

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING MINUTES

Monday, March 31, 2025, at 11:00 AM

CALL TO ORDER by Cheryl Cioffari at 11:03 am

ROLL CALL

COMMITTEE MEMBERS:

Commissioner Craig Cates	Absent
John Brooke	Present
Lauren Dunn	Present
Kurt Lewin	Present
Doug Mader	Present
Chris Todd Young	Present
Tim Root	Absent
Joe Scarpelli	Present
Marv Schindler	Present
Joe Walsh	Present

STAFF:

Cheryl Cioffari, Assistant Director of Planning
Eve Lewis, Assistant County Attorney
Ilze Aguila, Senior Administrator, Operations
Marie Brouillette, Senior Administrator Special Projects, Social Services Department
Sheryl Graham, Senior Director, Social Services Department

CHANGES TO THE AGENDA

No changes to the agenda.

AGENDA ITEMS:

I. APPROVAL OF MINUTES

Motion: Joe Walsh made a motion to approve October 30, 2024, minutes. John Brooke seconded the motion. There was no opposition. The motion passed unanimously.

II. PRESENTATION BY SOCIAL SERVICES DEPARTMENT OF MONROE COUNTY

The Affordable Housing Advisory Committee are tasked to discuss the changes to the Local Housing Assistance Plan and make recommendations on the changes presented. These recommendations will be adopted through the form of a resolution. There will be a follow-up meeting anticipated to be the week of April 21st to make recommendations regarding the changes through the form of a resolution.

Marie Brouillette gave a presentation of the Monroe County LHAP. Her first suggestion is to remove an item from number six, “payment in full of the first mortgage”. The Clerk’s office has confirmed that they are not able to accept monthly mortgage payments. Ms. Brouillette stated that the Monroe County Ship Programs offers a \$45,000 deferred payment loan that is due at maturity. She suggests that the language needs to be rewritten to remove that provision and allow the lien to go to maturity, at which point the homebuyers should be in a position to at least get a \$45,000 mortgage on the property. Eve Lewis agreed that more language will be needed and suggests discussing it further to get a better idea of how to memorialize that in the document. Discussion continues between Committee members and Social Services staff. Joe Walsh makes a motion to strike the section “payment in full of the first mortgage”. Kurt Lewin seconded the motion.

Ms. Brouillette indicated that in the past, all homebuyers had to have some vested interest in their transactions and the LHAP requires 3% of cash from their own personal funds towards that transaction, which could be insurance, appraisals, surveys, inspections, anything that was required to purchase the unit. With the current housing cost, that amount can be quite substantial. Social Services agree that there should be some contribution from each home buyer and suggest reducing it from 3% of the sales price to 1%, in an effort to reduce the burden on these individuals. Mr. Walsh mentioned that he supports this approach, however he expressed concern about possible increased default rates. Ms. Todd Young acknowledged the statement and did not have any concerns.

Ms. Brouillette stated that they are encouraged to leverage with other programs. The Florida Housing Finance Corporation gives State Housing Initiatives Partnership (SHIP) recipients priority funding if they go with hometown heroes, home loans, etc. Social Services has agreed to be in third position, if it is a federal or state funded program. The City of Key West, City of Marathon and the Village of Islamorada liens are forgivable, while our liens are balloon mortgages. There have been discussions with the Village of Islamorada and City of Marathon regarding their dislike of being in third position. Ms. Brouillette stated that they wish to maintain their second position. There was consensus amongst Committee members on this position.

Next item is shared appreciation provision. Deed restricted affordable units are not subject to shared appreciation, because they are limited on the percentage that they can appreciate every year. If a client sells an open market unit within the first year and wants SHIP funding to purchase, they must pay back 50% of the shared appreciation, less any permitted improvements, less closing costs and less real estate transactions. Social Services inquired if the Affordable Housing Advisory Committee would entertain reducing the amount of shared appreciation, based on the number of years of homeownership. Mr. Walsh stated that he likes the sliding scale and believes that it is fair. Ms. Todd Young agreed. Based on the scale proposed by Social Services, if a client owns the property, up to the 11th year, there will be no shared appreciation. The scale is based on a reduction of 5% per annum. The goal of this provision is that the client does not have to pay back the shared appreciation, in addition to the \$45,000 lien. Ms. Todd Young stated that this encourages these purchases to be for primary homes to permanent residents. Social Services added an additional recommendation of possibly increasing the maximum award to homebuyers, from \$45,000 to possibly \$65,000. This has not changed since 2005. Cheryl Cioffari asked for general feedback regarding the proposed recommendation from Social Services and the reduction. Marv Schindler and Kurt Lewin agreed to the recommendations. Cheryl Cioffari noted that no motions were needed. She will put them into a draft resolution and present them to the board and then they will formalize the recommendations through the resolution.

Ms. Brouillette stated that they do allow clients to refinance their first mortgage as long as the new first mortgage does not exceed the payoff of the existing mortgage, plus less closing costs. There can be no debt consolidation, no cash out, they cannot refinance the house to go buy a car, put in a pool or fence, etc. If those conditions are met, Monroe County will subordinate to a new first mortgage. Mr. Schindler made a motion and Mr. Lewin seconded the motion for this language to be included in the strategy.

With regards to the other strategies, the only changes that were made are the dates. The same award amounts and same terms and conditions are being maintained.

III. CONSIDERATION OF DRAFT AHAC RESOLUTION 01-2025 AMENDING THE LHAP

Cheryl Cioffari states that the Committee table the considerations of the resolution, because the LHAP is not in final draft form and modifications are necessary before the Committee can make their recommendations on the changes. Social Services will work with Legal to finalize the language for the LHAP which will then be provided to the Committee prior to the next meeting.

IV. GENERAL PUBLIC COMMENT

Cheryl Cioffari received an email from a gentleman, who is in an affordable unit in Stock Island, and he wanted to know the general cost of rental units. His comment was \$3,200 was too high for a 2 bedroom/2 bathroom. Ms. Cioffari explained to him that the rental rates are based on HUD standards that have not changed in years but are update based on median annual income. He was invited to the meeting, but did not attend. Ms. Cioffari will forward the email to everyone. If the committee wants to talk about this, it can be added to an agenda for discussion.

Joe Walsh brought up the subject of the ROGO bills that are going through Tallahassee. He wanted confirmation that it is one unit per parcel and that both, multi-units or mother-in-law units were prohibited in the new edition. Ms. Cioffari said that at this current point it is not clear if Monroe County is getting any more affordable units for allocation. Ms. Cioffari also stated that staff is working on amendments to create a new category called Market rate-workforce housing, which would be ROGO allocations for people who derive at least 70 percent of their income as members of the workforce in Monroe County. She offered the Committee a copy of the draft language that has been written.

Ms. Cioffari mentioned that once all the final changes have been received, she will draft a resolution and forward it to the Committee for further discussion and to make final recommendations. The LHAP is due every three years and with the effective date will be July 1, 2025. Ms. Lewis confirmed that a conditional approval draft is due to the Florida Housing Finance Corporation, by May 2nd, and will then be formally approved by BOCC no later than July 1st.

Meeting adjourned at 12:08 pm.