

## Thomas Francis-Siburg

---

**From:** Owen Trepanier  
**Sent:** Tuesday, May 17, 2022 10:44 AM  
**To:** [katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov); Nathalia Mellies <[nathalia.mellies@cityofkeywest-fl.gov](mailto:nathalia.mellies@cityofkeywest-fl.gov)>  
**Cc:** Sam Holland Jr ([sam@conchhouse.com](mailto:sam@conchhouse.com)) <[sam@conchhouse.com](mailto:sam@conchhouse.com)>  
**Subject:** BPAS Year-9

Hi Katie, Nathalia,

Thank you for your efforts to minimize the impact of the, critically important, 3.2 acre ROGO set-aside on the pending Year 9 applicants. Your efforts reduced the number of BPAS applicants being denied units from 5 to 2. Unfortunately, as you know, if the planning department's recommendation is adopted as-is on Thursday, the remaining 2 applicants will not receive allocations.

Those applicants are:

1. Bascom Grooms - seeking a unit to convert 2<sup>nd</sup> floor office space into an apartment above his family's bike shop on Truman, and
2. One Call Construction - seeking a unit to build a roommate-style (4bd/4bth) for employees on Staples Ave around the corner from their office.

24 of the Year-9 allocations are to be allocated to the Sheriff's housing project. Both Houses of the State Legislature have passed CS/HB 1499 which would exempt that project from ROGO. If that becomes law, the Planning Department is proposing to redirect those 24 units into next year's allocation rather than fulfilling the current Year-9 award. We believe a more equitable solution is to take 2 of those "reclaimed" Sheriff's units and swap them for 2 market-rates currently set aside for the 3.2ac site. Then those 2 market-rate units could be awarded to the two remaining BPAS applicants listed above.

Given the peculiar scenario, may we respectfully request the Planning Board and the city staff consider the following recommendation revision:

### **Proposed Recommendation:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board APPROVAL of the final Year 9 BPAS rankings, the award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units; and should CS/HB 1499 become law, the 24 affordable BPAS allocations associated with 255 Trumbo Road will revert back to the City of Key West and the City shall assign at least 2 of these units to the 3.2-acre project, whereby the City would recover at least 2 market-rate units, which will allow 1905 Staples Avenue and 1110 Truman Avenue to each be allocated 1 market-rate unit for the Year-9 allocation.

Draft WHEREAS clause:

WHEREAS, the affordable housing project on the Truman Waterfront 3.2 acres is critical public infrastructure, the Key West City Commission set aside 28.6 market-rate units from the Year-9 allocation to be used for the affordable housing project; the set aside created a deficit for the pending Year 9 BPAS applicants which results in

two applicants being denied a BPAS award; the Sheriff's Trumbo Road Affordable Housing Project is awarded 24 units which may be returned to the City upon passage of CS/HB 1499; if the 24 units are returned, 2 units can be assigned to the 3.2 acre project which will allow 2 market-rate units to be awarded to the remaining Year-9 BPAS applicants who otherwise would not receive allocations, specifically, 1905 Staples Avenue and 1110 Truman Avenue.

Thanks so much for your consideration.

Owen

---

**Trepanier & Associates, Inc.**

Land Planners & Development Consultants

305-293-8983