



EXECUTIVE SUMMARY

To: Chairman and Planning Board Members

Through: Roy Bishop, Planning Director

From: Angela Budde, Planner I

Meeting Date: January 16, 2020

Agenda Item: A request for relief from Section 122-1469 (4) of the Code of Ordinances has been requested by Yulia Vyatkina to consider unique circumstances to the household income requirements of Workforce Housing Applicant Eligibility, pursuant to Section 122-1469 (15) of the Code of Ordinances of the City of Key West, Florida.

Request: To request Planning Board consideration of unique circumstances regarding applicant eligibility requirements for the household income earning requirement that at the time of sale or lease the total income of eligible households or persons shall not exceed 100 percent of the median household income for the County (adjusted for family size).

Applicant: Yulia Vyatkina

Background:

This is a request for the alleviation of the requirement that the total income of Yulia Vyatkina exceeds the Median Income limit of \$67,000.00 in the Workforce Housing Eligibility Applicant Requirements identified in Section 122-1469 (4) of the Land Development Regulations. Section 122-1469 (15) allows the Planning Board to “review a household’s income and unique circumstances to determine eligibility and conformance with the intent of this ordinance to assure that people in need are not excluded and people without need are not included”.

Analysis – Evaluation for Compliance with the Land Development Regulations:

The Planning Board received the applicant’s household income and unique circumstances as required by Section 122-1469 (15). Section 122-1469 identifies fourteen eligibility requirements for applicants seeking to qualify for affordable workforce housing units. Eligibility requirement No. 4 states that “the total income of eligible households or persons shall not exceed 100 percent of the median household income for the county (adjusted for family size)”. The applicant applied to the Housing Authority of the City of Key West to purchase the affordable housing unit at 14 Seaside South Court. She has been gainfully employed since March 25, 2019 with Aviation Security Management, LLC., in Key West as a Transportation Security Officer. She works on average 40 hours per week at an hourly rate of \$19.00. During her employment, overtime has been offered. On December 3, 2019, Ms. Vyatkina received a letter from the Housing Authority stating she did not qualify for the affordable housing unit as her annual household income exceeds the Median Income limit of \$67,000.00. According to the applicant, her annual household income does not exceed the Median Income limit of \$67,000.00.

Recommendation:

The Planning Department, based on the criteria established in the Comprehensive Plan and Land Development Regulations, recommends that the request for relief from Section 122-1469 (13) of the Code of Ordinances be **approved**.