



Board of County Commissioners Meeting
October 16, 2024
Agenda Item Number:
2023-2597

BULK ITEM: No

DEPARTMENT: Land Authority Governing Board

TIME APPROXIMATE:

STAFF CONTACT: Christine Hurley

AGENDA ITEM WORDING:

Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority approving \$2,800,000 for FY26 Budget for reconstruction and new construction funding to the City of Key West for a 20 bedroom affordable rental project with a common area and kitchen for every 4 bedrooms on property legally described as a tract of land lying on the island of Key West, Monroe County, Florida and being known as Block 19, Lots 2 through 10 and part of Lot 11 and part of land lying north of said block Key West, Key West FWDN Subdivision Plat 2, PB1-189 (6.45 acres) (aka Poinciana Housing Complex – homeless housing) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT, more particularly described as shown in Exhibit A with ID#00064740-000000 subject to a Land Use Restriction Agreement (LURA); and authorizing the Chairman to execute documents in support of the project.

ITEM BACKGROUND:

The City of Key West through their Continuum of Care partner is developing a 20-bedroom, affordable rental project with a common area and kitchen for every 4 bedrooms, at Poinciana Plaza in the City of Key West. They requested \$2,800,000 of funding from the Land Authority Key West fund. The City of Key West passed Resolution 24-137 requesting \$2,800,000 for construction funding.

The City Commission's request for \$2,800,000 is within the proposed FY26 Budget, pending funding availability.

Also attached is a narrative description of the project provided by Scott Pridgen, Executive Director of A.H. of Monroe County, Inc.

ADVISORY COMMITTEE ACTION: On September 25, 2024 the Committee voted to recommend approval.

PREVIOUS RELEVANT BOCC ACTION:

INSURANCE REQUIRED:

No

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATION: Approval

DOCUMENTATION:

[USANavyPoincianaAptsKW16Units01MCLAResolAuthorizing\\$2.8MFundingFinal.pdf](#)

[USANavyPoincianaAptsKW16Units03KWResol24-137Requesting\\$10M&\\$2.8M.pdf](#)

[USANavyPoincianaAptsKW16Units04AHMonroeNarrativeOfProject.pdf](#)

FINANCIAL IMPACT:

RESOLUTION NO. _____

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING \$2,800,000 FOR FY26 BUDGET FOR RECONSTRUCTION AND NEW CONSTRUCTION FUNDING TO THE CITY OF KEY WEST FOR A 20 BEDROOM AFFORDABLE RENTAL PROJECT WITH A COMMON AREA AND KITCHEN FOR EVERY 4 BEDROOMS ON PROPERTY LEGALLY DESCRIBED AS A TRACT OF LAND LYING ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING KNOWN AS BLOCK 19, LOTS 2 THROUGH 10 AND PART OF LOT 11 AND PART OF LAND LYING NORTH OF SAID BLOCK KEY WEST, KEY WEST FWDN SUBDIVISION PLAT 2, PB1-189 (6.45 ACRES) (AKA POINCIANA HOUSING COMPLEX – HOMELESS HOUSING) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT, MORE PARTICULARLY DESCRIBED AS SHOWN IN EXHIBIT A WITH ID#00064740-000000 SUBJECT TO A LAND USE RESTRICTION AGREEMENT (LURA); AND AUTHORIZING THE CHAIRMAN TO EXECUTE DOCUMENTS IN SUPPORT OF THE PROJECT.

WHEREAS, as evidenced by Resolution 24-137, the City of Key West (hereinafter The City) has requested the Monroe County Comprehensive Plan Land Authority (hereinafter MCLA) provide \$2,800,000 to the City to develop a replacement development to building 1620 with 20 units of supportive/affordable housing comprised of 20 bedrooms and a common area and kitchen for every 4 bedrooms known as the Poinciana Housing Complex – Permanent Homeless Housing Project, on land described in Exhibit A, in Key West at Poinciana Plaza (subject property); and

WHEREAS, Section 380.0666(3)(a), Florida Statutes, empowers MCLA to utilize tourist impact tax revenue in the Key West fund toward the construction of affordable housing in Key West; and

WHEREAS, the City has plans to develop the supportive housing units comprised of 20-bedroom site for income eligible households whose income does not exceed 160 percent of the Area Median Income in accordance with section 380.0666(3)(a), Florida Statutes; and

WHEREAS, the Land Authority Advisory Committee considered this resolution at a meeting held on September 25, 2024 and voted **x/x** to recommend approval; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. MCLA hereby commits \$2,800,000 in FY26 for construction funding for the Subject Property to the City, pending availability of funds.

Section 3. Said funds shall be disbursed to the City when the City provides written confirmation that permits for the 20 supportive housing units, comprised of 20-bedroom development are ready for issuance.

Section 4. Upon acceptance of funds, the City shall sign and record a Land Use Restriction Agreement (LURA) shown in Exhibit A, restricting use of the subject property to affordable housing in accordance with section 380.0666(3)(a), Florida Statutes in perpetuity.

Section 5. The Land Authority Chairman and Executive Director are hereby authorized to execute documents in support of KWHAs funding.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this _____ day of _____, 2024.

Commissioner Craig Cates _____
Vice Chairwoman Michelle Lincoln _____
Commissioner James Scholl _____
Commissioner Holly Raschein _____
Chairman David Rice _____

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley
Executive Director

David P. Rice
Chairman

Approved as to form and legality

Exhibit A

A TRACT OF LAND LYING ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING KNOWN AS BLOCK 19, LOTS 2 THROUGH 10 AND PART OF LOT 11 AND PART OF LAND LYING NORTH OF SAID BLOCK KEY WEST, KEY WEST FWDN SUBDIVISION PLAT 2, PB1-189 (6.45 ACRES) (AKA POINCIANA HOUSING COMPLEX – HOMELESS HOUSING) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT

EXHIBIT A

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Gregory S. Oropeza, Esq.
Oropeza, Stones, & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040

LAND USE RESTRICTION AGREEMENT

POINCIANA HOUSING COMPLEX KEY WEST, FLORIDA PARCEL IDENTIFICATION NUMBER 00064740-000000

THIS LAND USE RESTRICTION AGREEMENT (hereinafter "Agreement") is made and entered into as of the ____ day of _____, 2024, between the CITY OF KEY WEST, FLORIDA (hereinafter "Grantor") and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority pursuant to section 380.0663(1), Florida Statutes and Monroe County Ordinance No. 031-1986 (hereinafter "Land Authority"), and their respective successors and assigns.

RECITALS

A. This Agreement pertains to the real property located on Key West, Florida bearing Parcel Identification Number 00064740-000000 as more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Property").

B. In accordance with Land Authority Resolution No _____ the Land Authority approved construction funding in the amount of Two Million Eight Hundred Thousand and 00/100 Dollars (\$2,800,000.00) for the purpose of development of a 20 unit supportive/affordable housing project, comprised of 20-bedrooms with a common area and kitchen for every 4 bedrooms on the Property. As supportive housing, each bedroom will be utilized by a household and each bedroom will be deemed a unit where annual income is governed by this Land Use Restriction Agreement.

C. As a condition of extending funding for development of affordable housing on the Property, Grantor has agreed that the Property shall comply with the affordable housing requirements specified herein.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Land Authority do hereby contract and agree as follows:

ARTICLE I
COMPLIANCE WITH LAND AUTHORITY REQUIREMENTS

In order to comply with the Land Authority's requirements pursuant to Section 380.0663(1), *et seq.*, Florida Statutes and Monroe County Ordinance No. 031-1986, Grantor hereby covenants and agrees as follows:

- 1.01 The restrictions contained in this Article I shall not expire, shall run with the Property in perpetuity and shall be binding upon Grantor, its successors, or assigns.
- 1.02 Use of each supportive housing unit, comprised of one bedroom each, developed with these funds on the Property described herein, shall be restricted to the provision of affordable housing for families or households whose annual income does not exceed 160% of the Area Median Income. Nothing herein shall preclude Key West from providing affordable housing on the Property from setting more restrictive income limits than those imposed by this Agreement.
- 1.03 The Grantor is responsible for ensuring compliance with the restrictions in this Article I and expressly agrees to furnish, upon the Land Authority's request, written certification thereof.

ARTICLE II
CONSIDERATION

In addition to other purposes, the Land Authority has extended funding to Grantor for the Property as an inducement to the Grantor to restrict use of the Property to affordable housing in perpetuity.

ARTICLE III
RELIANCE

In performing its duties hereunder, the Land Authority may rely upon statements and certificates of the Grantor, its tenants, and the residents of the Property believed to be genuine and to have been executed by the proper person or persons, and upon audits of the books and records of Grantor pertaining to occupancy of the Property.

ARTICLE IV
TERM

This Agreement shall become effective upon its execution and delivery and shall remain in full force and effect without expiration, unless modified by mutual written consent of the parties.

ARTICLE V
ENFORCEMENT

If Grantor defaults in the performance of its obligations under this Agreement or breaches any material covenant, agreement or warranty of Grantor set forth in this Agreement, and if such default remains uncured for a period of thirty (30) days after written notice thereof shall have been given by the Land Authority to Grantor, then the Land Authority may take any action at law or in equity or otherwise to address said default(s). However, if the default stated in such notice can be corrected, but not within the thirty (30) day period, and if Grantor adopts a plan to correct or cure the default and commences the correction within the thirty (30) day period (subject to any rights of tenants in possession of units under a valid lease agreement), and thereafter diligently pursues the same to completion within such extended period, the Land Authority shall not have waived its right of enforcement if the default remains uncured after the expiration of the extended cure period.

ARTICLE VI
RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND

6.01. Upon execution Grantor shall cause this Agreement and all amendments and supplements hereto to be recorded and filed in the official public records of Monroe County and shall pay all fees and charges incurred in connection therewith.

6.02 This Agreement and the covenants contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, Grantor and Land Authority and their respective successors and assigns during the term of this Agreement.

ARTICLE VII
GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with respect to both substantive rights and with respect to procedures and remedies.

ARTICLE VIII
NOTICE AND EFFECT

All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service or (b) national express air courier, provided such courier maintains written verification of actual delivery. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent.

Land Authority: Monroe County Land Authority
1200 Truman Avenue, Suite 207
Key West, FL 33040
Attention: Executive Director

Grantor: City of Key West, Florida
1300 White Street
Key West, Florida 33040
ATTN: City Manager

Any party may change said address by giving the other parties hereto notice of such change of address in accordance with the foregoing provisions.

ARTICLE IX
MISCELLANEOUS

9.01. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

9.02. This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument and each of which shall be deemed to be an original.

Signature Page Immediately Following

**COUNTERPART SIGNATURE PAGE TO
LAND USE RESTRICTION AGREEMENT**

IN WITNESS WHEREOF, Grantor and Land Authority have caused this Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

WITNESSES:

Grantor

CITY OF KEY WEST, FLORIDA

Print: _____

Address: _____

By: _____

Mayor

Print: _____

Address”

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 2024 by Mayor _____ on behalf of the City of Key West, Florida. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

**COUNTERPART SIGNATURE PAGE TO
LAND USE RESTRICTION AGREEMENT**

IN WITNESS WHEREOF, Grantor and Land Authority have caused this Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

WITNESSES:

MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY

Print: _____

Address:

Print: _____

Address:

By: _____
Chairman

Address: 1200 Truman Avenue, Suite 207
Key West, FL 33040

Approved as to form and legality

[SEAL]

Gregory S. Oropeza, Esq.

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 2024, by _____, as Chairman of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority pursuant to section 380.0663(1), Florida Statutes and Monroe County Ordinance No. 031-1986, on behalf of the Land Authority. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

Exhibit A

A TRACT OF LAND LYING ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING KNOWN AS BLOCK 19, LOTS 2 THROUGH 10 AND PART OF LOT 11 AND PART OF LAND LYING NORTH OF SAID BLOCK KEY WEST, KEY WEST FWDN SUBDIVISION PLAT 2, PB1-189 (6.45 ACRES) (AKA POINCIANA HOUSING COMPLEX – HOMELESS HOUSING) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT

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.

Poinciana Housing Complex – Permanent Homeless Housing Project

The proposed project is part of The Poinciana Plaza Special Needs Section consisting of 11 buildings on 6.4 acres owned by the United States Navy and transferred to the City of Key West as part of the Base Closure and Realignment Act of 1990. The conveyance of the property to the City of Key West is to be used specifically for homeless providers and public benefit purposes. A Master Lease signed in 1998 and Resolution 98-285 outlines the roles of the Naval Properties Local Redevelopment Authority of the City of Key West, the Key West Housing Authority, and the Homeless Continuum of Care (CoC). Since 1998, CoC Homeless and Special Needs Agencies have provided temporary, transitional, and affordable permanent supportive housing to the Key West community. However, the 11 buildings constructed in 1966 have exceeded their useful life and are in critical need of replacement. MARC, AH Monroe County (AH), Florida Keys Outreach Coalition (FKOC), Domestic Abuse Shelter, Veterans of America, Samuels House for Women, Florida Keys Children’s Shelter, Catholic Charities, and the Key West Housing Authority in cooperation with the CoC, have put forth a development plan to the City of Key West Development Review Committee (DRC) to redevelop the site for effective and efficient use of resources for affordable housing for homeless and special needs households.

In September 2021, the City of Key West introduced its Strategic Plan, “Key West Forward,” with Affordable Housing as the top priority.

The plan outlines specific goals to achieve each priority. Goal 1 - to support affordable housing in Key West is to “build municipal capacity to assist with housing.” Goal 2 - lays out a plan to “determine if the (Poinciana Property) is suitable for multi-family housing...and assist with the design of a flood resilient, family-friendly development.”

AH of Monroe County Inc. (AH) a non-profit agency providing health and housing programs along with development of affordable housing facilities in Monroe County Florida for 38 years was asked by the CoC in collaboration and support from City of Key West Commissioners, and the Key West Housing Authority, to put forth a major development plan to the DRC to redevelop the existing affordable housing site with additional affordable housing units. Our calculations of BPAS-exempt units and equivalents indicates we have enough BPAS/ROGO without having to go through additional BPAS approvals. A final determination is being made by the Planning Director.

The project requires a phased construction for each building inclusive of a relocation plan of current tenants during construction as well as specific requirements within each funding application. The first two phases of the project’s conceptual plan in relation to the entirety of the project has been reviewed at three hearings with the DRC along with input from three local Community meetings. Based on the Community meetings Phase 1 of the project’s construction plan is construction ready, however, Phase 2 of the construction plan is being changed from its original application to the DRC.

The proposed project will work in conjunction with the Key West Housing Authority’s proposed new housing development of 54 units. The proposed project will reduce the number of buildings from 11 to eight (8) buildings and will be built well above the floodplain and comply with baseline green building certification standards. It will feature parking, enhanced stormwater management, including retention of runoff and permanent drainage systems, and fire protection. Native trees and plants will be installed around the property, along with sufficient irrigation.

Once funding is secured for each Construction Phase – each Construction Phase is estimated to take 10 to 18 months to complete. Once each phase is completed tenants will move into each new development, allowing for the next Phase to begin. The process is repeated until all the construction phases are completed.

Future Construction Phases of the proposed project. Construction Phasing Schedule may change due to available funding.

Construction Phase 2:

- Domestic Abuse Shelter (DAS) moves for Building 1623 to a vacated and renovated Building 1617. Increase eight bedrooms to 16 bedrooms.
- The Peacock Program Buildings 1622 and 1624 tenants are relocated offsite. New location has been identified and pending.
- Vacated Buildings 1622, 1623, and 1624 replacement development. Increase from 16 units to 60 units of permanent housing.

Construction Phase 3:

- Residents from Buildings 1615, 1616, and 1618 move to the new facility located within the footprint of buildings 1623 and 1624.
- Replacement development of 1615, 1616, and 1618 within the footprint of existing buildings.

Construction Phase 4:

- Residents from Buildings 1614, 1619, and 1621 move to the new buildings.
- Demolish old buildings 1614, 1619, and 1621 for additional green space, playground, and parking.

At completion – 158 units within eight (8) buildings for an estimated 308 households. Additional greenspace, playground, and parking within the footprint of buildings 1614, 1619, and 1621.

The proposed project is critically needed to provide affordable housing for our community's most vulnerable residents struggling with poverty and homelessness.