

May 1, 2018

Florida Housing Finance Corporation
c/o Trey Price and c/o Marisa Button
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

Dear Ms. Button and Mr. Price,

Like much of the State, Monroe County Florida, has a huge unmet affordable housing need. Some of the factors that may be more even more critical in Monroe County have caused the Board of County Commissioners to further prioritize workforce housing as an affordable housing subset with an even more urgent need.

The County code clarifies this distinction with a simple restriction on where an affordable housing applicant/ tenant derives their income:

Sec. 122-1469. - Applicant eligibility requirements.

The following eligibility requirements shall be required of households or persons to qualify for affordable work force housing units to the extent lawful:

- (1) The household or person shall derive at least 70 percent of its or his/her total income from gainful employment in the county.*

The rest of the code follows State Statute language under Chapter 420 "Housing".

The language for RFA 2018-107 issued January 18, 2018 for Monroe County contains the quoted provision (page 6 item 2) that might prevent utilization of the County's "workforce income restriction" on projects that apply for Florida Housing funding.

2. Family Demographic Commitment *The funding offered under this RFA is for proposed Developments that will serve the general population.*

We are requesting a clarification of the current position of Florida Housing regarding whether Monroe County projects are able to comply with local income restrictions and still qualify for State funding or whether the language "general population" prohibits this.

In the event that Florida Housing determines that workforce housing as defined in Monroe County does not qualify for Florida Housing funding, we would request a review to determine if it is possible to draft future RFAs for Monroe County so that they might comply with Federal Law, State law, and the Florida Housing mission as well as address the most urgent local needs as identified by County government.

Regards,

Joseph Walsh

Lower Keys Community Center Corporation
429 Caroline Street Key West, Florida 33040
