



COMMUNITY DEVELOPMENT OFFICE CITY OF KEY WEST

1400 KENNEDY DRIVE
KEY WEST, FL 33040
PHONE (305) 292-1221 • FAX (305) 292-1162

Memorandum of Record

July 12, 2022

To: Randy Sterling, Ex. Dir. KWHHA

From: Lee-Ann Broadbent, Program Administrator, CDO

CC: Peary Court Compliance File

Re: City of Key West Workforce Housing Monitoring Report for Peary Court Compliance 2021
Review and Recalculations of Income Qualifications

The intent of the memorandum is to explain and confirm the updated status of the 2021 monitoring findings as noted in the previous MOR dated March 2, 2022 (attached). Per the report, there were thirteen (13) units where the household's income exceeds 160% of the median household income for Monroe County, adjusted for family size.

The Peary Court Declaration of Affordable Housing Restrictions, written in 2016, does not have a specific qualification process for Unrelated Roommates. In 2017, the City implemented a Code change Sec 122-1469(13) that states unrelated adults may be qualified individually for rental purposes using all income. However, the Peary Court Declaration states under Sec 122-1469(13) the income of eligible households shall be determined by counting only the first and highest paid 40 hours of employment per week of each unrelated adult.

The thirteen (13) households that were found to be non-compliant by the KWHHA were households in which the cumulative total income from all occupants exceeded the 160% AMI. The owner of Peary Court had identified those thirteen (13) units as "Complies by Unrelated Adults Qualified Individually", as per Sec. 122-1469(13) as amended in the current ordinance on the previous report.

On June 12, 2022, the owner provided an updated report and Summary Explanation of Re-qualifications (attached) for those thirteen (13) non-compliant units. The report was reviewed and documentation was provided to justify nine (9) of the non-compliant units have been requalified as compliant using the Peary Court Declaration of Affordable Housing Restrictions.

As of today, there are four (4) units identified as non-compliant: Units#103-D, 131-C, 142-C and 147-A.



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Memorandum of Record

March 2, 2022

To: Randy Sterling, Ex. Dir. KWHHA

From: Lee-Ann Broadbent, Program Administrator, CDO

CC: Peary Court Compliance File

Re: City of Key West Workforce Housing Monitoring Report for Peary Court Compliance 2021

In accordance with Declaration of Affordable Rental Housing Restrictions dated July 18, 2016, the following is an overview of the monitoring:

Per the Peary Court Apartments Work Force Housing Tenant Compliance Summary as of 9-30-2021 there are a total of 160 units, 157 of which are occupied, 2 are vacant and 1 unit is the Model/Office. The 157 units are currently designated at the following AMI categories:

- Low-income (80%): 4 units
- Median-income (100%): 7 units
- Moderate-income (120%): 72 units
- Middle-income (140%): 74 units

The total value of rental does not exceed ten percent of the rental of all the units as affordable housing (moderate income), which complies with Section 122-1467(c) of the Work Force Housing Ordinance.

The owner of Peary Court has identified twenty-eight (28) units as “Complies by Unrelated Adults Qualified Individually”, as per Sec. 122-1469(13) as amended in the current ordinance.

Per the report, there are thirteen (13) of the twenty-eight (28) units where the household’s income exceeds 160% of the median household income for Monroe County, adjusted for family size. These thirteen units are non-compliant based on section IV. Occupancy, Leasing and Use of the Property (A.) of the Declaration of Affordable Rental Housing Restrictions for Peary Court.