



MEMORANDUM

Date: September 14, 2023

To: Honorable Mayor and Commissioners

Via: Albert P. Childress 
City Manager

From: Tina Burns 
Director of Housing and Community Development

Subject: The College of the Florida Keys – Student / Work Force Housing

Introduction

The City Manager's Office is requesting that a presentation be placed on the September 14, 2023, City Commission meeting for the College of the Florida Keys. The City Manager and Housing Director met with Dr. Jonathan Gueverra and Dr. Brittany Snyder regarding the prospect of developing a new student and faculty housing on site.

Background

The college currently has 100-unit lodging for its students, but the college's enrollments outweigh the number of dorm rooms available for students. With the lack of available and affordable rental in the City of Key West and its surrounding communities, the college is looking for opportunities to create more student and faculty housing to keep all services and courses running without interruptions.

This year the College experienced its highest enrollment of students in over 20 years. Due to the greater enrollment numbers and lack of onsite dorms, many students including the faculty must seek rental off campus. With the current high costs of rentals in the area it can make it extremely difficult and challenging for low to moderate-income students to receive an education at the College of the Florida Keys. The same is true for the faculty as the living costs can outweigh incomes and educators and administrators may have to opt to leave their positions due to affordability.

The College is proposing to build a new 265-unit dorm that would include 240 units of student housing and another 25 units that would house faculty. Funding for the project was estimated at 35,000,000 in 2017 so it anticipated it could be as high as \$70,000,000 to construct due to today's exuberant construction costs.

The College is requesting assistance from the City of Key West to utilize Land Authority Funding into the development if it is a permissible project.