BAHAMA VILLAGE

VISIONING AND CAPITAL PROJECTS WORKPLAN

CITY OF KEY WEST AND BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE (BVRAC)

OCTOBER 01, 2015

BAHAMA VILLAGE Meeting Agenda

OCTOBER 01, 2015

Welcome & Introductions

Part 1: **Overview .** Scope of Work & Process

Part 2: **Visioning .** Planning Goals & Objectives

Part 3: **Preliminary Findings .** Economic Assessment and Market Analysis

Next Steps

PLANNING TEAM

LOCAL KNOWLEDGE & NATIONAL EXPERTISE

BVRAC
Bahama Village Redevelopment Advisory Committee

ESTABLISHED IN 2008 BY CITY COMMISSION AS "KEEPERS" OF THE BVCRSA

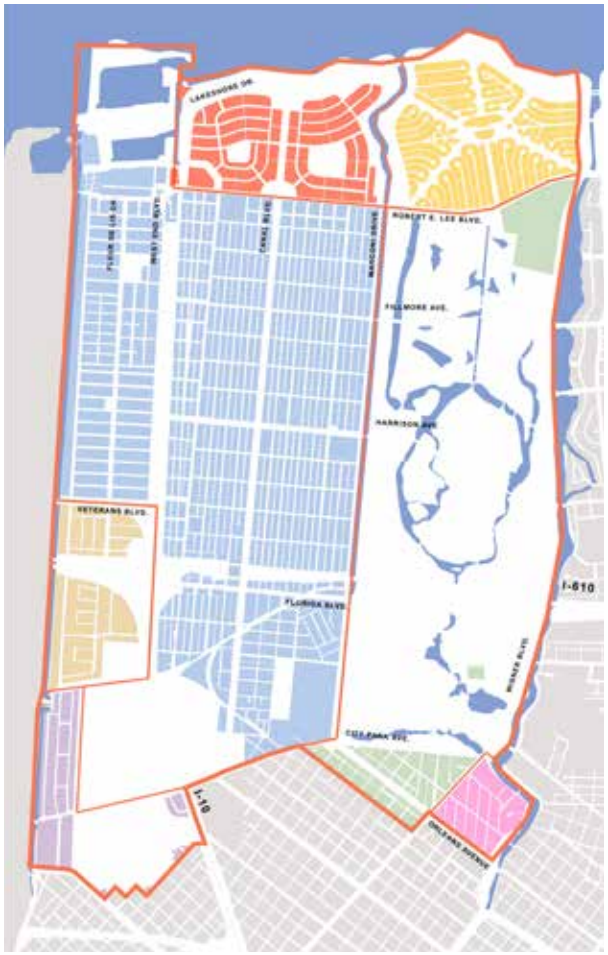
ZYSCOVICH ARCHITECTS

COMMUNITY ENGAGEMENT
VISIONING
MASTER PLANNING
URBAN DESIGN

Lambert Advisory

ECONOMIC
MARKET ANALYSIS
IMPLEMENTATION
GUIDANCE

UNDERSTANDING Vision = Reinvestment = Transformation



Promoting a VISION to celebrate history and urban life, sparking redevelopment in infill areas, transforming areas that need reinvestment, and establishing a sense of place and urban vitality in disinvested centers and neighborhoods

ZYSCOVICH ARCHITECTS

Lambert Advisory

UNDERSTANDING Vision = Reinvestment = Transformation

Relating public with private interests, business with residential and civic activities, and development with sound community infrastructure systems and sense of history and place

ZYSCOVICH ARCHITECTS

Lambert Advisory

BAHAMA VILLAGE CRA Today's Meeting Goals

- To report on key findings about existing conditions, opportunities and constraints
- To begin to articulate consensus on community goals and objectives for a common Vision for Bahama Village
- To report on preliminary economic and market analysis findings

SCOPE OF WORK & PROCESS

OVERVIEW

BAHAMA VILLAGE AREA OF STUDY

LEGEND

- BAHAMA VILLAGE COMMUNITY REDEVELOPMENT SUBAREA
- FLORIDA KEYS ECO·DISCOVERY CENTER
- TRUMAN WATERFRONT PARK REDEVELOPMENT AREA
- NAVY PROPERTY

BAHAMA VILLAGE CRA PLANNING AREA

The **Bahama Village Community Redevelopment Subarea (BVCRSA)** covers an area of approximately 58 acres and is comprised primarily of residential development interspersed with churches and community facilities.

Petronia Street, a mixed use/commercial corridor runs through the BVCRSA and connects the City's main commercial artery (Duval Street) to 3.2 acres of the vacant Truman Waterfront Parcel that is located immediately adjacent to the City's future, 28 acre, Truman Waterfront Park.

LEGEND

- BAHAMA VILLAGE COMMUNITY REDEVELOPMENT SUBAREA
- FLORIDA KEYS ECO·DISCOVERY CENTER
- TRUMAN WATERFRONT PARK REDEVELOPMENT AREA
- NAVY PROPERTY

Per City's Request for Proposals (RFP):

"...Although, to date **projects funded by the Community Redevelopment Trust Fund (CRTF) have contributed towards the goal of alleviating blighted conditions**, a **COMPREHENSIVE REVIEW HAS NOT BEEN COMPLETED** as to how the Objectives identified in the CRA Plan have been accomplished and to what extent specific properties identified in the Finding of Necessity have been improved...."

BAHAMA VILLAGE CRA General Information

- The Community Redevelopment Trust Fund (CRTF) for Bahama Village was established in 1992 for 30 years and extended in 2010 for another 30 years.

- The improvements and Community Redevelopment Trust Fund expenditures that occur within the Bahama Village Redevelopment Subarea are governed by the 2010 Community Redevelopment Plan, specifically the ten (10) Bahama Village Redevelopment Objective and Strategies (Section 4.04) and Florida State Statute for CRA's.

- The BVRAC was established in 2008 by the City Commission (Ordinance 08-018) and their responsibilities were updated in 2011 (Ordinance 11-16).

BAHAMA VILLAGE CRA Status TIF Projects (2012)

1. 2010 Bahama Village Connectivity Project - Petronia Street
2. Residential Home Improvements Program
3. Parking Plan – Bahama Village Residential Parking Enforcement Officer and Shared Residential Parking Plan Fort Street Lot
4. BV Maintenance Staff
5. Community Garden

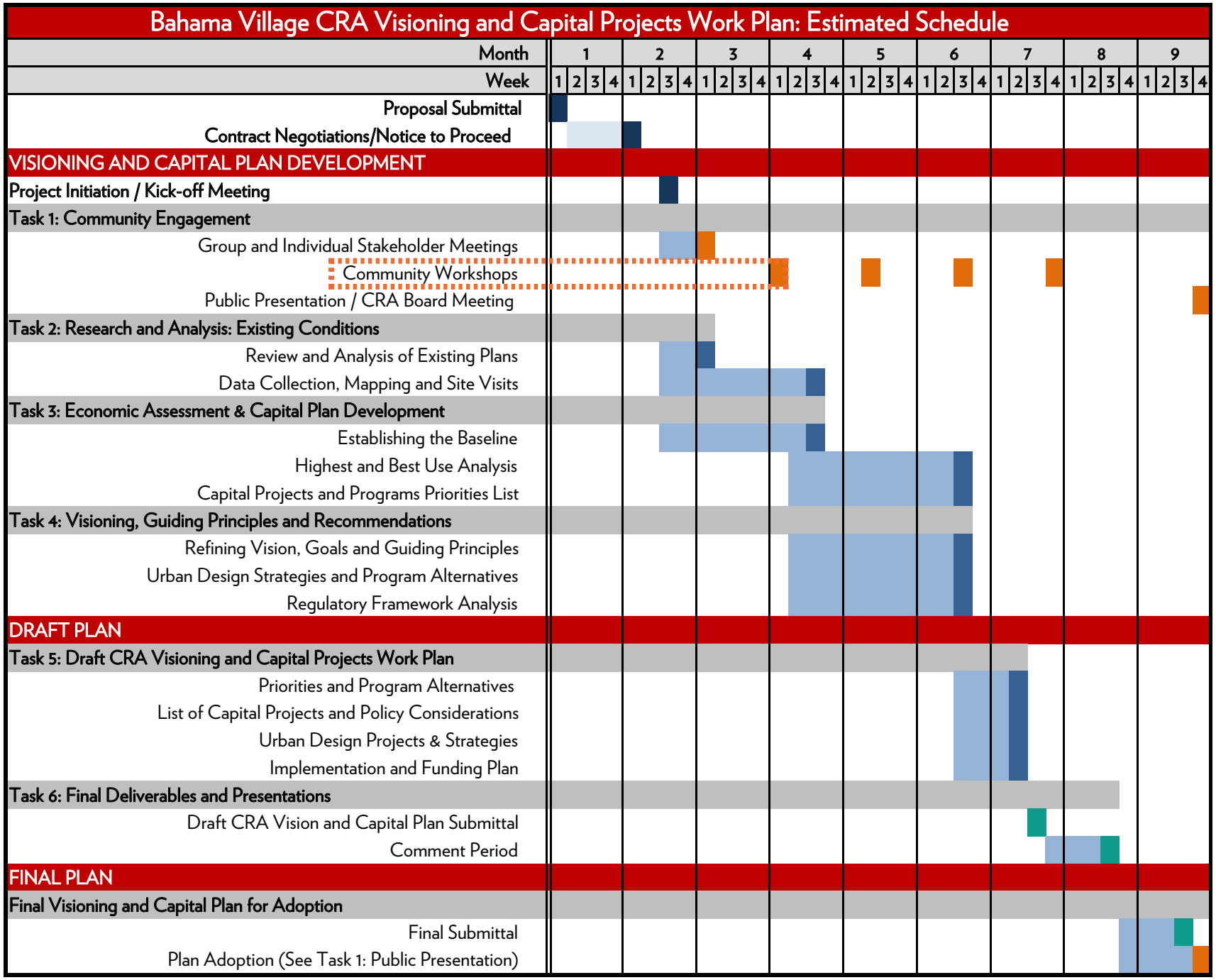
BAHAMA VILLAGE CRA Strategic Planning Issues

- Identify the greatest need and greatest potential for partnerships
- Keeping people in their homes
- Eliminating blighted conditions in housing and food deserts
- Use of limited vacant space
- Commercial growth and stabilization
- Connectivity to Duval Street and the Truman Waterfront Park

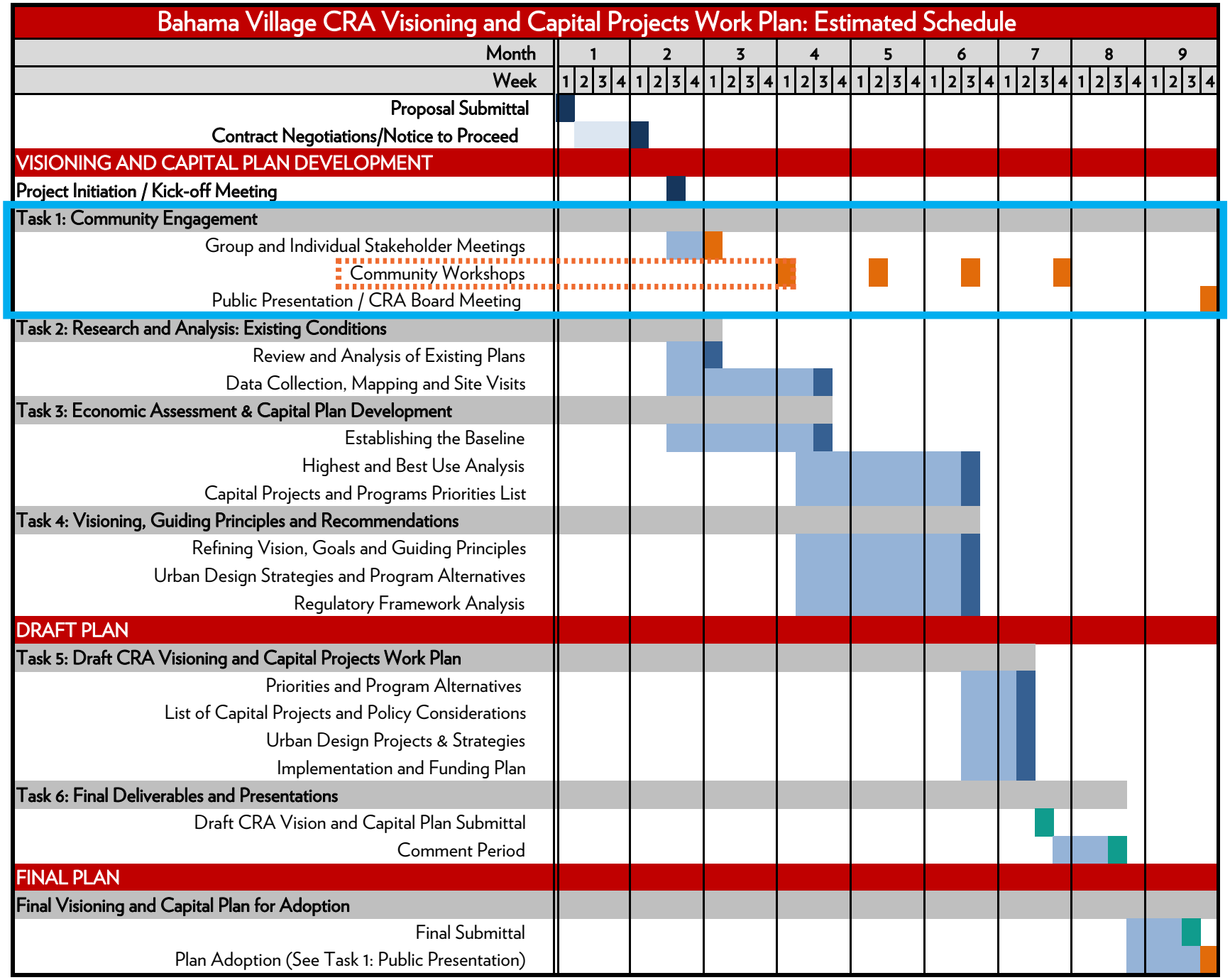
BAHAMA VILLAGE CRA Consultant Team Scope of Work

1. BVCRA Capital Projects Prioritization list
2. Land Use Needs Analysis
3. A 25-year Financial Plan including preliminary budgets to implement the Capital Projects and/or Programs
    - *Innovative monetary leveraging opportunities*
    - *Highest and best use analysis for the remaining 3.2 acres of the Truman Waterfront Parcel*
    - *Goals achievement measurement process*
    - *Consistency with the CRP and Comp Plan*
    - *Strong public participation element*
    - *Possible necessary Future Land Use Map and Zoning Amendments*

BAHAMA VILLAGE CRA Planning Process



BAHAMA VILLAGE CRA Planning Process



VISIONING

CRA GOALS & OBJECTIVES

BAHAMA VILLAGE CRA Guiding Principles

Objective 1:
Recognition of Unique Community Characteristics

Objective 2:
Innovative Use of Transportation, Pedestrian and Open View Corridors

Objective 3:
Advance Housing Stocks

Objective 4:
Advance Effective and Efficient Regulatory Measures

Objective 5:
Advance the Bahama Village Subarea

STARTING POINT

BAHAMA VILLAGE CRA Guiding Principles

Objective 6:
Stimulate Public and Private Participation

Objective 7:
Innovative Development and Use of Open Space

Objective 8:
Promote Sustainable Community Redevelopment

Objective 9:
Support Community Redevelopment

Objective 10:
Emphasize a Safe and Clean Environment

STARTING POINT

WHAT WE HEARD

WHERE DO WE GO FROM HERE?

WHAT WE HEARD.....

WHAT WILL CONSTITUTE SUCCESS?
WHAT WILL A FUTURE BRING - COMBINE 5-6 GENERATIONS WITH FOLKS OF 2-3 GENERATIONS AS WELL AS NEWCOMERS AND SEASONAL VISITORS
NEW VERSUS OLD
HISTORIC VERSUS TRENDING IN A DIFFERENT DIRECTION
WHAT IS COMMUNITY AND WHO IS COMMUNITY?
A NEIGHBORHOOD FIRST FOR LOCALS RESIDENTS TO LOVE AND ENOY AND THEN CAN EXTEND LEVEL OF HOSPITALITY FOR THOSE THAT VISIT
END PRODUCT FOR BETTERMENT OF THE COMMUNITY
WHERE DO WE GO FROM HERE?

BAHAMA VILLAGE CRA Moving Forward

Are there any particular areas/corridors that you think should be redeveloped to advance the BV neighborhood? Uses?

What types of expenditures do you think would be most beneficial for the area? Social services? Commercial Redevelopment? Housing?

What do you see as the balance between residents and tourists to BV? How local is LOCAL?.....BV or all of Key West?

Can you illustrate some successes that can be attributed to the CRA efforts of recent past? Failures?

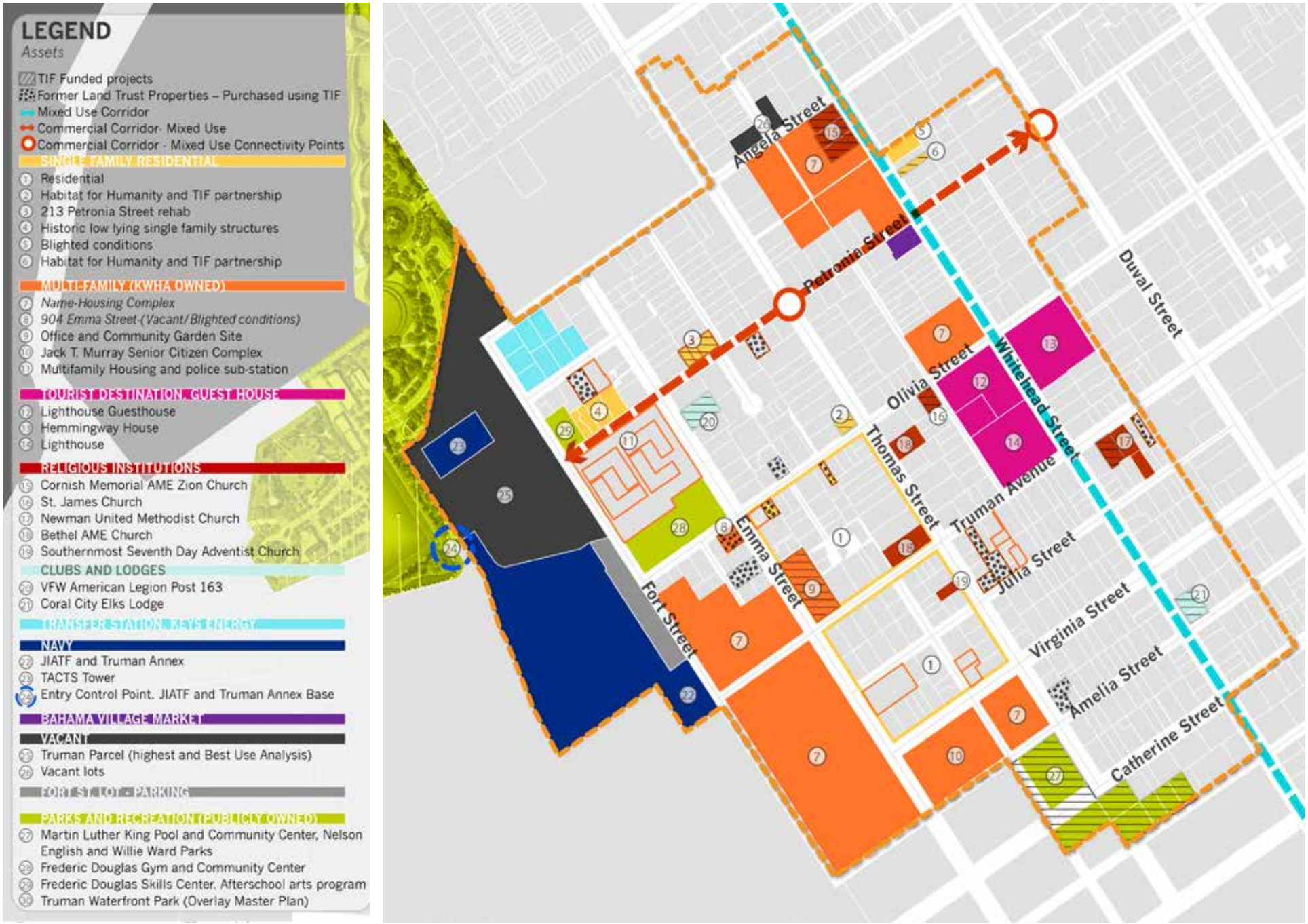
What are the points of authenticity that we can utilize to advance the PR and investment in BV? Why BV and not some other part of Old Town?

How do you perceive the success of BV being tied into the surrounding areas of Key West?

BUILDING ON ASSETS

COMMUNITY NEEDS AND WANTS

BAHAMA VILLAGE BUILDING ON ASSETS



BAHAMA VILLAGE BUILDING ON ASSETS

Beautifying the Community
with focus on Petronia and Emma Streetscape

Affordable Housing
Opportunity at 3.2 acre Truman Waterfront Parcel

Adaptive Reuse
Keys Energy Power Plant

Douglas Gym & Skills Center
New Resource Centers & Programming

Revenue Generation
Starting to think about FUNDING

OPPORTUNITIES

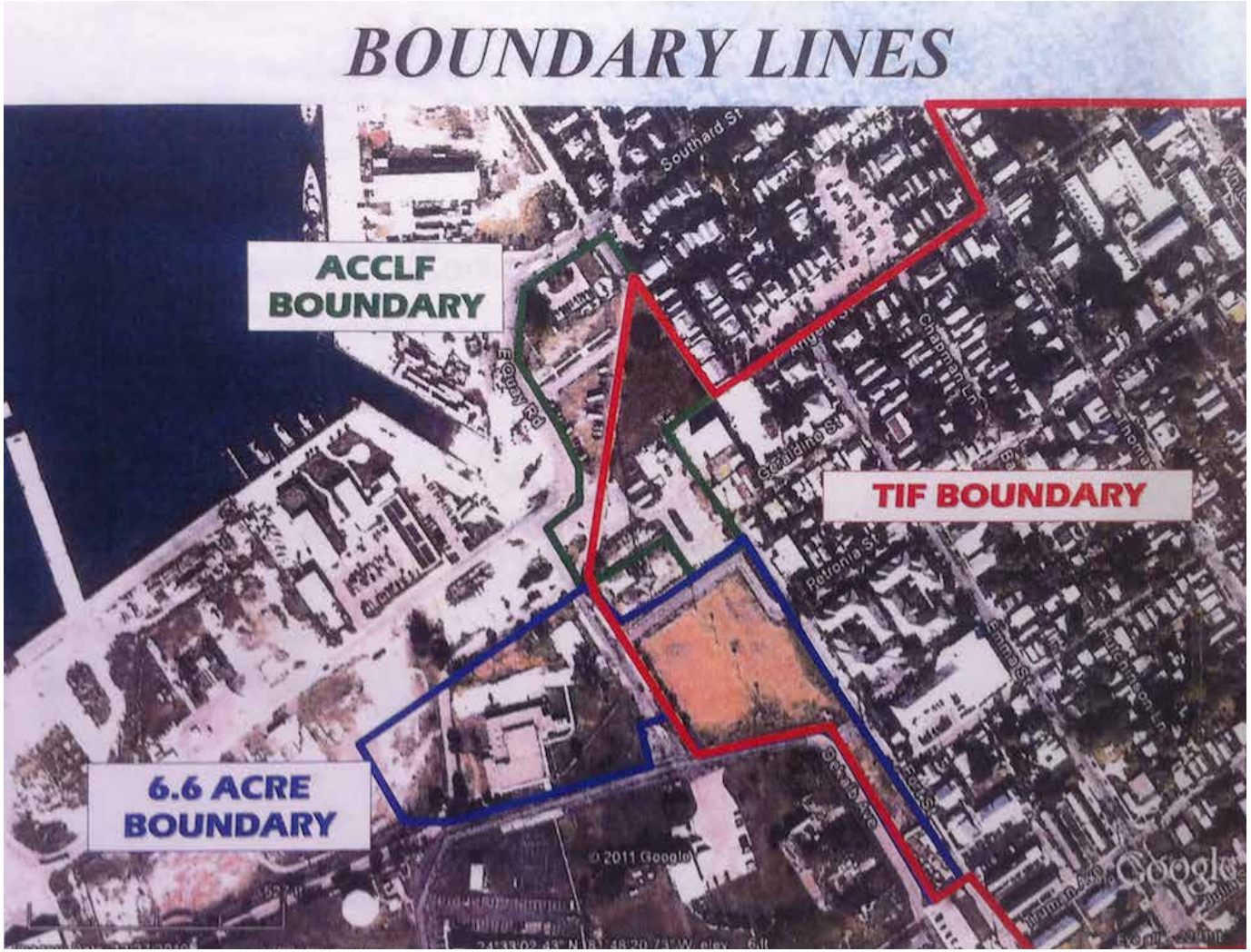
BAHAMA VILLAGE BUILDING ON ASSETS

Beautifying the Community
with focus on Petronia and Emma Streets

BAHAMA VILLAGE BUILDING ON ASSETS

Affordable Housing

Opportunity at the Truman Waterfront Parcel



BAHAMA VILLAGE BUILDING ON ASSETS

Adaptive Reuse

Keys Energy Power Plant

Potential Education, Job Training, Job Generator Resource Center

BAHAMA VILLAGE BUILDING ON ASSETS

Douglas Gym & Skills Center

New Resource Centers *on Petronia & Olivia*

BAHAMA VILLAGE BUILDING ON ASSETS

What are Revenue Generating Opportunities?

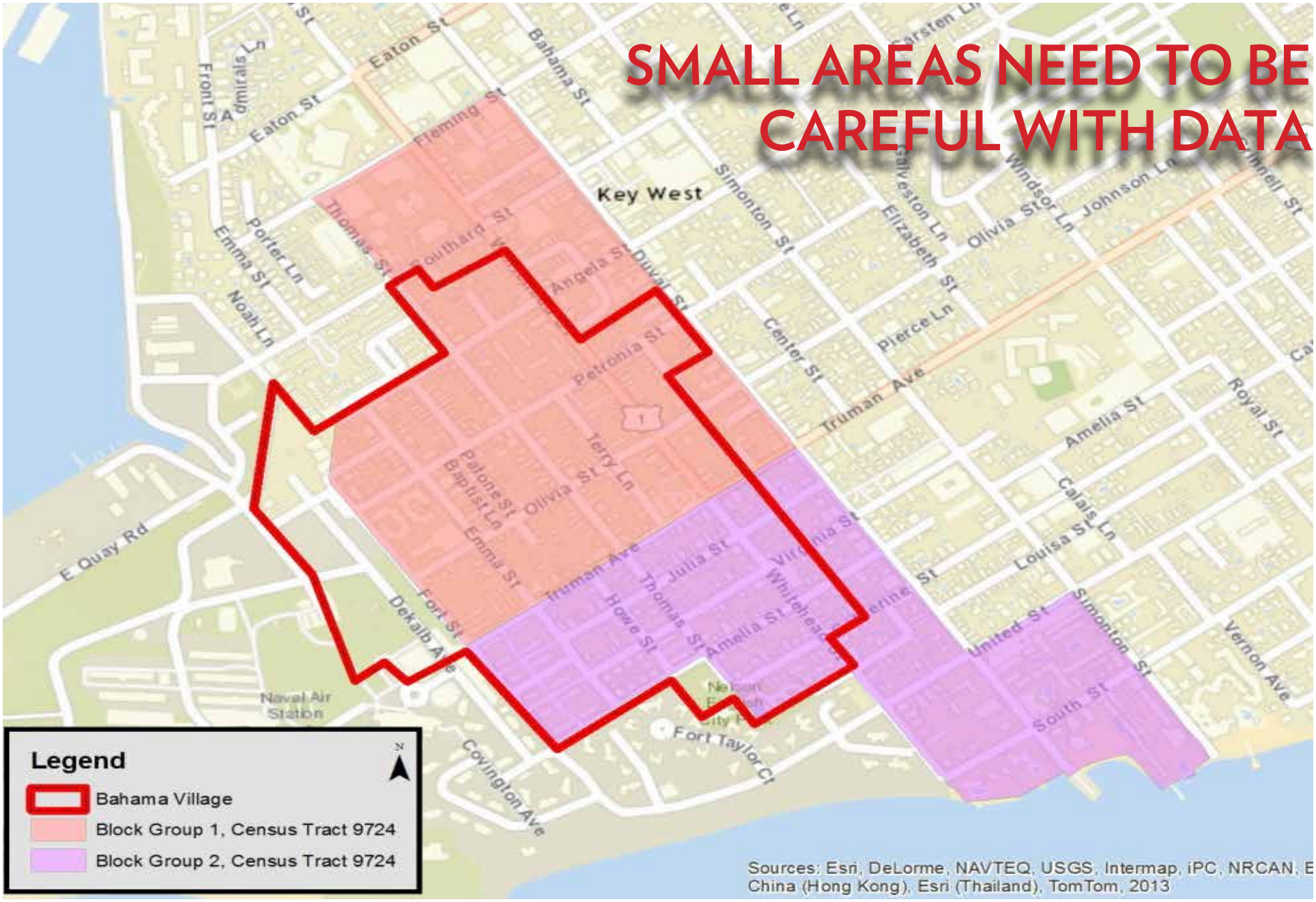
PRELIMINARY FINDINGS

ECONOMIC & MARKET ANALYSIS

DEMOGRAPHICS

OVERVIEW

BAHAMA VILLAGE DEMOGRAPHICS



BAHAMA VILLAGE DEMOGRAPHICS

2009-2013 American Community Survey Demographics

	Monroe County	Key West	Bahama Village
Total Population	74,213	24,934	1,397
Total Households	28,503	9,275	645
Owner/Renter	61.7%/38.3%	46.6%/53.4%	22.2%/77.8%
Avg. Household Size	2.54	2.56	2.17
Median Household Income	$53,607	$53,796	$39,727
Per Capita Income	$33,974	$31,700	$30,965

BAHAMA VILLAGE DEMOGRAPHICS

2009-2013 American Community Survey Demographics: Age by Cohort

	Monroe County	Key West	Bahama Village
Median Age	46.5	41.7	44.8
Under 5 years	4.5%	5.2%	2.5%
5 to 99	12.2%	11.0%	13.5%
20 to 34	17.5%	21.4%	38.5%
35 to 44	13.1%	17.5%	10.8%
45 to 59	25.8%	23.5%	22.8%
60 to 64	8.7%	7.5%	4.2%
65+	18.2%	13.9%	7.8%

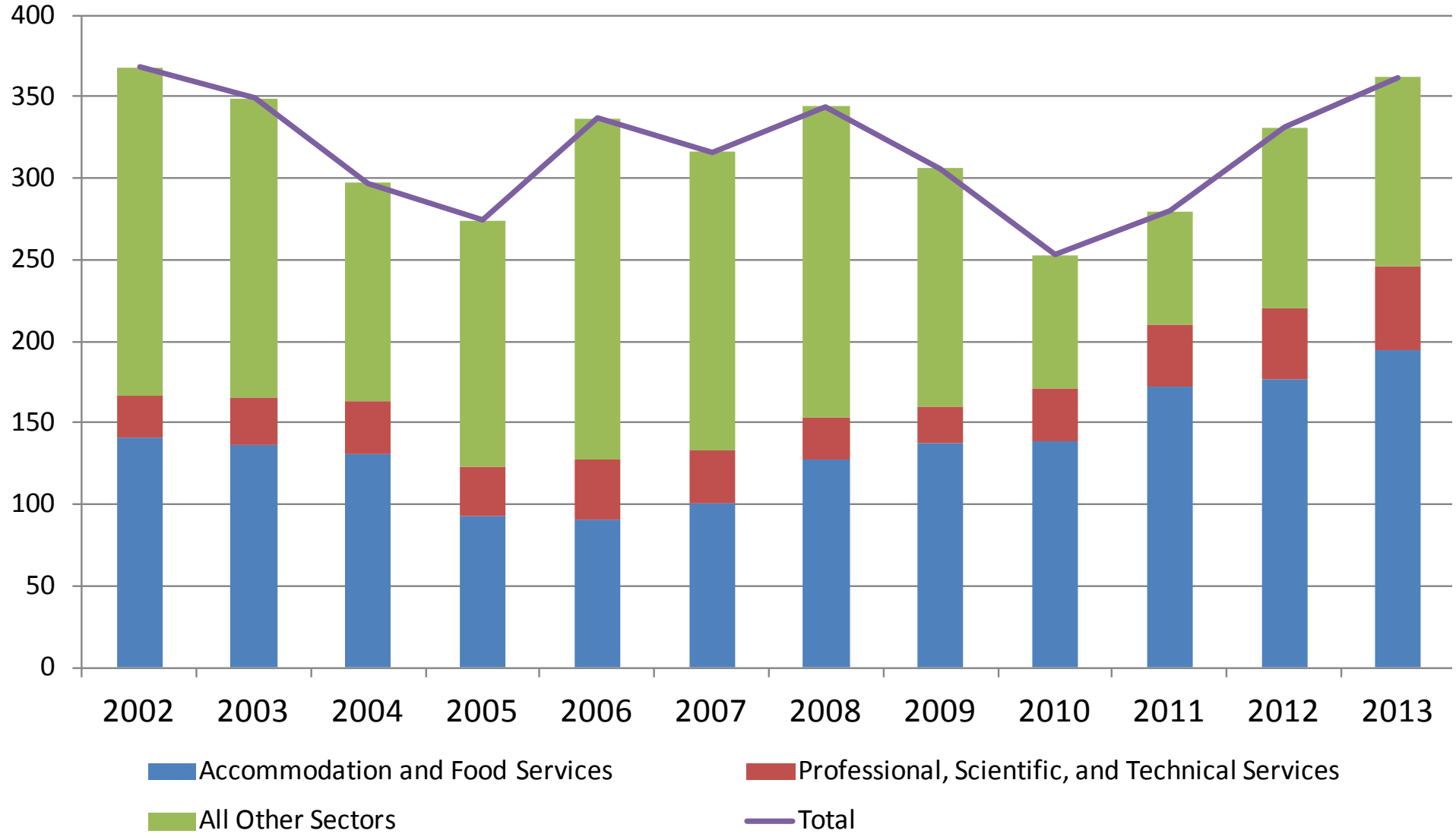
BAHAMA VILLAGE DEMOGRAPHICS

2009-2013 American Community Survey Educational Attainment (pop over 25 years of age)

	Monroe County	Key West	Bahama Village
Percent high school graduate or higher	89.9%	90.3%	85.7%
Percent bachelor's degree or higher	28.0%	29.4%	26.3%

BAHAMA VILLAGE DEMOGRAPHICS

Bahama Village Private Employment 2002-2013



BAHAMA VILLAGE DEMOGRAPHICS

Bahama Village Inflow / Outflow of Private Employment 2013

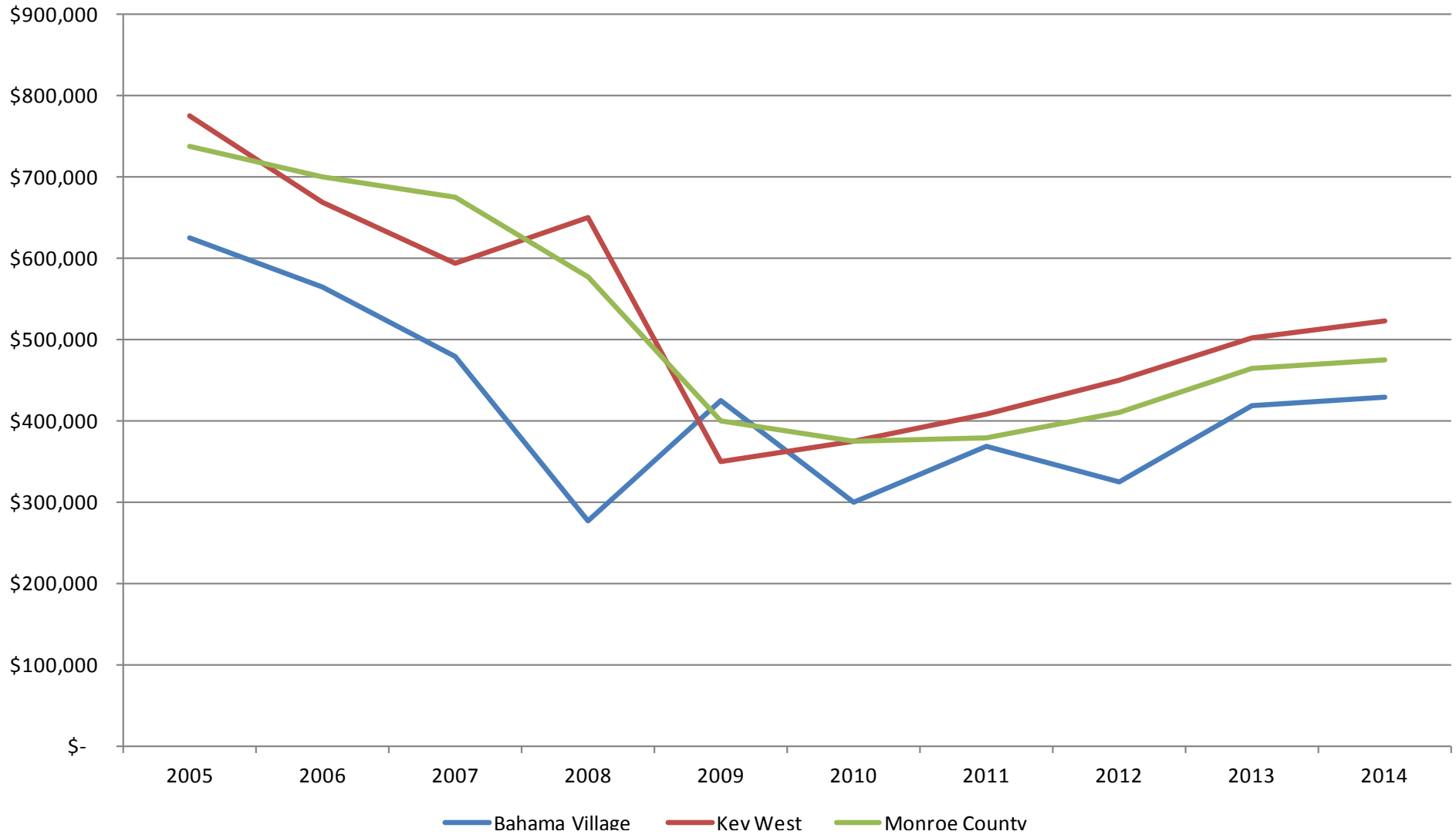
	Count	Share
Employed in the CRA	362	100.00%
Employed in the CRA but Living Outside	336	92.80%
Employed and Living in the CRA	26	7.20%
Living in the CRA	704	100.00%
Living in the CRA but Employed Outside	678	96.30%
Living and Employed in the CRA	26	3.70%

HOUSING MARKET

OVERVIEW

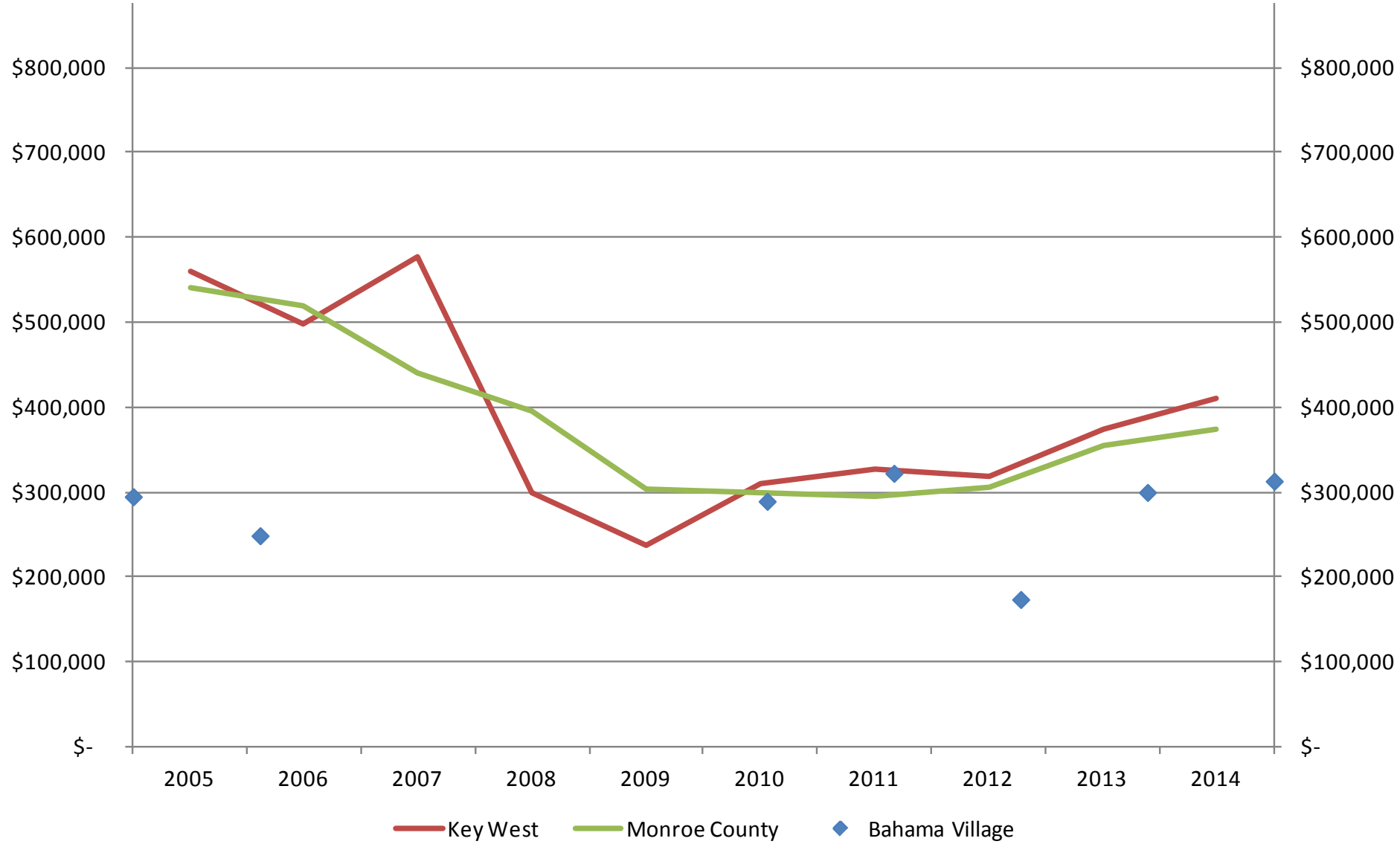
BAHAMA VILLAGE HOUSING MARKET OVERVIEW

Monroe County/Key West/Bahama Village Median Single Family Home Price



BAHAMA VILLAGE HOUSING MARKET OVERVIEW

Monroe County/Key West/Bahama Village Median Condominium Price



BAHAMA VILLAGE HOUSING MARKET OVERVIEW

Profile of Select Rental Apartments: Ocean Walk Apartments

Units	Occupancy	Rental Rates	Unit Sizes	Renter Profile	Mix/Features
297	97%	1 BDR: $1,705-$1,850 2 BDR: $2,135-$2,350 3 BDR: $2,470	1 BDR: 638 sq. ft. 2 BDR: 804 sq. ft. 3 BDR: 1,062 sq. ft.	Retiree and young professional	Pool, Fitness, Laundry

BAHAMA VILLAGE HOUSING MARKET OVERVIEW

Profile of Select Rental Apartments: West Isle Club

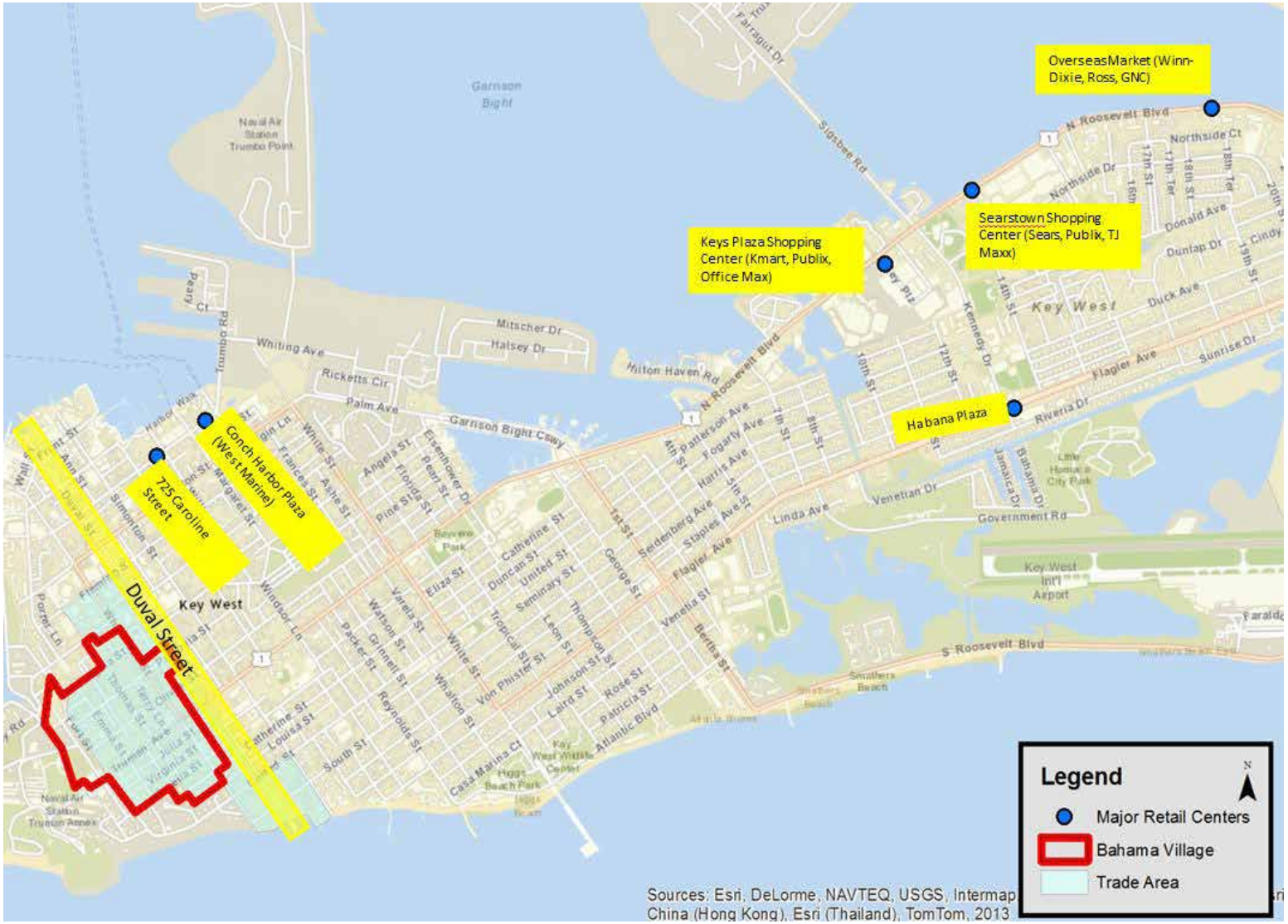
Units	Occupancy	Rental Rates	Unit Sizes	Renter Profile	Mix/Features
192	95%	1 BDR: $1,775-$1,800 2 BDR: $2,200-$2,250 3 BDR: $2,400	1 BDR: 650 sq. ft. 2 BDR: 850 sq. ft. 3 BDR: 1,050 sq. ft.	Workers and professional	Pool, Tennis, Basketball, Laundry

RETAIL MARKET

OVERVIEW

BAHAMA VILLAGE RETAIL MARKET OVERVIEW

Key West - Retail Profile Summary (Location and Major Tenants)



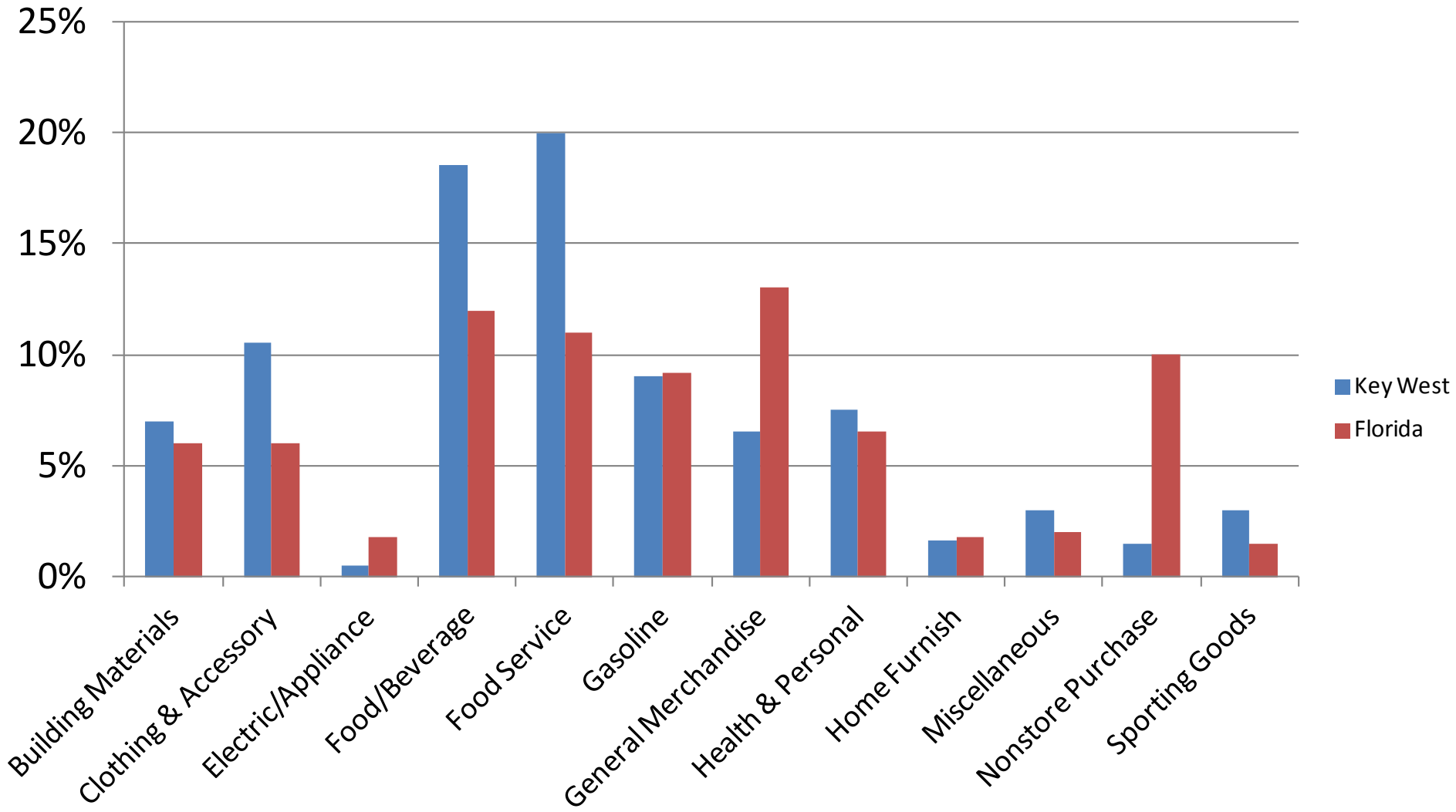
BAHAMA VILLAGE RETAIL MARKET OVERVIEW

Off Duval Street & Key West Bight Frontage Retail Rents are Quite Modest

Name	Yr. Built	Total sq. ft.	Occ %	Rates
Conch Harbor Plaza	2014	20,200	100%	$19-$21/sf NNN
Habana Plaza	1984 (Renovated 2009)	75,000	96%	$18-$23/sf NNN
Key Plaza Shopping	1974	229,000	95%	$18-$21/sf NNN
Searstown Shopping	1970's	225,000	99%	$23-$26/sf NNN
Overseas Market	(Renovate 2015/16)	177,000	93%	$27-$30/sf NNN
Duval Street			Est. 95%	$50-$150+/sf NNN

BAHAMA VILLAGE RETAIL MARKET OVERVIEW

Key West Retail Sales By Merchandise Category



Source: CLR Research; Lambert Advisory

FUNDING

STARTING TO THINK ABOUT FUNDING

BAHAMA VILLAGE STARTING TO THINK ABOUT FUNDING

NMTC Eligibility Map . Bahama Village CRA

- Low Income Community defined by Census Tract
- Qualifying vs."High Distressed"
  (i.e. unemployment, rural areas, brownfield, food deserts)
- Qualifying in non-metropolitan areas automatically qualify as "higher distress"

BAHAMA VILLAGE STARTING TO THINK ABOUT FUNDING

Community Development Entities (CDE)

- Financial Institutions, non-profit groups, and municipal entities
- Service areas vary from local, regional, national
- Use of funds varies between real estate and business.
- Some have very specific focus such as Charter Schools, Health Clinics, Historic Rehabilitation, Brownfield Remediation, or Renewable Energy

Qualified Active Low-Income Community Business in Real Estate

Ineligible Real Estate Activities

- Operation of residential rental property which derive 80% or more gross rental income from dwelling units, or
- Rental of real property where no substantial improvements are made, or
- Rental of real property to the extent that any lessee is not an eligible business (e.g., liquor store), or
- "Twinning" with Section 42 Low Income Housing Tax Credits, or
- Operation of golf courses, race tracks, gambling facilities, certain farming businesses, or liquor stores.

Eligible Real Estate Activities

- For-sale housing, and
- New construction and rehabilitation ("Twinning" with Section 47 Historic Rehabilitation Tax Credits), and
- Office, retail, industrial, hotel, community facility, and mixed-use projects and
- Properties owned by not-for-profits, and
- Owner occupied real estate (considered a business QLICI by CDFI Fund).

BAHAMA VILLAGE STARTING TO THINK ABOUT FUNDING

Size & Timing Example

- CDE receives a $5 million allocation of NMTCs.
- This means that the CDE can raise $5 million of equity for investment into businesses in low-income communities.
- $5 million of allocation x 39% credit = $1.95 million of federal tax credits generated.
- State of FL leverage as well for FL taxes

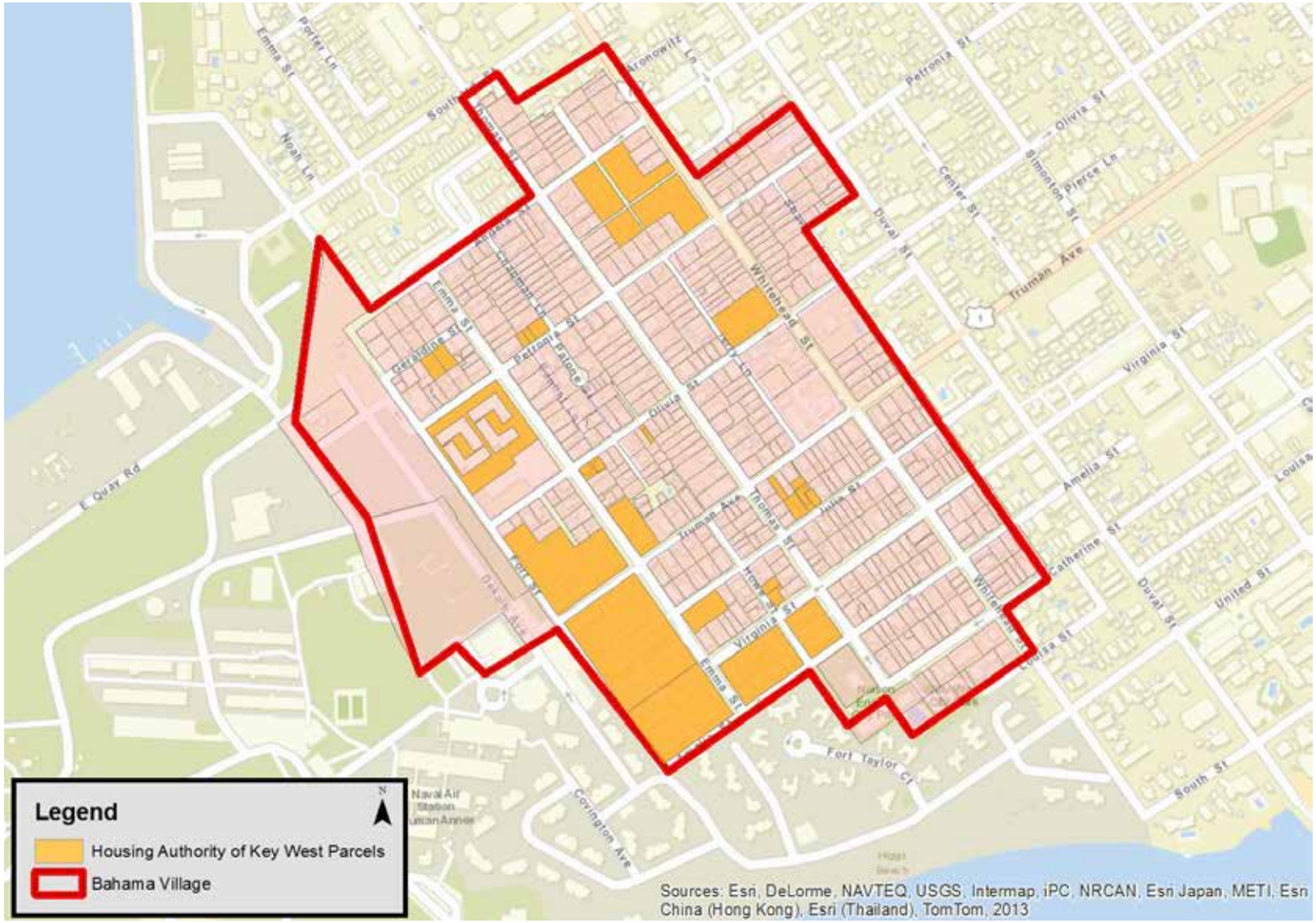
If a single investor made the $5 million investment into the CDE today then the investor will receive tax credits over time equal to…

The $5 million investment into the CDE will remain invested until Year 7.

Year	Allocation
2017	@ 5% = $250,000
2018	@ 5% = $250,000
2019	@ 5% = $250,000
2020	@ 6% = $300,000
2021	@ 6% = $300,000
2022	@ 6% = $300,000
2023	@ 6% = $300,000
7 Years	@39% = $1.95 million

BAHAMA VILLAGE STARTING TO THINK ABOUT FUNDING

The Housing Authority of Key West
The Major Land Owner



HEADLINE FINDINGS

SUMMARY

BAHAMA VILLAGE HEADLINE FINDINGS

- **Demographic trends would suggest that Bahama Village already has begun to resemble housing market and profile of Key West as a whole**
  Long term assisted housing in neighborhood continues to maintain the only permanent affordable stock

- **Opportunity for additional retail along key corridors (i.e. Petronia).**
  Rents off of Duval are dramatically lower than on Duval providing opportunity for different/unique mix of retailer

- **All market signs are that affordable/attainable housing continues to be a area of critical demand.** *Constrained by regulations and land availability*

- **3.2 acre Truman parcel along Fort could support both residential and retail**

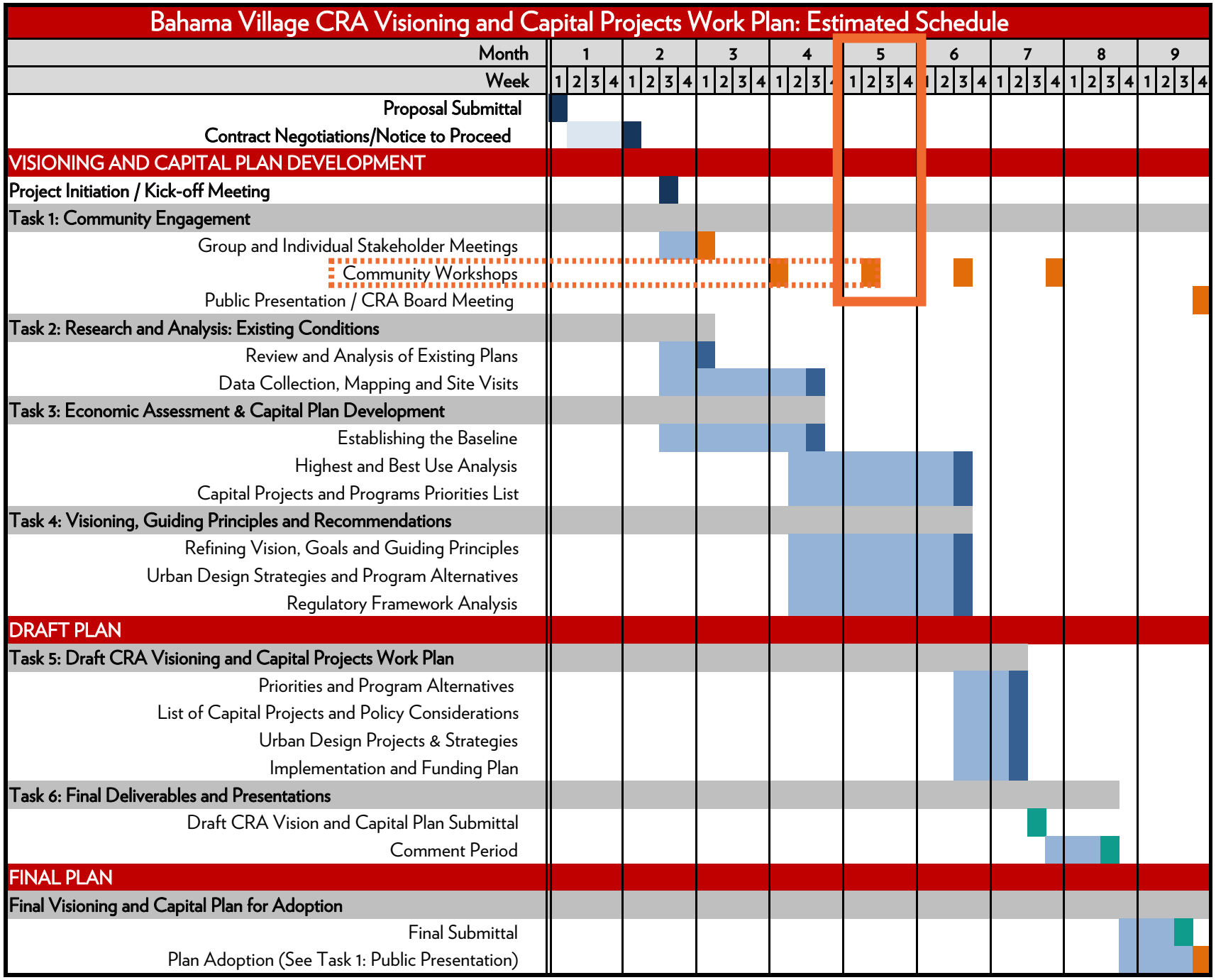
- **Opportunity to leverage New Market Tax Credits for commercial or education development purposes**

- **Potential opportunity to revitalize public housing developments utilizing new flexibility for housing authority.**

NEXT STEPS

PROJECT SCHEDULE

BAHAMA VILLAGE CRA Planning Process



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