



County Commission Meeting  
September 20, 2017  
Agenda Item Number: H.10  
Agenda Item Summary #3365

---

**BULK ITEM:** No

**DEPARTMENT:** Planning/Environmental Resources

**TIME APPROXIMATE:**  
11:30AM

**STAFF CONTACT:** Mayte Santamaria (305) 289-2500

---

**AGENDA ITEM WORDING:** Presentation by RRC Associates summarizing the results of the survey of employers located in Monroe County to document employment patterns and the building floor area used for nonresidential development and a presentation by Clarion Associates providing the findings of the Affordable Workforce Housing Support Study for Nonresidential Development which provides the technical support (data & methodology to determine need) for a workforce/affordable housing mitigation program for nonresidential development to be utilized by the County for the adoption of inclusionary housing requirements to address nonresidential and transient development.

---

**ITEM BACKGROUND:**

On April 13, 2016, the BOCC adopted the 2030 Comprehensive Plan which includes Policy 601.1.13 in the Housing Element which states, “*Monroe County shall maintain land development regulations on inclusionary housing and shall evaluate expanding the inclusionary housing requirements to include or address nonresidential and transient development and redevelopment based on specific data and analysis.*” Additionally, Section 125.01055, F. S., states: “Affordable housing.—Notwithstanding any other provision of law, a county may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.”

The Monroe County Land Development Code defines Inclusionary Housing as “the resulting affordable and/or employee housing created or preserved with the development and/or redevelopment of a parcel where provisions of approved development agreements or orders implement and promote affordable and/or employee housing goals, objectives and policies contained in the plan by requiring set-asides for affordable and/or employee housing units.”

Current County regulations provide for an inclusionary housing requirement for residential developments that result in the development or redevelopment of three (3) or more dwelling units [or ten or more mobile homes] to develop or redevelop at least 30 percent of the units as affordable housing units to implement Goal 601 of the Monroe County Comprehensive Plan and to ensure that

the need for affordable housing is not exacerbated by new residential development and redevelopment of existing affordable housing stock.

The County does not have an inclusionary housing requirement for the development or redevelopment of nonresidential uses (office, retail, hotels, etc). To develop and adopt inclusionary housing requirements for the nonresidential sector to build workforce housing, appropriate data and analysis is necessary to establish the workforce need generation and a rational nexus of need generation and affordable mitigation needs to be developed to support the ordinance.

In August 2016, the BOCC approved contract with RRC Associates to (1) conduct a data-based survey of employers located in the unincorporated and incorporated parts of Monroe County to verify the employment patterns and the building floor area used for nonresidential development, and to (2) prepare the prototypical workforce/affordable housing unit(s), including size ranges, building materials and costs of construction, to be utilized by the County for the adoption of inclusionary housing requirements to address nonresidential and transient development.

In August 2016, the BOCC approved a contract with Clarion Associates to prepare a Support Study providing the technical support (data & methodology to determine need) for a workforce/ affordable housing mitigation program for nonresidential development and redevelopment (expansions and remodels), to be utilized by the County for the adoption of inclusionary housing requirements to address nonresidential and transient development.

Attached are the completed reports by both firms for review by the public and BOCC. Additionally, a draft presentation from each firm is attached summarizing the results of the reports. These reports and information has been developed to assist and support the County in developing an inclusionary housing requirement for nonresidential and transient development.

---

In 2003, the BOCC adopted Ordinance 030-2003 to establish inclusionary housing requirements (amending Section 9.5-266(b)) for projects consisting of three or more market rate units to develop at least 30% of the residential units beyond the first two units as affordable.

In 2006, the BOCC adopted Ordinance 017-2006 revising the inclusionary housing requirements to include: 1) market rate residential development or redevelopment of three or more dwelling units shall be required to develop or redevelop at least 30% of the residential units as affordable housing, and 2) the removal, replacement or conversion of 10 or more mobile homes shall be required to develop or redevelop at least 30% of the residential units as affordable housing.

In 2008, the BOCC adopted Ordinance 011-2008 revising the inclusionary housing requirements to allow an alternative compliance to the inclusionary housing requirements by allowing the developers to deed restrict existing dwelling units as affordable housing in lieu of constructing new affordable units.

---

In January 2015, the AHAC adopted Resolution 03-2015 recommending that the Board of County Commissioners support the County *funding and completing a workforce housing study* to support development of inclusionary housing requirements for the hospitality and commercial sector to build workforce housing.

In July 2016, the AHAC adopted Resolution 01-2016 providing 33 recommendations to the Board of County Commissioners to facilitate the provision of workforce housing, including that the BOCC *support and fund a nexus study* as the first step in the expansion of the current County residential inclusionary housing program to cover transient and commercial development in the County.

---

**PREVIOUS RELEVANT BOCC ACTION:**

August 17, 2016 - BOCC approved a contract with RRC Associates to (1) conduct a data-based survey of employers located in the unincorporated and incorporated parts of Monroe County to verify the employment patterns and the building floor area used for nonresidential development, and to (2) prepare the prototypical workforce/affordable housing unit(s), including size ranges, building materials and costs of construction, to be utilized by the County for the adoption of inclusionary housing requirements to address nonresidential and transient development; for a fixed price, not-to-exceed contract of \$49,171.00.

August 17, 2016 - BOCC approved a contract with Clarion Associates to prepare a Support Study providing the technical support (data & methodology to determine need) for a workforce/ affordable housing mitigation program for nonresidential development and redevelopment (expansions and remodels), to be utilized by the County for the adoption of inclusionary housing requirements to address nonresidential and transient development; for a fixed price, not-to-exceed contract of \$49,365.00.

---

**CONTRACT/AGREEMENT CHANGES:**

n/a

---

**STAFF RECOMMENDATION:** Direction on developing an inclusionary requirement for nonresidential and transient development.

---

**DOCUMENTATION:**

RRC\_Monroe Cty Employer Survey Presentation  
Monroe County 2016 Employer Survey Report  
Clarion\_Monroe County\_AH Support Study\_Presentation  
Affordable Workforce Housing Support Study for Nonresidential Development

---

**FINANCIAL IMPACT:**

**Effective Date:**

**Expiration Date:**

**Total Dollar Value of Contract:**

**Total Cost to County:**

**Current Year Portion:**  
**Budgeted:**  
**Source of Funds:**  
**CPI:**  
**Indirect Costs:**  
**Estimated Ongoing Costs Not Included in above dollar amounts:**

**Revenue Producing:**                      **If yes, amount:**  
**Grant:**  
**County Match:**  
**Insurance Required:**

**Additional Details:**

**REVIEWED BY:**

Mayte Santamaria	Completed	09/05/2017 1:48 PM
Assistant County Administrator Christine Hurley	Skipped	09/05/2017 2:06 PM
Steve Williams	Completed	09/05/2017 3:32 PM
Jaelyn Carnago	Skipped	09/05/2017 2:07 PM
Budget and Finance	Skipped	08/31/2017 3:15 PM
Maria Slavik	Skipped	08/31/2017 3:15 PM
Emily Schemper	Skipped	09/05/2017 3:48 PM
Kathy Peters	Completed	09/05/2017 3:48 PM
Board of County Commissioners	Pending	09/20/2017 9:00 AM