



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

EXECUTIVE SUMMARY

Date: November 4, 2021

To: Patti McLauchlin, City Manager

From: Katie P. Halloran, Planning Director

Subject: Approval of the Selection Committee's Ranking of Proposals for RFP #008-21, Bahama Village "3.2" Affordable Workforce Housing Project

Action Statement:

This resolution would approve the final scoring and ranking of the five (5) proposals received in response to the RFP #008-21 for the Bahama Village "3.2" Affordable Workforce Housing Project. This resolution would also authorize the City Manager to execute, subject to the review of the City Attorney, an Agreement between the City of Key West and the development team known as, "Lofts at Bahama Village GP, LLC".

Background:

The City and the Bahama Village community desire to construct deed restricted affordable workforce housing at the location known as the "3.2" acres. The City has convened multiple workshops this year to understand the needs of local families, especially those members of Bahama Village that are struggling to remain in their community despite the high cost of living. The City hired Florida Housing Coalition, a state-wide affordable housing non-profit organization, as a consultant to provide technical assistance and help draft a Request for Proposals (RFP).

The RFP was designed to represent the needs of community members and ensure development of both rental and homeownership units that would be reserved for at least 99 years as deed restricted affordable workforce housing on this site. Scoring criteria in the RFP also prioritized proposals that would provide a preferential marketing plan for locals, excellent site connectivity with Truman Waterfront Park and Bahama Village, on-site amenities, opportunities for Minority and Women Owned Business Enterprises, and more.

The Commission has also initiated a referendum effort for this winter to gain voter approval to allow for a 99 year lease for deed restricted affordable workforce housing on this site. City staff have expedited the RFP process to provide the City's development partner as much time as possible to apply for March/April 2022 Florida Housing Finance Corporation funding to support the construction of rental and homeownership units on this site.



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The top ranked proposer for RFP #008-21 is Lofts at Bahama Village GP, LLC, which is comprised of The Vestcor Companies/TVC Development, Inc., Charley Toppino & Sons, Inc., A.H. of Monroe County, Inc., Smith Hawks, P.L., PQH Group Design, Inc., Marino Construction Group, Inc., and Mike Flaugh Landscape Architect. Their proposal states, "The team, led by Vestcor, will transform the vacant 3.2 acre parcel into 118 residential units and 9,000 square feet of commercial space."

The second ranked proposer is Bahama Village at Fort Street 3.2 LLC, which is comprised of Rural Neighborhoods, Inc., Habitat for Humanity of Key West and Lower Florida Keys, Inc., and Lower Keys Community Center Corp. Their proposal would include 108 residential units.

The Bahama Village Redevelopment Advisory Committee reviewed the Selection Committee's final scoring and ranking at their November 4, 2021, meeting and their recommendation is attached.

Financial:

Expeditious selection of a development partner for this critically important housing project will allow the best opportunity for preparation of successful applications for state and federal affordable housing funding programs.

Recommendation:

Staff recommends that the City Commission approve and accept the Selection Committee's ranking and selection of "Lofts at Bahama Village GP, LLC" as the top ranked proposer to RFP #008-21 and further establish this team as the City's development partner for the "3.2" acre project. Approval of this resolution would also authorize the City Manager to execute, subject to the review of the City Attorney, a regulatory agreement between the City of Key West and the development team known as, "Lofts at Bahama Village GP, LLC".