

Teri Johnston  
Mayor



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**THE CITY OF KEY WEST**  
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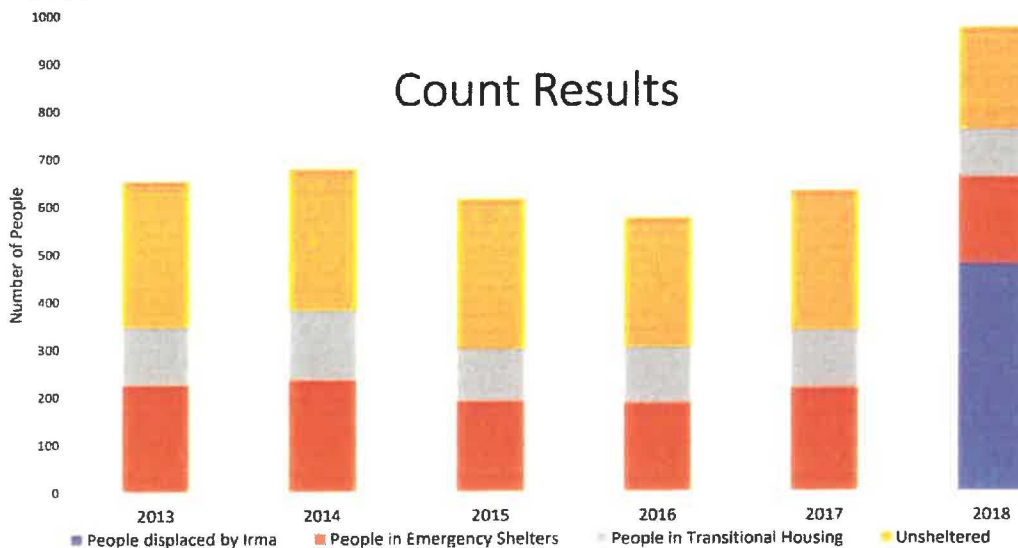
Florida Housing Finance Corporation  
227 N. Bronough Street #5000  
Tallahassee, FL 32301

Monroe County is a small county in need of homeless housing development with the use of Housing Credits and SAIL Financing.

Therefore, we are requesting that the Florida Housing Finance Corporation (FHFC) include Monroe County in RFA 2022-103.

One of the most challenging issues that Monroe County faces is the lack of affordable and workforce housing. This problem is due to the quadruple impact of high land values; land limited by geographic and environmental features; a tourism economy with a prevalence of lower paying, service-sector employment; and a limited housing supply. This lack of low-income affordable housing is broadening the gap for marginalized income households facing homelessness or households who have become homeless.

The chart below shows the results of the Point in Time (PIT) count performed by the Monroe County Homeless Continuum of Care (MC-CoC) for Monroe County from 2013 – 2018.



*Key to the Caribbean – Average yearly temperature 77° F.*

Due to COVID-19, a PIT count by the MC-CoC wasn't conducted for years 2019 and 2020. However, a shelter count was conducted for the City of Key West.

Emergency Shelters	Transitional Housing	Unsheltered	Total
126	99	212	437

Monroe County per capita income for 2019 was \$46,028 and a median income of \$70,033. Average rent for a one-bedroom apartment is \$2,384.

What these numbers tell us is, like Hurricane Irma, COVID-19 has become an economic and housing hurricane on a very fragile housing inventory in Monroe County.

Non-profit agencies that provide emergency shelter, transitional housing, and supportive permanent housing programs are at capacity.

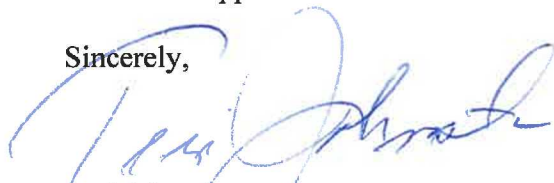
The City of Key West, along with two other housing providers (A.H. of Monroe County Inc. and Florida Keys Outreach Coalition) who currently own and operate transitional and permanent supportive housing in the city are working together to build a facility to address homeless individuals and households with

- Disabling Conditions
- Receiving SSI/SSD Benefits
- Mental Illness
- Youth transitioning out of foster care
- Survivors of domestic violence

This facility will represent a sustainable economic development and community revitalization project that provides access to resources for 195 individuals in need of a transitional housing program, including counseling for mental health and substance abuse, job training and community engagement. With this kind of continual support, the facility will provide 40 permanent housing units to transition individuals and families to a permanent housing unit and pathways to affordable housing.

The City of Key West respectfully requests FHFC open RFA 2022-103 to Monroe County Florida for application.

Sincerely,



Teri Johnston  
Mayor of Key West

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