

DUE DATE: JULY 15, 2016 (1 year timeframe to complete AHAC tasks assigned by BOCC Resolution 189-2015)	AHAC Recommendations to BOCC	Notes
<p><b>TASK 1:</b> 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)</p>	<p>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.</p> <p>2. Workforce means individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.</p>	<p>AHAC adopted Reso 01-2015 to recommend to BOCC</p>
<p><b>TASK 2:</b> Evaluate and define the workforce housing need in unincorporated Monroe County;</p>	<p>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.</p> <p>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.</p>	<p>AHAC adopted Reso 01-2015 to recommend to BOCC.</p> <p>BOCC Reso 393-2015 supporting &amp; encouraging collaboration</p> <p>~700 allocations available</p> <p>AHAC adopted Reso 01-2015 to recommend to BOCC</p>
<p><b>TASK 3:</b> 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;</p>	<p>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.</p> <p>1. The BOCC should direct staff to continue to build its database of deed restricted units.</p> <p>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.</p> <p>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 3rd 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.</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> <li>o Authorize Code Compliance and/or the Monroe County Tax Collector's Office to more aggressively pursue illegal rentals.</li> <li>o Require that owner-occupied units be homesteaded.</li> </ul>	<p>AHAC adopted Reso 01-2015 to recommend to BOCC</p>
<p><b>TASK 4:</b> Develop solutions for rental housing</p>	<p>#4-a 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 workforce housing rentals in perpetuity on Tier III designated lands.</p> <p>#4-b The AHAC recommends the BOCC direct staff to evaluate and recommend a proactive approach to enhance the enforcement 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 rentals and continued partnership with the Monroe County Tax Collector.</p> <p>#4-c 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.</p> <p>#4-d 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.</p>	
<p><b>TASK 5:</b> Develop incentives for development of workforce housing on Tier III properties</p> <p><b>TASK 6:</b> Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories</p>	<p>#5/6-a 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 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.</p> <p>#5/6-b 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 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.</p> <p>#5/6-c 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.</p> <p>#5/6-d 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.</p> <p>#5/6-e 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.</p> <p>#5/6-f 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.</p> <p>#5/6-g 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:</p> <p><i>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</i></p> <p>5/6-h 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 for the development of workforce rental housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands.</p> <p>#5/6-i 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).</p>	<p>BOCC adopted Reso 404-2015 approving inventory of county-owned land which may be appropriate for Affordable housing</p>
<p><b>TASK 7:</b> Develop strategies to increase the Monroe County Housing Authority's role in workforce housing, specifically as a management entity for rental workforce housing</p>	<p>See Task 3 AHAC October 2015 recommendations that address this Task.</p>	<p>AHAC adopted Reso 01-2015 to recommend to BOCC</p>
<p><b>TASK 8:</b> Explore and propose expanding local funding sources (local government, private/public partnerships, community/charitable organizations) to help expand workforce housing in Monroe County</p>	<p>#8-a 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.</p> <p>#8-b 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.</p> <p>#8-c 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.</p> <p>#8-d 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.</p> <p>#8-e 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.</p>	
<p><b>TASK 9:</b> Review and consider recommendations to the BOCC for amendments to statutes to address:</p>	<p>#9-a 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 housing.</p> <p>#9-b 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 continue to support the provision of Sadowski Trust funding and the dedicate tax credit project for the Florida Keys as a key legislative priority.</p> <p>#9-c 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.</p>	<p>Land Authority has authority to do with existing legislation</p>
<p><b>TASK 10:</b> Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing</p>	<p>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."</p> <p>The Committee voted unanimously to support the motion as a resolution to the Board of County Commission.</p> <p>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.</p>	<p>AHAC adopted Reso 03-2015 to recommend to BOCC</p>
<p><b>Task 11:</b> BOCC Resolution 393-2015 supporting &amp; encouraging collaboration with cities</p>	<p>#11-a 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.</p>	