



**MONROE COUNTY, FLORIDA  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
RESOLUTION NO. 01- 2021**

**A RESOLUTION BY THE AFFORDABLE HOUSING ADVISORY COMMITTEE RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA APPROVING AN AMENDMENT TO THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE.**

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**WHEREAS**, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, required local governments to develop a one to three-year local Housing Assistance Plan outlining how funds will be used; and

**WHEREAS**, the Monroe County Housing Authority has prepared a three-year Local Housing Assistance Plan (LHAP) which was approved by the Monroe County Board of County Commissioners on April 17, 2013, memorialized by Resolution No. 128-2013; and

**WHEREAS**, the Monroe County Board of County Commissioners approved an amendment to the LHAP on December 9, 2015, memorialized by Resolution No. 403-2015; and

**WHEREAS**, the Florida legislature finds that affordable housing is most effectively provided by combining public and private resources, and the legislature intends that local governments achieve this combination of resources by encouraging active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups to produce affordable housing; and whereas the legislature intends that this partnership concept be extended among counties and municipalities; and

**WHEREAS**, the Florida legislature intends that local governments 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 F.S. 420.9076); and

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

**WHEREAS**, Rule 67-37.010, effective February 2008, mandates that all SHIP program participants comply with Florida Statute Section 420.9076(2) requiring the establishment of an affordable housing advisory committee; and

**WHEREAS**, 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 Affordable Housing Advisory Committee; and

**WHEREAS**, the Affordable Housing Advisory Committee has reviewed established policies and procedures, ordinances, land development regulations, and the comprehensive plan for Monroe County 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 F.S. 420.9076(4); and

**WHEREAS**, the Affordable Housing Advisory Committee held a public hearing on December 13, 2021 to review and provide recommendations to the BOCC on the following affordable housing incentives:

- A. The processing of approvals of development orders or permits as defined in Section 163.3164, F.S., for affordable housing projects is expedited to a greater degree than other projects;
- B. The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing;
- C. The allowance of flexibility in densities for affordable housing;
- D. The reservation of infrastructure capacity for housing for very low income, low income and moderate income persons;
- E. The allowance of affordable accessory residential units in residential zoning districts;
- F. The reduction of parking and setback requirements for affordable housing;
- G. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing;
- H. The modification of street requirements for affordable housing;
- I. The establishment of a process by which a local government considers, before adoptions, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing;
- J. The preparation of a printed inventory of locally owned public lands suitable for affordable housing;
- K. The support of development near transportation hubs and major employment centers and mixed use developments;
- L. Inclusionary Housing;
- M. Mobile Home Park Incentive Program;
- N. Employee Housing, Commercial Apartments, and Workforce Housing as Permitted Uses; and
- O. Purchase and Lease Back Program.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

**Section 1.** The Monroe County Affordable Housing Advisory Committee recommends the BOCC adopt the Incentive Strategies portion of the Local Housing Assistance Plan as shown in Exhibit A.

**PASSED AND ADOPTED** by the Monroe County Affordable Housing Advisory Committee at a meeting held on the 13<sup>th</sup> of December, 2021.

Mayor Pro Tem Craig Cates	YES
Paul Caceres	YES
Pam Caputo	ABSENT
Catherine Felton	YES
Kurt Lewin	YES
Doug Mader	ABSENT
Tim Root	ABSENT
Chris Todd Young	YES
Joe Scarpelli	YES
Joe Walsh	ABSENT

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