

From: Bill Hunter
To: Monroe County Affordable Housing Advisory Committee
Distributed: June 17, 2016 MC AHAC meeting
Subject: Recommendation – Linkage

The County will soon consider a requirement to provide inclusionary workforce housing for commercial development that increase floor space. The County already requires inclusionary housing in order “to ensure that the need for affordable housing is not exacerbated by new residential development and redevelopment of existing affordable housing stock.”

There are four options to meet the requirement:

- 1- Build the workforce housing,
- 2- Pay and ‘in lieu fee’ of \$271,875,
- 3- Donate land to the county,
- 4- Link to voluntary project with excess.

The potential value of ‘linkage’ is negotiable with a logical ceiling of \$271, 875.

The committee’s recommendation #5/6a includes the incentive of ‘county-owned land’ to help lower the cost of developing workforce housing.

The committee should suggest that ‘linkage’ under Sec. 130-161 (c) not be allowed for housing built with government land subsidies.

Sec. 130-161. - Affordable and employee housing; administration.

(c) Linkage of projects.

Two or more development projects that are required to provide affordable housing may be linked to allow the affordable housing requirement of one development project to be built at the site of another project, so long as the affordable housing requirement of the latter development is fulfilled as well. The project containing the affordable units must be built either before or simultaneously with the project without, or with fewer than, the required affordable units. Sequencing of construction of the affordable component of linked projects may be the subject of the planning department or the planning commission's approval of a project. In addition, if a developer builds more than the required number of affordable units at a development site, this development project may be linked with a subsequent development project to allow compliance with the subsequent development's affordable unit requirement. The linkage must be supplied by the developer to the planning commission at the time of the subsequent development's conditional use approval. Finally, all linkages under this subsection may occur between sites within the county and in the cities of Key West, Marathon and Islamorada, subject to an interlocal agreement, where appropriate; however, linkage must occur within the same geographic planning area, i.e., lower middle and upper keys. All linkages must be approved via a covenant running in favor of the county, and if the linkage project lies within a city, also in favor of that city. The covenant shall be placed upon two or more projects linked, stating how the requirements for affordable housing are met for each project. The covenant shall be approved by the board of county commissioners and, if applicable, the participating municipality.

Inclusionary Workforce Housing

“...to ensure that the need for affordable housing is not exacerbated by new residential development and redevelopment of existing affordable housing stock.”

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