



PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Key West, Florida

PHA Number: FL013

PHA Fiscal Year Beginning: 01/2009

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 590
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 254

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

To provide in a non-discriminatory manner safe, sanitary housing for eligible families in a manner that promotes serviceability, economy, efficiency, and stability of the housing communities, and the economic and social well-being of the residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) To High Performer
 - Improve voucher
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: *The Key West Housing Authority has entered into a partnership with the Key West Police Department to increase the amount and routes of patrols in and around public housing; participate in public housing development community meetings; and currently are working on establishing neighborhood watch programs. The Authority has tenant liaisons, that are paid a stipend at Robert Gabriel and George Allen Public Housing Communities. And, a Police Officer is living at George Allen Public Housing Community.*
- 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 2 years.*
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below) *The Key West Housing Authority educates clients on the 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 & placement; posts wanted ads; makes a computer available to all tenants to check employment opportunities and receive benefits.*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Key West Housing Authority's priorities for FY 2009 are as follows:

- 1) To continue to provide housing for low and very low income families in the City of Key West.**
- 2) To regain its high performer status.**
- 3) To leverage Capital funds through a capital fund borrowing product to conduct substantial renovation at Fort Village and Robert Gabriel Public Housing Developments.**
- 4) To explore the possibility of applying to the Special Applications Center in Chicago to remove excess vacant land from the public housing developments to add new affordable housing units.**

The Key West Housing Authority has amended it's Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan by:

- 1) Adding Limited English Proficiency policies and procedures.**
- 2) Deleting preferences for the Transitional Substance Abuse Program and the Transitional Education and Training Program**
- 3) Adding a preference for income targeting of 30% or less**
- 4) Amending the preference for working by deleting "6 months or more"**

- 5) Amending rent determinations-between income reexaminations a tenant must report changes in income any time a family experiences an income increase above a threshold of \$200.00 a month.**

In addition, the Key West Housing Authority will be revising the (ACOP) and Section 8 Administration Plan in FY 2009 for program compliance and integrity.

In 2005 the City of Key West was hit by multiple hurricanes and tropical storms which caused extensive damage to the Authority's public housing properties as well as to units leased by Voucher holders. KEY WEST was declared a federal disaster area and the recovery is still continuing. The Key West Housing Authority is still receiving disaster recovery funds and using the funds to repair the Key West Housing Authority Public Housing Properties that include:

\$5,900,000.00-for Senior Citizen Plaza

\$1,400,000.00-for Fort Village, Robert Gabriel and Porter Place

The Key West Housing Authority received \$7,520,000.00 to demolish an old affordable housing property and rebuild 44 new units in FY 2009.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A-Admissions Policy for De-concentration**
- FY 2008 Capital Fund Program Annual Statement (f1013a01) (f1013b01) (f1013c01) (f1013d01) (f1013e01)**

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B**-List of Resident Advisory Board Members
- Attachment C**-List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart (**fl013f01**)
- FY 2005 Capital Fund Program 5 Year Action Plan (**fl013g01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Attachment E** -Other (List below, providing each attachment name)-Flat Rent Schedule

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable	Annual Plan: Conversion of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	837	5	5	3	N/A	2	2
Income >30% but <=50% of AMI	657	5	5	3	N/A	2	2
Income >50% but <80% of AMI	1,293	5	5	3	N/A	2	2
Elderly	1,033	5	5	3	N/A	2	2
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	347		85
Extremely low income <=30% AMI	195	57 %	
Very low income (>30% but <=50% AMI)	96	27%	
Low income (>50% but <80% AMI)	56	16%	
Families with children	146	42%	
Elderly families	80	23%	
Families with Disabilities	33	10%	
Race/ethnicity- White	254	74%	
Race/ethnicity- Black	93	26%	
Race/ethnicity- Hispanic	No Longer Reported	No Longer Reported	
Race/ethnicity- Asian Pacific Islander	1	1%	
Race/ethnicity-	0	0%	

Housing Needs of Families on the Waiting List			
Unknown			
	# of families	% of total families	Annual Turnover
Characteristics by Bedroom Size (Public Housing Only)			
1BR	177	51%	45
2 BR	89	26%	24
3 BR	46	13%	13
4 BR	13	0.04%	3
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	188		45
Extremely low income <=30% AMI	135	72%	
Very low income (>30% but <=50% AMI)	53	28%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	99	53%	

Housing Needs of Families on the Waiting List			
Elderly families	20	11%	
Families with Disabilities	16	9%	
Race/ethnicity-White	139	73.96%	
Race/ethnicity-Black	49	26.06%	
Race/ethnicity-Hispanic	No Longer Reported	No Longer Reported	
Race/ethnicity-Other	0	0%	
	# of families	% of total families	Annual Turnover
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5 Months, Since April 15, 2008			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

c. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

d. Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

A building that has been off line under the PHDEP Program at the Porter Place Public Housing Community will be put back on line with 8 rehabilitated rental units.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed – finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek 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.*
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding 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
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$371,602.00	
b) Public Housing Capital Fund	\$856,399.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,991,837.00	
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	\$2,534,073.00	PH Operations
4. Other income (list below)		
Tenant Charges	\$73,015.00	PH Operations
Rentals	\$29,100.00	PH Operations
4. Non-federal sources (list below)		
Interest Income	\$69,250.00	PH Operations
Total resources	\$5,925,276.00	

e. **PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 ©]

f. **Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

g. **Eligibility**

h. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) **10**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) ***When families make an initial application, when families are within 10 of being offered a unit, and then prior to lease-up .***

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) ***Citizen ship Eligibility and Immigration Status***

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

i. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe) ***Elderly Designation at Senior Citizen Plaza***

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

j. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

k. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

l. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

m. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

n. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Families who have been on the HA wait list for 2 years or more.**

- o. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the

same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

	Involuntary Displacement:	
20 Points	Domestic Violence	{Priority 4}
20 Points	Displaced, other	{Priority 3}
25 Points	Government Action	{Priority 3}
25 Points	Act of God	{Priority 3}
0 Points	None	
	Condition of Housing:	
15 Points	Substandard	{Priority 4}
25 Points	Without	{Priority 3}
10 Points	Overcrowded	{Priority 5}
	Rent Burden:	
20 Points	Pays 50% of Income for rent/utilities	{Priority 3}
0 Points	No Preference	

Other preferences (select all that apply)

	Working families and those unable to work because of age or disability:	
10 Points	Employed	{Priority 5}
10 Points	Elderly/Inability to Work	{Priority 5}
0 Points	Unemployed Less than Six Months	
0 Points	Unemployed	
	Veterans and Veterans’ Families	
5 Points	In-Service	{Priority 6}
10 Points	Veteran	
0 Points	Non-Veteran	
	Residents who live and/or work in the jurisdiction:	
20 Points	KEY WEST	{Priority 3}
0 Points	Non-Resident	

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

**Income targeting of 30% or less:
{Priority 1}**

75 Points When the 40% of all new admissions of the median income has not been met

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Families who have been on the HA wait list for 2 years or more.

50 Points 2 Years or More **{Priority 2}**
0 Points Less than 2 Years

p. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

q. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) **Annual Plan & Orientation Package & Housekeeping Standards**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) De-concentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?

r. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage de-concentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

s. **Eligibility**

- t. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- u. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
 - Prior rental experience
 - Employment History

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

240 Sombrero Rd.
Marathon, Florida 33050

#1 Harry Davis Circle
Key Largo, Florida 33037

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **Upon providing proof of effort of their search.**

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

	Involuntary Displacement:	
20 Points	Domestic Violence	{Priority 4}
20 Points	Displaced, other	{Priority 3}
25 Points	Government Action	{Priority 3}
25 Points	Act of God	{Priority 3}
0 Points	None	
	Condition of Housing:	
15 Points	Substandard	{Priority 4}
25 Points	Without	{Priority 3}
10 Points	Overcrowded	{Priority 5}
	Rent Burden:	
20 Points	Pays 50% of Income for rent/utilities	{Priority 3}
0 Points	No Preference	

Other preferences (select all that apply)

	Working families and those unable to work because of age or disability:	
10 Points	Employed	{Priority 5}
10 Points	Elderly/Inability to Work	{Priority 5}
0 Points	Unemployed Less than Six Months	
0 Points	Unemployed	
	Veterans and Veterans’ Families	
5 Points	In-Service	{Priority 6}
10 Points	Veteran	
0 Points	Non-Veteran	
	Residents who live and/or work in the jurisdiction:	
20 Points	KEY WEST	{Priority 3}
0 Points	Non-Resident	

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)

Income targeting of 30% or less:

{Priority 1}

75 Points When the 40% of all new admissions of the median income has not been met

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Families who have been on the HA wait list for 2 years or more.

50 Points 2 Years or More **{Priority 2}**
0 Points Less than 2 Years

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) **KWHA does not have a special-purpose Section 8 Program**

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below

FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]

KWHA Policy

The financial hardship rules described below do not apply in this jurisdiction because the KWA has established a minimum rent of \$50.

Overview

If the PHA establishes a minimum rent greater than zero, the PHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the PHA determines that a hardship exists, the TTP is the highest of the remaining components of the family's calculated TTP.

HUD-Defined Financial Hardship

Financial hardship includes the following situations:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

KWA Policy

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.

KWA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent or tenant-paid utilities.

- (3) Family income has decreased because of changed family circumstances, including the loss of employment.

- (4) A death has occurred in the family.

KWA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

- (5) The family has experienced other circumstances determined by the KWA.

KWA Policy

The KWAH has not established any additional hardship criteria.

Implementation of Hardship Exemption

Determination of Hardship

When a family requests a financial hardship exemption, the PHA must suspend the minimum rent requirement beginning the first of the month following the family’s request.

The PHA then determines whether the financial hardship exists and whether the hardship is temporary or long-term.

KWAH Policy

The KWAH defines temporary hardship as a hardship expected to last 90 days or less. Long-term hardship is defined as a hardship expected to last more than 90 days. The KWAH may not evict the family for nonpayment of minimum rent during the 90-day period beginning the month following the family’s request for a hardship exemption.

When the minimum rent is suspended, the TTP reverts to the highest of the remaining components of the calculated TTP. The example below demonstrates the effect of the minimum rent exemption.

Example: Impact of Minimum Rent Exemption	
Assume the PHA has established a minimum rent of \$35.	
TTP – No Hardship	TTP – With Hardship
\$0 30% of monthly adjusted income	\$0 30% of monthly adjusted income
\$15 10% of monthly gross income	\$15 10% of monthly gross income
N/A 10% of monthly gross income	N/A Welfare rent
\$35 Welfare rent	\$35 Minimum rent
Minimum rent applies. TTP = \$35	Hardship exemption granted. TTP = \$15

KWAH Policy

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family’s ability to pay the minimum rent.

The KWAH will make the determination of hardship within 30 calendar days.

No Financial Hardship

If the KWAH determines there is no financial hardship, the KWAH will reinstate the minimum rent and require the family to repay the amounts suspended.

For procedures pertaining to grievance hearing requests based upon the KWAH’s denial of a hardship exemption, see Chapter 14, Complaints, Grievances and Appeals.

KWHA Policy

The KWHA will require the family to repay the suspended amount within 30 calendar days of the KWHA's notice that a hardship exemption has not been granted.

Temporary Hardship

If the KWHA determines that a qualifying financial hardship is temporary, the KWHA must reinstate the minimum rent from the beginning of the first of the month following the date of the family's request for a hardship exemption.

The family must resume payment of the minimum rent and must repay the KWHA the amounts suspended. HUD requires the KWHA to offer a reasonable repayment agreement, on terms and conditions established by the KWHA. The KWHA also may determine that circumstances have changed and the hardship is now a long-term hardship.

For procedures pertaining to grievance hearing requests based upon the KWHA's denial of a hardship exemption, see Chapter 14, Complaints, Grievances and Appeals.

KWHA Policy

The KWHA will enter into a repayment agreement in accordance with the KWHA's repayment agreement policy.

Long-Term Hardship

If the KWHA determines that the financial hardship is long-term, the KWHA must exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

KWHA Policy

The hardship period ends when any of the following circumstances apply:

- (1) At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent.
- (2) For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a \$60/month child support payment, the hardship will continue to exist until the family receives at least \$60/month in income from another source or once again begins to receive the child support.

(3) For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$200.00 per month**
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - Market rents for comparable units

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Families are required to pay a minimum TTP (rent and utilities) of \$50.00 a month. Families must therefore provide documentation of income to meet this rent requirement.

The Key West Housing Authority may grant an exception to the minimum rent requirement when a family documents that the minimum rent would create a hardship because:

- The family has lost eligibility or is awaiting an eligibility determination for a Federal or local assistance program.
- The Family would be evicted as a result of imposing the minimum rent requirement.
- The Family's income has decreased because of circumstances including loss of employment.
- There has been a death in the family.

If a family requests a minimum rent hardship exception, the Key West Housing Authority will suspend the minimum rent charge and adjust the HAP payment effective in the beginning of the month following the family's hardship request.

The Key West Housing Authority may request documentation of the hardship and will determine promptly whether a hardship exists and whether it is temporary or long term.

If the Key West Housing Authority determines that no hardship exists, the minimum rent will be imposed retroactively to the time of suspension.

If the hardship is determined to be temporary, the minimum rent will not be imposed for a period of 90 days from the date of the family's request

but, at the end of that period, the minimum rent will be imposed retroactively to the time of suspension. A reasonable repayment agreement to cover minimum rent charges accumulated during the suspension will be offered.

If the Key West Housing Authority determines the hardship to be of long-term duration, the family will receive an exemption until the hardship no longer exists.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	590	85
Section 8 Vouchers	254	45
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list		

individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy
Maintenance Work Plan

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) fl013a01

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name fl013e01)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the

U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Senior Citizen Plaza 1b. Development (project) number: FL013005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>18/12/06</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 199 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs

completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	

6. Coverage of action: (select one)

- Part of the development
 Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

COMMUNITY SERVICE PROGRAM IMPLEMENTATION :

During FY 2004, the KWA followed all directives concerning the Community Service Requirement, pursuant to Section 12 (c) of the US Housing Act of 1937 and further notices, as follows:

- **RESIDENT NOTIFICATION:** Eligible Residents were notified by mail that HUD reenacted Community Service Requirements requiring all non-exempt adult public housing residents to participate in 8 hours of community service and/or economic self-sufficiency activities per month. Exempt residents include those over age 62, disabled individuals, working individuals, and those in compliance with the requirements of a state TANF (welfare) program. The re-enacted compulsory Community Service Requirements were discussed at Resident Meetings.
- **COMMUNITY SERVICE DEFINED:** Those Community Service activities previously selected and approved by the KWA were posted in coordination with several participating non-profit organizations. Residents were informed of the approved services for the newly reenacted compulsory participation.
- **LEASE AMENDED:** The lease has a clause to provide for termination in the event an eligible resident fails to complete required Service.
- **INTERNAL RECORD KEEPING DEVELOPED:** The KWA maintains an internal record-keeping for community service records for non-exempt resident participation.
- **STAFF TRAINING:** The KWA has previously trained staff at each development to answer questions on the program and program updates and to monitor non-exempt resident participation.
- **ACOP AMENDED TO CHANGE MANDATORY TO VOLUNTARY:** The Board has amended the PH Admissions and Continued Occupancy Policy to reflect the change in status from voluntary to mandatory of the Community Service Program.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

2. Which developments are most affected? (list below)

Robert Gabriel
Fort Village

George Allen

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Fort Village
Robert Gabriel

George Allen

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Fort Village
Robert Gabriel

George Allen

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy

The Key West Housing Authority has implemented a Pet Policy for all its developments. Animals that assist persons with disabilities are exempt from the policy with conditions, and residents must follow rules and regulations established by the Housing Authority.

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will not be applied to animals who assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the KWHHA management.

The pet owner must submit and enter into a Pet Agreement with the KWHHA (i.e., Pet Addendum to the Dwelling Lease).

Registration of Pets

Pets must be registered with the KWHHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Dogs and cats must be spayed or neutered.

Execution of a Pet Addendum with the KWHHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Current license(s) for the pet in compliance with local ordinances and requirements.

Refusal To Register Pets

The KWHHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the KWHHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The KWHHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any Pet Policies;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The KWHHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the KWHHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

Pet rules will not be applied to animals who assist persons with disabilities.

Persons With Disabilities

The resident/pet owner will be required to qualify animals for exclusion from the pet policy who assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability; and

That the animal actually assists the person with the disability.

Types of Pets Allowed

No types of pets other than the following warm-blooded mammals may be kept by a resident:

1. Dogs

Maximum adult weight: 25 pounds

Maximum of 12 inches shoulder height at mature growth

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

Must be enclosed in a cage at all times

C. PETS TEMPORARILY ON THE PREMISES

Pets which are not owned by a tenant will not be allowed. Residents are prohibited from feeding or harboring stray animals.

D. ADDITIONAL FEES AND DEPOSITS FOR PETS

Tenants with animals must pay a refundable pet deposit of \$100.00 for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. KWAH reserves the right to change or increase the required deposit by amendment to these rules..

The KWAH will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The KWAH will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The KWAH will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

E. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

F. PET WASTE REMOVAL CHARGE

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the KWAH as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

The cost of repairs and replacements to the dwelling unit;

Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

The expense of flea de-infestation shall be the responsibility of the resident.

G. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash no longer than five (5) feet long, or carried and under the control of the resident or other responsible individual at all times **Pets are not permitted in common areas including lobbies, community rooms and laundry areas.**

An area of the development grounds has been designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. Residents shall be solely responsible for insuring that any debris or damage caused by the pet is properly disposed of in designated containers. If at any time the pet is found outside the Resident's home and not in compliance with this policy, the Resident will be served a Lease Violation and be required to request a meeting for continued occupancy.

Residents/Pet Owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

H. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

I. CLEANLINESS REQUIREMENTS

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

J. PET CARE

No pet shall be left unattended in any apartment for a period in excess of 12 hours.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

K. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

L. INSPECTIONS

The KWHHA may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

J. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has 7 days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

K. NOTICE FOR PET REMOVAL

If the resident/pet owner and the KWHHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the KWHHA, the KWHHA may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the KWHHA's determination of the Pet Policy that has been violated;

The requirement that the resident /pet owner must remove the pet within 7 days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

L. TERMINATION OF TENANCY

The KWHHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

M. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 12 hours.

If the responsible party is unwilling or unable to care for the pet, or if the KWHHA after reasonable efforts cannot contact the responsible party, the KWHHA may contact the appropriate State or local agency and request the removal of the pet.

N. EMERGENCIES

The KWHHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

Please make note: The Key West Housing Authority has implemented the Safe Harbor Rules for management fees for the period FYE 2008-2011.

18. Other Information

[24 CFR Part 903.7 9 (r)]

To be completed after consultation with the residents

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

A meeting was held with the Resident Advisory Board to discuss the Annual Plan and to gather resident input. There were no comments or recommendations provided by the Resident Advisory Board of the Key West Housing Authority.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe) The Mayor of the City of Key West, Florida in accordance with Chapter 421.05 appoints a resident commissioner to the Housing Authority of the City of Key West's Board of Commissioners. The specific language states, " Each housing authority created pursuant to this chapter shall have at least one commissioner who shall be a resident who is current in rent in a housing project or a person of low or

very low income who resides within the housing jurisdiction and is receiving rent subsidy through a program administered by the authority, which commissioner shall be appointed at the time a vacancy exists.” The Mayor shall appoint a resident commissioner from a voluntary pool of candidates.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) Again, The Mayor of the City of Key West, Florida in accordance with Chapter 421.05 appoints a resident commissioner to the Housing Authority of the City of Key West’s Board of Commissioners.

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: (State of Florida)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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 mailed to HUD)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

(1) Amendment and Deviation Definitions:

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” of Annual Plans from the 5-Year Plan and “significant amendment or modification” of the Annual Plan will consider the following to be significant amendments or modifications:

The Housing Authority of the City of Key West, after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any item does not significantly change the Housing Authority of the City of Key West’s Mission Statement and Goals and Objectives, then it shall not be considered a substantial deviation from the Plan. If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not inconsistent with the Key West Housing Authority’s Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan.

- A substantial 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)

20. VAWA STATEMENT

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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST HOUSING AUTHORITY.

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

TERMINATION OF TENANCY OR ASSISTANCE

An incident or incidents or 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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST 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 KEY

WEST 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 KEY WEST 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 KEY WEST 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 KEY WEST HOUSING AUTHORITY shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

The KEY WEST 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 KEY WEST 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 KEY WEST Housing Authority works in partnership with the KEY WEST Police Department, 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 KEY WEST 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 KEY WEST Housing Authority distributes pamphlets regarding the services describes 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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT A-Admissions Policy for De-concentration

DECONCENTRATION OF POVERTY AND INCOME-MIXING

The Key West Housing Authority's admission policy is designed to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the de-concentration policy relieves the KWHA of the obligation to meet the income targeting requirement.

Gross annual income is used for income limits at admission and for income-mixing purposes.

De-concentration Policy

If, at annual review, there are found to be development(s) with average income above or below the Established Income Range (EIR), and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the KWHA shall list these covered developments in the PHA Annual Plan.

The KWHHA shall adhere to the following policies for de-concentration of poverty and income mixing in applicable developments:

Skipping of a family on the waiting list (**or transfer list**) to reach another family **in an effort to further the goals of the Key West Housing Authority's de-concentration policy:**

Skipping of families for de-concentration purposes will be applied uniformly to all families.

The KWHHA will use the gathered tenant income information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the KWHHA in its de-concentration goals.

Goals and Methodology

Admission policies related to the de-concentration efforts of the KWHHA do not impose specific quotas. Therefore, the KWHHA will not set specific quotas, but will strive to achieve and maintain de-concentration and income mixing in its public housing community.

De-concentration Goals for All KWHHA Communities

The KWHHA will not consider its housing population to be out of compliance with HUD's de-concentration mandate unless and until there is at least a 25% disparity between high income and low-income families for all communities, as determined annually. For example, if the average income is \$14,000 for all KWHHA public housing communities, in order to be in compliance, no more than 62% may be over 115% of \$14,000 and no less than 37% may be under 115% of \$14,000.

ATTACHMENT B-Resident Advisory Board Members

The Housing Authority of the City of Key West, Florida's Resident Advisory Board is comprised of a voluntary resident from each of the public housing developments under ACC and a Section 8 Voucher holder that are in good standing in the programs. Notification of resident meetings is distributed. The Housing Authority asks for volunteers from the attendees for Advisory Board Members. If there are more interested persons than vacancies, a nomination and election process would then be conducted by the Housing Authority. The following is a list of the current Resident Advisory Board members:

Sue Moore
Porter Place
CO Key West Housing Authority
1400 Kennedy Drive
Key West, Florida 33040
(305)296-5621

Panchita Scott
Fort Village
C/O Key West Housing Authority
1400 Kennedy Drive
Key West, Florida 33040
(305)296-5621

Alana Thurston
Robert Gabriel
C/O Key West Housing Authority
1400 Kennedy Drive
Key West, Florida 33040
(305)296-5621

Paulette Rivas
George Allen
C/O Key West Housing Authority
1400 Kennedy Drive
Key West, Florida 33040
(305)296-5621

Della Bennett
Senior Citizen Plaza
C/O Key West Housing Authority
1400 Kennedy Drive
Key West, Florida 33040
(305)296-5621

Ms. Nancy Lopez
Section 8
C/O Key West Housing Authority
1400 Kennedy Drive
Key West, Florida 33040
(305)296-5621

ATTACHMENT C-Resident Board Member

Ms. Jaunita Mingo, Resident Commissioner Term Date 8/21/09
Key West Housing Authority Board of Commissioners
1400 Kennedy Drive
Key West, Florida 33040

**ATTACHMENT D-Community Service Description of
Implementation and Policy**

COMMUNITY SERVICE PROGRAM IMPLEMENTATION :

During FY 2004, the KWHHA followed all directives concerning the Community Service Requirement, pursuant to Section 12 (c) of the US Housing Act of 1937 and further notices, as follows:

- **RESIDENT NOTIFICATION:** Eligible Residents were notified by mail that HUD reenacted Community Service Requirements requiring all non-exempt adult public housing residents to participate in 8 hours of community service and/or economic self-sufficiency activities per month. Exempt residents include those over age 62, disabled individuals, working individuals, and those in compliance with the requirements of a state TANF (welfare) program. The re-enacted compulsory Community Service Requirements were discussed at Resident Meetings.
- **COMMUNITY SERVICE DEFINED:** Those Community Service activities previously selected and approved by the KWHHA were posted in coordination with several participating non-profit organizations. Residents were informed of the approved services for the newly reenacted compulsory participation.
- **LEASE AMENDED:** The lease has a clause to provide for termination in the event an eligible resident fails to complete required Service.
- **INTERNAL RECORD KEEPING DEVELOPED:** The KWHHA maintains an internal record-keeping for community service records for non-exempt resident participation.
- **STAFF TRAINING:** The KWHHA has previously trained staff at each development to answer questions on the program and program updates and to monitor non-exempt resident participation.
- **ACOP AMENDED TO CHANGE VOLUNTARY TO MANDATORY:** The Board has amended the PH Admissions and Continued Occupancy Policy to reflect the change in status from voluntary to mandatory of the Community Service Program.

COMMUNITY SERVICE POLICY

[24 CFR 960 Subpart F and 24 CFR 903.7(1)]

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 mandates PHAs to require that adults living in public housing comply with community service requirements. **(IMPORTANT NOTICE: In 2002, the community service requirement was suspended for Federal fiscal year 2002, for all developments except HOPE VI developments (Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriation Act, 2002, at Section 432. The requirement has been reinstated for Federal fiscal year 2003, and is once again mandatory, effective October 31, 2003. All references to non-compliance will be enforced by KWHHA.**

A. REQUIREMENT

Each adult resident of the Housing Authority of the City of Key West, Florida (KWHHA) shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month.

Residents are required to submit a completed Verification Form on a monthly basis to the Housing Manager.

B. EXEMPTIONS

The KWHHA shall provide an exemption from the community service requirement for any individual whom:

Is 62 years of age or older;

Is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

Is engaged in a work activity as defined in section 407[d] of the Social Security Act;

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The KWHHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The KWHHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by one of the following:

Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan;

Participating in an educational or vocational training program designed to lead to employment, at least 30 hours per week; or

Other activities as approved by the KWHHA on a case-by-case basis.

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the KWHHA shall, **at least thirty**(30) days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The KWAH will verify compliance annually. If qualifying activities are administered by an organization other than the KWAH, the KWAH will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If the KWAH determines that a resident subject to the community service requirement has not complied with the requirement, the KWAH shall notify the resident of such noncompliance, and that:

The determination of noncompliance is subject to the administrative grievance procedure under the KWAH's Grievance Procedures; and

Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

The KWAH may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the KWAH enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

The KWAH shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. KWAH RESPONSIBILITY

The KWAH will ensure that all community service programs are accessible for persons with disabilities.

The KWAH will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the KWAH's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.

G. KWAH IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

The KWAH will provide to residents a list of community service and volunteer opportunities available through the community.

ATTACHMENT E-Key West Housing Authority Flat Rents

FLAT RENT CHART

The following table is the current Flat Rents for the following properties:

J.Y Porter Place (FL013-001)
Fort Village (FL013-002)
Robert Gabriel (FL013 003)

George Allen (FL013-004)
Senior Citizen Plaza (FL013-

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$559.00	\$594.00	\$807.00	\$920.00	\$1,058.00

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
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	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I: Summary

PBA 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:
2009

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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			
3	1408 Management Improvements	69,134			
4	1410 Administration	83,726			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	-0-			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	65,700			
10	1460 Dwelling Structures	290,386			
11	1465.1 Dwelling Equipment—Nonependable	30,000			
12	1470 Nondwelling Structures	50,000			
13	1475 Nondwelling Equipment	100,000			
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			
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: 2009		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
EL 13-1	Sitework	1450		10,000			
J. Y. Porter							
Place Apts							
	Dwelling Repairs, ie:	1460		70,000			
	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 III: Implementation Schedule

PIHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL. Grant Type and Number: 2009
 Capital Fund Program No: Replacement Housing Factor No: Federal FY of Grant:

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	09/12/11			09/12/13			
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							
PIHA-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: <div style="text-align: center;">2007</div>
<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: 6/30/08 <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		-0-	-0-
3	1408 Management Improvements	50,000		63	63
4	1410 Administration	83,726		83,726	11,848
5	1411 Audit	-0-		-0-	-0-
6	1415 Liquidated Damages	-0-		-0-	-0-
7	1430 Fees and Costs	-0-		-0-	-0-
8	1440 Site Acquisition	-0-		-0-	-0-
9	1450 Site Improvement	45,700		-0-	-0-
10	1460 Dwelling Structures	310,386		7,500	6,142
11	1465.1 Dwelling Equipment—Nonexpendable	30,000		-0-	-0-
12	1470 Nondwelling Structures	100,000		30,647	30,647
13	1475 Nondwelling Equipment	50,000		2,000	1,957
14	1485 Demolition	-0-		-0-	-0-
15	1490 Replacement Reserve	-0-		-0-	-0-
16	1492 Moving to Work Demonstration	-0-		-0-	-0-
17	1495.1 Relocation Costs	-0-		-0-	-0-
18	1499 Development Activities	-0-		-0-	-0-
19	1501 Collateralization or Debt Service	-0-		-0-	-0-
20	1502 Contingency	-0-		-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	837,265		123,936	50,657
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		7,500	6,142	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/Refrigerators	1465		4,000				
	Housing/Maintenance Offices	1470		-0-	40,000	30,647	30,647	

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	Sitework	1450		10,000				
Fort Village								
Apts.								
	Interior Repairs, ie:	1460		160,386				
	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:	1460		50,000				
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior							
	Ranges/ Refrigerators	1465		3,000				
	Non-Dwelling Bldg Repairs (Rental Office)	1470		50,000	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	11,848	
	In House A & E							
	Salaries & Benefits							
	Sundry							
	Travel							
PHA-WIDE	Computer Hardware	1475		50,000		2,000	1,957	
	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 III: Implementation Schedule

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program No: FL14P01350107 Replacement Housing Factor 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 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: FL14P01350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input 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 checked="" 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	160,163	103,800	103,800	103,800
3	1408 Management Improvements	155,700	155,700	155,700	155,700
4	1410 Administration	77,800	42,179	42,179	42,179
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	164,808	-0-	-0-	-0-
10	1460 Dwelling Structures	119,786	406,518	406,518	406,518
11	1465.1 Dwelling Equipment—Nonexpendable	16,604	34,846	34,846	34,846
12	1470 Nondwelling Structures	35,000	1,467	1,467	1,467
13	1475 Nondwelling Equipment	48,683	57,035	57,035	57,035
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1499 Development Activities	-0-	-0-	-0-	-0-
19	1501 Collateralization or Debt Service	-0-	-0-	-0-	-0-
20	1502 Contingency	-0-	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	778,544	801,545	801,545	801,545
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: FL14P01350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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		-0-	-0-			
J. Y. Porter Place Apts	Sewer Laterals							
	Interior Repairs, ie:	1460		17,000	17,000	17,000	17,000	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Ranges/Refrigerators	1465		3,332	3,332	3,332	3,332	

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: FL14P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		30,018	-0-			
Fort Village Apts.	Sewer Laterals							
	Interior Repairs, ie:	1460		11,500	108,232	108,232	108,232	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		10,710	10,710	10,710	10,710	
	Ranges/Refrigerators	1465		3,304	9,546	9,546	9,546	

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 FL14P01350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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		27,000	-0-			
Robert Gabriel Apts.	Sewer Laterals							
	Interior Repairs, ie:	1460		20,420	20,420	20,420	20,420	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Ranges/Refrigerators	1465		3,304	3,304	3,304	3,304	

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: FL14P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		72,000	-0-			
George Allen Apts.	Sewer Laterals							
	Interior Repairs, ie:	1460		15,013	205,013	205,013	205,013	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Ranges/Refrigerators	1465		3,332	15,332	15,332	15,332	

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: FL14P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		35,790	-0-			
Senior Citizen Plaza	Sewer Laterals							
	Interior Repairs, ie:	1460		15,143	15,143	15,143	15,143	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		15,000	15,000	15,000	15,000	
	Rangers/Refrigerators	1465		3,332	3,332	3,332	3,332	

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: FL14P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		77,800	45,000	45,000	45,000	
	In-House A & E							
	Salaries & Benefits							
	Sundry							
	Travel							
PHA-WIDE	Computer Hardware	1475		46,683	57,035	57,035	57,035	
	Vehicle/Equipment							
	Admin. Bldg.-Repairs	1470		35,000	1,467	1,467	1,467	

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: FL14P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	Operations	1406		160,163	103,800	103,800	103,800	
	Management Improvements	1408		155,700	155,700	155,700	155,700	
	Management Services Director							
	Security							
	Computer Software							
	Occupancy Specialist							
	Management Information							
	Preventive Maintenance Program							
	Staff Training							

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: FL14P01350106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
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	09/16/2007	09/16/2007	09/30/07	09/16/2009	12/31/2007	09/30/07		
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: FL14P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision #3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 06/30/08					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	160,163	160,163	160,163	160,163
3	1408 Management Improvements	189,449	160,104	160,104	160,104
4	1410 Administration	80,411	73,290	73,290	73,290
5	1411 Audit	-0-		0	0
6	1415 Liquidated Damages	-0-		0	0
7	1430 Fees and Costs	-0-		0	0
8	1440 Site Acquisition	-0-		0	0
9	1450 Site Improvement	189,018	189,018	189,018	189,018
10	1460 Dwelling Structures	109,786	189,503	189,503	189,503
11	1465.1 Dwelling Equipment—Nonexpendable	16,604	17,244	17,244	17,244
12	1470 Nondwelling Structures	30,000	633	633	633
13	1475 Nondwelling Equipment	34,397	19,873	19,873	19,873
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1499 Development Activities	-0-	-0-	-0-	-0-
19	1501 Collateralization or Debt Service	-0-	-0-	-0-	-0-
20	1502 Contingency	-0-	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	809,828	809,828	809,828	809,828
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: FL14P01350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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		-0-	-0-			
J. Y. Porter Place Apts	Sewer Laterals							
	Interior Repairs, ie:	1460		15,500	15,500	15,500	10,500	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Water Heaters	1460		1,500	1,500	1,500	1,500	
	Ranges	1465		1,332	1,332	1,332	1,332	
	Refrigerators	1465		2,000	2,000	2,000	2,000	

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: FL14P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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		30,018	30,018	30,018	30,018	
Fort Village Apts.	Sewer Laterals							
	Interior Repairs, ie:	1460		10,000	89,717	89,717	89,717	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	10,710	10,710	10,710	
	Water Heaters	1460		1,500	1,500	1,500	1,500	
	Ranges	1465		1,888	2,528	2,528	2,528	
	Refrigerators	1465		1,416	1,416	1,416	1,416	

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: FL14P01350104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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		27,000	27,000	27,000	27,000	
Robert Gabriel Apts.	Sewer Laterals							
	Interior Repairs, ie:	1460		20,420	20,420	20,420	20,420	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Ranges	1465		1,888	1,888	1,888	1,888	
	Refrigerators	1465		1,416	1,416	1,416	1,416	

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: FL14P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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		72,000	72,000	72,000	72,000	
George Allen Apts.	Sewer Laterals							
	Interior Repairs, ie:	1460		15,013	15,013	15,013	15,013	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Ranges	1465		1,332	1,332	1,332	1,332	
	Refrigerators	1465		2,000	2,000	2,000	2,000	

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: FL14P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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		60,000	60,000	60,000	60,000	
Senior Citizen Plaza	Sewer Laterals							
	Interior Repairs, ie:	1460		13,643	13,643	13,643	13,643	
	Floor Replacement							
	Cabinets							
	Painting							
	Plumbing							
	Exterior Repairs	1460		5,000	5,000	5,000	5,000	
	Water Heaters	1460		1,500	1,500	1,500	1,500	
	Ranges	1465		1,332	1,332	1,332	1,332	
	Refrigerators	1465		2,000	2,000	2,000	2,000	
	Non-Dwelling Structure	1470		10,000	-0-	-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: FL14P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	In-House A & E	1410		80,411	73,290	73,290	73,290	
Fees & Costs								
	Salaries & Benefits	1410						
	Sundry	1410						
PHA-WIDE	Travel	1410						
	Computer Hardware	1475		34,397	19,873	19,873	19,873	
	Vehicle/Equipment							
	Admin. Bldg.-Repairs	1470		-0-	633	633	633	

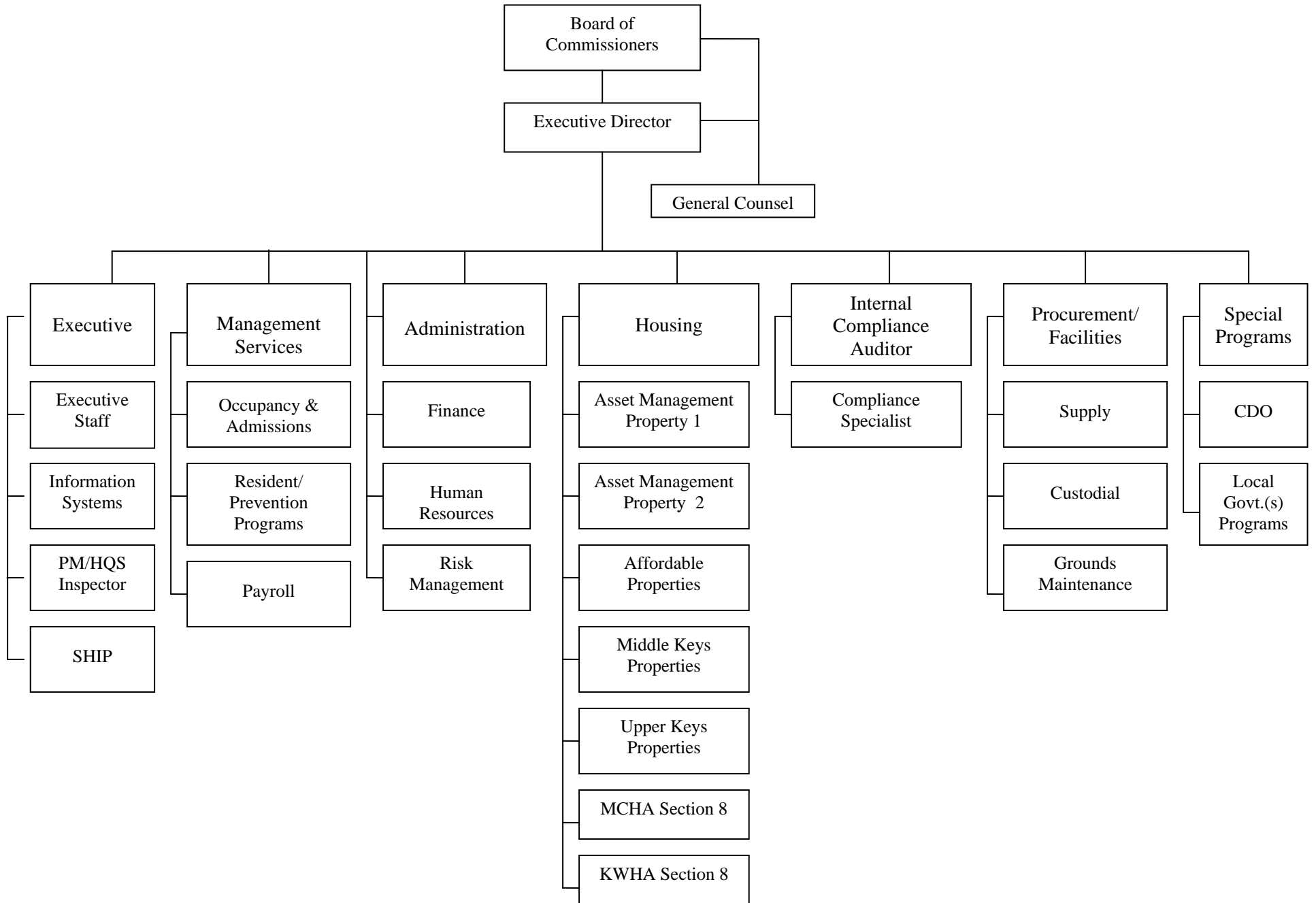
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FL		Grant Type and Number Capital Fund Program Grant No: FL14P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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 Management Improvements	Operations	1406		160,163	160,163	160,163	160,163	
	Resident Activities Coordinator	1408		189,449	160,104	160,104	160,104	
	Security	1408						
	Computer Software	1408						
	Occupancy Specialist	1408						
	Management Information	1408						
	Preventive Maintenance Program	1408						
	Staff Training	1408						

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: FL14P01350105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
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	09/16/2006	12/31/2006		09/16/2008	12/31/2007	09/30/07		
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								

Housing Authority of the City of Key West, Florida Organizational Chart



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: 2010	Work Statement for Year 3 FFY Grant: PHA FY: 2011	Work Statement for Year 4 FFY Grant: PHA FY: 2012	Work Statement for Year 5 FFY Grant: PHA FY: 2013
	Approved 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					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: PHA FY 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Site	FL 13-1	Dwelling Repairs	80,000	FL 13-1	Dwelling Repairs	110,000
Special	Porter Place			Porter Place		
Special		Sitework	10,000		Sitework	10,000
		Ranges & Refrigerators	4,000		Ranges & Refrigerators	5,000
	Total CFP Estimated Cost		94,000			125,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: PHA FY: 2010		Activities for Year: 3 FFY Grant: PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-WIDE Management Improvements	Travel	69,134	PHA-WIDE Management Improvements	Travel	69,134
Security	Security		Security	Security	
Training	Training		Training	Training	
Computer Software	Computer Software		Computer Software	Computer Software	
Total CFP Estimated Cost		69,134			69,134

