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
Housing Authority of the City of Key West, Florida
Boardroom – 1400 Kennedy Drive, Key West, FL 33040
Wednesday, May 13, 2026, 3:00 p.m.

AGENDA

Call Meeting to Order

Roll Call

Invocation

Pledge of Allegiance to the Flag

Approval of the Agenda

Employee Recognition

David Woody – Five 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 April 8, 2026

Administration

2. (*) Adult & Youth Resident Services Report

Housing & Maintenance

3. (*) Applications Reports
   - KWHA
   - MCHA
4. (*) AMP-1 Public Housing Reports (KWHA)
   - Lang B. Milian Apartments
   - Fort Village Apartments
   - Robert Gabriel Apartments
   - George Allen Apartments
5. (*) AMP-2 Public Housing Report (KWHA)
   - Henry V. Haskins Senior Citizen Plaza (SCP) Report
6. (*) Affordable Housing Reports (KWHA)
   - Garden View Apartments Report
   - Harry L. Bethel Roosevelt Gardens Apartments
   - Jack T. Murray Senior Citizen Complex (KPA Elderly)

EQUAL HOUSING OPPORTUNITY

- 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
    - KWHA
    - MCHA

Regular Agenda Items

Executive Office

12. Consideration of Award of Contract for Pest Control Services (Various Properties)
13. Approval of 2026 Property Insurance & Casualty Indication for the Housing Authority of the City of Key West, Florida
14. Approval of 2026 Property Insurance & Casualty Indication for Garden View Apartments
15. Approval of 2026 Property Insurance & Casualty Indication for Poinciana Gardens
16. Adoption of the FY 2026 HUD Income Limits for Monroe County, FL
17. Resolution #26-2720 – A Resolution of the Housing Authority of the City of Key West, Florida Approving the Issuance of the Housing Authority of the City of Key West, Florida Multifamily Housing Revenue Note (Poinciana Plaza Apartments), Series 2026, in a Principal Amount of Not to Exceed $3,000,000, as Additional Parity Notes Under Resolution 24-2654; Approving the Form of and Authorizing the Execution and Delivery of a Notice of Future Advance, Series 2026 Note and Loan Agreement, Relating to the Execution of the Series 2026 Note; Approving and Authorizing the Execution and Delivery of Certain Additional Agreements Necessary or Desirable in Connection with the Issuance of and Provision of Security for the Series 2026 Note; Accepting the Loan Commitment Letter of First State Bank of the Florida Keys and Authorizing the Chairman and Executive Director to Execute Said Commitment Letter and Closing Documents; Authorizing the Award of the Notes; and Providing an Effective Date

Finance Office

18. Financial Statement – KWHA as of March 31, 2026
19. Retirement Financial Statement – as of March 31, 2026

Executive Director's Report

Commissioner Liaison Comment

Commissioner Comment

Adjournment

EQUAL HOUSING OPPORTUNITY