



MONROE COUNTY HOUSING AUTHORITY

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MONROE COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE

September 18, 2015

All Florida, Housing Authorities (HA's) are created and operate pursuant to Florida Statute 421. Board Members (Commissioners) of the HA's established by a City are appointed by the Mayor and approved by the governing body. Board Members (Commissioners) of HA's established by a County are appointed by Governor and approved by County Commission.

An established HA becomes an autonomous public body corporate and politic entity, exercising public and essential functions set forth in Florida Statute 421. Board Commissioners may only be removed for inefficiency or neglect of duty or misconduct in office. Each HA must have one Resident Commissioner.

Area of Operation:

City with population less than 25,000  
(The City and area within 5 miles)

City with population 25,000 or more  
(The City and area within 10 miles)

We have two HA/s, the Housing Authority of the City of Key West (KWHA) and the Monroe County Housing Authority (MCHA). I serve as Executive Director to both agencies. They have separate Boards and are two separate agencies.

The HA's do not receive funding from local governments, or from ad-valorem property taxes. We receive a small operating fund and small capital improvement fund from the U.S. Department of HUD, to be used only on our public housing units. The balance of our operations is paid by rents and the occasional grant. Monroe County is a Non-participating Jurisdiction and therefore must compete for grants statewide.

Besides our primary mission of providing affordable housing, we also over the years have identified, applied for and administered millions of dollars in grant funds for the City of Key West, Monroe County, City of Marathon and City of Islamorada.

SHIP:	State Housing Initiatives Partnership
CDBG:	Community Development Block Grant
DR:	Disaster Recovery Grants (Hurricane/Storm)
HOPWA:	Housing Opportunities for People with Aids

Affordable Housing Types:

We have two types of housing, subsidized and assisted.

Subsidized: (Receives HUD subsidy)

Income Limit: Very Low (60% AMI or below) and Low (80%AMI)  
Rent: 30% of Adjusted Household Income and can change throughout the year if income changes.

Assisted: (No Subsidy)

Income Limit: 60% AMI to 140% AMI  
Rent: Below Federally Established Affordable Rents, based on income bracket and remain constant for 12 months (Less Hardship)

### Housing Stock and Resident Demographics

#### **Critical Housing Needs**

A 2014 nation- wide study by the Urban Institute and Housing Authority Insurance, Inc. indicates that:

There are 19 million households eligible for housing assistance;

Only 24% actually receive assistance (Only 1 in 4);

(Waitlist for Key West over 1,300 for Monroe County over 500)

28% of renter households are severely cost burdened, paying more than 50% of their incomes for housing; (In Key West the number of households is estimated at over 75%)

Severely cost burdened households spend approximately 39% less for food and 65% less for healthcare;

US HUD estimates 8,000 to 15,000 federally assisted units are being lost each year and the 1.15 million affordable public housing units have a current backlog of capital needs estimated at \$26 billion;

Between 2007 and 2012, Gross Rent rose over 7.6% while Gross Median Income rose less than 1%;



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### HOUSING STOCK OWNED BY HOUSING AUTHORITY

#### **Public Housing: 50 Units**

Newport Village: Key Largo, FL, 50 units

#### **Section 8 New Construction: 130 Units**

Eastwind Apartments: Marathon, FL, 130 units

#### **Affordable Housing: 45 Units**

Tropical Isle Apartments: Marathon, FL, 23 units

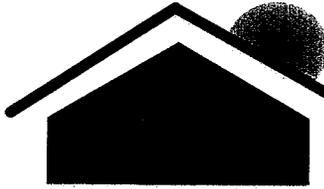
Big Coppitt: Single Family Residences, 4units

Harry L. Bethel Affordable Housing Complex: Stock Island, 18 units

#### **Section 8 Housing Choice Voucher Program: 200 vouchers**

200 Privately owned units leased to very low income households subsidized with Housing Assistance Payments from HUD.

**Total: 425**



**HOUSING STOCK  
OWNED BY HOUSING AUTHORITY**

**Public Housing: 590 Units**

J. Y. Porter Place: 301 White St., 136 units

Fort Village: 201 Truman Ave., 84 units

Robert Gabriel: 53 units

Site A: 230 Virginia St. & 229 Amelia St.

Site B: 828 Whitehead St. & 329 Olivia St.

Site C: 320 Angela St. & 720 Whitehead St

George Allen: 1200 1st St., 117 units

Henry V. Haskins Senior Citizen Plaza: 1400 Kennedy Dr., 200 units

**Affordable Housing: 383 Units**

Jack T. Murray Senior Citizen Complex: 215 Amelia St., 28 units

Roosevelt C. Sands Jr. Housing Complex: 920/924 Emma St.; 105/115/109/119 Truman Ave.; & 911/913/915 Fort St.; 44 units

Poinciana Plaza Apartments: Duck Ave. & 17<sup>th</sup> St., 153 units

Roosevelt Gardens Apartments: North Roosevelt Blvd., 96 units

Third Street and Patterson Avenue Complex, 6 units

Washington St Complex, 16 units.

Old Town Housing Apartments (Formerly BCCLT); 40 units, Scattered Sites

Homeownership: Ground Lease/Single Family Residential, 9 units.

Rental: 31 Units (3-Unhabitable)

**Section 8 Housing Choice Voucher Program: 254 Vouchers**

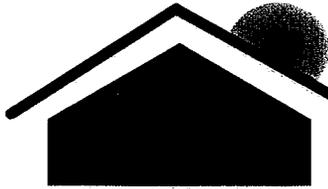
254 privately owned units leased to very low income residents subsidized with Housing Assistance Payments from HUD.

**Total: 1227**

**Housing Authority of the City of Key West and Monroe County Housing Authority  
Consolidated Resident Demographics**

**NOTE: Less than 2% of households are on Public Assistance**

	KW Section 8	KW Public Hsg	KW Affordable	MC Section 8	MC Public Hsg	MC Eastwind	MC Affordable	Total All Programs
Number of Units	254	590	385	200	50	130	45	1654
Average Income	\$21,304.	\$20,641.	\$42,608.	\$16,200.	\$19,885.	\$18,501.	\$37,454.	\$25,586.
Average Rent	\$341.	\$366.	\$1,141.	\$236.	\$251.	\$261.	\$899.	\$530.
Elderly / Disabled	137	414	117	134	40	55	11	908
Children	161	300	290	108	47	128	31	1,065
Total Residents	470	1075	913	398	132	326	104	3,418
Wages	132	227	323	96	25	99	39	941
SS/ SSI	151	424	110	147	40	51	9	1,932
Other	66	149	162	42	8	36	11	474
Public Assistance	3	6	3	4	0	0	0	16



**HOUSING STOCK  
OWNED BY CITY OF KEY WEST  
(MASTER LEASE-HOUSING AUTHORITY)**

**Poinciana Sub-leases: 73 units**

Monroe County Continuum of Care (formerly SHAL)

1614 Trusdell Ct. & Land	Samuel's House; 4 units
Land	Samuel's House (Kathy's Hope); 16 units
Land	Samuel's House (Casa De Meredith); 9 units
1615 & 1620 Trusdell Ct.	Florida Keys Outreach Coalition; 8 units
1616 & 1618 Trusdell Ct.	Florida Keys Outreach Coalition (Women's); 8 units
1617 Trusdell Ct.	MARC; 4 units
1619 Trusdell Ct.	Volunteers of America; 6 units
1621-5,6 Spaulding Ct.	Catholic Charities; 2 units
1621-1,2,3,4 Spaulding Ct.	Florida Keys Children Shelter; 4 units
1622 & 1624 Spaulding Ct.	Florida Keys Outreach Coalition; 8 units
1623-1,2 Spaulding Ct.	Domestic Abuse Shelter; 2 units (Non-dwelling)
1623-3 Spaulding Ct.	Wesley House; 1 unit (Non-dwelling)
1623-4 Spaulding Ct.	Monroe County Continuum of Care; 1 unit (Non-dwelling)

(Totals number of units may vary, as it pertains to beds / units)

**Poinciana Lease: 50 units**

AIDS Help

1341 McCarthy Ln	Poinciana Royale Associates Ltd., 50 units
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**Privately Owned – Deed Restricted: 202 units**

These units are privately owned and built with recorded affordable deed restrictions that are monitored by the Housing Authority on behalf of the City. Approximately 50% are homeownership.

**Total: 325**

**CITY OF KEY WEST'S WORK FORCE**  
**HOUSING ORDINANCE**

The parties herein expressly agree that the City will provide the Housing Authority a current list of properties and restrictions which the Housing Authority will monitor for the City and Housing Authority shall perform the following duties as the City's designee:

1. Qualify applicants for rental and ownership units;
2. Certify compliance of the sale price of ownership units;
3. Monitor rental and ownership units for compliance;
4. Process complaints from citizens alleging unfair treatment under the City's Work Force Housing provisions;
5. Establish procedures to refer violations with supporting documentation to the Code Enforcement Board or Circuit court;
6. Maintain waiting lists of potential applicants for work force housing units;
7. Provide information to owners of work force housing units regarding prospective tenants and purchasers;
8. Monitor the re-recording of deed restrictions to guarantee enforceability;
9. Provide written reports to the City pertaining to the inventory of work force housing units on a yearly basis in a format acceptable to the City Manager, including name of original owner of the unit, name of current owner of the unit, street address of the unit, RE number of the unit, and Official Records Book reference to recording information for ownership units;
10. Preserve the privacy of confidential information of owners and occupants;
11. Prepare income limits, maximum rents and maximum sales schedules based on the adjusted median income for Monroe County as published annually;