

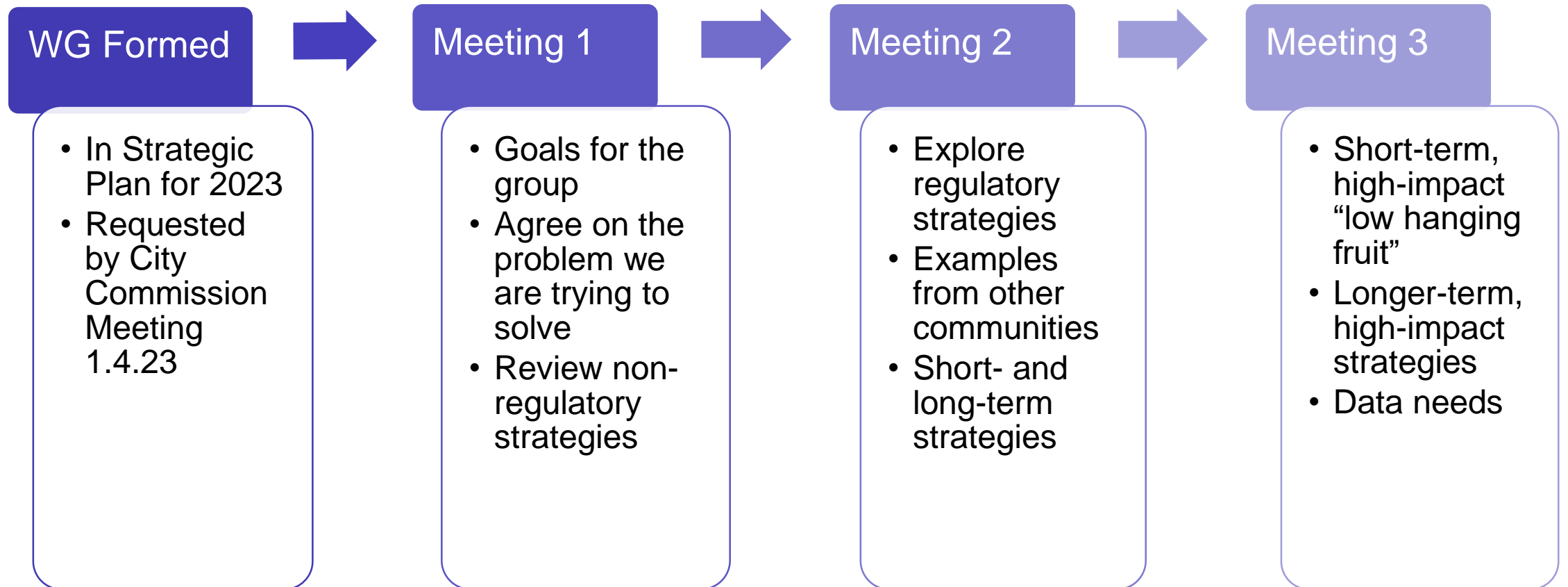
Update From the Key West Working Group on Workforce Housing



March 7, 2023



Timeline



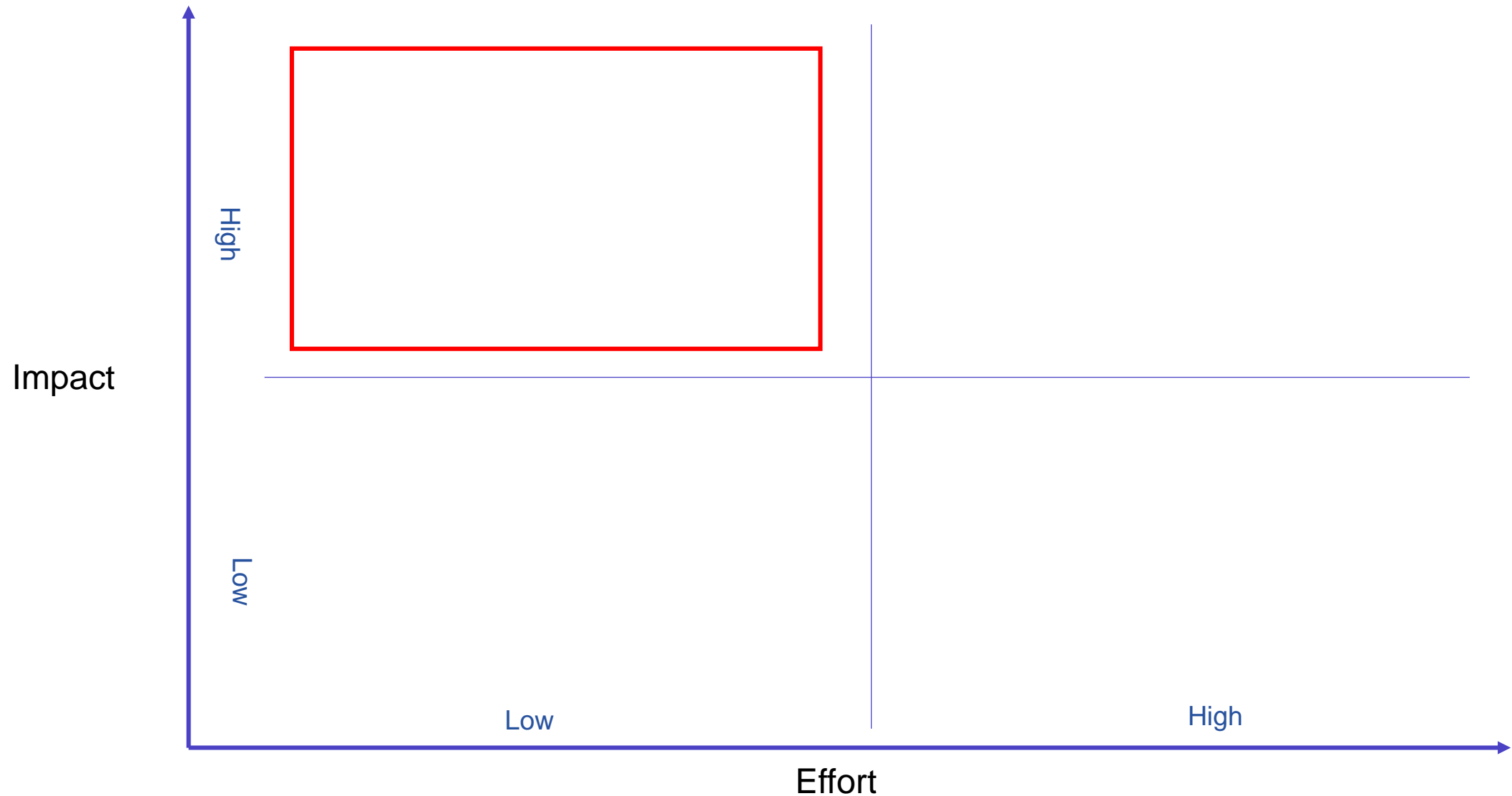
Working Group Members



- Darla Guevremont Key West Association of Realtors (KWAR)
- Greg Oropeza Oropeza, Stones and Cardenas
- Scott Pridgen AH Monroe
- Jodi Weinhofer President
- Robert Goltz Director
- Devin L. Rains Monroe County Planning Department

- Organized by Elisa Levy, City of Key West
- Facilitated by Erin Perdu, Stantec
- City Staff Support:
 - Patti McLauchlin
 - Katie Halloran,
 - Ronald Ramsingh
 - Amanda Brady

Short Term/Effort, High Impact Strategies



Short Term/Low Effort, High Impact Strategies



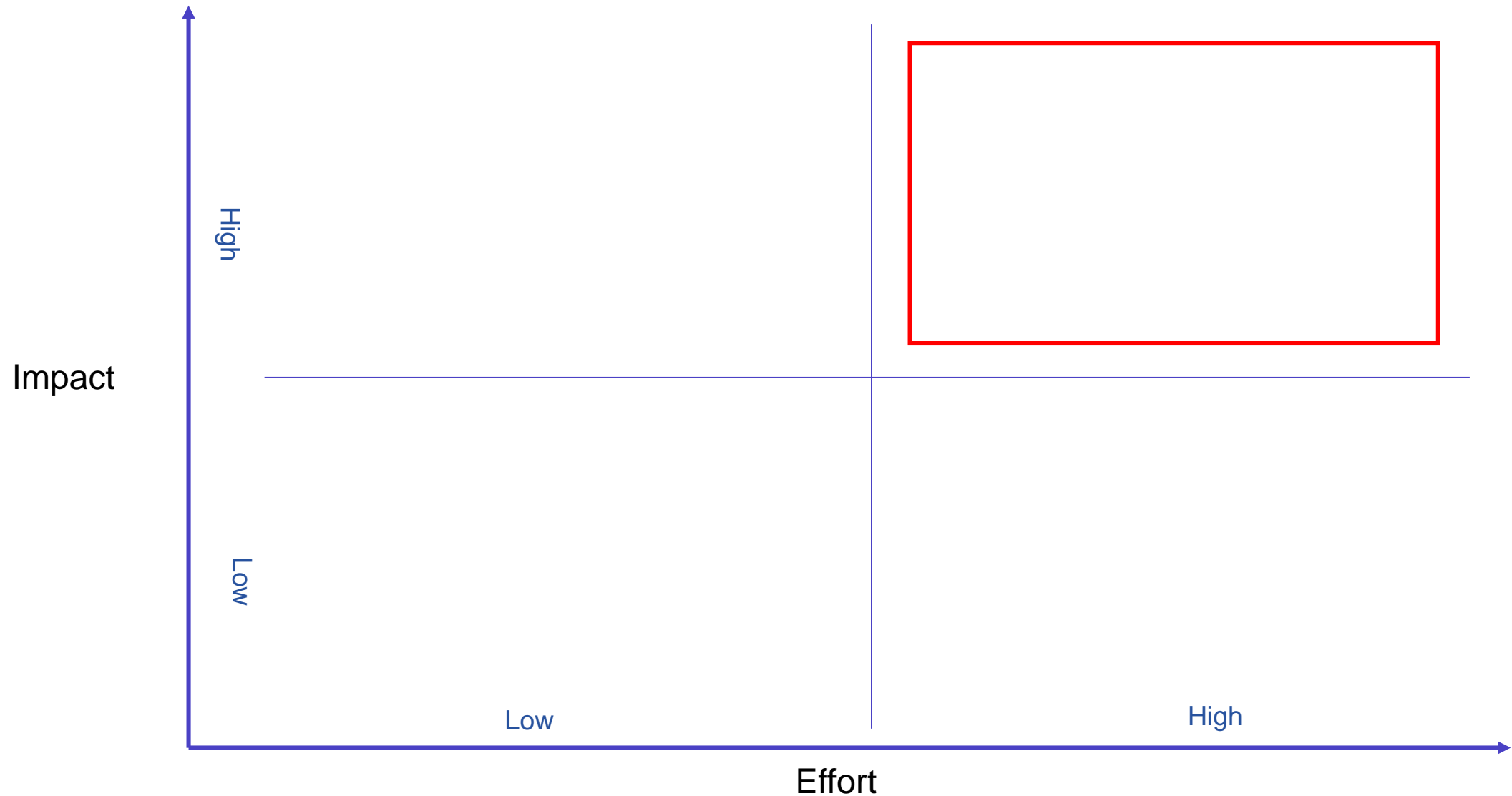
- Raise STR fees
- Enforcing fines for transient and short-term rentals
- Move-in assistance program (underway)
- Down payment assistance program
- Clarify rental and roommate housing provisions
- Housing webpage – code provisions, resources for residents and businesses
- Amend the Code to create a third category on STRs for data analysis

**Grow the
Trust
Fund**

**Use the
Trust
Fund**

Note: In addition, City hired New Housing Director, and is co-sponsoring a Home Ownership Course

Long Term/High Effort, High Impact Strategies



The Key West Move In Assistance Program



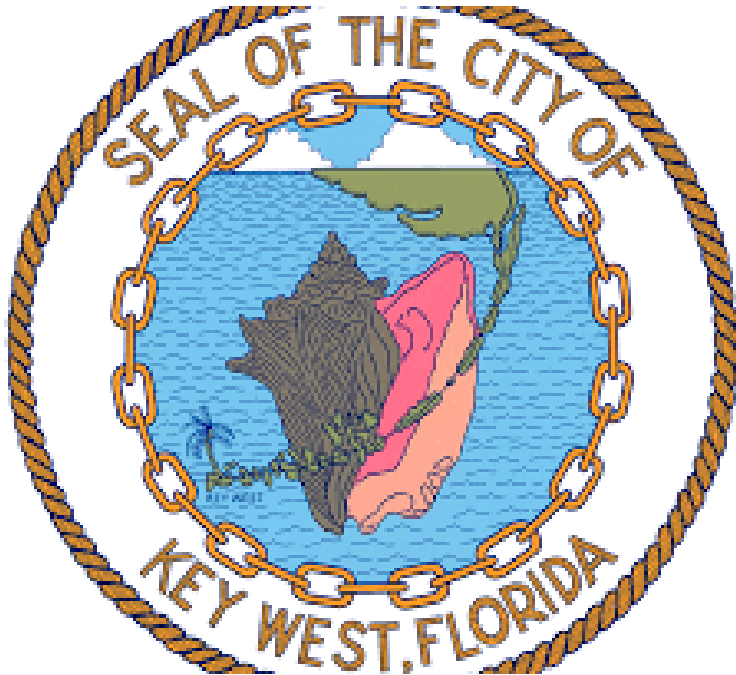
- Low interest loans to cover the last months rent and security deposit.
- Available up to 140% of AMI
- Loan payments made on a monthly basis
- Deferred loans provided for 80% of AMI
- One person in household must be employed in Key West, residences can be located in the City of Key West to Big Pine.
- Managed by CDO

Long Term/High Effort, High Impact Strategies

- Consider lobbying State for TDC funds for the Trust Fund
- Lobby State for a carve-out to increase STR and illegal transient rental fines
- Employer Assisted Housing Program and incentives
- Housing Assessment
- Collect data to evaluate STR Regulations
- Sub-regional efforts to promote/modify Live Local legislation



Future of the Working Group



- Continue to meet monthly with no defined end date
- Report progress to City Commission every 3-6 months
- Start with “low-hanging fruit” (have begun)
- Smaller group, with others invited to meetings as-needed based on topics

*Honoring our past and embracing
our future for a better Key West.*