

RECOMMENDED CAPITAL PROJECT 3

INFILL AND DILAPIDATED STRUCTURE REHABILITATION

The Bahama Village subarea of the Community Redevelopment Area has a rich physical and cultural history and many families have lived in the neighborhood for multiple generations. Much of the area is residential in character, with small corner stores interspersed throughout the subarea.

Consisting of approximately 22 blocks at the west end of the City of Key West, residential development is generally either contained in relatively large, homogenous housing projects (most of which are controlled by the Housing Authority of Key West) or small scale lots, most of which have evolved from lot-by-lot subdivisions intended to reflect patterns of development which began over a hundred years ago. These historic areas are characterized by many small lots, many with historic structures, and some of which have limited access along small lanes and alleys which penetrate most blocks. While several of these structures have been the subject of redevelopment efforts and examples of historic and cultural preservation within Bahama Village, the area continues to demonstrate blighted area conditions as demonstrated by a recent Parcel Condition Assessment completed in May 2016 with the following results:

- 100% Street-by-Street Survey of Non-Public Housing Structures in BVCRA
- 508 Total Parcels Surveyed indicating Dilapidated = 13 (2.6%); Uninhabitable = 10 (2.0%); Empty Lots = 14 (2.8%)

The primary objectives of the CRA Plan are to reinvest in, refurbish or replace housing stocks; address and encourage incorporation of affordable and workforce housing into the fabric of the Community Redevelopment Area; and, preserve and empower homeownership and longterm rentals for City residents. A series of strategies to achieve these objectives include:

1. Redevelopment within the Bahama Village subarea shall not result in a net reduction of affordable or workforce housing below what exists within Bahama Village prior to redevelopment.

2. Identify and/or create a variety of appropriate programs to assist in the renovation and redevelopment of housing stock using care not to encourage speculative investment.
3. Ensure that the historic and cultural values of existing structures are supported and maintained through application of existing HARC guidelines and through loan and funding programs.

Strategic initiatives to be placed into action to address, reverse and remove the blighted area conditions that have substantially impaired the quality of life and redevelopment of the Community Redevelopment Area should include:

- Use of TIF as 2nd Home Loan Fund to Build or Rehabilitate Parcels (\$20,000 per unit)
- Adopt program similar to "Lot Next Door" Legislative Program

The rehabilitation funds should be available to property owners only if they agree to rehabilitate the property to habitable status. The CRA should actively contact and develop outreach strategies and materials to property owners which could benefit from the dilapidated rehabilitation funds to make them aware of the program and what the application process would entail. The program should require owners to either contract for the work themselves and then be reimbursed by the CRA or in turn CRA funds can be released directly to contractors upon completion of the work. In order to insure that the program creates the desired results and incentive in a timely manor, it is important that property owners are made aware that funds will be available for only a discrete period of time (a recommended 24-36 months). "Sunsetting" of the program creates pressure on owners to complete the improvements in short order. This pressure is particularly helpful in complicated situations where there are challenges created by inheritance and subsequent multiple owners for example. Likewise, the City can enhance its code enforcement efforts to further encourage the reinvestment in properties. There is little excuse for property owners not to improve their delapidated properties when public funds are being made available to do so.

Bahama Village Parcel Condition Assessment as of May 1, 2016



The Lot Next Door (LND) Program would provide an opportunity to owners of property that share a common boundary with a City-owned property to purchase that property to own or expand and make qualifying improvements. The LND program was originally established in 2007 by a New Orleans City Council Ordinance. Since its inception, 1,300 property owners have participated in the LND Program intended to incentivize neighborhood revitalization and beautification.