

**PLANNING BOARD
RESOLUTION NO. 2024-___**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN AMENDMENT OF THE COMPREHENSIVE PLAN CHAPTER 3 – HOUSING ELEMENT TO MODIFY THE REQUIREMENTS FOR AFFORDABLE AND WORK FORCE HOUSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan establishes standards for the development of affordable and work force housing units; and

WHEREAS, the need for additional measures to better address the growing need for affordable and work force housing is evidenced by a shortage of housing types to accommodate City residents including emergency service personnel, municipal employees, local employees, and those in need; and

WHEREAS, The City of Key West recognizes its obligation under the State-designated Area of Critical State Concern and City of Key West Comprehensive Plan to provide a range of housing types to meet the needs of its citizens and local employees; and

WHEREAS, amendment to the Comprehensive Plan is needed in order to better meet existing and future housing needs; and

WHEREAS, the City of Key West has determined that it is in the best interest of both the City and its citizens to amend existing Work Force Housing requirements to ensure that adequate housing opportunities exist for residents and local employees in order to protect the

_____ Chairman
_____ Planning Director

quality of life of its residents and to support the local economy by providing housing opportunities for local workers and businesses; and

WHEREAS, Section 86-4 of the City Code requires that the City Land Development Regulations and Comprehensive Plan maintain consistency; and

WHEREAS, in accordance with Section 90-556, the Planning Board held a noticed public hearing on December July 23, 2024, where based on the consideration of recommendations of the City Planner and City Attorney, and other information, the Board recommended approval of the proposed amendments; and

WHEREAS, the Planning Board has also determined that the proposed amendments to the Comprehensive Plan are consistent with the criteria contained in Section 90-555 of the City Code; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the natural environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and are in the public interest;

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That an ordinance amending the Comprehensive Plan Chapter 3 – Housing Element, is hereby recommended for approval as follows:

*(Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading. Added language is double underlined and ~~double struck through~~ at second reading.)

Policy 3-1.1.3: - Ratio of Affordable Housing to Be Made Available City-Wide.

At least ~~30~~ 45 percent of the aggregate of all residential units constructed each year in the City shall be affordable as herein defined in accordance with the adopted Workforce Housing Ordinance. Residential or mixed-use projects of less than ten residential units shall be required to either develop 30 percent of the units as affordable units on- or off-site, or contribute a fee in lieu thereof. However, residential projects of ten units or more shall provide affordable units on- or off-site and will not have the option of fees in lieu of construction. Commercial developments shall be required to provide affordable housing units or fees in lieu thereof based on provisions included in the updated Land Development Regulations.

Policy 3-1.1.8: - Affordable Housing Applicant Eligibility Requirements.

The following eligibility criteria shall be required for households qualifying for affordable housing units to the extent lawful; however, a waiver mechanism shall be provided in the Land Development Regulations.

1. The household shall derive at least 70 percent of its household income from gainful employment in the City of Key West.
2. The total income of eligible households shall not exceed ~~140~~ 160 percent of the median income for the City of Key West.
3. Eligibility is based on proof of legal residence in the City of Key West.
4. Single persons eligible for affordable housing shall be 18 years or older.
5. Priority shall be given to applicants whose head of household is elderly, disabled non-elderly, or a veteran.
6. Priority shall be given to larger families for larger sized affordable housing units.
7. The applicant shall execute a sworn affidavit stating the applicant's intention to occupy the dwelling unit.

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Section 3: This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 23rd day of July, 2024.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Sam Holland, Planning Board Chair

Date

Attest:

Katie P. Halloran, Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date

_____ Chairman

_____ Planning Director