

Ashley Monnier

From: Amy Kimball-Murley
Sent: Sunday, June 21, 2009 2:33 PM
To: Morgan McPherson
Cc: Ashley Monnier; paulclayton@earthlink.net
Subject: Preliminary Housing Needs Assessment Information

Dear Mayor, Here are our draft figures regarding affordable housing needs in Key West. Quantifying affordable housing is a moving target, since housing availability is impacted by so many parameters (the economy being the biggest one), and because data sources lag behind conditions significantly. Never-the-less, this gives us a sense of the extent of the problem.

- At the nationally recognized acceptability level of housing cost to salary percent of 30%, we have an affordable housing deficit of approximately 3,137 units. This constitutes approximately 32% of the year-round households in Key West - meaning about a third of our population has unmet affordable housing needs.
- Almost half of our households in the City need affordable housing at the 30% level - fortunately we are able to provide units to help offset some of this need.
- If we are willing to accept that our families should be spending 50% of their salary on housing, the numbers of housing need drop (see the table below). However, we are still short 1,102 units at this level. Further, according to the author of the Rodale study, when housing reaches this level families leave the Keys.

I expect that these numbers will shift as we refine our background data and analysis for the Comprehensive Plan, but the level of need is so extraordinary relative to our City's size that I don't in any way expect that our general understanding of the problem is going to change significantly. We need a lot of affordable housing. Unfortunately, that is a reality that is not going to change without aggressive programs in the future.

Thanks, Amy

City of Key West Housing Costs Compared to Income

Housing as Percent of Income	Owner Households	Renter Households	Total Households
Other Households (2)	1967	534	
less than 10%	121	25	146
10-14.9	48	75	123
15-19.9	136	354	490
20-24.9	215	468	683
25-29.9	294	635	929
30-34.9	184	596	780
35-39.9	197	376	573
40-49.9	286	396	682
50 or more	1323	1441	2,764
Total Households in Key West	4,771	4,900	9,671

Source: Monroe County 2009 Preliminary Affordable Housing Needs Assessment, February 2009; (1) personal communication by study author June 2009, re: either households without mortgages or not computed by US Census

City of Key West Affordable Housing Deficit

Housing as Percent of Income	Owner Households (1)	Renter Households (1)	Total Households	Units
Total Households at 30% or more	1990	2809	4799	
Total Households at 50% or more	1323	1441	2764	

Source: (1) Monroe County 2009 Preliminary Affordable Housing Needs Assessment, February 2009; (2) Key West Housing Authority

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