

Keri O'Brien

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Sent: Tuesday, March 15, 2022 9:53 AM
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Subject: [EXTERNAL] Questions for the Naval Properties Redevelopment Authority's Agenda for 03/15/2022

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Good morning. Will you please add the following questions to the Naval Properties Local Redevelopment Authority's agenda for tonight? Thank you!

Lakay Barnett

Can the City of Key West use our local regulations for affordable workforce housing in the event of a discrepancy instead of Florida Housing Finance Corporations regulations for affordable workforce housing?

- See Page 4 - Article 1 - Definitions - "Affordable Housing Restrictions"

Can we add a clear definition of "incidental activities"?

- See Pages 31-32 - Article 16.5 - Affordable Housing Restrictions

Can we get more clarification in the contract on what "substantially similar terms" for private lending would be?

- See Page 25 - Article 15.2 - Right to Mortgage

Can we please amend the language throughout the contract to clearly state "Affordable WORKFORCE Housing Contract" instead of "Affordable Housing Contract" and provide definitions pertaining to WORKFORCE Housing as described and understood in the referendum? Also, Exhibit B does not mention or provide a definition for Workforce Housing.

- See Exhibit B
- See Lease Agreement - Does not pertain to workforce, only Affordable Housing

Could the Right of First Refusal be extended to 90 days?

- See Page 20 - Article 12.2 - Right of First Refusal

Would it be beneficial to have the Housing Administrator and the Community Development officials receive details and documents that are directly pertinent to performance under this lease proactively instead of reactively?

- See Page 23 - Article 14.1.b - Requirement to Construct Affordable Housing Development

Can the following language be added: "In an effort to maintain low income, very low income, or moderate income workforce housing units, Lessee agrees to WAIVE the right to apply for a QUALIFIED CONTRACT throughout the duration of this agreement."? If not, why not?