

Monroe County Homeless Services Continuum-of-Care, Inc.

Tel: 443-974-6522 Fax: 305-414-8573

Mr. Manuel Castillo
Executive Director
Key West Housing Authority
1400 Kennedy Drive
Key West, FL 33040

February 13th, 2014

Dear Mr. Castillo:

RE: 1622 & 1624 Spalding Court
(United States Fellowship of Florida)

As chair of the Monroe County Homeless Services Continuum-of-Care (CoC) board of directors I am informing the Key West Housing Authority (KWH) and the City of Key West, as the Local Redevelopment Agency (LRA), that the CoC received formal notification from U.S. Fellowship of Florida (USFF) that their organization is no longer financially sustainable for the long term and another nonprofit homeless service provider is needed to assume sponsorship of the Peacock Apartments program in Poinciana Plaza in order to guarantee the supportive housing for the seriously mentally ill is maintained.

The USFF board voted unanimously in November to request the assistance of Rev. Braddock and the Florida Keys Outreach Coalition to help discern options that would ensure that the mentally ill clients being housed and supported by Heron-Peacock Supportive Living are secure.

Rev. Braddock and his team have since been diligently working with USFF during this very difficult period in the history of their organization.

The FKOC administration and board are seriously committed to preserving what is the only supportive housing available in our community for those living with serious mental illness.

Should the Peacock Apartments be forced to close there will be thirty two (32) very vulnerable individuals at imminent risk of returning to homelessness, hospitalization, or even incarceration. Clients living in Peacock Apartments simply cannot manage on their own without medication supervision, case management, and other essential services in order to function as independently as possible.

USFF has struggled for years to make the organization financially viable. Their governing board concluded it is now in the best long term interests of the Peacock clients for the program, fixed assets and facility leases to transfer to

FKOC. In addition, with the help of Rev. Braddock's facilitation, USFF is actively engaged in a process that will lead to the transfer of the Heron assisted living facility in Marathon to another service provider.

Due to the precarious financial status of the Heron/Peacock program, time is of the essence. FKOC has acted swiftly to assess the physical condition of the buildings and the costs for remedying significant deficiencies, including termite and water damage.

FKOC has secured privately funding required to make the repairs, renovations, and improvements necessary to bring the facilities up to FKOC standards and assume sponsorship of Peacock Apartments at the earliest possible date.

The CoC board of directors recommends to the Key West Housing Authority and the City of Key West as the Local Redevelopment Agency that the leases on 1622 and 1624 Spalding Court at Poinciana Plaza be transferred to the Florida Keys Outreach Coalition Inc., with an effective date of April 1st, 2014.

Please contact me at 305-894-0260 with any questions.

Sincerely,



Scott Pridgen
Board Chair

Attached: MC-CoC Board Resolution
Existing lease between KWHA & USFF

Cc: Sherry Read, USFF
Rev. Stephen Braddock, FKOC
Bob Vitas, COKW
Doug Bradshaw, LRA
Jeanette McLernon, CoC

Scott Pridgen
Chairman

Diana Flenard
Secretary

Nicki Will, Ph.D
Vice-Chair

Richard Turcotte
Treasurer

Post Office Box 2410
Key West, FL 33045-2410

Monroe County Homeless Services Continuum-of-Care, Inc.

Tel: 443-974-6522 Fax: 305-414-8573

Resolution

13th Day of February 2014

Motion: Recommending that the Key West Housing Authority transfer the sublease currently held by United States Fellowship of Florida, Inc., for buildings 1622 and 1624 Spaulding Court at Poinciana Plaza to the Florida Keys Outreach Coalition, Inc., with an effective date of April 1st, 2014.

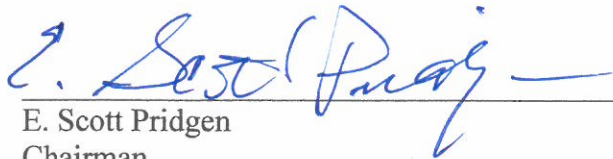
Motion by: Steve Torrence Seconded by: Elmira Leto

X Passed

_____ Failed



Diana Flenard
Secretary



E. Scott Pridgen
Chairman

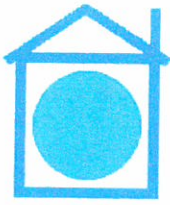
Scott Pridgen
Chairman

Diana Flenard
Secretary

Nicki Will, Ph.D
Vice-Chair

Richard Turcotte
Treasurer

Post Office Box 2410
Key West, FL 33045-2410



Heron-Peacock Supported Living

United States Fellowship of Florida, Inc., a non-profit organization www.heron-peacock.org

67 Coco Plum Drive, Marathon, FL. 33050

(305) 743-4129

Mr. Scott Pridgen
Chairman
Monroe County Homeless Services CoC, Inc.
Key West, FL 33045

February 5, 2014

Dear Mr. Pridgen and Monroe County CoC Executive Committee:

As chair of the United States Fellowship of Florida board of directors I am informing the Monroe County CoC that our organization is no longer financially sustainable for the long term. Maintaining the Heron-Peacock Supportive living programs is critical.

Therefore, our board voted unanimously in November to request the assistance of Rev. Braddock and the Florida Keys Outreach Coalition to help discern options that would ensure that the mentally ill clients being housed and supported by Heron-Peacock Supportive Living are secure.

Rev. Braddock and his team have since been diligently working with us during this very difficult period in the history of our organization.

We understand the challenges and obstacles involved with FKOC assuming the Peacock Apartments into existing FKOC programming, especially the financial concerns. Nevertheless, the FKOC administration and board are seriously committed to preserving what is the only supportive housing available in our community for those living with serious mental illness.

Should the Peacock Apartments be forced to close there will be thirty two (32) very vulnerable individuals at imminent risk of returning to homelessness, hospitalization, or even incarceration. Our clients simply cannot manage on their own without medication supervision, case management, and other essential services in order to function as independently as possible.

We have struggled for years to make the organization financially viable. We have concluded that it is now in the best long term interests of the Peacock clients for the program, fixed assets and facility leases to transfer to FKOC. In addition, with the help of Rev. Braddock's facilitation, we are actively engaged in a process that will lead to the transfer of the Heron assisted living facility in Marathon to WestCare, Inc.

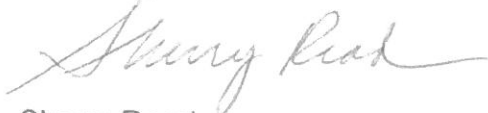
Due to the precarious financial status of the Heron/Peacock program, time is of the essence. FKOC has acted swiftly to assess the physical condition of the buildings and the costs for remedying significant deficiencies.

FKOC has secured the funds required to make the repairs, renovations, and improvements necessary to bring the facilities up to FKOC standards and assume sponsorship of Peacock Apartments at the earliest possible date.

On behalf of the U.S. Fellowship of Florida, we request the Monroe County CoC board of directors recommend to the Key West Housing Authority and the City of Key West as the Local Redevelopment Agency that the leases on 1622 and 1624 Spalding Court at Poinciana Plaza be transferred to the Florida Keys Outreach Coalition Inc., with an effective date of April 1st, 2014.

Please contact me at 305-294-2648 with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sherry Read".

Sherry Read
Board Chair

Cc: Rev. Stephen Braddock, FKOC
Manuel Castillo, KWHA
Bob Vitas, COKW
Doug Bradshaw, LRA
Jeanette McLernon, MC-CoC