



430 Hartsell Ave  
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



## Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

## REGULAR BOARD MEETING

**Monday, September 19, 2016**

Benjamin Stevenson, Executive Director  
Ricardo Gilmore, Esquire

# AGENDA

Board of Commissioners

## Regular Meeting

The Housing Authority of the City of Lakeland, Florida

Monday September 19, 2016 at 6:00 P.M.

LHA Board Room

430 Hartsell Avenue

Lakeland, Florida

**Pledge of Allegiance**

**Moment of Silence**

**Establish a Quorum**

**1. Approval of the Meeting Agenda**

**2. Approval of the Minutes of the Regular Board Meeting held Monday, August 15, 2016**

**3. Public Forum**

**4. Old Business**

- LHA Recovery Plan Update

**5. New Business**

**6. Secretary's Report**

- Housing/Operations
- Administration/Finance
- Resolutions

**Resolution # 16-1433**

The Board of Commissioners is requested to approve the above-referenced resolution to authorize its Executive Director to continue the lawn service contracts with its affiliate, *West Lake Management, LLC*.

**Resolution # 16-1434**

The Board of Commissioners is requested to approve the above-referenced resolution in order to satisfy a United States Department of Housing and Urban Development regulation.

**7. Legal Report**

- Executive Director's Goals

**8. Other Business**

**9. Adjournment**

**MINUTES**  
**The Annual and Regular Board Meeting of**  
**The Housing Authority of the City of Lakeland**  
**Monday, August 15, 2016**

The Board of Commissioners of the Housing Authority of the City of Lakeland met at the Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida.

**LHA Board Members Present:** Michael Pimentel, Chairman  
Eddie Hall, Commissioner  
Lorenzo Robinson, Commissioner  
Dorothy Sanders, Commissioners

**Secretary:** Benjamin Stevenson

**Legal Counsel:** Ricardo Gilmore

The meeting was called to order at 6:07 p.m. by Commissioner Pimentel. The Pledge of Allegiance and a Moment of Silence were observed. A quorum was established.

**ANNUAL BOARD MEETING**

Commissioner Pimentel opened the Annual Board meeting.

**APPROVAL OF THE AGENDA**

Commissioner Pimentel asked the Board to review the agendas of both the Annual and Regular Board meetings and if there were any requests for items to be added to the agendas.

- Motion to approve and accept the agendas.
- . Motion by Robinson, second by Sanders.

**Votes: Commissioners**

Michael Pimentel – Aye                      Lorenzo Robinson – Aye  
Edward Hall – Aye                              Dorothy Sanders – Aye

● **Election of Officers**

Mr. Gilmore oversaw the election process. He opened the floor for nominations for board officer - Chairman. Commissioner Hall nominated the Commissioner Pimentel as chairman. The nomination was seconded by Commissioner Sanders. No other nominations were received so the nomination process was closed. Mr. Gilmore advised that Commissioner Pimentel was re-elected by acclamation. The commissioners voted. Commissioner Robinson voted “Nay.”

Mr. Gilmore relinquished the gavel and allowed Commissioner Pimentel to facilitate the election process for vice-chairman. Commissioner Pimentel opened the floor for nominations for Vice-

Chairman. Commissioner Pimentel nominated Commissioner Richard Richardson. The nomination was seconded by Commissioner Sanders. No other nominations were received.

Mr. Gilmore advised the Board that the nominee does not have to be present to be nominated. Commissioner Robinson inquired to whether or not Commissioner Richardson would accept the position. Mr. Stevenson stated that he spoke with Commissioner Richardson prior to meeting and he stated he would accept the nomination should he be nominated. Commissioner Richardson was re-elected by acclamation as Vice-Chairman.

Mr. Gilmore also stated for the record that the month of August has been established as the month to conduct the LHA Annual Meeting.

Commissioner Pimentel closed the annual meeting at 6:18 p.m.

Commissioner Pimentel opened the regular LHA Board meeting at 6:18 p.m.

### **APPROVAL/ACCEPTANCE OF MINUTES**

- Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, July 18, 2016.

Motion by Robinson, second by Hall.

#### **Votes: Commissioners**

Michael Pimentel – Aye

Lorenzo Robinson – Aye

Edward Hall – Aye

Dorothy Sanders – Aye

### **PUBLIC FORUM**

No requests to speak were received.

### **OLD BUSINESS**

#### **● Recovery Plan Review Committee Update:**

Commissioner Hall gave an update of the Recovery Plan Review Committee meeting that was held on Wednesday, August 10, 2016. He stated it was a good meeting but he would let Mr. Stevenson present the meeting summary to the Board.

Mr. Stevenson advised the Committee members that the potential buyer for the 10th Street Property submitted request for another thirty (30) day extension. They also submitted the \$10,000 non-refundable check for the cost of the extension to Saxon Gilmore. The new expiration date is September 9, 2017 and they have one more allowable extension remaining. They are hoping to close in October 2016 so that they can begin construction.

There will be another relocation meeting for West Lake Apartment in the month of August 2016. There were no new updates in terms of relocation for this property. Staff is still working on the demolition application and relocation process.

Mr. Stevenson mentioned that he will also put a hold on presenting Resolution #16-1431 because of administrative items that are being reviewed by legal counsel and anticipate making a recommendation to the Board at the next month's regular board meeting.

The Williamstown project is still being reviewed by the HUD Review Panel in Washington, D.C. Mr. Stevenson is hopeful the project will be approved in the next few days. Once the project is approved by HUD, LHA will schedule a ground breaking ceremony.

### **NEW BUSINESS**

Mr. Stevenson distributed copies of the recommendations of 2017 Goals for the Executive Director. Mr. Gilmore indicated that these are the goals that being recommended by the Chairman and Executive Director. They are measurable goals that the Executive Director agrees are achievable and he recommended that the Board review the goals and if there are questions for clarity or suggestions to please bring them back for discussion at the next regular board meeting. Mr. Gilmore asks that the discussion of the Executive Director's Goals be put on the agenda for discussion and approval.

#### **• SECRETARY'S REPORT**

Report submitted as written.

#### **• Housing/Operations**

Report submitted as written.

Mr. Stevenson informed the Board that last month they were advised of the Public Housing programs rating as a High Performer with a score of 94. An appeal of the score was submitted by LHA obtain one more point. The appeal was successful and LHA was awarded a new score of 95. The PHAS approval letter is in this month's Board Report.

#### **• Administration**

Report submitted as written.

Ms. Brown gave a thorough overview of the Financial Report.

#### **• Resolutions**

**Resolution #16-1432** – The Board of Commissioners is requested to approve an increase in the dollar value of a contract with Innovative Financial Solutions to a not to exceed amount of \$360,000.00.

#### **• Motion to adopt resolution #16-1432.**

Motion by Robinson and second by Sanders

#### **Votes: Commissioners**

Michael Pimentel – Aye

Edward Hall – Aye

Dorothy Sanders – Aye

Lorenzo Robinson – Aye

**LEGAL REPORT**

No report.

**OTHER BUSINESS**

None.

The meeting adjourned at 7:00 p.m.

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Benjamin Stevenson, Secretary

**OLD BUSINESS**



## **BOARD OF COMMISSIONERS**

Michael A. Pimentel  
**Chairman**

Rev. Richard Richardson  
**Vice-Chairman**

Eddie Hall  
**Commissioner**

Joseph DiCesare  
**Commissioner**

Lorenzo Robinson.  
**Commissioner**

Dorothy Sanders  
**Commissioner**

Gary Smith  
**Commissioner**

Benjamin J. Stevenson  
**Executive Director**

430 Hartsell Ave  
Lakeland, FL 33815

### **MAIN OFFICE**

Phone: (863) 687-2911

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[www.LakelandHousing.org](http://www.LakelandHousing.org)

DATE: September 13, 2016  
TO: LHA Commissioners  
FROM: Benjamin Stevenson, Executive Director  
RE: Recovery Plan Update

Below is a summary update of progress made with the LHA Recovery Plan.

#### 1) Purchase Agreement for Sale of LHA Property

Status: The City Commission on March 21, 2016 approved the change in zoning for the 10<sup>th</sup> Street property. The Commission then approved the request to change the zoning from residential to commercial. The Potential Buyer (Buyer) remains committed to buy the property. Payment to LHA will be made after the Buyer obtains approval of the permits from the City of Lakeland. The Buyer has requested another extension of time line for obtaining the permits. As required by the Sales Contract, they provide a \$10,000 non-refundable deposit. The new deadline is October 9, 2016. LHA expects the permit process to be completed sometime in November/December 2016.

HUD approval has mandated the use of the 100% of the sales proceeds for affordable housing development. So, the funds will be used in combination with other financial funding on a future affordable housing development.

#### 2) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan. Staff continues to make progress with reducing the overall agency debt to the Public Housing program.

#### 3) Implement Replacement of Yardi System

Status: LHA has terminated its relationship with Emphasys Computer Solutions, Inc. Staff started implementation of the TD Bank Banking Services system into Yardi. LHA has completed the process of transferring funds from the thirty-seven (37) old accounts for the housing programs and properties to the TD Bank accounts. The last transfer of funds was for the Section 8 program from Wells Fargo. This transfer was successfully completed this month.





#### 4) Developer Partners Update

Status: Housing Trust Group (HTG), the Developer Partner for the West Lake Apartments property, application for low income housing tax credits through the SAIL program was successful. The application made it through the appeal process. The SAIL award of 4% bonds will be combined with Project-based Section 8 Vouchers to make the project a viable alternative for LHA and the Developer. LHA staff and HTG are negotiating some additional business terms for the project. Previously, HTG increased the amount of developer fee to be received by LHA and a ground lease payment.

LHA staff continues to meet with HTG to discuss plans for relocation, demolition, overall master plan, and communication with residents and the general public. We also discussed funding options, timing of finances and construction schedules.

We hosted another Relocation Meeting with the residents of West Lake Apartments this month. The West Lake Developer Partner was in attendance. Previously, LHA staff advised the residents that the map outlining Phase I of the relocation effort was going to change. The Developer Partner has requested some revisions in the site plan and location of the senior building. Staff has agreed to the changes in boundaries for the relocation and demolition phases. The changes are necessary because the Developer Partner modified the design of the building which required a change in the proposed boundaries. The revised map identifies the buildings that will be a part of the first demolition phase. The residents have been advised that they would not be moving before the Christmas or New Year's holidays.

LHA has begun preparing the paperwork necessary to obtain HUD approval for disposition and demolition of the property. HUD approval must be obtained prior to starting any relocation or demolition activities. LHA will also request relocation vouchers for the residents. The relocation and demolition will be completed in phases over a two-three year period.

#### 5) Use of HOPE VI Funds

Status: LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. Staff has submitted a Rental Term Sheet and Development Proposal to HUD for review and approval, Staff also submitted the Designated Housing Plan and Site Neighborhood Review to HUD along with a separate request to designate the development as a near elderly or elderly community. The goal is to complete the obligation of the HOPE VI funds with the financial closing of the Williamstown project. The HUD-Miami Field Office was submitted the documents to the Review Panel at HUD-Washington, D.C. Office for review and approval. LHA received preliminary approval of the Williamstown project from the Review Panel last month. The next step is for LHA to submit Evidentiary Documents to HUD for review. Saxon Gilmore



is drafting the documents. The goal is to complete the financial closing at some point within the next 30-45 days. All of the closing documents must be approved by HUD. LHA may begin construction activity after receipt of HUD approval.

6) Other Items

Status: Disposition of the Arbor Manor property.

LHA continues to entertain offers for the purchase and/or development of the Arbor Manor property. Staff received written approval from the HUD SAC for the disposition of the Arbor Manor property. A copy of the approval letter was included with the November 2015 Board packet. LHA staff continues to discuss options with a local group.

BJS

# **SECRETARY'S REPORT**

## **Secretary's Report September 2016**

### **High Performer Status**

LHA has received written notification from HUD-Washington, D.C. of its designation as High Performer for the Public Housing and Section 8 programs. Specifically, LHA received scores of 94 for Public Housing and 99 for Section 8. The maximum was 100 for each category. Copies of the HUD correspondence were included in the July Board packet under "Other Business."

LHA submit an appeal of its score for Public Housing. The appeal was successful and the score was changed to a 95. A copy of the letter approving the appeal is included with the August Board packet.

### **HOPE VI Funds Expenditure**

LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. A Rental Term Sheet and Development Proposal associated with the Williamstown project have been submitted to HUD for review and approval. Staff also previously submitted a Designated Housing Plan and Site Neighborhood Review documents to HUD.

LHA received preliminary approval of the Williamstown project from the HUD-Washington, D.C. office last month. The next step is for LHA to submit Evidentiary Documents to HUD for review. Saxon Gilmore is drafting the documents. The goal is to complete the financial closing at some point within the next 30-45 days. All of the closing documents must be approved by HUD. LHA may begin construction activity after receipt of HUD approval.

### **Annual Budget/Agency Update**

The LHA Recovery Plan is still being implemented. An update memorandum on Recovery Plan activities is a standard part of the Board agenda. LHA recently received HUD approval of the Capital Fund Amendment. A copy of the approval letter is included with the June 2016 Board packet.

The Recovery Plan and 2015 Budget were approved by the LHA Board of Commissioners at the October 2014 board meeting. The Plan was revised as instructed by the Board and submitted to the HUD-Miami Field Office. Staff is still waiting on comments from HUD.

### **Agency Plan**

LHA staff has drafted the 2017 Agency Plan. Copies were distributed to the Board at the June 2016 Board meeting. The document has also been made available for review and comment by

## **Secretary's Report**

### **September 2016**

the Resident Advisory Board and general public for 45 days. LHA staff held meetings with the RAB and the general public to discuss their comments regarding the Plan on July 13 and August 3, 2016. A Public Hearing with the general public was held on August 11, 2016. No comments on the Plan were received.

### **West Lake**

I continue to have meetings with the Developer Partner for the West Lake project. We discussed plans for relocation, demolition, overall master plan, communication with residents, timing of finances and construction schedules as well as developer fees. The Developer Partner is also proposing a change in the partnership structure with LHA. That is, we are negotiating for LHA to manage the new community. I will update the Board as more information becomes available.

Another Relocation Meeting was held with the residents of West Lake Apartments on September 15, 2016. The West Lake Developer Partner was in attendance. Previously, LHA staff advised the residents that the map outlining Phase I of the relocation effort was going to change. The Developer Partner has requested some revisions in the site plan and location of the senior building. Staff has agreed to the changes in boundaries for the relocation and demolition phases. The changes are necessary because the Developer Partner modified the design of the building which required a change in the proposed boundaries. The revised map identifies the buildings that will be a part of the first demolition phase. The residents have been advised that they would not be moving before the Christmas or New Year's holidays.

### **Other Activities**

I attended the FAHRO Statewide Conference in Orlando last month. I also attended the Annual meeting of the FHARMI Board of Directors while at the conference. I was elected to serve as Vice-President of the Board.

I attended a 9/11 Ceremony at Summerlin Academy. The ceremony was held to honor the many First Respondents that lost their lives on that day. I was also invited to serve on the Advisory Committee for Summerlin. My primary role will be to help develop ways to increase minority participation at the academy.

Respectfully submitted,

*Benjamin Stevenson*

Secretary

**HOUSING & OPERATIONS  
REPORTS**

# **AFFORDABLE HOUSING REPORT**

**◀ Housing Report**

**◀ FSS & Resident Activities**

# Affordable Housing Department

## Board Report

### September 2016

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
  - Housing communities' reports
    1. West Lake
    2. West Lake Addition
    3. Cecil Gober
    4. John Wright Homes
    5. Carrington Place (Formerly known as Dakota Apartments)
    6. Renaissance/Washington Ridge
    7. Villas at Lake Bonnet
    8. Colton Meadow
    9. The Manor at West Bartow
  - Housing Choice Voucher Program
    1. Intake & Occupancy Report
    2. Housing Choice Voucher report
  - Family Self-Sufficiency Program and Resident Activities

Updates for the month of August:

#### **HUD Announces Changes to the AFFH Assessment Tools for Small PHAs and Local Governments**

On August 23, HUD published a 30-day notice seeking public feedback on the Local Government Assessment Tool, the instrument that communities receiving HUD Community Planning and Development (CPD) formula grant dollars must use to conduct and submit their Assessment of Fair Housing (AFH) analysis. NAHRO has long requested that HUD streamline the AFH assessment tools for small program participants. The 30-day Notice announces two substantial changes that would, ideally, help simplify the AFH process for Qualified Public Housing Authorities (QPHAs), defined as PHAs not designed as “troubled” with a combined unit total of 550 or less, and for local governments that received a CDBG grant of \$500,000 or less in the most recent fiscal year prior to the AFH due date.

#### **HUD Publishes FY 2017 Fair Market Rents**

On August 25, HUD published the FY 2017 Fair Market Rents. After the recent passage of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), HUD is no longer required to publish FMRs in the *Federal Register*, but may now publish them on its website, while announcing the postings in the *Federal Register*. HOTMA also requires HUD to publish proposed “material changes” to the methodology for comment. The notice asks for public comment on “defining the scope of material changes that will trigger notice and comment in future calculations of FMRs.” The effective date of the FY17 FMRs will be October 1, 2016. Comments are due by September 26, 2016.

#### **HUD News**

HUD Announces HUD-VASH Funding: Last week, HUD and the U.S. Department of Veterans Affairs (VA) announced a second round of HUD-VASH funding. HUD-VASH combines vouchers from HUD with case management and clinical services provided by VA. Since 2008, more than 79,000 vouchers have been awarded. This round of funding provides 108 vouchers and \$871,056 worth of funding.



## **CDBG Updates**

Funds: Effective on August 22, 2016, this notice provides clarifying guidance, waivers, and alternative requirements for CDBG Disaster Recovery (CDBG-DR) grantees in receipt of funds under the Disaster Relief Appropriations Act of 2013. Recipients of 2013 CDBG-DR funds should review this notice.

NSP Program Income Transfer Instructions: This document provides instructions on transferring program income from the Neighborhood Stabilization Program (NSP) as authorized by the Notice of the Neighborhood Stabilization Program: Changes to Closeout Requirements related to Program Income (Program Income Notice) published June 14, 2016.

## **HOME Updates**

Projects: On August 25, HUD published a notice (CPD-16-15) providing guidance to HOME participating jurisdictions (PJs) on the methods for allocation costs in accordance with HOME regulations. PJs are required to charge the actual costs of the HOME units, which will require allocating costs, and identify the number and characteristics of units to be designated as HOME units for multi-unit rental or homebuyer HOME projects in which not all of the units are HOME-assisted.

## **Homeless Assistance Updates**

Coordinated Entry and Youth FAQs: Last week, HUD and the U.S. Department of Health and Human Services (HHS) jointly published a round of FAQs on the development and implementation of coordinated entry processes specific to working with runaway and homeless youth populations. The FAQs provide direct responses to questions from the field – both from Continuums of Care (CoCs) and youth-serving providers.

SNAPS In Focus – Addressing the Needs of Human Trafficking Victims: The August 29, 2016 edition of HUD's *SNAPS In Focus* message discusses the intersection of human trafficking and homelessness. In recent years, HUD has worked closely with federal partners to ensure programs are accessible to human trafficking victims. HUD's policy-focused message reiterates HUD's commitment to serving this subpopulation and provides additional resources for communities seeking to support human trafficking survivors.

HUD's SNAPS Office has also recently published two new *CoC Competition In Focus* messages that provide information and resources to help CoCs and stakeholders understand the FY 2016 policy priority of ending family homelessness and using a Housing First approach.

## **Other Community Development Updates**

HUD, HHS, and DOJ Issues Joint Letter on Providing Services to Immigrants: On August 12, Attorney General Loretta E. Lynch, Secretary Sylvia Mathews Burwell of HHS and Secretary Julián Castro of HUD released a letter to recipients of federal funding to “remind recipients of federal financial assistance that they should not withhold certain services based on immigration status when the services are necessary to protect life or safety. This is not a new policy, but one we think is important to restate.”

## **Research and Reports**

GAO Publishes Report on HUD Management: On August 19, the Government Accountability Office (GAO) made publicly available a report that found that HUD has “not consistently incorporated requirements and key practices identified by GAO to help ensure effective management into its operations.” GAO makes eight new recommendations designed to improve HUD's strategic and human capital planning, governance, and program oversight and evaluation.

Anatomy of a Preservation Deal - Innovations in Preserving Affordable Housing from around the United States: Published by the Urban Institute, this brief highlights cases from around the country where developers have navigated complex policy and financing environments to preserve affordable housing. These case studies represent a range of contexts, but offer wider lessons for people working to preserve affordable housing and to show how affordable housing preservation happens.

New Markets Tax Credit Public Data Release: The Community Development Financial Institutions Fund (CDFI Fund) has released a summary data report on the NMTC investments from 2003 to 2014. During this period, \$43.5 billion in NMTC allocation authority was distributed by the CDFI Fund, resulting in over 10,000 investments in over 4,500 businesses located in low-income communities, including job training centers, factories, grocery stores, health care centers and many other types of developments that improve distressed neighborhoods and support the local economy.

## **Grants & Opportunities**

- FY16 Continuum of Care Program Competition TECHNICAL CORRECTION: Deadline Sept. 14, 2016.
- ROSS for Education (HUD): Deadline Sept. 28, 2016.

- Self-Help Homeownership Opportunity Program Synopsis 1 (HUD): Deadline Oct. 12, 2016.
- Youth Homelessness Demonstration Program (HUD): Deadline Nov. 30, 2016.

**Public Housing PIC Reporting Percentage**

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Public Housing Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Public Housing program:

Effective Date	Public Housing	Date Collected
08/30/2016	98.06%	09/08/2016

**Housing Choice Voucher Program Report**

- Tenant-Based Waitlist

As of August 31, 2016, the Housing Choice Voucher tenant based waiting list contained seventy nine (79) applicants.

- Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

- Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

- Port Outs

LHA currently has eighteen (18) port-outs in the month of August. Port outs are clients that use their voucher in another jurisdiction.

- Port Ins

LHA currently has twenty four (24) port ins for the month of August. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

- Lease-up & Movers

As of August 31, 2016, Lakeland Housing Authority issued ten (10) vouchers to movers. We received eighteen (18) Requests for Tenancy Approvals during the month of August. We processed nine (9) unit transfers, four (4) initial move-in, and two (2) port-in.

- Active Clients

As of August 31, 2016, LHA is servicing 1,217 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers	943
• Project Based Vouchers	104
• Mainstream	38
• VASH	65
• Tenant Protection	61
• Port Out	18
Total	1229

- EOP – End of Participation

LHA processed seven (7) EOP's with a date effective the month of August 2016. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	1
• Termination – Unreported income and/or family composition	3
• Left w/out notice	1
• No longer need S/8 Assistance	1
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	1
Total	7

- PIC Reporting Percentage

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Housing Choice Voucher Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Housing Choice Voucher program:

Effective Date	HCV	Date Collected
08/31/2016	98.67%	09/06/2016

- General information and activities for the month of August 2016
- The Housing Choice Voucher Department processed one hundred three (103) annual certifications and seventy three (73) interim certifications.
- The Inspections Unit conducted a total of sixty seven (67) inspections.
- A total of eleven (11) informal hearings were processed during this month.

<b>RECEPTION MONTHLY REPORT 2016</b>			
	<b>VISITOR'S COUNT</b>	<b>RFTA</b>	<b>INTERIM CHANGE</b>
<b>January</b>	760	12	24
<b>February</b>	779	16	52
<b>March</b>	954	18	48
<b>April</b>	803	16	48
<b>May</b>	788	11	46
<b>June</b>	787	17	33
<b>July</b>	835	28	63
<b>August</b>	885	18	73



Reports from the Communities

1. West Lake
2. West Lake Addition
3. Cecil Gober
4. John Wright Homes
5. Carrington Place (Formerly known as Dakota Apartments)
6. Renaissance/Washington Ridge
7. Villas at Lake Bonnet
8. Colton Meadow
9. The Manor at West Bartow

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
<b>Occupancy 99% averaged</b>	100%	99%	100%	100%	98%	100%	99%	100%	99%
Down units due to modernization/ Insurance									
Vacant units	0	1	0	0	2	0	1	0	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Number of Annual Certifications done	12	17	9	8	4	30	10	4	6
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Catherine Diaz	Jennifer Robinson	Jeannette Figueroa

Monthly residents meeting.
Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.
Monthly residents meetings, Taijhi Classes, Movies, Art classes for kids, Bingo, Blood Pressure clinic and Tutoring: Weekly; each Wednesday from 4pm to 6pm.
Monthly resident meeting.
Monthly resident meeting.
Monthly residents meeting.
Monthly residents meeting.
Monthly residents meeting. FSS Workshop!
Monthly residents meeting. Job Workshop!
Comments:

**Resident Services  
August 2016 Board Report**

- **West Lake Apartments**

Our Computer Lab is open daily, Monday thru Friday from 10:00am – 1:00pm. It is also open upon request of the residents. A We Care Rep has a direct line that can be reached after hours and on Saturdays if there is a need to access the Lab.

**ACCESS WIRELESS**

Access Wireless came out to our community this month to offer free smart phones to our residents. Unlimited texting and 250 minutes a month.



- **Job Search/Florida ACCESS Center**

The Job Search/Florida ACCESS Center continues to provide the opportunity for residents, especially West Lake residents, who are unemployed or underemployed to utilize the computers to search for employment. These same computers are also available for residents to complete the Children and Families Services Florida ACCESS new and/or recertification applications (for eligibility review) to receive food stamps and/or cash assistance

- **Brains & Basket Ball**

Summer is rapidly approaching and our goal is to recruit for a summer basketball league. We are currently still recruiting youth between the ages of 14-18 from within our community to join the team. Games will be held at West Lake Community Center Basketball Court.

- **Renaissance at Washington Ridge**

**Tutor Time at Emma Turner Center for Washington Ren & Lake Ridge**

I am happy to report that one of our residents have been faithfully utilizing our tutoring services and has passed all tests to enable her to get into college!!

- **Senior Summer Dance to the Rhythm Night**



Our first Sr. Summer Dance to the Rhythm Night was a huge success we had a full house. Entertainment was provided by Tabuu, the food was catered by Olive Garden. The seniors danced the night away. The room was filled with laughter.

**\*We are still looking for a contractor to teach Volley Ball @ Colton Meadows, Football @ Carrington Place and Basketball @ West Lake.**

**Upcoming Events**

**Sewing & Crochet Club Start Sept. 15<sup>th</sup> 4pm -5:30pm**

**We are accepting donations of sewing machines, fabric, crochet needles and yarn.**

Respectfully,

*Carlos R. Pizarro An*

Carlos R. Pizarro An, Vice-President of Affordable Housing

# **ADMINISTRATION REPORT**



# **ADMINISTRATION REPORT**

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: September 19, 2016

RE: August 2016 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending August 25, 2016 for the following entities:

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Dakota Park Limited Partnership, LLLP
5. Renaissance at Washington Ridge, Ltd., LLLP
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, Ltd., LLLP
9. Hampton Hills (AMP 4)
10. YouthBuild

These statements are unaudited and compiled from LHA Finance.

*Valerie Brown*

Valerie Brown, PMP  
VP of Administration  
Lakeland Housing Authority



## Monthly Statement of Operations Narrative Summary Report

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**RE: For the current month and eight months (Year to Date) ended August 25, 2016**

### **Summary report by Program and/or Property (Partnership)**

1. Central Office Cost Center (COCC):
  - A. COCC has a negative Net Operating Income (NOI) of -\$27,651 for the period and -\$22,016 for year-to-date. The variance resulted from a 2015 audit adjustment. A total of \$42,789.79 in software expenses were not expensed until this reporting period. Note that additional audit adjustments are in progress that will result in \$83k being repaid to COCC. The adjustment will result in COCC having a positive NOI for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
  - A. HCV Administration has a NOI of \$20,916 for the period and \$233,271 for year-to-date.
  - B. Increase in grant revenues is due to adjustments HUD made from last year. The funds are being deposited into the account during calendar year 2016.
  - C. Administrative salaries remain below budget for the year. HCV is in the process of hiring new staff; which will bring the expenses within budget.
3. Public Housing (AMP 1: WestLake Apartments, John Wright Homes and Cecil Gober Villas):
  - A. NOI for the period is -\$7,454 and -\$86,463 for year-to-date.
  - B. Administrative expenses are over budget for the year due to HUD allowing public housing authorities to collect missed management fees from calendar years 2014 and 2015.
  - C. Maintenance expenses continue to be over budget for the year due to the ongoing financial advisory contract with Innovative Housing Financial Solutions (IFH).
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
  - A. Carrington Place's Net operating income loss is \$2,805; however, the reduction in cash was only \$900. The NOI was due to adjustments.
5. Renaissance at Washington Ridge LTD., LLLP:
  - A. Although NOI is negative for the period (-\$400), the property was able to have a positive net income due to the reimbursement from replacement reserves.
6. Colton Meadow LLLP:
  - A. The NOI for Colton Meadow is \$50,186 before depreciation.
7. Bonnet Shores LLLP:
  - A. Villas at Lake Bonnet NOI is \$29,272 before depreciation.
8. The Manor at West Bartow:
  - A. The property has a NOI of \$65,170 before depreciation.





9. Hampton Hills

- A. This property has a NOI of -\$107,130. The issue is that Hampton Hills is not receiving subsidy from HUD at this time due to overpayment of subsidy during calendar year 2015.
- B. The loss in asset is due to the sale of three (3) homes during calendar year 2016.

10. YouthBuild

- A. YouthBuild has a NOI of \$37,662. Positive NOI is a result of YouthBuild receiving the Traveler's, Publix, and GiveWell Grants. Funds from each charity are received at grant award. Quarterly reporting is done to ensure that the uses of funds are in compliance with each grant agreement.

Conclusion: Although the overall financial health of the authority continues to be good, staff will have to carefully monitor expenses at Hampton Hills. The property is not scheduled to receive subsidy from HUD during calendar year 2016. However, the remaining eight (8) houses are under a lease-to-purchase program. The next house is scheduled to be sold this month.



**Lakeland Housing Authority  
Central Office Cost Center  
Statement of Operations  
For the Current Month and Eight Months Ended August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750.00	-	750.00	#DIV/0!	1	3,651	-	3,651	#DIV/0!	-
Public Housing & Sec 8 Management Income	45,976	49,019	(3,043)	-6.21%		404,900	392,152	12,748	3.25%	588,229
Other Income	7,161	-	7,161	#DIV/0!	2	44,847	-	44,847	#DIV/0!	-
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0.00%		15,265	8,000	7,265	90.81%	12,000
Capital Fund Operations (1406)	5,000	5,000	-	0.00%		40,000	40,000	-	0.00%	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%		24,000	24,000	-	0.00%	36,000
<b>Total Revenue</b>	<b>62,886</b>	<b>58,019</b>	<b>4,867</b>	<b>8.39%</b>		<b>532,663</b>	<b>464,152</b>	<b>68,511</b>	<b>14.76%</b>	<b>696,229</b>
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	87,962	54,844	33,118	60.39%	3	502,628	438,751	63,876	14.56%	658,127
Utility Expense	707	521	186	35.74%	4	5,311	4,164	1,147	27.55%	6,246
Maintenance Expense	788	1,221	(434)	-35.51%	5	34,294	9,772	24,523	250.95%	14,658
General Expenses	1,080	1,148	(68)	-5.93%		8,785	9,187	(402)	-4.38%	13,781
Total Expense before depreciation	90,537	57,734	32,803	56.82%		551,018	461,874	89,144	19.30%	692,812
<b>Operating Income (Loss) before Depreciation</b>	<b>(27,651)</b>	<b>285</b>	<b>(27,935)</b>	<b>-9810.44%</b>		<b>(18,355)</b>	<b>2,278</b>	<b>(20,633)</b>	<b>-905.75%</b>	<b>3,417</b>
Depreciation	-	523	-	0.00%		3,661	4,184	(523)	-12.50%	6,276
<b>Total Expense</b>	<b>90,537</b>	<b>58,257</b>	<b>32,803</b>	<b>56.31%</b>		<b>554,679</b>	<b>466,058</b>	<b>88,621</b>	<b>19.01%</b>	<b>- 699,088</b>
<b>Net Operating Income (Loss)</b>	<b>(27,651)</b>	<b>(238)</b>	<b>(27,935)</b>	<b>11725.33%</b>	<b>6</b>	<b>(22,016)</b>	<b>(1,906)</b>	<b>(20,110)</b>	<b>1055.11%</b>	<b>- (2,859)</b>

Comments

- 1 Variance is due to receipt of HCV processing fees.
- 2 Variance is a result of HUD allowing PHAs to recovery management fees from 2014 and 2015.
- 3 Variance resulted from 2015 audit adjustment. A total of \$42,789.79 in software expenses were not expensed until this reporting period.
- 4 Costs associated with water, electricity, and garbage disposal have been higher than anticipated.
- 5 Maintenance expenses are over budget due to continuing financial advisor contract with Innovative Financial Housing Solutions.
- 6 Additional audit adjustments are in progress that will result in \$83k being repaid to COCC. This adjustment will result in COCC having a positive NOI for year-to-date.

**Lakeland Housing Authority  
Central Office Cost Center  
Balance Sheet  
August 25, 2016**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	26,504.49
Cash-Payroll	<u>136,871.03</u>
Total Unrestricted Cash	<u>163,375.52</u>
<b>TOTAL CASH</b>	<b><u>163,375.52</u></b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
Cash - Vending	1,316.00
A/R-Other	2,552.98
Due from Public Housing General	13,358.24
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-112,472.01
A/R - Youthbuild DOL 2014	75,830.13
A/R - Capital Fund Grants/HUD	-38,300.00
Due from Development-General	18,103.67
Due From FSS	<u>29,745.37</u>
<b>TOTAL DUE FROM</b>	<b><u>-10,875.13</u></b>
A/R-Youthbuild Non-Grant	<u>8,000.00</u>
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b><u>-322.15</u></b>
<b>OTHER CURRENT ASSETS</b>	
Prepaid Expenses and Other Assets	1,519.19
Prepaid Insurance	<u>3,976.55</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b><u>5,495.74</u></b>
<b>TOTAL CURRENT ASSETS</b>	<b><u>168,549.11</u></b>
<b>NONCURRENT ASSETS</b>	
<b>FIXED ASSETS</b>	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-22,224.00
Intangible Assets	
<b>TOTAL FIXED ASSETS (NET)</b>	<b><u>11,544.44</u></b>
<b>TOTAL NONCURRENT ASSETS</b>	<b><u>11,544.44</u></b>
<b>TOTAL ASSETS</b>	<b><u>180,093.55</u></b>

**LIABILITIES & EQUITY**

<b>LIABILITIES</b>	
A/P Vendors and Contractors	988.92
A/P Other	-10,265.22
Workers Compensation	49,515.47
401 Plan Payable	8,057.43
457 Plan Payable	57.89
Aflac Payable	4,076.73
Health Insurance Payable	4,521.94
Accrued Audit Fees	3,750.00
Due to Federal Master	2,781,011.56
Due to (17) Renaissance Family Non-ACC	59,743.00
Due to West Lake Mgmt.	23,879.55
Due to Polk County Developers, Inc.	253,800.00
Accrued Compensated Absences-Current	<u>7,164.78</u>
<b>TOTAL CURRENT LIABILITIES</b>	<b><u>3,186,302.05</u></b>
<b>NONCURRENT LIABILITIES</b>	
Accrued Compensated Absences-LT	<u>13,306.01</u>
<b>TOTAL NONCURRENT LIABILITIES</b>	<b><u>13,306.01</u></b>
<b>TOTAL LIABILITIES</b>	<b><u>3,199,608.06</u></b>
<b>EQUITY</b>	
<b>RETAINED EARNINGS</b>	
Retained Earnings-Unrestricted Net Assets	<u>-3,019,514.51</u>
<b>TOTAL RETAINED EARNINGS:</b>	<b><u>-3,019,514.51</u></b>
<b>TOTAL EQUITY</b>	<b><u>-3,019,514.51</u></b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>180,093.55</u></b>

**Lakeland Housing Authority  
Central Office Cost Center  
Changes in Cash**

**For the Current Month and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	5,002.63	26,504.49	21,501.86
Cash-Payroll	139,678.39	136,871.03	-2,807.36
Cash Operating 3	8,983.31	0.00	-8,983.31
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	1,316.00	1,316.00	0.00
<b>Total Cash</b>	<b>154,980.33</b>	<b>164,691.52</b>	<b>9,711.19</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	0.00	69,523.39	69,523.39
Cash-Payroll	0.00	136,871.03	136,871.03
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	0.00	1,316.00	1,316.00
<b>Total Cash</b>	<b>0.00</b>	<b>207,710.42</b>	<b>207,710.42</b>

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Statement of Operations - Program Administration**  
**For the Current and Eight Months Ended August 25, 2016**

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance		
Section 8 Admin Grant Revenue	67,452	73,774	(6,323)	-8.57%	1	725,511	590,195	135,316	22.93%	885,293
Other Income	12	-	12	#DIV/0!		6,772	-	6,772	#DIV/0!	-
<b>Total Revenue</b>	<b>67,464</b>	<b>73,774</b>	<b>(6,311)</b>	<b>-8.55%</b>		<b>732,283</b>	<b>590,195</b>	<b>142,088</b>	<b>24.07%</b>	<b>885,293</b>
Administrative Expenses	46,025	71,327	(25,302)	-35.47%	2	477,240	570,615	(93,375)	-16.36%	855,922
Utility Expense	181	493	(312)	-63.30%		4,205	3,943	262	6.64%	5,915
Maintenance Expense	211	1,404	(1,194)	-85.00%	3	14,118	11,233	2,885	25.68%	16,850
General Expenses (Insurance, etc.)	130	130	(0)	0.00%		1,043	1,043	(0)	0.00%	1,564
Total Expense before Depreciation	46,547	73,354	(26,807)	-36.54%		496,606	586,834	(90,228)	-15.38%	880,251
<b>Operating Income (Loss) before Depreciation</b>	<b>20,916</b>	<b>420</b>	<b>20,496</b>	<b>4878.01%</b>		<b>235,677</b>	<b>3,361</b>	<b>232,316</b>	<b>6911.23%</b>	<b>5,042</b>
Depreciation	-	344	(344)			2,406	2,749	(344)		4,124
<b>Total Expense</b>	<b>46,547</b>	<b>73,698</b>	<b>(27,151)</b>	<b>-36.84%</b>		<b>499,012</b>	<b>589,583</b>	<b>(90,572)</b>	<b>-15.36%</b>	<b>884,375</b>
<b>Net Operating Income (Loss)</b>	<b>20,916</b>	<b>77</b>	<b>20,840</b>	<b>27232.86%</b>		<b>233,271</b>	<b>612</b>	<b>232,659</b>	<b>38003.80%</b>	<b>918</b>

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Statement of Operations - Housing Assistance Payments (HAP)**  
**For the Current and Eight Months Ended August 25, 2016**

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance		
Section 8 HAP Grant Revenue	759,591	725,885	33,706	4.64%		6,297,629	5,807,082	490,547	8.45%	8,710,623
Port In HAP Reimbursements Received	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Other income	31	513	(501)	0.00%		102	4,102	(4,000)	0.00%	6,153
<b>Total Revenue</b>	<b>759,622</b>	<b>726,398</b>	<b>33,224</b>	<b>4.57%</b>		<b>6,297,731</b>	<b>5,811,184</b>	<b>486,547</b>	<b>8.37%</b>	<b>8,716,776</b>
Housing Assistance Payments	704,917	689,082	15,835	2.30%		5,727,401	5,512,656	214,745	3.90%	8,268,984
Tenant Utility Reimbursement	23,996	23,673	323	1.37%		184,693	189,382	(4,689)	-2.48%	284,073
Port Out HAP Payments	13,264	6,402	6,862	107.19%	4	98,530	51,216	47,314	92.38%	76,824
FSS Escrow Payments	751	5,883	(5,132)	-87.23%	5	(8,057)	47,065	(55,122)	-117.12%	70,598
<b>Total Expense</b>	<b>742,928</b>	<b>725,040</b>	<b>17,888</b>	<b>2.47%</b>		<b>6,002,566</b>	<b>5,800,319</b>	<b>202,247</b>	<b>3.49%</b>	<b>8,700,479</b>
<b>Net Operating Income (Loss)</b>	<b>16,694</b>	<b>1,358</b>	<b>15,336</b>	<b>0.00%</b>		<b>295,165</b>	<b>10,865</b>	<b>284,300</b>	<b>0.00%</b>	<b>16,297</b>

Comments

- 1 The variance is due to adjustments HUD made from last year. The funds were not received until calendar year 2016.
- 2 Costs remain below budget for the year. HCV is in the process of hiring new staff; which will bring this expense back within budget.
- 3 Maintenance expenses continue to be over budget due to the ongoing contract with Innovative Financial Housing Solutions.
- 4 Variance is due to clients porting their vouchers to other housing agencies.
- 5 Variance is due to FSS forfeitures and adjustments.



**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Balance Sheet**  
**as of August 25, 2016**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>
Unrestricted Cash		
Cash Operating 1	53,983.04	
Cash-Payroll	12,834.08	A/P Vendors and Contractors
Cash Operating 2B	701,595.10	-81,415.16
Negative Cash S8	230.00	Aflac Payable
Total Unrestricted Cash	768,642.22	102.99
Restricted Cash		Accrued Payroll & Payroll Taxes
Cash Restricted - FSS Escrow	114,728.65	3,809.47
Total Restricted Cash	114,728.65	Accrued Audit Fees
		27,688.39
		Due to Federal Master
		180,561.29
		Due to Section 8
		971,287.09
		Tenant Prepaid Rents
		11,683.62
		State of FL Unclaimed Funds
		33,224.76
		Accrued Compensated Absences-Current
		4,448.79
<b>TOTAL CASH</b>	<b>883,370.87</b>	<b>TOTAL CURRENT LIABILITIES</b>
		<b>1,151,391.24</b>
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants	20,772.34	
AR-Tenant Payment Agreement	4,706.04	
A/R WF Dec ACH	19,278.59	
Due from Public Housing General	-23,768.54	
Due from Section 8 Mainstream	-50,180.96	
Due from Section 8 VASH	204,367.00	
Due from The Manor at West Bartow	499,555.00	
Due from Section 8 Tenant Protection Vouchers	266,212.00	
Due from PortProp	50,968.00	NONCURRENT LIABILITIES
Due from Portpay	366.05	Accrued Compensated Absences-LT
TOTAL DUE FROM	947,518.55	8,262.04
A/R-HUD	-40,201.52	FSS Due to Tenant Long Term
A/R-Other Government	1,395.89	115,503.18
A/R - S8 overpayments	-130.00	<b>TOTAL NONCURRENT LIABILITIES</b>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	953,339.89	<b>123,765.22</b>
OTHER CURRENT ASSETS		
Prepaid Insurance	521.36	
TOTAL OTHER CURRENT ASSETS	521.36	
<b>TOTAL CURRENT ASSETS</b>	<b>1,837,232.12</b>	<b>TOTAL LIABILITIES</b>
		<b>1,275,156.46</b>
NONCURRENT ASSETS		<b>EQUITY</b>
FIXED ASSETS		
Furniture & Fixtures	26,461.08	
Accum Depreciation- Misc FF&E	-22,538.66	RETAINED EARNINGS
Intangible Assets	3,922.42	Retained Earnings-Unrestricted Net Assets
TOTAL FIXED ASSETS (NET)	3,922.42	568,404.08
Non-Dwelling Equipment	2,406.00	<b>TOTAL RETAINED EARNINGS:</b>
TOTAL NONCURRENT ASSETS	6,328.42	<b>568,404.08</b>
		<b>TOTAL EQUITY</b>
		<b>568,404.08</b>
<b>TOTAL ASSETS</b>	<b>1,843,560.54</b>	<b>TOTAL LIABILITIES AND EQUITY</b>
		<b>1,843,560.54</b>

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Changes in Cash**

**For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	148,451.49	53,983.04	-94,468.45
Cash-Payroll	-9,214.01	12,834.08	22,048.09
Cash Operating 2B	583,993.85	701,595.10	117,601.25
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	230.00	230.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	112,808.25	114,728.65	1,920.40
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>836,039.58</b>	<b>883,370.87</b>	<b>47,331.29</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	53,835.00	53,983.04	148.04
Cash-Payroll	0.00	12,834.08	12,834.08
Cash Operating 2B	-14,937.00	701,595.10	716,532.10
Cash Operating 3	44,388.84	0.00	-44,388.84
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	230.00	230.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	143,419.41	114,728.65	-28,690.76
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>226,706.25</b>	<b>883,370.87</b>	<b>656,664.62</b>

**Lakeland Housing Authority  
Public Housing (AMP 1)  
Statement of Operations  
For the Current and Eight Months Ended August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	25,503	24,190	1,313	5.43%	1	212,693	193,524	19,170	9.91%	290,285
Other Tenant Income	755	1,085	(330)	-30.44%	2	9,150	8,678	471	5.43%	13,018
Government Subsidy Income	58,586	57,796	789	1.37%		463,623	462,371	1,252	0.27%	693,557
Interest Income Restricted	9,130	2,820	6,310	223.72%		86,616	22,563	64,053	283.89%	33,844
Other Income	1,188	30	1,158	3860.33%	3	6,942	240	6,702	2792.42%	360
<b>Total Revenue</b>	<b>95,161</b>	<b>85,922</b>	<b>9,239</b>	<b>10.75%</b>		<b>779,024</b>	<b>687,376</b>	<b>91,648</b>	<b>13.33%</b>	<b>1,031,064</b>
Administrative Expenses	47,142	41,763	5,379	12.88%	4	463,527	334,104	129,423	38.74%	501,156
Tenant Services Expenses	1,537	761	777	102.12%	5	2,648	6,085	(3,437)	-56.48%	9,128
Utility Expense	12,205	7,998	4,207	52.59%	6	73,822	63,987	9,835	15.37%	95,981
Maintenance and Development Expense	29,632	26,432	3,200	12.11%	7	235,638	211,456	24,182	11.44%	317,183
General Expenses	9,029	6,384	2,645	41.43%	8	70,040	51,072	18,968	37.14%	76,608
Housing Assistance Payments	3,070	2,500	570	22.80%		19,012	20,000	(988)	-4.94%	30,000
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	102,615	85,838	16,777	19.54%		864,687	686,705	177,982	25.92%	1,030,057
<b>Net Operating Income (Loss)</b>	<b>(7,454)</b>	<b>84</b>	<b>(7,538)</b>	<b>-8983.38%</b>		<b>(85,663)</b>	<b>671</b>	<b>(86,335)</b>	<b>-12861.70%</b>	<b>1,007</b>
Depreciation	-	44,611	(44,611)	-100.00%		-	356,890	(356,890)	-100.00%	535,336
Capital Replacement Items	-	-	-	#DIV/0!		800	-	800	#DIV/0!	-
<b>Total Expenses</b>	<b>102,615</b>	<b>130,449</b>	<b>(27,834)</b>	<b>-21.34%</b>		<b>865,487</b>	<b>1,043,595</b>	<b>(178,108)</b>	<b>-17.07%</b>	<b>1,565,393</b>
<b>Net Income (Loss)</b>	<b>(7,454)</b>	<b>(44,527)</b>	<b>37,074</b>	<b>-83.26%</b>		<b>(86,463)</b>	<b>(356,219)</b>	<b>269,756</b>	<b>-75.73%</b>	<b>(534,329)</b>

**Comments**

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2 Variance is due to forfeited security deposits and collection of late fees.
- 3 Variance is a result of the sale of two vehicles (1988 Chevrolet Step Van Truck and 2005 Mercury Montego).
- 4 Administrative expenses are over budget due to HUD allowing PHAs to recover management fees from calendar years 2014 and 2015.
- 5 Tenant services expenses are over budget for the period but well under budget for year-to-date. Future events have been scheduled to expend these funds.
- 6 Utilities continue to be over budget due to overages in electricity and sewer costs.
- 7 Variance is due to ongoing financial advisor contract with Innovative Financial Housing Solutions.
- 8 General expense are over budget due to costs associated with reduction in rental income.

**Lakeland Housing Authority**  
**Public Housing (AMP 1)**  
**Balance Sheet**  
**August 25, 2016**

**ASSETS**

<b>CASH</b>	
Cash Operating 1	1,257,381.52
Cash-Payroll	-37,826.54
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>1,220,354.98</u>
<b>Restricted Cash</b>	
Cash Restricted-Security Deposits	51,163.00
Cash Restricted - FSS Escrow	16,173.40
Total Restricted Cash	<u>67,336.40</u>
<b>TOTAL CASH</b>	<b>1,287,691.38</b>

**ACCOUNTS AND NOTES RECEIVABLE**

A/R-Tenants	29,192.57
Allowance for Doubtful Accounts-Tenants	-17,996.78
AR-Tenant Payment Agreement	9,942.33
Due from Commercial Lot	7,745.79
Due from West Lake	-50,222.57
Due from West Lake Addition	-83,893.82
Due from John Wright Homes	-9,065.23
Due from Cecil Gober	-104,680.67
Due from Paul Colton	243.75
Due from Arbor Manor	1,697.24
Due from Hampton Hills	3,908.61
Due from Polk County Housing	61.25
Due from West Lake Management, LLC	124,711.11
A/R - Capital Fund Grants/HUD	55,968.43
Due from Development-General	448,653.03
Due from Development-Williamstown	1,483.34
Due From Public Housing Reserve	56,164.48
Due From FSS	-25,586.54
Due from Section 8 HCV	180,561.29
Due from Central Office Cost Center	2,762,661.56
<b>TOTAL DUE FROM</b>	<b><u>3,370,411.05</u></b>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	151,485.00
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b><u>5,433,552.17</u></b>

**OTHER CURRENT ASSETS**

Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	2,587.20
Prepaid Insurance	21,569.53
Prepaid Software Licenses	0.02
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
<b>TOTAL OTHER CURRENT ASSETS</b>	<b><u>65,156.75</u></b>
<b>TOTAL CURRENT ASSETS</b>	<b><u>6,786,400.30</u></b>

**NONCURRENT ASSETS**

<b>FIXED ASSETS</b>	
Land	1,466,869.23
Buildings	387,372.77
Machinery & Equipment	6,687.73
Automobiles	159,823.35
Site Improvement-Infrastructure	582,079.00
Accum Depreciation-Buildings	-9,849,846.43
Accum Depreciation- Misc FF&E	-84,173.42
Accum Depreciation-Infrastructure	-582,453.00
Intangible Assets	<u>                    </u>
<b>TOTAL FIXED ASSETS (NET)</b>	<b><u>-7,913,640.77</u></b>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,945,759.65
Dwelling Structures	5,116,103.47
Dwelling Equipment	26,717.87
Non-Dwelling Structures	575,141.45
Non-Dwelling Equipment	666,978.82
<b>TOTAL NONCURRENT ASSETS</b>	<b><u>2,489,316.31</u></b>
<b>TOTAL ASSETS</b>	<b><u>9,275,716.61</u></b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>	
A/P Vendors and Contractors	20,836.22
Tenant Security Deposits	50,163.00
Security Deposit-Pet	1,250.00
Accrued Payroll & Payroll Taxes	4,938.29
Accrued PILOT	29,443.18
Accrued Audit Fees	59,592.06
Due to Federal Master	-238,419.28
Due to YB-2014	-76,756.98
HOPE VI Funds on Hand	249,952.85
Due to LPHC General	303,000.00
Due to Section 8	-23,768.54
Due to Magnolia Pointe	155,869.65
Due to Central Office Cost Center	-4,991.77
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	5,297.73
Accrued Compensated Absences-Current	4,998.60
<b>TOTAL CURRENT LIABILITIES</b>	<b><u>694,404.96</u></b>

**NONCURRENT LIABILITIES**

Accrued Compensated Absences-LT	9,283.12
FSS Due to Tenant Long Term	16,173.40
<b>TOTAL NONCURRENT LIABILITIES</b>	<b><u>25,456.52</u></b>
<b>TOTAL LIABILITIES</b>	<b><u>719,861.48</u></b>

**EQUITY**

<b>RETAINED EARNINGS</b>	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	2,887,802.13
<b>TOTAL RETAINED EARNINGS:</b>	<b><u>8,555,855.13</u></b>
<b>TOTAL EQUITY</b>	<b><u>8,555,855.13</u></b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>9,275,716.61</u></b>

**Lakeland Housing Authority  
Public Housing (AMP 1)  
Changes in Cash**

**For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	1,403,526.81	1,257,381.52	-146,145.29
Cash-Payroll	-36,894.80	-37,826.54	-931.74
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,303.00	51,163.00	860.00
Cash Restricted - FSS Escrow	16,173.40	16,173.40	0.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>1,433,108.41</b>	<b>1,286,891.38</b>	<b>-146,217.03</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	1,170,543.59	1,257,381.52	86,837.93
Cash-Payroll	0.00	-37,826.54	-37,826.54
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,783.00	51,163.00	1,380.00
Cash Restricted - FSS Escrow	17,349.40	16,173.40	-1,176.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>1,237,675.99</b>	<b>1,286,891.38</b>	<b>49,215.39</b>

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Statement of Operations  
For the Current and Eight Months Ended August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,678	11,226	452	4.03%	1	94,290	89,808	4,482	4.99%	134,712
Other Tenant Income	1,014	1,151	(137)	-11.91%	2	5,625	9,209	(3,584)	-38.91%	13,814
Government Subsidy	6,267	6,449	(182)	-2.83%		49,590	51,590	(2,000)	-3.88%	77,385
Other Income	-	1	(1)	-100.00%	3	1,342	8	1,334	16676.50%	12
<b>Total Revenue</b>	<b>18,959</b>	<b>18,827</b>	<b>132</b>	<b>0.70%</b>		<b>150,848</b>	<b>150,615</b>	<b>233</b>	<b>0.15%</b>	<b>225,922</b>
Administrative Expenses	9,056	6,010	3,046	50.68%	4	50,355	48,082	2,273	4.73%	72,123
Tenant Services Expense	-	104	(104)	-100.00%	5	568	833	(265)	-31.85%	1,250
Utility Expense	585	1,698	(1,113)	-65.56%	5	10,939	13,586	(2,646)	-19.48%	20,379
Maintenance Expense	1,890	4,702	(2,811)	-59.79%	5	25,722	37,613	(11,891)	-31.61%	56,419
General Expenses	3,887	2,139	1,748	81.73%	6	24,251	17,109	7,142	41.74%	25,663
Housing Assistance Payments	536	1,324	(788)	-59.52%	5	4,547	10,593	(6,046)	-57.08%	15,890
Financing Expenses	5,809	5,437	372	6.85%		44,687	43,497	1,191	2.74%	65,245
Operating Expenses before Depreciation	21,763	21,414	349	1.63%		161,070	171,313	(10,243)	-5.98%	256,970
<b>Net Operating Income (Loss)</b>	<b>(2,805)</b>	<b>(2,587)</b>	<b>(218)</b>	<b>8.41%</b>	<b>7</b>	<b>(10,222)</b>	<b>(20,698)</b>	<b>10,476</b>	<b>-50.61%</b>	<b>(31,047)</b>
Depreciation & Amortization	-	2,199	(2,199)	-100.00%		17,233	17,591	(357)	-2.03%	26,386
Capital Replacement Items	-	942	(942)	-100.00%		8,552	7,537	1,015	13.46%	11,306
Reimburse Replacement Reserves	-	(942)	942	-100.00%		-	(7,537)	7,537	-100.00%	(11,306)
<b>Total Expense</b>	<b>21,763</b>	<b>23,613</b>	<b>(1,850)</b>	<b>-7.83%</b>		<b>186,855</b>	<b>188,904</b>	<b>(2,049)</b>	<b>-1.08%</b>	<b>283,356</b>
<b>Net Income (Loss)</b>	<b>(2,805)</b>	<b>(4,786)</b>	<b>1,981</b>	<b>-41.40%</b>	<b>7</b>	<b>(36,007)</b>	<b>(38,289)</b>	<b>2,282</b>	<b>-5.96%</b>	<b>(57,433)</b>

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 Variance reflects less damage to units.
- 3 Variance for year-to-date is due to a charge-off from the May 2016 bank reconciliation.
- 4 Although administrative expenses are over budget for the period, the costs are within budget for year-to-date.
- 5 Variance reflects expenses that are less than the budget.
- 6 Variance is due to a reduction in income.
- 7 Net operating income loss is \$2,805 the reduction in cash was only \$900. The loss is NOI was due to adjustments.

**Lakeland Housing Authority**  
**Dakota Park Limited Partnership, LLLP**  
**d/b/a Carrington Place**  
**Balance Sheet**  
**as of August 25, 2016**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	6,805.99
Cash-Payroll	4,266.81
Total Unrestricted Cash	<u>11,072.80</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,701.00
Cash Restricted-Reserve for Replacement	17,443.27
Total Restricted Cash	<u>27,144.27</u>
TOTAL CASH	<u>38,217.07</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	8,788.15
Allowance for Doubtful Accounts-Tenants	-4,029.97
Due from Renaissance FAM Non ACC	-18,065.14
TOTAL DUE FROM	<u>-18,065.14</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-13,306.96
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	1,063.30
Prepaid Insurance	6,434.37
Prepaid Software Licenses	0.04
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>15,057.71</u>
TOTAL CURRENT ASSETS	<u>39,967.82</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Machinery & Equipment	2.00
Accum Depreciation-Buildings	-104,071.60
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,498.00
AA Monitoring Fees	-28,064.00
AA Loan Costs	-14,340.00
TOTAL FIXED ASSETS (NET)	<u>850,473.30</u>
TOTAL NONCURRENT ASSETS	<u>850,473.30</u>
TOTAL ASSETS	<u>890,441.12</u>

**LIABILITIES & EQUITY**

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,608.16
Tenant Security Deposits	9,701.00
Security Deposit Clearing Account	-366.32
Accrued Property Taxes	8,061.67
Accrued Interest - HOPE VI	502,316.06
Accrued - Developer Fee	149,859.50
Accrued Payroll & Payroll Taxes	348.62
Accrued Audit Fees	10,638.05
Due to (15) Renaissance Senior Public Housin	7,961.49
Due to (17) Renaissance Family Non-ACC	19,241.20
Tenant Prepaid Rents	-849.15
Mortgage Note Payable	-1,406.61
TOTAL CURRENT LIABILITIES	<u>707,113.67</u>
NONCURRENT LIABILITIES	
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - SunTrust	349,151.00
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,290,075.64</u>
TOTAL LIABILITIES	<u>1,997,189.31</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-128,134.32
TOTAL RETAINED EARNINGS:	<u>-128,134.32</u>
TOTAL EQUITY	<u>-1,106,748.19</u>
TOTAL LIABILITIES AND EQUITY	<u>890,441.12</u>

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Changes in Cash  
For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	7,779.94	6,805.99	-973.95
Cash-Payroll	5,121.63	4,266.81	-854.82
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,559.00	9,701.00	-2,858.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	17,663.27	17,443.27	-220.00
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
<b>Total Cash</b>	<b>43,123.84</b>	<b>38,217.07</b>	<b>-4,906.77</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	3,654.17	6,805.99	3,151.82
Cash-Payroll	0.00	4,266.81	4,266.81
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,650.00	9,701.00	-949.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	21,305.72	17,443.27	-3,862.45
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
<b>Total Cash</b>	<b>35,609.89</b>	<b>38,217.07</b>	<b>2,607.18</b>



**Lakeland Housing Authority**  
**Renaissance at Washington Ridge Ltd., LLLP**  
**Statement of Operations**  
**For the Current and Eight Months ending August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	58,921	59,343	(422)	-0.71%	1	468,818	474,742	(5,925)	-1.25%	712,114
Other Tenant Income	1,057	2,182	(1,125)	-51.54%	2	15,018	17,455	(2,437)	-13.96%	26,182
Government Subsidy	28,932	24,601	4,332	17.61%		229,034	196,805	32,229	16.38%	295,208
Other Income	-	176	(176)	0.00%		67,513	1,407	66,106	0.00%	2,110
<b>Total Revenue</b>	<b>88,911</b>	<b>86,301</b>	<b>2,610</b>	<b>3.02%</b>		<b>780,382</b>	<b>690,409</b>	<b>89,973</b>	<b>13.03%</b>	<b>1,035,613</b>
Administrative Expenses	35,669	28,013	7,656	27.33%	3	231,067	224,106	6,961	3.11%	336,159
Tenant Services	123	250	(127)	-50.92%	4	1,321	2,000	(679)	-33.97%	3,000
Utility Expense	4,692	5,949	(1,258)	-21.14%	5	55,552	47,593	7,960	16.72%	71,389
Maintenance Expense	27,364	26,466	898	3.39%		198,589	211,724	(13,135)	-6.20%	317,586
General Expenses	7,056	6,812	244	3.58%		55,954	54,497	1,457	2.67%	81,745
Housing Assistance Payments	1,107	5,485	(4,378)	-79.82%	4	12,210	43,882	(31,672)	-72.18%	65,824
Financing Expenses	13,301	13,192	109	0.83%		106,266	105,539	727	0.69%	158,308
Operating Expense before Depreciation	89,311	86,168	3,144	3.65%		660,959	689,341	(28,382)	-4.12%	1,034,012
<b>Net Operating Income (Loss)</b>	<b>(400)</b>	<b>133</b>	<b>(534)</b>	<b>-400.10%</b>	<b>6</b>	<b>119,423</b>	<b>1,067</b>	<b>118,355</b>	<b>11087.30%</b>	<b>1,601</b>
Depreciation & Amortization	-	60,979	(60,979)	-100.00%		486,488	487,832	(1,344)	-0.28%	731,748
Capital Replacement Items	903	5,869	(4,966)	-84.62%		33,781	46,949	(13,168)	-28.05%	70,424
Reimburse Replacement Reserves	7,187	(5,869)	13,055	-222.46%		7,187	(46,949)	54,136	-115.31%	(70,424)
<b>Total Expense</b>	<b>83,027</b>	<b>147,147</b>	<b>(49,746)</b>	<b>-33.81%</b>		<b>1,174,041</b>	<b>1,177,173</b>	<b>11,242</b>	<b>0.95%</b>	<b>1,765,760</b>
<b>Net Income (Loss)</b>	<b>5,883</b>	<b>(60,846)</b>	<b>66,729</b>	<b>-109.67%</b>		<b>(393,660)</b>	<b>(486,765)</b>	<b>93,105</b>	<b>-19.13%</b>	<b>(730,147)</b>

**Comments**

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units.
- 2 Variance reflects less damage to units.
- 3 Administrative expenses are over budget for the period but remain within budget for year-to-date.
- 4 Variance reflects expenses being less than budgeted.
- 5 Variance within utility costs are due to garbage/trash removal.
- 6 Although NOI is negative for the period, the property was able to have a positive net income due to the reimbursement from replacement reserves.

**Lakeland Housing Authority**  
**Renaissance at Washington Ridge Ltd., LLLP**

**Balance Sheet**  
**August 25, 2016**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	335,067.23
Cash-Payroll	-5,080.33
Petty Cash	300.00
Total Unrestricted Cash	<u>330,286.90</u>
Restricted Cash	
Cash Restricted-Security Deposits	49,624.39
Cash Restricted - FSS Escrow	7,497.00
Cash Restricted-Reserve for Replacement	165,266.31
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	76,215.57
Restricted Cash - AA Reserve	46,966.45
Investment 1	255,196.84
Investment 2	254,525.43
Total Restricted Cash	<u>856,471.15</u>
 TOTAL CASH	 <u>1,186,758.05</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	11,060.30
Allowance for Doubtful Accounts-Tenants	-3,724.81
AR-Tenant Payment Agreement	-500.00
Due from Dakota Park PH	7,961.49
Due from Dakota Park Non-ACC	19,241.20
Due from Central Office Cost Center	59,743.00
TOTAL DUE FROM	<u>86,945.69</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>93,781.18</u>
 OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	4,945.95
Prepaid Insurance	25,372.73
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>51,818.68</u>
TOTAL CURRENT ASSETS	<u>1,332,357.91</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,088,272.28
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-6,532,060.30
Accum Depreciation- Misc FF&E	-860,866.60
Accum Depreciation-Infrastructure	-1,538,059.60
Intangible Assets	
Loan Costs	137,065.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-14,620.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	-120,822.00
TOTAL FIXED ASSETS (NET)	<u>15,317,917.18</u>
TOTAL NONCURRENT ASSETS	<u>15,317,917.18</u>
 TOTAL ASSETS	 <u>16,650,275.09</u>

**LIABILITIES & EQUITY**

CURRENT LIABILITIES	
A/P Vendors and Contractors	5,505.53
Tenant Security Deposits	47,524.39
Security Deposit Clearing Account	-602.42
Security Deposit-Pet	2,100.00
Aflac Payable	86.49
Accrued Interest - HOPE VI	542,234.59
Accrued - Developer Fee	1,308,453.00
Accrued Payroll & Payroll Taxes	3,548.28
Accrued Audit Fees	16,148.16
Due to (16) Dakota Park Non-ACC	-18,065.14
Due to West Lake Mgmt.	-35,605.05
HAP Overpayments	649.00
Tenant Prepaid Rents	533.65
Accrued Compensated Absences-Current	4,361.94
Mortgage Note Payable	-2,576.85
TOTAL CURRENT LIABILITIES	<u>1,874,295.57</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	8,100.74
FSS Due to Tenant Long Term	7,497.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	601,010.34
TOTAL NONCURRENT LIABILITIES	<u>3,197,808.40</u>
 TOTAL LIABILITIES	 <u>5,072,103.97</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,944,630.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,067,894.41</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,489,723.29
TOTAL RETAINED EARNINGS:	<u>-2,489,723.29</u>
 TOTAL EQUITY	 <u>11,578,171.12</u>
 TOTAL LIABILITIES AND EQUITY	 <u>16,650,275.09</u>

**Lakeland Housing Authority**  
**Renaissance at Washington Ridge Ltd., LLLP**  
**Changes in Cash**

**For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	322,614.78	335,067.23	12,452.45
Cash-Payroll	-4,875.62	-5,080.33	-204.71
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	51,513.34	49,624.39	-1,888.95
Cash Restricted - FSS Escrow	6,917.00	7,497.00	580.00
Cash Restricted-Reserve for Replacement	163,841.57	165,266.31	1,424.74
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
<b>Total Cash</b>	<b>1,174,094.52</b>	<b>1,186,458.05</b>	<b>12,363.53</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	198,782.28	335,067.23	136,284.95
Cash-Payroll	0.00	-5,080.33	-5,080.33
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,415.39	49,624.39	209.00
Cash Restricted - FSS Escrow	6,886.00	7,497.00	611.00
Cash Restricted-Reserve for Replacement	161,683.08	165,266.31	3,583.23
Restricted Cash - Partnership Devmt	1,189.11	1,179.16	-9.95
Restricted Cash - OA Reserve	76,240.48	76,215.57	-24.91
Restricted Cash - AA Reserve	46,993.31	46,966.45	-26.86
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
<b>Total Cash</b>	<b>1,050,911.92</b>	<b>1,186,458.05</b>	<b>135,546.13</b>

**Lakeland Housing Authority**  
**Colton Meadow, LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ended August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,385	44,193	192	0.43%	1	356,579	353,545	3,034	0.86%	530,318
Other Tenant Income	430	706	(276)	-39.07%		5,935	5,646	289	5.12%	8,469
Other Income	3,213	1	3,211	257428.66%	2	3,587	10	3,577	35844.69%	15
<b>Total Revenue</b>	<b>48,028</b>	<b>44,900</b>	<b>3,127</b>	<b>6.97%</b>		<b>366,101</b>	<b>359,201</b>	<b>6,900</b>	<b>1.92%</b>	<b>538,802</b>
Administrative Expense	15,631	13,754	1,877	13.64%		116,878	110,033	6,845	6.22%	165,050
Tenant Services	-	150	(150)	-100.00%	3	111	1,200	(1,089)	-90.76%	1,800
Utility Expense	10,371	5,037	5,334	105.90%	4	48,698	40,295	8,403	20.85%	60,442
Maintenance Expense	10,073	9,903	170	1.71%		86,108	79,225	6,883	8.69%	118,838
General Expense	893	8,483	(7,590)	-89.48%	3	37,644	67,862	(30,218)	-44.53%	101,793
Financing Expense	1,171	7,422	(6,251)	-84.22%	3	26,475	59,374	(32,899)	-55.41%	89,061
Operating Expense before Depreciation	38,138	44,749	(6,611)	-14.77%		315,915	357,989	(42,074)	-11.75%	536,984
<b>Net Operating Income (Loss)</b>	<b>9,890</b>	<b>152</b>	<b>9,738</b>	<b>6426.05%</b>		<b>50,186</b>	<b>1,212</b>	<b>48,974</b>	<b>4039.57%</b>	<b>1,819</b>
Depreciation & Amortization Expense	-	39,013	(39,013)	-100.00%		273,091	312,104	(39,013)	-12.50%	468,156
Capital Replacement Items	64	1,373	(1,309)	-95.33%		15,448	10,987	4,461	40.61%	16,480
Reimburse Replacement Reserves	-	(1,373)	1,373	-100.00%		-	(10,986.67)	10,987	-100.00%	(16,480)
<b>Total Expense</b>	<b>38,202</b>	<b>83,762</b>	<b>(45,560)</b>	<b>-54.39%</b>		<b>604,454</b>	<b>670,093</b>	<b>(65,639)</b>	<b>-9.80%</b>	<b>1,005,140</b>
<b>Net Operating Income (Loss)</b>	<b>9,826</b>	<b>(38,861)</b>	<b>48,687</b>	<b>-125.28%</b>		<b>(238,353)</b>	<b>(310,892)</b>	<b>72,539</b>	<b>-23.33%</b>	<b>(466,337)</b>

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance is due to a non tenant receipt on the 2011 Ford Ranger.
- 3 Variance reflects expenses lower than the budget.
- 4 Variance is due to water and sewer expenses being higher than anticipated.

## Lakeland Housing Authority

## Colton Meadow, LLLP

## Balance Sheet

August 25, 2016

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	18,160.94	A/P Vendors and Contractors	5,250.86
Cash-Payroll	-627.50	Tenant Security Deposits	24,675.00
Petty Cash	225.00	Security Deposit Clearing Account	-1,138.28
Total Unrestricted Cash	<u>17,758.44</u>	Security Deposit-Pet	1,300.00
Restricted Cash		Aflac Payable	49.62
Cash Restricted-Security Deposits	25,975.00	Accrued Property Taxes	21,757.94
Cash Restricted-Operating Reserve	440,827.29	Accrued Interest Payable	2,619.74
Cash Restricted-Reserve for Replacement	113,416.68	Accrued Payroll & Payroll Taxes	1,629.52
Cash-Tax & Insurance Escrow	61,768.63	Accrued Audit Fees	6,430.00
Total Restricted Cash	<u>641,987.60</u>	Due to Polk County Developers, Inc.	362,901.17
		Tenant Prepaid Rents	3,802.33
TOTAL CASH	<u>659,746.04</u>	Accrued Compensated Absences-Current	5,728.80
		First Mortgage - TCAP	1,231,424.00
ACCOUNTS AND NOTES RECEIVABLE		Tax Credit Exchange Program (TCEP)	6,700,143.40
		HOME Funds	115,899.60
A/R-Tenants	10,476.45	Mortgage Note Payable	<u>450,845.00</u>
Allowance for Doubtful Accounts-Tenants	-5,054.85	TOTAL CURRENT LIABILITIES	<u>8,933,318.70</u>
Due from West Bartow Partnership LTD, LLP	24,536.38		
Due from Colton Meadow GP, Inc.	101,151.61	NONCURRENT LIABILITIES	
TOTAL DUE FROM	<u>125,687.99</u>	Accrued Compensated Absences-LT	10,639.20
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>131,109.59</u>	Developer Fee Payable - PCHD	<u>127,415.00</u>
		TOTAL NONCURRENT LIABILITIES	<u>138,054.20</u>
OTHER CURRENT ASSETS		TOTAL LIABILITIES	<u>9,071,372.90</u>
Eviction Escrow Acct.	1,000.00		
Prepaid Expenses and Other Assets	548.39	EQUITY	
Prepaid Insurance	45,649.27	CONTRIBUTED CAPITAL	
Utility Deposit	5,000.00	Capital - LP	1,205,286.00
TOTAL OTHER CURRENT ASSETS	<u>52,197.66</u>	GP Equity	46.12
TOTAL CURRENT ASSETS	<u>843,053.29</u>	TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
		RETAINED EARNINGS	
NONCURRENT ASSETS		Retained Earnings-Unrestricted Net Assets	<u>320,830.68</u>
FIXED ASSETS		TOTAL RETAINED EARNINGS:	<u>320,830.68</u>
Land	300,000.00	TOTAL EQUITY	<u>1,526,162.80</u>
Buildings	856,353.89		
Building Acquisition	2,010,000.00	TOTAL LIABILITIES AND EQUITY	<u>10,597,535.70</u>
Building Improvements	5,802,500.00		
Machinery & Equipment	67,970.48		
Automobiles	15,484.50		
Furniture & Fixtures	1,503,657.00		
Site Improvement-Infrastructure	1,496,187.97		
Accum Depreciation-Buildings	-2,534,498.20		
Intangible Assets			
Amortization Tax Credit Fees	76,514.00		
Monitoring Fees	208,695.00		
TOTAL FIXED ASSETS (NET)	<u>9,649,836.64</u>		
Site Improvement	16,364.00		
Non-Dwelling Structures	28,019.32		
Non-Dwelling Equipment	60,262.45		
TOTAL NONCURRENT ASSETS	<u>9,754,482.41</u>		
TOTAL ASSETS	<u>10,597,535.70</u>		

**Lakeland Housing Authority  
Colton Meadow, LLLP  
Changes in Cash**

**For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	10,425.40	18,160.94	7,735.54
Cash-Payroll	843.60	-627.50	-1,471.10
Cash Restricted-Security Deposits	27,028.72	25,975.00	-1,053.72
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	111,616.68	113,416.68	1,800.00
Cash-Tax & Insurance Escrow	54,171.01	61,768.63	7,597.62
<b>Total Cash</b>	<b>644,912.70</b>	<b>659,521.04</b>	<b>14,608.34</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	35,005.72	18,160.94	-16,844.78
Cash-Payroll	0.00	-627.50	-627.50
Cash Restricted-Security Deposits	25,216.72	25,975.00	758.28
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	99,000.00	113,416.68	14,416.68
Cash-Tax & Insurance Escrow	53,024.60	61,768.63	8,744.03
<b>Total Cash</b>	<b>653,074.33</b>	<b>659,521.04</b>	<b>6,446.71</b>

**Lakeland Housing Authority**  
**Bonnet Shores, LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ended August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	47,599	49,456	(1,857)	-3.76%	1	389,910	395,647	(5,736)	-1.45%	593,470
Other Tenant Income	1,346	1,147	199	17.35%	2	5,785	9,173	(3,388)	-36.93%	13,759
Other Income	-	-	-	#DIV/0!		973	-	973	#DIV/0!	-
<b>Total Revenue</b>	<b>48,944</b>	<b>50,602</b>	<b>(1,658)</b>	<b>-3.28%</b>		<b>396,669</b>	<b>404,819</b>	<b>(8,151)</b>	<b>-2.01%</b>	<b>607,229</b>
Administrative Expense	14,323	14,029	295	2.10%		106,596	112,229	(5,632)	-5.02%	168,343
Tenant Services	-	208	(208)	-100.00%	3	138	1,667	(1,529)	-91.75%	2,500
Utility Expense	5,184	4,342	842	19.39%	4	33,570	34,738	(1,169)	-3.36%	52,107
Maintenance Expense	10,957	11,342	(386)	-3.40%	3	80,957	90,739	(9,783)	-10.78%	136,109
General Expense	6,811	9,137	(2,326)	-25.45%	3	64,993	73,094	(8,101)	-11.08%	109,641
Financing Expense	9,658	10,327	(669)	-6.48%		81,144	82,618	(1,474)	-1.78%	123,927
Operating Expense before Depreciation	46,934	49,386	(2,452)	-4.97%		367,397	395,085	(27,688)	-7.01%	592,627
<b>Net Operating Income (Loss)</b>	<b>2,011</b>	<b>1,217</b>	<b>794</b>	<b>65.24%</b>		<b>29,272</b>	<b>9,735</b>	<b>19,537</b>	<b>200.69%</b>	<b>14,602</b>
Depreciation & Amortization Expense	-	47,465	(47,464.93)	-100.00%		332,255	379,719	(47,464.46)	-12.50%	569,579
Capital Replacement Items	1,412	1,373	39.03	2.84%		9,820	10,987	(1,166.89)	-10.62%	16,480
Reimburse Replacement Reserve	-	(1,373)	1,373.33	-100.00%		-	(10,987)	10,986.67	-100.00%	(16,480)
<b>Total Expense</b>	<b>48,346</b>	<b>96,850</b>	<b>(48,505)</b>	<b>-50.08%</b>		<b>709,471</b>	<b>774,804</b>	<b>(65,333)</b>	<b>-8.43%</b>	<b>1,162,206</b>
<b>Net Income (Loss)</b>	<b>598</b>	<b>(46,248)</b>	<b>46,846</b>	<b>-101.29%</b>		<b>(312,803)</b>	<b>(369,985)</b>	<b>57,182</b>	<b>-15.46%</b>	<b>(554,977)</b>

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rent income is in line with the budget.
- 2 Variance for year-to-date is due to less damage to units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Although utility expenses are over budget for the period, they are within budget for year-to-date.





**Lakeland Housing Authority  
Bonnet Shores, LLLP  
Changes in Cash  
For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	138,175.69	155,723.97	17,548.28
Cash-Payroll	-12,123.52	-12,064.11	59.41
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,570.05	25,507.00	-2,063.05
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	131,269.83	133,144.83	1,875.00
Cash-Tax & Insurance Escrow	28,613.28	34,616.50	6,003.22
<b>Total Cash</b>	<b>773,600.11</b>	<b>797,022.97</b>	<b>23,422.86</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	0.00	155,723.97	155,723.97
Cash-Payroll	0.00	-12,064.11	-12,064.11
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,425.00	25,507.00	-918.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	118,125.00	133,144.83	15,019.83
Cash-Tax & Insurance Escrow	31,615.27	34,616.50	3,001.23
<b>Total Cash</b>	<b>636,260.05</b>	<b>797,022.97</b>	<b>160,762.92</b>

**Lakeland Housing Authority**  
**West Bartow Partnership, Ltd., LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ended August 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	71,085	69,175	1,910	2.76%	1	581,032	553,401	27,631	4.99%	830,101
Other Tenant Income	(577)	(485)	(91)	18.83%	2	(4,468)	(3,882)	(586)	15.10%	(5,823)
Other Income	-	85	(85)	-100.00%		257	681	(424)	-62.32%	1,022
<b>Total Revenue</b>	<b>70,509</b>	<b>68,775</b>	<b>1,734</b>	<b>2.52%</b>		<b>576,820</b>	<b>550,200</b>	<b>26,620</b>	<b>4.84%</b>	<b>825,300</b>
Administrative Expenses	16,852	15,423	1,429	9.27%		131,585	123,383	8,202	6.65%	185,074
Tenants Service Expenses	123	300	(177)	-100.00%	3	854	2,400	(1,546)	-100.00%	3,600
Utility Expense	8,186	8,372	(186)	-2.22%	4	75,814	66,979	8,835	13.19%	100,468
Maintenance Expense	13,004	10,845	2,158	19.90%	5	84,264	86,762	(2,499)	-2.88%	130,143
General Expenses	4,216	4,208	9	0.20%		39,362	33,660	5,702	16.94%	50,490
Financing Expenses	18,053	26,778	(8,725)	-32.58%	3	179,772	214,226	(34,454)	-16.08%	321,339
Operating expense before depreciation	60,434	65,926	(5,493)	-8.33%		511,650	527,410	(15,760)	-2.99%	791,114
<b>Net Operating Income (Loss)</b>	<b>10,075</b>	<b>2,849</b>	<b>7,226</b>	<b>253.66%</b>		<b>65,170</b>	<b>22,790</b>	<b>42,380</b>	<b>185.96%</b>	<b>34,185</b>
Depreciation & Amortization	-	41,940	(41,940)	-100.00%		293,580	335,520	(41,940)	-12.50%	503,280
Capital Replacement Items	1,309	6,633.00	(5,324)	-80.27%		43,240	53,064.00	(9,825)	-18.51%	79,596
Reimburse Replacement Reserve	-	-	-			-	-	-		(79,596)
Transfer In	-	-	-			-	-	-		-
<b>Total Expense</b>	<b>61,743</b>	<b>114,499</b>	<b>(52,757)</b>	<b>-46.08%</b>		<b>848,469</b>	<b>915,994</b>	<b>(67,524)</b>	<b>-7.37%</b>	<b>1,294,394</b>
<b>Net Operating Income (Loss)</b>	<b>8,766</b>	<b>(45,724)</b>	<b>54,490</b>	<b>-119.17%</b>		<b>(271,649)</b>	<b>(365,794)</b>	<b>94,145</b>	<b>-25.74%</b>	<b>(469,095)</b>

Comments

- 1 Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are in line with the budget.
- 2 Variance reflects payment of HCV processing fees.
- 3 Variance reflects expenses that are lower than the budget.
- 4 Utility expenses are over budget due to sewerage costs being higher than anticipated.
- 5 Maintenance expenses are over budget for the period but remain within budget for year-to-date.

**Lakeland Housing Authority**  
**West Bartow Partnership, Ltd., LLLP**  
**Balance Sheet**  
**August 25, 2016**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
Unrestricted Cash		<b>CURRENT LIABILITIES</b>	
Cash Operating 1	65,863.63	A/P Vendors and Contractors	8,212.84
Cash-Payroll	-2,114.97	Tenant Security Deposits	8,750.00
Petty Cash	300.00	Security Deposit Clearing Account	250.00
Total Unrestricted Cash	64,048.66	Security Deposit-Pet	900.00
Restricted Cash		Aflac Payable	49.41
Cash Restricted-Security Deposits	9,250.00	Accrued Property Taxes	1,305.12
Cash Restricted-Operating Reserve	25,119.58	Accrued Interest NLP Loan	-3,125.17
Cash Restricted-Reserve for Replacement	190,606.89	Accrued Payroll & Payroll Taxes	1,925.58
Cash-Tax & Insurance Escrow	25,900.34	Accrued Audit Fees	7,640.00
Investment 1	229,176.03	Due to West Lake Mgmt.	-17,357.17
Total Restricted Cash	480,052.84	Due to Colton Meadow, LLLP	24,536.38
		HAP Overpayments	28.00
<b>TOTAL CASH</b>	<b>544,101.50</b>	Tenant Prepaid Rents	4,020.75
		Accrued Compensated Absences-Current	384.32
		Mortgage Note Payable	3,103,946.41
		Second Mortgage Payable	850,000.00
		Third Mortgage Payable	360,606.08
		Fourth Mortgage Payable	400,000.00
		Note Payable-City of Bartow Impact Fees	564,621.00
		Deferred Development Fee	1,397,402.27
		<b>TOTAL CURRENT LIABILITIES</b>	<b>6,714,095.82</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>			
A/R-Tenants	-4,760.99		
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>-4,760.99</b>		
<b>OTHER CURRENT ASSETS</b>		<b>NONCURRENT LIABILITIES</b>	
Eviction Escrow Acct.	500.00	Accrued Compensated Absences-LT	713.73
Prepaid Expenses and Other Assets	3,290.91	Due to Affiliates	5,000.00
Prepaid Insurance	31,034.47	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>5,713.73</b>
Prepaid Software Licenses	0.14		
Utility Deposit	85.00		
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>34,910.52</b>	<b>TOTAL LIABILITIES</b>	<b>6,719,809.55</b>
<b>TOTAL CURRENT ASSETS</b>	<b>574,251.03</b>		
<b>NONCURRENT ASSETS</b>		<b>EQUITY</b>	
<b>FIXED ASSETS</b>		<b>CONTRIBUTED CAPITAL</b>	
Land	432,717.00	Capital Private Investors	6,936,810.00
Buildings	12,796,743.00	GP Equity	-13.00
Furn, Fixt, & Equip	1,157,974.64	Special LP Equity	111,288.00
Accum Depreciation-Buildings	-2,266,094.00	Syndication Costs	-30,000.00
Accum Depreciation- Misc FF&E	-817,931.00	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>7,018,085.00</b>
Accum Depreciation-Infrastructure	-252,024.00		
Intangible Assets		<b>RETAINED EARNINGS</b>	
Loan Costs	335,121.42	Retained Earnings-Unrestricted Net Assets	-1,091,546.46
Amortization Loan Cost	131,863.00	<b>TOTAL RETAINED EARNINGS:</b>	<b>-1,091,546.46</b>
Compliance Fees	200,558.00		
Amortization Tax Credit Fees	94,702.00	<b>TOTAL EQUITY</b>	<b>5,926,538.54</b>
<b>TOTAL FIXED ASSETS (NET)</b>	<b>11,360,500.06</b>		
Site Improvement	711,597.00		
<b>TOTAL NONCURRENT ASSETS</b>	<b>12,072,097.06</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>12,646,348.09</b>
<b>TOTAL ASSETS</b>	<b>12,646,348.09</b>		

**Lakeland Housing Authority  
West Bartow Partnership, Ltd., LLLP**

**Changes in Cash  
For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	89,472.01	65,863.63	-23,608.38
Cash-Payroll	-1,271.57	-2,114.97	-843.40
Cash Restricted-Security Deposits	9,700.00	9,250.00	-450.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	188,106.89	190,606.89	2,500.00
Cash-Tax & Insurance Escrow	21,558.34	25,900.34	4,342.00
Investment 1	229,176.03	229,176.03	0.00
<b>Total Cash</b>	<b>561,861.28</b>	<b>543,801.50</b>	<b>-18,059.78</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	94,051.47	65,863.63	-28,187.84
Cash-Payroll	0.00	-2,114.97	-2,114.97
Cash Restricted-Security Deposits	9,330.60	9,250.00	-80.60
Cash Restricted-Operating Reserve	25,131.58	25,119.58	-12.00
Cash Restricted-Reserve for Replacement	170,606.89	190,606.89	20,000.00
Cash-Tax & Insurance Escrow	40,381.80	25,900.34	-14,481.46
Investment 1	228,919.40	229,176.03	256.63
<b>Total Cash</b>	<b>568,421.74</b>	<b>543,801.50</b>	<b>-24,620.24</b>

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Eight Months Ended August 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	3,028	5,303	(2,275)	-42.90%	1	31,711	42,421	(10,710)	-25.25%	63,632
Other Tenant Income	75	25	50	200.00%		667	200	467	233.25%	300
Government Subsidy Income	-	2,727	(2,727)	-100.00%	2	-	21,818	(21,818)	-100.00%	32,727
Other Income	3,000	0	3,000	1411664.71%	3	(92,653)	2	(92,655)	-5450286.47%	3
<b>Total Revenue</b>	<b>6,103</b>	<b>8,055</b>	<b>(1,952)</b>	<b>-24.23%</b>		<b>(60,276)</b>	<b>64,441</b>	<b>(124,716)</b>	<b>-193.54%</b>	<b>96,661</b>
Administrative Expenses	4,726	2,735	1,992	72.83%	4	24,256	21,876	2,380	10.88%	32,814
Tenant Services Expenses	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	2,793	3,075	(282)	-9.16%	5	15,828	24,597	(8,769)	-35.65%	36,896
General Expenses	629	886	(257)	-29.05%	5	5,030	7,090	(2,060)	-29.05%	10,635
Housing Assistance Payments	47	-	47	#DIV/0!		1,740	-	1,740	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	8,195	6,695	1,500	22.40%		46,855	53,564	(6,709)	-12.53%	80,345
<b>Net Operating Income (Loss)</b>	<b>(2,092)</b>	<b>1,360</b>	<b>(3,452)</b>	<b>-253.86%</b>		<b>(107,130)</b>	<b>10,877</b>	<b>(118,008)</b>	<b>-1084.91%</b>	<b>16,316</b>
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
<b>Total Expenses</b>	<b>8,195</b>	<b>6,695</b>	<b>1,500</b>	<b>22.40%</b>		<b>46,855</b>	<b>53,564</b>	<b>(6,709)</b>	<b>-12.53%</b>	<b>80,345</b>
<b>Net Income (Loss)</b>	<b>(2,092)</b>	<b>1,360</b>	<b>(3,452)</b>	<b>-253.86%</b>	<b>3</b>	<b>(107,130)</b>	<b>10,877</b>	<b>(118,008)</b>	<b>-1084.91%</b>	<b>16,316</b>

**Comments**

- Property is comprised of 8 Section 32 Homeownership Units.
- Variance is due to the elimination of subsidy from HUD for Calendar Year (CY) 2016. Note that the property was over subsidized during CY 2015.
- Variance is due to the sale of three houses in during Calendar Year 2016.
- Although administrative expenses are over budget for the period, they are within budget for year-to-date.
- Variance is due to expenses being less than budgeted.

**Lakeland Housing Authority**

**Hampton Hills (AMP 4)**

**Balance Sheet**

**August 25, 2016**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
CASH		CURRENT LIABILITIES	
Cash Operating 1	50,067.12		
Cash-Payroll	5,992.45		
Cash Operating 3	130,164.97	A/P Vendors and Contractors	10.74
Total Unrestricted Cash	186,224.54	Tenant Security Deposits	3,000.00
Restricted Cash		Lease Purchase Escrow	1,000.00
Cash Restricted-Security Deposits	3,000.00	Accrued Payroll & Payroll Taxes	316.59
Cash Restricted - Escrow	1,000.00	Due to Federal Master	3,908.61
Total Restricted Cash	4,000.00	Tenant Prepaid Rents	70.98
TOTAL CASH	190,224.54	TOTAL CURRENT LIABILITIES	8,306.92
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	1,850.00		
Lakeridge Homes 2nd Mortgage	190,900.00	FSS Due to Tenant Long Term	2,343.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	192,750.00	TOTAL NONCURRENT LIABILITIES	2,343.00
OTHER CURRENT ASSETS			
Eviction Escrow Acct.	500.00		
Prepaid Insurance	2,515.20		
TOTAL OTHER CURRENT ASSETS	3,015.20		
TOTAL CURRENT ASSETS	385,989.74	TOTAL LIABILITIES	10,649.92
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Buildings	1,038,163.95		
Furniture & Fixtures	2,248.94	Retained Earnings-Unrestricted Net Assets	1,414,789.43
Accum Depreciation- Misc FF&E	-963.28	TOTAL RETAINED EARNINGS:	1,414,789.43
Intangible Assets			
TOTAL FIXED ASSETS (NET)	1,039,449.61		
TOTAL NONCURRENT ASSETS	1,039,449.61	TOTAL EQUITY	1,414,789.43
TOTAL ASSETS	1,425,439.35	TOTAL LIABILITIES AND EQUITY	1,425,439.35

**Lakeland Housing Authority  
Hampton Hills (AMP 4)  
Changes in Cash**

**For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	55,867.08	50,067.12	-5,799.96
Cash-Payroll	4,726.13	5,992.45	1,266.32
Cash Operating 3	130,941.72	130,164.97	-776.75
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	3,000.00	3,000.00	0.00
Cash Restricted - Escrow	3,000.00	1,000.00	-2,000.00
<b>Total Cash</b>	<b>197,534.93</b>	<b>190,224.54</b>	<b>-7,310.39</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	71,015.50	50,067.12	-20,948.38
Cash-Payroll	0.00	5,992.45	5,992.45
Cash Operating 3	0.00	130,164.97	130,164.97
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	3,208.67	3,000.00	-208.67
Cash Restricted - Escrow	2,755.00	1,000.00	-1,755.00
<b>Total Cash</b>	<b>76,979.17</b>	<b>190,224.54</b>	<b>113,245.37</b>

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Statement of Operations

For the Current and Eight Months Ended August 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	44,373	33,554	10,819	32.24%	1	302,937	268,435	34,502	12.85%	402,653
Other Income	-	-	-	#DIV/0!		13,835	-	13,835	#DIV/0!	-
<b>Total Revenue</b>	<b>44,373</b>	<b>33,554</b>	<b>10,819</b>	<b>32.24%</b>		<b>316,772</b>	<b>268,435</b>	<b>48,337</b>	<b>18.01%</b>	<b>402,653</b>
Administrative Expenses	23,369	22,895	475	2.07%	2	216,809	183,157	33,651	18.37%	274,736
Tenant Services Expenses	11,547	10,181	1,366	13.42%	3	58,323	81,445	(23,122)	-28.39%	122,167
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	-	88	(88)	-100.00%	4	1,519	707	812	114.93%	1,060
General Expenses	284	391	(107)	-27.29%	5	2,460	3,127	(667)	-21.32%	4,690
Operating expense before Depreciation	35,200	33,554	1,646	4.91%		279,110	268,435	10,675	3.98%	402,653
<b>Net Operating Income (Loss)</b>	<b>9,173</b>	<b>-</b>	<b>9,173</b>	<b>#DIV/0!</b>		<b>37,662</b>	<b>-</b>	<b>37,662</b>	<b>#DIV/0!</b>	<b>-</b>
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
<b>Total Expenses</b>	<b>35,200</b>	<b>33,554</b>	<b>1,646</b>	<b>4.91%</b>		<b>279,110</b>	<b>268,435</b>	<b>10,675</b>	<b>3.98%</b>	<b>402,653</b>
<b>Net Income (Loss)</b>	<b>9,173</b>	<b>-</b>	<b>9,173</b>	<b>#DIV/0!</b>	<b>6</b>	<b>37,662</b>	<b>-</b>	<b>37,662</b>	<b>#DIV/0!</b>	<b>-</b>

**Comments**

- 1 Government subsidy income was greater than anticipated due to their being an increase in reimbursable expenses. This is because participants from three cycles were served.
- 2 Variance reflects administrative salaries being posted to the correct GL.
- 3 Although costs are over budget for the period, they remain within budget for year-to-date.
- 4 Variance is due to costs associated with creating YouthBuild's portion of the crosswalk for LHA's 2015 audited financial statements.
- 5 Variance is due to expenses being less than budgeted.
- 6 Positive NOI is a result of YouthBuild receiving the Traveler's, Publix, and GiveWell grants. Funds from each charity are received at grant award. Quarterly reporting is done to ensure that uses of funds are in compliance with each grant agreement.



Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Balance Sheet

August 25, 2016

**ASSETS**

CASH

Cash Operating 1	61,308.56
Cash-Payroll	-24,545.30
Petty Cash	1,000.00
Cash in PH Master Account	76,756.98
Total Unrestricted Cash	<u>114,520.24</u>
TOTAL CASH	114,520.24

ACCOUNTS AND NOTES RECEIVABLE

Due from Central Office Cost Center	<u>86,923.65</u>
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TOTAL DUE FROM	<u>86,923.65</u>
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TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>86,923.65</u>
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OTHER CURRENT ASSETS

Prepaid Insurance	<u>1,847.11</u>
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TOTAL OTHER CURRENT ASSETS	<u>1,847.11</u>
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TOTAL CURRENT ASSETS	<u>203,291.00</u>
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NONCURRENT ASSETS

FIXED ASSETS

Automobiles	21,299.00
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Accum Depreciation- Misc FF&E	-19,525.00
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Intangible Assets	<u>                    </u>
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TOTAL FIXED ASSETS (NET)	<u>1,774.00</u>
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TOTAL NONCURRENT ASSETS	<u>1,774.00</u>
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TOTAL ASSETS	<u>205,065.00</u>
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**LIABILITIES & EQUITY**

CURRENT LIABILITIES

A/P Vendors and Contractors	61.70
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Due to West Lake Mgmt.	5,682.60
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Due to Central Office Cost Center	170,753.78
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Accrued Compensated Absences-Current	<u>2,951.33</u>
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TOTAL CURRENT LIABILITIES	<u>179,449.41</u>
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NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>5,481.04</u>
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TOTAL NONCURRENT LIABILITIES	<u>5,481.04</u>
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TOTAL LIABILITIES	<u>184,930.45</u>
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>20,134.55</u>
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TOTAL RETAINED EARNINGS:	<u>20,134.55</u>
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TOTAL EQUITY	<u>20,134.55</u>
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TOTAL LIABILITIES AND EQUITY	<u>205,065.00</u>
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**Lakeland Housing Authority  
 YouthBuild-DOL 2014 (49)  
 Changes in Cash  
 For the Current and Eight Months Ended August 25, 2016**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	49,021.49	61,308.56	12,287.07
Cash-Payroll	-22,776.76	-24,545.30	-1,768.54
Negative Cash COCC Master	0.00	0.00	0.00
<b>Total Cash</b>	<b>26,244.73</b>	<b>36,763.26</b>	<b>10,518.53</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	0.00	61,308.56	61,308.56
Cash-Payroll	0.00	-24,545.30	-24,545.30
Negative Cash COCC Master	0.00	0.00	0.00
<b>Total Cash</b>	<b>0.00</b>	<b>36,763.26</b>	<b>36,763.26</b>

**LAKELAND HOUSING AUTHORITY**  
**Grant Report**  
**Updated as of September 14, 2016**

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
<b>Capital Fund Program</b>	<b>(HUD)</b>								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	245,584.58	206,193.32	45,344.68
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	322,823.58	184,590.45	156,413.55
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	88,171.28	32,089.55	313,485.45
				<b>CFP Subtotal:</b>	<b>1,828,511.00</b>	<b>1,645,659.90</b>	<b>1,546,973.44</b>	<b>1,313,267.32</b>	<b>515,243.68</b>
<b>Replacement Housing Factor</b>	<b>(HUD)</b>								
RHF - 2009(a)		09-15-09	10-29-16	07-27-17	282,108.00	253,897.20	282,108.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-16	10-29-17	149,804.00	134,823.60	149,804.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-16	10-29-17	441,385.00	397,246.50	441,385.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-16	10-29-17	380,321.00	342,288.90	380,321.00	0.00	380,321.00
RHF - 2012(a)		03-12-12	10-29-16	10-29-17	185,485.00	166,936.50	0.00	0.00	185,485.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-17	70,661.00	63,594.90	70,661.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-16	09-08-17	208,904.00	188,013.60	208,904.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-16	09-08-17	62,529.00	56,276.10	62,529.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	185,710.00	0.00	185,710.00
RHF - 2015		04-13-15	04-12-17	04-12-19	187,612.00	168,850.80	187,612.00	0.00	187,612.00
				<b>RHF Subtotal:</b>	<b>2,154,519.00</b>	<b>1,939,067.10</b>	<b>1,969,034.00</b>	<b>0.00</b>	<b>2,154,519.00</b>
				<b>RHF Total</b>	<b>1,969,034.00</b>	<b>1,772,130.60</b>	<b>1,969,034.00</b>	<b>0.00</b>	<b>1,969,034.00</b>
<b>HOPE VI</b>	<b>(HUD)</b>	04-05-00		12-31-17	21,842,801.00	19,658,520.90	19,908,767.13	19,908,767.13	1,934,033.87
<b>Safety &amp; Security Grant</b>	<b>(HUD)</b>	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				<b>Safety &amp; Security Subtotal:</b>	<b>250,000.00</b>	<b>225,000.00</b>	<b>250,000.00</b>	<b>250,000.00</b>	<b>0.00</b>
<b>Resident Opportunities and Self Sufficiency</b>	<b>(HUD)</b>								
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	56,201.21	56,201.21	49,536.79
ROSS - Family Self Sufficiency 2014		09-29-14	02-13-16		104,856.00	94,370.40	104,856.00	104,856.00	0.00
ROSS - Family Self Sufficiency 2013		07-01-13	07-01-14		52,084.00	46,875.60	52,084	52,084.00	0.00
ROSS - Service Coordinator 2011		09-22-11	09-29-14		140,838.00	126,754.20	140,838	140,838.00	0.00
				<b>ROSS Subtotal:</b>	<b>403,516.00</b>	<b>363,164.40</b>	<b>353,979.21</b>	<b>353,979.21</b>	<b>49,536.79</b>
<b>YouthBuild</b>	<b>(DOL)</b>	06-01-11	05-31-15		997,492.00	897,742.80	997,492.00	997,492.00	0.00
				<b>YouthBuild Subtotal:</b>	<b>997,492.00</b>	<b>897,742.80</b>	<b>997,492.00</b>	<b>997,492.00</b>	<b>0.00</b>
<b>YouthBuild (new)</b>	<b>(DOL)</b>	08-11-14	12-10-17		974,124.00	876,711.60	694,235.70	694,235.70	279,888.30
				<b>YouthBuild Subtotal:</b>	<b>974,124.00</b>	<b>876,711.60</b>	<b>694,235.70</b>	<b>694,235.70</b>	<b>279,888.30</b>
<b>21st Century</b>	<b>(DOE)</b>	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				<b>21st Century Subtotal:</b>	<b>324,331.00</b>	<b>291,897.90</b>	<b>199,395.53</b>	<b>199,395.50</b>	<b>124,935.50</b>

**LAKELAND HOUSING AUTHORITY**  
SECTION 3 AND M/WBE SUMMARY REPORT  
(Existing Contracts: April 01, 2012--August 31, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1	Rodmon and Rodman Hampton Hills	\$20,000.00	Yes	African-American	1	Yes	1	No	0
2	Bio Mass Tech	\$33,278.05	No	N/A	0	No	0	No	0
3	Robert's Painting	\$8,100.00	No	N/A	0	No	0	No	0
4	Zee's Construction	\$24,500.00	No	N/A	0	No	0	No	0
5	NKA Contractors	\$23,750.00	Yes	African-American	1	No	0	No	0
6	Jackson Management Consulting	\$10,198.00	Yes	African-American	1	No	0	No	0
7	Florida Dance Theatre	\$3,840.00	No	N/A	0	No	0	No	0
8	Rodmon and Rodmon (09-27-12 to 10-26-12)	\$5,750.00	Yes	African-American	1	Yes	1	No	0
9	Rodmon and Rodmon (10-29-12 to 10-28-13)	\$30,000.00	Yes	African-American	1	Yes	1	No	0
10	Bruce Reeves	\$5,000.00	No	N/A	0	No	0	No	0
11	Beachfront Community Outreach	\$31,900.00	Yes	African-American	1	No	0	Yes	1
12	PAINTSMART USA, INC.	\$31,000.00	Yes	African-American	1	No	0	Yes	2
13	Nova Engineering and Environmental, LLC	\$19,000.00	No	N/A	0	No	0	No	0
14	Atkins Paving, Inc	\$7,400.00	Yes	African-American	1	No	0	No	0
15	Best Termite & Pest Control	\$88,000.00	No	N/A	0	No	0	No	0
16	Clampett Industries dba EMG	\$39,000.00	No	N/A	0	No	0	No	0
17	Reeves Building and Plumbing Contractor	\$7,950.00	Yes	African-American	1	No	0	No	0
18	Jacksonville Sound	\$552.00	No	N/A	0	No	0	No	0
19	Marshalls, LLC	\$6,377.00	No	N/A	0	No	0	No	0
20	R.I.G., Inc. aka Residential Investment Group	\$79,425.00	Yes	Woman-owned	1	No	0	No	0
21	Reeves Building and Plumbing Contractor	\$9,975.00	Yes	African-American	1	No	0	No	0
22	All Florida Fire Equipment Company	\$5,950.00	No	N/A	0	No	0	No	0
23	Campolong Enterprises dba DH Striping Company	\$5,000.00	No	N/A	0	No	0	No	0
24	Professional Roof Systems	\$37,800.00	No	N/A	0	No	0	No	0
25	State Alarm	\$287,591.50	No	N/A	0	No	0	No	0
26	Stripe A Lot of America II, Corp	\$4,100.00	No	N/A	0	No	0	No	0
27	Waller Construction	\$20,800.00	No	N/A	0	No	0	No	0
28	Annettie Machuca & Associates	\$25,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0
29	Haskell Termite and Pest Control	\$17,872.00	No	N/A	0	No	0	No	0
30	Johnson-Laux Construction	\$205,031.96	Yes	Woman-owned	1	No	0	No	0
31	Yardi Systems	\$50,824.70	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and August 31, 2016.

**LAKELAND HOUSING AUTHORITY**  
SECTION 3 AND M/WBE SUMMARY REPORT  
(Existing Contracts: April 01, 2012--August 31, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
32	Annettie Machuca & Associates	\$246,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0
33	West Lake Management	\$135,150.00	No	N/A	0	No	0	No	0
34	West Lake Management	\$10,000.00	No	N/A	0	No	0	No	0
35	We Care Services	\$135,000.00	Yes	African American and Woman-owned	1	Yes	1	No	0
36	BDO USA dba BDO PHA Finance	\$95,000.00	No	N/A	0	No	0	No	0
37	Emphasys Computer Solutions	\$206,250.00	No	N/A	0	No	0	No	0
38	Waller Construction	\$11,197.66	No	N/A	0	No	0	No	0
39	Bonnet Shores, LLLP.	\$97,450.00	No	N/A	0	No	0	No	0
40	Colton Meadow, LLLP.	\$84,050.00	No	N/A	0	No	0	No	0
41	West Bartow Partnership Ltd, LLLP.	\$89,950.00	No	N/A	0	No	0	No	0
42	Solita's House	\$25,375.00	Yes	African-American and Woman-owned	1	No	0	No	0
43	William V. Hunter Educational	\$0.00	1	African-American	1	No	0	No	0
44	Citrus Air Conditioning	\$18,977.00	No	N/A	0	No	0	No	0
45	R.I.G., Inc. aka Residential Investment Group	\$48,250.00	Yes	Woman-owned	1	No	0	No	0
46	Nan McKay	\$3,975.00	No	N/A	0	No	0	No	0
47	M & M Asphalt Maintenance, Inc	\$8,717.00	No	N/A	0	No	0	No	0
48	M & M Asphalt Maintenance, Inc	\$5,284.00	No	N/A	0	No	0	No	0
49	Leedy Electrical East	\$97,896.00	No	N/A	0	No	0	No	0
50	Evolve Contracting	\$50,658.00	No	N/A	0	No	0	No	0
51	Circuit Electric	\$9,600.00	No	N/A	0	No	0	No	0
52	One Stop Carpet Shop	\$12,490.00	Yes	Woman-Owned	1	No	0	0	0
53	Waller Construction	\$22,177.35	No	N/A	0	No	0	No	0
54	Preferred Compliance Solutions	\$12,500.00	Yes	Hispanic	1	No	0	No	0
55	One Stop Carpet Shop	\$21,774.00	Yes	Woman-Owned	1	No	0	0	0
56	Imperial Cabinets and Millwork	\$23,900.00	Yes	African American	1	No	1	No	0
57	Integrity Pavement Services	\$18,900.00	No	N/A	0	No	0	No	0
58	One Stop Carpet Shop	\$94,300.00	Yes	Woman-Owned	1	No	0	0	0
59	Citrus Air Conditioning	\$7,776.00	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and August 31, 2016.

**LAKELAND HOUSING AUTHORITY**  
SECTION 3 AND M/WBE SUMMARY REPORT  
(Existing Contracts: April 01, 2012--August 31, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
60	Waller Construction	\$12,789.90	No	N/A	0	No	0	No	0
61	Best Termite & Pest Control	\$35,000.00	No	N/A	0	No	0	No	0
62	AMA Consulting	\$20,000.00	Yes	Hispanic Woman-owned	1	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
63	GLE Associates	\$27,170.00	No	N/A	0	No	0	No	0
64	Wallis Murphey Boyington	\$271,932.00	No	N/A	0	No	0	No	0
65	Bessolo Design Group	\$0.00	No	N/A	0	No	0	No	0
66	Robert Reid Wedding	\$47,227.50	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
67	Valuation Advisors	\$7,700.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
68	DRMP	\$0.00	No	N/A	0	No	0	No	0
69	Hamilton Engineering & Surveying	\$0.00	No	N/A	0	No	0	No	0
70	ECON	\$5,020.00	No	N/A	0	No	0	No	0
71	Pickett & Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
72	ACT-American Compliance Technologies	\$0.00	No	N/A	0	No	0	No	0
73	GLE Associates	\$16,230.00	No	N/A	0	No	0	No	0
74	Terracon Consultants	\$2,495.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
75	Boggs Engineering (Civil)	\$39,973.00	No	N/A	0	No	0	No	0
76	Hamilton Engineering & Surveying (Civil)	\$0.00	No	N/A	0	No	0	No	0
77	EE & G Environmental (Environmental)	\$41,230.00	No	N/A	0	No	0	No	0
78	GLE Associates (Multi-discipline)	\$1,425.00	No	N/A	0	No	0	No	0
79	Biller Reinhart (Structural)	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services Pool</i>									
80	Baker Tilly	\$6,500.00	No	N/A	0	No	0	No	0
81	Innovative Financial Housing Solutions	\$187,000.00	Yes	Woman-owned	1	No	0	No	0
82	TAG Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
83	Berman Hopkins Wright & LaHam	\$70,000.00	No	N/A	0	No	0	No	0
84									
85									

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and August 31, 2016.

**LAKELAND HOUSING AUTHORITY**  
**SECTION 3 AND M/WBE SUMMARY REPORT**  
(Existing Contracts: April 01, 2012--August 31, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
<b>TOTALS</b>		<b>\$3,529,254.62</b>			<b>25</b>		<b>5</b>		<b>3</b>

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and August 31, 2016.

September 2016

## PROCUREMENT

In addition to the normal day-to-day procurement activities (such as: monitoring invoices and certified payroll reports submitted by contractors and maintaining contract files and vendor lists), the following activities were accomplished in August 2016:

- Issued an Invitation for Bids for **Replacement of Cabinets in 15 Housing Units of Cecil Gober Villas**
- Issued an Invitation for Bids for **Indefinite Delivery of Moving Services for 33 Housing Units in Cecil Gober Villas**
- Developed an agreement with **AMA Consulting Group, LLC** for the *Housing Choice Voucher Consultant Services* for a one-year period a not-to-exceed amount of \$20,000.00



## September 2016 Board Report



### **Academics**

August has been a tremendously successful academic month for the YouthBuild Program. Of the students who are on the GED tract, 92 percent have passed at least two of the four tests, 75 percent have passed three of the four tests, and two of the students have completed their GED. Students continue to work on preparing for the upcoming tests. The students on the high school diploma tract continue to complete subject areas and work towards earning their diplomas also.

### **Recruiting**

Recruiting this month continued with an Open House that saw six more YouthBuild Orientation invitees selected. The search for YouthBuild applicants for Cycle 14 continues in the area surrounding the YouthBuild Center, and also throughout the city. Recruiting will be making specific visits to LHA communities to canvas these neighborhoods. In the coming weeks recruiting will also branch out to other areas of the city, including local high schools.

### **Career Development**

During the month of August, the participants of Cycle 13 continued their career development with workshops that included Interview Dress for Success and Resume' preparation. Students were afforded the opportunity to apply for scholarships for Nursing Assistant and Production Technician training scholarships. Participants who received a nursing assistant scholarship are to: Jaqualla Faison, Kaniya Harris, Kaitlin Hart, Alexis Ortiz, and Jessie Stotelle. The PT scholarship recipients are: Carlos LeFevre, Samson LaFevre, Randy Lopez, Carl Matthews III, Tyler McLaughlin, and Tyler Ray, and Alex Reyes. Classes will begin in September 2016. Congratulations, to all recipients!

### **Education and Training**

The Career Development specialist continues to assist the Cycle 12 participants to move forward on their journey to success. Shatoria Idom and Marisha Robinson are scheduled to complete refresher nursing assistant training with Nikki Brunson in September. After completion, each will register and take the State of Florida exam to become Certified Nursing Assistants. Jelissa Handford and Nick McMahan continue to make achievements in their post-secondary studies. Jelissa is a student in the Medical Assistant Program at Florida Technical Center. Nick is studying HVAC II at Traviss Career Center.

## Placement News



YouthBuild-Lakeland Cycle 12 graduates are continuing to make strides at their various places of employment. Earlier this year, Dalton Hart (*pictured above left*) and Jason Williams (*pictured above-right*) began their journey as employees of The Salvation Army (TSA). Dalton began full-time employment with TSA on March 21, 2016 and Jason began on April 11, 2016. On May 4, 2016, Taevius Clements, began full-time employment at Fit-Life Foods in the Assembly Department. Franklin VanBeverhoudt continues to enjoy being an employee of Coca-Cola Beverage.

## Construction

This year's Youth Build, Cycle 13 has worked on volunteer projects applying siding to a house, installing Soffit and Fascia, laying and securing sub- flooring for the application of ceramic tile and laminate flooring, and laying sod. Participants have started on the construction of a three-bedroom, two bath concrete-block home provided by Keystone Challenge Fund by preparing the foundation.



**Keystone Challenge Fund-Lot 11 located at 1045 West Greenwood Street, Lakeland**

## **Events at YouthBuild**

August 2nd-4th    Department of Labor Monitoring Review with Sherrie Wilson

August 9th        Open House for January 2017 Cycle

August 12th      Guest Speaker-Brenda Tice, Lakeland Regional Medical Center

August 26<sup>th</sup>     Mentor Luncheon

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**Janiene Bambridge**  
**YouthBuild Program Manager**

**Cynthia E. Zorn-Shaw**  
**YouthBuild Career Development Specialist**

**Richard Mooneyham**  
**YouthBuild Program Instructor**

**Terry Love**  
**YouthBuild Construction Trainer**

# **RESOLUTIONS**

## The Housing Authority of the City of Lakeland Request for Board Action

**1. Describe Board action requested and why it is necessary:**

**Re: Resolution # 16-1433**

The Board of Commissioners is requested to approve the above-referenced resolution to authorize its Executive Director to continue the lawn service contracts with its affiliate, *West Lake Management, LLC*.

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Contracts for Lawn Care Services
- C. Originator: Carlos Pizarro

**3. Cost Estimate:**

The combined value of the contracts will not exceed \$443,450.

**Narrative:**

On October 20, 2014, the Board of Commissioners adopted Resolution #14-1394 which authorized its Executive Director to enter into lawn service contracts with the Board's affiliate, *West Lake Management, LLC*.

As part of its continuing financial recovery plan, staff is recommending that the Board of Commissioners authorize its Executive Director to continue the existing 2014 lawn service contracts until October 21, 2017.

The continuation of the contracts will provide for services at the following properties at the indicated not-to-exceed annual costs (all costs are the same as contained in the original 2014 agreements unless noted):

Cecil Gober Villas; John Wright Homes; WestLake and WestLake Addition including the LHA Administration Building	\$49,800
Carrington Place	\$12,000
Lake Ridge Apartments and Washington Oaks	\$50,000 <i>(a \$2,000 increase)</i>
Hampton Hill Homes	\$12,000 <i>(original agreement for 10 months only only)</i>
Commercial lot on North Florida Avenue	\$7,150
Tenth Street acreage	\$11,700
Williamstown	\$6,500

**RESOLUTION NO. 16-1433**

**APPROVING THE CONTINUATION OF CONTRACTS FOR LAWN CARE SERVICES**

**WHEREAS**, the Housing Authority of the City of Lakeland desires that the grounds at its properties provide a pleasing appearance to its residents as well as the general public; and

**WHEREAS**, on October 20, 2014, the Board of Commissioners approved and adopted Resolution #14-1394 which authorized its Executive Director to enter into lawn service contracts with the Board's affiliate, *West Lake Management, LLC*; and

**WHEREAS**, since 2014, *West Lake Management, LLC*, provided the desired lawn care services at the following Housing Authority properties: Cecil Gober Villas; John Wright Homes; WestLake and WestLake Addition including the LHA Administration Building; Carrington Place; Lake Ridge Apartments; Washington Oaks; Hampton Hill homes; commercial lot on North Florida Avenue; Tenth Street acreage; and Williamstown; and

**WHEREAS**, as part of its financial recovery, the staff of the Housing Authority of the City of Lakeland is recommending the continuation of lawn care services for the Board's properties be provided in-house by *West Lake Management, LLC*; and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the continuation of various lawn service contracts with its affiliate, *West Lake Management, LLC*, until October 21, 2017 for a combined contract value not-to-exceed \$443,450.

**CERTIFICATE OF COMPLIANCE**

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 16-1433 dated September 19, 2016.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Michael A. Pimentel, Chair

**The Housing Authority of the City of Lakeland  
Request for Board Action**

**1. Describe Board Action Requested and why it is necessary:**

**Re: Resolution #16-1434**

The Board of Commissioners is requested to approve the above-referenced resolution in order to satisfy a United States Department of Housing and Urban Development regulation.

**2. Who is making request:**

A. Entity: LHA

B. Project: Approval of the LHA 2017 Agency Plan including but not limited to the Administrative Plan for the Housing Choice Voucher and the ACOP for the Public Housing Program and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-HP (High Performance Agency) and 50077.

C. Originator: Carlos Pizarro

**3. Cost Estimate:**

Nominal cost of submittal to the Department of Housing and Urban Development

**Narrative:**

Annually, the Board of Commissioners of a Public Housing Agency is required to have its Chair (or other authorized official) sign the Department of Housing and Urban Development's *PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Admin Plan for the HCV Program, and the ACOP for the Public Housing Program) and Related Regulations*--forms 50075-HP and 50077--and have staff submit these forms to the Department of Housing and Urban Development.

This resolution is to authorize the Chair of the Board of Commissioners of the Housing Authority of the City of Lakeland to sign forms 50075-HP and 50077 and to direct the Executive Director of the Housing Authority of the City of Lakeland to submit the signed forms to the Department of Housing and Urban Development.

**Attachment:**

- *2017 Agency Plan and required HUD forms*

## ***2017 Agency Plan***

An Agency Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Based on the PHA fiscal year, an Agency Plan is submitted by each PHA to the Department of Housing and Urban Development once a year. There are two parts to the PHA Agency Plan—the *Administration Plan* and the *Admissions and Continued Occupancy Plan*.

A PHA Agency Plan also serves as the annual application for grants to support improvements to public housing buildings (Capital Fund Program) as well as safety in public housing.

Any local, regional, or State agency that receives funds to operate Federal public housing or Section 8 tenant-based assistance (vouchers) programs must submit a PHA Plan.

To ensure public participation in the process, LHA staff provided a copy of the plan to the LHA Board of Commissioners and the City Wide Resident Organization which serves as the Resident Advisory Board of the Housing Authority of the City of Lakeland (RAB). Copies were also made available at various LHA sites as well as the City of Lakeland Community Redevelopment Agency.

LHA's senior staff scheduled a series of meetings with the RAB to involve the residents in the PHA Plan process.

One of the requirements of the Agency Plan is to schedule public meetings for community review which included a question and answer period. The Public Forum for this year's Plan was held at 9:00 a.m. on both July 13, 2016 and August 03, 2016 at the LHA Administration building. These meetings were followed by a Public Hearing on August 11, 2016 at 8:30 a.m. also at the LHA Administration building.

The process to develop LHA's 2017 PHA plan spanned nearly three months and involved the collaboration of: LHA staff; Public Housing residents; participants in the Housing Choice Voucher Program; stakeholders in the community; the City of Lakeland and, of course; the LHA Board of Commissioners.



## RESOLUTION NO. 16-1434

### APPROVING THE 2017 AGENCY PLAN

**WHEREAS**, Public Housing Agencies are under the regulations set forth in Public and Indian Housing Notice 99-51 and 2001-26 requiring the submittal of Public Housing Agency Plans and related certifications; and

**WHEREAS**, the United States Department of Housing and Urban Development requires that all Public Housing Agencies submit the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, form 50075-HP; and

**WHEREAS**, the Housing Authority of the City of Lakeland made modifications to both its *Administration Plan* and its *Admissions and Continued Occupancy Plan* collectively referred to as the *Agency Plan*; and

**WHEREAS**, the Housing Authority of the City of Lakeland circulated the 2017 *Agency Plan* to: its Board of Commissioners; its public housing residents; its Housing Choice Voucher participants; the Resident Advisory Board of the Housing Authority of the City of Lakeland; and other interested parties; and

**WHEREAS**, the Housing Authority of the City of Lakeland conducted public meetings to obtain the public's input and comments on its one-year 2017 Agency Plan;

**NOW THEREFORE**, be it resolved by the Board of Commissioners of the Housing Authority of the City of Lakeland that the Board Chairman is authorized to sign the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-HP and 50077 (attached hereto), which the Executive Director will afterwards submit to the Department of Housing and Urban Development.

### CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted the Resolution No. 16-1434, dated September 19, 2016.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Michael Pimentel, Chairman

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> <u>The Housing Authority of the City of Lakeland</u> <b>PHA Code:</b> <u>FL011</u>  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): January 1, 2017  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>317</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1525</u>  <b>Total Combined</b> <u>1842</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its De-concentration Policy for Field Office Review. N/A

(c) If the PHA answered yes for any element, describe the revisions for each element below:

1. Elements removed and/or modified and/or added

**ACOP - PH**

- a) Changes that were made were in **Chapter 3-I. B**
- b) Added: Any person(s) reporting custody of any minor child/children must provide legal documentation of legal guardianship.
- c) Changes that were removed in **Chapter 4-III.B Local Preference [24 CFR960.206]**
- d) Removal of the relocated at the request if the Lakeland Housing Authority 50 points
- e) Person residing in government acquired property within the Lakeland Housing Jurisdiction 35 points
- f) VAWA Policy, Flat Rent Policy, Gay and Lesbian Right Policy---no changes needed
- g) One Strike has been removed from policy

**ADMIN PLAN – HCV**

Provision	Mandatory or Discretionary	Explanation	Included in the Admin Plan
Working Family Preference	Both	The working preference is a discretionary to the PHA but is regulated. Under the regulation the PHA is unable to base this preference based on the amount of earned income. The PHA had previously established a minimum of 30 hours, and this policy has now been removed to be in compliance with regulations.	Yes
Public Housing Resident affected by Relocation Preference	Both	These families are protected under the Relocation Act and are not subject to the waiting list, therefore the preference has been removed.	No
Verification of Social Security Numbers	Mandatory	This provision modifies the regulation as it applies to program <i>applicants</i> (as differentiated from program <i>participants</i> ).	Yes
Definition of extremely low-income families	Mandatory	These regulations have been revised to reflect the new statutory definition of an extremely low-income (ELI) family.	Yes
Exclusion of Mandatory education fees from income	Mandatory	This provision amends the definition of "income" to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition).	Yes
Streamlined annual reexamination for fixed sources of income	Discretionary	This provision offers LHA the discretion to streamline income determination for any family member with a fixed source of income.	Yes
Earned Income Disregard	Mandatory	The new regulatory provisions limit to 24 straight months the time period during which a family member is eligible to receive the benefit of the earned income disregard (EID), which streamline the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a 4-year period.	Yes

Family declaration of assets under \$5000	Discretionary	Under this provision, LHA must obtain third-party verification of all family assets upon admitting a family to the HCV or public housing program and then again at least every 3 years thereafter.	Yes
Utility Reimbursement	Discretionary	This provision permits PHAs to make utility reimbursement payments quarterly, rather than monthly, if the total quarterly reimbursement payment due to a family is equal to or less than \$45 per quarter. The LHA currently does not have the software that can monitor this, therefore we have opted out of this discretionary waiver for now.	No
Biennial inspections and the use of alternative inspection methods	Discretionary	This provision offers LHAs the discretion to conduct unit inspections biennially rather than annually, for both the HCV and PBV programs.	Yes
Housing Quality Standards Reinspection Fees	Discretionary	This provision offers PHAs the option to establish a reasonable fee to owners for a reinspection under two circumstances: (1) if an owner notifies the PHA that a deficiency cited in the previous inspection has been repaired and a reinspection reveals that it has not and/or (2) if the allotted time for repairs has elapsed and a reinspection reveals that any deficiency cited in the previous inspection that the owner is responsible for repairing has not been corrected. – LHA intends to adopt this policy but there is not enough guidance on how to collect from Landlords if they refuse to pay.	No
Exception payment standards for providing reasonable accommodation	Discretionary	This provision authorizes a PHA to approve a payment standard of not more than 120 percent of the FMR without HUD approval if requested as a reasonable accommodation by a family that includes a person with a disability.	Yes
Family income and composition: regular and interim examinations	Discretionary	This provision eliminates the requirement that a voucher agency conduct a reexamination of income whenever a new family member is added. The provision does <i>not</i> eliminate the requirement to verify other aspects of program eligibility (e.g., SSNs, criminal history, etc.), nor does it eliminate the requirement to perform annual reexaminations of family income (for example, if that happens to be the point at which a new family member is added); it simply eliminates the requirement to perform an interim reexamination of income whenever a new family member is added.	No
Utility payments schedules	Mandatory	This provision requires PHAs to use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the voucher size issued, as determined under the PHA subsidy standards.	Yes

2. Financial Resources: This section lists 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. Revision: Updated table of financial sources and uses below.

<b>Financial Resources: Planned Sources and uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY2017 grants)</b>		
a) Public Housing Operating Fund	\$1,070,166	PH Development/ Modernization/ Job Readiness
b) Public Housing Capital Fund	\$1,714,330	Modernization and Development
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,300,000	Voucher, VASH, M5, TP, etc....
d) Resident Opportunity and Self-Sufficiency Grants	\$75,000	PHFSS / HCVFSS
<b>Other Federal Grants (list below)</b>		
Low Income Housing Tax Credits (SAIL)	\$5,298,200	Redevelopment of PH
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>CFP 2016</b>	\$551,967	Modernization and PH Development
CFP 2015	\$533,187	Modernization
CFP 2014	\$281,129	Modernization
CFP 2013	\$277,386	Modernization
CFP 2012	\$70,661	Modernization
URP/HOPE VI	\$1,934,034	Modernization/ PH Development
DOL Youth Build	\$390,154.33	Youth Build Program
FSS Grant (Sec.8 HCV and Public Housing combined)	\$105,738	Resident Services
<b>3. Public Housing Dwelling Rental Income</b>		
	\$282,000	PH
<b>4. Other income (list below)</b>		
Investment Income	\$1,366,146.96 Unaudited	PH
Entrepreneurial Activities	\$0.00	PH & Section 8
<b>Total resources</b>	\$22,250,099	

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.  
  Mixed Finance Modernization or Development.  
  Demolition and/or Disposition.  
  Conversion of Public Housing to Tenant Based Assistance.  
  Conversion of Public Housing to Project-Based Assistance under RAD.  
  Project Based Vouchers.  
  Units with Approved Vacancies for Modernization.  
  Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

#### **Section B.2 - HUD-50075: New Activities**

LHA goal is to transform its entire public housing portfolio into mixed-income communities over the next 2 to 40 years, in an effort to reposition the agencies' public housing assets into better performing developments that are competitive in the marketplace as well as improve their physical and social conditions.

For over twenty years LHA's Development Department has been responsible for creating economic development opportunities in the City of Lakeland as well as redeveloping challenged neighborhoods that have not been invested in and neglected for some time. LHA and/or its subsidiary entity(s) plans to either partner with other developers or self-develop its properties using HUD's mixed- finance approach.

LHA envisions a range of options that will be employed to achieve its goal to transform its portfolio which may include but not be limited to: modernization of existing public housing units; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units in, around and outside of LHA properties; and wholesale redevelopment of its public housing communities.

LHA was granted Low Income Housing Tax Credits to develop a 100 unit's community (Phase 1) in 2016, this community will replace 25 units of existing Public Housing units located within the West Lake Apartments community (AMP-1). Additionally, LHA anticipates applying for additional Low Income Housing Tax Credits (LIHTC). More specifically LHA plans to submit applications for the next rounds of the Florida Housing Finance Corporation LIHTC application season, for our Public Housing Developments in the coming year(s).

In an effort to expedite the closure of its 10 plus year old HOPE VI Grant, LHA requested HUD to amend the Revitalization Plan and associated budget revisions as required. LHA is working with its on-call architectural and engineering firms on the following options for closeout of the grant:

- **Micro-Cottages:** LHA has an approximately 3 acres of land at Williamstown Boulevard. The authority is seeking to develop 48 affordable housing units and a community building with a combination of RHF funds from FY 2009 – 2014 and/or HOPE VI funds.
- **Cecil Gober Modernization:** This community consists of 37 near elderly/senior units. The GPNA that was performed for the site supports modernization of the site. As part of the modernization, LHA is seeking to correct deficiencies outlined by the GPNA as well as reconfigure the units so the seniors living within the community can age in place.
- **Renaissance Tenth Street Lot:** LHA will dispose of the 4.33-acres of land at the intersection of N. Florida Avenue and W. Tenth Street to a third party developer. The sales proceeds will be used to develop, acquire, and/or modernize affordable housing units at properties owned and/or controlled by LHA or its affiliates.
- **West Lake Apartments (First Phase):** LHA submitted a mixed-finance application/proposal using the HOPE VI Program to HUD and will pursue the construction of new Public Housing/Mixed Financed units using accumulated first and second increment Replacement Housing Factor (RHF) funds leveraged with public and private sources.

Any balance of remaining Second Increment RHF funds received to date, along with future RHF grant funding, will be accumulated and used for the potential redevelopment of LHA's other public housing communities and/or for other projects under the mixed- finance development approach. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals.

Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan year commensurate with the LHA Strategic Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP). CFFP/RAD involves borrowing against future flow of annual Capital Funds.

LHA plans to pursue public housing development activities and will utilize its Development Department and/or other subsidiary entities for development, financing, and the formation of a variety of ownership structures as well as utilize its management entity for the operation of public and non-public housing programs.

The Authority intends to use Capital Funds and other public and private funds to redevelop existing family and elderly developments. LHA will either self-develop or partner with a master developer for Westlake Apartments and conduct a community engagement process to arrive at a master plan for redevelopment.

LHA is also seeking a partner with extensive experience in developing and operating affordable housing. The proposed project will either be located on the 10.56-acre site located on W. 10th Street or at the 17.06-acre site at Hunter field PUD (Arbor Manor). LHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities.

#### **Demolition and/or Disposition**

This section describes whether HUD-approved applications by LHA to demolish or dispose (sell) public housing projects owned by LHA and subject to Annual Contributions Contracts (ACCs), or pending applications for demolition or disposition, have changed during the current plan year.

In such cases, LHA would be required to describe the housing and the number of affected units for which it will apply or has pending for demolition or disposition; and provide a projected timetable for the demolition or disposition. Information on planned and pending demolition and/or disposition efforts is provided in the following tables.

LHA has been working with residents and the City of Lakeland to define a strategy for the Cecil Gober rehabilitation project, the West Lake Apartments disposition and the Section 32 Public Housing Homeownership program. The Section 32 disposition plan for the 12 houses at Hampton Hills was approved by the Special Application Center in November 2013. The implementing agreement was executed in March 2014. LHA will amend the agreement as needed to implement the strategy. Individual houses within the Hampton Hills community may be sold to qualified residents, retained as public housing or sold to third parties in accordance with the strategy and HUD regulations.

LHA will include the vacant lots in this process as well. Specifically, the Authority plans to amend its disposition application for the 4.33-acres of land at the intersection of N. Florida Avenue and W. Tenth Street to allow for disposition to a third party developer. Additionally, LHA plans to submit a disposition application for the 17.3-acre tract within the Hunter field Planned Unit Development and the land located on the 10.56-acre site on W. 10th Street. The sales proceeds from both properties will be used to develop, acquire, or modernize affordable housing units at other properties owned and/or controlled by LHA or its affiliates.

Table #1 Demolition/Disposition/Modernization Activity Description

1a. Development name: Hampton Hills Houses  
1b. Development (project) number: FL01100004  
2. Activity type: Demolition  
Disposition X  
3. Application status (select one)  
Approved X  
Submitted, pending approval  
Planned application  
4. Date application approved, submitted, or planned for submission: 11/14/2014  
5. Number of units affected: 12 (Sold 2)  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity: 48 months  
a. Actual or projected start date of activity: 7/1/2012 b. Projected end date of activity: 12/31/2017  
Note\*: Section 32 Approved Disposition

Table #2 Demolition/Disposition/Modernization Activity Description

1a. Development name: West Lake Apartments  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition  
Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval  
Planned application X  
4. Date application approved, submitted, or planned for submission: 1/31/16  
5. Number of units affected: 120  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 1/01/2011  
b. Projected end date of activity: 12/31/2020  
Note\*: SAIL LIHTC Approved Phase I

Table #3 Modernization Activity Description

1a. Development name: Cecil Gober Villas  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition Disposition Modernization: X  
3. Application status (select one) Approved  
Submitted, pending approval  
Planned application: X  
4. Date application approved, submitted, or planned for submission: 12/1/2015  
5. Number of units affected: 37  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 12/01/2015  
b. Projected end date of activity: 12/31/2017  
Note\*: Capital Funds will be used

Table #4 Demolition/Disposition/Modernization Activity Description

1a. Development name: Arbor Manor (Hunter field PUD)  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition  
Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: X Planned application  
4. Date application approved, submitted, or planned for submission: 10/20/2015  
5. Number of units affected: 0

6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 12/31/2015  
b. Projected end date of activity: 12/31/2017  
Note\*: N/A

Table #5 Demolition/Disposition/Modernization Activity Description

1a. Development name: W. 10th Street, Lakeland, Polk County, Florida  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition  
Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval  
Planned application: X  
4. Date application approved, submitted, or planned for submission: 5/15/2015  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 4/20/2015  
b. Projected end date of activity: 12/31/2017  
Note\*: Under contract to be sold

Table #6 Demolition/Disposition/Modernization Activity Description

1a. Development name: Vacant Parcel at Washington Park, FL29P011003, HOPE VI Site  
1b. Development (project) number: FL01100003  
2. Activity type: Demolition  
Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: X Planned application:  
4. Date application approved, submitted, or planned for submission: 11/12/2014  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 7/21/2014  
b. Projected end date of activity: 12/31/2017  
Note\*: Funding pending

**Project-Based Vouchers**

This section describes the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

When funding becomes available, the Authority plans to use some of its vouchers under the Project Based Vouchers (PBV) option, as described at 24 CFR Part 983. This may be done in one of two ways.

First, LHA may issue a Request for Proposals from owners wishing to participate in the program. The criteria and procedures for such selections will be described in the RFP and in the LHA's Section 8 Administrative Plan.

Second, LHA may make non-competitive selections of owners whose projects included a competitive selection of proposals, such as housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program.

The Authority may also submit a proposal under a RFP for units in its public housing portfolio or a property it may acquire under its —redevelopment authority for this purpose. The use of PBV is consistent with the overall PHA Plan which is encouraging the development of affordable mixed-use, mixed-income housing particularly in consort with broader neighborhood revitalization efforts such as the Westlake project.

LHA's PBV criteria and procedures will propose the use of these resources in ways that facilitate achievement of its overall housing goals in general and the mobilization of potential relocation resources in particular, to address the housing needs of LHA families at developments slated to be redeveloped, including, but not limited to, the Cecil Gober Villas, Dakota Park (Carrington Place) and Westlake Apartments projects and/or other similar situations.

Under the HUD Asset Management Model, some of LHA's developments are not financially sustainable because insufficient Annual Contract Contribution (ACC) subsidy is received from HUD to support their operations. LHA is currently evaluating options for restructuring the properties; possibly seeking to convert these properties to Project- based Section 8 communities. Furthermore, LHA is considering under the

LHA may project-base units within the Carrington Place Development project.

LHA plans to utilize project-based vouchers for up to 80 units within the final phase of the West Lake Apartments Low Income Housing Tax Credit project which will begin construction by the end of 2017 and be ready for occupancy in 2018.



<p><b>B.3</b></p>	<p><b>Progress Report.</b> Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The Housing Authority of the City of Lakeland is meeting its Mission to provide quality, affordable housing and self-sufficiency opportunities in an effective and professional manner by passing every HUD REAC inspection and staying in compliance with HUD, State and Local rules and regulations. Additionally, we are actively working on meeting our goals as follow:</p> <p>Goal #1: Increase the number of affordable housing units by at least 30%. We were awarded LIHTC to begin demolition of 25 Public Housing units and start construction of 100 Senior units. Additionally, we have submitted to HUD for approval of the Williamstown Community (48 Public Housing units will be added).</p> <p>Goal #2: Maintain the high performing status in Public Housing and Section 8. We were designated a High Performer Agency for Public Housing and Section on the most recent evaluation.</p> <p>Maintain a public housing vacancy rate of 2% or less. LHA has been able to maintain the vacancy at or below 2%. Maintain an average work order response time of less than three days. Collect at least 97% of the rent and other charges excluding fraud recovery and major tenant abuse due to LHA. Reduce utility usage (including water) by 25% by December 31, 2017.</p> <p>Maintain a Section 8 lease-up rate of at least 98% while not exceeding HUD limitations. Continue and improve task tracking / management by objectives. Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional.</p> <p>Goal #3: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.</p> <p>The Executive Team will continue to meet annually with the Resident Advisory Board and other residents in a variety of forums to provide the opportunity for input and feedback about agency operations.</p> <p>Goal #4: Be the premier innovative and effective affordable housing provider in Florida. Develop and build 48 Near Elderly (Over 55) Public Housing Units in the Williamstown 3 acres vacant lot using the HOPE VI grant which will allow LHA to close out the HOPE VI grant by June 30, 2017. Apply for additional housing choice vouchers as they become available.</p> <p>Seek out new funding opportunities as they become available including but not limited to LIHTC. Develop and build new communities in all LHA owned land or parcels and re-develop the West Lake Apartments community, Carrington Place and Renaissance at Washington Ridge.</p> <p>Assist at least 11 families into homeownership through the Public Housing Homeownership Program, the HOPE VI Program, or other programs by December 31, 2016.</p> <p>Incorporate non-traditional entrepreneurial methods and practices that positively impact affordable housing in LHA’s jurisdiction. Incorporate financially feasible Green and Sustainability Best Practices in all future developments. Obtain at least \$100 million in grants and/or leveraging from all sources by December 31, 2016.</p> <p>Goal #5: Increase and encourage the self-sufficiency efforts of all residents. (On-going) Increase the usage of LHA educational and computer literacy programs by 25% by December 31, 2016. Substantially increase the number of LHA seniors and people with disabilities using LHA sponsored programs by December 31, 2016.</p> <p>Goal #6: Maintain a high level of employee relations and morale. (On-going)</p> <p>Enhance lines of communications through staff meetings and other necessary internal communications to provide updates and progress reports about agency activities.</p> <p>Continue to reward performance through the timely implementation of a performance management system.</p> <p>Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints.</p> <p>Conduct an annual employee satisfaction survey.</p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: No findings, however, there was a qualified opinion related to an inter-fund transaction from years past.</p>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p>See attached: <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p>See attached: <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p>See attached: <u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>D</b>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><b>On behalf of the Housing Authority of the City of Lakeland, Florida (LHA), I hereby certify that our 5-Year CFP Plan was last approved on January 13, 2016. LHA has four (4) active CFP grants. The grants are CFP 2013, CFP 2014, CFP 2015, and CFP 2016. LHA also has four (4) CFP grants that are fully expended but still showing within eLOCCS until the grants are officially closed out. CFP grants awaiting closeout are CFP 2009 – 2012.</b></p>

## Instructions for Preparation of Form HUD-50075-HP

# Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to [24 CFR §903.2\(b\)\(2\)](#) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and [24 CFR §903.12\(b\)](#)).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

#### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

#### D. Statement of Capital Improvements.

PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or (XX) Annual PHA Plan for the PHA fiscal year beginning **January 1, 2017**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Lakeland

FL011

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

**XX**

\_\_\_\_ Annual PHA Plan for Fiscal Year **2017**

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

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

Name of Authorized Official  Michael Pimentel	Title  Chairman
Signature	Date

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

The Housing Authority of the City of Lakeland

FL011

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

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

Name of Authorized Official: Michael Pimentel

Title: Chairman

Signature

Date

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

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

I, R. Howard Wiggs, the Mayor  
*Official's Name* *Official's Title*

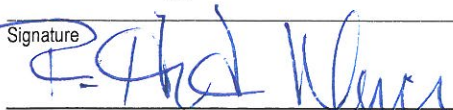
certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

**The Housing Authority of the City of Lakeland**  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI)  
 to Fair Housing Choice of **The City of Lakeland** pursuant to 24 CFR Part 9  
*Local Jurisdiction Name*

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI. The PHA Plan outlines ways to create affordable rental housing and  
homeownership opportunities for moderate-, low- and very low-income families and individuals in  
a manner that is consistent with the goals and objectives of the 2015-2020 Consolidated Plan and  
2015 Analysis of Impediments to Fair Housing as well as the efforts of the Affordable Housing  
Advisory Committee for the City of Lakeland which reviews the local affordable housing policies.

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

Name of Authorized Official	Title
R. Howard Wiggs	Mayor
Signature 	Date 8/15/2016





430 Hartsell Ave, Lakeland FL 33815  
(863) 687-2911

## Attachment D Statement of Capital Improvements

### Fiscal Year 2017 Agency Plan

On behalf of the Housing Authority of the City of Lakeland, Florida (LHA), I hereby certify that our 5-Year CFP Plan was last approved on January 13, 2016. LHA has four (4) active CFP grants. The grants are CFP 2013, CFP 2014, CFP 2015, and CFP 2016. LHA also has four (4) CFP grants that are fully expended but still showing within eLOCCS until the grants are officially closed out. CFP grants awaiting closeout are CFP 2009 – 2012.

A handwritten signature in blue ink, appearing to read "B. Stevenson", is written above a horizontal line.

Benjamin Stevenson, Executive Director

A handwritten date "9/8/16" in blue ink is written above a horizontal line.

Date



# Lakeland Housing Authority

## Annual Plan

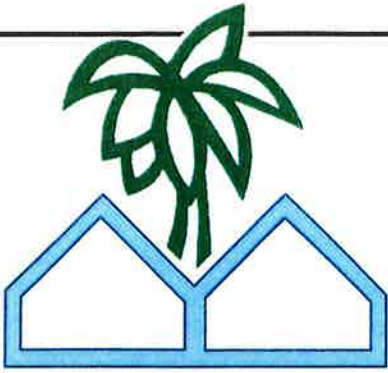
Fiscal Year 201

### **Comments received from the Residents Advisory Board (RAB)**

The Lakeland Housing Authority advertized, invited and provided the RAB with the Agency Plan and certifies tha the RABboard has the following coments:

1. End of comments.

# **OTHER BUSINESS**



# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

September/October 2016

## President's Message

### FAHRO Convention & Summit: Extraordinary!

Congratulations to the team from the Lakeland Housing Authority, champions of the 4<sup>th</sup> Annual FAHRO Invitational State-wide Basketball Tournament, which was held prior to the FAHRO Annual Convention and Trade Show in Orlando.

The 2016 Annual Convention was one of the best attended in FAHRO's history. Convention breakout sessions were conducted by industry leaders and U.S. HUD representatives covering a range of topics including State and Federal Affairs, Fair Housing and Disparate Impact, Combatting Homelessness, Crime and Security in the Industry, and Maximizing Maintenance.

The first-ever FAHRO Housing Summit was an extraordinary success story with the

participation of high-ranking officials from the nation's leading housing advocacy groups, including U.S. HUD, NAHRO, PHADA and SERC. The Housing Summit emerged as a unique forum to discuss current housing topics of nationwide relevance. In the process, the Summit focused on key areas of consensus for advocacy to ensure that federal housing programs continue to succeed in times of unprecedented federal budget deficits.

For those of you who attended the FAHRO Annual Convention and/or the FAHRO Housing Summit, thank you for your continued support and commitment to the disadvantaged in our communities.



Miguell Del Campillo

## Calendar

### FAHRO REGIONAL TRAINING

**Procurement & Section 3**  
October 17-19, 2016  
Ft. Myers Housing Authority

**HCV Training**  
December 5-9, 2016  
Lakeland, Florida

Need specific training or classes?  
Email [Laura@FAHRO.org](mailto:Laura@FAHRO.org) to help set them up!

### Visit the FAHRO Website!



[www.FAHRO.org](http://www.FAHRO.org)

## Internal Circulation

## Legislative Affairs

### Primary Election Day

by Oscar Anderson, FAHRO State Affairs Consultant

Primary Election Day has come and gone. Despite the best efforts of Tropical Storm Hermine, about one in four registered voters cast their ballots in the primary election. This was the highest turnout for a primary since 2004. Preliminary data from the Division of Elections shows that almost 3 million people voted.

Several key races were simplified (if not basically decided). U.S. Senator Marco Rubio coasted to victory over businessman Carlos Beruff in the Republican Primary, and U.S. Congressman Patrick Murphy squeaked by

a victory over U.S. Congressman Alan Grayson. The showdown in November will likely be heavily influenced by the turnout in the presidential race, with most pundits assuming Rubio will be reelected.

Several congressional seats were in play. The election held on August 30 will keep familiar names representing



Oscar Anderson

See **LEGISLATIVE AFFAIRS** on page 12