From: Kathy Molina
To: City Clerk External E-Mail
Subject: [EXTERNAL] In reference to resolution 51, Garrison Bight Marina,
Date: Wednesday, March 13, 2024 11:33:00 AM

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In reference to resolution 51, Garrison Bight Marina,

I live in an historic houseboat built in the 60s. With all due respect, I'd like to point out a few things I've noticed as a live-aboard over my 12 years here in Key West. The City is quite good at finding new revenue streams yet seemingly rarely has solid plans in place on exactly how to spend this money - or at least doesn't share it in advance. What is your plan for these increased taxes on the part time live-aboards? How will this extra money be used? Simply to make up for the lost revenue from the full timers? How does that help the workforce? Will you make more capital improvements here? Will you be reinstating mail delivery (which we once had). Better electric connections that don't go out frequently? Will you be subsidizing sales of houseboats to the workforce so they can live in the Marina - because the workforce I know doesn't have the cash to pay for these floating homes in the first place.

You mention in the resolution your goal is to provide more affordable workforce housing in Key West. You're right. $350,000 - $450,00 per houseboat is expensive. But it's sure a hell of a lot less expensive than a 1 to 3 million dollar house in town. The workforce will still be priced out and you'll get more and more vacation home buyers, the opposite of your stated goal.

You also mention in your resolution that prices will go up according to the CPI. I haven't read everyone's leases but mine has had a provision allowing the City to raise rent according to the CPI every October. We all get the prices have gone up. Why not just raise rent accordingly for everyone? Whether we live here part time or 12 months of the year without a vacation, we all spend money in Key West and help keep the local economy going.

Recently Arlington VA did something unique to provide affordable housing. They've partnered with Goodwill Industries to redevelop the existing Goodwill retail and donation center to bring 128 committed affordable housing units to the site and advance several other County priority goals, including childcare, sustainable design, trail enhancements, and streetscape improvements. The redevelopment plan provides two levels of parking below it, adds two levels of retail store on top of the parking along with childcare and other amenities, and then 4 levels on top of that for the 128 housing units. How about a creative solution like that for workforce housing at our local Salvation Army location rather than the current ill-conceived one proposed, under consent, for the Garrison Bight Marina?

Respectfully,
Kathy Molina