

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>The Housing Authority of the City of Key West</u> PHA Code: <u>FL013</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>590</u> Number of HCV units: <u>254</u>
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3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years: To provide in a non-discriminatory manner safe, sanitary housing for eligible families in a manner that promotes serviceability, economy, efficiency, and stability of housing communities, and the economic and social well-being of the residents.
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5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives
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described in the previous 5-Year Plan.

5.2 Goal # 1: Expand the Supply of Affordable Housing

Objective #1: Leverage private or other public funds to create additional housing opportunities-The Housing Authority of the City of Key West will continue its partnership with the City of Key West, the Monroe County Comprehensive Land Authority and private lenders to acquire affordable housing units.

Objective #2: Return 8 public housing non-dwelling units to public housing dwelling units

Objective #3: Pursue a disposition application to the Special Applications Center in Chicago to take excess vacant public housing property and build new affordable housing units

Goal #2: Improve the Quality of Assisted Housing

Objective #1: Improve PHAS score to High Performer

Objective #2: Maintain SEMAP score of High Performer

Objective #3: Increase Customer Satisfaction through employee training & addressing resident needs as identified at the resident meeting.

Objective #4: Install impact resistant hurricane window and doors at Robert Gabriel, Fort Village, George Allen and Porter Place public housing developments.

Objective #5: Enhance curb appeal at Robert Gabriel, Fort Village, George Allen, Senior Citizen Plaza and Porter Place public housing developments to blend into the existing neighborhoods in the City of Key West.

Objective #6: Explore funding options to demolish and rebuild George Allen, a 117 unit Public Housing Development that is structurally deteriorating.

Goal #3: Improve Community Quality of Life and Economic Vitality

Objective #1: Annual analysis of family developments to continue to de-concentrate poverty and assure income mixing.

Objective #2: Implement public housing security improvements by a continued partnership with the Key West Police Department to increase the amount of routes of patrols in and around all public housing developments.

Objective #3: Designate developments or buildings for particular resident groups (elderly, persons with disabilities) The Key West Housing Authority has received elderly designation approval for Senior Citizen Plaza, and will submit approval requests for this development every two (2) years. The next

approval request will be sent August of 2012.

Goal # 4: Promote self-sufficiency and asset development of assisted households-

5.2 Objective #1: The Key West Housing Authority provides all clients with a listing of services available to them in the community and refers clients to non-profits and community agencies for programs and services that will help them obtain social services, education, job training, and placement; posts wanted ads; and make a computer available to all tenants to check employment opportunities and receive benefits.

Goal #5: Ensure Equal Opportunity in Housing for Eligible Individuals

Objective #1: The Housing Authority of the City of Key West will ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Objective #2: The Housing Authority of the City of Key West will provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

Objective # 3: The Housing Authority of the City of Key West will ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

A report on the progress the Housing Authority of the City of Key West has made in meeting the goals and objectives described in the previous 5-Year Plan can be found in 10.0 (a) Page 13.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

PHA Plan Elements. (24 CFR 903.7)

- 1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.**

The Housing Authority of the City of Key West closed the Housing Choice Voucher waiting list starting April 15, 2008 due to the fact that the Section 8 Housing Choice Voucher Program of 254 vouchers is at maximum funding utilization, and the Waiting List currently has 16 applicants. The existing applicant pool will more than adequately cover any vouchers that could be funded if funds became available for

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this purpose within the next twelve months. The Housing Authority advertised the decision to close the Housing Authority of the City of Key West's Tenant Choice Housing voucher program consistent with our Administrative Plan, and all policies, procedures and requirements prescribed by HUD pertaining to such closure. The Housing Authority will continue to review the available funding and the Section 8 Reserve funding on a monthly basis to insure that eligible clients receive vouchers timely when funding is available.

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2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009)		
a. Public Housing Operating Fund	314,153	
b. Public Housing Capital Fund	910,111	
c. HOPE IV Revitalization		
d. HOPE IV Demolition		
e. Annual Contributions for Section 8 Tenant-Based Assistance	2,399,470	
f. Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g. Resident Opportunity and Self- Sufficiency Grants		
h. Community Development Block Grant		
i. HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	3,623,734	PH Operations
4. Other Income (list below)		
Tenant Charges	51,633	PH Operations
5. Non-Federal Sources		
Interest Income	998	PH Operations
TOTAL RESOURCES	7,300,099	

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3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's statements on policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's statements on rules, standards and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's statements on grievance procedures.

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

The Housing Authority of the City of Key West has received elderly designation for Senior Citizen Plaza a 199 unit public housing development (FL013-005). A renewal request was sent to HUD for approval again in August of 2010 to maintain elderly designation status at the Senior Citizen Plaza.

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- 7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).**

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's statements on community service and self-sufficiency.

- 8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's statements on safety and crime prevention.

- 9. Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's policies and requirements pertaining to the ownership of pets in public housing.

- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The Key West Housing Authority annually reviews their programs to determine whether they are reaching all eligible population groups. If they find that the programs are disproportionately serving only some groups and not others, the Key West Housing Authority takes action to increase housing or social service opportunities for under-served households. The Authority is also in compliance with Executive Order 11063, which requires nondiscrimination and equal opportunity. The rules implementing this Executive Order require that the Key West Housing Authority maintain demographic data in connection with its programs and take "affirmative action to overcome the effects of prior discrimination" (24 CFR Part 107). Records of the steps required to affirmatively further fair housing, as well as the impacts that

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were made regarding the same are collected and maintained in a flat file database on an annual basis and is will be kept in the main office of the Housing Authority. Record keeping for this initiative includes but is not be limited to: race, ethnicity, familial status, and disability status of program participants and prospective participants.

Statement of Consistency with the Consolidated Plan- The Consolidated Plan jurisdiction is the(State of Florida and the Housing Authority of the City of Key West has consulted with the Consolidated Plan agency during the development of this PHA Plan.

The State of Florida Consolidated Plan supports the actions and commitments of the Key West Housing Authority in its many and varied programs. The joint programs in which the KWHHA participates include

- State Housing Initiatives Partnership (SHIP) Program, which provides assistance in two areas: homeownership and rental. Under homeownership, funds may be used for emergency repair, disaster assistance, rehabilitation, and new construction for very low, low, and moderate income level families. The funds are allocated according to a three-year Local Housing Assistance Plan. Under rental, assistance may be give for construction of both new and rehabilitated units and group home construction for special needs groups.
- CDBG Disaster Recovery
- Community Workforce Housing Initiative Program
- HOME
- CDBG
- The Florida Department of Community Affairs administers the Small Cities Community Block Grant Program (CDBG). Eligible uses of the funds include housing rehabilitation.

Through these programs, the KWHHA works with the State of Florida to achieve mutual goals of providing families with homes of their own and upgrade their existing housing to meet the KWHHA mission of providing decent, safe, sanitary housing for the low income residents of Key West.

The State of Florida has certified that the Annual Plan Plans is Consistent with the State's Consolidated Plan. (Original signed and submitted to HUD with this plan)

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

The most recent completed fiscal audit dated 12/31/09 for the Housing Authority of the City of Key West conducted by The NCT Group CPA's, L.L.P certified that there were no audit findings or questioned costs.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West's statements on Asset Management.

	<p>13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <p>There have been no revisions, since the last annual plan submission, to the Housing Authority of the City of Key West’s statements on Violence Against Women Act.</p> <p>a) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The specific location where the public may obtain copies of the 5-Year and Annual PHA Plan is at the main administrative office of the Housing Authority of the City of Key West and at the (2) Asset Management Project (AMP) Offices at the following addresses:</p> <p>1) Key West Housing Authority Administration Building 1400 Kennedy Drive Key West, Florida 33040</p> <p>2) AMP 01-Porter Place, Fort Village, Robert Gabriel, George Allen 301 White Street Building 12 Key West, Florida 33010</p> <p>3) AMP 02-Senior Citizen Plaza 1400 Kennedy Drive Key West, Florida 33010</p>
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Not Applicable</p>
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8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
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8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Please See attached- f1013a04; f1013b04; f1013c04; f1013d04 and f1013e04.

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Please See attached- f1013f04.

8.3 **Capital Fund Financing Program (CFFP).**
 Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Not Applicable

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Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the PHA's Waiting List			
Waiting List Type: (Select One)			
<ul style="list-style-type: none"> Section 8 Tenant-Based Assistance ✓ Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting List Total	353	100%	59
Extremely Low Income <=30% AMI	229	65%	
Very Low Income>50% but <80% AMI	96	27%	
Low Income >50% but <80% AMI	28	0.8%	
Families with Children	183	52%	
Elderly Families	134	38%	
Families with Disabilities	54	15%	
Race/Ethnicity-White	257	68%	
Race/Ethnicity-Black	68	15%	
Race/Ethnicity-Hispanic	131	17%	
Race/Ethnicity-Asian/Pacific Islander	1		
Race/Ethnicity-Unknown	1		

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Housing Needs of Families on the PHA’s Waiting List

	# of Families	% of Families	Annual Turnover
Characteristics by Bedroom Size (Public Housing Only)	353	100%	59
1 BR	219	62%	36
2 BR	85	24%	15
3 BR	39	11%	8
4 BR	10	0.3%	0

Housing Needs of Families on the PHA’s Waiting List

Waiting List Type: (Select One)

- ✓ Section 8 Tenant-Based Assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting List Total	42	100%	10
Extremely Low Income <=30% AMI	29	69%	
Very Low Income>50% but <80% AMI	13	31%	
Low Income >50% but <80% AMI	0	0	
Families with Children	24	57%	
Elderly Families	5	12%	
Families with Disabilities	13	31%	
Race/Ethnicity-White	26	62%	
Race/Ethnicity-Black	14	0.7%	
Race/Ethnicity-Hispanic	13	31%	
Race/Ethnicity-Asian/Pacific Islander	0		
Race/Ethnicity-Unknown	0		

Also, please see attachment **f1013g04** for an 8 page, in-depth, housing needs data analysis provided by The Shimberg Center for Affordable Housing: Florida Housing Data Clearinghouse that includes a housing profile for Key West, Florida with the following data: population projections; existing home values (based on County property appraisers’ just value); rents; cost burden; household income; elderly households by age and cost burden; size of household; households by size and cost burden; age of housing and substandard housing.

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Housing Authority of the City of Key West will maximize the number of assisted/affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> ➤ Employing effective maintenance and management policies to minimize the number of public housing units off-line ➤ Reducing the turnover time for vacated public housing units ➤ Reducing the time to renovate public housing units ➤ Undertaking measures to ensure access to affordable housing among families assisted by the PHA <p>The Housing Authority of the City of Key West will increase the number of affordable units by:</p> <ul style="list-style-type: none"> ➤ Leverage affordable housing resources in the community through the creation of mixed-finance housing ➤ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction ➤ Pursue housing resources other than public housing or section 8 tenant-based assistance <p>The Housing Authority of the City of Key West will target available to assistance to the elderly</p> <ul style="list-style-type: none"> ➤ by seeking designation of public housing for the elderly- The Key West Housing Authority will continue to seek approval for it’s elderly designated property, Senior Citizen Plaza, as required every 2 years. <p>The Housing Authority of the City of Key West will target available assistance to families with disabilities</p> <ul style="list-style-type: none"> ➤ Affirmatively market to local non-profit agencies that assist families with disabilities <p>The housing strategies selected by the Housing Authority of the City of Key West were all influenced by:</p> <ul style="list-style-type: none"> ➤ Housing constraints ➤ Staffing constraints ➤ Limited availability of sites for assisted housing ➤ Extent to which particular housing needs are met by other organizations in the community ➤ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA ➤ Influence of the housing market on PHA programs
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- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents during resident meetings

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Goal # 1: Expand the Supply of Assisted/Affordable Housing</p> <p>Objective #1: Leverage private or other public funds to create additional housing opportunities-The Housing Authority of the City of Key West in partnership with the City of Key West, the Monroe County Comprehensive Land Authority and private lenders acquired 16 affordable housing units. Complete</p> <p>Objective #2: Returned 8 public housing non-dwelling units to public housing dwelling units- In Progress</p> <p>Objective #3: Pursue a disposition application to the Special Applications Center in Chicago to take excess vacant public housing property and build new affordable housing units- Did not take any action yet.</p> <p>Goal #2: Improve the Quality of Assisted Housing</p> <p>Objective #1: Improve PHAS score to High Performer- Continuing to improve to high performer</p> <p>Objective #2: Maintain SEMAP score to High Performer-</p> <p>Objective #3: Increase Customer Satisfaction through employee training & addressing resident needs as identified at the resident meeting. Complete and Ongoing</p> <p>Objective #4: Renovate Senior Citizen Plaza to include: Elevator replacement; structural concrete repairs; installation of hurricane resistant windows and doors; and install an energy efficient/waterproof coating on the envelope of the building-Complete</p> <p>Goal #3: Improve Community Quality of Life and Economic Vitality</p> <p>Objective #1: Annual analysis of family developments to continue to de-concentrate poverty and assure income mixing. Completed</p> <p>Objective #2: Implement public housing security improvements by a continued partnership with the</p>
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Key West Police Department. **Completed and on-going.**

Objective #3: Designate developments or buildings for particular resident groups (elderly, persons with disabilities) The Key West Housing Authority has received elderly designation approval for Senior Citizen Plaza, and submitted an renewal request for this development in August of 2010 to HUD and is awaiting approval. **Up to Date and Ongoing.**

Goal # 4: Promote self-sufficiency and asset development of assisted households-

Objective #1: The Key West Housing Authority provides all clients with a listing of services available to them in the community and refers clients to non-profits and community agencies for programs and services that will help them obtain social services, education, job training, and placement; posts wanted ads; and make a computer available to all tenants to check employment opportunities and receive benefits. **Complete and ongoing.**

Goal #5: Ensure Equal Opportunity in Housing for all Americans

Objective #1: The Housing Authority of the City of Key West will ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. **Complete and ongoing.**

Objective #2: The Housing Authority of the City of Key West will provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. **Complete and ongoing.**

Objective # 3: The Housing Authority of the City of Key West will ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. **Complete and ongoing.**

(b) Significant Amendment and Substantial Deviation /Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

24 CFR Part 903.7(r) - PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

In accordance with PIH notice 99-51 (HA) issued December 14, 1999, PHA's must define "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHA's explain "substantial deviation" from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any "significant deviation" to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION

The Housing Authority of the City of Key West’s definition of “substantial deviation” from the 5-Year Plan and “significant amendment or modification” of the Annual Plan will consider the following to be significant amendments or modifications:

- A change in Mission Statement or Goals identified in the Five-Year Plan.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities).

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

The Housing Authority of the City of Key West does not have any memorandum of agreement with HUD or any plan to improve performance.

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

PLEASE SEE ATTACHED-f1013h04 for signed forms.

- (f) Resident Comments. Comments received from the Residents must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

PLEASE SEE ATTACHED-f1013i04 for resident meeting notes and sign-in sheet.

The resident meeting notes includes a narrative describing the KWHA analysis and prioritization of tenants' comments and recommendations on the 2011 Annual Plan.

- (g) Challenged Elements

There have been no challenged elements to the plan either by residents or by the public.

PLEASE SEE ATTACHED-f1013j04 for public hearing notes and sign-in sheet.

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

PLEASE SEE ATTACHED- f1013a04; f1013b04; f1013c04; f1013d04 and f1013e04.

- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

PLEASE SEE ATTACHED-f1013f04.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2011	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	153,757			
3	1408 Management Improvements	69,134			
4	1410 Administration	83,726			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	135,700			
10	1460 Dwelling Structures	350,386			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Nondwelling Structures	20,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	842,703			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2011			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP ONE	Site-work	1450		135,700				
	Fencing							
	Playground Equipment							
	Walkway Repair/Replacement							
	Interior / Exterior Repairs:	1460		320,386				
	Floor Replacement							
	Cabinet Replacement							
	Wall Repair/Painting							
	Replace Damaged Wood							
	Install Concrete Slabs							
	Ranges/Refrigerators	1465		26,000				
	Non-dwelling Bldg. Repairs-Ft. Village	1470		20,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2011			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP TWO								
	Interior Repairs	1460		30,000				
	Floor Replacement							
	Cabinet Replacement							
	Wall Repairs/Painting							
	Range/ Refrigerator Replacement	1465		4,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AMP ONE	09/12/13			09/12/15				
AMP TWO	09/12/13			09/12/15				
PHA-WIDE Operations	09/12/13			09/12/15				
Mgmt. Improvements Administration								

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2012	Work Statement for Year 3 FFY Grant: PHA FY: 2013	Work Statement for Year 4 FFY Grant: PHA FY: 2014	Work Statement for Year 5 FFY Grant: PHA FY: 2015
	Annual Statement				
AMP ONE		457,086	431,086	321,086	321,086
AMP TWO		79,000	55,000	165,000	165,000
PHA-WIDE		83,726	133,726	133,726	133,726
PHA-WIDE		167,453	167,453	167,453	167,453
Mgmt. Improvements		69,134	69,134	69,134	69,134
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	167,453	153,757	-0-	-0-
3	1408 Management Improvements	69,134	69,134	-0-	-0-
4	1410 Administration	83,726	83,726	-0-	-0-
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	-0-			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	135,700	135,700	-0-	-0-
10	1460 Dwelling Structures	320,386	320,386	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	30,000	-0-	-0-
12	1470 Nondwelling Structures	50,000	50,000	-0-	-0-
13	1475 Nondwelling Equipment	100,000	100,000	-0-	-0-
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			
19	1501 Collateralization or Debt Service	-0-			
20	1502 Contingency	-0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	856,399	842,703	-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350110 Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-1	Sitework	1450		20,000	20,000	-0-	-0-	
J. Y. Porter Place Apts								
	Dwelling Repairs, ie:	1460		70,000	70,000	-0-	-0-	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/Refrigerators	1465		4,000	4,000	-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350110 Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-2	Sitework	1450		30,000	30,000	-0-	-0-	
Fort Village Apts.								
	Dwelling Repairs, ie:	1460		100,386	100,836	-0-	-0-	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/Refrigerators	1465		15,000	15,000	-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350110 Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-3	Sitework	1450		50,000	50,000	-0-	-0-	
Robert Gabriel								
Apts.								
	Dwelling Repairs, ie:	1460		70,000	70,000	-0-	-0-	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		4,000	4,000	-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350110 Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-4	Sitework	1450		35,700	35,700	-0-	-0-	
George Allen								
Apts.								
	Dwelling Repairs, ie:	1460		80,000	80,000	-0-	-0-	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		3,000	3,000	-0-	-0-	
	Non-Dwelling Bldg Repairs (Rental Office)	1470		20,000	20,000	-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-5	Sitework	1450		-0-				
Senior Citizen Plaza								
	Dwelling Repairs, ie:	1460		30,000	30,000	-0-	-0-	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		4,000	4,000	-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program No: FL14P01350110 Replacement Housing Factor No:					Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
FL 13-1	09/12/12			09/12/14				
J. Y. Porter Place Apts.								
FL 13-2								
Fort Village Apts								
FL 13-3								
Robert Gabriel Apts								
FL 13-4								
George Allen Apts.								
FL 13-5								
Senior Citizen Plaza								
PHA-WIDE								
Management								

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2011	Work Statement for Year 3 FFY Grant: PHA FY: 2012	Work Statement for Year 4 FFY Grant: PHA FY: 2013	Work Statement for Year 5 FFY Grant: PHA FY: 2014
	Annual Statement				
FL131 Porter Place		94,000	125,000	111,800	111,800
FL132 Ft. Village		160,386	100,000	68,000	68,000
FL133 Robt. Gabriel		74,000	81,086	43,800	43,800
FL134 George Allen		128,700	125,000	97,486	97,486
FL135 Senior Citizen		79,000	55,000	165,000	165,000
PHA-WIDE		83,726	133,726	133,726	133,726
PHA-WIDE		167,453	167,453	167,453	167,453
Mgmt.Improvements		69,134	69,134	69,134	69,134
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Part I: Summary			
PHA Name: Housing Authority of the City of Key West	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Grant Type and Number Capital Fund Program Grant No: FL14S01350109 Replacement Housing Factor Grant No: Date of CFFP:</td> <td style="width:50%;">FFY of Grant: 2009 FFY of Grant Approval:</td> </tr> </table>	Grant Type and Number Capital Fund Program Grant No: FL14S01350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
Grant Type and Number Capital Fund Program Grant No: FL14S01350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:		

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/10 <input type="checkbox"/> Final Performance and Evaluation Report	
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	108,403		108,403	30,231
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	975,629		975,629	302,314
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Key West	Grant Type and Number Capital Fund Program Grant No: FL14S01350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,084,032		1,084,032	332,545
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director J. Manuel Castillo, Sr. Date			Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350108 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: right;">2008</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	167,453	167,453	167,453	167,453
3	1408 Management Improvements	69,134	103	103	103
4	1410 Administration	83,726	83,726	83,726	83,726
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	45,700	77,565	77,565	48,524
10	1460 Dwelling Structures	310,386	310,386	310,386	61,497
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	30,000	30,000	22,985
12	1470 Nondwelling Structures	50,000	146,972	146,972	122,409
13	1475 Nondwelling Equipment	100,000	40,194	40,194	12,480
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	856,399	856,399	856,399	519,177
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-1 J. Y. Porter Place Apts	Sitework	1450		10,000	25,000			
	Dwelling Repairs, ie: Floor Replacement Cabinets Painting Plumbing Exterior	1460		30,000	30,000			
	Ranges/Refrigerators	1465		4,000	4,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-2 Fort Village Apts.	Sitework	1450		10,000	-0-			
	Dwelling Repairs, ie:	1460		160,386	160,386			
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/Refrigerators	1465		15,000	15,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-3	Sitework	1450		10,000	52,565			
Robert Gabriel Apts.								
	Dwelling Repairs, ie:	1460		40,000	40,000			
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		4,000	4,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-4 George Allen Apts.	Sitework	1450		15,700	-0-			
	Dwelling Repairs, ie:	1460		50,000	50,000			
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		3,000	3,000			
	Amp One Maintenance Bldg	1470		50,000	146,972			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-5 Senior Citizen Plaza	Sitework	1450		-0-	-0-			
	Dwelling Repairs, ie:	1460		30,000	30,000			
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		4,000	4,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Administration	1410		83,726	83,726			
	In House A & E							
	COCC Fees							
PHA-WIDE	Computer Hardware	1475		100,000	40,194			
	Vehicle/Equipment							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program No: FL14P01350108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 13-1	09/12/10	09/12/10	06/10	09/12/12	09/12/12		
J. Y. Porter Place Apts.							
FL 13-2							
Fort Village Apts							
FL 13-3							
Robert Gabriel Apts							
FL 13-4							
George Allen Apts.							
FL 13-5							
Senior Citizen Plaza							
PHA-WIDE							
Management							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	167,453	167,453	167,453	167,453
3	1408 Management Improvements	293	293	293	293
4	1410 Administration	83,726	83,726	83,726	83,726
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	45,700	45,700	45,700	45,700
10	1460 Dwelling Structures	310,386	291,655	310,386	120,183
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	33,189	33,189	33,189
12	1470 Nondwelling Structures	149,707	149,707	149,707	149,707
13	1475 Nondwelling Equipment	50,000	65,542	65,542	65,542
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	837,265	837,265	837,265	665,793
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-1	Sitework	1450		10,000				
J. Y. Porter Place Apts								
	Dwelling Repairs, ie:	1460		30,000				
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/Refrigerators	1465		4,000				
	Housing/Maintenance Offices	1470		40,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-2 Fort Village Apts.	Sitework	1450		10,000				
	Interior Repairs, ie:	1460		160,386	141,655			
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/Refrigerators	1465		15,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-3	Sitework	1450		10,000				
Robert Gabriel Apts.								
	Interior Repairs, ie:	1460		40,000				
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		4,000				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-4 George Allen Apts.	Sitework	1450		15,700				
	Interior Repairs, ie: Floor Replacement Cabinets Painting Plumbing Exterior	1460		50,000				
	Ranges/ Refrigerators	1465		3,000				
	Non-Dwelling Bldg Repairs (Rental Office)	1470		10,000				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL 13-5 Senior Citizen Plaza	Sitework	1450		-0-				
	Interior Repairs, ie:	1460		30,000				
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		4,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages		
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL	Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Administration	1410		83,726		83,726	83,726	
	In House A & E							
	Salaries & Benefits							
	Sundry							
	Travel							
PHA-WIDE	Computer Hardware	1475		50,000		50,000	50,000	
	Vehicle/Equipment							
	Admin Bldg Mold Abatement	1470		50,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages		
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL	Grant Type and Number Capital Fund Program Grant No: FL14P01350107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL 13-1	09/12/09			09/12/11			
J. Y. Porter Place Apts.							
FL 13-2							
Fort Village Apts							
FL 13-3							
Robert Gabriel Apts							
FL 13-4							
George Allen Apts.							
FL 13-5							
Senior Citizen Plaza							
PHA-WIDE							
Management							

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
Development Number/Name/HAWide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2012	Work Statement for Year 3 FFY Grant: PHA FY: 2013	Work Statement for Year 4 FFY Grant: PHA FY: 2014	Work Statement for Year 5 FFY Grant: PHA FY: 2015	
FL131 Porter Place	Annual Statement	94,000	125,000	111,800	111,800	
FL132 Ft. Village		160,386	100,000	68,000	68,000	
FL133 Robt. Gabriel		74,000	81,086	43,800	43,800	
FL134 George Allen		128,700	125,000	97,486	97,486	
FL135 Senior Citizen		79,000	55,000	165,000	165,000	
PHA-WIDE		83,726	133,726	133,726	133,726	
PHA-WIDE		167,453	167,453	167,453	167,453	
Mgmt.Improvements		69,134	69,134	69,134	69,134	
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

Housing Profile

Key West, Florida

Population, 2008: 23024

Households, 2008: 10212

Homeownership Rate, 2008: 48.7%. Statewide, Florida's homeownership rate is 70.5%.

Jump to:

[Population Projections](#)

[Housing Market](#)

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Population Projections

In 2030, Key West is projected to have a population of 22889.

Projected Total Population, Key West, 2007-2030

Place	2008	2010	2015	2020	2025	2030
Key West	23024	22596	22609	22606	22716	22889
Notes: Housing Needs Assessment - Population and Household Projection Methodology User Guide.						
Sources: Not Available.						

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Housing Market

Existing Home Values (Based on County Property Appraisers' Just Value)

Single Family Home, average just value, 2008: \$509153. (Statewide, the average just value of a single family home in Florida in 2008 was \$203634).

Mobile Home, average just value, 2008: \$574667.

Condominium, average just value, 2008: \$350545.

* -100 means less than 25 observations

* -200 means less than 2/3 of observations have valid year built entries

* -300 means less than 2/3 of observations have valid square footage entries

* -400 means no observations

Jump to:

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Home Sales Prices

The average sales price for a single family home was \$886998 in 2008. The median sales price that year was \$650000, compared to a statewide median sales price of \$194300.

- * -100 means less than 25 observations.
- * -200 means less than 2/3 of observations have valid entries for that year.
- * -300 means less than 2/3 of observations have valid square footage entries.
- * -400 means no observations.

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Median Sales Price for Single Family Homes and Condominiums, Key West, 1996-2008

Place	Housing Type	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Key West	Single Family Homes	171400	218000	244300	270200	285000	305000	345000	451750	660000	776000	675000	599000	650000
Key West	Condominiums	162000	170000	190000	198750	150900	222000	265000	340000	475000	575000	485000	635000	370000

Notes:

- * -100 means less than 25 observations.
- * -200 means less than 2/3 of observations have valid entries for that year.
- * -300 means less than 2/3 of observations have valid square footage entries.
- * -400 means no observations.

Sources: County property appraiser tax rolls, compiled by Shimberg Center - Florida Housing Data Clearinghouse.

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Rents

The median rent paid by Key West households in 2000 was \$899 per month, compared to a statewide median rent of \$641.

HUD Fair Market Rent is available for counties only.

Households by Monthly Rent Paid, Key West, 2000

Place	No Cash Rent	less than 200	between 200 and 299	between 300 and 499	between 500 and 749	between 750 and 999	between 1000 and 1499	1500 or more
Key West	809	134	204	404	940	1325	1547	591

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Affordable Housing Needs

Cost Burden, General

"Cost-burdened" households pay more than 30% of income for rent or mortgage costs. In 2008, 3913 Key West households (38%) pay more than 30% of income for housing. By comparison, 29% of households statewide are cost-burdened.

1867 households in Key West (18%) pay more than 50% of income for housing.

Households by Cost Burden, Key West, 2008

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Total	6299	2046	1867

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#). Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

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** The [Household Demographic Data Access Tool](#) allows users to combine any of the variables below to create a custom report. For example, a user could find the number of 1-2 person renter households age 65 and older who pay more than 50% of income for housing by selecting household size, householder age, and household income as indicators.

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Homeowners and Renters

Households by Homeowner/Renter Status and Cost Burden, Key West, 2008

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	3251	891	828
Renter	3048	1155	1039

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

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Household Income

In the following table, household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Key West and the surrounding metro area, the HUD-estimated median income for a family of four is \$69200 in 2009.

Households by Income and Cost Burden, Key West, 2008

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
<=30% AMI	348	156	740
30.01-50% AMI	348	348	458
50.01-80% AMI	841	608	370
80.01+% AMI	4762	934	299
Total	6299	2046	1867

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.
Sources: Not Available.

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** For more detailed income categories and to combine with other variables such as age, cost burden, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Elderly Households

2257 households in Key West (22.1%) are headed by a person age 65 or older in 2008. In comparison, 27.5% of households statewide are headed by elderly persons.

1578 of elderly households in Key West (69.9%) own their homes.

769 elderly households (34%) pay more than 30% of income for rent or mortgage costs.

Elderly Households by Age and Cost Burden, Key West, 2008

Age of Householder	Amount of Income Paid for Housing		
	0-30%	30-49.9%	50+ %
65+	1488	344	425
Notes: Housing Needs Assessment - Population and Household Projection Methodology User Guide. Click here to get household projections by tenure, age of householder, income, and cost burden. Sources: Not Available.			

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** To learn about all head-of-household age categories and to combine with other variables such as income, cost burden, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Size of Households

7235 households in Key West (71%) are made up of 1-2 persons in 2008. 40% of these households pay more than 30% of income for rent or mortgage costs.

2405 households in Key West (24%%) are made up of 3-4 persons in 2008. 35% of these households pay more than 30% of income for rent or mortgage costs.

571 households in Key West (6%%) are made up of 5 persons or more in 2008. 25% of these households pay more than 30% of income for rent or mortgage costs.

Households by Size and Cost Burden, Key West, 2008

Number of Persons in the Household	Amount of Income Paid for Housing		
	0-30%	30.01-50%	50.01+ %
1-2	4312	1467	1456
3-4	1556	493	356
5+	430	86	55
Notes: Housing Needs Assessment - Population and Household Projection Methodology User Guide. Click here to get household projections by tenure, age of householder, income, and cost burden. Sources: Not Available.			

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** To combine with other variables such as income, head-of-household age, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Amount of Income Paid for Housing		
0-29.9%	30-49.9%	50+ %
No Results Found.		

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Single Family Age

Year Structure Built, Key West, 2000

Year Structure Built, 2000							
1939 and earlier	1940s	1950s	1960s	1970s	1980s	1990s	Place
2865	1282	2343	1871	1427	1513	2006	Key West

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Substandard Housing

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000,

766 housing units (7.0% of all units) in Key West were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.

3424 units (31.1%) in Key West did not use home heating fuel, compared to a statewide percentage of 1.8%.

128 units (1.0%) in Key West lacked complete kitchen facilities, compared to a statewide percentage of 0.5%.

89 units (0.7%) in Key West lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.

Resolution #10-2251

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/1/11 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

The Housing Authority of the City of Key West FL-013
 PHA Name PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2011 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Frank Toppino <i>Frank Toppino</i>	Title Chairman
Signature	Date October 12, 2010

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Tammy Anderson the Community Assistance Consultant certify that the Five Year and Annual PHA Plan of the Key West Housing Authority is consistent with the Consolidated Plan of State of Florida prepared pursuant to 24 CFR Part 91.

**Tammy
Anderson**

Digitally signed by Tammy Anderson
DN: cn=Tammy Anderson, o=DCA/
HCD, ou=CDBG,
email=tammy.anderson@dca.state.fl.
us, c=US
Date: 2010.10.11 15:15:43 -04'00'

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of Key West

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

The Housing Authority of the City of Key West
1400 Kennedy Drive
Key West, Florida 33040

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official J. Manuel Castillo, Sr.	Title Executive Director
Signature 	Date 10/12/2010

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

The Housing Authority of the City of Key West

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
J. Manuel Castillo, Sr.	Executive Director
Signature 	Date (mm/dd/yyyy) 10/12/2010

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: The Housing Authority of the City of Key West 1400 Kennedy Drive Key West, Florida 33040 Congressional District, if known: 4c 18th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 842,703.00	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): None	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: J. Manuel Castillo, Sr. Title: Executive Director Telephone No.: (305) 296-5621 Date: 10/12/2010	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



Housing Authority of the City of Key West, Florida

1400 Kennedy Drive, Key West, FL 33040
Phone: (305) 296-5621 Fax: (305) 296-0932

Board of Commissioners

Frank Toppino
Bob Dean
Mary Sanchez
John G. Parks, Jr.
Roosevelt Sands, Jr.

Executive Director

J. Manuel Castillo, Sr.

Minutes of Resident Meeting of October 8th, 2010

A meeting of all residents was called to order on 10/8/2010 at 5:30 p.m. in the Sr. Citizens' Auditorium for the purpose of reviewing the proposed 2011 Annual Plan and anticipated expenditures. The meeting was called to order by Charla Rodriguez, Deputy Executive Director. In attendance were staff members, Chandra Tynes, Claudia Moreno, and Cari Diaz . Attendees were asked to sign the Attendance sheet which is attached. Board member, Mary Sanchez was also present for this meeting. . Information was translated into Spanish by Cari Diaz and Claudia Moreno .

Ms. Rodriguez ran through the highlights of the proposed Annual Plan for 2011 with the residents and gave copies of the Plan to those in attendance. Individuals from each housing community spoke about their issues and priorities. They all agreed that the capital improvements performed in their areas this year were great and expressed appreciation. Copies of the Capital Fund Tables and Annual P&E Statements were also provided as handouts.

However, the residents from Amp 1 Ft. Village and Robert Gabriel have requested that we look into purchasing and installing screen doors. The residents present from Ft. Village expressed concern or their safety and well being regarding the individuals who do not live in our property selling drugs and being disrespectful to them all hours of the night. Ms. Rodriguez advised them we were working with the police department and asked them to continue calling each time there was an issue and following up with phone calls to the office and to the SCP Aides desk to complain after hours. We should have some security patrols going in right after Fantasy Fest.



All residents seem very concerned about roaches, both the German type and the larger palmetto bug roaches and have requested extermination for their units as all other methods to get rid of the pests have failed. It was noted we have had abundant rainfall and perhaps this is why the roaches are so prevalent this year.

Residents at George Allen expressed the need for newer appliances. All residents requested that we prioritize cabinets and new flooring. The residents of Sr. Citizens' would like to have some relief with the water coming from their air conditioners as they must be emptied. The residents of this building also want to see if we can purchase and install entrance doors to the front and rear entrances that are more automatic as the new doors are heavy for them to open. Residents of SCP also would like to have a different way of collecting water that comes from their window air conditioners as they have to empty the buckets or have someone else do it for them. All residents want us to continue with curb appeal and landscaping items.

Priorities:

1. Security due to criminal activity and alleged drug dealing in the Ft. Village Area
2. Extermination for bugs
3. Kitchen Cabinets
4. Floor tile
5. Landscaping
6. Curb appeal improvements
7. SCP automatic doors
8. Method of emptying water buckets due to excess condensation from air conditioners at SCP

Public Hearing for The Housing Authority of the City of Key West, Florida
 2011 Annual Plan - SCP Auditorium . 1400 Kennedy Drive, Key West, FL 33040

Sign-in Sheet - October 8th., 2010

Name	Address or Unit #
Louis Pineda	
James Harris	SC
Mary Sanchez	SCP # 437
Olga Ariza	11 # 401
WAYNE Lewis	PORTER PLACE APT 12 E
Celia Guerares	# 121 - SC
martha Rodriguez	# 101
Edward Pulido	# 335
Helvia Hernandez	# 303
Rosalina Morales	# 337
Loida Sanchez	# 207
Yolene Klein	340
Josephine Munnsey	# 107
Araceli Martinez	3A - 002
Crystal Diaz	134 B-10
Gaulette Givas	134 FTV 134 (H2)
Daisy Knowledge	134 FTV
Shylla LeConte	TE FTV
Walter Godey	KUMA
Other KUMA Staff -	
- Margarita Fallon	KUMA - Fringe
- Claudia Muros	" Georg Allen
- Chereen Turner	" Peter Pan
	" Robert Gahleitner

Public Hearing for The Housing Authority of the City of Key West, Florida
 2011 Annual Plan - SCP Auditorium . 1400 Kennedy Drive, Key West, FL 33040

Sign-in Sheet - October 8th., 2010

Name	Address or Unit #
Betty Adams	# 230
Alise Strickland	529
Janeen O. Cloutier	307
Juan Morales	
Ben & Jeannette Saunders	# 110
Efann Lawson	439
Jo Ann Albert	505
Doni Stevens	438
Ray Chavez	306
Mildo Garcia	432
John P. ...	220
FELIX BOCHWICK	213
Cheryl James	520
Raymond Atkinson	407
Rose M. Shuford	106
Robinette Butler	
Tamy L. Wischniew	101 SCP
St. Johns Smith	2-A-Fort Village
marc muller	2E
Consuelo Pende	6-A
Maximina Knighten	6-E ROBERT GABRIEL
Sylvia Almeida	Port Pl. 12A
I RENE PECK	540
ERNEST SALAZAR	SCP 413

Public Hearing for The Housing Authority of the City of Key West, Florida
 2011 Annual Plan - SCP Auditorium . 1400 Kennedy Drive, Key West, FL 33040

Sign-in Sheet -October 8th., 2010

Name	Address or Unit #
Eloise Peas apt	507
Alice Stroud apt	501
Maura H. Badda	APT 537
Wetalia Kloepper SCP	APT 331
Ledie Anthony Joancew	Apt. 334
JANET MESHEN	APT 134
RICHARD SALDAMANDO	APT #125
James Priolo	#135
Dewey Ross	#206



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Executive Director

J. Manuel Castillo, Sr.

August 26, 2010

A public hearing was held on August 26, 2010 for the Housing Authority of the City of Key West, Florida Annual Plan and there was no one in attendance, except for Key West Housing Authority staff.



