ideas and Options on Tasks # 4-10, November 2015 –March 2016</b>			
IV.	Friday, November 20, 2015	9am-1 pm	Marathon Govt. Ctr.
4 <sup>th</sup> 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 Incentives 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 <sup>th</sup> 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) and discussion of initial options for recommendations.			
<b>2016</b>			
VI.	Friday, January 22, 2016	9am-1 pm	Marathon Govt. Ctr.
6 <sup>th</sup> Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Topics: Task #10 Inclusionary Housing, building costs and Intergovernmental Roundtable agenda review.			
	<i>Friday, February 19, 2016</i>	<i>9am-3 pm</i>	<i>Marathon Govt. Ctr.</i>
<i>AHAC Intergovernmental Cooperation Roundtable with Municipal Representatives</i>			

<b>Consensus Building on AHAC Recommendations for Tasks 4-10, March 2016- July 2016</b>			
VII.	Friday, March 18, 2016	9am-1 pm	Marathon Govt. Ctr.
7 <sup>th</sup> Meeting: Refine and update Work Plan, Additional presentation on inclusionary housing and review of approach to recommendation; overview AHAC Task and Ideas Chart and initial rating and discussion of level of priority for each idea.			
VIII.	Friday, April 22, 2016	9am-3 pm	Marathon Govt. Ctr.
8 <sup>th</sup> Meeting: Refine and update Work Plan, Review Tasks 8, 9, 4, 5 & 6 and begin testing support for initial draft AHAC recommendations.			
IX.	Friday, May 20, 2016	9am-3pm	Marathon Govt. Ctr.
9 <sup>th</sup> Meeting: Review and test support for draft recommendations for AHAC tasks and intergovernmental cooperation, review and adopt the amendment process for adopting the final report to the BOCC at the July AHAC meeting.			
X.	Friday, June 17, 2016	9am-3 pm	Marathon Govt. Ctr.
10 <sup>th</sup> Meeting: Review, test support and further refine draft AHAC recommendations to the BOCC. Review and adopt a draft amendatory set of recommendations.			
<i>June 24- Send Draft Final AHAC Recommendations and amendment forms.</i>			
<i>July 8- Member Amendment form submission deadline</i>			
<i>July 15- Circulate Member Proposed Amendments to the Draft AHAC Recommendations</i>			
XII.	Friday, July 22, 2016	9am-3 pm	Marathon Govt. Ctr.
11 <sup>th</sup> Meeting: Review and test consensus for each proposed Member editorial and substantive amendments to the recommendations and seek to adopt the final AHAC final recommendations as amended to the BOCC.			

## OVERVIEW OF 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 Resolution 189-2015 (July 15, 2015):

- 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.

## AHAC SUCCESS STATEMENT (October 2015)

"The Committee will work together to produce consensus recommendations to the BOCC on the issues included in its charge creating a roadmap and framework for action that will help the County to prioritize, implement and measure improvements in housing all segments of the workforce by:

- Retaining and recovering Affordable Housing stock and improve qualifying and monitoring;
- Setting a goal of building or permitting available Monroe County ROGO allocations to improve availability of affordable workforce housing;
- Identifying all public and private lands suitable for affordable workforce housing;
- Identifying opportunities and creating meaningful incentives for developing and building affordable workforce housing;
- Identifying and suggesting revenue sources; and
- Identifying potential amendments to adjust regulations to support affordable workforce housing development.

## AFFORDABLE HOUSING ADVISORY COMMITTEE PROCESS OVERVIEW

### CONSENSUS-BUILDING GUIDELINES

**Consensus Recommendations.** The Monroe County Affordable Housing Advisory Committee (Committee) will seek consensus decisions on its workforce housing recommendations to the Board of County Commission. General consensus is a participatory process whereby, on matters of substance, the members strive for agreements which all of the members can accept, support, live with or agree not to oppose.

**AHAC Consensus Defined.** In instances where, after vigorously exploring possible ways to enhance the members' support for a proposed final decision on a recommendation, and the Committee finds that 100% acceptance or support is not achievable, final decisions will require at least 75% favorable vote of all voting members present. This super majority decision rule underscores the importance of actively developing consensus throughout the process on substantive issues with the participation of all members and which all can live with. In instances where the Committee finds that even 75% acceptance or support is not achievable, publication of Committee recommendations will include documentation of the differences and the options that were considered for proposals where there was more than 50% but less than 75% support from the Committee.

**Modified Rules of Order.** The Committee will develop and make substantive advisory recommendations using their adopted facilitated consensus-building procedures, and will use Robert's Rules of Order only for formal motions to adopt recommendations once a facilitated discussion is completed. The Committee and its liaison representatives will conduct many of its discussions as a "committee of the whole" and will utilize Robert's Rules of Order, as modified by the Committee's adopted consensus guidelines and procedures, to make and approve motions by any voting member to adopt final recommendations to the BOCC.

The facilitator will serve as "chair" in the context of addressing motions. A second is required to discuss the motion. If a motion is seconded, the Facilitator will open the floor for discussion. The Facilitator will recognize members wishing to speak on the motion. The Facilitator will, if time permits, recognize other members wishing to speak on the motion.

The Facilitator may elect or be requested by the member making the motion to take a "straw poll" on the motion. Based on the result, the Facilitator may table the motion with the agreement of the member moving it, pending further discussion. The member making the motion may accept friendly amendments to the motion. After completing discussion, the Facilitator will call the discussion to a close and restate the motion, with any friendly amendments, and call for a vote. If the motion receives a 75% or more favorable vote of the members present and voting it will be approved. The 75% supermajority voting requirement will supersede the normal voting requirements used in Robert's Rules of Order for decision making on substantive motions and amendments to motions related to committee recommendations. In addition, the Committee will utilize their adopted meeting guidelines for conduct during meetings.

Liaisons will serve as ex-officio representatives of the County and the Municipalities and will have an opportunity fully participate in the Committee discussions and consensus ratings of various options but will not vote on substantive AHAC motions or decisions.

## AMENDATORY REVIEW PROCESS FOR COMMITTEE FINAL RECOMMENDATIONS

1. The Committee will continue to refine its recommendations and will invite comments of the AHAC members and liaisons and the acceptability ratings of AHAC members on the recommendations up through the June AHAC meeting.
2. The Committee will adopt an “amendatory draft” of the AHAC Recommendations to the BOCC at the conclusion of the June 2016 AHAC meeting. Staff will circulate the adopted “amendatory draft” by June 24, 2016 with an amendment forms for members to use if they wish to submit proposed amendments to the recommendations. Members will send any proposed amendments to the recommendations by email by **close of business July 8, 2016**, to Carol Schreck AHAC Administrator only and will not copy any other AHAC member and liaison.
3. To ensure that Members have an opportunity to review proposed amendments, the Committee will only address written member amendments received by the amendment **deadline of COB July 8, 2016** at the July AHAC meeting. No new amendments will be accepted by members from the floor. However, the facilitator may offer amendatory language from the floor, but only if it is designed to build greater consensus support by the AHAC for a recommendation.
4. The staff will organize the proposed amendments as either editorial and substantive and the facilitator will move adoption of editorial amendments as a consent packet. Before moving adoption of the editorial amendments, any Committee member can ask that an editorial amendment to be reviewed and voted on separately as a substantive amendment.
5. Amendment sponsors may be recognized for brief clarifying comments on meaning/intent of their amendments. Amendment sponsor(s) may accept “friendly” language to their amendments on the floor from other members or liaisons.
6. Following discussion, the Facilitator may elect or be requested by the amendment sponsor to take a “straw poll” on the level of member support for the amendment. Based on the result, the sponsor may decide to withdraw or request the amendment to be tabled pending further refinement and review later in the meeting. After completing discussion of each amendment, the Facilitator will call the discussion to a close and restate the amendment, with any friendly language added, and call for a vote of AHAC members on the amendment. If the amendment receives a 75% or more favorable vote of those members present and voting, it will be approved for inclusion in the recommendations to the BOCC.
7. Voting AHAC members present in the room will express consensus or vote on amendments, sections and on the motion to adopt the final recommendations as amended. There will be no abstentions.
8. Non-voting committee liaisons may participate in discussing amendments or proposing friendly language but not in voting on the amendments.
9. Following the review of all member amendments, a motion to adopt the final set of recommendations to the BOCC, as amended, will be sought and the motion must garner 75% of those members present and voting in order to forward the recommendations to the BOCC.
10. The Committee may instruct Staff to prepare the report to the BOCC and make any editorial changes as needed in preparation for delivery of the report to the BOCC for consideration at their August 2016 meeting.

# Monroe County Affordable Housing Advisory Committee

## AHAC MEMBER AMENDMENT FORM

Email to: Carol Schreck, AHAC Administrator: [Schreck-Carol@MonroeCounty-FL.Gov](mailto:Schreck-Carol@MonroeCounty-FL.Gov)

*INSTRUCTIONS: Use this amendment form for each of your proposed amendments to the June 17 Amendatory Text Final Recommendations. All member written amendments received by the deadline will be compiled and sent as a packet to all members in advance of the July 22, 2016 meeting. All amendments in the packet will receive formal consideration by the AHAC at the July meeting. As a reminder, the consensus procedures adopted by the AHAC in May, 2016 allow for no member amendments (written or oral) from the floor at the July, 2016 meeting with the exception of those amendments offered by the facilitator in order to build consensus.*

**THE DEADLINE FOR FILING AHAC MEMBER WRITTEN AMENDMENTS IS NO LATER THAN CLOSE OF BUSINESS, 5:00 p.m. July 8, 2016.**

\_\_\_\_\_  
**AHAC Member's Name**

**Moves the following amendment:**

Task \_\_\_\_\_, Recommendation \_\_\_\_\_ page \_\_\_\_\_, line \_\_\_\_\_ of the Amendatory Text Final Report dated June 17, 2016

**DELETE the following:**

**AND/OR INSERT the following:**

**EXPLANATION/RATIONALE:**

**MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE  
PRIORITY OPTIONS AND INITIAL DRAFT RECOMMENDATION WORKSHEET**

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.

At the April and May 2016 AHAC Meetings each draft recommendation was discussed and rated for its acceptability. Below are the draft recommendations

***Worksheet Instructions:***

*In September-October the AHAC prepared consensus recommendations for Tasks 1-3. In preparation for the May 20, 2016.*

*The Committee reviewed and rated the importance of options AHAC Tasks 4 - 9 at its March 18, 2016 meeting and reviewed and rated the acceptability of related recommendations at the April 22, 2016 and the May 20, 2016 AHAC Meetings.*

*In preparation for the June 17, 2016 AHAC meeting, Committee members and county and municipal liaisons are asked to:*

- 1. Review the acceptability of draft recommendations reviewed at the April & May AHAC meetings, making any notes regarding suggestions on the language or concerns with the recommendations.*
- 2. AHAC members should review and be ready to provide an acceptability ratings of the recommendations and any additional recommendations to review during the June 17 AHAC meeting.*

*As we did in developing our initial recommendations to the BOCC in the Fall of 2015, we will be rating, discussing and addressing concerns, refining these recommendations to build consensus as well as other draft recommendations that members may want to propose at the June 2016 meeting. At the conclusion of the June meeting the AHAC will adopt an “amendatory text” of recommendations. The July AHAC meeting will be taken up with reviewing and deciding whether or not to accept the member amendments and adopt the set of consensus recommendations as amended to the BOCC.*

## TASK # 1 & 2 WORKFORCE AND WORKFORCE HOUSING DEFINITIONS AND NEED

### OCTOBER 2015 AHAC CONSENSUS RECOMMENDATIONS

1. The BOCC should review the Committee's recommended definitions for "Workforce" and "Workforce Housing." If the BOCC accepts the Committee's recommendation, it should direct staff to propose any Land Development Code amendments needed to incorporate them.
2. **Workforce** means individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.
3. **Workforce Housing** means dwelling units for those who derive at least 70% of their income as members of the Workforce in Monroe County and who meet the affordable housing income categories of the Monroe County Code.
4. Based on the current, available data, the Committee believes there is an unmet Workforce Housing need throughout Monroe County, specifically near employment centers. It recommends the BOCC recognize that Monroe County continues to experience a critical Workforce Housing need. The need and demand for Workforce Housing appears most critical for those households at the median, low and very low-income levels and is most severe in the middle and lower Keys.

## TASK # 3 QUALIFYING & MONITORING DEED RESTRICTED AFFORDABLE HOUSING

### OCTOBER 2015 AHAC UNANIMOUS CONSENSUS RECOMMENDATIONS

The Committee recommends the BOCC take action to strengthen the County's ability to qualify and monitor deed restricted affordable housing in unincorporated Monroe County.

1. The BOCC should direct staff to continue to build its database of deed restricted units.
2. The Committee strongly recommends staff coordinate, collaborate and share information with the Monroe County Housing Authority, municipalities, nonprofit entities, and the real estate sector to create a dynamic countywide database, inventory for existing affordable housing, and strategy. (*From May 20 AHAC discussion of Option 4e*)
3. By October 2016, County staff should develop cost effective mechanisms based on HUD guidelines to enhance the monitoring of affordable housing including consideration of securing the services of the Monroe County Housing Authority, additional County staff or 3<sup>rd</sup> party monitoring services or some combination thereof. Funding estimates for such a program should be developed and evaluated by staff and the Monroe County Housing Authority and should be considered in deciding how to develop the most cost effective monitoring and qualifying approach.
4. The Committee strongly recommends staff coordinate and share information with the municipalities in developing these options, with a goal of developing a countywide monitoring mechanism program.
5. The Committee strongly recommends that the County identify and fund an enhanced enforcement program as an essential element for maintaining affordable workforce housing in the County. This program should address compliance and enforcement of deed restricted property to maintain our available housing stock.
  - o Authorize Code Compliance and/or the Monroe County Tax Collector's Office to more aggressively pursue illegal rentals.
  - o Require that owner-occupied units be homesteaded.

**TASK #4 DEVELOP SOLUTIONS FOR RENTAL WORKFORCE HOUSING**

Below are recommendations that were reviewed, rated and refined at the April 22 and May 20 2016 AHAC meetings.

**#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 only exclusively workforce housing rentals in perpetuity on Tier III designated lands.  
 (“Strong Support” - 4.8 of 5) (Formerly 4.a)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	0	1	1	0	11	4.6
May 20 Rating	0	0	1	0	10	4.8
June 17 Rating						

List below any concerns or suggestions for refining the recommendation:

- 
- 

**#4-b – Draft Recommendation:**  
 The AHAC recommends the BOCC direct staff to evaluate and recommend a cost-effective proactive approach to enhance the enforcement of against illegal vacation rentals; tourist housing and vacation rentals of affordable housing units; including the possibility of additional code compliance staff to focus on short term ~~terms~~ rentals and continued partnership with the Monroe County Tax Collector. (“Strong Support” - 4.9 of 5) (Formerly 4-h)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	1	0	0	4	9	4.4
May 20 1 <sup>st</sup> Rating	0	1	0	1	9	4.6
2 <sup>nd</sup> Rating-As Revised	0	0	0	1	10	4.9
June 17 Rating						

List below any concerns or suggestions for refining the recommendation:

- 
-

**#4-c -- 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 remaining deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of additional deed restriction years, including a priority for perpetual deed restrictions in order to preserve existing affordable housing. (“Unanimous Support”- 5.0 of 5 Add this language to Task 9a, Recommendation) (Formerly 4-i)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	0	0	1	3	12	4.7
May 20 Rating	0	0	1	2	8	4.6
2 <sup>nd</sup> Rating as Revised	0	0	0	0	11	5.0
June 17 Rating						

List below any concerns or suggestions for refining the recommendation:

- 
- 

**#4-d -- Draft Recommendation:**

The AHAC recommends the BOCC direct the staff to evaluate and provide recommendations to the BOCC on strategies and best practices for outreach, public awareness, education and engagement to address the NIMBY (“Not in my backyard”) sentiment to workforce housing and collaborate with municipalities, the private and non- profit sectors. (“Unanimous Support”- 5.0 of 5) (Formerly 4-g)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
May 20 Rating	0	0	0	0	11	5.0
June 17 Rating						

List below any concerns or suggestions for refining the recommendation:

- 
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**Other Task 4 Options**

**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) (May 20 AHAC direction to staff draft recommendation. See Recommendation 8d below)

**Task 4 Option e.** Create a 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) (See Task 3 – included in #3 - 2.)

**TASKS #5 & #6 DEVELOP INCENTIVES FOR WORKFORCE HOUSING ON TIER 3 PROPERTIES, INCLUDING STRATEGIES FOR INCREASING DENSITY.**

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

**#5/6-a -- Draft Recommendation:**  
 The AHAC recommends the BOCC consider issuing requests for proposals (RFP) for the development of workforce housing on county-owned land as a key priority. The AHAC recommends the BOCC direct staff to ~~coordinate~~ collaborate 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 workforce 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 workforce housing. The BOCC may also consider future RFPs for the development of affordable housing. (5-20-15 Unanimous Support with changes, 4-22-16 “Unanimous Support”- 5.0 of 5) (Formerly 5-c)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	0	0	0	0	14	5.0
May 20 1 <sup>st</sup> Rating	10	0	0	0	1	1.4
May 20 2 <sup>nd</sup> Rating	1	0	0	0	10	4.6
May 20 final rating	0	0	0	0	11	5.0
June 17 Rating						

List below any concerns or suggestions for refining the recommendation:

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**#5/6-b -- 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~~ a lawfully established existing market rate unit to a member of the workforce in any Tier within the very low, low and median affordable housing income limits and rental rates. (4-22-16, 4.9 of 5, “Strong Support”) (Formerly 5 k(b))

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	0	0	0	1	11	4.9
May 20 1 <sup>st</sup> Rating						none
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#5/6-c -- 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 tax incentive for the development of only workforce housing which would stay with the property for 10 years. (4-22-16, 4.8 of 5, Strong Support) (Formerly 5-k(a))

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	0	0	1	0	10	4.8
May 20 Rating						none
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#5/6-d – 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”) (Formerly 5-i)

Acceptability Ratings	Unacceptable	Less Important	Somewhat Important	Important	Very Important	Avg.
	1	2	3	4	5	
April 22 Rating	0	0	0	1	11	4.9
May 20 Rating	0	0	0	0	11	5.0
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#5/6-e -- 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 workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit. This can be method to incentivize the development of smaller “starter units” for the workforce. (April 22, 4.4 of 5, “Acceptable”, May 20 5.0 of 5 “Unanimous Support”) (Formerly 5-b & 6-b)

<b>Acceptability Ratings</b>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	Avg.
	1	2	3	4	5	
<i>April 22 Rating</i>	0	1	1	1	8	4.4
<i>May 20 Rating as revised</i>	0	0	0	0	11	5.0
<i>June 17 Rating</i>						

List below any concerns or suggestions for refining the recommendation below:

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**#5/6-f –Draft Recommendation:**  
**The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create a special approval process for the Planning Commission to recommend and Board of County Commissioners to approve an extra story for the development of an exclusive workforce housing project, up to maximum of 40 feet. (5-20-16 4.6 of 5, “Strong Support”) (Formerly 5-m)**

<b>Acceptability Ratings</b>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	Avg.
	1	2	3	4	5	
<i>May 20 Rating</i>	0	1	0	1	9	4.6
<i>June 17 Rating</i>						

List below any concerns or suggestions for refining the recommendation below:

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**#5/6-g –Draft Recommendation:**  
**The AHAC recommends the BOCC direct staff to revise existing Land Development Code Section 130-161.1 to provide another incentive for the preservation of affordable housing and the development of market rate housing on Improved Subdivision (IS), Tier III properties as follows:**

~~ROGO exemptions transferred under this program may be transferred on a 1 for 1 basis where the ROGO exemptions are to be transferred to Tier III, single-family residential lots or parcels within the Improved Subdivision (IS) land use district and the same ROGO planning subarea for the development of single family detached dwelling units. 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.~~

**(5-20-16, 5.0 of 5, Unanimous Support) (Formerly 5-o)**

<b>Acceptability Ratings</b>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	Avg.
	1	2	3	4	5	
<i>May 20 Rating</i>	0	0	0	0	11	5.0
<i>June 17 Rating</i>						

List below any concerns or suggestions for refining the recommendation below:

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**5/6-h. - Draft Recommendation:**

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density only exclusively for the development of workforce rental housing (limited to efficiency and 1B units) 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”) (Formerly 5-a & 6-a)

<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 Rating</i>	0	0	0	0	11	5.0
<i>May 20 Rating</i>	0	1	2	3	5	4.09
<i>May 20 Rating as Revised</i>	0	1	0	3	7	4.45
<i>June 17 Rating</i>						

List below any concerns or suggestions for refining the recommendation below:

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**#5/6- i. - Draft Recommendation:**

The AHAC recommends the BOCC direct staff to examine the possibility of fractional ROGOs with the Department of Economic Opportunity, adjustments and re-runs of the hurricane evacuation modeling, and data that would be necessary to support the development of a fractional ROGO. Based on the results of the first step, the AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing ROGOs by adopting a fractional ROGO equivalency (for example: 0.5 ROGO for a 600SF workforce housing unit).(Formerly 6-d)

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>May 20 Rating</i>	1	0	0	0	10	4.63
<i>June 17 Rating</i>						

List below any concerns or suggestions for refining the recommendation below:

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Task 5 & 6 Options Reviewed with an Average Rating of Less than 4.0 of 5 in “Importance.”

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

**TASK # 7 DEVELOP STRATEGIES TO INCREASE THE MONROE COUNTY HOUSING AUTHORITY'S ROLE IN WORKFORCE HOUSING, SPECIFICALLY AS A MANAGEMENT ENTITY FOR RENTAL WORKFORCE HOUSING**

See Task 3 AHAC October 2015 recommendations that address this Task.

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

**#8-a -- 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 (6 month rentals or greater) to be dedicated to supporting and developing workforce housing. (4-22-16 4.4 of 5 Acceptable”) (Formerly 8-f)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
April 22 Rating	0	1	2	1	9	4.4
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#8-b -- Draft Recommendation:**  
 The AHAC recommends the BOCC direct staff to evaluate the legislative, economic and financial issues, including 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; including consideration of amending the allocation of existing funds and the possible reallocation of funding for advertising and capital projects. (4-22-16 4.4 of 5 Acceptable”) (Formerly 8-d)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
April 22 Rating	1	0	1	2	10	4.4
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#8-c -- 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 service tax on the purchase of alcohol and cigarettes or an annual fee on alcoholic beverage and tobacco licenses in order to provide additional dedicated funding for workforce housing in Monroe County. (4-22-16 4.0 of 5 Acceptable”) (Formerly 8-c)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
April 22 Rating	1	0	4	0	8	4.0
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#8-d -- Draft Recommendation:**

The AHAC recommends the BOCC direct staff to engage with the Florida Keys Community Foundation (FKCF), municipalities, and the business and tourist sector in Monroe County to establish a community workforce housing fund administered by the FKCF that can provide additional dedicated funding for workforce housing in Monroe County and rental assistance loans. (4-22-16 4.0 of 5 Acceptable”) Proposed as a recommendation 5-20-16) (Formerly 8-g and 4-d.)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#8-e -- Draft Recommendation:**

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and economic issues and make recommendations on whether and how to establish an additional ad valorem tax on commercial properties in order to provide additional dedicated funding for workforce housing in Monroe County. (Formerly 8-b)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Average
	1	2	3	4	5	
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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Task 8 Options Reviewed with an Average Rating of 4.0 of 5 or less in “Importance.”

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

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

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

**#9-a -- 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 workforce housing. The Land Authority should consider remaining deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of additional deed restriction years, including a priority for perpetual deed restrictions in order to preserve existing workforce affordable-housing.

(Language from Recommendation 4.c under Rental Solutions, rated “Unanimous Support” 5.0, substituted for 9 b 5-20-16) (Formerly 9-b. & 4-c.)

Land Authority staff has stated that statutory amendments would not be needed for draft recommendation.

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	0	0	5	4	3	3.8
May 20 Rating of 4.c Language	0	0	0	0	11	5.0
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#9- b -- 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~~ continue to support of maintaining the provision of Sadowski Trust funding and the dedicate\_ tax credit project for the Florida Keys as a key legislative priority. (Rated “Acceptable” 4.2, 4-22-16) (Formerly 9-a.)

Acceptability Ratings	Unacceptable	Serious Reservations	Minor Reservations	Acceptable	Strong Support	Avg.
	1	2	3	4	5	
April 22 Rating	1	0	3	0	9	4.2
June 17 Rating						

List below any concerns or suggestions for refining the recommendation below:

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**#9-c -- 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 increase the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County. (Formerly 9-d.)

<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 Rating</i>	1	0	1	2	10	4.4
<i>June 17 Rating</i>						

List below any concerns or suggestions for refining the recommendation below:

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**TASK 10 DEVELOP STRATEGIES FOR DEVELOPING INCLUSIONARY HOUSING REQUIREMENTS FOR HOSPITALITY AND COMMERCIAL DEVELOPMENTS TO SUPPORT BUILDING WORKFORCE HOUSING.**

**January 2016 AHAC Meeting- Resolution to the BOCC:**

“The AHAC recommends that the Board of County Commission support and fund a nexus study as the first step in considering the expansion of the current County residential inclusionary housing program to cover transient and commercial development in the County.”

**The Committee voted unanimously to support the motion as a resolution to the Board of County Commission.**

*March AHAC Meeting:* The Committee emphasized with staff and the BOCC the urgency of completing the nexus study as soon as possible in order to advance policy recommendations on establishing an inclusionary housing program for transient and commercial development in the County.

**TASK 11. OPPORTUNITIES FOR INTERGOVERNMENTAL COOPERATION ON WORKFORCE HOUSING**

At the March AHAC meeting the Committee agreed that intergovernmental cooperation is a “very important” element of the AHAC’s work and tasks on workforce housing. There was agreement that the planning directors review the potential areas that have been identified for cooperation at the Intergovernmental Roundtable and report back to the Committee with any recommendations or suggestions for the Committee’s consideration.

Below are the opportunities identified in the February 2016 Intergovernmental Workforce Housing Roundtable:

1. Collaborate on monitoring and qualifying Affordable Housing (*AHAC Recommendation on Task 3*)
2. Seek to develop consistent affordable housing terminology
3. Develop a more consistent intergovernmental approach to deed restrictions

4. Identify county and municipal Funding Sources for Affordable Housing
5. Purchase land to Address the Growing Workforce Housing Crisis.
6. Support inclusionary Housing and Redevelopment
7. Provide incentives for Building Workforce Housing
8. Work together on Homeowners and Flood Insurance Costs
9. Take a new look at the Hurricane Evacuation Formula
10. Review policies on backyard houses and work force housing
11. Communicating with the public on the workforce housing need & solutions.

**#11 a. Draft Recommendation:**

**Building on the February 2016 Workforce Housing Intergovernmental Roundtable and the continuing participation of municipal planning directors in the AHAC process, the AHAC recommends that the County and Municipal Planning Directors continue to meet on a quarterly basis to explore and implement consistent strategies for closer intergovernmental cooperation and collaboration on workforce housing.**

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>June 17 Rating</i>						

*List below any concerns or suggestions for refining the recommendation below:*

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## **COMMITTEE SUCCESS STATEMENT AND CROSSWALK WITH AHAC TASKS**

*In September 2015 the Committee unanimously adopted the following “success” statement:*

The Committee will work together to produce consensus recommendations to the BOCC on the issues included in its charge by creating a roadmap and framework for action that will help the County to prioritize, implement and measure improvements in housing all segments of the workforce. The County will work to:

### **A. Retain and recover Affordable Housing stock and improve qualifying and monitoring**

Task 3 Recommendations- Qualifying and monitoring affordable and workforce housing

Task 4 Recommendations- Rental housing solutions

Task 5 Recommendations- Incentives for Tier 3 properties

Task 6 Recommendations- Density and workforce housing

Task 7 Recommendations- Monroe County Land Authority role in workforce housing

### **B. Set a goal of building or permitting available Monroe County ROGO allocations to improve availability of affordable workforce housing**

Task 4 Recommendations- Rental housing solutions

Task 5 Recommendations- Incentives for Tier 3 properties

Task 6 Recommendations- Density and workforce housing

### **C. Identify all public and private lands suitable for affordable workforce housing**

Task 2 Recommendations

### **D. Identify opportunities and create meaningful incentives for developing and building affordable workforce housing**

Task 5 Recommendations- Incentives for Tier 3 properties

### **E. Identify and suggest revenue sources for affordable workforce housing**

Task 8 Recommendations

Task 9 Recommendations

Task 10 Recommendations

### **F. Identify potential amendments to adjust regulations to support affordable workforce housing development.**

All tasks and recommendations