

WORKFORCE HOUSING: Absolutely Necessary, But DON'T build high-density in the Lower Keys

Terrible idea: The County's recent proposal to change the Comprehensive Land Use Plan by increasing density for suburban commercial and mixed use properties (mostly along US1) in unincorporated Monroe County from **18** units per acre for employee housing to **27** units per acre to build workforce housing. This 50% increase would be the highest density anywhere in the County!

Why it matters:

- Want to look at a concrete wall of high-density apartments 4 stories high along the highway?



- Want increased traffic problems along US1? These workers would have to commute to their jobs, instead of living near where they work. **Let's be smart** and reduce traffic by keeping workforce housing in the employment centers of Key West and Marathon.
- Want to watch developers take the few remaining ROGO allocations available for workforce housing and ratchet up the price on what they build? **Let's be smart** and restrict the density bonus to Key West and Marathon, our major employment centers. The Housing Authority can work with developers to build workforce housing on available government-owned sites in Key West and Marathon so there is a balance to developer profit-motive.
- Want to do the right thing? People are still living in tents and cars in Big Pine. The County should help rebuild Big Pine's housing communities NOW. Build workforce housing at the old road prison, help build employee housing for local businesses, and enforce vacation rental rules.

Another terrible idea: The County's new proposal to eliminate the Comp Plan's 32-year old 4/5 protest provision, which requires a 4/5 vote of the BOCC to approve a development rezoning over the protests of adjoining property owners within the immediate vicinity. Bad for property owners, great for developers, though.

Smart Solution: Write or email Commissioners to restrict density bonuses and ROGO allocations to workforce housing in Key West and Marathon, preserving our community character, reducing traffic impacts, and providing a balance for developer profit-motive. Retain the 4/5 protest vote, preserving long-standing protection for property owners. Pass this to friends and ask them to write to the BOCC and to pass this along to their friends, too. Send Letters to the Editor. Call the Commissioners.

Join us! We've formed **Friends of the Lower Keys** (FOLKs). Go to www.friendsofthelowerkeys.org where more info is available and you can leave your contact details for updates.