



THE CITY OF KEY WEST

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Date: September 4, 2014

To: Jim Scholl, City Manager

From: Donald Leland Craig, AICP Planning Director and Nicole Malo, AICP, Planner II

Subject: Affordable Housing Needs Solutions

Copy To: Sarah Spurlock, Assistant City Manager and Shawn Smith, City Attorney

Attachments:

1. 2012 Comprehensive Plan Affordable Housing Data and Analysis Report
2. 2014 U.S. HUD Income and Rent Limits
3. City of Key West 2014 Income and Rental Limits
4. 2008 South Florida Workforce Housing Best Practices
5. Florida Statutes 259 - Land Acquisitions for Conservation or Recreation
6. Florida Statutes 420.5095 – Community Workforce Housing Innovation Pilot Program
7. U.S. Census Bureau American Community Survey 2010-2012 Median Household Income for the City of Key West

Purpose

This presentation is in response to requests from the City Commission to improve the way the City's workforce housing issues are addressed. Over the next ten years the City will be receiving over 500 residential Building Permit Allocation System (BPAS) units that are required to be deed restricted affordable. The availability of these new BPAS units provides the City an opportunity to create a significant number of net new affordable housing units for the first time in over a decade. The following discussion describes several key scenarios for potential action to provide workforce housing in order to maintain a sustainable local economy.

Method

This presentation is the result of staff review and discussion of relevant data, the Comprehensive Plan and site visits to certain City and Key West Housing Authority owned properties which could be candidates for the construction of affordable housing. It is also the product of several meetings with the Executive Director of the Key West Housing Authority to discuss specific methods for creating new

housing and updating the Workforce Housing Ordinance. Finally, staff reviewed key state statutes whose subject matter is, or relates to, affordable housing; and identified Land Development Regulations (LDRs) in local Florida jurisdictions addressing affordable housing which may be models for amendments to the City's LDRs.

Problems and Key Findings Identified

There are currently 508 privately held affordable housing units, with varying degrees of deed restrictions and subsidy assistance, and 581 public housing units in the City representing 7% of the 14,892 residential dwelling units in the City, as identified by staff in the May 2010 Affordable Housing Deed Restriction Audit. The 2010 Census and the City Comprehensive Plan report a lower number of 14,107. Of the total 1,089 affordable units, 223 are expected to have their deed restrictions expire, or have expired by year's end. However, according to the findings of the 2012 Data and Analysis report (Attachment 1), prepared to support the Comprehensive Plan and confirmed by updated data provided by the Key West Housing Authority (08/2014) there continues to be and will continue to be a significant number of cost burdened households and a shortage of decent, reasonably priced, available housing, particularly one bedroom rentals. Specifically, data from the Comprehensive Plan and the 2010 Census indicate that at every income level from 30% to 140% of the Monroe County Median Income (\$63,500 in 2014), individuals and families are cost burdened as to amount paid for rent or mortgage. The City's Comprehensive Plan, the City's Land Development Regulations, and U.S. HUD guidelines indicate that not more than 30% of incomes should be expended for housing costs. In Key West over seventy-five percent (77% - 10,352) of all households, both renters and owners are cost burdened utilizing this guideline.

According to the Comprehensive Plan and the University of Florida Shimberg Center for affordable Housing, there is a need (deficit) of affordable housing units across the income spectrum. The deficit is at least 6,500 units. The City's Comprehensive Plan identifies the City of Key West median household Income as \$52,004 while the average annual wages earned by a worker in the City are approximately \$37,844, indicating that by standard guidelines for mortgage lending at the median level a home should cost no more than \$156,012, or three time the median income. This is clearly inconsistent with actual cost of housing in the City, when the Key West Board of realtors' reports that at the end of July 2014 the median sales price of 162 single family homes sold in the preceding 7 months was \$630,000, and the median sales price for Condo/Townhouses was \$368,000. Clearly persons and families making the median income or average wage cannot afford for sale housing, even if such were being built.

As to rental housing, the situation is no better. Even though dated and most assuredly higher the 2010 reported median gross monthly rent in the City was \$1,359. In order to be affordable to the average wage earner in the City, the then monthly rent should be no more than \$946. Rent such as this is not available in the City at this point in time, and result in workers sharing housing in increasing numbers, or paying 40-50% of their income for housing.

The Workforce Housing Ordinance (WFHO) of the City' Land Development Regulations has not been updated since 2005. At the time the WFHO was created real estate values, affordable housing stocks, and demands were different. The WFHO's stratification across the income spectrum from 80% to 140% of the median income at the Monroe County level (now \$63,500) is out of date with the actual incomes of today's workforce. Further, at the time and up until 2012, there were very, very few BPAS allocations available to create new housing, regardless of the WFHO's emphasis for housing for all income groups, resulting in very few new deed restrictions being built.

Since 2008 lending practices have been tightened and it is very difficult to both finance and construct units at any level except at the 60% of median through heavily subsidized tax credit funding, and none of these types of project have been built in the City due to the lack of reasonable priced land. Additionally, the cost of constructing units is extremely high at \$200-\$250 per square foot. Factored into the equation the focus in recent years has been to use

Land Authority Funds to acquire property together with Habitat for Humanity processes to reconstruct and manage the units. This has resulted in an emphasis being placed on the acquisition of existing units, often at high prices, which though deed restricted, require renovation and result in no net new units.

There are not enough very low (60% AMI) to low (80% AMI) income deed restricted units in the City to meet the needs of the local workforce. Yet the mechanisms to provide this housing are limited by outdated regulations and state statutes. For instance, in addition to the outdated Workforce Housing Ordinance, the Monroe County Land Authority (MCLA) statute, as presently written, does not work efficiently for Key West because it is limited to the purchases of land for three distinct purposes:

1. Conservation of environmentally sensitive lands;
2. Preservation of coastal access and recreation;
3. Affordable Housing.

The first two objectives have been met in the City as all conservation lands are now in the public realm and the access to coastal areas assured and adequate monies allocated through infrastructure taxes and Tourist Development Council grants. The third use of MCLA funds for affordable housing has experienced some successes, but at a very high price due to the very high cost of land. The City of Key West MCLA fund is presently approximately \$7 million which has been generated primarily from transient unit bed tax, as the City accounts for approximately 49% of the hotel rooms in the County. The \$7million is expected to increase to approximately \$8million after the start of the new fiscal year. While the funds have increased steadily the opportunities to use the funds have proven difficult to identify due to high land and costs and until recently the lack of new BPAS allocations.

Possible Solutions

Invest in Immediate Solutions while Planning for the Long Term

While there is an array of long term solutions which should be pursued, some of which are listed below, there may also be a nearer solution. This specific method can utilize existing publicly owned land together with MCLA funds, in order to create monies to build or subsidize net new affordable housing. The method has the following steps:

1. Identify land held by the City of Key West or the Key West Housing Authority which is capable of further development as affordable housing.
2. If necessary, rezone the property to achieve a higher density, which in Key West would be Medium Density Residential (MDR) at 16 units per acre, or High Density Residential (HDR) at 22 units per acre. If necessary, the Comprehensive Plan designations can be amended in an expedited manner for parcels whose use is to be affordable housing, enabled by state statute 163.3187. As a part of this effort the City may borrow forward one year from its annual allocation of 91 BPAS units.
3. The City of Key West sells its interest in the land to the Monroe County Land Authority, and restricts its use in the conveyance, consistent with the MCLA statute, to affordable housing.
4. The MCLA conveys the land to the Key West Housing Authority, and the city modifies its existing Inter-Local agreement with the KWHA to provide for the construction of affordable housing in partnership with city, and/or a developer partner.
5. The City uses the funds yielded from the sale of the property for the direct construction of the affordable housing on the site or uses the funds to otherwise subsidize the cost or operation of the affordable housing. The housing remains the property of the Housing Authority and or the City depending on the parcel and the arrangement reached with the transfer of the property to the Housing Authority.
6. Target projects which can accommodate mixed income users that provide relief to developers of affordable housing projects.

7. Repeat the process with other City or Housing Authority properties until all remaining affordable housing BPAS units are utilized.

Provide a Holistic Approach to Adjusting All Elements of Affordable Housing Tool

1. Work towards **reducing wind and flood insurance** premiums which increase the cost of homeownership and rental rates. If the proposed referendum on building height flexibility in response to FEMA insurance rates passes the ability to lower insurance rates may occur.
2. **Amend Comprehensive Plan** – Add policy(ies) to the City’s Comprehensive Plan Housing Element to provide that all future development shall not result in a “net loss” of existing workforce/affordable rental housing for households earning 80% or less than the area mean income. (Findings of Municipal Scorecard for Affordable Housing Delivery: Best Management Case Study for South Florida. Prepared for the South Florida Regional Business Alliance by FIU Metropolitan Center).
3. **Ask State Representative Raschein and State Senator Bullard to Sponsor Legislation to Amend the Land Authority Statute as it Applies to the City of Key West**

Currently the statute has been interpreted by local attorneys such that it allows the funds accumulated to be used for land purchases only. As has been demonstrated the cost of land reasonably priced for affordable housing in the City is very sparse. Also demonstrated is that conservation lands in the City have been acquired and protected. Couple that with the fact that the City has already protected its undeveloped lots with sufficient BPAS allocations to prevent inverse condemnation(“takings”) litigation against the City. Therefore , new state legislation to allow the City the ability to use MCLA funds for construction or other subsidy to provide affordable housing.

4. **Revise the Workforce Housing Ordinance:**

The Planning Department has requested proposals for a consultant who will assist staff with amendments to the Land Development Regulations, specifically the Workforce Housing Ordinance. Staff has researched the American Community Survey to extract data for the City’s area median income (AMI) in order to compare it to that of the County’s, which is used as the current baseline. However, the ACS survey shows that the County’s and City’s AMI are within a few thousand dollars of each other with the City’s being higher in a few critical income household sizes. Further, petitioning HUD to allow the City to use the ACS numbers instead of the universally excepted US Census figures to establish the AMI may put our federal funding in jeopardy when using such federal subsidies. However, if the model put forth above as immediate action is pursued and no federal funds or subsidies are utilized or otherwise compromised , the use of the lower City median income may be possible.

The Workforce Housing Ordinance, based on income and workforce data from the early 2000, is confusing and out of date. As a result the inclusionary housing provisions (122-1467) and eligibility requirements (122-1469) are out of touch with the current housing needs. The ordinance also lacks incentive programs to encourage private developers to build new affordable housing.

Based on meetings with Manny Castillo, Executive Director of the KW Housing Authority and planning analysis supported by the 2013 Comprehensive Plan Data and Analysis, staff recommends the following approach to amending the WFHO:

- a. **Add provisions for inclusionary housing for *redevelopment***, not just new development.

- b. **Revise Section 122-1496 for required income category mix** - Determine what the target incomes are and use current income level data to establish new ratios for 30% rule, such as more lower income category units. Reestablish inclusionary housing provisions requiring more low (80% AMI) and median (100% AMI) income level units. This can only be provided for by applying an approach like that used by the Village of Islamorada, wherein significant expansions of residential and commercial development, or net new development is evaluated, by type, as to the employees and jobs created to serve the new or expanded development, and thus the need for new affordable housing. A specific economic analysis for Key West, must be created to support the inclusionary housing provisions, recognizing the unique market of the City of Key West.
 - b. **Revise Eligibility Requirements (Section 122-1469)** - Maintain category income *range* within the low, median, moderate etc. categories for pro forma purposes, but allow the actual sales and rental levels to be determined based on a person's actual percentage of income (25-30%). Currently the City's one bedroom rental rates are higher than HUD's rates but the City's three and four bedroom rental rates are all lower than HUD's. The City needs to find a method to lower rents for the most sought after units (1 bedroom). This may require the mixing of market rate units in mixed income projects to provide indirect subsidy to the affordable units.
 - c. Create **innovative regulatory and financial incentive programs** for building workforce housing and maintaining rental housing. Such as:
 - 1. Tax abatement etc.
 - 2. Waiver all permitting fees (except impact fees which guarantee bond obligations).
 - 3. Expedited review.
- 5. Potential Funding Opportunities**
- 1. Community Workforce Housing Innovation Pilot Program loans and State Housing Initiatives Partnership Program (F.S. 420.5095).
 - 2. **Staff**
 - 1. Create a City Affordable Housing Officer, whose responsibility it would be to assist workers in finding and qualifying for housing.
 - 2. Create an Economic Development Officer whose responsibility it would be to identify possible Public private partnerships for redevelopment/development potential and who can offer incentives.
 - 3. SHIP – State Housing Incentive Program;
 - 4. HOME – Need more information
 - 5. CDBG – Community Development Block Grants
 - 6. TIF – Tax Increment Financing
 - 7. Surtax – Such as additional sales tax on alcoholic beverage sales
 - 8. CHDO - Need to establish CHDO (Community Housing Development Organization) per Section 122-1471 a non-profit organization, to serve as developer for AH on City owned property and administer the Affordable Housing Trust Fund
 - 10. Create a rental affordable housing trust fund for providing security deposits for rental housing

The possible solutions described above are all consistent to one degree or another with the City's Strategic Plan and previous recommendations of many study groups dealing with the affordable housing issue.



**CITY OF KEY WEST
2012 UPDATES TO THE DATA AND ANALYSIS
FOR EAR-BASED COMPREHENSIVE PLAN AMENDMENTS APPENDIX A**

Introduction

The City completed its first Evaluation and Appraisal Report (EAR) in 2005, and due to the State mandated schedule was required to update the 2005 EAR the following year. There is very little difference between the two reports or the resulting recommendations. It is now the City's desire to implement the recommendations from the two EAR documents, however due to the years that have passed, the supporting data and analysis needs to be updated in order to be meaningful and to provide the most accurate amendments to the Comprehensive Plan.

The Planning Department identified several areas that needed updating, and these are as follows:

- **Affordable Housing Needs Analysis**
- **Population Estimates**
- **Hurricane Evacuation Analysis**
- **Land Use Analysis**
- **Level of Service Analysis**

The following provides some background from the 2005 and 2007 EARs and the updated analysis in the areas identified above.

Chapter 1. Affordable Housing Needs Analysis

The 2005 EAR listed "Affordable Housing" as one of the issues to be addressed during the updates to the Comprehensive Plan. Some of the contributing factors to the need for affordable housing included lower wage tourism based jobs; loss of military families that lived in housing subsidized by the government; increased demand for second homes; government limitations on growth; the loss of housing due to conversion to guesthouses; and the lack of available vacant land. In the 1990s the construction of transient units was permitted pursuant to the City's Building Permit Allocation System (BPAS), and as a result, approximately 874 transient units were built. However, due to Comprehensive Plan policy 1.3.12.3, which limits the percent of new units that may be allocated for transient use, no new transient allocations can be granted under the City's existing BPAS.

Policy 3-1.1.3 of the City's Comprehensive Plan requires that 30 percent of units constructed each year be affordable. At the time of the 2005 EAR, it was noted that this policy has been successful, however at that time there was still a recognized shortage of affordable units. In 2005, the City adopted a workforce housing ordinance which requires that 30 percent of new market rate housing units be affordable to members of the workforce who earn at or less than 80 percent of the median household income. The affordability of units permitted under these policies is maintained through deed restrictions. It is estimated that 504 units have been allocated affordably since the implementation of the BPAS; however, not all of these units were subject to the requirements in the 2005 workforce housing ordinance. The current policy is that the affordability periods for these units remain in place for perpetuity; however some of the earlier units have affordability periods that have or will expire. It is estimated that approximately 233 affordable deed restrictions have expired. However, it is important to

note that not all of these units have been allocated as part of the BPAS.

In addition to requiring private developers to provide a percentage of affordable units, the City has historically taken a proactive approach in providing affordable units. The City has worked within the limits of the BPAS policies and, while being mindful of evacuation planning, has signed agreements with the State and with private developers to allow more affordable units. On the legislative side, the City has implemented policies to allow accessory apartments to single family homes, to facilitate infill of affordable units, and to facilitate apartments above commercial developments.

The 2005 EAR identifies methods in which the City has sought community involvement to address the affordable housing issue. On March 30, 2001 the City held a special summit meeting of residents to gain insight on ways to address housing. From that meeting, there were approximately 40 suggested actions that would address the problem from many different angles. Many creative suggestions were made, including ideas on how to preserve the housing stock, ways to seek out additional funding sources and suggestions to build new units or subsidize rents. In 2009, Florida International University's Metropolitan Center conducted a Housing Needs Assessment for Monroe County that included information specific to the City of Key West. In order to update the City's housing needs assessment, the information contained in the 2005 EAR and 2009 Housing Needs Assessment was revised in 2012 using the most recently available information from the 2010 Census, the University of Florida's Shimberg Center for Affordable Housing, and other relevant data sources.

The provision of decent, safe, sanitary and affordable housing to all residents continues to be one of the most daunting challenges that the City of Key West faces. The City's scarcity of land for new development, growth in the second home market, high quality of life and desirability, and unique and historic housing stock all contribute to property and housing values that are among the highest in the State. The City's economy is largely based on tourism and service industries, which generally pay lower wages than many other industries. These dynamics result in a pronounced affordability gap that continues to challenge the City even in the current economic downturn.

A summary of the estimates of the City's existing housing stock is provided on Table A1-1 below. As can be seen, there is a small discrepancy between the figures from the Affordable Housing Needs Assessment (AHNA), the Census, and a May 2010 estimate prepared by City staff. For the purpose of this report, the 2010 Census figure will be used since it is the most recent, and because it is closer to the City estimate than the AHNA or the U.S. Census 2009 American Fact Finder data. Use of the City's estimate is constrained by the lack of information about occupancy or tenure.

Table A1-1. City of Key West's 2010 Housing Stock by Type and Tenure

	Total Units	Occupied Units	Owner Units	Renter Units
09 AHNA	13,307	11,017	5,024	5,993
2010 Census	14,107	10,929	4,520	6,409
2009 US Census Bureau American FactFinder	13,274	8,925	4,175	4,757
May 2010 Estimate	14,452 permanent plus 440 mobile homes			

The median single family home sales price in the City of Key West in 2010 was \$382,450. This value is higher than the 2001 median value of \$305,000, but significantly lower than the median value of

\$776,000 in 2005. The median condominium sales price in 2010 was \$318,000, higher than the 2001 sales price of \$222,000 but lower than the peak of \$575,000 in 2005. The decrease in sales prices between 2005 and 2010 is reflective of the economic downturn. The 2010 median gross rent for a rental unit in the City was \$1,359.¹

“Housing cost burden”, defined as the percent of a household’s income that is used to pay for housing costs, is frequently used as a measure for determining whether or not housing is affordable. According to federal housing program guidelines and the Shimberg Center, housing costs should not exceed 30 percent of a household’s income in order to be considered affordable. Federal guidelines define an extremely low income household as a household whose income is at or below 30 percent of the median household income for the area, a very low income household as a household whose income is at or below 50 percent of the median household income for the area, a low income household as a household whose income is between 50 and 80 percent of the median for the area, and a moderate income household as a household whose income is between 80 and 120 percent of the median for the area.

The median household income in the City in 2010 was \$52,004², while the average annual wages earned by a worker in the City are approximately \$37,844³. In order to be affordable, an owner-occupied home should not cost more than three times a household’s annual income. In order to be affordable to a household at the median level, a home should therefore cost no more than \$156,012. In order to be affordable to the average wage-earner in the City, a home should cost no more than \$113,532 (Note that this does not account for combined household incomes). In order to be affordable to a household earning at or less than 80% of the median for the area, a home should cost no more than \$124,891. The 2010 median sales price of \$382,450 for a single family home indicates an affordability gap of \$226,438 for households earning at or below the median household income, while the median sales price of \$318,000 for a condominium unit indicates a lower but still significant affordability gap of \$161,988.

The 2010 median gross monthly rent in the City was \$1,359. In order to be affordable to a household at the median income level, monthly rent should be no more than \$1,300.10. In order to be affordable to the average wage-earner in the City, monthly rent should be no more than \$946. In order to be affordable to a household earning at or below 80% of the median, monthly rent should be less than \$1,040. Approximately 50% of the City’s rental units are affordable to residents at the median income level, while approximately 37% are affordable to average wage-earners and households at 80% of the median⁴.

Table A1-2 below identifies and projects the number of households in the City by income level for the period between 2000 and 2030.⁵ The projections contained in this Table, provided by the Shimberg Center, are not consistent with the noted trend toward a slight population decrease in the City. Generally, however, they do provide a proximate count of households by income type for 2010. This Table indicates that 12% of the City’s housing stock should be affordable to households earning less than 30% of the median, 11% should be affordable to households earning between 30% and 50% of the median, 18% should be affordable to households earning between 50% and 80% of the median, 24% should be affordable to households earning between 80% and 120% of the median, and 34% should be affordable to households earning over 120% of the median.

1 University of Florida Shimberg Center for Affordable Housing, Housing Needs Summary, Florida Housing Data Clearinghouse, 2012

2 2005-2009 American Community Survey, US Census Bureau

3 Quarterly Census of Employment and Wages, Quarter 2 Year 2011, Florida DEO Labor Market Statistics Center

4 2005-2009 American Community Survey, US Census Bureau

5 University of Florida Shimberg Center for Affordable Housing, Housing Needs Summary, Florida Housing Data Clearinghouse, 2011

Table A1-2. Projected Households by Income 2000 – 2030

	2000	2010	2015	2020	2025	2030
0-30%	1,295	1,295 (12%)	1,378	1,469	1,543	1,605
30 – 50%	1,200	1,203 (11%)	1,297	1,399	1,487	1,559
50 - 80%	1,995	1,857 (18%)	1,873	1,892	1,906	1,913
80 – 120%	2,724	2,518 (24%)	2,516	2,515	2,507	2,497
120%+	3,744	3,620 (34%)	3,665	3,715	3,735	3,750
Total	10,958	10,493	10,729	10,990	11,178	11,324

Table A1-3 below documents the number of cost burdened households in the City by tenure for 2010.⁵ As can be seen, 35 percent of homeowner households and 42 percent of renter households in the City are paying more than 30 percent of their income for housing. Table A1-4 documents cost burdened households by income type. As expected, the level and severity of cost burden increases as income levels decrease.

Table A1-3. Cost Burdened Households by Tenure, 2009

% of income paid for housing	0-30%	30-50%	50% plus	Total
Owners	3,325 (65%)	909 (18%)	844 (17%)	5,078
Renters	3,065 (58%)	1,159 (22%)	1,050 (20%)	5,274

Table A1-4. Cost Burdened Households by Income Group, 2009

% of income paid for housing	0-30%	30-50%	50% plus	Total
0-30% median income	357 (28%)	160 (13%)	754 (59%)	1,271
30 – 50% median income	357 (30%)	355 (30%)	464 (39%)	1,176
50 – 80% median income	855 (46%)	611 (33%)	373 (20%)	1,839
80% + median income	4,821 (79%)	942 (15%)	303 (4%)	6,066

⁵ University of Florida Shimberg Center for Affordable Housing, Housing Needs Summary, Florida Housing Data Clearinghouse, 2011

Table A1-5 below indicates the deficit or surplus of affordable housing units by income category in the City for 2010.⁶ This information provides perhaps the best indication of unmet affordable housing need. As can be seen, there is a deficit of housing units affordable for all income types, with the exception of rental units for households at 120 percent of the median.

Table A1-5. Affordable Housing Deficit/Surplus by Income Group, 2009

	30% of median	50% of median	80% of median	120% of median	200% of median
Owners	-500	-851	-1,571	-2,225	-2,101
Renters	-349	-796	-214	+270	-288

The City of Key West has taken a proactive approach to addressing the affordable housing needs of its residents. There are currently a total of 508 federally, State and locally assisted units and 581 public housing units in the City. In order to encourage the provision of private sector affordable and workforce housing, single family units are allowed and encouraged to have accessory units that provide a more affordable housing option for the City's workforce and residents. In 2005 the City adopted a workforce housing ordinance which requires that 30 percent of new market rate housing units be affordable to members of the workforce who earn at or less than 80 percent of the median. In addition, Peary Court, a military housing complex, is transitioning from military ownership to civilian ownership, providing an additional 160 market rate housing units. Application of the workforce housing requirement would provide an additional 48 affordable or workforce housing units.

Gauging the need for special needs housing and homeless assistance is another important consideration for the City. There are currently approximately 136 beds for special needs housing, 122 beds for transitional housing, and 175 homeless shelter beds in the City. Based on a count conducted in 2011, 246 homeless persons were identified in the City. A partial listing of special needs and transitional housing facilities is provided below:

1. AIDS Help – 96 Units
2. Kathy's Hope – 16 rooms with communal facilities
3. Samuels House – 13 rooms with communal facilities
4. Casa de Meredith – 9 units
5. Florida Keys Outreach Coalition – One s.f house (2 bedroom)
6. Neece Center – 20 beds for men
7. Poinciana – 102 beds for men and women

Chapter 2. Population Estimates

Population projections are an important component of local comprehensive plans. They provide the statistical framework for future development and redevelopment, and for projecting the ability to provide key infrastructure and services at adopted levels of service. The population of Key West, a built-out community with natural and policy constraints that limit future development potential, is projected to decrease slightly during the short, mid and long range planning periods, as documented in the following analysis.

⁶ University of Florida Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, 2011

Recommendation: It is recommended that the City Commission direct staff to immediately proceed with the Land Authority/City of Key West/City of Key West Housing Authority program outlined above, while prioritizing the analysis of items 1 through 8 above.

CITY OF KEY WEST

Work Force Housing

Income and Rental Limits

2014

Based on Monroe County Annual Median Income (AMI) for a family of four of \$63,500

(City Commission Resolution 14-053)

Income Limits for Single Persons				
Household Size	Low 80%	Median 100%	Moderate 120%	Middle 140%
1 Person	\$ 46,160	\$ 57,700	\$ 69,240	\$ 80,780
2 Persons	\$ 52,800	\$ 66,000	\$ 79,200	\$ 92,400
3 Persons	\$ 59,360	\$ 74,200	\$ 89,040	\$ 103,880
4 Persons	\$ 65,920	\$ 82,400	\$ 98,880	\$ 115,360
5 Persons	\$ 71,200	\$ 89,000	\$ 106,800	\$ 124,600
6 Persons	\$ 76,480	\$ 95,600	\$ 114,720	\$ 133,840
7 Persons	\$ 81,760	\$ 102,200	\$ 122,640	\$ 143,080
8 Persons	\$ 87,040	\$ 108,800	\$ 130,560	\$ 152,320

Income Limits for Married or Domestic Partners				
Household Size	Low 80%	Median 100%	Moderate 120%	Middle 140%
2 Persons	\$ 70,400	\$ 88,000	\$ 105,600	\$ 123,200
3 Persons	\$ 79,147	\$ 98,933	\$ 118,720	\$ 138,507
4 Persons	\$ 87,893	\$ 109,867	\$ 131,840	\$ 153,813
5 Persons	\$ 94,933	\$ 118,667	\$ 142,400	\$ 166,133
6 Persons	\$ 101,973	\$ 127,467	\$ 152,960	\$ 178,453
7 Persons	\$ 109,013	\$ 136,267	\$ 163,520	\$ 190,773
8 Persons	\$ 116,053	\$ 145,067	\$ 174,080	\$ 203,093

Per City Ord. Sec.122-1469(13)

Maximun Monthly Rental Rates				
Unit Size	Low 80%	Median 100%	Moderate 120%	Middle 140%
Efficiency	\$ 1,154	\$ 1,443	\$ 1,731	\$ 2,020
1 bedroom	\$ 1,320	\$ 1,650	\$ 1,980	\$ 2,310
2 bedrooms	\$ 1,484	\$ 1,855	\$ 2,226	\$ 2,597
3 bedrooms	\$ 1,648	\$ 2,060	\$ 2,472	\$ 2,884
4 bedrooms	\$ 1,780	\$ 2,225	\$ 2,670	\$ 3,115

Per City Ord. Sec.122-1466 Definitions

Income limits are based upon figures provided by the
United States Department of Housing and Urban Development and
published by Florida Housing Finance Corporation

CITY OF KEY WEST

Work Force Housing

Owner Occupied Income and Sales Limits

2014

Based on Monroe County Annual Median Income (AMI) for a family of four of \$63,500

(City Commission Resolution 14-053)

Income Limits for Single Persons				
Household Size	Low 80%	Median 100%	Moderate 120%	Middle 140%
1 Person	\$ 46,160	\$ 57,700	\$ 69,240	\$ 80,780
2 Persons	\$ 52,800	\$ 66,000	\$ 79,200	\$ 92,400
3 Persons	\$ 59,360	\$ 74,200	\$ 89,040	\$ 103,880
4 Persons	\$ 65,920	\$ 82,400	\$ 98,880	\$ 115,360
5 Persons	\$ 71,200	\$ 89,000	\$ 106,800	\$ 124,600
6 Persons	\$ 76,480	\$ 95,600	\$ 114,720	\$ 133,840
7 Persons	\$ 81,760	\$ 102,200	\$ 122,640	\$ 143,080
8 Persons	\$ 87,040	\$ 108,800	\$ 130,560	\$ 152,320

Income Limits for Married or Domestic Partners				
Household Size	Low 80%	Median 100%	Moderate 120%	Middle 140%
2 Persons	\$ 70,400	\$ 88,000	\$ 105,600	\$ 123,200
3 Persons	\$ 79,147	\$ 98,933	\$ 118,720	\$ 138,507
4 Persons	\$ 87,893	\$ 109,867	\$ 131,840	\$ 153,813
5 Persons	\$ 94,933	\$ 118,667	\$ 142,400	\$ 166,133
6 Persons	\$ 101,973	\$ 127,467	\$ 152,960	\$ 178,453
7 Persons	\$ 109,013	\$ 136,267	\$ 163,520	\$ 190,773
8 Persons	\$ 116,053	\$ 145,067	\$ 174,080	\$ 203,093

Per City Ord. Sec.122-1469(13)

Maximun Sales Price				
Unit Size	Low 80%	Median 100%	Moderate 120%	Middle 140%
Efficiency	\$ 115,400	\$ 201,950	\$ 346,200	\$ 525,070
1 bedroom	\$ 132,000	\$ 231,000	\$ 396,000	\$ 600,600
2 bedrooms	\$ 148,400	\$ 259,700	\$ 445,200	\$ 675,220
3 bedrooms	\$ 164,800	\$ 288,400	\$ 494,400	\$ 749,840
4 bedrooms	\$ 178,000	\$ 311,500	\$ 534,000	\$ 809,900

Per City Ord. Sec.122-1466 Definitions

Income limits are based upon figures provided by the
United States Department of Housing and Urban Development and
published by Florida Housing Finance Corporation

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

2014 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Monroe County	25%	14,425	16,500	18,550	20,600	22,250	23,900	25,550	27,200	28,840	30,488	360	386	463	535	597	659
	28%	16,156	18,480	20,776	23,072	24,920	26,768	28,616	30,464	32,301	34,147	403	432	519	599	669	738
	30%	17,310	19,800	22,260	24,720	26,700	28,680	30,660	32,640	34,608	36,586	432	463	556	642	717	791
	33%	19,041	21,780	24,486	27,192	29,370	31,548	33,726	35,904	38,069	40,244	476	510	612	707	788	870
	35%	20,195	23,100	25,970	28,840	31,150	33,460	35,770	38,080	40,376	42,683	504	541	649	749	836	923
	40%	23,080	26,400	29,680	32,960	35,600	38,240	40,880	43,520	46,144	48,781	577	618	742	857	956	1,055
	45%	25,965	29,700	33,390	37,080	40,050	43,020	45,990	48,960	51,912	54,878	649	695	834	964	1,075	1,186
	50%	28,850	33,000	37,100	41,200	44,500	47,800	51,100	54,400	57,680	60,976	721	773	927	1,071	1,195	1,318
	60%	34,620	39,600	44,520	49,440	53,400	57,360	61,320	65,280	69,216	73,171	865	927	1,113	1,285	1,434	1,582
	80%	46,160	52,800	59,360	65,920	71,200	76,480	81,760	87,040	92,288	97,562	1,154	1,237	1,484	1,714	1,912	2,110
	120%	69,240	79,200	89,040	98,880	106,800	114,720	122,640	130,560	138,432	146,342	1,731	1,855	2,226	2,571	2,868	3,165
Median: 63,500	140%	80,780	92,400	103,880	115,360	124,600	133,840	143,080	152,320	161,504	170,733	2,019	2,164	2,597	2,999	3,346	3,692
	150%	86,550	99,000	111,300	123,600	133,500	143,400	153,300	163,200	173,040	182,928	2,163	2,319	2,782	3,213	3,585	3,956
HERA Special Limits per Section 142(d)(2)(E) (est. 2014) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	15,175	17,350	19,525	21,675	23,425	25,150	26,900	28,625	30,345	32,079	379	406	488	563	628	694
	28% - HS	16,996	19,432	21,868	24,276	26,236	28,168	30,128	32,060	33,986	35,928	424	455	546	631	704	777
	30% - HS	18,210	20,820	23,430	26,010	28,110	30,180	32,280	34,350	36,414	38,495	455	487	585	676	754	832
	33% - HS	20,031	22,902	25,773	28,611	30,921	33,198	35,508	37,785	40,055	42,344	500	536	644	744	829	916
	35% - HS	21,245	24,290	27,335	30,345	32,795	35,210	37,660	40,075	42,483	44,911	531	569	683	789	880	971
	40% - HS	24,280	27,760	31,240	34,680	37,480	40,240	43,040	45,800	48,552	51,326	607	650	781	902	1,006	1,110
	45% - HS	27,315	31,230	35,145	39,015	42,165	45,270	48,420	51,525	54,621	57,742	682	731	878	1,014	1,131	1,249
	50% - HS	30,350	34,700	39,050	43,350	46,850	50,300	53,800	57,250	60,690	64,158	758	813	976	1,127	1,257	1,388
	60% - HS	36,420	41,640	46,860	52,020	56,220	60,360	64,560	68,700	72,828	76,990	910	975	1,171	1,353	1,509	1,665

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.



South Florida Workforce Housing Best Practices

City of Boynton Beach, City of Delray Beach, Town of Davie, City of Miami Beach and City of West Palm Beach

November 2008

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Prepared by: The Metropolitan Center
at Florida International University

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A. Introduction

South Florida Workforce Housing Best Practices is a companion study to the 2008 *South Florida Workforce Housing Needs Assessment*. The study highlights the accomplishments of South Florida municipalities that have been proactive in addressing the workforce housing needs of their respective communities. The best practice case studies are the product of a "scorecard" assessment of affordable housing delivery among South Florida's county and municipal governments. The scorecards were prepared by the Florida International University Metropolitan Center on behalf of the Broward Housing Partnership (BHP) and Housing Leadership Council of Palm Beach County (HLC/PBC) as part of their workforce housing needs assessments. The Municipal Scorecard for Affordable Housing Delivery® (MS-AHD) model was created to monitor and evaluate

the progress of local governments in developing and implementing workforce/affordable housing policies and building management and institutional capacities to address these issues in the long-term.

The MS-AHD implementation in Broward and Palm Beach Counties enabled the MC/FIU to assess the progress of the counties and larger municipalities during the past year. The MS-AHD also enabled the MC/AHD to highlight best practice examples in South Florida for other local governments to emulate and perhaps replicate within their local context. The following sections summarize the MS-AHD assessments in Broward and Palm Beach Counties and highlights specific workforce housing best practice efforts that have been initiated.



South Florida's workforce housing supply and affordability mismatch was exacerbated by speculative investment that resulted in multiple conversions of rental units to condominiums and an overall development trend in recent years toward a more upscale housing demand external to the local market

B. The Municipal Scorecard for Affordable Housing Delivery®

The Municipal Scorecard for Affordable Housing Delivery® (MS-AHD) model was created to provide a systematic and comprehensive approach toward the policy development, implementation and performance evaluation of workforce/affordable housing initiatives at the local level. The expectation is that in order for local governments to address the urgency, complexities and long-term commitment to workforce/affordable housing issues there is the need to institute a systematic, comprehensive and performance-based approach.

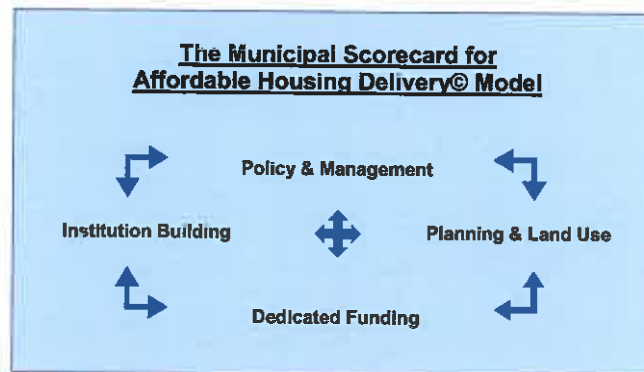
The MS-AHD's systematic and comprehensive approach is a "strategy" linked to a set of objectives (processes) and measures to evaluate performance (outcomes). The initial application of the MS-AHD model identified and mapped the lead indicators (processes) and guideposts to determine the extent to which local governments in South Florida had adopted systematic and comprehensive approaches to their workforce/affordable housing needs. The identification and mapping of lead indicators that serve as the "drivers" of performance is the critical first step in performance evaluation as lead indicators are predictive in nature.

The following are the guiding principals of the MS-AHD model:

- 1) Each municipality has a "resident workforce" that is integral to the character of each community and a "commuter workforce" that supports the local economy;
- 2) The creation of an effective response to workforce/affordable housing needs requires solutions being developed and implemented at both the municipal and county levels of local government;
- 3) An effective policy response will necessitate a coordinated and integrated approach to affordable housing production and preservation;
- 4) Current federal and state programs are insufficient both in terms of funding and lack of coordination and integration with other important government layers that control or influence the delivery of affordable housing, including land use planning, zoning and community redevelopment activities; and
- 5) Local workforce/affordable housing programs and initiatives must be performance-driven.

Methodology

The MS-AHD model consists of four (4) interrelated and mutually-supporting workforce/affordable housing delivery "process criteria." The four processes provide the basis for a systematic and comprehensive workforce/affordable housing delivery system. Together these processes aim to provide the essential policy skills and leadership, management commitment, dedicated funding and on-going institutional capacity-building to enable the successful development and implementation of a sustainable workforce/affordable housing delivery system. Further, the MS-AHD serves as a performance measurement tool that can evaluate the effectiveness of a municipality in designing and implementing a workforce/affordable housing delivery system. The expected outcome of this approach (strategy) should be a sustained level of workforce/affordable housing production and preservation.



The MS-AHD methodology involves an assessment of current policies, plans and other initiatives that each municipality has adopted to address their workforce/affordable housing needs and issues. The assessment includes a review of each municipality's Comprehensive Plan and recent Comprehensive Plan Evaluation and Appraisal Report (EAR). The review also includes HUD-Consolidated Plans, Local Housing Assistance Plans (LHAPs) and Community Redevelopment Area (CRA) Plans, where applicable. The methodology also includes an interview component with relevant city/town departments and agencies, including Planning and Zoning, Housing and Community Development and Community Redevelopment Agencies (CRAs).

1) Policy and Management Process

Effective policy and professional management are inseparable in an effective affordable housing delivery system. Coherent policy direction and sound management practice are essential. Clear policy direction will include a commitment to professional management capacity and resources. Organizational and professional management capacity are important requisites for the effective planning and implementation of affordable housing strategies. An effective policy and management process for affordable housing delivery will demonstrate clear policy direction and professional management capacity resulting in measurable affordable housing production and preservation initiatives.

Policy and Management Assessment

The adoption of a comprehensive local workforce/affordable housing policy and the implementation of a coordinated and integrated housing management system are potential outcomes of an effective policy and management process. A comprehensive workforce/affordable housing policy must specifically address each of the other interrelated elements of the MS-AHD model – Planning and Land Use, Dedicated Funding, Institution Building. Therefore, the MS-AHD policy and management assessment would first determine whether a comprehensive and overarching workforce/affordable housing policy has been adopted, and secondly, whether the necessary professional management resources have been inputted to effectively support the implementation of the workforce/affordable housing policy.

Absent a comprehensive local workforce/affordable housing policy, the MS-AHD assessment targets a municipality's various housing sub-policies - HUD Consolidated Plan, Comprehensive Plan and Community Redevelopment Plan. The coordination and integration of these planning policies, including their level of management capacity, are critical in the State of Florida as together these plans currently determine the extent of workforce/affordable housing production and preservation at the municipal level.

2) Planning and Land Use Process

Effective planning and land use will contribute to both policy formulation and strategy implementation in an affordable housing delivery system. Planning will inform policy and then create appropriate land use changes to promote affordable housing development opportunities. As such, the MS-AHD model determines whether planning is being used as a vehicle for informing affordable housing policy decisions and a means for implementing affordable policy strategies. An effective planning and land use process for affordable housing delivery will also integrate workforce/affordable housing with related planning initiatives involving economic development, transportation and capital improvements.

Planning and Land Use Assessment

Land use and zoning changes that would provide new opportunities and incentives for affordable housing production and preservation are potential outcomes of an effective planning and land use process. A municipality's Comprehensive Plan can be an effective tool for developing and implementing workforce/affordable housing policies and strategies. However, it is important that correlations are identified between the required Housing Element and other key elements of the Comprehensive Plan. Specifically, how do the policies and objectives of the Housing Element correlate with the policies and objectives of the Future Land Use, Public Facilities, Transportation and Capital Improvements Elements and certain "optional" elements such as Economic Development which can provide the necessary planning for expanded employment opportunities for the local workforce.

The Planning and Land Use assessment also determines the level to which a municipality's HUD Consolidated Plan, Local Housing Assistance Plan (LHAP) and Community Redevelopment Area (CRA) Plan are coordinated and integrated with the Comprehensive Plan to provide clear visioning and strategies for workforce/affordable housing production and preservation. The HUD Consolidated Plan, LHAP and CRA Plan provide many of the important financing tools for workforce/affordable housing development.

3) Dedicated Funding Process

The MS-AHD model includes a process for developing and sustaining a local, dedicated funding source for workforce/affordable housing. Workforce/affordable housing policies and strategies must be supported by a long-term dedicated funding stream. A local dedicated funding source shows government commitment and an assurance that planned affordable housing opportunities are realized. A dedicated funding process for affordable housing delivery will also include support to county/city departments and other housing agencies responsible for implementing affordable housing policies and strategies.

Dedicated Funding Assessment

The establishment of a housing trust fund or a workforce/affordable bond issue are potential outcomes of a local dedicated funding process. Local dedicated funding includes long-term support for a variety of workforce/affordable housing development strategies including land acquisition, construction financing and housing rehabilitation/preservation. Dedicated funding also includes staff support for departments and agencies responsible for the planning and management of workforce/affordable housing programs and services including outside non-profit housing development organizations.

The earmarking of CRA tax increment financing (TIF) funds is a potential "short-term" dedicated funding source for workforce/affordable housing development. While the funding is limited to designated community redevelopment areas, there is substantial flexibility in the use of TIF funds to support workforce/affordable housing development activities. Likewise, larger municipalities have access to various federal and state housing funds, e.g. Community Development Block Grant (CDBG), HOME, and State Housing Initiatives Program (SHIP), which can be piggybacked and combined with local housing financing tools to address workforce/affordable housing needs. Federal and State programs also provide support for the on-going planning and management of local housing programs. Newly allocated Neighborhood Stabilization Program (NSP) funds should also be targeted and leveraged with existing housing resources.

4) Institution Building Process

Institution building is seen as an important long-term process for addressing a community's affordable housing needs. Sustainable affordable housing policy and strategies will include on-going institutional capacity building among local government, business and industry, educational institutions and community-based organization (CBOs). This effort includes the development of formal public/private partnerships and the collaboration of all key stakeholders. Institution building includes the development and leveraging of local financing resources, expanding the functions of non-profit housing organizations and the development of employer assisted housing (EAH) programs and strategies.

Institution Building Assessment

The formation and active engagement of working public/private partnerships involving key stakeholders and employer assisted housing (EAH) programs are potential outcomes of a local institution building process. The MS-AHD model determines the extent to which municipalities have formally engaged the private sector – business and industry – and community-based nonprofit organizations in developing and implementing workforce/affordable housing policies and strategies. The model also assesses the extent to which individual municipalities have expanded in-house capacity to improve the management of workforce/affordable housing programs, including the leveraging of local financing resources with non-profit housing developers and private lending consortia.

C. General Findings

As previously noted, the MS-AHD model was applied in both Broward and Palm Beach Counties as part of the 2007 Affordable Housing Market Updates prepared on behalf of the Broward Housing Partnership (BHP) and Housing Leadership Council of Palm Beach County (HLC/PBC). The following is a summation of the key findings:

Policy and Management Assessment

- * County and municipal governments in Broward and Palm Beach Counties lack a comprehensive and systematic policy approach to workforce/affordable housing issues;
- * While lacking a comprehensive and systematic approach, a significant number of local governments have begun to address their workforce/affordable housing needs through policy changes within the Comprehensive Plan, including recent EAR-based amendments;
- * Most local governments do not effectively integrate changes to the Housing Element of their Comprehensive Plans with other critical elements such as Future Land Use, Public Facilities, Transportation, Economic (optional) and Capital Improvements;
- * Few local governments correlate policy initiatives in their Comprehensive Plans with housing and development policies within their respective HUD Consolidated Plans, Local Housing Assistance Plans (LHAPs) and Community Redevelopment Area (CRA) Plans;
- * The local delivery of workforce/affordable housing policies and programs are typically fragmented among each local government's Housing and Community Development and Planning & Zoning Departments and Community Redevelopment Agencies (CRAs);
- * Combining in-house management and operational functions is generally problematic in local affordable housing delivery systems;
- * Local governments that have made progress in addressing their workforce/affordable housing needs demonstrate a discernible level of coordination and communication among key departments and agencies;

- While many local governments have instituted “expedited” permitting processes, a comprehensive single-application process for workforce/affordable projects is non-existent; and
- Several local governments “fund” impact fee waivers for workforce/affordable housing projects, but actual impact fee waivers are prohibited by state government regulation.

Planning and Land Use Assessment

- Local governments that have made strides in addressing their workforce/affordable housing needs have generally undertaken coordinated, inter-departmental and inter-agency planning efforts to implement their workforce/affordable housing policies;
- Coordinated and integrated planning efforts generally include recent EAR-based amendments involving Future Land Use and Transportation Elements and accompanying Unified Land Development Regulations;
- Local governments that have been pro-active in workforce/affordable housing production have inventoried and identified publicly-owned real property in accordance with Chapter 166.0451, Florida Statutes, *Disposition of Municipal Property for Affordable Housing*;
- Effective planning coordination and integration typically includes HUD Consolidated Plans, Local Housing Assistance Plans (LHAPs) and Community Redevelopment Area (CRA) Plans;
- Local governments have not effectively addressed economic and industrial planning issues in conjunction with their workforce/affordable housing policies and initiatives; and
- Several local governments have made efforts to expand mixed-use and transit oriented development (TOD) opportunities to accommodate economic development and mixed-income, workforce housing projects.

Dedicated Funding Assessment

- Few local governments have developed a local dedicated funding source for affordable housing, instead relying on traditional federal and state funding, e.g. CDBG, HOME, SHIP for affordable housing;
- Local governments that have made strides in addressing their workforce/affordable housing needs have typically earmarked CRA tax increment financing (TIF) funds toward projects;
- Several local governments have effectively piggybacked various federal and state housing funds, e.g. CDBG, HOME, and SHIP, with local housing financing tools, including TIF funds, to address their workforce/affordable housing needs;
- Local workforce/affordable housing programs are principally designed to assist first-time homebuyers with substantial mortgage subsidies; and
- There is little evidence that local governments have given priority to workforce/affordable housing programs aimed at purchase/rehabilitation, rental rehabilitation or targeted neighborhood revitalization.

Institution Building Assessment

- While South Florida’s workforce/affordable housing policy issues have been effectively articulated and promoted through the efforts of the Broward Housing Partnership, Greater Miami Chamber of Commerce and Housing Leadership Council of Palm Beach County, working private/public partnerships that advance and sustain workforce/affordable housing production has not been developed;
- Several local governments through their planning and community development departments and CRAs have made significant strides working with community-based organizations such as community land trusts (CLTs) and community development corporations (CDCs) in developing and preserving workforce/affordable housing;

- While there are several good examples in place in South Florida of local government working effectively with non-profit housing developers, e.g. CLTs, CDCs, this capacity is largely undeveloped;
- Several local governments, through their community development departments and CRAs, have been successful in developing local lending consortia to help finance workforce/affordable housing initiatives;
- Employer Assisted Housing (EAH) initiatives are generally undeveloped and the private/public collaboratives that are necessary for their success have not been established;
- The effective leveraging of local financing resources with federal, state and other local public and private resources is an undeveloped institutional capacity.

D. Best Practice Case Study Examples

The following best practice case studies were chosen to demonstrate how successful workforce/affordable housing projects were developed in South Florida. Case studies were selected that provide the clearest evidence of how a more comprehensive and integrated housing delivery system can effectively implement workforce/affordable housing policies and objectives. The case studies focus on specific housing projects and the policies and management capacities that were critical to their success. Four of the projects were identified in the MS-AHD assessment of Broward and Palm Beach Counties. The fifth project, Miami Beach Rental Housing Preservation, was included in the Design Institute at Abacoa’s 2007 focus on workforce/affordable housing in South Florida.

City of Boynton Beach Workforce Housing Redevelopment

Boynton Beach serves as a South Florida best practice case study for workforce housing redevelopment. The Boynton Beach Community Redevelopment Agency (CRA) partnered with a private developer, the Cornerstone Group, to include affordable housing at The Preserve, a master-planned luxury condominium and townhome community. The Preserve consists of 180 two and three-story townhouses with 50 workforce housing units designated for households earning less than 120 percent of AMI. Through a joint financing effort, income eligible homebuyers can qualify for as much as \$160,000 in financial assistance on a condominium or townhouse. The CRA estimates that with up to \$60,000 in developer contributions, up to \$50,000 in SHIP funds and a potential \$50,000 from the CRA's Homebuyer's Assistance Program, the price on a \$279,990 three-bedroom condominium can be reduced to as low as \$119,990.

The City of Boynton Beach has demonstrated a high-level of coordination and integration through the Department of Development which combines the City's Planning and Zoning and Community Improvement Divisions (CDBG Administration) under one roof. There is also a good working relationship between the City's Department of Development and the Community Redevelopment Agency (CRA). The two departments have worked effectively together in the planning and implementation of the City's Workforce Housing Program.

The Boynton Beach CRA has been active in other workforce housing infill projects including providing a \$3 million land write-down for Ocean Breeze, a mixed-income development consisting of 84 rental units for low- and moderate-income household and 56 townhome units. The CRA has also partnered with the Boynton Beach Faith-Based CDC to create three new homes in the Heart of Boynton neighborhood. The CRA sold the CDC the land for \$10 in exchange for affordability, upgraded design and energy efficiency.



The Boynton Beach CRA has been active in other workforce housing infill projects including providing a \$3 million land write-down for Ocean Breeze, a mixed-income development consisting of 84 rental units for low and moderate income household and 56 town home units



Urban Infill: The Preserve

City of Delray Beach Community Land Trust

Delray Beach serves as a South Florida best practice case study for its creation and support of the Delray Beach Community Land Trust (CLT). The creation of the Delray Beach Community Land Trust (CLT) was a key recommendation of the SW Neighborhood Redevelopment Plan adopted by the City Commission in 2003. The CLT was developed as a long-term solution to eliminating barriers to affordability in housing by providing an affordable housing stock within the City in perpetuity. The CRA put forth more than \$4,000,000 in funding to support the CLT during FY 2006-2007. During FY 2005-2006 the City and CRA transferred deeds on nineteen (19) lots to the CLT to utilize as part of the affordable housing inventory. In July of 2006, the City transitioned its First Time Homebuyer Program, which provided traditional down payment assistance, into a Sub-recipient Partnership Program with the Community Land Trust for the purpose of creating even more affordable purchase prices. Under the Sub-recipient Housing Partnership Program, subsidy is awarded (based on occupants income eligibility) to the CLT to be applied towards the principal reduction of construction costs of each eligible unit. This strategy enhances each unit's affordability by keeping the subsidy attached to the unit as opposed to the occupant to ensure affordability in perpetuity.

The CLT receives funding allocations from the Community Redevelopment Agency's (CRA) tax increment financing (TIF) fund and State Housing Initiatives Partnership (SHIP) to produce workforce housing units that will remain affordable for future homebuyers. The City's Family/Workforce Housing policy emphasizes the integration of workforce units into market rate developments. Recent modifications to the Family/Workforce Housing Ordinance give the CLT first right-of-refusal when workforce units that have been built by private developers are put up for sale. Significant coordination and integration exist among these three departments and the Delray Beach Community Land Trust in the planning and implementation of the City's Family/Workforce Housing Ordinance. The City of Delray Beach has committed Community Redevelopment Agency (CRA) tax increment financing (TIF) funds to augment workforce housing development projects. TIF and SHIP funds are combined to produce affordable first-time homebuyer units in conjunction with the Delray Beach Community Land Trust (CLT). A total of \$492,433 in SHIP funds were allocated in Fiscal Year 2006-2007 for first-time homebuyer assistance with the subsidy attached to the housing unit through the CLT. The CLT homebuyer program produced and closed-on ten (10) units in 2007 that are dedicated to low and moderate income homebuyers. Additionally, both TIF and SHIP funds (\$500,000) were used to acquire and convert the historic La France Hotel into 14 affordable apartment units.



Community Land Trust Purchase/ Rehabilitation



Community Land Trust Purchase/ Rehabilitation

Delray Beach serves as a South Florida Best Practice case study for its creation and support of the Delray Beach Community Land Trust



Swinton Community Land Trust: Single-Family Development

Town of Davie

Affordable Housing Policy

The Town of Davie serves as a South Florida best practice case study for the adoption of affordable housing/inclusionary zoning ordinance and management capacity. The Town's passed its first omnibus affordable housing/inclusionary zoning ordinance on April 16 2008. The goal of the ordinance is "to provide new, sanitary, and sustainable housing by mandating that all new residential developments with 10 units or greater must set aside 20 percent of the units as affordable housing or pay into a trust fund. The fee would ask \$9.00 per square foot not to exceed 1,600 sq ft (\$14,100) in a plan which mirrors the bonus density code of Broward County.

The Town of Davie has a high level of coordination and integration among key departments involved with the delivery of affordable housing programs. There is a good working relationship among the departments of Housing and Community Development, Planning & Zoning and Engineering which guide housing development applications through the process and waive every fee for affordable housing except water and sewer impact fees which are mitigated using SHIP funds. To expedite the permitting process the Town created the Development Services Department which is comprised of Planning & Zoning, Occupational License, Engineering and Code Enforcement. If a plan has at least one affordable housing unit it receives a "red sticker" and is "hand walked" through the permitting process by the Housing and Community Development Director. The Director of Housing and Community Development carefully reviews all prospective affordable housing projects to verify their level of benefit and period of affordability. The waiver of all fees, e.g. Parks and Recreation Impact Fees, Design Review and Site Plan Processing Fees, Engineering Review Fees, Building Permit Fees, etc., are based on this review.

The Town of Davie has demonstrated a significant level of "in-house" capacity-building in advancing its affordable housing policies and programs. Capacity-building is found in the Town's Housing and Community Development and Planning and Zoning Departments. Within the past 3 years the Town has shown the ability to effectively leverage local funding sources with federal and state housing resources. For example, the Town has effectively leveraged \$1.3 million in tax increment financing (TIF) funds and private financing to build twenty-two (22) affordable housing units through Habitat for Humanity. The Town was creative in leveraging \$500,000 from the Broward County Housing Authority with donated services from the Children Services Council and Memorial Health Care Systems (MHS) in renovating the Ehlinger public housing project.

The Town of Davie has demonstrated an effective and efficient use of federal, state and local funds in addressing their affordable housing needs. The Town effectively leverages local funds e.g. tax increment financing (TIF) and the Community Endowment Fund (CEF) with HUD Community Development Block Grant (CDBG) and HOME funds and State Housing Incentives Program (SHIP) funds. The Town of Davie also uses \$130,818 in CDBG funds for Fair Housing, Citizen Participation & Support Services to expand Fair Housing Education & Outreach Programs designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents.

The Town of Davie has a high level of coordination and integration among key departments involved with the delivery of affordable housing programs.



City of Miami Beach

Rental Housing Preservation

Miami Beach serves as a South Florida best practice case study for rental housing preservation. The first three projects included the historic Allen Apartment Hotel, London House and Barclay Plaza Hotel. The projects were undertaken by the Miami Beach Community Development Corporation (MBCDC) in collaboration with the City of Miami Beach and City of Miami Beach CRA. The projects will provide affordable housing opportunities for low- to moderate-income renters in Miami Beach (including workforce housing and housing for artists and cultural workers). The MBCDC reconfigured the units to provide a mix of efficiencies and studios, and one-, two-, and three-bedroom units. The configuration and rents of the units are designed to meet the increasing need for multi-bedroom rental units (a current gap in the housing supply) that are affordable to lower income residents. Housing studies show that 70 percent of Miami Beach residents are employed in low-wage service industries and 60 percent of residents make less than \$32,000 per year.

The three project buildings were purchased for \$13.7 million using City of Miami Beach CRA tax increment financing (TIF) funds. The Allen Apartment Hotel is located on a 9,625-square foot parcel and contains 42 units with an average size of 255 square feet. Currently the building is vacant and boarded up. When reconstruction is completed, the building will contain 23 units.

The Barclay Plaza Hotel is located on a 26,250-square foot site and contains 66 efficiency units averaging 267 square feet in size. At present, the Barclay Plaza Hotel is primarily occupied by low-income elderly residents, which means that most residents would likely qualify for affordable housing assistance when the units are rehabilitated. When construction is completed, the Barclay will contain 33 units. The London House is located on a 12,073-square foot site and contains 54 units averaging 252 square feet in size. Like the Barclay Plaza Hotel, the London House is occupied as low-income rental housing. When reconstruction is completed, the building will contain approximately 31 units. The MBCDC has incorporated "Green Communities" criteria into the building designs which promote public health, energy conservation, operational savings and sustainable building practices in affordable housing design.

The MBCDC is also involved with other rental housing preservation projects including the 36 unit Villa Matti Apartments and 34-unit Villa Maria Apartments. These projects have been undertaken by the Miami Beach Community Development Corporation (MBCDC) working in partnership with the City of Miami Beach and Miami-Dade County. Sources of funds for the Villa Matti Apartments include HUD Section 202, Miami-Dade County HOME and HODAG and City of Miami Beach CHDO funds. The Villa Maria Apartments were funded with City of Miami Beach HOME, SHIP and CDBG funds and Miami-Dade County HOME and Surtax funds.

The projects will provide affordable housing opportunities for low- to moderate-income renters in Miami Beach (including workforce housing and housing for artists and cultural workers)



London House in Miami Beach



Allen Apartment Hotel in Miami Beach

City of West Palm Beach Model Block

The Model Block Program in the Northwood community of West Palm Beach serves as a South Florida best practice case study for neighborhood revitalization through affordable housing development. In the Model Block Program, a likely block or two is identified for comprehensive improvements such as infrastructure improvements, addition of attractive street lighting and green landscape improvements along with the purchase and rehabilitation or new construction of homes that are affordable to low- to moderate-income first-time homebuyers. It is often difficult to attract homebuyers to urban areas with an aging infrastructure, large number of absentee owners and deteriorated housing. The Model Block Program provides visible targeted comprehensive improvements attracting first-time homebuyers and creating a positive ripple effect on other revitalization efforts across a wider area.

"Miracle on 34th Street", the first Model Block Project in Palm Beach County, was undertaken by Neighborhood Renaissance, Inc. (formerly known as Northwood Renaissance) in collaboration among South Florida LISC, the City of West Palm Beach and local developer, Complete Property Management, resulting in the purchase, rehabilitation and resale of nine (9) mission style homes, façade improvements to adjacent homes along with street improvements, traffic calming, lush landscaping, and the installation of attractive street lighting. Model Block II was a continuation of Model Block I and expanded improvements to the 600 blocks of 32nd & 33rd Streets. Phase III incorporated a Community Land Trust component to ensure that the newly built Florida-style bungalow homes remain affordable to future generations to come. In all, the Model Block Program resulted in 33 affordable home ownership opportunities for low- to moderate-income families and an \$8 million investment in the neighborhood. Funding sources include City of West Palm Beach HOME & CDBG, Palm Beach County SHIP, and Knight Foundation homebuyer grants administered through LISC.



In all, the Model Block Program resulted in 33 affordable home ownership opportunities for low- to moderate-income families and an \$8 million investment in the neighborhood



Workforce Housing Policies and Strategies: Recommended Solutions

This section provides recommended workforce housing policies and strategies that build on the findings of the Municipal Scorecard for Affordable Housing Delivery® (MS-AHD) best practice case studies.

The recommended policies and strategies are divided into the four elements of the MS-AHD model:

- Policy and Management
- Planning and Land Use
- Local Dedicated Funding
- Institutional Capacity Building

A. Policy and Management

Creation of a Comprehensive Regional Workforce Housing Policy

A comprehensive "South Florida Regional Workforce Housing Policy" should be formulated that addresses the findings of this study and the outcomes of the South Florida Regional Housing Conference. The South Florida Regional Workforce Housing Policy be considered for incorporation into the Housing Element of the *South Florida Strategic Regional Policy Plan* (SRPP).

Creation of a Regional Affordable Housing Delivery System

The South Florida Regional Workforce Housing Policy should be implemented through a comprehensive "workforce housing delivery system" that would include the four (4) elements of the MS-AHD model. The creation of a regional workforce housing delivery system will help ensure the effective coordination and integration of South Florida's workforce housing planning and management activities. Community-based, private/public partnerships would serve as the organizational vehicle for the workforce housing delivery system's operation and implementation. Mission-driven public/private housing partnerships will help to maximize and effectively apply public and private sector resources by de-politicizing program delivery and differentiating administrative and operational functions within the larger workforce housing delivery system.

Creation of a Comprehensive Single Permit Process for Workforce Housing Projects

A "Comprehensive Permit" process is recommended to fully expedite the approval of proposed workforce/affordable housing projects subject to compliance with local and regional workforce/affordable housing goals and objectives. The Comprehensive Permit would involve a single application by project proponents for all local approvals, e.g. zoning, site plan review, etc. with a time certain for project approval.

Implementation of a Performance Measurement System

The design of the South Florida Workforce Housing Delivery System should include a performance measurement system to provide accountability in the management and implementation of the South Florida Regional Workforce Housing Delivery System.

Policy Emphasis on Rental Housing Preservation and Production

A comprehensive South Florida "Rental Housing Preservation Policy" initiative is recommended to address the pressing need of working households earning 80 percent or less than the area median income (AMI). Specific housing policy goals and objectives, rental program designs and funding allocations need to be identified to help preserve and expand this critical workforce housing supply.

B. Planning and Land Use

Coordination and Integration of Workforce/Affordable Housing Plans

South Florida counties and municipalities should coordinate and integrate the workforce/affordable housing planning and policy initiatives set forth in their Comprehensive Plans, HU Consolidated Plans, State Local Housing Assistance Plans (LHAPs) to specifically address the need for workforce/affordable housing.

Create New Planning Objectives and Program Activities for Workforce/Affordable Housing

South Florida counties and municipalities should provide specific planning objectives and program activities within their HUD Consolidated Plans and State Local Housing Assistance Plans (LHAPs) to address the production and preservation of workforce/affordable rental housing.

Community Redevelopment Area (CRA) Planning for Workforce/Affordable Housing

South Florida municipalities with Community Redevelopment Area (CRA) Plans should include specific policies and strategies for developing workforce/affordable housing, including mixed-income rental housing.

Aggressive Urban Infill Strategies for Workforce/Affordable Housing

South Florida counties and municipalities should forge working partnerships with profit and non-profit housing organizations to go beyond the basic requirements of Chapter 166.0451, Florida Statutes, Disposition of Municipal Property for Affordable Housing, and facilitate more aggressive urban infill strategies utilizing existing government-owned land to accommodate future workforce/affordable.

Land Use and Zoning Incentives for Workforce/Affordable Housing

South Florida counties and municipalities should provide policies and objectives in the Future Land Use Element of their Comprehensive Plans and amendments to the Unified Land Development Regulations that encourage and enable workforce/affordable housing development opportunities including: density relief, expansion of multi-family residential districts and reductions in parking requirements.

Ensure no "Net Loss" of Existing Rental Housing Supply

South Florida counties and municipalities should add policy provisions to the Housing Element of the Comprehensive Plan that all future development will not result in a "net loss" of existing workforce/affordable rental housing for households earning 80 percent or less than the area median income (AMI).

C. Local Dedicated Funding

Create Local Public/ Private Dedicated Funding Sources for Workforce/Affordable Housing

South Florida counties and municipalities should create local public/private dedicated funding sources in support of workforce/affordable housing projects and program activities. Potential funding sources include: housing trust funds (non-SHIP), bond issues and tax increment financing (TIF) funds.

Leverage Local Private Funds with Federal, State and Local Public Funds

South Florida counties and municipalities should create locally designed workforce/affordable housing programs that effectively leverage local financing with federal and state housing grant programs including CDBG, HOME, SHIP and newly allocated Neighborhood Stabilization Program (NSP) funding.

Target Workforce/Affordable Housing Funds to Neighborhood Revitalization

Workforce/affordable housing funding should be targeted to comprehensive neighborhood revitalization efforts that include public infrastructure investments, code enforcement and increased crime prevention.

Funding Emphasis on Purchase/Rehabilitation and Rental Rehabilitation Activities

South Florida counties and municipalities should re-direct workforce/affordable housing funding away from deep subsidy, first time homebuyer programs to targeted neighborhood purchase/rehabilitation and investor-owned, rental rehabilitation programs.

Pre-development Funding Support for Non-Profit Workforce/Affordable Housing Development Organizations

South Florida counties and municipalities should provide pre-development funding assistance to able non-profit housing organizations, including community land trusts (CLTs) and community development corporations (CDCs), to increase workforce/affordable housing development opportunities in targeted neighborhoods.

D. Institutional Capacity-Building

Support Private-Public Housing Partnerships in Implementing South Florida's Workforce Housing Delivery

South Florida's workforce housing delivery should be operationalized through new and existing private-public housing partnerships. Housing partnerships should serve as intermediaries between local governments and communities in a workforce/affordable housing delivery system.

Develop a Regional Workforce Housing Lending/Equity Investment Consortium

Develop a Regional Workforce Housing Lending/Equity Consortium to provide financing assistance for local workforce housing program initiatives involving purchase/rehabilitation and rental housing preservation.

Support for Employer Assisted Housing (EAH) Programs

Institutional capacity-building for long term workforce/affordable housing development in South Florida will require the creation and support of Employer Assisted Housing Programs.

Capacity-Building for Non-Profit Housing Development Organizations

South Florida counties and municipalities should provide financial support to capacity-building efforts of non-profit housing developments organizations, including community land trusts (CLTs) and community development corporations (CDCs).

Alternative Funding Sources for Affordable/ Workforce Housing

South Florida counties and municipalities should seek out or create alternative funding sources for workforce/affordable housing. The creation of local housing trust funds and the use of the New Market Tax Credits program to acquire, rehabilitate and re-sell foreclosed homes (REOs) are examples of alternative funding mechanisms.

Support Alternative Building Designs and Materials for Workforce/Affordable Housing

South Florida counties and municipalities should support alternative building designs and materials including "green" building methods, which could reduce the costs of workforce/affordable housing development.

Select Year:

The 2014 Florida Statutes

[Title XVIII](#)
PUBLIC LANDS AND
PROPERTY

[Chapter 259](#)
LAND ACQUISITIONS FOR CONSERVATION OR
RECREATION

[View Entire
Chapter](#)

259.032 Conservation and Recreation Lands Trust Fund; purpose.—

(1) It is the policy of the state that the citizens of this state shall be assured public ownership of natural areas for purposes of maintaining this state's unique natural resources; protecting air, land, and water quality; promoting water resource development to meet the needs of natural systems and citizens of this state; promoting restoration activities on public lands; and providing lands for natural resource based recreation. In recognition of this policy, it is the intent of the Legislature to provide such public lands for the people residing in urban and metropolitan areas of the state, as well as those residing in less populated, rural areas. It is the further intent of the Legislature, with regard to the lands described in paragraph (3)(c), that a high priority be given to the acquisition, restoration, and management of such lands in or near counties exhibiting the greatest concentration of population and, with regard to the lands described in subsection (3), that a high priority be given to acquiring lands or rights or interests in lands that advance the goals and objectives of the Fish and Wildlife Conservation Commission's approved species or habitat recovery plans, or lands within any area designated as an area of critical state concern under s. [380.05](#) which, in the judgment of the advisory council established pursuant to s. [259.035](#), or its successor, cannot be adequately protected by application of land development regulations adopted pursuant to s. [380.05](#). Finally, it is the Legislature's intent that lands acquired through this program and any successor programs be managed in such a way as to protect or restore their natural resource values, and provide the greatest benefit, including public access, to the citizens of this state.

(2)(a) The Conservation and Recreation Lands Trust Fund is established within the Department of Environmental Protection. The fund shall be used as a nonlapsing, revolving fund exclusively for the purposes of this section. The fund shall be credited with proceeds from the following excise taxes:

1. The excise taxes on documents as provided in s. [201.15](#); and
2. The excise tax on the severance of phosphate rock as provided in s. [211.3103](#).

The Department of Revenue shall credit to the fund each month the proceeds from such taxes as provided in this paragraph.

(b) There shall annually be transferred from the Conservation and Recreation Lands Trust Fund to the Land Acquisition Trust Fund that amount, not to exceed \$20 million annually, as shall be necessary to pay the debt service on, or fund debt service reserve funds, rebate obligations, or other amounts with respect to bonds issued pursuant to s. [375.051](#) to acquire lands on the established priority list developed pursuant to ss. [259.101\(4\)](#) and [259.105](#); however, no moneys transferred to the Land Acquisition Trust Fund pursuant to this paragraph, or earnings thereon, shall be used or made available to pay debt service on the Save Our Coast revenue bonds. Amounts transferred annually from the Conservation and

Recreation Lands Trust Fund to the Land Acquisition Trust Fund pursuant to this paragraph shall have the highest priority over other payments or transfers from the Conservation and Recreation Lands Trust Fund, and no other payments or transfers shall be made from the Conservation and Recreation Lands Trust Fund until such transfers to the Land Acquisition Trust Fund have been made. Moneys in the Conservation and Recreation Lands Trust Fund also shall be used to manage lands and to pay for related costs, activities, and functions pursuant to the provisions of this section.

(3) The Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, may allocate moneys from the fund in any one year to acquire the fee or any lesser interest in lands for the following public purposes:

(a) To conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of this state or a larger geographic area;

(b) To conserve and protect lands within designated areas of critical state concern, if the proposed acquisition relates to the natural resource protection purposes of the designation;

(c) To conserve and protect native species habitat or endangered or threatened species, emphasizing long-term protection for endangered or threatened species designated G-1 or G-2 by the Florida Natural Areas Inventory, and especially those areas that are special locations for breeding and reproduction;

(d) To conserve, protect, manage, or restore important ecosystems, landscapes, and forests, if the protection and conservation of such lands is necessary to enhance or protect significant surface water, groundwater, coastal, recreational, timber, or fish or wildlife resources which cannot otherwise be accomplished through local and state regulatory programs;

(e) To promote water resource development that benefits natural systems and citizens of the state;

(f) To facilitate the restoration and subsequent health and vitality of the Florida Everglades;

(g) To provide areas, including recreational trails, for natural resource based recreation and other outdoor recreation on any part of any site compatible with conservation purposes;

(h) To preserve significant archaeological or historic sites;

(i) To conserve urban open spaces suitable for greenways or outdoor recreation which are compatible with conservation purposes; or

(j) To preserve agricultural lands under threat of conversion to development through less-than-fee acquisitions.

(4) Lands acquired under this section shall be for use as state-designated parks, recreation areas, preserves, reserves, historic or archaeological sites, geologic or botanical sites, recreational trails, forests, wilderness areas, wildlife management areas, urban open space, or other state-designated recreation or conservation lands; or they shall qualify for such state designation and use if they are to be managed by other governmental agencies or nonstate entities as provided for in this section.

(5) The board of trustees may allocate, in any year, an amount not to exceed 5 percent of the money credited to the fund in that year, such allocation to be used for the initiation and maintenance of a natural areas inventory to aid in the identification of areas to be acquired pursuant to this section.

(6) Moneys in the fund not needed to meet obligations incurred under this section shall be deposited with the Chief Financial Officer to the credit of the fund and may be invested in the manner provided by law. Interest received on such investments shall be credited to the Conservation and Recreation Lands Trust Fund.

(7) The board of trustees may enter into any contract necessary to accomplish the purposes of this section. The lead land managing agencies designated by the board of trustees also are directed by the

Legislature to enter into contracts or interagency agreements with other governmental entities, including local soil and water conservation districts, or private land managers who have the expertise to perform specific management activities which a lead agency lacks, or which would cost more to provide in-house. Such activities shall include, but not be limited to, controlled burning, road and ditch maintenance, mowing, and wildlife assessments.

(8) Lands to be considered for purchase under this section are subject to the selection procedures of s. [259.035](#) and related rules and shall be acquired in accordance with acquisition procedures for state lands provided for in s. [259.041](#), except as otherwise provided by the Legislature. An inholding or an addition to a project selected for purchase pursuant to this chapter is not subject to the selection procedures of s. [259.035](#) if the estimated value of such inholding or addition does not exceed \$500,000. When at least 90 percent of the acreage of a project has been purchased pursuant to this chapter, the project may be removed from the list and the remaining acreage may continue to be purchased. Moneys from the fund may be used for title work, appraisal fees, environmental audits, and survey costs related to acquisition expenses for lands to be acquired, donated, or exchanged which qualify under the categories of this section, at the discretion of the board. When the Legislature has authorized the Department of Environmental Protection to condemn a specific parcel of land and such parcel has already been approved for acquisition under this section, the land may be acquired in accordance with the provisions of chapter 73 or chapter 74, and the fund may be used to pay the condemnation award and all costs, including a reasonable attorney's fee, associated with condemnation.

(9) All lands managed under this chapter and s. [253.034](#) shall be:

(a) Managed in a manner that will provide the greatest combination of benefits to the public and to the resources.

(b) Managed for public outdoor recreation which is compatible with the conservation and protection of public lands. Such management may include, but not be limited to, the following public recreational uses: fishing, hunting, camping, bicycling, hiking, nature study, swimming, boating, canoeing, horseback riding, diving, model hobbyist activities, birding, sailing, jogging, and other related outdoor activities compatible with the purposes for which the lands were acquired.

(c) Managed for the purposes for which the lands were acquired, consistent with paragraph (11)(a).

(d) Concurrent with its adoption of the annual Conservation and Recreation Lands list of acquisition projects pursuant to s. [259.035](#), the board of trustees shall adopt a management prospectus for each project. The management prospectus shall delineate:

1. The management goals for the property;
2. The conditions that will affect the intensity of management;
3. An estimate of the revenue-generating potential of the property, if appropriate;
4. A timetable for implementing the various stages of management and for providing access to the public, if applicable;
5. A description of potential multiple-use activities as described in this section and s. [253.034](#);
6. Provisions for protecting existing infrastructure and for ensuring the security of the project upon acquisition;
7. The anticipated costs of management and projected sources of revenue, including legislative appropriations, to fund management needs; and
8. Recommendations as to how many employees will be needed to manage the property, and recommendations as to whether local governments, volunteer groups, the former landowner, or other interested parties can be involved in the management.

(e) Concurrent with the approval of the acquisition contract pursuant to s. [259.041\(3\)\(c\)](#) for any interest in lands except those lands being acquired under the provisions of s. [259.1052](#), the board of trustees shall designate an agency or agencies to manage such lands. The board shall evaluate and amend, as appropriate, the management policy statement for the project as provided by s. [259.035](#), consistent with the purposes for which the lands are acquired. For any fee simple acquisition of a parcel which is or will be leased back for agricultural purposes, or any acquisition of a less-than-fee interest in land that is or will be used for agricultural purposes, the Board of Trustees of the Internal Improvement Trust Fund shall first consider having a soil and water conservation district, created pursuant to chapter 582, manage and monitor such interests.

(f) State agencies designated to manage lands acquired under this chapter except those lands acquired under s. [259.1052](#) may contract with local governments and soil and water conservation districts to assist in management activities, including the responsibility of being the lead land manager. Such land management contracts may include a provision for the transfer of management funding to the local government or soil and water conservation district from the Conservation and Recreation Lands Trust Fund in an amount adequate for the local government or soil and water conservation district to perform its contractual land management responsibilities and proportionate to its responsibilities, and which otherwise would have been expended by the state agency to manage the property.

(g) Immediately following the acquisition of any interest in lands under this chapter, the Department of Environmental Protection, acting on behalf of the board of trustees, may issue to the lead managing entity an interim assignment letter to be effective until the execution of a formal lease.

(10)(a) State, regional, or local governmental agencies or private entities designated to manage lands under this section shall develop and adopt, with the approval of the board of trustees, an individual management plan for each project designed to conserve and protect such lands and their associated natural resources. Private sector involvement in management plan development may be used to expedite the planning process.

(b) Individual management plans required by s. [253.034\(5\)](#), for parcels over 160 acres, shall be developed with input from an advisory group. Members of this advisory group shall include, at a minimum, representatives of the lead land managing agency, comanaging entities, local private property owners, the appropriate soil and water conservation district, a local conservation organization, and a local elected official. The advisory group shall conduct at least one public hearing within the county in which the parcel or project is located. For those parcels or projects that are within more than one county, at least one areawide public hearing shall be acceptable and the lead managing agency shall invite a local elected official from each county. The areawide public hearing shall be held in the county in which the core parcels are located. Notice of such public hearing shall be posted on the parcel or project designated for management, advertised in a paper of general circulation, and announced at a scheduled meeting of the local governing body before the actual public hearing. The management prospectus required pursuant to paragraph (9)(d) shall be available to the public for a period of 30 days prior to the public hearing.

(c) Once a plan is adopted, the managing agency or entity shall update the plan at least every 10 years in a form and manner prescribed by rule of the board of trustees. Such updates, for parcels over 160 acres, shall be developed with input from an advisory group. Such plans may include transfers of leasehold interests to appropriate conservation organizations or governmental entities designated by the Land Acquisition and Management Advisory Council or its successor, for uses consistent with the purposes of the organizations and the protection, preservation, conservation, restoration, and proper management of the lands and their resources. Volunteer management assistance is encouraged,

including, but not limited to, assistance by youths participating in programs sponsored by state or local agencies, by volunteers sponsored by environmental or civic organizations, and by individuals participating in programs for committed delinquents and adults.

(d)1. For each project for which lands are acquired after July 1, 1995, an individual management plan shall be adopted and in place no later than 1 year after the essential parcel or parcels identified in the priority list developed pursuant to ss. [259.101\(4\)](#) and [259.105](#) have been acquired. The Department of Environmental Protection shall distribute only 75 percent of the acquisition funds to which a budget entity or water management district would otherwise be entitled from the Preservation 2000 Trust Fund to any budget entity or any water management district that has more than one-third of its management plans overdue.

2. The requirements of subparagraph 1. do not apply to the individual management plan for the Babcock Crescent B Ranch being acquired pursuant to s. [259.1052](#). The management plan for the ranch shall be adopted and in place no later than 2 years following the date of acquisition by the state.

(e) Individual management plans shall conform to the appropriate policies and guidelines of the state land management plan and shall include, but not be limited to:

1. A statement of the purpose for which the lands were acquired, the projected use or uses as defined in s. [253.034](#), and the statutory authority for such use or uses.

2. Key management activities necessary to achieve the desired outcomes, including, but not limited to, providing public access, preserving and protecting natural resources, protecting cultural and historical resources, restoring habitat, protecting threatened and endangered species, controlling the spread of nonnative plants and animals, performing prescribed fire activities, and other appropriate resource management.

3. A specific description of how the managing agency plans to identify, locate, protect, and preserve, or otherwise use fragile, nonrenewable natural and cultural resources.

4. A priority schedule for conducting management activities, based on the purposes for which the lands were acquired.

5. A cost estimate for conducting priority management activities, to include recommendations for cost-effective methods of accomplishing those activities.

6. A cost estimate for conducting other management activities which would enhance the natural resource value or public recreation value for which the lands were acquired. The cost estimate shall include recommendations for cost-effective methods of accomplishing those activities.

7. A determination of the public uses and public access that would be consistent with the purposes for which the lands were acquired.

(f) The Division of State Lands shall submit a copy of each individual management plan for parcels which exceed 160 acres in size to each member of the Acquisition and Restoration Council, which shall:

1. Within 60 days after receiving a plan from the division, review each plan for compliance with the requirements of this subsection and with the requirements of the rules established by the board pursuant to this subsection.

2. Consider the propriety of the recommendations of the managing agency with regard to the future use or protection of the property.

3. After its review, submit the plan, along with its recommendations and comments, to the board of trustees, with recommendations as to whether to approve the plan as submitted, approve the plan with modifications, or reject the plan.

(g) The board of trustees shall consider the individual management plan submitted by each state agency and the recommendations of the Acquisition and Restoration Council and the Division of State

Lands and shall approve the plan with or without modification or reject such plan. The use or possession of any lands owned by the board of trustees which is not in accordance with an approved individual management plan is subject to termination by the board of trustees.

By July 1 of each year, each governmental agency and each private entity designated to manage lands shall report to the Secretary of Environmental Protection on the progress of funding, staffing, and resource management of every project for which the agency or entity is responsible.

(11)(a) The Legislature recognizes that acquiring lands pursuant to this chapter serves the public interest by protecting land, air, and water resources which contribute to the public health and welfare, providing areas for natural resource based recreation, and ensuring the survival of unique and irreplaceable plant and animal species. The Legislature intends for these lands to be managed and maintained for the purposes for which they were acquired and for the public to have access to and use of these lands where it is consistent with acquisition purposes and would not harm the resources the state is seeking to protect on the public's behalf.

(b) An amount of not less than 1.5 percent of the cumulative total of funds ever deposited into the Florida Preservation 2000 Trust Fund and the Florida Forever Trust Fund shall be made available for the purposes of management, maintenance, and capital improvements not eligible for funding pursuant to s. 11(e), Art. VII of the State Constitution, and for associated contractual services, for lands acquired pursuant to this section, s. 259.101, s. 259.105, s. 259.1052, or previous programs for the acquisition of lands for conservation and recreation, including state forests, to which title is vested in the board of trustees and other conservation and recreation lands managed by a state agency. Of this amount, \$250,000 shall be transferred annually to the Plant Industry Trust Fund within the Department of Agriculture and Consumer Services for the purpose of implementing the Endangered or Threatened Native Flora Conservation Grants Program pursuant to s. 581.185(11). Each agency with management responsibilities shall annually request from the Legislature funds sufficient to fulfill such responsibilities to implement individual management plans. For the purposes of this paragraph, capital improvements shall include, but need not be limited to, perimeter fencing, signs, firelanes, access roads and trails, and minimal public accommodations, such as primitive campsites, garbage receptacles, and toilets. Any equipment purchased with funds provided pursuant to this paragraph may be used for the purposes described in this paragraph on any conservation and recreation lands managed by a state agency. The funding requirement created in this paragraph is subject to an annual evaluation by the Legislature in order to ensure that such requirement does not impact the respective trust fund in a manner that would prevent the trust fund from meeting other minimum requirements.

(c) All revenues generated through multiple-use management or compatible secondary-use management shall be returned to the lead agency responsible for such management and shall be used to pay for management activities on all conservation, preservation, and recreation lands under the agency's jurisdiction. In addition, such revenues shall be segregated in an agency trust fund and shall remain available to the agency in subsequent fiscal years to support land management appropriations. For the purposes of this paragraph, compatible secondary-use management shall be those activities described in subsection (9) undertaken on parcels designated as single use pursuant to s. 253.034(2)(b).

(d) Up to one-fifth of the funds provided for in paragraph (b) shall be reserved by the board of trustees for interim management of acquisitions and for associated contractual services, to ensure the conservation and protection of natural resources on project sites and to allow limited public recreational use of lands. Interim management activities may include, but not be limited to, resource assessments, control of invasive, nonnative species, habitat restoration, fencing, law enforcement,

controlled burning, and public access consistent with preliminary determinations made pursuant to paragraph (9)(g). The board of trustees shall make these interim funds available immediately upon purchase.

(e) The department shall set long-range and annual goals for the control and removal of nonnative, invasive plant species on public lands. Such goals shall differentiate between aquatic plant species and upland plant species. In setting such goals, the department may rank, in order of adverse impact, species that impede or destroy the functioning of natural systems. Notwithstanding paragraph (a), up to one-fourth of the funds provided for in paragraph (b) may be used by the agencies receiving those funds for control and removal of nonnative, invasive species on public lands.

¹(f) For the 2014-2015 fiscal year only, moneys in the Conservation and Recreation Lands Trust Fund may be transferred to the Florida Forever Trust Fund for the Florida Forever program and to the Save Our Everglades Trust Fund to support Everglades restoration projects included in the final report of the Select Committee on Indian River Lagoon and Lake Okeechobee Basin, dated November 8, 2013, pursuant to nonoperating budget authority under s. 216.181(12). This subsection expires July 1, 2015.

(12)(a) Beginning July 1, 1999, the Legislature shall make available sufficient funds annually from the Conservation and Recreation Lands Trust Fund to the department for payment in lieu of taxes to qualifying counties and local governments as defined in paragraph (b) for all actual tax losses incurred as a result of board of trustees acquisitions for state agencies under the Florida Forever program or the Florida Preservation 2000 program during any year. Reserved funds not used for payments in lieu of taxes in any year shall revert to the fund to be used for land management in accordance with the provisions of this section.

(b) Payment in lieu of taxes shall be available:

1. To all counties that have a population of 150,000 or fewer. Population levels shall be determined pursuant to s. 11.031.

2. To all local governments located in eligible counties.

3. To Glades County, where a privately owned and operated prison leased to the state has recently been opened and where privately owned and operated juvenile justice facilities leased to the state have recently been constructed and opened, a payment in lieu of taxes, in an amount that offsets the loss of property tax revenue, which funds have already been appropriated and allocated from the Department of Correction's budget for the purpose of reimbursing amounts equal to lost ad valorem taxes.

(c) If insufficient funds are available in any year to make full payments to all qualifying counties and local governments, such counties and local governments shall receive a pro rata share of the moneys available.

(d) The payment amount shall be based on the average amount of actual taxes paid on the property for the 3 years preceding acquisition. Applications for payment in lieu of taxes shall be made no later than January 31 of the year following acquisition. No payment in lieu of taxes shall be made for properties which were exempt from ad valorem taxation for the year immediately preceding acquisition.

(e) If property which was subject to ad valorem taxation was acquired by a tax-exempt entity for ultimate conveyance to the state under this chapter, payment in lieu of taxes shall be made for such property based upon the average amount of taxes paid on the property for the 3 years prior to its being removed from the tax rolls. The department shall certify to the Department of Revenue those properties that may be eligible under this provision. Once eligibility has been established, that county or local government shall receive annual payments for each tax loss until the qualifying county or local government exceeds the population threshold pursuant to this section.

(f) Payment in lieu of taxes pursuant to this subsection shall be made annually to qualifying counties and local governments after certification by the Department of Revenue that the amounts applied for are reasonably appropriate, based on the amount of actual taxes paid on the eligible property. With the assistance of the local government requesting payment in lieu of taxes, the state agency that acquired the land is responsible for preparing and submitting application requests for payment to the Department of Revenue for certification.

(g) If the board of trustees conveys to a local government title to any land owned by the board, any payments in lieu of taxes on the land made to the local government shall be discontinued as of the date of the conveyance.

For the purposes of this subsection, “local government” includes municipalities, the county school board, mosquito control districts, and any other local government entity which levies ad valorem taxes, with the exception of a water management district.

(13) Moneys credited to the fund each year which are not used for management, maintenance, or capital improvements pursuant to subsection (11); for payment in lieu of taxes pursuant to subsection (12); or for the purposes of subsection (5), shall be available for the acquisition of land pursuant to this section.

(14) The board of trustees may adopt rules to further define the categories of land for acquisition under this chapter.

(15) Within 90 days after receiving a certified letter from the owner of a property on the Conservation and Recreation Lands list or the priority list established pursuant to s. 259.105 objecting to the property being included in an acquisition project, where such property is a project or part of a project which has not been listed for purchase in the current year’s land acquisition work plan, the board of trustees shall delete the property from the list or from the boundary of an acquisition project on the list.

History.—s. 8, ch. 79-255; s. 16, ch. 80-356; s. 5, ch. 81-35; s. 1, ch. 81-210; s. 165, ch. 81-259; s. 1, ch. 82-152; s. 2, ch. 83-80; s. 1, ch. 83-114; s. 10, ch. 84-330; s. 13, ch. 86-178; s. 6, ch. 86-294; s. 1, ch. 87-96; s. 1, ch. 88-387; s. 13, ch. 89-116; s. 1, ch. 89-276; s. 2, ch. 90-1; s. 8, ch. 90-217; s. 1, ch. 91-62; s. 5, ch. 91-420; s. 2, ch. 92-288; s. 45, ch. 93-206; s. 4, ch. 94-197; s. 1, ch. 94-212; s. 1, ch. 94-240; s. 65, ch. 94-356; s. 5, ch. 95-349; ss. 19, 20, ch. 95-430; s. 3, ch. 96-389; s. 19, ch. 96-420; s. 23, ch. 97-94; ss. 27, 29, ch. 97-153; s. 6, ch. 97-164; ss. 26, 38, ch. 98-46; s. 10, ch. 99-4; s. 34, ch. 99-13; ss. 28, 33, 53, ch. 99-228; s. 13, ch. 99-247; s. 20, ch. 99-292; s. 7, ch. 2000-170; s. 61, ch. 2000-171; s. 45, ch. 2001-61; s. 7, ch. 2002-2; s. 28, ch. 2002-402; s. 15, ch. 2003-6; s. 280, ch. 2003-261; s. 6, ch. 2003-394; s. 18, ch. 2004-5; ss. 42, 75, ch. 2004-269; s. 41, ch. 2005-71; ss. 31, 42, ch. 2006-26; s. 4, ch. 2006-231; s. 5, ch. 2008-5; s. 9, ch. 2008-229; s. 21, ch. 2009-21; s. 36, ch. 2013-15; s. 37, ch. 2014-53.

¹**Note.**—Section 37, ch. 2014-53, added paragraph (f) to subsection (11) “[i]n order to implement Specific Appropriations 1583 and 1627A and sections 53 and 54 of the 2014-2015 General Appropriations Act.”

Note.—Former s. 253.023.

Select Year:

The 2013 Florida Statutes

[Title XXX](#)
SOCIAL WELFARE

[Chapter 420](#)
HOUSING

[View Entire Chapter](#)

420.5095 Community Workforce Housing Innovation Pilot Program.—

(1) The Legislature finds and declares that recent rapid increases in the median purchase price of a home and the cost of rental housing have far outstripped the increases in median income in the state, preventing essential services personnel from living in the communities where they serve and thereby creating the need for innovative solutions for the provision of housing opportunities for essential services personnel.

(2) The Community Workforce Housing Innovation Pilot Program is created to provide affordable rental and home ownership community workforce housing for essential services personnel affected by the high cost of housing, using regulatory incentives and state and local funds to promote local public-private partnerships and leverage government and private resources.

(3) For purposes of this section, the term:

(a) “Workforce housing” means housing affordable to natural persons or families whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size, or 150 percent of area median income, adjusted for household size, in areas of critical state concern designated under s. [380.05](#), for which the Legislature has declared its intent to provide affordable housing, and areas that were designated as areas of critical state concern for at least 20 consecutive years prior to removal of the designation.

(b) “Essential services personnel” means persons in need of affordable housing who are employed in occupations or professions in which they are considered essential services personnel, as defined by each county and eligible municipality within its respective local housing assistance plan pursuant to s. [420.9075\(3\)\(a\)](#).

(c) “Public-private partnership” means any form of business entity that includes substantial involvement of at least one county, one municipality, or one public sector entity, such as a school district or other unit of local government in which the project is to be located, and at least one private sector for-profit or not-for-profit business or charitable entity, and may be any form of business entity, including a joint venture or contractual agreement.

(4) The Florida Housing Finance Corporation is authorized to provide Community Workforce Housing Innovation Pilot Program loans to an applicant for construction or rehabilitation of workforce housing in eligible areas. This funding is intended to be used with other public and private sector resources.

(5) The corporation shall establish a loan application process by rule which includes selection criteria, an application review process, and a funding process. The corporation shall also establish an application review committee that may include up to three private citizens representing the areas of housing or real estate development, banking, community planning, or other areas related to the development or financing of workforce and affordable housing.

(a) The selection criteria and application review process must include a procedure for curing errors in the loan applications which do not make a substantial change to the proposed project.

(b) To achieve the goals of the pilot program, the application review committee may approve or reject loan applications or responses to questions raised during the review of an application due to the insufficiency of information provided.

(c) The application review committee shall make recommendations concerning program participation and funding to the corporation's board of directors.

(d) The board of directors shall approve or reject loan applications, determine the tentative loan amount available to each applicant, and rank all approved applications.

(e) The board of directors shall decide which approved applicants will become program participants and determine the maximum loan amount for each program participant.

(6) The corporation shall provide incentives for local governments in eligible areas to use local affordable housing funds, such as those from the State Housing Initiatives Partnership Program, to assist in meeting the affordable housing needs of persons eligible under this program. Local governments are authorized to use State Housing Initiative Partnership Program funds for persons or families whose total annual household income does not exceed:

(a) One hundred and forty percent of the area median income, adjusted for household size; or

(b) One hundred and fifty percent of the area median income, adjusted for household size, in areas that were designated as areas of critical state concern for at least 20 consecutive years prior to the removal of the designation and in areas of critical state concern, designated under s. 380.05, for which the Legislature has declared its intent to provide affordable housing.

(7) Funding shall be targeted to innovative projects in areas where the disparity between the area median income and the median sales price for a single-family home is greatest, and where population growth as a percentage rate of increase is greatest. The corporation may also fund projects in areas where innovative regulatory and financial incentives are made available. The corporation shall fund at least one eligible project in as many counties and regions of the state as is practicable, consistent with program goals.

(8) Projects shall receive priority consideration for funding where:

(a) The local jurisdiction has adopted, or is committed to adopting, appropriate regulatory incentives, or the local jurisdiction or public-private partnership has adopted or is committed to adopting local contributions or financial strategies, or other funding sources to promote the development and ongoing financial viability of such projects. Local incentives include such actions as expediting review of development orders and permits, supporting development near transportation hubs and major employment centers, and adopting land development regulations designed to allow flexibility in densities, use of accessory units, mixed-use developments, and flexible lot configurations. Financial strategies include such actions as promoting employer-assisted housing programs, providing tax increment financing, and providing land.

(b) Projects are innovative and include new construction or rehabilitation; mixed-income housing; commercial and housing mixed-use elements; innovative design; green building principles; storm-resistant construction; or other elements that reduce long-term costs relating to maintenance, utilities, or insurance and promote homeownership. The program funding may not exceed the costs attributable to the portion of the project that is set aside to provide housing for the targeted population.

(c) Projects that set aside at least 80 percent of units for workforce housing and at least 50 percent for essential services personnel and for projects that require the least amount of program funding compared to the overall housing costs for the project.

(9) Notwithstanding s. [163.3184\(4\)\(b\)-\(d\)](#), any local government comprehensive plan amendment to implement a Community Workforce Housing Innovation Pilot Program project found consistent with this section shall be expedited as provided in this subsection. At least 30 days prior to adopting a plan amendment under this subsection, the local government shall notify the state land planning agency of its intent to adopt such an amendment, and the notice shall include its evaluation related to site suitability and availability of facilities and services. The public notice of the hearing required by s. [163.3184\(11\)\(b\)2.](#) shall include a statement that the local government intends to use the expedited adoption process authorized by this subsection. Such amendments shall require only a single public hearing before the governing board, which shall be an adoption hearing as described in s. [163.3184\(4\)\(e\)](#). Any further proceedings shall be governed by s. [163.3184\(5\)-\(13\)](#).

(10) The processing of approvals of development orders or development permits, as defined in s. [163.3164](#), for innovative community workforce housing projects shall be expedited.

(11) The corporation shall award loans with interest rates set at 1 to 3 percent, which may be made forgivable when long-term affordability is provided and when at least 80 percent of the units are set aside for workforce housing and at least 50 percent of the units are set aside for essential services personnel.

(12) All eligible applications shall:

(a) For home ownership, limit the sales price of a detached unit, townhome, or condominium unit to not more than 90 percent of the median sales price for that type of unit in that county, or the statewide median sales price for that type of unit, whichever is higher, and require that all eligible purchasers of home ownership units occupy the homes as their primary residence.

(b) For rental units, restrict rents for all workforce housing serving those with incomes at or below 120 percent of area median income at the appropriate income level using the restricted rents for the federal low-income housing tax credit program and, for workforce housing units serving those with incomes above 120 percent of area median income, restrict rents to those established by the corporation, not to exceed 30 percent of the maximum household income adjusted to unit size.

(c) Demonstrate that the applicant is a public-private partnership in an agreement, contract, partnership agreement, memorandum of understanding, or other written instrument signed by all the project partners.

(d) Have grants, donations of land, or contributions from the public-private partnership or other sources collectively totaling at least 10 percent of the total development cost or \$2 million, whichever is less. Such grants, donations of land, or contributions must be evidenced by a letter of commitment, agreement, contract, deed, memorandum of understanding, or other written instrument at the time of application. Grants, donations of land, or contributions in excess of 10 percent of the development cost shall increase the application score.

(e) Demonstrate how the applicant will use the regulatory incentives and financial strategies outlined in subsection (8) from the local jurisdiction in which the proposed project is to be located. The corporation may consult with the Department of Economic Opportunity in evaluating the use of regulatory incentives by applicants.

(f) Demonstrate that the applicant possesses title to or site control of land and evidences availability of required infrastructure.

(g) Demonstrate the applicant's affordable housing development and management experience.

(h) Provide any research or facts available supporting the demand and need for rental or home ownership workforce housing for eligible persons in the market in which the project is proposed.

(13) Projects may include manufactured housing constructed after June 1994 and installed in accordance with mobile home installation standards of the Department of Highway Safety and Motor Vehicles.

(14) The corporation may adopt rules pursuant to ss. [120.536\(1\)](#) and [120.54](#) to implement this section.

(15) The corporation may use a maximum of 2 percent of the annual program appropriation for administration and compliance monitoring.

(16) The corporation shall review the success of the Community Workforce Housing Innovation Pilot Program to ascertain whether the projects financed by the program are useful in meeting the housing needs of eligible areas and shall include its findings in the annual report required under s. [420.511\(3\)](#).

History.—ss. 47, 53, ch. 2006-26; s. 27, ch. 2006-69; s. 15, ch. 2007-198; s. 116, ch. 2008-4; s. 64, ch. 2011-139; s. 332, ch. 2011-142.



B19013

MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS)

Universe: Households

2010-2012 American Community Survey 3-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Florida		Monroe County, Florida		Key West city, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Median household income in the past 12 months (in 2012 inflation-adjusted dollars)	45,637	+/-177	<u>52,407</u>	+/-1,932	<u>51,891</u>