

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, DIRECTING THE CITY MANAGER TO MAKE RECOMMENDATIONS TO THE CITY COMMISSION ON WAYS TO ADVANCE CONSTRUCTION OF AFFORDABLE HOUSING; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, for many years now there has existed a scarcity of affordable workforce housing in Key West and in the lower Florida Keys; and

WHEREAS, the recent Hurricane Irma has created a crisis in affordable housing by causing damage or destruction to approximately 3,000 dwelling units, many of which were the homes of individuals who were employed at businesses and government offices located within the City of Key West; and

WHEREAS, unfortunately, some of the workers displaced by Hurricane Irma have found it necessary to move away from the City of Key West, due to the difficulty in finding affordable housing; and

WHEREAS, local governments agencies, such as the Monroe County School District, the Key West Housing Authority, Monroe County and the City of Key West all own properties where affordable housing could be constructed for their employees and others in need of workforce housing; and

WHEREAS, in recognition of this housing crisis, the State of Florida has made low-interest funds available to persons to encourage the construction of affordable housing units in Key West and the Florida Keys; and

WHEREAS, the City of Key West Planning Department has identified 52 parcels of property owned by the City of Key West, which could be used to build approximately 216 affordable workforce units; and

WHEREAS, in order to maximize the development of privately owned parcels it may be necessary for the City to grant density bonuses and other incentives to encourage the development of affordable housing units.

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

Section 1: That the City Manager is directed to draw upon the various good ideas and suggestions coming from the public and City Commission at the Affordable Workforce Workshop held January 11, 2018, and recommend to the Commission at the February 6, 2018 Commission meeting, the most expeditious future course for the City to follow to accomplish construction of the 216 workforce affordable units on its owned parcels for which the city has funding now available to build.

Section 2: The City Manager and staff shall identify the various incentives possible that the City could provide owners of land in Key West which would encourage the construction of affordable workforce housing. Said possible incentives to include whether or not the City should allow density bonuses, and allow for the construction of additional market rate units in exchange for the construction of low and medium income units under our affordable workforce housing ordinance. The City manager and staff to recommend to the City Commission whether incentives such as height variances and parking

requirements can also be given to encourage construction of affordable workforce housing.

Section 3: That the City Manager and staff shall recommend whether the City should develop its parcels through its own resources or seek proposals from private concerns and enter into joint agreements for the development of affordable housing on city-owned parcels.

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 _____ day of _____, 2018.

Authenticated by the Presiding Officer and Clerk of the Commission on _____ day of _____, 2018.

Filed with the Clerk on _____, 2018.

Mayor Craig Cates	_____
Vice Mayor Clayton Lopez	_____
Commissioner Sam Kaufman	_____
Commissioner Richard Payne	_____
Commissioner Margaret Romero	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK