

# County of Monroe

## The Florida Keys



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September 18, 2023

Florida Housing Finance Corporation  
227 N. Bronough Street #5000  
Tallahassee, FL 32301  
Attn: Zach Summerlin

Subject: Proposed use of SAIL/HC/HOME-ARP/NHTF

Dear Mr. Summerlin:

Monroe County is a small county in need of homeless housing development. We request that you consider a set aside for funding like RFA (2024-103) allowing for the use of HOME-ARP and NHTF OR with the use of Housing Credits and/or SAIL Financing in Monroe County.

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

Point in Time (PIT) count by the Monroe County Homeless Continuum of Care (MC-CoC) conducted on 1/31/2023 reported the following:

| Emergency Shelters | Transitional Housing | Unsheltered | Total |
|--------------------|----------------------|-------------|-------|
| 193                | 90                   | 210         | 493   |

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

The City of Key West, along with four other housing providers (A.H. of Monroe County Inc., Key West Housing Authority, MARC House, and Florida Keys Outreach Coalition) who currently own and operate transitional and permanent supportive housing in the city, are working together to build three new facilities to address homeless individuals and households with:

- Disabling Conditions
- Special Needs Housing
- Receiving SSI/SSD Benefits
- Mental Illness
- Youth transitioning out of foster care

- Survivors of domestic violence

The City of Key West has donated 6.4 acres along with soft cost funding to replace 13 buildings currently being used for homeless programs. The buildings were built in 1966 by the United States Navy and transferred to the City of Key West as part of the Base Closure and Realignment Act of 1990.

Since 1998, CoC Homeless and Special Needs Agencies have provided temporary, transitional, and permanent supportive housing to the Key West community.

However, the 13 buildings have exceeded their useful life and are in critical need of repair.

AH Monroe/FKOC and the Key West Housing Authority, in cooperation with the CoC, have put forth a development plan to the City of Key West Development Review Committee to redevelop the site for effective and efficient use of resources for homeless and special needs households provided by homeless service agencies within the CoC.

The new facilities will represent a sustainable economic development and community revitalization project that provides access to resources and housing for 225 homeless persons in need of a permanent supportive 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 73 permanent housing units to transition individuals and families from shelter type programs to a permanent housing unit and pathways to affordable housing.

The City of Key West respectfully requests FHFC include in the HOME-ARP/NHTF/HC/SAIL Allocation Plan financing for new construction of homeless housing.

Sincerely,



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Monroe County Mayor  
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