



**MONROE COUNTY, FLORIDA
AFFORDABLE HOUSING ADVISORY COMMITTEE
RESOLUTION NO. 01- 2024**

**A RESOLUTION BY THE AFFORDABLE HOUSING ADVISORY
COMMITTEE TO THE BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA, PROVIDING
RECOMMENDATIONS TO THE BOARD OF COUNTY
COMMISSIONERS REGARDING THE ENCOURAGEMENT OF
AVAILABILITY OF AFFORDABLE HOUSING IN MONROE
COUNTY.**

WHEREAS, on May 21, 2008, the Monroe County Board of County Commissioners (“BOCC”) adopted Ordinance No. 014-2008, which amended the Monroe County Code to establish the Affordable Housing Advisory Committee (“AHAC”), including its assigned duties; and

WHEREAS, Monroe County Code Section 2-701 includes the specific duties of the AHAC; and

WHEREAS, at a regular meeting held on the 20th of May, 2015, the BOCC reviewed and discussed the Monroe County Workforce Housing Stakeholder Assessment Report generated by the Florida Conflict Resolution Consortium, Florida State University (“Florida FCRC Consensus Center, FSU), dated April 2015; and

WHEREAS, at a regular meeting held on the 20th of May, 2015, the BOCC adopted Resolution No. 139-2015 assigning additional duties to the AHAC; and

WHEREAS, at a regular meeting held on the 10th of June, 2015, the BOCC adopted Ordinance No. 014-2015 amending Section 2-700 of the Monroe County Code to establish the fourteen (14) members of the AHAC and directed staff to amend Resolution No. 139-2015 to add one additional duty to the committee; and

WHEREAS, on October 16, 2015, the AHAC adopted Resolution No. 01-2015, providing recommendations on the first three tasks assigned to the committee for the development of a workforce housing development plan; and

WHEREAS, at a regular meeting held on the 17th of November, 2015, the BOCC adopted Resolution No. 393-2015, supporting and encouraging collaboration between the County of Monroe and incorporated municipalities of Monroe County on addressing the issues of affordable and workforce housing; and

WHEREAS, on November 20, 2015, the AHAC adopted Resolution No. 02-2015, recommending to the BOCC an amendment to the Local Housing Assistance Plan (“LHAP”), as required by the State Housing Initiatives Partnership Program (“SHIP”) Act; and

WHEREAS, the Florida Legislature has previously taken the view that affordable housing is most effectively provided by combining public and private resources, and that local governments may achieve this combination of resources by encouraging active partnerships between government, lenders, builders, real estate professionals, advocates for low-income persons, and community groups to produce affordable housing, and that such partnership concept may likewise be extended among counties and municipalities; and

WHEREAS, the Florida Legislature has previously taken the view that local governments may achieve this combination of resources through the establishment of an affordable housing advisory committee to recommend monetary and non-monetary incentives for affordable housing (as provided in Fla. Stat. § 420.9076; and

WHEREAS, Monroe County participates in the State Housing Initiatives Partnership Program (“SHIP Program”) and is a recipient of funding for its affordable housing programs and activities; and

WHEREAS, Fla. Admin. Code Rule 67-37.010, effective February 2008, mandates that all SHIP Program participants comply with Fla. Stat. § 420.9076(2) requiring the establishment of an affordable housing advisory committee; and

WHEREAS, Fla. Admin. Code Rule 67-37.010 states that the Monroe County LHAP be amended to include “local affordable housing incentive strategy recommendations” approved by the membership of the AHAC; and

WHEREAS, on December 22, 2023 the AHAC adopted Resolution No. 01-2023 recommending approval of an amendment to the Monroe County LHAP; and

WHEREAS, the AHAC has reviewed established local laws (including but not limited to ordinances and land development regulations) and policies and procedures and recommended specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value, as required by Fla. Stat. § 420.9076(4); and

WHEREAS, the Monroe County AHAC has held publicly noticed meetings on March 28, 2024, April 22, 2024, May 22, 2024, June 24, 2024, and August 7, 2024, to produce consensus recommendations to the BOCC on the issues included in their charge as the AHAC; and

NOW THEREFORE, BE IT RESOLVED BY THE AFFORDABLE HOUSING ADVISORY COMMITTEE:

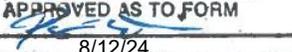
Section 1. The foregoing recitals are hereby incorporated as if fully stated herein.

Section 2. The AHAC provides the below recommendations to the BOCC incorporated herein.

1. Any ROGO allocations received from the State should be split **with no less than 50%** to affordable housing dwelling units and **no more than 50%** assigned to market-rate dwelling units.
2. Consider establishing a funding source to provide “gap funding” for projects that need financial assistance.
3. Allow flood compliant affordable accessory dwelling units in all zoning districts within the County including amending regulations to facilitate such development such as reducing or modifying setbacks, off-street parking requirements, lot coverage, etc.
4. Direct staff to research and discuss with Florida Department of Commerce the potential to allow accessory affordable dwelling units to utilize a partial ROGO allocation.
5. Consider revising ROGO scoring system to provide increased point assignments for applications that build an affordable unit at the same time as a market rate residence. The affordable dwelling units would be required to obtain a certificate of occupancy prior to the market rate unit obtaining a certificate of occupancy.
6. Recommend the BOCC to direct staff to review and potentially modify off-street parking requirements for affordable housing dwelling units.
7. Remove the prohibition of allocating affordable ROGOs to properties within the V zone through text amendments to the Land Development Code.

PASSED AND ADOPTED by the AHAC at a meeting held on the 7th of August, 2024.

Commissioner Craig Cates	<u>YES</u>
Paul Caceres	<u>ABSENT</u>
Pam Caputo	<u>ABSENT</u>
Kurt Lewin	<u>YES</u>
Doug Mader	<u>YES</u>
Tim Root	<u>ABSENT</u>
Marv Schindler	<u>YES</u>
Chris Todd Young	<u>YES</u>
Joe Scarpelli	<u>YES</u>
Joe Walsh	<u>YES</u>

MONROE COUNTY ATTORNEY
 APPROVED AS TO FORM

 Date: 8/12/24