

Last Stand Comments  
Monroe County Affordable Housing Advisory Committee Meeting  
June 17, 2016

Last Stand is opposed to additional height for new structures in unincorporated Monroe County, believing that generally the size of lots can accommodate sufficient living space without changing the community character by creating buildings whose height exceeds the tree line.

We understand, for affordable housing, the difference in adding an additional floor can significantly change the economics of a project. We also anticipate projects using a 40-foot height structure would be using density in excess of that otherwise allowable. These are two significant impacts to the surrounding neighborhood.

We are urging you, if <sup>applicable</sup> Option #5-m is considered as a recommendation, that it also require that any other aspect of the project must comply with the land development regulations. We would encourage the recommendation include the following conditions for an affordable housing project with 40-foot height and additional density:

1. There would be no further parking, set back, maximum building coverage, landscaping or other variances that help to buffer surrounding properties from the height and density incentives;
2. A 40-foot structure will only be allowed if the applicant demonstrates that a height of 38 feet falls short of the extra story;
3. Require approvals by DRC, Planning Commission and the Board of County Commissioners; and
4. Require increased setbacks from US1 or County roads.

In reviewing the draft recommendations, we note that several incentives will allow for additional density. Our concern is how these density incentives may be applied multiple times to the same property. We are requesting that this Committee make it clear to the BOCC that density incentives are not to be stacked or aggregated.

In our experience, too often when a project has the choice among several tiers of income level affordable housing, the choice is made to provide the highest income level. As the various incentives for density, tax relief and others are proposed, we encourage you to include in the recommendation a specific tier income level that qualifies the unit for an incentive so that the result will be a better supply of Very Low, Low and Median income level units.

Without specific language to comment on a Fractional ROGO proposal, Last Stand would like to recommend the policy that this Committee should apply. Square foot size of the unit does not matter when determining if a fractional ROGO should apply to a unit. ROGOs are primarily set to assure safety of all in the event a hurricane or other natural disaster requires resident evacuation. The evacuation model adopted for the Florida Keys used the 2010 census data for

each of the Traffic Evacuation Zones. An average of 1.4 vehicles per dwelling unit will join the stream of vehicles attempting to evacuate in a 24 hour period. Any unit that has more than ZERO bedrooms should not have a fractional ROGO. In order to better assure everyone's safety, if there is any doubt that the occupants of a dwelling unit may have two vehicles, then a full ROGO is required for that unit. Before any fractional ROGO allocations are proposed, new census data confirming vehicle ownership and evacuation from small units is required to rerun the evacuation model to confirm impacts of smaller affordable units.

We thank this Committee for their service to the community to develop recommendations that will lead to a better quality of life for Monroe County residents. Please carefully consider our comments as you adopt final language for your recommendations.

Thank you.

Deb Curlee Vice President, Last Stand