



**MONROE COUNTY, FLORIDA  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
RESOLUTION NO. 02- 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 20<sup>th</sup> 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 20<sup>th</sup> 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 10<sup>th</sup> 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 17<sup>th</sup> 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**, on August 7, 2024 the AHAC adopted Resolution No. 01-2024 recommending seven (7) items for consideration by the Board of County Commissioners; 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 September 5, 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, specifically related to the use of the Tourist Development Council (TDC) Surplus Funds:

1. Develop a Public / Private partnership to develop a new affordable housing.
2. Purchase existing developments and deed restrict units with required limitations pursuant to Chapter 2024-219, Laws of Florida, (SB 1456). Preference should be given to multi-family units.
3. The County provide monetary incentive for private owners of existing dwelling units to deed restrict the units with limitations pursuant to Chapter 2024-219, Laws of Florida, (SB 1456).
4. The County purchase an existing development, impose limitations pursuant to Chapter 2024-219, Laws of Florida, (SB 1456), and then lease units back to the original owner.
5. The County should utilize and explore partnerships with existing entities (such as the Land Authority and Housing Authority) to facilitate the development of affordable housing.

Additionally, the AHAC expressed a strong preference that Surplus Funds be used for larger multi-family developments, when possible.

**PASSED AND ADOPTED** by the AHAC at a meeting held on the 5<sup>th</sup> of September, 2024.

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