

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

**1.0 PHA Information**  
 PHA Name: Monroe County Housing Authority PHA Code: FL-144  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 01/2011

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 50 Number of HCV units: 200

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only  
 Qualified Housing Authority

**4.0 PHA Consortia**  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.

**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 promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

**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 described in the previous 5-Year Plan.  
**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

**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-**

1. Eligibility, Selection, and Admissions Policies, including De-Concentration and Wait List Procedures.

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

2. Financial Resources

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

3. Rent Determination

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

4. Operation and Management

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

5. Grievance Procedures

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

6. Designation Housing for Elderly and Disabled Families

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

7. Community Service and Self-Sufficiency

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

8. Safety and Crime Prevention

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

9. Pets

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

6.0

## 10. Civil Rights Certification

**The Monroe County 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 Monroe County 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 Monroe County 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 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 Monroe County Housing Authority has consulted with the Consolidated Plan agency during the development of this PHA Plan.**

**The Civil Rights Certification form HUD 50077-CR has been attached to this Annual Plan for submittal.**

## 11. Fiscal Year Audit

**Monroe County Housing Authority has submitted the most recent fiscal year audit under separate cover.**

## 12. Asset Management

**Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority**

## 13. Violence Against Women.

On March 16, 2007 a Federal Register Notice was published regarding the applicability to HUD programs. The Federal Register provided that PHAs must include the statement required by VAWA 2005.

Please find below the policies and procedures of the Monroe County Housing Authority regarding the implementation of the requirements of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (PUB.L.109-162). Within the Statement are the procedures in place that assures that tenants are notified of their rights under VAWA. Also, please find below the description of (1) any activities, services, or programs provided or offered by an agency, either directly or in partnership with other 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, to child or adult victims of domestic violence, dating violence, sexual assault, and stalking to obtain or maintain housing; (3) any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking.

This policy shall be applicable to the administration by the MONROE COUNTY HOUSING AUTHORITY of Public Housing and Section 8 rental assistance under the United States Housing Act of

(42 U.S.C. 1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

This policy has the following principle goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by the Violence Against Women Act;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the HENDY COUNTY HOUSING AUTHORITY
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence or stalking;
- D. Creating and maintaining collaborative arrangements between the MONROE COUNTY HOUSING AUTHORITY, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the MONROE COUNTY HOUSING AUTHORITY; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the MONROE COUNTY HOUSING AUTHORITY.

This policy shall be referenced in and attached to the MONROE COUNTY HOUSING AUTHORITY'S Five Year Public Housing Agency Plan. The MONROE COUNTY HOUSING AUTHORITY shall also contain information concerning the MONROE COUNTY HOUSING AUTHORITY'S activities, service or programs relating to domestic violence, dating violence, and stalking.

#### **TERMINATION OF TENANCY OR ASSISTANCE**

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim or that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The MONROE COUNTY HOUSING AUTHORITY will terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The MONROE COUNTY HOUSING AUTHORITY will honor court orders regarding the rights of access or control of the property, including civil protections orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where the family breaks up.

There is no limitation on the ability of the MONROE COUNTY HOUSING AUTHORITY to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not

be subject to a “more demanding standard” than non-victims.

There is no prohibition of the MONROE COUNTY HOUSING AUTHORITY terminating assistance if it “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s (victim’s) assistance is not terminated.”

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The MONROE COUNTY HOUSING AUTHORITY will require: 1) certification by the victim of victim status on form HUD-50066 (Certificate of Domestic Violence, Dating Violence, or Stalking); 2) Other documentation-by providing to the MONROE COUNTY HOUSING AUTHORITY or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence, or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury; or 3) Police or court record-by providing to the MONROE COUNTY HOUSING AUTHORITY or to the requesting Section 8 owner or manager a Federal, State, tribal territorial, or local police or court record describing the incident or incidents in question.

Time allowed to provide verification/failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the MONROE COUNTY HOUSING AUTHORITY or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e. 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under the Violence Against Women Act and this policy against a proposed adverse action.

**Right of Confidentiality.** All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the MONROE COUNTY HOUSING AUTHORITY or to a Section 8 owner or manager in connection with a verification required under this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. Requested or consented to by the individual in writing, or
2. Required for use in connection with termination of Section 8 assistance as permitted

- by the Violence Against Women Act, or
3. Otherwise required by applicable law.

Portability. A Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health and safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit. **(Section 8 only)**

Notification of Rights. All tenants participating in the Public Housing and Section 8 Housing Choice Voucher Program administered by the MONROE COUNTY HOUSING AUTHORITY shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

The MONROE COUNTY HOUSING AUTHORITY shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations creates under the Violence Against Women's Act relating to confidentiality, denial of assistance and, termination of tenancy.

Definitions for domestic violence, dating violence and stalking are as follows:

1. Domestic Violence- [as defined in Section 40002 of VAWA 1994] which states as follows: The term "domestic violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of a the victim under the domestic or family laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
2. Dating Violence- [as defined in Section 40002 of the VAWA 1994] which states as follows: The term "dating violence" means violence committed by a person who (a) is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.
3. Stalking- Means: (a) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and, (b) in the course of, or as a result of , such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of death of, or serious bodily injury to, or to cause substantial emotional harm to: (i) that person; (ii) a member of the immediate family or that person; or (iii) the spouse or intimate partner of that person.

4. Immediate Family Member-“means, with respect to a person-(a) a spouse, parent, brother, sister, or child of that person, or individual to whom that person stands in loco parentis; or (b) any other person loving in the household of that person and related to that person by blood or marriage.

5. Perpetrator-means a person who commits and act of domestic violence, dating violence or stalking against a victim

The Monroe County Housing Authority’s statement/ description of the following as required by VAWA 2005:

(1) any activities, services, or programs provided or offered by an agency, either directly or in partnership with other with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking;

**The Monroe County Housing Authority works in partnership with the Monroe County Sheriff’s Office and the Florida Domestic Abuse Shelter of the Florida Keys to provide activities, services and programs to child or adult victims of domestic violence, dating violence, sexual assault and stalking. Specifically provides emergency protective shelter, a 24 hour hotline, one-on-one counseling, advocacy, children’s services, case management, support groups, transitional housing, batterer’s intervention groups, community education and awareness, and information and referrals to those seeking assistance in other matters.**

(2) any activities, services, or programs provided, to child or adult victims of domestic violence, dating violence, sexual assault, and stalking to obtain or maintain housing;

**It is the policy of the Monroe County Housing Authority to assist child or adult victims of domestic violence, dating violence, sexual assault, and stalking maintain housing by terminating the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.**

(3) any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking.

**The Monroe County Housing Authority distributes pamphlets regarding the services described above from the Florida Domestic Abuse Shelter of the Florida Keys to all new clients receiving assistance under the Housing Choice Voucher or Public Housing Programs.**

(b) 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.

**Newport Village Rental Office, located #1  
Harry Davis Circle, Key Largo, Florida 33070**

--	--

<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <b>Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority</b>
------------	--

<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
------------	--

<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.  <b>Please See attached- fl144a02, fl144b02, fl144c02, and fl144d02.</b>
------------	---

<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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.  <b>Please See attached- fl144e02.</b>
------------	---

<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> 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.
------------	---

<b>9.0</b>	<p><b>Housing Needs.</b> 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.</p> <p><b>Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority</b></p>
------------	--

<b>9.1</b>	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority</b></p>
------------	--

<b>10.0</b>	<p><b>Additional Information.</b> 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><b>Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority</b></p> <p>(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. <b>(Note: Standard and Troubled PHAs complete annually).</b></p> <p><b>Not Required-The Monroe County Housing Authority is a Qualified Public Housing Authority</b></p>
-------------	---

**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

(b) Form HUD -50077-CR

(c) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(d) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(e) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

**PLEASE SEE ATTACHED-f1144f02 for signed forms.**

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB 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-f1144g02 for resident meeting notes and sign-in sheet.**

(g) Challenged Elements

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

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

**PLEASE SEE ATTACHED-f1144a02, f1144b02, f1144c02, f1144d02**

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

**PLEASE SEE ATTACHED-f1144e02**

# 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: MONROE COUNTY HOUSING AUTHORITY

Grant Type and Number  
Capital Fund Program Grant No:

Federal FY of Grant:

Replacement Housing Factor Grant No:

2011

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement  Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost	Original	Revised	Total Actual Cost	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations	76,831					
3	1408 Management Improvements						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
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)	76,831					
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						







**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: MONROE COUNTY HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P14450110 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  <b>2010</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement – Revision No. One <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	-0-			
2	1406 Operations	77,090	76,831	-0-	
3	1408 Management Improvements	-0-			
4	1410 Administration	-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	-0-			
10	1460 Dwelling Structures	-0-			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	-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)	77,090	76,831	-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				





## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: MONROE COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: FL14P14450109 Replacement Housing Factor Grant No:			Federal FY of Grant:  <b>2009</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement – Revision No. One <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	-0-			
2	1406 Operations	77,495	77,090	77,090	51,393
3	1408 Management Improvements	-0-			
4	1410 Administration	-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	-0-			
10	1460 Dwelling Structures	-0-			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	-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)	77,495	77,090	77,090	51,393
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				





**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: MONROE COUNTY HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P14450108 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  <b>2008</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement – Revision No. One <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 06/30/10					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-		
2	1406 Operations	79,154	77,495	77,495	77,495
3	1408 Management Improvements	-0-	-0-		
4	1410 Administration	-0-	-0-		
5	1411 Audit	-0-	-0-		
6	1415 Liquidated Damages	-0-	-0-		
7	1430 Fees and Costs	-0-	-0-		
8	1440 Site Acquisition	-0-	-0-		
9	1450 Site Improvement	-0-	-0-		
10	1460 Dwelling Structures	-0-	-0-		
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	-0-		
12	1470 Nondwelling Structures	-0-	-0-		
13	1475 Nondwelling Equipment	-0-	-0-		
14	1485 Demolition	-0-	-0-		
15	1490 Replacement Reserve	-0-	-0-		
16	1492 Moving to Work Demonstration	-0-	-0-		
17	1495.1 Relocation Costs	-0-	-0-		
18	1499 Development Activities	-0-	-0-		
19	1501 Collateralization or Debt Service	-0-	-0-		
20	1502 Contingency	-0-	-0-		
21	Amount of Annual Grant: (sum of lines 2 – 20)	79,154	77,495	77,495	77,495
22	Amount of line 21 Related to LBP Activities	-0-	-0-		
23	Amount of line 21 Related to Section 504 compliance	-0-	-0-		
24	Amount of line 21 Related to Security – Soft Costs	-0-	-0-		
25	Amount of Line 21 Related to Security – Hard Costs	-0-	-0-		
26	Amount of line 21 Related to Energy Conservation Measures	-0-	-0-		





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: MONROE COUNTY HOUSING AUTHORITY		<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
FL 144 NEWPORT VILLAGE APTS.	Annual Statement				
Operation		76,831	76,831	76,831	76,831
Mgmt Improvements					
Administration					
Site Improvements					
Dwelling Structures					
Dwelling Equipment					
Non-Dwelling Struct.					
Non-Dwelling Equip.					
CFP Funds Listed for 5-year planning		76,831	76,831	76,831	76,831
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/CFPRH) Part I: Summary

PHA Name: MONROE COUNTY HOUSING AUTHORITY

Grant Type and Number  
Capital Fund Program Grant No:  
Replacement Housing Factor Grant No:

Federal FY of Grant:

2011

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement  Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost	Original	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations	76,831					
3	1408 Management Improvements						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
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)	76,831					
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						







# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name MONROE COUNTY HOUSING AUTHORITY		<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	
FL 144 NEWPORT VILLAGE APTS.	Annual Statement					
Operation		76,831	76,831	76,831	76,831	
Mgmt Improvements						
Administration						
Site Improvements						
Dwelling Structures						
Dwelling Equipment						
Non-Dwelling Struct.						
Non-Dwelling Equip.						
CFP Funds Listed for 5-year planning		76,831	76,831	76,831	76,831	
Replacement Housing Factor Funds						





**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

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

**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 \_\_\_ 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 2011, 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/TMS 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.

Monroe County Housing Authority

FL-144

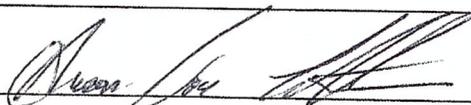
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

Annual PHA Plan for Fiscal Years 20<sup>11</sup> - 20<sup>11</sup>

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
Aaron Castillo	Vice Chairman, Board of Commissioners
Signature	Date
	January 18, 2011

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

*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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Monroe County Housing Authority

FL-144

PHA Name

PHA Number/HA Code

<small>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)</small>			
Name of Authorized Official	Aaron Castillo	Title	Vice Chairman, Board of Commissioners
Signature		Date	10/13/2010

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

The Monroe County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

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 Federalagency 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.)

Monroe County Housing Authority  
#1 Harry Davis Circle  
Key Largo, Florida 33070

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

X

Date

10/22/10

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

The Monroe County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

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

J. Manuel Castillo, Sr.

Title

Executive Director

Signature

Date (mm/dd/yyyy)

10/11/2010

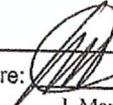
Previous edition is obsolete

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  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Monroe County Housing Authority #1 Harry Davis Circle Key Largo, Florida 33070  Congressional District, if known: 4c 18th	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Not Applicable  Congressional District, if known: 18th	
<b>6. Federal Department/Agency:</b>  U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  Capital Fund Program  CFDA Number, if applicable: 14.872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b>  \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>  None	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>  None	
<b>11.</b> 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.	<b>Signature:</b>  <b>Print Name:</b> J. Manuel Castillo, Sr. <b>Title:</b> Executive Director <b>Telephone No.:</b> (305) 296-5621 <b>Date:</b> 10/22/10	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

MCHA - Newport Village 9/22/2010  
 Tenant Mtg. Per Annual Plan

Sign-in Sheet

Name	Apt #
Diana Rodriguez	MCHA
MARYSUE BARSTEN	24
JORGE CUELLAR	# 2
Marito Silva	# 12
Gladys Garza	# 78
Isbet Gutierrez	# 42
Teresa Paganon	# 16
Angeles Perez	# 72
Madita Larin	62
Rafael Ruiz	# 5
GLYN CORLEY	# 6
Heidi Peñer	# 36
Luzia Lisette Gutierrez	# 60
James Amador Jr.	# 66
Maria E. Rouse	# 14
Lisa FRESIO	21
Cecilia Hanes	# 54
Luis R. Luy	# 7
Adelia Lopez	# 7
Marina Delgado	30

# Agenda

## RESIDENT ADVISORY MEETING FOR NEWPORT VILLAGE MONROE COUNTY HOUSING AUTHORITY

Wednesday, Sept. 22<sup>nd</sup>, 2010

5:30 P.M.

Newport Village

Meeting called by:  
Charla Rodriguez

Type of meeting:  
Annual Plan Review  
and Tenant Meeting

### Agenda topics

5	WELCOME AND INTRODUCTIONS	FRANCES
20	REVIEW OF DRAFT 2011 ANNUAL REPORT Improvements – interior Improvements – exterior Priorities	CHARLA
10	ISSUES OF CONCERN - MANAGEMENT A) Unleashed Animals B) Hurricane Time – Site Inspection C) Shutters, misc. hardware D)	CHARLA
15	ISSUES OF CONCERN – RESIDENTS	ATTENDEES

