

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING MINUTES

Monday, June 24, 2024

CALL TO ORDER by Cheryl Cioffari at 1:10 P.M.

ROLL CALL by Cheryl Cioffari

COMMITTEE MEMBERS:

Commissioner Craig Cates	Present
Tim Root	Absent
Kurt Lewin	Present
Chris Todd Young	Absent
Doug Mader	Present
Joe Scarpelli	Present
Joe Walsh	Present
Paul Caceres	Absent
Pam Caputo	Absent

STAFF:

Cheryl Cioffari, Assistant Director of Planning
Nathalia Mellies Archer, Assistant County Attorney
Ilze Aguila, Sr. Administrator, Operations, Planning & Environmental Resources

CHANGES TO THE AGENDA

None.

AGENDA ITEMS:

I. APPROVAL OF MINUTES

Motion: Doug Mader made a motion to approve the May 22, 2024, minutes. Joe Scarpelli seconded the motion. There was no opposition. The motion passed unanimously.

II. CONTAINER HOUSING UPDATE (COMMITTEE MEMBER DOUG MADER)

Committee member Doug Mader stated that he is doing research on Container housing and does not have any new updates to share at this time. Mr. Mader stated that based on the research done thus far, this is certainly an affordable building option for affordable housing. The main focus would be to find land large enough for a community build, similar to dormitory style housing. Mr. Mader shared a photo with the Committee of a temporary tower at the Key West Airport, made of stacked container homes.

Cheryl Cioffari mentioned following Hurricane Irma, the County utilized the opportunity to develop 3 ROGO Exempt to show the community different housing replacement options including a proposed Container Home. The County selected a contractor that responded to that demonstration project which proposed to constructed with residence utilizing a shipping container. However, the demonstration project not completed. It is Staff's understanding it was difficult from the contractor to meet the Florida Building Code.

III. REVIEW AND CONSIDERATION OF RECOMMENDATIONS THROUGH PROPOSED RESOLUTION 01-2024

Ms. Cioffari drafted a resolution with recommendations to the BOCC which included recommending the distribution of potential allocations to be 50% affordable and 50% market rate and to pursue a Code amendment to remove the prohibition of affordable housing in V-Zone.

Joe Walsh stated there are more recommendations that were not fully vetted through the Committee, but deserve the Committee's consideration. This included exploring the option of mother-in-law / accessory units not requiring a full ROGO allocation. Ms. Cioffari requested clarification of the intent of this recommendation. Commissioner Cates explained that the idea was to be able to add accessory units to a residential lot such as an accessory unit on the same lot and to consider more relaxed requirements for setbacks. Commissioner Cates referenced the City of Key West which utilizes a percentage of a full allocation for the "accessory" units. Mr. Walsh mentioned that he would look at the assortment of construction related things that would help make it more affordable to build these accessory units on properties. Commissioner Cates stated that this could potentially be a solution, as a property owner would not require separate sewer and utility service to the property, as it would be connected to the existing residential service. Mr. Walsh agreed and stated that this would allow private homeowners to create additional affordable housing.

Mr. Scarpelli raised the concern of density issues with lots located within the Improved Subdivision (IS) zoning, which is the County's main residential zoning district. Ms. Cioffari inquired if the Committee's intention is to allow these accessory units in every zoning district? Committee members responded to having this option open to all zoning districts. Mr. Scarpelli stated that he has inquired about the timeline for renting out affordable units. He was told that there is no timeline. Mr. Scarpelli stated that property owners could build these affordable units, and potentially never rent them out. How would this be regulated?

Kurt Lewin stated that the cost of insurance in Monroe County is the biggest impediment to affordable housing. This should be addressed through legislative change. Ms. Cioffari summarized the recommendation to allow for accessory dwelling units in all zoning districts, within Monroe County, including potentially amending regulations to facilitate development such as reducing setbacks, off-street parking requirements, and lot coverage. Mr. Scarpelli suggested updating our site calculations to help prevent people from developing the entire property. Ms. Cioffari indicated the Committee's recommendation could include a request be to allow for a partial AFH ROGO allocation, not a full

allocation. The Committee can request the BOCC to direct staff to discuss and review reduced allocations for accessory units with Florida Department of Commerce. Mr. Scarpelli recommended that we could also request that more points be given to a ROGO allocation request if you are proposing to include building an additional affordable housing unit.

Mr. Walsh mentioned that he would also like to add the option for the County to establish funding for projects that require financial assistance.

Another recommendation would be for the BOCC to direct staff to review the parking requirements for affordable housing developments. Data indicates that in Monroe County, the number of parking spaces required for developments are significantly higher than anywhere else in Florida. Ms. Cioffari stated the biggest resistance staff receives regarding the reduction of parking, is the concern that it will spill over onto the street. Committee members agreed to review the data from traffic engineers before assuming that this would become an issue.

Mr. Walsh added an additional recommendation option regarding the Live Local Act, and asked if we should review some of the affordable housing development strategies to incorporate or to adjust them, so that it could benefit us. For example, if you propose to develop affordable housing, the notification requirements are minimal, density requirements are modified, parking variances are reviewed, etc.

NEXT AHAC MEETING

Ms. Cioffari will set the next meeting for after the July BOCC hearing. The goal is to present our recommendations to the BOCC in August.

ADJOURNMENT 2:32 P.M.