



# HOUSING AUTHORITY

## OF THE CITY OF KEY WEST, FLORIDA

1400 Kennedy Drive – Key West, FL 33040 • Phone: 305-296-5621 • TTY/Florida Relay Service (FRS): 800-955-8771

**Regular Meeting**  
**Key West Housing Authority**  
**Boardroom – 1400 Kennedy Drive, Key West, FL 33040**  
**Wednesday, April 9, 3:00 p.m.**

### AGENDA

#### Call Meeting to Order

#### Roll Call

#### Invocation

#### Pledge of Allegiance to the Flag

#### Approval of the Agenda

#### Employee Recognition

**Deana Carbonell – Employee of the First Quarter of 2025**

**Randy Sterling – 15 Years of Service**

#### Public Comment

#### Approval of the Consent Agenda

#### Consent Agenda Items (\*) = Consent Items

1. (\*) Approval of the Minutes of the Regular Meeting of March 12, 2025

#### Administration

2. (\*) Adult & Youth Resident Services Report

#### Housing & Maintenance

3. (\*) Applications Reports
  - KWAH
  - MCHA
4. (\*) AMP-1 Public Housing Reports (KWAH)
  - Lang B. Milian Apartments
  - Fort Village Apartments
  - Robert Gabriel Apartments
  - George Allen Apartments
5. (\*) AMP-2 Public Housing Report (KWAH)
  - Henry V. Haskins Senior Citizen Plaza (SCP) Report
6. (\*) Affordable Housing Reports (KWAH)
  - Garden View Apartments Report



- Harry L. Bethel Roosevelt Gardens Apartments
  - Jack T. Murray Senior Citizen Complex (KPA Elderly)
  - Old Town Housing Scattered Sites
  - Patterson Ave & Third Street Apartments
  - Poinciana Plaza Apartments
  - Roosevelt C. Sands Jr. Affordable Housing Complex (KPB)
  - Washington Street Complex
7. (\*) Frank P. Toppino Poinciana Gardens Senior Living Complex Report
  8. (\*) Public Housing Report (MCHA)
    - Newport Village Apartments
  9. (\*) Affordable Housing Reports (MCHA)
    - Harry L. Bethel Housing Complex
    - Big Coppitt Housing
    - Tropical Isle Apartments
    - Lower Keys Scattered Sites
    - Monroe County Scattered Sites
  10. (\*) Eastwind Apartments (MHA) Report
  11. (\*) Housing Choice Voucher Reports
    - KWAH
    - MCHA
  12. (\*) Resolution #25-2684 – A Resolution Charging Uncollectible Account Receivables to Collection Loss for KWAH Conventional Public Housing (AMP1) for the First Quarter of 2025
  13. (\*) Resolution #25-2685 – A Resolution Charging Uncollectible Account Receivables to Collection Loss for KWAH Conventional Public Housing (AMP2) for the First Quarter of 2025
  14. (\*) Resolution #25-2686- A Resolution Charging Uncollectible Account Receivables to Collection Loss for KWAH Affordable Housing for the First Quarter of 2025

### **Regular Agenda Items**

#### **Executive Office**

15. Resolution #25-2687 – A Resolution of the Housing Authority of the City of Key West, Florida, Adopting the Updated Public Housing Admissions and Continued Occupancy Policy (ACOP)
16. Resolution #25-2688 – A Resolution of the Housing Authority of the City of Key West, Florida, Adopting the Updated Housing Choice Voucher (HCV) Administrative Plan
17. Resolution #25-2689 – A Resolution of the Housing Authority of the City of Key West, Florida, Authorizing the Executive Director to Execute a Commitment Letter from First State Bank of the Florida Keys for the Construction of Fifty-Four (54) New Units at Poinciana Plaza
18. Consideration of Award of Contract for Complete Roof, Fascia Board, and Soffit Replacement to Thirteen (13) Occupied Residential Buildings, One (1) Rental Office, and One (1) Pavilion located at George Allen Apartments
19. Adopting HUD's FY 2025 Maximum Income Limits for Monroe County, FL
20. Consideration of 2025 Property Insurance Casualty Indication for the Housing Authority of the City of Key West, Florida
21. Consideration of 2025 Property Insurance Indication for Garden View Apartments
22. Consideration of 2025 Property Insurance Indication for Poinciana Gardens



23. Resolution #25-2690 – A Resolution of the Housing Authority of the City of Key West, Florida, Authorizing the Chairman to execute an Employment Agreement with the Executive Director, Randall Sterling

**Discussion Items**

24. Poinciana Gardens

**Finance Office**

25. Financial Statement – KWHHA as of February 28, 2025  
26. Retirement Financial Statement – as of February 28, 2025

**Executive Director Comment**

**Commissioner Liaison Comment**

**Commissioner Comment**

**Adjournment**