BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: Oct. 19, 2005
Bulk Item: Yes ___ No _X_

Division: BOCC
Department: DISTRICT FIVE

Staff Contact Person: Donna Hanson

AGENDA ITEM WORDING: Discussion and direction to staff to investigate the possibility of placing a 1% surcharge on all new and redeveloped building projects in Monroe County. This surcharge would be based on the total project cost including land acquisition.

ITEM BACKGROUND: To provide 300 affordable homes per year for at least 10 years, a large amount of capital must be raised. As there are currently 500-700 million dollars of redevelopment planned for Monroe County in the next year, this would provide for current and future needs for new workforce housing and maintaining of the existing housing stock.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST:_____ **BUDGETED:** Yes ___ No ___

COST TO COUNTY:_____ **SOURCE OF FUNDS:**_____

REVENUE PRODUCING: Yes ___ No ___ **AMOUNT PER MONTH**____ **Year** ____

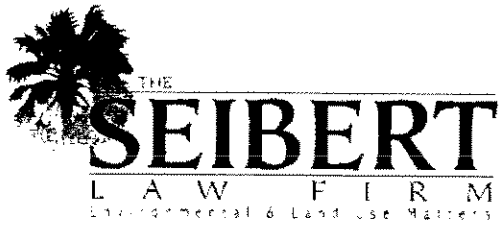
APPROVED BY: County Atty ___ OMB/Purchasing ___ Risk Management ____

DIVISION DIRECTOR APPROVAL: Murray E. Nelson
COMMISSIONER MURRAY E. NELSON

DOCUMENTATION: Included _X_ Not Required_____

DISPOSITION:_____ **AGENDA ITEM #**_____

Revised 2/05



<u>Draft-Interim</u> Conclusions of the
Last Workforce Housing Task Force
Sept. 28, 2005

At our Task Force meeting on Sept. 8, 2005 we built consensus on the following conclusions and hereby recommend them to the Monroe County Board of County Commissioners:

1. There is a workforce housing ***crisis*** in the Florida Keys, and to some degree, it affects all parts of Monroe County.

2. The response to this crisis will necessitate public/private partnerships and the creation of incentives for the private sector, including the use of regulatory relief.

3. The response to this crisis will require significant intergovernmental coordination, at both the staff and policy-making levels, ***which coordination currently does not exist.***

4. The response to this crisis demands bold government actions, which should include:

-the public purchase of land
-the creation of, or greater use of existing, land trusts or other similar legal "vehicles"
-the establishment of deed restrictions, or similar restraints on the future use of land, and these restrictions should be placed in perpetuity.

5. The need for workforce housing is great, and the deficit of such units numbers in the many thousands. We believe the goal of obtaining permission to build, and building, 300 units of workforce housing per year, for a ten year period, is a reasonable goal.

6. We acknowledge there will be a cost to administer a meaningful workforce housing program. Funds for such administration can come from a variety of sources, but the need for such funds should be considered by the County Commission.

7. The County Commission should take all necessary steps to preserve and protect the existing workforce housing stock.

8. The County should immediately take action to change its local codes, and gain state government approval, for partial ROGO credit, i.e. a residential unit of 750 square feet or less should count as .5 for ROGO calculations.

9. The current practice of taxing "non-homestead affordable housing" at market rates is counterproductive. The applicable tax laws should be changed.

We understand that "time is of the essence" in addressing this critical issue. Therefore, we make the recommendations you see above in an effort to support the Commission's efforts to date and urge some specific additional actions.

We believe more work/study is required to address the following issues in more detail:

-funding sources for workforce housing
-a calculation of the true need, including backlog, of the workforce housing crisis
-a public communications strategy to support the "bold" government action described above
-the opportunities for preservation of existing affordable housing
-methods to incentivize employers to build and maintain workforce housing
-the appropriate administrative "home" for workforce housing efforts

Accordingly, we respectfully request that the Monroe County Commission consider the specific recommendations set forth above and allow the "Last Workforce Housing Committee" to continue meeting to address these other matters.

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COMMISSIONER
MURRAY E. NELSON

WORKFORCE HOUSING COMMITTEE
KEY COLONY BEACH CITY HALL
SEPTEMBER 8, 2005 MEETING

MINUTES

The Workforce Housing Committee held a regular meeting on September 8, 2005, at Key Colony Beach City Hall. The meeting was called to order by James R. "Reggie" Paros at approximately 1:20 p.m.

Committee members attending the meeting were: Reggie Paros, Chairman, Jim Saunders, Dave Boerner, John Dolan-Heitlinger, Bill Loewy, Tim Koenig, Carol Fisher, Donna Windle, Ed Swift, Steve Seibert, Facilitator, Jerry Coleman, Attorney, and Stacy DeVane, Recording Secretary. Committee members absent: Maureen Lackey and Brian Schmitt.

Also attending were Mayor Dixie Spehar, Commissioner David Rice and members of the public.

The minutes of the July 26, 2005 regular meeting of the Workforce Housing Committee were approved.

The meeting was turned over to Steve Seibert for a report on recent activities. Mayor Dixie Spehar was recognized in the audience and gave a report of the meeting she attended in Tallahassee with the Governor and Cabinet on September 7, 2005, regarding the County's Interlocal Agreement with Florida Keys Aqueduct Authority. The action taken will provide for 167 affordable units in Monroe County, with the ability to borrow forward for up to ten (10) years. There was also a letter from Commissioner Murray Nelson, dated September 8, 2005, that addressed the actions taken at the meeting and listed some recommendations for the committee members to consider.

Steve Seibert provided a recap of the committee meeting held on July 26, 2005. He clarified the purpose of the Committee. The Committee members agreed that:

- the purpose of the committee is to make reasonable recommendations (that can be implemented) to the Board of County Commissioners regarding affordable housing permits.
- the affordable workforce housing crisis in the Keys is destroying community character, which threatens to cripple the economy
- this will require both public/private and a public/public partnerships because it is a Keys-wide issue and we must have the cooperation of the cities between the unincorporated areas of Monroe County.

Land trusts and deed restrictions were discussed. The consensus was that the administration must be public and the entity has to own the land. It was recommended that when an Ordinance is written, that a funding mechanism be built-in, such as a

monthly maintenance fee, a percentage of the monthly rent, an additional tax to fund a governmental budgeted line item, etc. It was decided that a sub-committee will meet with the attorney regarding compliance with deed restrictions and what the deed restrictions should be over a long period of time. The sub-committee will go over the mechanisms and give the Committee choices regarding deed restrictions.

Local government buy-in: It was agreed that there is a lack of communication between entities and one entity doesn't necessarily know what the others are doing in regards to workforce housing permits. Intergovernmental coordination is critical and a procedural resolution between the County and the municipalities was proposed as a regional approach, to agree on the process and to authorize and direct staff to cooperate and work together. Committee members will develop the uniform system to be put in the resolution. The Resolution will be prepared and submitted to the Committee for approval before it goes to the County and municipalities for execution. It will then be provided to DCA to prove that there is a coordinated workforce housing effort county-wide.

Fractional ROGOs were discussed where a 750 square foot unit would be a .50, and the DCA would approve it. The need for three bedroom homes was discussed and getting rid of the 4.5 multiplier cap on median income was suggested.

NOTE

It was agreed that a public information campaign must be launched if a funding source is necessary. A communications strategy would have be decided upon and put into place to get the information out to the public for their support. This will be done once the committee has submitted the recommendations to the Board of County Commissioners.

Due to the time that it will take to build affordable housing, the preservation of existing workforce housing units needs to be addressed. Available properties to preserve need to be identified, along with a funding source. A Preservation and Funding Committee will be formed to determine how to preserve and how to pay for the units. Steve Seibert will find a Chairman for the group.

It was suggested that a data base of affordable housing units be collected and that the Committee needs to set goals and agree on the number of units that we want to have built. The Housing Authority currently has 500 applicants on waitlist. We would need to build in flexibility for local governments as they are not going to want to match the County's density.

A member of the audience stressed that non-homesteaded properties are losing money paying ad valorem taxes and requested that a Resolution be sent from the BOCC to the State to enact legislation for the protection of affordable housing, and to give incentives to put affordable housing deed restrictions on property.

It was brought up that if we are going to have a tax to fund affordable housing, we should not look to the State to initiate the tax; we would have to do it locally. It was requested that a Resolution be submitted to the Board of County Commissioners, which would then be sent to the State representatives. Bill Loewy will carry this resolution to the municipalities to approve also.

The committee members discussed the need to meet more frequently, and agreed to schedule meetings on the 2nd and 4th Wednesdays of the month, at 1:30 p.m. The next meeting will be held on Wednesday, September 28, 2005, 1:30 p.m., at Key Colony Beach City Hall.

The meeting adjourned at 3:40 p.m.