

# A HOUSING PARTNERSHIP

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THE POINCIANA PROJECT





**CITY OF KEY WEST**  
1828  
**FLORIDA**



**MONROE COUNTY  
HOMELESS SERVICES**  
CONTINUUM-OF-CARE, INC.



**HEALTH + HOUSING**



**HOUSING AUTHORITY**  
OF THE CITY OF KEY WEST, FLORIDA

## PARTNERSHIP

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By the community, for the  
community

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## PARTICIPATING AGENCIES

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MARC House

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AH Monroe/Florida Keys Outreach Coalition

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Florida Keys Children Shelter

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Domestic Abuse Shelter

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Catholic Charites

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Samuels House

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Volunteers of America

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# POINCIANA PROJECT

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At Poinciana Plaza

# BACKGROUND

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- Buildings were constructed by the Navy in the 1950s- nearly 75 years ago
- Originally designed as individual townhomes, the buildings have surpassed their useful life and require substantial repairs and infrastructure upgrades
- Without replacement and renovation, these buildings will soon no longer be able to provide critical services and house 271 community members



## THREE COMPONENTS TO ANY DEVELOPMENT

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## SITE CONTROL

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- April 16, 2024
- Resolution 24-084 approved to extend the master lease to April 28, 2097
- A minimum of 50 years' lease is required for funding

The City of Key West owns the land and buildings through the Naval Properties Local Redevelopment Authority (LRA).

LRA - Conveys the property to the Key West Housing Authority.

The Monroe County Homeless Services Continuum of Care selects the Nonprofit through an RFP process to provide homeless services.

The Key West Housing Authority provides a sublease with the approved nonprofit.

City Commission (LRA) approves the sublease.

# BPAS – CURRENT STATUS

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Currently:

- BPAS determination is required for funding.
- The site currently has 48 BPAS Units.
- 48 Units currently house 271 people.



City Planning Department Determination (May 2025) -

BPAS Determination for the site:

- 1:1 BPAS Determination:
  - AH/FKOC – Permanent Supportive Housing (PSH) Program
  - AH/FKOC – Peacock PSH Mental Health Program
  - AH/FKOC – Transitional Housing Program
  - Catholic Charities – PSH Program
  - Volunteers of America – Transitional Housing Program
  - Samuels House Shelter
- 0.1 equivalent for licensed assisted living and emergency shelter programs:
  - MARC House
  - Florida Keys Children Shelter
  - Domestic Abuse Shelter



# BPAS - WHAT IS NEEDED

48 CURRENT BPAS

– 86.8 NECESSARY PER PLANNING

(38.8)

38.8 BPAS UNITS NEEDED\*

\*ANY BPAS UNITS NOT USED WOULD BE RETURNED TO THE CITY OF KEY WEST

Building #	Program/Project	#Units/BPAS	#Beds	Phase
1620	MARC	6/6	18	1
1621/1622	AH/FKOC Men's/Women's PSH Program	40/40	40	2
1617	FKCS	6/6	24	2
1623	AH/FKOC Peacock Program	9/9	36	3
1618	DAS	6/6	24	3
1616	Catholic Charites	6/6	24	3
1614/1615	Samuels House	15/15	60	4
1619	VOA	6/6	24	4
1624	AH/FKOC Men's/Women's Transitional Program	9/9	36	4
Total		103/86.8	286	

# CURRENT FUNDING SOURCES

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## Phase 1:

- Complete
- Land Authority Funding \$2.8M
  - Allocated (Cycle: Oct 2025 – Sept 2026)
  - \$240K SHIP Funding

## Phase 2:

- AH/FKOC – 40 Permanent Supportive Housing Units
  - 4% LIHTC/Bonds – Pending

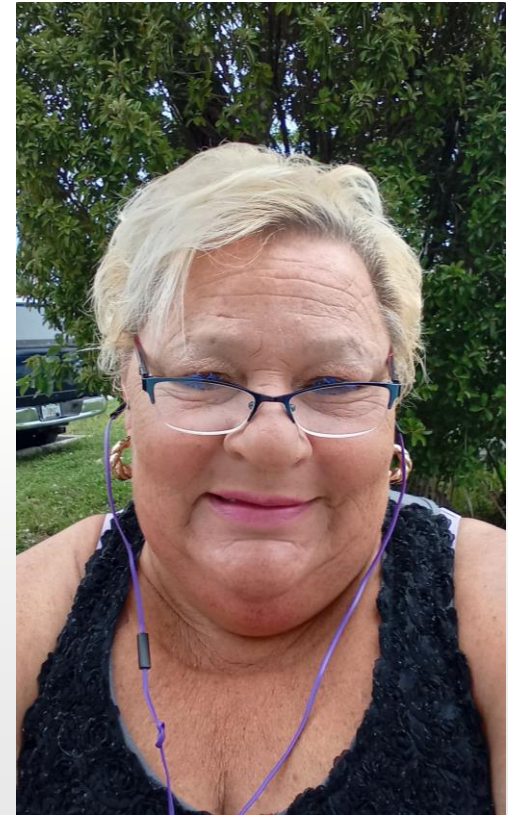
## Phase 3 and 4:

- Permanent Supportive Housing funding available through State and Local Programs
- Emergency and Transitional Housing Programs- possible funding available through local Foundations and private philanthropic efforts

# POINCIANA PROJECT:

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- "The project will be executed in four phases of construction and relocation, ensuring that no current residents are displaced at any stage."





# PHASE I

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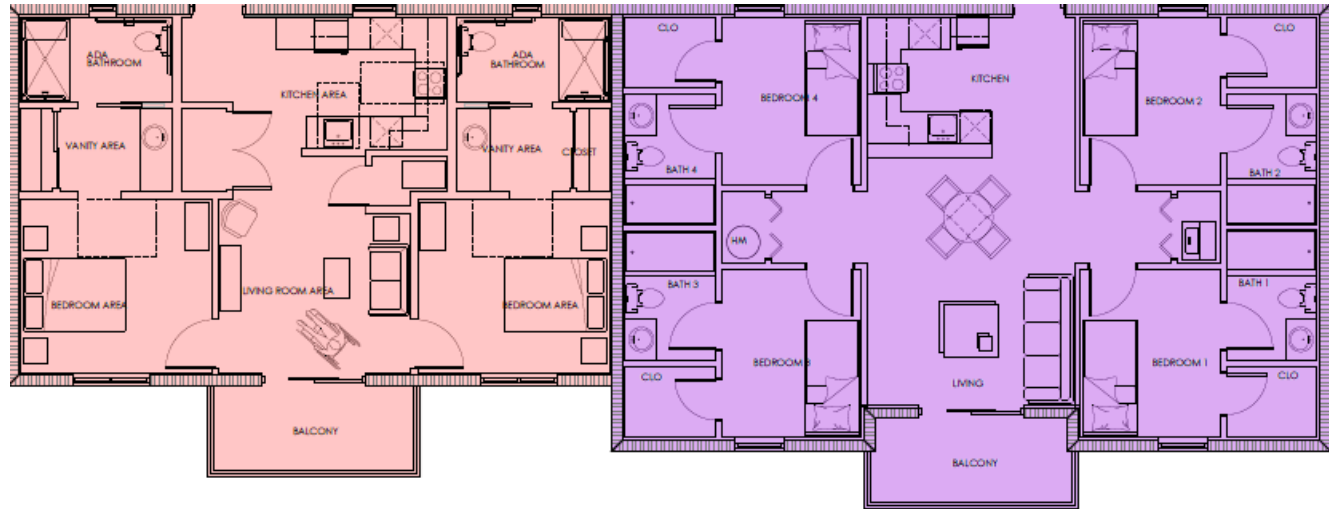
## MARC House –

- Building: 1620 Truesdale Ct
- Currently Vacant
- Development Review Committee (DRC) May 22, 2025
- 6 Units – 18 beds



# PHASE I: MARC HOUSE FLOOR PLAN

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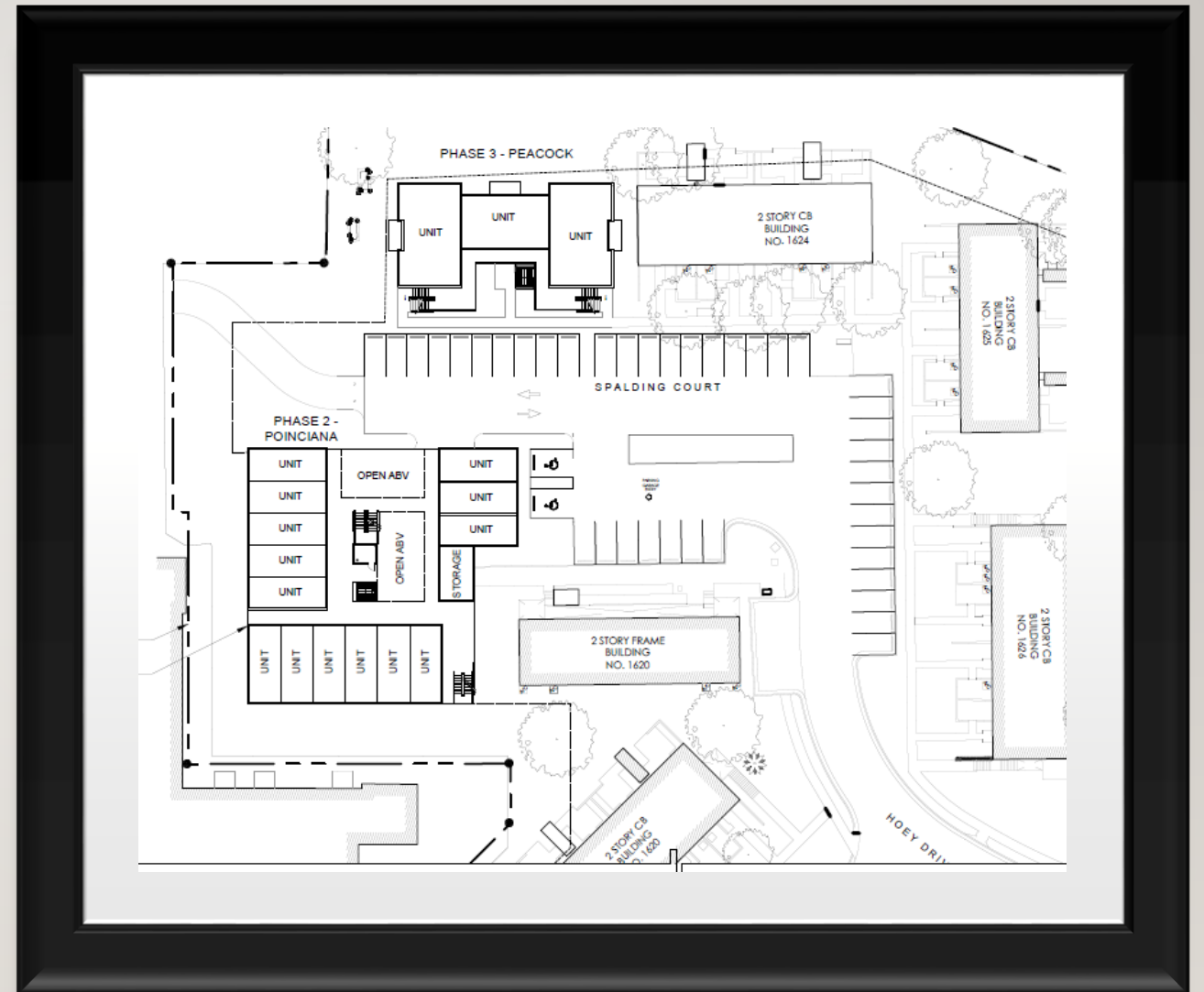


UNIT 101  
863 SQ. FT. 2 BEDROOM ADA

UNIT 102  
1,124 SQ. FT. 4 BEDROOM

# PHASE 2

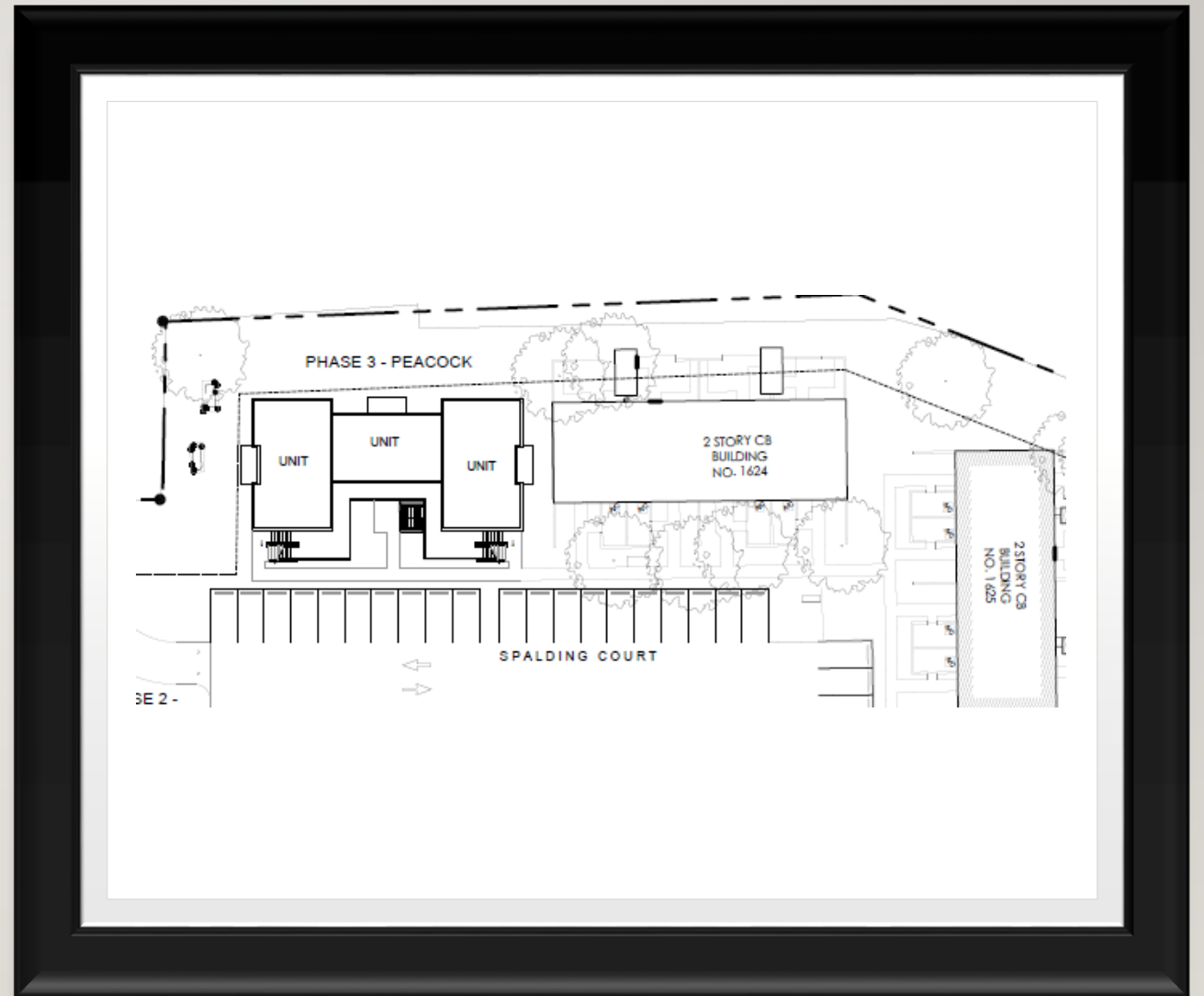
- **Phase 2 - AH/FKOC –**
- Men/Women/Women with Children Permanent Supportive Housing Program
- Current building footprint (1621, 1622 Spalding Court)
- 40 Units





# PHASE 3

- **Phase 3 – AH/FKOC**
- Peacock Program – Mental Health Permanent Supportive Housing
- 9 Units
- 36 Beds



# COMPLETED PROJECT



Current Building #	Move to Building #	Program	Phase
1617	New 1620	MARC	1
1621	New 1617	FKCS	1
1621	New 1616	Catholic Charities	2
1618	New AH/FKOC (1621/1622)	FKOC Men's Program	2
1616	New AH/FKOC (1621/1622)	FKOC Women's Program	2
1623	New 1618	DAS	2
1623	New 1616	Catholic Charities	2
1622/1624	New 1623	FKOC/Peacock	3
1614	New 1614/1615	Samuels House	4
1624	New 1624	FKOC Transitional	4
1619	New 1619	VOA	4



# COMPLETED PROJECT

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- Current: 271 residents in 48 units
- Completed project: 286 residents in 103 units

"Designed for maximum efficiency, this project provides resilient and secure housing for individuals with disabilities, vulnerable populations, veterans, and unhoused households."





# HOUSING

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Our housing crisis affects everyone from those who are homeless to homeowners.

We will not be able to build our way out of this housing crisis.



What is needed to increase housing inventory:

- New development
- Refurbishment of existing buildings
- Incentives to landlords and program providers to provide affordable housing.

The Poinciana Project has all three of these components.



# POINCIANA PROJECT:

A collaborative effort building continuity in our community

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