

RESOLUTION NO. 17-162

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA; DESIGNATING A PROCESS TO DISBURSE FUND ALLOCATIONS NOMINATED TO THE MONROE COUNTY LAND AUTHORITY ("LAND AUTHORITY") IN RESOLUTION 16-347 FOR AFFORDABLE HOUSING PROJECTS BY HABITAT FOR HUMANITY OF KEY WEST AND THE LOWER FLORIDA KEYS, INC. ("HABITAT"); REQUIRING HABITAT TO USE PROCUREMENT PROCEDURES IN CONFORMANCE WITH CITY PURCHASING CODE FOR THE PROJECTS AT 1116 TRUMAN AVENUE AND 209 OLIVIA STREET; STATING THAT CITY WILL DISBURSE FUNDS UPON RECEIPT OF FINAL INSPECTIONS AND CERTIFICATE OF OCCUPANCY, IF NECESSARY; REQUIRING A RELEASE UPON RECEIPT OF FUNDS; RATIFYING THE PAYMENT OF FUNDS NOMINATED IN RESOLUTION 16-347 BY LAND AUTHORITY TO THE MORTGAGE HOLDER FOR 716 EISENHOWER DRIVE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Monroe County Land Authority holds funds on behalf of the City of Key West that may be dedicated to the acquisition of an interest in real property and contributed to the City of Key West or Key West Housing Authority towards construction, redevelopment or preservation of affordable housing; and

WHEREAS, in Resolution 16-347, the City Commission nominated three affordable housing projects by Habitat, to the Land Authority funding in a total amount of \$860,000.00; and

WHEREAS, these projects by Habitat, located at 1116 Truman Avenue and 209 Olivia Street, represent the first proposed use of Land Authority funds for the construction and repair of affordable housing units by a non-profit organization on behalf of the City, so it is necessary to institute a process for receiving and distributing the requested funds; and

WHEREAS, of the funds nominated to the Land Authority in Resolution 16-347, \$400,000.00 has been approved for disbursement directly to the mortgage holder for 716 Eisenhower Drive, to retire the acquisition debt on twelve deed-restricted workforce housing rental units owned by Habitat; and

WHEREAS, for the remaining projects nominated in Resolution 16-347, and approved by the Land Authority in the amount of \$460,000.00, the Land Authority shall disburse funds to the City of Key West, and in turn the City shall use those funds to reimburse Habitat, as they construct or preserve a total of four affordable (60 to 80% AMI) housing units at 1116 Truman Avenue and 209 Olivia Street in Key West; and

WHEREAS, Habitat will request funding from the City of Key West on a reimbursement basis upon completion of the construction, receipt of final inspections, and if required, the issuance of certificates of occupancy. To ensure that funds are utilized effectively and in a transparent and accountable manner, Habitat

will model its procurement procedures and bidding process on those utilized by the City of Key West; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That a process for disbursing the funds nominated in Resolution 16-347 is necessary to conform with regulations governing the use of Land Authority funds.

Section 2: That funds allocated for the projects at 1116 Truman Avenue (three workforce housing units at 60-80% AMI) in the amount of \$400,000.00, and 209 Olivia Street (critical home repairs) for \$60,000.00, will be paid by the Land Authority to the City of Key West, for use specifically to reimburse Habitat for completed components of the projects.

Section 3: That Habitat is required to use procurement and bidding procedures for the two projects which substantially conform with the City of Key West purchasing ordinance(s).

Section 4: That Habitat will ensure that the allocated funds are used for clearly described components of each work project (i.e. roofing, HVAC systems, rough plumbing, fire sprinkler system, etc.).

Section 5: That the City will disburse funds to Habitat upon completion of the construction, receipt of final inspections and, if required, the issuance of certificates of occupancy.

Section 6: That Habitat will provide a release to the City of Key West upon receipt of the funds.

Section 7: That the Land Authority's disbursement of \$400,000.00, which was authorized in Resolution 16-347, to the mortgage holder of the property located 716 Eisenhower Drive on behalf of Habitat, is hereby ratified.


Section 8: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held
this 6th day of June, 2017.

Authenticated by the Presiding Officer and Clerk of the
Commission on 7th day of June, 2017.

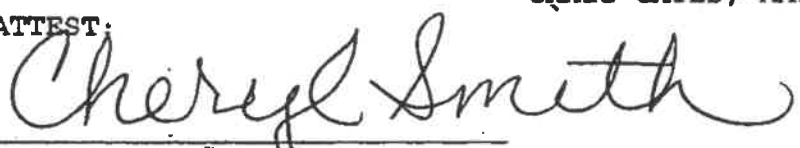
Filed with the Clerk on June 7, 2017.

Mayor Craig Cates	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>Yes</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Yes</u>



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

RESOLUTION NO. 16-347

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, NOMINATING THREE PROJECTS LOCATED AT 716 EISENHOWER DRIVE, 1116 TRUMAN AVENUE AND 209 OLIVIA STREET, BY HABITAT FOR HUMANITY OF KEY WEST AND THE LOWER FLORIDA KEYS, INC., TO THE MONROE COUNTY LAND AUTHORITY FOR FUNDING IN THE AMOUNT OF \$860,000.00 FOR THE PURPOSE OF PROTECTING AND BUILDING WORKFORCE AND AFFORDABLE HOUSING UNITS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has determined that there exists a critical shortage of workforce and affordable housing available in the City of Key West; and

WHEREAS, Habitat for Humanity of Key West and the Lower Florida Keys is a non-profit organization seeking funding from the Land Authority for three workforce housing projects in the 2016-17 fiscal year, to construct or preserve up to 26 affordable housing units in Key West and the Lower Keys; and

WHEREAS, the City Commission supports the expenditure of \$400,000.00 for construction of three workforce housing units (60 to 80% AMI) at 1116 Truman Avenue, the expenditure of up to \$400,000.00 to retire the acquisition loan Habitat holds with First State Bank for property on which 12 deed-restricted workforce

housing rental units exist at 716 Eisenhower Drive, and the expenditure of up to \$60,000.00 for critical home repairs to property located at 209 Olivia Street, currently occupied by low-income senior citizens;

WHEREAS, the use of Land Authority funds to retire the acquisition debt at 716 Eisenhower Drive, would in turn allow Habitat to use that property as collateral for a construction loan needed to build 10 new permanently affordable workforce homes on Big Coppitt Key; and

WHEREAS, the Monroe County Land Authority holds funds on behalf of the City of Key West that may be dedicated to the purchase of land and construction costs for the purpose of providing workforce housing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That three projects by Habitat for Humanity of Key West and Lower Keys, Inc. -- located at 1116 Truman Avenue (\$400,000.00), 716 Eisenhower Drive (\$400,000.00) and 209 Olivia Street (\$60,000.00) -- are hereby nominated to the Monroe County Land Authority for funding in the total amount of \$860,000.00 for the purpose of providing and protecting workforce housing.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

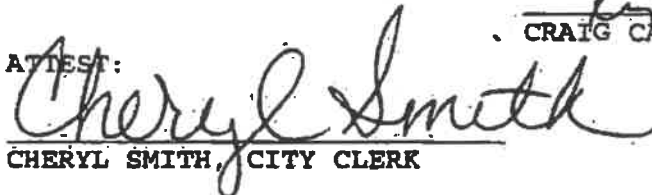
Passed and adopted by the City Commission at a meeting held this 15th day of November, 2016.

Authenticated by the Presiding Officer and Clerk of the Commission on 16th day of November, 2016.

Filed with the Clerk on November 16, 2016.

Mayor Craig Cates	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>No</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

ATTEST:


CHERYL SMITH, CITY CLERK


CRAIG CATES, MAYOR