

Name of Entity: The College of the Florida Keys
Record Type: Public Infrastructure
Proposal Status: Proposed
Contact: John Rouge (U...

Details SBD Processing Related

Entity Information

Owner: John Rouge
Proposal Name: INF-06107
Name of Entity: The College of the Florida Keys
FEIN: [Redacted]

Proposal Status: Proposed
Stage: Proposed

Contact: John Rouge
Secondary Contact Name: Dr. Brittany Snyder
Second Contact Title: Executive Vice President & CFO
Second Contact Phone: (305)809-3233 (tel:/305/809-3233)
County: Monroe
RAO: No
Permits Secured: No

Program Requirements

Detailed Description: The College of the Florida Keys Student and Employee Housing Complex. Please see the attached document for a full description.
Location: 5901 College Road, Key West, FL 33040, Monroe County
Public Owned: Yes
Option to Purchase: Yes
Property Owner: The College of the Florida Keys
Future Land & Zoning: The zoning designation is for educational purposes, and the proposed site conforms with that use.

Public Use or Benefit Public: Yes
Single Entity: No

Description of Econ Benefits: Please see the attached document for a full answer.

Program Specifics

Project Ready to Commence: No
Project Not Ready To Commence Details: The project timeline includes 18 months for project design and 18 months for construction.
Proposed start Date: 1/2/2024
Proposed duration: 999
Project Local Match: Yes
Project Local Match Details: The College will be committing \$4 million dollars in matching funds. The college is also seeking additional funding from a variety of sources including private partners, Monroe County, and Federal funding sources.

Permits Needed: As a state entity, The College of the Florida Keys is self-permitting.
Permits Details: As a state entity, The College of the Florida Keys is self-permitting.

Amendment Needed: No
Amendment Needed Details:

Program Budget

Requested Total: \$5,000,000.00
Source - City / County: \$5,000,000.00
Source - Private: \$10,000,000.00
Source - Other: \$35,000,000.00
Source - Other Details: The College of the Florida Keys, U.S. Department of Housing and Urban Development, Monroe County
Source - Total: \$50,000,000

Cost - Construction: \$53,100,000.00
Cost - Reconstruction: \$0.00
Cost - Design and Engineering: \$1,100,000.00
Cost - Land Acquisition: \$0.00
Cost - Land Improvement: \$300,000.00
Cost - Other: \$500,000.00
Cost - Other Details: Furniture, Fixtures & Equipment
Cost - Total: \$55,000,000

Detailed Budget Narrative: The College of the Florida Keys is adept at completing high-quality construction projects on time and within budget. The student and employee housing complex budget is based on the College's recent experience with construction projects in Monroe County. It is based on state requirements for educational facilities and accounts for additional costs caused by the College's remote geographic location.

Approvals and Authority

Authorized signatory on Board's behalf: Board authorization is required
Approvals Needed: Approval from The College of the Florida Keys Board of Trustees.
Meeting Schedule: The board meets on the last Tuesday of every month except for the months of March, December, and August.
Meeting Notice Days: The CFK Board of Trustees is willing and able to hold special meetings; a 7-day notice is required.
Authority Proof:

Attestation Name of Entity: The College of the Florida Keys
Attestation Name and Title of Auth Rep: John Rouge, Director of Sponsored Programs
Attestation Representative Signature: John Rouge
Attestation Signature Date: 9/29/2023

Award Year Information

FY22: []
FY23: []
FY24: []
Created By: John Rouge
Record Type: Public Infrastructure

FY25: []
FY26: []

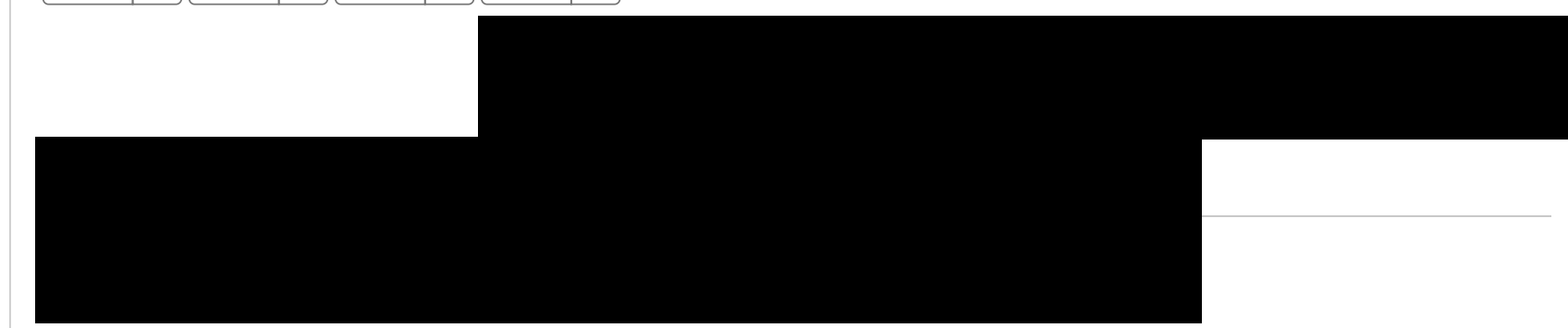
Last Modified By: John Rouge

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Activity

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COLLEGE
OF THE
FLORIDA KEYS

Student and Employee Housing Complex

September 29, 2023

The College of the Florida Keys
Florida Job Growth Grant Fund

Workforce demands in the Florida Keys have reached a precarious intersection. According to the United States Federal Reserve, as of May 2023, Monroe County has the lowest unemployment rate in Florida (1.7%)¹, and employers in Monroe County are reporting a record number of vacancies in high-wage, high-growth occupations.

For years, high construction costs, geographic restrictions, and a controlled Rate of Growth Ordinance limiting housing supply have virtually eliminated workforce housing options in the Keys. Added to these constraints, approximately 39% of housing units in Monroe County are used by seasonal residents. Understanding the demand for housing in the region, The College of the Florida Keys opened a 100-bed student housing facility in 2011. Its success led to the Florida Legislature approving the College’s request to construct additional on-campus housing for up to (240) two hundred and forty additional students in 2016.

Beginning in 2017, the region's housing challenges were magnified when over 4,000 homes suffered major damage or were destroyed by Hurricane Irma. As the region’s housing supply was rebuilt and repaired, the pandemic amplified the purchasing of homes by nonresidents as second homes and investment properties, resulting in the highest mortgages in the state. The average monthly mortgage payment for Monroe County, FL, is \$2,960, 40% above Florida’s next highest county. Added to this are the highest home insurance costs in the nation. The median listing price for a home in Monroe County as of May 2023 was \$1,496,250 (Figure 1). According to the South Florida Comprehensive Economic Development Strategy Report, between 2017 and 2022, average rent in Monroe County increased by over 65% (Figure 2). The lack of affordable housing has limited the talent pool who considers moving to Monroe County and forces many existing residents to relocate. The College loses a significant number of employees as well as qualified candidates each year due to rising housing costs.

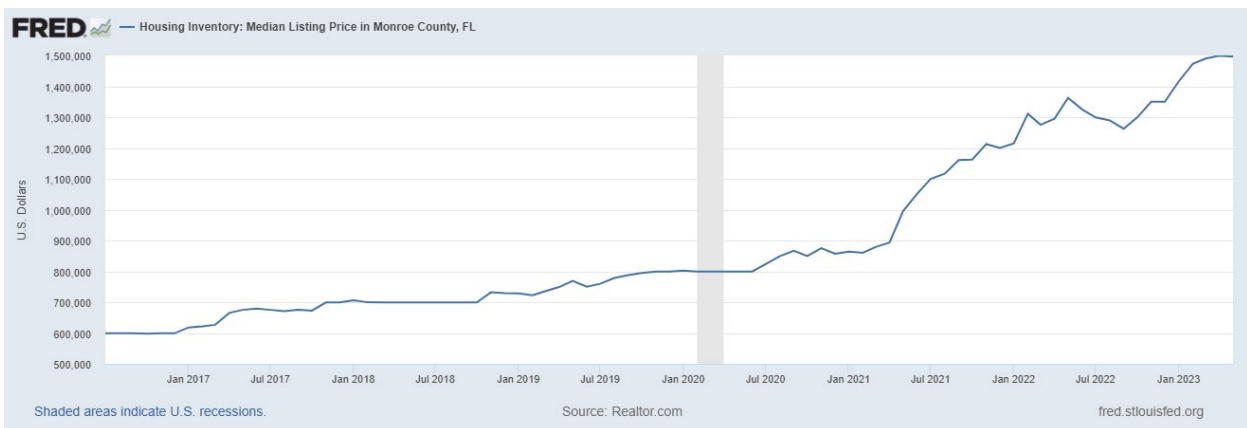


Figure 1

¹ <https://lmsresources.labormarketinfo.com/library/press/release.pdf>

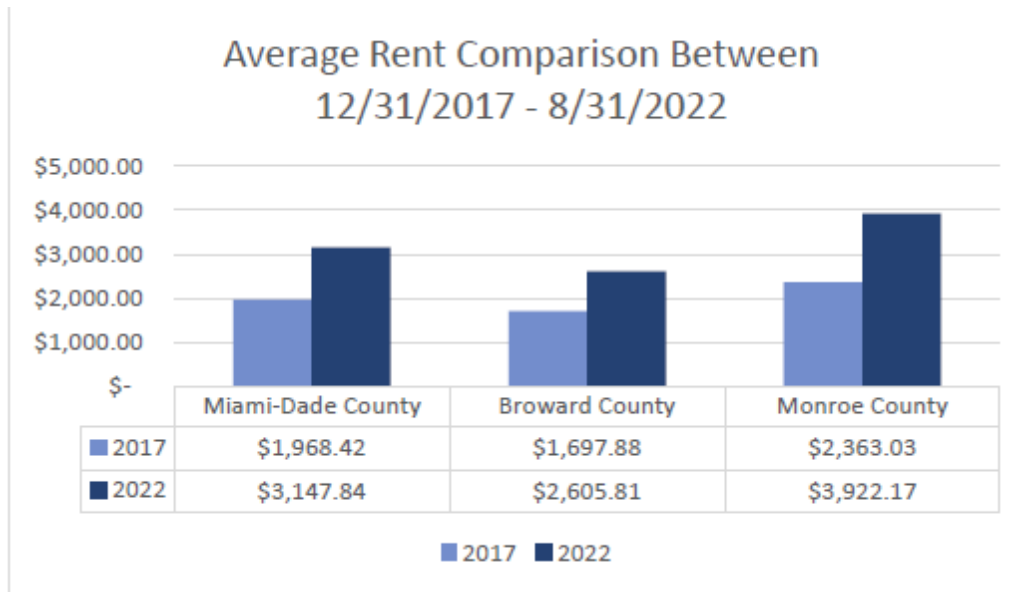


Figure 2

In 2022, the Florida Legislature recognized the growing demand for student and workforce housing in areas of critical concern, such as Monroe County, and amended F.S. 1013.14 to read: *The campus of a Florida College System institution within a municipality designated as an area of critical state concern, as defined in s. 380.05, and having a comprehensive plan and land development regulations containing a building permit allocation system that limits annual growth, may construct dormitories for up to 340 beds for Florida College System institution students, and an additional 25 beds for employees, educators, and first responders, allowing CFK to add an additional 240 student beds and 25 units of employee housing.*

The College of the Florida Keys’ Job Growth Grant Fund proposal seeks funding to support the construction of the aforementioned student and employee housing complex. The residential complex, to be constructed on The College of the Florida Keys Key West Campus, will be a public-private partnership that allows the college to maintain power to influence its rental pricing structure, ensuring it will remain affordable for the community well into the future. The complex will include 240 student beds. In addition, CFK and other qualified employers will have access to 25 units of employee housing, which includes studios, 1-bedroom, and 2-bedroom units. Project costs are estimated at \$55 million, with CFK contributing up to \$5 million. At capacity, this complex will house (1/3) one-third of CFK’s students and (1/4) one-fourth of CFK’s full-time employees.

In Monroe County, student housing is workforce housing. It is well documented that 90% of CFK students who live on campus are also employed within the community. The College of the Florida Keys serves as our community’s onramp to opportunity, growth, and professional skill development. The College is the only postsecondary workforce training provider in Monroe County and offers over 70 industry-recognized certificate and degree programs in Career and

The College of the Florida Keys
Florida Job Growth Grant Fund

Technical Education (CTE). Each CTE program is evaluated to ensure it meets the region's occupational demand and aligns with Florida's Mater Credentials List.

The residential facility will allow CFK to broaden the pipeline of skilled workers, strengthening the region's economic stability. While unemployment in the region is low, economic diversification is needed. Monroe County's high concentration of businesses and workforce in the hospitality and leisure sectors makes our economy exceptionally vulnerable to high-impact events such as the pandemic, natural disasters, and inflation that adversely affect tourism. When faced with the COVID-19 pandemic, Monroe County's tourism-based economy saw an acute impact, as unemployment rates soared over 20%. Many residents enrolled at the College seeking to be retrained. Since then, the College has seen the largest enrollment increase among all Florida College System institutions. As the College grows, it focuses on strategic workforce training and educational pathways that provide residents with the skills needed for high-growth, high-wage jobs, strengthening the region's economy long into the future. These opportunities include a focus on healthcare, renewable energy, and marine engineering and technology.

The gap between the region's workforce demands and current output is evident and growing. According to the Department of Economic Opportunity (DEO), Region 23, which includes Miami-Dade and Monroe County, will experience 10.2% growth for registered nurses through 2030. As a result, the DEO anticipates 13,527 job openings, including the projected growth and replacement needs (i.e., transfers and labor force exits). However, according to the Florida Center for Nursing 2021-22 report, only 6,966 students graduated with an Associate in Science degree in Nursing in Florida in 2021-22. More specifically, in Region 23, 1,093 students graduated with an associate degree in nursing in 2021-22, resulting in an estimated annual deficit of 600 graduates per year.

Adding to the continued increase in demand for labor is the age of Monroe County's population. According to 2022 U.S. Census data, 24.3% of Monroe County residents were 65 or older. The median age in Monroe County is 47.9, compared to a U.S. median age of 38.1. According to the U.S. Bureau of Labor Statistics, the need for emergency medical technicians, paramedics, and other healthcare professionals in rural and smaller metropolitan areas like Monroe County is expected to grow, as growth in the middle-aged and older population will lead to an increase in age-related health emergencies. The ability to house students in these programs increases the likelihood that they will enroll at the College and ultimately graduate and become a part of the community. Additionally, the Federal Emergency Management Agency (FEMA) reports that Monroe County has the second most disaster declarations throughout Florida, further indicating the need for well-prepared responders.

The College is committed to providing pathways to students interested in pursuing workforce opportunities in science, technology, engineering, and mathematics (STEM). In a well-established partnership, the College worked with Mote Marine Laboratory to create the Louis Stokes Alliance for Minority Participation: Marine Science Laboratory Alliance Center of Excellence and has been awarded a grant from the National Science Foundation to foster

interest in STEM careers and occupations. The project, entitled DREAM STEM, focuses on fostering student transitions into STEM career pathways through a variety of methods, including supporting opportunities to enter the STEM workforce with paid professional internships in growing areas such as renewable energy technologies.

The solar industry is one of the fastest-growing industries in the nation, and Florida has established itself as a top state in the country for solar deployments. In 2021, Florida ranked second in the country for solar energy jobs and third nationwide for solar deployments. The state saw a 4.8% increase in demand for solar workforce jobs between 2020 and 2021, with the most significant growth occurring in the solar installation sector². This rapid growth requires more skilled workers to meet the workforce demand. CFK is poised to address the regional demand for solar workforce with its renewable energy technician training program that confers an Associate in Science degree as an Engineering Technology-Renewable Energy Technician. The program provides a career pathway through its inclusion of seven industry certifications and hands-on training in the fields that lead directly to employment, but housing affordability limits the program's potential.

Another pathway of focus for the College is the maritime workforce. In 2021, the U.S. Department of Transportation's Maritime Administration (MARAD) announced that The College of the Florida Keys was among 27 entities designated a Center of Excellence for Maritime Workforce Training (CoE). The CoE designation recognizes colleges and training institutions that prepare students for careers in our nation's maritime industry. The program is designed to assist the maritime industry in gaining and sustaining a well-trained labor force. CFK has supported the region's maritime industry for over 50 years, offering programs including an Associate in Applied Science in Marine Engineering, Management, and Seamanship, certificates in Marine Propulsion and Welding, as well as a variety of non-credit courses and professional training and certifications. More than 50 percent of the currently housed students are in marine-related programs, but many more are turned away because they cannot find housing.

CFK's residential project is an innovative opportunity to broaden the talent pipeline and support the region's workforce needs. Through its mix of student and employee housing, this project dually increases the region's affordable housing inventory while improving the accessibility and affordability of workforce training opportunities to all Keys residents. The project aligns with Job Growth Grant Fund priorities and supports 240 students/residents training for careers in targeted occupations, including nursing, culinary management, hospitality, marine engineering, education, and public safety.

Table 1 identifies occupations from the 2023-2024 Regional Demand Occupation list for which students can currently earn degrees or industry certifications from CFK.

² <https://www.energytoolbase.com/newsroom/blog/floridas-solar-and-energy-storage-market-what-you-need-to-know-going-into-2023#:~:text=The%20state's%20rooftop%20solar%20market,Substantial%20future%20growth%20remains.>

The College of the Florida Keys
Florida Job Growth Grant Fund

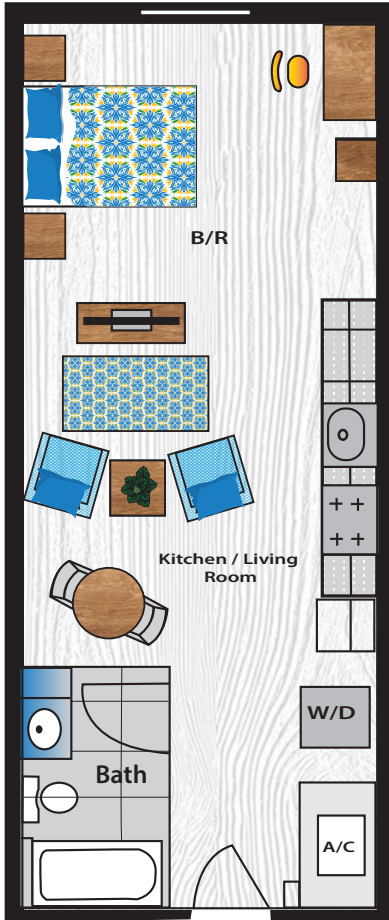
Table 1

SOC Code*	HSHW**	Occupation Title*	Regional				Statewide			
			Annual	Annual	2021 Hourly Wage		Annual	Annual	2021 Hourly Wage	
			% Growth	Openings	Mean	Entry	% Growth	Openings	Mean	Entry
472031		Carpenters	0.42	683	22.22	16.61	0.99115	6762	21.14	15.6
351011		Chefs and Head Cooks	2.54	291	28.65	15.84	1.48045	1972	28.29	16.3
119051	HSHW	Food Service Managers	1.19	505	41.27	18.29	0.594525	3684	35.82	19.55
333051	HSHW	Police and Sheriff/Es Patrol Officers	0.45	549	35.52	25.98	0.595812	3358	31.88	22.46
251199	HSHW	Postsecondary Teachers, All Other	2.06	243	N/A	N/A	1.46945	2167	33.81	19.75
291141	HSHW	Registered Nurses	1.28	1,692	35.78	27.30	1.52785	13568	34.62	26.5
252052	HSHW	Special Education Teachers, Kindergarten and Elementary School	N/A	N/A	N/A	N/A	1.224575	615	30.63	19.78
514121		Welders, Cutters, Solderers, and Brazers	1.09	162	21.56	15.93	1.352662	1917	21.31	15.86

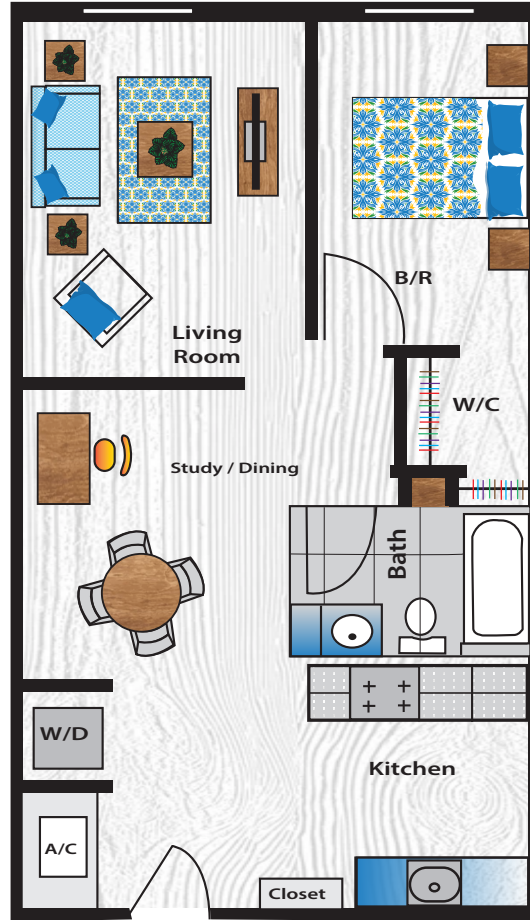
Investing in housing at The College of the Florida Keys is investing in the community. The current student housing facility has been at capacity with a waiting list for several years. During the 2022-23 academic year, 243 students who sought on-campus housing were unable to be accommodated in the College's 100-bed on-campus facility. Only 40 of those students ultimately enrolled. Without a place to live, students (future workers) choose another college/community. The College of the Florida Keys contributes \$54.9 million annually to the economy of the Florida Keys. Students at CFK, on average, receive over 15% return on their investment, and Florida's taxpayers realize over 4% return on their investment in students. Thus, the increase in CFK's enrollment through the addition of housing will net tens of millions of dollars annually to the local economy.

Employee Apartments

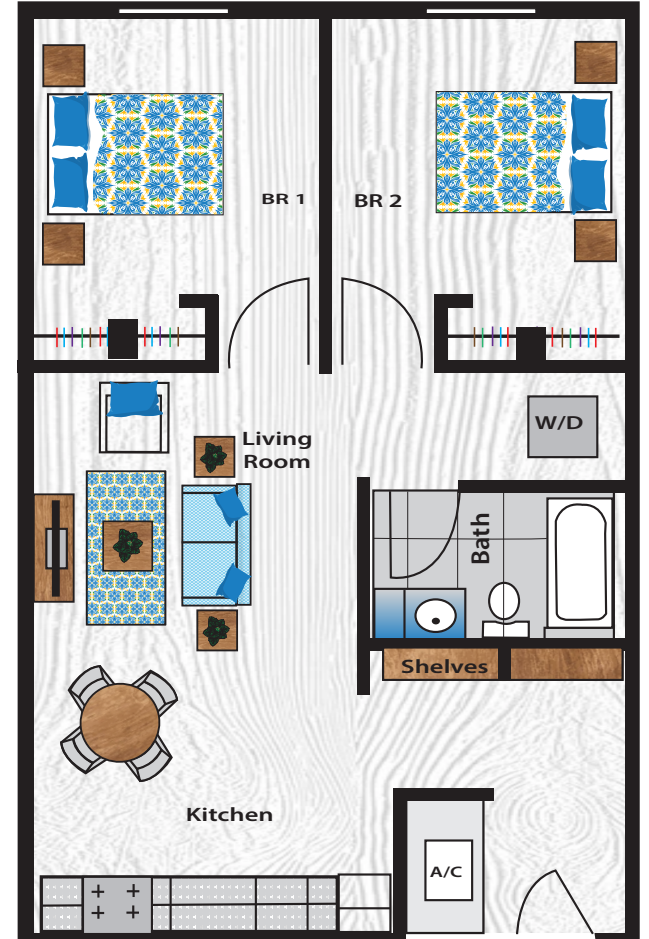
Studio



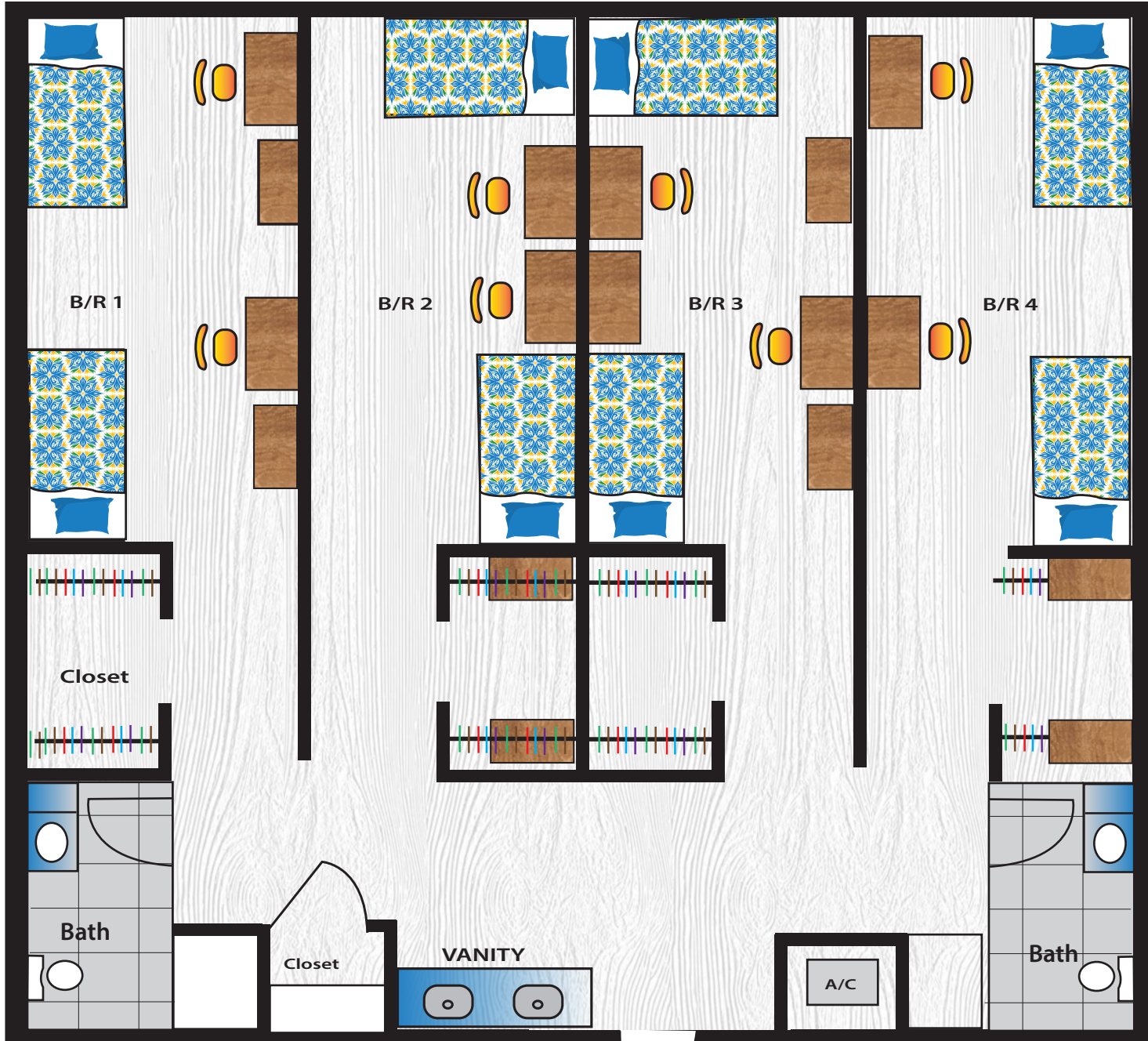
1 BR



2 BR



Student Floor Plans



County of Monroe

The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Craig Cates, District 1
Mayor Pro Tem Holly Merrill Raschein, District 5
Michelle Lincoln, District 2
James K. Scholl, District 3
David Rice, District 4

Office of the County Administrator
The Historic Gato Cigar Factory
1100 Simonton Street, Suite 205
Key West, FL 33040
(305) 292-4441 – Phone
(305) 292-4544 – Fax

August 8, 2023

Dr. Jonathan Gueverra, President & CEO
The College of the Florida Keys
5901 College Road
Key West, Florida 33040

Dear President Gueverra:

I write today on behalf of Monroe County in support of The College of the Florida Keys' request for Community Project Funding to implement its Student and Employee Housing Program.

A 2015 Monroe County Workforce Housing Stakeholder Assessment report identifies the impact of high land values, land limited by geographic and environmental features, and a limited ability to construct new housing supply as critical contributors to the lack of affordable workforce housing in Monroe County, Florida. The report notes that the area has a significantly higher percentage of cost-burdened households than the statewide average. The assessment identifies the need for a comprehensive county-wide effort among stakeholders to craft a balanced package of targeted options to address the significant and growing workforce housing crisis.

The College of the Florida Keys has been an important community stakeholder in addressing the workforce housing crisis. With Job Growth Grant Funding, The College of the Florida Keys has an opportunity to have a significant impact on the region's housing shortage. The College's project will provide affordable housing for college students and employees, which are imperative for the sustainability of the region's economy.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Gastesi".

Roman Gastesi
Monroe County Administrator



Teri Johnston
Mayor

1300 White Street
(305) 809-3840
tjohnston@cityofkeywest-fl.gov

THE CITY OF KEY WEST

P.O. BOX 1409
KEY WEST, FL 33041-1409

August 1, 2023

Dr. Jonathan Gueverra
The College of the Florida Keys
5901 College Road
Key West, Florida 33040


Dr. Gueverra:

I write today as Mayor of Key West to support The College of the Florida Keys' request for Job Growth Grant Funding to implement its Student and Employee Housing Program.

The City of Key West's Strategic Plan identifies affordable workforce housing as the communities top priority. Approximately 50% of residencies are second and third homes, and the average median income that qualifies for workforce housing is well above the average person's salary in Key West. The 2021 Key West Community Survey suggests that residents who have called Key West their home for decades now ponder whether they can remain in the community for the long term. The data shows that affordable housing is a main reason that approximately 42% of survey respondents feel unsure about their future in Key West.

The College of the Florida Keys has been an important community stakeholder in addressing the workforce housing crisis. With Job Growth Grant Funding, The College of the Florida Keys has an opportunity to have a significant impact on the region's housing shortage. The College's project will provide affordable housing for college students and employees. Both groups are necessary for the sustainability of the region's economy.

With Kindest Regards,



Teri Johnston
Mayor
City of Key West

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



August 8, 2023

Dr. Jonathan Gueverra, President & CEO
The College of the Florida Keys
5901 College Road
Key West, Florida 33040

Dear President Gueverra,

Baptist Health South Florida is pleased to provide this letter as documentation of its support for The College of the Florida Keys' proposed project being submitted for consideration to FloridaCommerce's Job Growth Grant Fund.

Baptist Health is the largest healthcare organization in the region, with 12 hospitals, more than 27,000 employees, 4,000 physicians and 200 outpatient centers, urgent care facilities and physician practices spanning across Miami-Dade, Monroe, Broward and Palm Beach counties. Baptist Health has been recognized by Fortune as one of the 100 Best Companies to Work For in America and is the most awarded healthcare system in South Florida by U.S. News and World Report.

Baptist Health Fishermen's Community Hospital was designed to meet the needs of the Middle Keys community by providing critical healthcare services close to home while Baptist Health Mariners Hospital is the only hospital serving the Upper Keys community. Known for providing an exceptional patient experience in the communities we serve, Baptist Health strongly recommends that FloridaCommerce fund The College of the Florida Keys' Student and Employee Housing Program, as it addresses the critical lack of available workforce housing in Monroe County. As such, it can significantly improve the healthcare workforce pipeline in the region. Thank you for your consideration.

Sincerely,

Drew Grossman, CEO
Baptist Health Fishermen's Community Hospital and Baptist Health Mariners Hospital



August 1, 2023

Dr. Jonathan Gueverra, President & CEO
The College of the Florida Keys
5901 College Road
Key West, Florida 33040

Dr. Gueverra:

Lower Keys Medical Center and Keys Medical Group are pleased to provide this letter in support of The College of the Florida Keys' Student and Employee Housing Program.

Lower Keys Medical Center has had a strong partnership with The College of the Florida Keys for many years. The College supports our mission to provide exceptional care and service to our community through its robust nursing program as well as offering education and training for other healthcare services such as Medical Assistance professionals. To continue our mission, it is imperative that The College of the Florida Keys recruits talented professors and students.

As a longstanding partner in our region's healthcare workforce pipeline, Lower Keys Medical Center and Keys Medical Group strongly recommend that The College of the Florida Keys receive Job Growth Grant Funding to support its Student and Employee Housing Program.

Regards,

David Clay, CEO
Lower Keys Medical Center/Keys Medical Group



FLORIDA RESTAURANT & LODGING ASSOCIATION

MONROE CHAPTER

August 16, 2023

Dr. Jonathan Gueverra
The College of the Florida Keys
5901 College Road
Key West, Florida 33040

Dr. Gueverra:

The Florida Restaurant and Lodging Association Monroe Chapter is pleased to provide this letter in support of The College of the Florida Keys' Student and Employee Housing Program.

The Florida Restaurant and Lodging Association is Florida's premier non-profit hospitality industry trade association. The Association's mission is to protect, educate and promote Florida's \$82 billion hospitality industry, which represents 23% of Florida's economy, making it the state's number one industry.

We recognize the critical need for workforce housing in Monroe County and The College of the Florida Keys' unique opportunity to aid in mitigating the workforce housing crisis while expanding the talent pipeline in the region.

The FRLA Monroe Chapter strongly recommends that The College of the Florida Keys receive Job Growth Grant Funding to support its Student and Employee Housing Program, which will provide affordable housing for college students and employees, both of which are critically needed to sustain the region's economy.

Regards,

Lynne M. Hernandez
South Florida Regional Director
Florida Restaurant & Lodging Association

FRLA Monroe Board of Directors



August 12, 2023

Dr. Jonathan Gueverra
The College of the Florida Keys
5901 College Road
Key West, Florida 33040

Dr. Gueverra:

The Lodging Association of the Florida Keys and Key West is pleased to provide this letter in support of The College of the Florida Keys' Student and Employee Housing Program.

The Lodging Association of the Florida Keys and Key West's mission is to fairly and consistently promote a professional and united voice to further the beliefs and values of the Association for the betterment of the community. The Association and its members recognize the critical need for workforce housing in Monroe County and The College of the Florida Keys' unique opportunity to aid in mitigating the workforce housing crisis while expanding the talent pipeline in the region.

The Association strongly recommends that The College of the Florida Keys receive Job Growth Grant Funding to support its Student and Employee Housing Program, which will provide affordable housing for college students and employees, both of which are critically needed to sustain the region's economy.

Regards,

A handwritten signature in blue ink, appearing to read "Jodi Weinhofer". The signature is fluid and cursive, with a large loop at the end.

Jodi Weinhofer
President



808 Duval St, Key West FL 33040 (305) 294-4603

August 9, 2023

Dr. Jonathan Gueverra, President & CEO
The College of the Florida Keys
5901 College Road

Dear President Gueverra:

The Key West Business Guild is pleased to provide this letter in support of The College of the Florida Keys' Student and Employee Housing Program.

The Key West Business Guild has served the Key West community for 45 years and has grown from a small organizational membership to include more than 475 enterprises representing virtually every facet of the island's business community. The Guild and its members recognize the critical need for workforce housing in Monroe County and The College of the Florida Keys' unique opportunity to aid in mitigating the workforce housing crisis.

The Guild lends its strong support to The College of the Florida Keys Job Growth Grant Fund application and request for funding the Student and Employee Housing Program. The College of the Florida Keys has an opportunity to have a significant impact on the region's housing shortage. The College's project will provide affordable housing for college students and employees, which are imperative for the sustainability of the region's economy.

Regards,

A handwritten signature in blue ink, appearing to read "Kevin Theriault", is written over the "Regards," text.

Kevin Theriault
Executive Director
Key West Business Guild



Greater Key West Chamber of Commerce

510 Greene Street, 1st Floor
Key West, FL 33040

(305) 294-2587

www.KeyWestChamber.org

August 7, 2023

Dr. Jonathan Gueverra, President & CEO
The College of the Florida Keys
5901 College Road
Key West, Florida 33040

Dr. Gueverra:

The Greater Key West Chamber of Commerce is pleased to provide this letter as documentation of its support for The College of the Florida Keys' Student and Employee Housing Program.

The Greater Key West Chamber of Commerce works as a catalyst for business success, a convener of leaders, and a champion for a sustainable, thriving community. The Key West Chamber, with over 500 members, has identified the need for workforce housing as a major issue for local businesses. The Chamber has committed to advocating and supporting community partners seeking to develop solutions. The College of the Florida Keys has been an important community stakeholder in addressing the workforce housing crisis.

We are pleased to offer this letter of support for the College's application to Florida Commerce for the Job Growth Grant Fund. The College of the Florida Keys has an opportunity to have a significant impact on the region's housing shortage. The College's project will provide affordable housing for college students and employees, which is imperative to sustain the region's economy.

Regards,

Robert L. Goltz
Executive Vice President

**The Chamber works as a catalyst for business success, a convener of
leaders, and a champion for a sustainable thriving community.**