

From: [Trice Denny](#)
To: kcool@keywestcity.com
Subject: Planning Board Public Hearing May 23, 2013
Date: Wednesday, May 22, 2013 10:02:19 PM

Planning Board,

I respectfully request that Mr. Doucette's request for relief from city code due to the income requirement be denied. The first qualification in the city code is that a majority of one's income be earned in Monroe County: "The household or person shall derive at least 70 percent of its or his/her total income from gainful employment in the county."

Granting waivers for this requirement dilutes the intent of workforce housing, as anyone who earns a pension of some sort would then be eligible - no matter their employment status in the county, and the workforce who earn at least 70 percent of their money working in our county would have to compete against that. Granting this waiver would set a precedent that would essentially turn Railway Condos from a workforce community into a retirement community.

Please deny this and all future requests to appeal the number one qualification - the income requirement - for workforce housing.

Trice Denny
Railway Condos
301 Grinnell St. #401
Key West

Janet Muccino
301 Grinnell St. # 402
Key West, FL

Planning Board:

I have attached City Commission Resolution 05-332 and agree that there is a workforce housing crisis in Key West and the city should commit to a major effort in the preservation & creation of workforce housing,

I do not believe it is in the best interest of the City to waive the 70% gainful employment workforce housing criteria.

Sincerely,



Janet Muccino

RESOLUTION NO. 05-332

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, DECLARING AN AFFORDABLE WORKFORCE HOUSING CRISIS IN KEY WEST AND COMMITTING THE CITY COMMISSION AND CITY ADMINISTRATIVE STAFF TO A MAJOR EFFORT TO PRESERVE AND CREATE SUCH HOUSING; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission recognizes that market forces have driven up the housing prices in Key West to record levels; and

WHEREAS, the available housing stock for workforce housing is rapidly diminishing; and

WHEREAS, the availability of affordable workforce housing is critical to the sustainability of the Key West economy, the sustainability of the tourist industry, and the sustainability and retention of tourism employees, municipal employees, and emergency service providers; and

WHEREAS, partnerships among the private sector, the business sector and the governmental sector need to be developed to produce and protect workforce housing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That affordable workforce housing is hereby declared of crisis proportions in the city of Key West, and the City Commission and the City's administrative staff hereby acknowledge that this problem exists and commit to work toward preservation of existing workforce housing, the creation of additional workforce housing, the acquisition and preservation of potential workforce housing sites, the creation of Land Trusts where possible, the pursuit of grants and other governmental and private funding opportunities, and the continued support of the Key West Housing Authority.

Section 2: That affordable housing deed restrictions be pursued to the maximum number of years allowable under the law and that all future development and redevelopment be viewed with an eye toward an affordable workforce housing component.

Section 3: That all opportunities to enhance the affordable housing trust fund shall be undertaken as part of the City's plan to help alleviate the current crisis.

Section 4: 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 18 day of October, 2005.

Authenticated by the presiding officer and Clerk of the Commission on October 19, 2005.

Filed with the Clerk October 19, 2005.


MORGAN MCPHERSON, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK