

AFFORDABLE HOUSING COMPLIANCE REPORT-2015

- CITY ATTORNEY'S OFFICE AND THE KEY WEST HOUSING AUTHORITY COMPLIANCE EFFORTS RESULTED IN A DECREASE OF NON-COMPLIANT PROPERTIES FROM 40% IN 2014 TO 16% IN 2015.
- THE REMAINING NON-COMPLIANT UNITS FALL INTO SEVERAL CATEGORIES.
 - TOTALLY NON-RESPONSIVE
 - INCOMPLETE RESPONSE AS CURRENTLY REQUIRED BY THE HOUSING AUTHORITY
 - NON COMPLIANT DUE TO SPECIFIC CODE REQUIREMENTS WHICH SHOULD BE ADDRESSED.

CODE SECTIONS

- CODE SECTION 122-1469(10) (AND COMP. PLAN) REQUIRES ONE YEAR RESIDENCE IN CITY OF KEY WEST. THIS REQUIREMENT IS DIFFICULT FOR MANY OWNERS TO SATISFY. THIS REQUIREMENT WAS RECENTLY RELAXED FOR ESSENTIAL PUBLIC SERVICE PERSONNEL AND PROPOSED REVISION TO LDR'S (AND COMP. PLAN) WOULD ELIMINATE IT.
- CODE SECTION 122-1469(1) DISQUALIFIES INDIVIDUALS OTHERWISE QUALIFIED BECAUSE THEIR INCOME IS NOT EARNED IN MONROE COUNTY – NOW RETIRED OR DISABLED OCCUPANTS.
- CODE SECTION 122-1469(13) ARTIFICIALLY LOWERS HOUSEHOLD INCOME BY RESTRICTING THE AMOUNT OF INCOME INCLUDED. THIS QUALIFIES OTHERWISE UNQUALIFIED OCCUPANTS AND EXCLUDES APPLICANTS OTHERWISE QUALIFIED AS AN INDIVIDUAL DUE TO COMBINED INCOME --- ROOMATES.

ENFORCEMENT OPTIONS FOR NON-COMPLIANT OWNERS

- IF THE COMMISSION DESIRES MORE AGGRESSIVE COMPLIANCE EFFORTS, (LITIGATION), WE RECOMMEND INITIAL FOCUS ON NON-RESPONSIVE OWNERS.
- DIRECTION FROM THE COMMISSION IS REQUESTED.

RECOMMENDED CODE REVISIONS

- 122-1469(10) ---ELIMINATING THE ONE YEAR RESIDENCY REQUIREMENTS MAY BRING CASA MARINA UNITS (20 UNITS) AND OTHER LARGE EMPLOYER/OWNERS INTO COMPLIANCE
- 122-1469(1)---REVISE SO PREVIOUSLY QUALIFIED OCCUPANTS ARE NOT DISQUALIED BY RETIREMENT OR DISABILITY
- 122-1469(13)---ELIMINATE 40HOUR/60 HOUR LIMITATION ON INCOME INCLUDED.
- CLARIFY THAT INDIVIDUAL QUALIFICATION IS ALLOWED FOR ROOMMATES PROVIDED OWNER DOES NOT COLLECT RENT IN EXCESS OF CODE TABLE FOR AFFORDABLE HOUSING.

GUIDANCE TO HOUSING AUTHORITY FOR INCOME VERIFICATION

- THE HOUSING AUTHORITY WOULD LIKE SOME GUIDANCE FROM THE CITY REGARDING THE DOCUMENTATION NEEDED TO SATISFY THE REPORTING REQUIREMENTS OF SECTION 122-1467(E)
- “...ANNUAL INFORMATION NECESSARY TO ENSURE CONTINUOUS COMPLIANCE WITH AFFORDABILITY CRITERIA...”