

RESOLUTION NO. 24-137

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REQUESTING THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY TO ALLOCATE FUNDING IN THE AMOUNT OF UP TO \$10,000,000.00, FOR THE PURPOSE OF CONSTRUCTION COSTS FOR THE KEY WEST HOUSING AUTHORITY POINCIANA HOUSING PROJECT AND REQUESTING THAT \$2,800,000.00 BE ALLOCATED FOR FY 25/26 FOR THE CITY-OWNED HOMELESS ASSISTANCE PROJECT AT POINCIANA; AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS, UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the City finds that Key West Housing Authority Poinciana Housing Project does and will provide essential housing for residents; and

WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter referred to as "Land Authority") holds funds on behalf of the City of Key West that may be dedicated to the purchase of land or costs of construction 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 funds held by the Land Authority are requested for the construction/renovation of housing known as the Poinciana Housing project, more particularly described as:
Parcel ID# 00054250-000000 Legal Description: KW FWDN SUB PLAT 2 PB1-189 PT LTS 1 THRU 5 & ALL LTS 6 THRU 12 BLK 17 & LTS 1 THRU 8 & PT LTS 9 THRU 12 BLK 18 & LAND LYING N OF SAID BLKS (21.61AC) (A/K/A POINCIANA HOUSING COMPLEX - MISC HOUSING AREA) G11-147/148 OR1697-84/91E OR1965-971/975AFFD OR1965-912/970Q/C which will contain 54 proposed dwelling units, which property is hereby nominated to the Land Authority for partial funding in the amount of up to ten million dollars (\$10,000,000.00)

Section 2: That upon approval by the Land Authority, the funds contained in Section 1 above shall be allocated as follows: eight million dollars (\$8,000,000.00) upon the effective date of the Resolution approving the allocation by the Land Authority; two million dollars (\$2,000,000.00) upon the passage of the FY24/25 Land Authority budget will be allocated, provided that there is at least two million dollars (\$2,000,000.00) allocated to the Key West fund in the FY24/25 Land Authority budget.

Section 3: That upon approval by the Land Authority, two million, eight hundred thousand dollars (\$2,800,000.00) will be

allocated to the city-owned housing for FY 2025/2026 for the 16 units at the Poinciana Affordable Permanent Supportive Housing Project more particularly described as: parcel ID# 00064740-000000; Legal Description: BK 19 LTS 2 THRU 10 AND PT LT 11 AND PT OF LAND LYING N OF SAID BLK KW KW FWDN SUB PLAT 2 PB1-189 (6.45 AC) (A/K/A POINCIANA HOUSING COMPLEX - HOMELESS HOUSING) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT as legally appropriate under the Base Reuse Plan/Homeless Assistance Submission that was approved by the Key West Local Redevelopment Agency on September 16, 1997.

Section 4: That the City Manager is authorized to execute any necessary documents upon review and consent of the City Attorney.

Section 5: 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, 2024.

Authenticated by the Presiding Officer and Clerk of the Commission on 6th day of June, 2024.


Filed with the Clerk on June 6, 2024.

Mayor Teri Johnston	<u>No</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Lissette Carey	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>



TERI JOHNSTON, MAYOR

ATTEST:




KERI O'BRIEN, CITY CLERK




MEMORANDUM

Date: June 6, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress
City Manager 

From: Tina Burns 
Housing & Community Development Director

Subject: **24-5991 Approval for the Monroe County Comprehensive Plan Land Authority to Allocate funding in the amount of Ten Million Dollars (\$10,000,000.00) for the purpose of construction costs for the Key West Housing Authority Poinciana Housing Project and requesting that Two Million Eight Hundred Thousand Dollars (\$2,800,000.00) be allocated for FY 25/26 for the City-owned Homeless Assistance Project at Poinciana; pursuant to Section 380.0666 (3)(A), Florida Statutes; Authorizing the City Manager to execute all documents consistent therewith upon consent of the City Attorney, providing for an effective date,**

Introduction

This resolution is to request funding allocations from the Monroe County Land Authority (MCLA) for two (2) housing projects to be developed at Poinciana Plaza. The Housing Authority of Key West is constructing 54 units of Work Force Housing units on the property located 3400 Duck Avenue, known as the Poinciana Plaza Housing Complex, and the City of Key West is also requesting funding for 16 units of affordable permanent supportive housing to be constructed on the City owned property located at 3401 Duck Avenue.

Upon the approval of the Land Authority, the ten million dollars (\$10,000,000.00) requested for the Housing Authority of Key West project shall be allocated as follows: eight million dollars (\$8,000,000.00) upon the effective date of the resolution approving the allocation by the Land Authority, and provided that there is at least two million dollars (\$2,000,000.00) allocated to the City of Key West fund in the FY24/25 MCLA budget, two million dollars (\$2,000,000.00) upon the passage of the FY24/25 MCLA budget.

Additionally, upon the approval of the Land Authority, two million eight hundred thousand dollars (\$2,800,000.00), for the City owned housing project located at 3401 Duck Avenue, is requested to be allocated for FY 25/26.

Background

The Housing Authority of the City of Key West owns the property at 3400 Duck Avenue, commonly known as Poinciana Plaza Community, located in the single-family district. This housing development consists of 153 deed restricted apartments that were part of a surplus housing for the Navy and deeded to the Housing Authority through the Naval Base closure. When the property was transferred to the Housing Authority, it was restricted so that the property and existing units are to be used for affordable housing in perpetuity. The identified area on the property is currently used for overflow parking and unimproved passive recreational use.

The original Housing Authority development project was slated to be used for transitional housing for residents of the Lang B. Milan community to avoid displacement while that project is being rebuilt. During recent discussions with the Housing Authority Executive Director, the project has now changed and will no longer be used for those purposes, but instead will create 54 units that will be Work Force Housing units for persons employed in the local economy and not currently housed by Housing Authority residents. The 54 affordable units will consist of 13 units to assist households up to 100% of the Median County Income and another 41 unit that can house household up to 120% of the County Median. The project is still pending approval of the BPAS units to initiate the start of the project and will be reviewed by the Planning Board at their June 2024 meeting.

The City of Key West owns property at 3400 Duck Avenue, commonly known as Poinciana Plaza, which currently consists of 13 buildings of affordable, permanent, supportive housing. This property was part of surplus housing from the Navy and deeded to the City of Key West, as legally appropriate under the Base Plan / Homeless Assistance submission, which was approved by the Key West Local Redevelopment Agency (LRA) on September 16, 1997. The LRA signed into a Master development / Long Term Lease Agreement with the Housing Authority of the City of Key West to serve as the master developer and Lessee of the Poinciana site. This project will consist of the demolition of existing units and construction of 16 newly constructed units. BPAS units already exist on the property.

Procurement

Approval of the requested disbursements will reduce the available funds in the Monroe County Land Authority monies that are allocated for the City of Key West.

Recommendation

Respectfully request the City Commission approve the request to the Monroe County Comprehensive Plan Land Authority to allocate funding in the amount of ten million dollars (\$10,000,000.00) for the purpose of construction costs for the Housing Authority of Key West's Poinciana Housing Project and an additional two million eight hundred thousand dollars (\$2,800,000.00) in FY 25/26 for the City owned Homeless Assistance Project at Poinciana Plaza; pursuant to Section 380.0666 (3)(A), Florida Statutes.