



430 Hartsell Avenue
Lakeland, FL 33815

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<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

Don Brown, Chairman
Shelly Asbury, Vice-Chairman
Lorenzo Robinson
Dewey Chancey
Judy Mas
David Samples
Heena Raju Gandhi

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

September 20, 2021

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida

Monday, September 20, 2021, at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for August 16, 2021**
- 3. Public Forum**
- 4. Old Business**
- 5. New Business**
 - Employee of the Month
- 6. Secretary's Report**
 - Resolution
 - Resolution No. #21-1504 - Resolution # 21-1504 The Board of Commissioners is requested to approve the resolution in order to satisfy a United States Department of Housing and Urban Development regulation
 - Housing and Operations
 - Finance and Administration
- 7. Legal Report**
- 8. Other Business**
 - HUD Approval Letter
- 9. Adjournment**

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, August 16, 2021
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Don Brown, Chairman
Shelly Asbury, Commissioner, Vice Chairman
David Samples, Commissioner
Judy Mas, Commissioner
Heena Raju Gandhi, Commissioner
Richard Richardson, Commissioner Emeritus

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:00 p.m. by Chairman Brown. The meeting was held in the Lakeland Housing Authority Board Room and via Zoom.

The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Brown asked the commissioners to review the agenda.

- Motion to approve and accept the meeting agenda.
Motion by Commissioner Samples, seconded by Commissioner Asbury.

Vote:

Don Brown – Aye Judy Mas – Aye Henna Raju Gandhi – Aye
Shelly Asbury – Aye David Sample – Aye

APPROVAL AND ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on July 19, 2021.

Motion by Commissioner Asbury, seconded by Commissioner Mas.

Vote:

Don Brown – Aye Judy Mas – Aye Henna Raju Gandhi – Aye
Shelly Asbury – Aye David Sample – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Pedro Gonzales is the LHA Employee of the Month for July 2021. Ernest Joe, Business Manager, presented the employee. Mr. Gonzales is the HVAC technician for West Lake Management. He is a very knowledgeable and skilled employee while also being very reliable and dependable worker. He is a very valuable worker and has a good working relationship with the managers of all the properties.

Mr. Stevenson also gave accolades and appreciation to Mr. Gonzales for being a valued worker.

SECRETARY'S REPORT

Twin Lakes Estate Phase III

Mr. Stevenson stated Twin Lakes III was recommended by a Polk County staff to the Board of County Commissioners to receive the Local Government Contribution designation for the next round of tax credit applications. LHA will receive \$460,000 in addition to being eligible to apply for 9% tax credits for Twin Lakes Phase III.

HOPE VI Close-out

The HOPE VI Close-out is steadily progressing. Staff is conducting inspections of the housing units on the property

Investor Partnership 10th Street Property

Mr. Stevenson said staff is continuing to speak with the Investor Partner about obtaining 100% financing for this new development. Staff may consider moving this investment opportunity to another property. The Investor Partner has identified a second potential lender.

Arbor Manor

Staff had good news regarding the Arbor Manor property. Mr. Stevenson stated tonight's resolution is seeking approval for another buyer. He gave an overview of some of the terms and conditions of the contract agreement for this buyer.

Commissioner Brown requested a motion for this resolution.

- Motion to approve Resolution 21-1505.

Motioned by Commissioner Samples, Seconded by Asbury.

Vote:

Don Brown – Aye

Judy Mas – Aye

Henna Raju Gandhi – Aye

Shelly Asbury –Aye

David Sample – Aye

Mr. Stevenson presented Resolution 21-1506. This resolution seeks permission to submit an offer to purchase Wood Hills Estates apartment complex in Winter Haven, Florida.

- Motion to approve Resolution 21-1506.

Motion by Commissioner Asbury, seconded by Samples.

Vote:

Don Brown – Aye

Judy Mas – Aye

Henna Raju Gandhi – Aye

Shelly Asbury –Aye

David Sample – Aye

Mr. Stevenson gave an update on the Community Development Financial Institution (CDFI) project. He indicated that that staff had an initial meeting with the CDFI consultant. The meeting went well.

Mr. Stevenson updated the Board regarding the LHA COVID-19 policy. LHA is now requiring testing for all non-vaccinated employees. Also, due to the percentage of employees that have been infected with the COVID virus, LHA will be moving to making the vaccination for the virus mandatory for all employees. This new policy will become effective October 4, 2021. Exceptions will be made for medical or religious reasons or persons with disabilities as defined by the EEOC. Weekly testing will also be required for all non-vaccinated employees after September 6, 2021. The offices are still adhering to all the CDC protocols for COVID-19 sanitation and social distancing.

HOUSING AND OPERATIONS

Carlos Pizarro informed the Board that he is continuing the process for the 2022 Agency Plan. He will bring the Agency Plan before the Board for approval at its September 2021 meeting. He also stated HUD had recently revised some of the forms that are to be submitted for approval. The new forms are being updated with the current information.

Mr. Pizarro also stated LHA was given 60 vouchers through the Homeless Coalition and all of the vouchers have been issued. The Section 8 staff has been giving briefings to the recipients and their families as well as scheduling inspections prior to move-in.

He gave an update on the residents that were affected by the fire at Cecile Gober Villas. Three of the tenants were given relocation vouchers and one is living with family. The repairs are estimated to take at least 3-4 months.

FINANCE AND ADMINISTRATION

Valerie Turner gave an overview of the Financial Report and grant update.

LEGAL REPORT

Mr. Gilmore gave an additional advice and comments regarding the mandatory COVID-19 testing and vaccination requirements for employees. He emphasized the importance of Human Resources understanding the rules when it comes to the privacy of employees. It's very important to understand policy as it applies to the appropriate approach for asking questions and gathering information that maybe considered as an employee's private and personal information.

OTHER BUSINESS

Mr. Stevenson stated he is preparing a tour of LHA properties for the commissioners. He asked for some suggested dates. The Board decided the date of the tour would be scheduled for Friday, August 27, 2021, at 9:00 a.m. Everyone would meet at the LHA Office for departure.

The meeting adjourned at 6:40 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report
September 2021
DEVELOPMENT UPDATES

West Lake Phase I

The senior building currently is 100% occupied. The property is now receiving operating subsidy from all necessary funding sources.

West Lake Phase II

This phase currently is 100% occupied. The property is also receiving operating subsidy from all necessary funding sources.

The ariel photo below shows Phases I and II as well as the tree coverage on Olive Street.



West Lake Phase III

The team continues to explore funding opportunities for this phase. LHA has been asked to consider the bond financing option for this phase if another tax credit application is not successful. Staff is now exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond to finance the construction of Phase III. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

**Secretary's Report
September 2021**

The Developer Partner successfully obtained the Local Government Contribution designation from Polk County. The Local Government Contribution is a requirement in order to be eligible to submit an application for 9% tax credits. The recommendation was approved by the Polk County Board of Commissioners after a staff recommendation.

The Phase III application did not receive a favorable lottery number. So, the Developer Partner is recommending applying for a 4% bond. Polk County has agreed to allow the \$460,000 to be used with the bond application. LHA will also make a contribution of public housing funds to support the financial structure of the deal.

West Lake Phase III Disposition and Demolition

The HUD Special Application Center (SAC) gave its approval of the Demolition-Disposition application for the Phase III in July 2020. SAC also approved relocation vouchers for all of the Phase III families. Demolition of the housing units in Phase III will not start until after all of the families are relocated. Relocation is not expected to be completed until sometime during the fourth quarter of 2021. A copy of the SAC approval letter was included with the July 2020 Board Packet in the Old Business section.

The HUD-Washington, D.C. Officer requested a Development Proposal for Phase III be submitted. Staff advised the D.C. Office that no tax credits have been awarded for this phase, so all the financial information would be estimates. Once the project obtains funding, LHA staff will need to submit a final Development Proposal to HUD for review and approval.

Renaissance at Washington Ridge

The tax credits at the Renaissance HOPE VI site expired on December 31, 2018. There was also a balloon payment of \$536,00 due to SunTrust Bank and a \$1.3 million dollars in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step was to make a decision regarding how to rehab the property. LHA staff discussed this issue with the Financial Advisor and Legal Counsel. Staff was approached by TD Bank about partnering on a new project. We discussed using a loan to retire the debt and complete basic rehab work and maintenance upkeep of the property for the next few years.

Subsequently, staff completed negotiations with TD Bank about a loan to pay off the debt associated with the Renaissance and Dakota Park (now known as Carrington Place) properties in November of 2019. Staff submitted a loan application with TD Bank. Since there are public housing units on the site, HUD approval was required even though no public housing funds or assets are being used to collateralize the loan.

Due to delays in the HUD approval process, LHA had to obtain extensions from TD Bank on the negotiated terms of the loan. The loan terms were also impacted by the COVID-19 pandemic. HUD finally provided written approval of the loan terms in June 2020. TD Bank had to revise the terms of

Secretary's Report
September 2021

the loan. Due to current market, the new terms were more favorable for LHA. For example, the interest rate dropped from 3.8% to 3.1%. A copy of the term sheet is provided in the June 2020 Board packet. TD Bank and LHA closed the loan on June 15, 2020. Previously, the General Partner for the Renaissance property gave authorization for negotiation and execution of the loan documents.

Staff has begun an analysis for implementing the rehab and maintenance upkeep plan for the property. A General Physical Needs Assessment must be completed on the property before any work may commence. A minority architectural firm has been procured to complete the GPNA study. The firm will start work on the assessment in December. All of the housing units on the property will be inspected and evaluated.

Arbor Manor

Staff submit a request to the HUD-SAC and HUD-Jacksonville Field Office for approval for a potential buyer, Alliance Realty Partners, Inc., to purchase the 17.5-acre property known as Arbor Manor. Previously, staff discussed disposition of the property with LHA Legal Counsel and the HUD-Jacksonville Field Office. The letter was submitted to the HUD-SAC and HUD-Jacksonville Field Office explaining the changes/updates to the previous HUD-SAC approval letter dated June 2, 2021. The previous approval request included an updated Phase I environmental assessment and appraisal. The sale of the property was approved by HUD on September 2, 2021. A copy of the approval letter is included in this month's Board Packet under Old Business. The sales proceeds will be used for future affordable housing development purposes. Staff is hopeful of completing sale of the property before the end of the first quarter of next year.

Investment Partner Activities

The Investment Partner, Global Legacy Development Group, was selected after a public procurement process was conducted by LPHC. LPHC and the Investment Partner executed a Memorandum of Understanding on February 25, 2018. The two entities will work together in cooperation with LHA to identify and pursue development and investment opportunities for the purpose of generating independent non-federal revenue streams. One purpose of the funds will be to provide services for income qualified families in the LHA and LPHC service area. Future funding options include low-income housing tax credits, new market tax credits, bond options, affordable housing financing, loan syndication and other partnership ventures.

Global Legacy Development Group identified a potential Financial Investment Partner. This new investment partner is willing to offer LHA a Venture Capital opportunity whereby they will provide 100% financing for the 10th Street Homeownership Development project. With the 10th Street homeownership project, LHA is desiring to develop affordable homeownership units for low level professionals such as policemen, firemen, teachers, and other workforce income eligible persons.

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Previously, staff wrote an RFP to solicit another Development Consultant in preparation of submitting another tax credit application in the next round of tax credits. The original RFP was withdrawn so that some revisions could be made to the solicitation package. The establishment of a pool of Development Consultant firms was approved by the LHA Board of Commissioners at the November 2019 meeting.

10th Street Apartments

Staff is seeking financing to cover the construction cost for this new development. A resolution was approved in June 2021 by the Board of Commissioners granting permission for the Executive Director to complete all necessary documents to apply and receive funding for this new development with Zions Bank and partners. A proposal was submitted to the lender. LHA received verbal approval. Staff received the written approval letter; however, the offer include a stipulation that the lender had to also serve as the developer. This stipulation means LHA would have to issue a RFQ (Request for Qualifications) for a partner to serve as developer while providing the financing for construction of the development.

Staff has decided to no longer pursue purchasing the 4-acre site immediately adjacent to the 10th Street property. Negotiations with the seller's representative were not successful. Instead, staff will be presenting a resolution requesting permission to submit an offer for another property that will better suit LHA goals. Staff considering a second purchase and construction build option with Zions Bank at another location.

OTHER BUSINESS

Agency Plan

LHA Staff has started the process for submittal of the 2022 Agency Plan to HUD. The Plan must be submitted in October 2021. HUD guidelines require a public comment process to be complete prior to submitting the Plan. The process includes public and strategic meetings with the LHA Board of Commissioners, the City of Lakeland, the residents/participants, and the general public. A copy of the Plan has been emailed to each Board member as well as posted on the LHA website. Copies were also sent to the Resident Advisory Board, City of Lakeland and other community partners for review and comment. The Plan will need to be approved by the Board at this month's meeting.

Community and Other Activities

I participated in the Florida Statewide HUD-PHA Sharing Conference on September 8-9, 2021. I was asked by the HUD-Jacksonville Field Office to give a presentation on LHA's efforts to address the COVID-19 pandemic. My presentation was entitled Operational Environment Pre and Post Pandemic. LHA's COVID-19 policy is considered a "Best Practice" by HUD.

Secretary's Report
September 2021

LHA was designated as one of Polk County's 2020 Best Place To Work by Career Source Polk at its recent annual meeting. The award was in the medium size employer category. LHA hopes to receive the award again next year.



LHA continues to assist CareerSource Polk with the distribution of the Florida Reemployment Assistance Application. LHA has made paper copies of the application available to the public at some of our properties. Copies are available in English, Spanish and Creole. Copies of the application are also available for download from the LHA website. The application was created by the Florida Department of Economic Opportunity.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

September 2021

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing 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
 10. The Micro-Cottages at Williamstown
 11. Twin Lakes Estates Senior PHASE I and II
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Total number of visitors this month: 784

House Committee Proposes \$80B Infrastructure Investment in Public Housing

Historic housing infrastructure legislation was released overnight, proposing more than \$300 billion in investments in housing, including \$80 billion in the Public Housing Capital Fund and \$75 billion in new incremental vouchers.

The House Financial Services Committee text is their portion of the \$3.5 trillion infrastructure legislation expected to move through Congress this fall. Earlier this summer, Congress approved a budget resolution that provided committees with broad instructions on how to write the infrastructure legislation. (Please note that this is a distinct bill and process that is separate from the \$1 trillion bipartisan package agreed to in principle this summer.) The budget resolution instructed the Financial Services Committee to spend \$339 billion on housing and transportation programs. The text released overnight details more than \$300 billion in housing investments, which demonstrates that housing is a top priority for lawmakers.

Highlights:

- Public Housing Capital Fund: \$80 billion
- New Incremental Vouchers: \$75 billion
- Community Development Block Grant: \$8.5 billion
- HOME Investment Partnerships: \$35 billion
- Housing Trust Fund: \$37 billion
- Section 8 Project-Based Rental Assistance: \$15 billion
- PBRA property improvements: \$4 billion
- Community Development Block Grant Disaster Relief: \$1 billion
- Supportive Housing for Elderly: \$1 billion
- Supportive Housing for People with Disabilities: \$2.5 billion
- Loans for Water and Energy Efficiency: \$6 billion
- Housing Investment Fund through CDFI: \$9.64 billion
- Native Housing Block Grant: \$1.65 billion

US Supreme Court Overturns CDC Eviction Moratorium

On Aug. 26, the United States Supreme Court vacated the stay that has allowed the current CDC eviction moratorium to continue. The order vacating the stay and dissent arguing to keep the stay can be found [here](#). It confirms lower court decisions that the CDC did not have statutory authority to impose a nationwide eviction moratorium and states, "If a federally imposed eviction moratorium is to continue, Congress must specifically authorize it. The application to vacate stay presented to THE CHIEF JUSTICE and by him referred to the Court is granted."

The Court order placed considerable responsibility on Congress to act on a federal eviction moratorium, "It is up to Congress, not the CDC, to decide whether the public interest merits further action here. And Congress was on notice that a further extension would almost surely require new legislation, yet it failed to act in the several weeks leading up to the moratorium's expiration."

The Court's ruling does not affect state and local eviction moratoria and those remain in effect. Tenants and landlords should check state and local laws and ordinances before proceeding with eviction matters.

A White House Fact Sheet has also been released that provides additional actions that are being taken to prevent eviction and increase access to emergency rental assistance funds.

HUD RELEASES NEW RESEARCH ON INCREASING AFFORDABLE HOUSING PRODUCTION AND PRESERVATION

WASHINGTON - The U.S. Department of Housing and Urban Development today released its latest research on innovative strategies being pursued by state and local governments to remove regulatory barriers to affordable housing and increase housing supply.

"This research is a testament to the Biden-Harris Administration's commitment to increasing and preserving our nation's affordable housing supply," **said Secretary Marcia L. Fudge**. "The research makes clear that there is bipartisan support for state and local reform to improve housing affordability, and underscores how the President's Build Back Better Agenda would strengthen the federal government's capacity to help jurisdictions meet the housing needs of their residents. HUD and the Administration will remain hard at work to build inclusive, equitable communities through affordable housing."

The new research, published by HUD's Office of Policy Development & Research (PD&R), was promised as part of the Department's September 1 announcement of a series of actions it is taking as part of the Biden-Harris Administration's plan to create, preserve, and sell nearly 100,000 additional affordable homes for homeowners and renters across the country over the next three years. As stated in that announcement, the lessons from the research "will be incorporated into HUD's Regulatory Barriers Clearinghouse, which contains over 4800 barriers and solutions and provides a catalog of information that spans all 50 states and over 460 cities and counties. They will also inform the locally driven zoning reform initiative in the President's Build Back Better Plan."

According to this new research, "Opportunities to Increase Housing Production and Preservation," without significant new supply, cost burdens are likely to increase as current home prices reach all-time highs, with the median home sales price reaching nearly \$375,000 in July 2021. The research also makes clear the consequences that inadequate housing supply will have on homeowners and renters. In 2019, more than 37 million renter and owner households spent more than 30 percent of their income for housing.

The new research cites two reports – a HUD-published report from January 2021 under the previous administration and a June 2021 report to Congress – that highlight actions state and local governments are taking to reduce barriers that are limiting housing production and preservation. These activities range from state tax policies and incentives to encourage local housing production to local zoning changes, process improvements, and community engagement reforms.

Additionally, the research highlights HUD tools and grant opportunities to assist jurisdictions seeking to increase the supply of affordable housing in their communities, and makes clear that "a comprehensive zoning reform program, such as the one proposed in the Build Back Better Plan currently before Congress, would enhance HUD's efforts to help communities plan and implement housing policy reforms, study the impact of those reforms, and share the most effective approaches to community engagement and policy actions."

Statement from Secretary Marcia L. Fudge on the Eviction Moratorium

I am deeply disappointed by the Supreme Court's ruling on the CDC's eviction moratorium. With this decision, the Court has put millions of Americans at risk of losing their homes—even as the Delta variant heightens their risk of exposure to COVID-19. Many of these Americans are among our most vulnerable—including senior citizens, people with chronic illnesses, young children, and families with the lowest incomes.

I pledge that the Department of Housing and Urban Development will continue to use every tool at our disposal to protect those people whose health and well-being are now in jeopardy.

We join President Biden in calling on state and local officials to distribute the Emergency Rental Assistance funds provided by our federal government with the utmost urgency-and to use all the flexibilities the law authorizes to get these funds to the people who need them. HUD will continue to work with our federal partners to empower our stakeholders with the guidance they need to access these vital resources.

We call on state and local jurisdictions to take every action they can to safeguard their most vulnerable residents. These actions should include permitting evictions for non-payment of rent only after landlords and tenants have sought Emergency Rental Assistance funds. We call on every landlord, every housing owner, and every partner that receives our support to do all they can to help protect the people of their communities.

We can help preserve the safety and security of millions of Americans if we act with urgency-and with compassion in the midst of crisis. HUD is determined to do our part. We call on others to do their part as well.

Program type: **All Relevant Programs/PH/S8HCV/08/30/2021**

Level of Information: **Polk County vs State FL**

Race/Ethnicity

Distribution by Head of Household's Race as a % of 50058 Receiving Housing Assistance!

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	39%	60%	0%	0%	0%	0%	0%
FL105 Polk County	25%	74%	0%	0%	1%	0%	0%

Distribution by Head of Household's Ethnicity as a % of 50058 Received

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	27%	73%
FL105 Polk County	18%	82%

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
7/30/2021	97.57%	9/09/2020

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed.

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.

Program Information

Port Outs

LHA currently processed 3 port-out in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 1 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 40 vouchers to movers. We received 25 Requests for Tenancy Approvals during the month. We processed 8 initial move-in and 3 port-in, and 3 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,379 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1148
• Mainstream	41
• VASH	64
• Tenant Protection	114
• Port Out	0
• Port In	2
• Foster Youth	7
• EHV	5

EOP – End of Participation

LHA processed 1 EOP’s with a date effective the month. Below are the reasons for leaving the program:

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

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
08/30/2021	98.07%	09/09/2021

General information and activities for the month

- The Housing Choice Voucher Department processed 124 annual certifications and 49 interim certifications.
- The Inspections Unit conducted a total of 19 inspections.
- A total of 9 hearings were conducted.

Repayment Agreements for Unreported Income

(No Changes reported)

10/31/2019	Accumulative Report				
Total of unreported income that has been identified	\$	335,151.00			
Non reponsive	\$	81,963.00			\$ 81,963.00
Identified as uncollectible	\$	65,081.90			\$ 65,081.90
Repayment agreement signed		212,892.00			\$ 212,892.00
Pending repayments to be signed	\$	40,296.00			\$ 40,296.00
Downpayments received	\$	27,714.10			
Lump sum received	\$	4,301.00			
Payments towards agreement	\$	89,311.27			
	\$	121,326.37			
		G/L		Pending	Estimated balances as of 10/31/2019
RNP	\$	57,653.94	\$	-	\$ 57,653.94
UNP	\$	57,653.94	\$	-	\$ 57,653.94
	\$	115,307.88	\$	-	\$ 115,307.88



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
10. Twin Lakes Estates Senior Phase I
11. The Micro-Cottages at Williamstown

Item	WestLake	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Williamstown
Occupancy	100%	99%	100%	99%	97%	100%	100%	98%	99%	99%
Down units due to modernization/Insurance	Under Relocation								Twin Lakes 2, moved 132 families.	

Vacant units	0	1	0	1	7	0	0	2	4 in progress	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Angie Santiago	Angie Santiago	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino	Vanessa C. Johnson

Family Self-Sufficiency (Housing Choice Voucher Program-Section 8)

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Section 8 (HCV)	20	109	37	34%

Escrow Balances

- The balance of the Section 8 FSS escrow is \$143,312.22
- The average amount is \$1,314.79

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (Section 8):

- FSS clients 50058 data to Public & Indian Housing (PIC) is submitted in a timely manner, while ensuring that the information in PIC is current and up to date.

(HCV) Termination/Forfeiture/Transfer/Disbursement:

- Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish the Housing Assistance Payments (HAP) account, so that more families may be served. For April the forfeiture total is \$0.

Goals completed/enrolled by the Section 8 FSS participants:

- 0 family enrolled.

Completed Contract of Participation:

- 1 family completed the contract as of the end of April.

Services needed to complete Contract of Participation:

- Scheduled GED Readiness, Life Skills, and Employability Skills workshops
- FSS Workshops were done using Zoom
- Participants were assisted in the workshop sign-up process
- One Laptop and one tablet were lent to accommodate participants who needed technology support.
- Homeownership information, Solita's House, was given to participants.
- A great deal of our clients need assistance with fuel and transportation. Most of our participants are eager to receive educational assistance, The Agricultural and Labor Program, Inc has many resources within their program that will be of great benefit.

Community Networking

- Monthly Partners Meeting are conducted the first Friday of every month.
- Monthly meeting has been canceled until further notice due to Covid-19.

Family Self-Sufficiency (Public Housing Program)

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Public Housing	50	54	14	30%

- The balance of the Public Housing FSS escrow is **\$17,045.61**
- The average amount is **\$2,815.00**

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (PH):

- FSS clients 50058 data to Public & Indian Housing (PIC) is submitted in a timely manner, while ensuring that the information in PIC is current and up to date.

(PH) Termination/Forfeiture/Transfer/Disbursement:

- Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish so that more families may be served: 0.

Goals completed/enrolled by the Public Housing FSS participants: 0

Completed Contract of Participation:

- No. of families completing the contract as of to the end of April: 0

Services needed to complete Contract of Participation:

- Food pantry listings was also distributed to families in need.
- Free online GED class information was provided to FSS participants.

Community Networking

- Zoom meeting: Lakeland Volunteers in Medicine
- Zoom Meeting: United Way
- Zoom Meeting: Rath CATT

ROSS Program (Public Housing Program)

ROSS Statistics

- Families Visited: 28
- ROSS Potential: 186

Respectfully,

Carlos R. Pizarro An

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



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: September 15, 2021

RE: August 2021 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending August 31, 2021, 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 (AMP 2)
5. Renaissance at Washington Ridge, LTD., LLLP (AMP 3)
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, LTD., LLLP
9. Hampton Hills (AMP 4)
10. YouthBuild
11. Williamstown, LLLP (AMP 5)

Note that financial reports from third-party development partner are still in progress due to change in property management and finance software. Also, the team's focus has been on permanent loan conversion for Lake Beulah, Ltd, which is the second construction phase of Twin Lakes Estates. Permanent Loan Conversion is tentatively scheduled for January 2022.

12. West Lake 1, LTD. (AMP 6)

All statements listed for Items 1-11 above are unaudited and compiled from LHA Finance. The statements for Item 12 are compiled by our third-party development partner.

Valerie A. Turner

Valerie A. Turner, PMP
Vice President of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and eight months (Year to Date) ending August 31, 2021

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of \$17,298 for the period and -\$26,290 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of \$93,777 for Program Administration and -\$278,792 for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes and Cecil Gober Villas):
NOI is -\$113,587 for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$30,642 for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$71,000 for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$37,776 for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has a NOI of \$28,191 for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of \$150,655 for the year.
9. Hampton Hills (AMP 4):
This property has a NOI of -\$12,602 for year-to-date.
10. YouthBuild:
YouthBuild has a NOI of -\$45,548 for year to date. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of \$31,482 for year-to-date.
12. West Lake 1, LTD (AMP 6):
Note that financial reports from third-party development partner are still in progress due to change in property management and finance software. Also, the team's focus has been on permanent loan





conversion for Lake Beulah, Ltd., which is the second construction phase of Twin Lakes Estates. Permanent Loan Conversion is tentatively scheduled for January 2022.

The table below summarizes LHA’s current financial position for its 12 most active properties.

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio			
Item #	Property #	Name	NOI Before Depreciation
1	96	Central Office Cost Center (COCC)	-\$26,290
2	80	Housing Choice Voucher (HCV) Administration	\$93,777
		HCV Housing Assistance Payment (HAP)	-\$278,792
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$113,587
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$30,642
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$71,000
6	56	Colton Meadow, LLLP	\$37,776
7	57	Bonnet Shores, LLLP	\$28,191
8	62	West Bartow Partnership, Ltd., LLLP	\$150,655
9	12	Hampton Hills (AMP 4)	-\$12,602
10	49	YouthBuild-Lakeland	-\$45,548
11	99	Williamstown, LLLP (AMP 5)	\$31,482
12	100	West Lake 1, LTD (AMP 6)	Not Reported

Conclusion: Seven (7) of the twelve (12) properties continue to have positive Net Operating Income (NOI). HCV-HAP has negative NOI due to LHA’s current leasing plan, which includes 80 + additional vouchers. LHA’s third-party development partner has not reported yet on West Lake 1, LTD. Below is a synopsis of the financial statements for the remaining four (4) properties.

Central Office Costs Center (COCC): Negative NOI reflects that Section 8 processing fees were not received for August but are scheduled to be paid in September 2021. Additional administrative costs continue to be incurred as part of the Emergency Rental Assistance Program (ERAP) 2021 Agent Agreement with Polk County. LHA did not receive the Subrecipient Agreement until June 2021. Accordingly, administration of this program was not included within the 2021 COCC budget that was approved by the Board in October 2020. Invoicing for this agreement is still in progress. Once the invoice is submitted to Polk County and funds are received, it will eliminate the negative NOI that currently exists for this property.

Public Housing General (AMP 1): Subsidy levels reported for July reflect the new subsidy levels approved by the Department of Housing and Urban Development (HUD) for AMP1. Despite this increase, it will not be enough to support the loan that AMP 1 has with Bonnet Shores, LLLP. Staff continues to work with its Development Partner





for Twin Lakes Estates to obtain funding for the third and final phase of redevelopment. Accordingly, demolition of the remaining 32 units that comprise WestLake Addition is scheduled to occur once relocation activities are complete, and a contractor is procured to demolish the remaining buildings.

Specifically, operating subsidy and rental income received from the remaining 57 units that comprise AMP1 at John Wright Apartments and Cecil Gober Villas will not generate enough income to support this mortgage note. However, the note will continue to accrue interest as allowed by the recorded loan documents until its maturity date, which is 30 years after the property received the fourth installment from the investor (January 17, 2043). As the initial 15-year tax credit compliance period with Florida Housing Finance Agency (FHFC) ends (April 28, 2027), staff will need to examine LHA's financial position as well as determined what is in the best interest of continuing its extended low-income housing agreement with FHFC for the 75 affordable units that comprise Bonnet Shores, LLLP. Based upon the outcome of the analysis, a recommendation will be made to either forgive the loan or require that the loan be repaid to AMP1 at redemption of the property from the Investor.

Hampton Hills: The negative NOI for this property is due to the sale of one (1) house in March 2021. The budget was based upon rental income from two (2) houses; thus, this property is anticipated to have negative NOI through yearend or until the last home is sold; whichever, occurs first.

YouthBuild-Lakeland: This is a reimbursable grant. Subsequently, the only time that this program experiences breakeven is at yearend.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	750.00	(750.00)	-100.00%	5	5,250	6,000	(750)	-12.50%	9,000
Public Housing, Sec 8 and Other Mgmt. Income	43,603	39,829	3,774	9.47%	1	343,218	318,632	24,586	7.72%	477,948
Government Subsidy	-	-	-			-	-	-		-
Other Income	33,393	29,954	3,439	11.48%	4	239,636	239,632	4	0.00%	359,448
Grants Salary Cont.(YB-Director)	955	955	-	0.00%		46,747	7,636	39,110	512.15%	11,455
Total Revenue	77,950	71,488	6,462	9.04%		634,850	571,900	62,950	11.01%	857,851
Administrative Expenses	57,505	63,130	(5,625)	-8.91%	2	650,039	505,040	144,999	28.71%	757,560
Tenant Services	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance Expense	333	770	(437)	-56.70%	3	6,817	6,160	657	10.66%	9,240
General Expenses	2,687	700	1,987	283.83%	6	3,145	5,600	(2,455)	-43.83%	8,400
Financing Expenses	127	87	40		7	1,139	696	443		1,044
Total Expense before depreciation	60,652	64,687	(4,035)	-6.24%		661,140	517,496	143,644	27.76%	776,244
Operating Income (Loss) before Depreciation	17,298	6,801	10,498	0		(26,290)	54,404	(80,694)	(0)	81,607
Depreciation/Amortization	3,580	2,852	728			28,641	14,262	14,379		34,228
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	64,232	67,539	(3,308)			689,781	531,758	158,023		810,472
Net Operating Income (Loss)	13,718	3,948	9,770			(54,931)	40,143	(95,073)		- 47,378

Comments

- 1 PH management fees are greater than budget by \$3.7k.**
- 2 Variance is favorable amongst multiple accounts. Specifically, the variance for workers compensation expense is \$2.8k and resulted from a refund adjustment.**
- 3 Variances are favorable or under budget within multiple accounts.**
- 4 Variance resulted from vehicle lease income that was received from other programs but not budgeted.**
- 5 Section 8 processing fees were not received for August but are scheduled to be paid in September.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of August 31, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	4,852.20
Cash-Payroll	62,533.98
Total Unrestricted Cash	<u>67,386.18</u>
TOTAL CASH	<u>67,386.18</u>
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	120,000.00
A/R - Youthbuild DOL	7,636.40
A/R - Capital Fund Grants/HUD	-1,398.78
TOTAL: DUE FROM	<u>126,237.62</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>70,401.22</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	5,992.62
TOTAL CURRENT ASSETS	<u>143,780.02</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	32,301.60
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-37,897.96
Intangible Assets	
Lease-Right of Use Asset	235,523.00
Lease Amortization	-65,990.05
TOTAL FIXED ASSETS (NET)	<u>188,419.42</u>
TOTAL NONCURRENT ASSETS	<u>188,419.42</u>
TOTAL ASSETS	<u>332,199.44</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	-149.90
Workers Compensation	6,438.46
Aflac Payable	136.80
Health Insurance Payable	-88.71
Employee Legal Shield	1,946.15
Other Current Liabilities	65,458.31
Lease payable-Short Term	12,446.33
Due to Polk County Housing Dev.	214,000.00
Accrued Compensated Absences-Curre	<u>23,821.61</u>
Accrued Compensated Absences-Curre	324,009.05
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	44,240.14
Lease Payable	<u>146,755.15</u>
TOTAL NONCURRENT LIABILITIES	<u>190,995.29</u>
TOTAL LIABILITIES	<u>515,004.34</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	<u>-182,804.90</u>
TOTAL RETAINED EARNINGS:	<u>-182,804.90</u>
TOTAL EQUITY	<u>-182,804.90</u>
TOTAL LIABILITIES AND EQUITY	<u>332,199.44</u>

Statement of Operations

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,089.91	4,852.20	-14,237.71
Cash-Payroll	49,244.59	62,533.98	13,289.39
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	3,116.05	3,116.05	0.00
Total Cash	71,450.55	70,502.23	-948.32

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,088.54	4,852.20	-236.34
Cash-Payroll	72,347.19	62,533.98	-9,813.21
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	3,116.05	3,116.05	0.00
Total Cash	80,551.78	70,502.23	-10,049.55

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Eight Months Ending August 31, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	76,056	88,790	(12,734)	-14.34%	2	767,800	710,320	57,480	8.09%	1,065,480
Other Income	(317)	1,010	(1,327)	-131.38%	6	10,383	8,080	2,303	28.50%	12,120
Total Revenue	75,739	89,800	(14,061)	-15.66%		778,183	718,400	59,783	8.32%	1,077,600
Administrative Expenses	83,713	83,829	(116)	-0.14%		655,718	670,632	(14,914)	-2.22%	1,005,947
Tenant Services	215	-	215			215	-	215		-
Utilities	-	-	-			-	-	-		-
Maintenance Expense	948	520	428	82.32%	8	10,395	4,160	6,235	149.89%	6,240
General Expenses (Insurance, etc.)	2,723	310	2,413	778.40%	7	18,078	2,480	15,598	628.94%	3,720
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	87,599	84,659	2,940	3.47%		684,406	677,272	7,134	1.05%	1,015,907
Operating Income (Loss) before Depreciation	(11,860)	5,141	(17,001)			93,777	41,128	52,648	128.01%	61,693
Depreciation	267	265	2	0.77%		2,136	2,120	16	0.77%	3,180
Prior Period adjustment	-	-	-			-	-	-		-
Transfer Out	-	-	-			-	-	-		-
Total Expense	87,866	84,924	2,942	3.46%		686,542	679,392	7,151	1.05%	1,019,087
Net Operating Income (Loss)	(12,127)	4,876	(17,003)			91,640	39,008	52,632		58,513

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Eight Months Ending August 31, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,035,102	880,000	155,102	17.63%	1	7,755,921	7,040,000	715,921	10.17%	10,560,000
Other income	317	1,050	(1,367)	0.00%		4,660	8,400	(3,740)	0.00%	12,600
Total Revenue	1,035,419	881,050	153,735	17.45%		7,760,581	7,048,400	712,181	10.10%	10,572,600
Housing Assistance Payments	979,777	830,500	149,277	17.97%	1	7,590,415	6,644,000	946,415	14.24%	9,966,000
Tenant Utility Reimbursement	20,307	22,000	(1,693)	-7.70%	3	141,880	176,000	(34,120)	-19.39%	264,000
Port Out HAP Payments	27,174	20,350	6,824	33.53%	4	257,507	162,800	94,707	58.17%	244,200
FSS Escrow Payments	6,082	3,500	2,582	73.77%	5	49,571	28,000	21,571	77.04%	42,000
FSS Forfeitures & Adjustments	-	-	-			-	-	-		-
Program Expenses Before Depreciation	1,033,340	876,350	156,990	17.91%		8,039,373	7,010,800	1,028,573	14.67%	10,516,200
Program Income (Loss) before Depreciation	2,079	4,700	(3,255)	(0)		(278,792)	37,600	(316,392)	(0)	56,400
Total Expense	1,033,340	876,350	156,990	17.91%		8,039,373	7,010,800	1,028,573	14.67%	10,516,200
Net Operating Income (Loss)	2,079	4,700	(3,255)			(278,792)	37,600	(316,392)	(0)	56,400
	(10,048.04)					(187,151.95)				

Comments

- 1 Leasing plan includes 40+ of additional vouchers. HAP revenue is running 18% over budget and is periodically adjusted by HUD from the data reported in Voucher Management System ("VMS"). Reported 1,372 unit months leased ("UML"), compared to prior month of 1,367, and the per unit cost ("PUC") increased from \$767 to \$753. Note that 1,372 UML is 82% of Unit Months Available (UMA). HAP income includes \$44k from the EHV program, which is not budgeted.
- 2 Admin fees are less than budgeted but are based on data reported in VMS for actual paid vouchers. These fees reflect 85% proration adjustment by HUD. It also includes \$4k from the EHV program.
- 3 Payments are based on utility allowances.
- 4 Port-out activity is based on actual activity and is susceptible to monthly fluxuations.
- 5 Variance is due to increased FSS escrow payments and program participation.
- 6 Variance is due to fraud recovery reclassifications.
- 7 Variance reflects professional liability insurance premiums greater than amounts budgeted.
- 8 Variance is due to vehicle lease and storage fees.

Administration:

Administration:

Administration/HAP Program:

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of August 31, 2021

ASSETS

LIABILITIES & EQUITY

Unrestricted Cash			
Cash Operating 1	145,420.64	A/P Vendors and Contractors	-127,903.61
Cash-Payroll	5,056.24	Due to Section 8	45,314.52
Cash Operating 2B	<u>120,258.30</u>	Tenant Prepaid Rents	12,454.31
	<u>270,735.18</u>	State of FL Unclaimed Funds	33,224.76
Restricted Cash		Accrued Compensated Absences-Current	6,110.53
Cash Restricted - FSS Escrow	162,243.19	Deferred Revenue	<u>12,929.55</u>
CARES ACT Restricted Cash	<u>0.00</u>	TOTAL CURRENT LIABILITIES	<u>-17,869.94</u>
Total Restricted Cash	<u>162,243.19</u>		
TOTAL CASH	432,978.37		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	247,516.47		
Allowance for Doubtful Accounts-Tenants/Vendors	-246,233.53		
AR-TPA/Fraud Recovery	<u>9,595.96</u>		
TOTAL: AR	10,878.90		
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	117.25		
Due from Section 8 Mainstream	<u>45,314.52</u>	NONCURRENT LIABILITIES	
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>56,310.67</u>	Accrued Compensated Absences-LT	11,348.12
		FSS Due to Tenant Long Term	<u>162,243.20</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	56,310.67	TOTAL NONCURRENT LIABILITIES	<u>173,591.32</u>
OTHER CURRENT ASSETS			
Prepaid Insurance	7,075.06		
Prepaid Software Licenses	11,515.18		
S8 EHV Tenant Security Deposit	4,026.00		
TOTAL OTHER CURRENT ASSETS	<u>22,616.24</u>		
TOTAL CURRENT ASSETS	<u>511,905.28</u>		
NONCURRENT ASSETS		TOTAL LIABILITIES	<u>155,721.38</u>
FIXED ASSETS			
Automobiles/Vehicles	0.00	EQUITY	
Furniture & Fixtures	15,900.00		
Accum Depreciation- Misc FF&E	26,461.08	RETAINED EARNINGS	
Intangible Assets	<u>-38,892.31</u>	Retained Earnings-Unrestricted Net Asset:	362,058.67
TOTAL FIXED ASSETS (NET)	3,468.77	TOTAL RETAINED EARNINGS:	<u>362,058.67</u>
Non-Dwelling Equipment	<u>2,406.00</u>		
TOTAL NONCURRENT ASSETS	<u>5,874.77</u>	TOTAL EQUITY	<u>362,058.67</u>
TOTAL ASSETS	<u>517,780.05</u>	TOTAL LIABILITIES AND EQUITY	<u>517,780.05</u>

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

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,640.51	20,826.64	-6,813.87
Cash-Payroll	3,370.82	5,056.24	1,685.42
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	243,732.63	117,776.30	-125,956.33
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	2,482.00	2,482.00
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
EHV Admin Cash Account	0.00	124,594.00	124,594.00
Cash Restricted - FSS Escrow	156,151.70	162,243.19	6,091.49
CARES ACT Restricted Cash	12,395.25	0.00	-12,395.25
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	443,290.91	432,978.37	-10,312.54

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	73,186.98	20,826.64	-52,360.34
Cash-Payroll	-3,454.26	5,056.24	8,510.50
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	411,907.74	117,776.30	-294,131.44
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	2,482.00	2,482.00
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
EHV Admin Cash Account	0.00	124,594.00	124,594.00
Cash Restricted - FSS Escrow	112,544.93	162,243.19	49,698.26
CARES ACT Restricted Cash	56,763.83	0.00	-56,763.83
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	650,949.22	432,978.37	-217,970.85

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,332	11,442	1,890	16.52%	1	113,672	91,536	22,136	24.18%	137,304
Other Tenant Income	-	465	(465)	-100.00%		10	3,720	(3,710)	-99.73%	5,580
Government Subsidy Income	47,975	49,055	(1,081)	-2.20%	2	387,864	392,443	(4,579)	-1.17%	588,664
Interest Income Restricted	9,130	9,140	(10)	-0.11%		73,038	73,118	(80)	-0.11%	109,677
Other Income	-	-	-			465	-	465		-
Total Revenue	70,436	70,102	334	0.48%		575,048	560,816	14,231	2.54%	841,225
Administrative Expenses	44,395	39,637	4,758	12.00%	4	369,716	317,093	52,622	16.60%	475,640
Tenant Services Expenses	864	60	804	1340.00%	3	864	480	384	80.00%	720
Utility Expense	9,614	2,143	7,472	348.71%	7	88,669	17,141	71,527	417.28%	25,712
Maintenance and Development Expenses	24,240	24,177	63	0.26%	6	174,807	193,420	(18,613)	-9.62%	290,130
General Expenses	8,641	3,085	5,556	180.09%	8	43,620	24,682	18,938	76.73%	37,023
Housing Assistance Payments	953	1,000	(47)	-4.70%	3	10,960	8,000	2,960	37.00%	12,000
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciation	88,708	70,102	18,606	26.54%		688,635	560,817	127,818	22.79%	841,225
Net Operating Income (Loss)	(18,272)	(0)	(18,271)	73085980%		(113,587)	(0)	(113,587)	56793525%	(0)
Depreciation	8,330	9,363	(1,033)	-11.04%		71,680	74,906	(3,226)	-4.31%	112,360
Capital Replacement Items	-	-	-			-	-	-		-
Transfer Out	(15,000)	-	(15,000)		5	(120,000)	-	(120,000)		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	82,038	79,465	2,572	3.24%		640,315	635,723	4,592		953,585
Net Income (Loss)	(11,601)	(9,363)	(2,238)	23.90%		(65,267)	(74,907)	9,639		(112,360)

Comments

- 1 Property consists of 91 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income is higher than budgeted. Actual rents for the month are close to amounts budgeted and are comparable to the prior month.**
- 2 Amounts shown represent the new 2021 subsidy levels but as of the last two months have been slightly less than the budget.**
- 3 Variance is due to four (4) apartments being damaged by fire and costs associated with providing temporary lodging for tenants that occupied those units.**
- 4 Personnel costs of \$7.6k are favorable and represents half of amounts budgeted. Management fees are over budget by \$3.8k and admin contracts/front-line expenses exceeded the budget by \$6.3k. Other line items were noted to be under-budget and favorable.**
- 5 Represents operating funds income (1406) into public housing from the Capital Fund Program.**

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of August 31, 2021**

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	69,022.51
Cash-Payroll	8,382.24
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>78,204.75</u>
Restricted Cash	
Cash Restricted-Security Deposits	21,700.00
Cash Restricted - FSS Escrow	46,718.77
Total Restricted Cash	<u>68,418.77</u>
TOTAL CASH	<u>146,623.52</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	21,382.54
Allowance for Doubtful Accounts-Tenants/V	-16,989.53
AR-TPA/Fraud Recovery	5,698.40
TOTAL: AR	<u>10,091.41</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - ROSS/HUD	10,584.22
A/R - Capital Fund Grants/HUD	221,258.49
Due From FSS	13,306.85
TOTAL: DUE FROM	<u>245,696.56</u>
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	656,985.88
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,735,448.30</u>

OTHER CURRENT ASSETS

Investments-Unrestricted	3,751,341.00
Eviction Deposit Acct.	1,000.00
Prepaid Software Licenses	17,077.00
Prepaid Insurance	22,877.59
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>3,832,295.59</u>
TOTAL CURRENT ASSETS	<u>6,714,367.41</u>

NONCURRENT ASSETS

FIXED ASSETS	
Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	6,687.73
Automobiles/Vehicles	124,883.93
Furniture & Fixtures	3,402.00
Site Improvement-Infrastructure	582,079.00
Construction In Progress	47,893.00
Accum Depreciation-Buildings	-9,953,806.96
Accum Depreciation- Misc FF&E	-608,500.75
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	0.00
TOTAL FIXED ASSETS (NET)	<u>-8,524,348.05</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	4,064,767.49
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65
TOTAL NONCURRENT ASSETS	<u>2,210,858.73</u>

TOTAL ASSETS	<u>8,925,226.14</u>
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LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	20,200.00
Tenant Security Deposits	1,800.00
Security Deposit-Pet	44,649.61
Accrued audit fees - LHA	120,000.00
Due to Central Office Cost Center	18,253.33
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	1,015.80
Accrued Compensated Absences-Curre	2,996.64
TOTAL CURRENT LIABILITIES	<u>208,401.19</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,564.85
FSS Due to Tenant Long Term	46,718.79
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>355,283.64</u>
TOTAL LIABILITIES	<u>563,684.83</u>

EQUITY

RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	2,693,488.31
TOTAL RETAINED EARNINGS:	<u>8,361,541.31</u>
TOTAL EQUITY	<u>8,361,541.31</u>

TOTAL LIABILITIES AND EQUITY	<u>8,925,226.14</u>
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**Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash**

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	96,668.26	69,022.51	-27,645.75
Cash-Payroll	15,900.29	8,382.24	-7,518.05
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	22,637.00	21,700.00	-937.00
Cash Restricted - FSS Escrow	46,129.12	46,718.77	589.65
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	181,334.67	145,823.52	-35,511.15

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	231,162.82	69,022.51	-162,140.31
Cash-Payroll	6,177.45	8,382.24	2,204.79
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,700.00	21,700.00	-6,000.00
Cash Restricted - FSS Escrow	41,215.77	46,718.77	5,503.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	306,256.04	145,823.52	-160,432.52

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,786	14,102	(316)	-2.24%	1	100,650	112,816	(12,166)	-10.78%	169,224
Other Tenant Income	82	510	(428)	-83.87%		9,661	4,080	5,581	136.79%	6,120
Government Subsidy	9,287	7,500	1,787	23.82%	2	75,082	60,000	15,082	25.14%	90,000
Other Income	-	15	(15)	-100.00%		9	120	(111)	-92.89%	180
Total Revenue	23,155	22,127	1,028	4.64%		185,401	177,016	8,385	4.74%	265,524
Administrative Expenses	7,274	8,359	(1,086)	-12.99%	3	59,823	66,875	(7,052)	-10.55%	100,313
Tenant Services Expense	36	25	11	43.92%	4	252	200	52	25.93%	300
Utility Expense	1,823	1,740	83	4.75%	4	16,077	13,920	2,157	15.49%	20,880
Maintenance Expense	880	4,870	(3,990)	-81.93%	4	23,700	38,958	(15,258)	-39.17%	58,437
General Expenses	2,036	2,649	(612)	-23.12%	4	22,008	21,191	817	3.86%	31,787
Housing Assistance Payments	500	877	(377)	-42.99%	4	5,745	7,016	(1,271)	-18.12%	10,524
Financing Expenses	3,394	3,394	-	0.00%	4	27,154	27,154	-	0.00%	40,732
Operating Expenses before Depreciation	15,943	21,914	(5,971)	-27.25%		154,759	175,315	(20,556)	-11.72%	262,972
Net Operating Income (Loss)	7,212	213	6,999	3291.08%		30,642	1,701	28,941	1701.08%	2,552
Depreciation & Amortization	2,114	2,114	-	0.00%		16,910	16,910	-	0.00%	25,365
Capital Replacement Items	1,238	742	496	66.88%	5	10,747	5,936	4,811	81.05%	8,904
Reimburse Replacement Reserves	-	(742)	742	-100.00%		-	(5,936)	5,936	-100.00%	(8,904)
Total Expense	19,295	24,028	(4,733)	-19.70%		182,416	192,225	(9,809)	-5.10%	288,337
Net Income (Loss)	3,860	(1,901)	5,761	-303.02%		2,985	(15,209)	18,194	-119.63%	(22,813)

Comments

- 1** Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is less than budgeted. A total of 37 units are leased, which equates to 93% occupancy and \$922 more than the prior month.
- 2** Subsidy for the month represents the new 2021 levels and amounts received are similar to the prior month.
- 3** Variance is favorable due to most expenses being consistent with budgeted amounts.
- 4** Variances are favorable and small with amounts being less than or comparable to the budget.
- 5** Expenditures can be paid with reserves. The current month expenditures include a new water heater for \$421 as well as repairs to a HVAC unit for \$816.

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of August 31, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	12,317.93
Cash-Payroll	341.01
Petty Cash	600.00
Total Unrestricted Cash	<u>13,258.94</u>
Restricted Cash	
Cash Restricted-Security Deposits	11,699.00
Cash Restricted-Reserve for Replacement	6,409.30
Total Restricted Cash	<u>18,108.30</u>
TOTAL CASH	<u>31,367.24</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	19,797.92
Allowance for Doubtful Accounts-Tenants/Venc	<u>-15,947.81</u>
TOTAL: Accounts Receivable	3,850.11
Due from LPHC	<u>75,251.87</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>79,101.98</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	6,596.81
Prepaid Software Licenses	8,428.55
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>22,585.36</u>
TOTAL CURRENT ASSETS	<u>133,054.58</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-221,351.28
Accum Depreciation- Misc FF&E	-5,384.70
Intangible Assets	0.00
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	<u>-41,744.00</u>
TOTAL FIXED ASSETS (NET)	<u>721,429.02</u>
TOTAL NONCURRENT ASSETS	<u>721,429.02</u>
TOTAL ASSETS	<u>854,483.60</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	-353.40
Tenant Security Deposits	11,399.00
Security Deposit Clearing Account	298.19
Security Deposit-Pet	300.00
Garnishment clearing account	35.70
Accrued Property Taxes	9,135.83
Accrued Interest - HOPE VI	705,538.66
Accrued Interest - Future Advance	6,118.00
Accrued Audit Fees	3,025.00
Accrued audit fees - LHA	2,733.70
Due to (17) Renaissance Family Non	36,386.84
Tenant Prepaid Rents	20.66
Contract Retentions	19,974.37
Accrued Compensated Absences-Cur	31.24
Note Payable PCHD	<u>222,119.97</u>
TOTAL CURRENT LIABILITIES	<u>1,016,763.76</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	58.01
Due to Affiliates	149,859.50
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 - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	<u>1,090,842.15</u>
TOTAL LIABILITIES	<u>2,107,605.91</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net /	-274,508.44
TOTAL RETAINED EARNINGS:	<u>-274,508.44</u>
TOTAL EQUITY	<u>-1,253,122.31</u>
TOTAL LIABILITIES AND EQUITY	<u>854,483.60</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash**

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	16,836.77	12,317.93	-4,518.84
Cash-Payroll	17.25	341.01	323.76
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,699.00	11,699.00	0.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	5,742.63	6,409.30	666.67
Cash Restricted - Reserve/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
Total Cash	34,295.65	30,767.24	-3,528.41

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	80,397.73	12,317.93	-68,079.80
Cash-Payroll	2,682.90	341.01	-2,341.89
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,099.00	11,699.00	-400.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	8,874.10	6,409.30	-2,464.80
Cash Restricted - Reserve/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
Total Cash	104,053.73	30,767.24	-73,286.49

**Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	73,835	70,682	3,153	4.46%	1	574,324	565,455	8,869	1.57%	848,183
Other Tenant Income	2,868	1,803	1,065	59.06%	2	14,010	14,424	(414)	-2.87%	21,636
Government Subsidy	36,241	41,765	(5,525)	-13.23%	3	292,993	334,120	(41,128)	-12.31%	501,180
Other Income	171	983	(812)	-82.59%		19,128	7,864	11,264	143.24%	11,796
Total Revenue	113,114	115,233	(2,118)			900,456	921,863	(21,408)		1,382,795
Administrative Expenses	37,493	46,044	(8,550)	-18.57%	4	326,408	368,348	(41,941)	-11.39%	552,522
Tenant Services	94	460	(365)	-79.45%	4	1,048	3,679	(2,631)	-71.52%	5,518
Utility Expense	8,602	8,144	458	5.63%	4	66,010	65,152	858	1.32%	97,727
Maintenance Expense	40,630	29,841	10,789	36.15%	5	315,121	238,725	76,395	32.00%	358,088
General Expenses	9,108	7,059	2,049	29.02%	6	75,415	56,472	18,942	33.54%	84,709
Housing Assistance Payments	2,179	1,594	585	36.66%	8	7,615	12,754	(5,139)	-40.29%	19,131
Financing Expenses	4,795	21,052	(16,257)	-77.22%	7	37,840	168,416	(130,576)	-77.53%	252,624
Operating Expense before Depreciation	102,901	114,193	(11,292)	-9.89%		829,456	913,546	(84,090)	-9.20%	1,370,319
Net Operating Income (Loss)	10,213	1,040	9,174	882.42%		71,000	8,317	62,683	753.67%	12,476
Depreciation & Amortization	57,901	57,600	301	0.52%		463,210	460,798	2,411	0.52%	691,198
Capital Replacement Items	29,071	30,356	(1,285)	-4.23%	9	87,846	242,844	(154,998)	-63.83%	364,266
Reimburse Replacement Reserves	-	(30,356)	30,356	-100.00%		-	(242,844)	242,844	-100.00%	(364,266)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	189,873	232,504	(42,631)			1,380,511	1,860,033	(479,521)		2,061,517
Net Income (Loss)	(76,759)	(117,271)	40,513	-		(480,056)	(938,169)	458,114	-	(678,722)

Comments

- 1** Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income is \$3k over amounts budgeted and \$1k greater than the prior month.
- 2** Variance reflects management collecting income of \$2.8k and \$2.3k over the budget for damages that residents caused to their units.
- 3** Governmental subsidy received is less than budgeted, however amounts are consistent with the prior month.
- 4** Variances are under and/or comparable to the budget.
- 5** Maintenance variance reflects several over budget amounts, \$8k in personnel costs and \$4.2k in general repairs to HVAC systems.
- 6** General expense is higher than anticipated due to a \$4.2k variance in insurance costs and \$2.4k of income resulting from reduction in bad debt expense.
- 7** Current month activity reflects interest of \$4.8k and principal of \$3k reported in the balance sheet.
- 8** Variance for the period is due to a slight increase in FSS payments which caused this line item to be \$837 over budget.
- 9** Costs consist of \$4.6k for HVAC repairs and repairs of \$23k to one building that was caused when a vehicle hit the building. Other line items under-budget.

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of August 31, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	106,132.45
Cash-Payroll	1,979.68
Petty Cash	600.00
Total Unrestricted Cash	<u>108,712.13</u>
Restricted Cash	
Cash Restricted-Security Deposits	58,956.99
Cash Restricted - FSS Escrow	25,708.36
Cash Restricted-Reserve for Replacement	39,594.47
Cash Restricted - Reserve/Escrow	2,208,854.26
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	77,245.29
Restricted Cash - AA Reserve	47,546.46
Total Restricted Cash	<u>2,459,084.99</u>
TOTAL CASH	<u>2,567,797.12</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	15,611.78
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-11,703.03</u>
TOTAL: Accounts Receivable	<u>3,908.75</u>
Due from Dakota Park Non-ACC	36,386.84
Due from Central Office Cost Center	65,458.31
TOTAL: DUE FROM	<u>101,845.15</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>105,753.90</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	39,247.35
Prepaid Software Licenses	26,489.72
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>87,237.07</u>

TOTAL CURRENT ASSETS **2,760,788.09**

NONCURRENT ASSETS

FIXED ASSETS

Buildings	21,105,584.03
Building Improvements	258,864.64
Machinery & Equipment	150,483.39
Automobiles/Vehicles	9,800.00
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-9,278,790.60
Accum Depreciation- Misc FF&E	-754,768.08
Accum Depreciation-Infrastructure	-2,133,645.88
Intangible Assets	0.00
Loan Costs	91,967.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-65.68
AA Monitoring Fees	-131,658.00
AA Loan Costs	-5,201.61
TOTAL FIXED ASSETS (NET)	<u>12,422,943.15</u>
Dwelling Equipment	4,463.00
TOTAL NONCURRENT ASSETS	<u>12,427,406.15</u>

TOTAL ASSETS **15,188,194.24**

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	-237.71
Tenant Security Deposits	52,751.39
Security Deposit Clearing Account	756.00
Security Deposit-Pet	6,205.60
Garnishment clearing account	175.02
Accrued Audit Fees	3,025.00
Accrued audit fees - LHA	9,581.58
Tenant Prepaid Rents	-0.13
Contract Retentions	38,732.51
Accrued Compensated Absences-Current	1,712.90
TOTAL CURRENT LIABILITIES	<u>112,702.16</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,181.10
FSS Due to Tenant Long Term	25,708.36
Notes Payable-LT	381,200.32
Note Payable	2,032,152.72
Short Term - Note Payable	14,428.76
TOTAL NONCURRENT LIABILITIES	<u>2,456,671.26</u>

TOTAL LIABILITIES **2,569,373.42**

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,924,129.41
Capital - GP2	7,123,264.00
GP Equity	1,308,453.00
TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Asset	-2,737,025.59
TOTAL RETAINED EARNINGS:	<u>-2,737,025.59</u>

TOTAL EQUITY **12,618,820.82**

TOTAL LIABILITIES AND EQUITY **15,188,194.24**

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	169,617.71	106,132.45	-63,485.26
Cash-Payroll	5,387.44	1,979.68	-3,407.76
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	59,256.99	58,956.99	-300.00
Cash Restricted - FSS Escrow	24,756.61	25,708.36	951.75
Cash Restricted-Reserve for Replacement	36,365.19	39,594.47	3,229.28
Cash Restricted - Reserve/Escrow	2,208,691.86	2,208,854.26	162.40
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,241.29	77,245.29	4.00
Restricted Cash - AA Reserve	47,544.67	47,546.46	1.79
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,630,040.92	2,567,197.12	-62,843.80

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	318,069.71	106,132.45	-211,937.26
Cash-Payroll	3,379.61	1,979.68	-1,399.93
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,619.99	58,956.99	-1,663.00
Cash Restricted - FSS Escrow	27,652.65	25,708.36	-1,944.29
Cash Restricted-Reserve for Replacement	35,061.48	39,594.47	4,532.99
Cash Restricted - Reserve/Escrow	2,123,566.97	2,208,854.26	85,287.29
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,223.50	77,245.29	21.79
Restricted Cash - AA Reserve	47,536.81	47,546.46	9.65
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,694,289.88	2,567,197.12	-127,092.76

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	56,228	50,620	5,608	11.08%	1	433,727	404,960	28,767	7.10%	607,440
Other Tenant Income	120	700	(580)	-82.86%	2	4,195	5,600	(1,405)	-25.09%	8,400
Other Income	11	36	(25)	-68.83%	2	7,985	288	7,697	2672.67%	432
Total Revenue	56,359	51,356	5,003	9.74%		445,907	410,848	35,059	8.53%	616,272
Administrative Expense	12,469	13,298	(829)	-6.23%	2	119,689	106,381	13,309	12.51%	159,571
Tenant Services	-	106	(106)	-100.00%	2	-	844	(844)	-100.00%	1,266
Utility Expense	4,092	7,875	(3,783)	-48.04%	2	63,354	63,000	354	0.56%	94,500
Maintenance Expense	10,584	13,042	(2,458)	-18.85%	2	120,401	104,338	16,063	15.40%	156,506
General Expense	10,882	10,971	(89)	-0.81%	2	71,376	87,765	(16,389)	-18.67%	131,648
Financing Expense	3,996	4,109	(113)	-2.74%	2	33,310	32,873	438	1.33%	49,309
Operating Expense before Depreciation	42,022	49,400	(7,378)	-14.93%		408,131	395,200	12,931	3.27%	592,800
Net Operating Income (Loss)	14,337	1,956	12,381	632.96%		37,776	15,648	22,128	141.41%	23,472
Depreciation & Amortization Expense	39,868	39,868	(0)	0.00%		318,946	318,946	(0)	0.00%	478,419
Capital Replacement Items	3,759	7,020	(3,261)	-46.46%	3	22,779	56,160	(33,381)	-59.44%	84,240
Reimburse Replacement Reserves	-	(7,020)	7,020	-100.00%		-	(56,160.00)	56,160	-100.00%	(84,240)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	85,650	89,268	(3,619)	-4.05%		749,857	714,146	35,710	5.00%	1,071,219
Net Operating Income (Loss)	(29,290)	(37,912)	8,622	-22.74%		(303,949)	(303,298)	(651)	0.21%	(454,947)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rental income is slightly higher than budgeted and is consistent with prior months. Amounts in excess of budget are, rental income, \$3.1k, and \$2.4k for S8 subsidy.
- 2** Variance reflects expenses that are less than or comparable to the budget.
- 3** Capital items are 3 new refrigerators and 2 stoves. Expenditures can be paid for by the replacement reserves.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

as of August 31, 2021

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	11,257.48
Cash-Payroll	4,285.33
Petty Cash	600.00
Total Unrestricted Cash	<u>16,142.81</u>
Restricted Cash	
Cash Restricted-Security Deposits	28,325.00
Cash Restricted-Operating Reserve	441,503.00
Cash Restricted-Reserve for Replacem	167,821.67
Cash-Tax & Insurance Escrow	55,175.36
Total Restricted Cash	<u>692,825.03</u>

TOTAL CASH 708,967.84

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	25,961.63
Allowance for Doubtful Accounts-Tenants	<u>-14,291.63</u>
TOTAL: AR	<u>11,670.00</u>
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	112,821.61

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	2,185.00
Prepaid Insurance	38,913.09
Prepaid Software Licenses	7,224.47
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>54,322.56</u>

TOTAL CURRENT ASSETS 876,112.01

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,861,925.11
Machinery & Equipment	67,970.48
Automobiles/Vehicles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-4,869,609.90
Intangible Assets	0.00
Amortization Tax Credit Fees	-147,231.48
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>7,303,432.57</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	<u>60,262.45</u>

TOTAL NONCURRENT ASSETS 7,408,078.34

TOTAL ASSETS 8,284,190.35

LIABILITIES & EQUITY

CURRENT LIABILITIES

Tenant Security Deposits	26,925.00
Security Deposit-Pet	1,400.00
Accrued Property Taxes	25,244.00
Accrued Interest Payable	9,874.53
Accrued Audit Fees	2,150.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	830.82
Accrued Compensated Absences-Cur	2,406.81
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	3,703,309.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>5,933,210.33</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	4,469.79
TOTAL NONCURRENT LIABILITIES	<u>4,469.79</u>

TOTAL LIABILITIES 5,937,680.12

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net	1,141,178.11
TOTAL RETAINED EARNINGS:	<u>1,141,178.11</u>

TOTAL EQUITY 2,346,510.23

TOTAL LIABILITIES AND EQUITY 8,284,190.35

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

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,202.47	11,257.48	-6,944.99
Cash-Payroll	-398.07	4,285.33	4,683.40
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,325.00	28,325.00	0.00
Cash Restricted-Operating Reserve	441,495.50	441,503.00	7.50
Cash Restricted-Reserve for Replacement	165,841.26	167,821.67	1,980.41
Cash-Tax & Insurance Escrow	46,343.00	55,175.36	8,832.36
Total Cash	699,809.16	708,367.84	8,558.68
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,082.30	11,257.48	-31,824.82
Cash-Payroll	-364.36	4,285.33	4,649.69
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,525.00	28,325.00	-200.00
Cash Restricted-Operating Reserve	441,439.21	441,503.00	63.79
Cash Restricted-Reserve for Replacement	152,068.17	167,821.67	15,753.50
Cash-Tax & Insurance Escrow	49,515.21	55,175.36	5,660.15
Total Cash	714,265.53	708,367.84	-5,897.69

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Eight Months Ending August 31, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	56,791	54,345	2,446	4.50%	1	441,771	434,760	7,011	1.61%	652,140
Other Tenant Income	120	335	(215)	-64.18%	2	1,923	2,680	(757)	-28.24%	4,020
Other Income	17	60	(43)	-71.18%		121	480	(359)	-74.78%	720
Total Revenue	56,928	54,740	2,188	4.00%		443,815	437,920	5,895	1.35%	656,880
Administrative Expense	13,213	14,481	(1,268)	-8.76%	3	110,488	115,847	(5,359)	-4.63%	173,770
Tenant Services	193	50	143	286.74%	3	193	400	(207)	-51.66%	600
Utility Expense	7,196	6,770	426	6.30%	3	56,615	54,160	2,455	4.53%	81,240
Maintenance Expense	13,570	13,950	(380)	-2.72%	3	106,898	111,602	(4,704)	-4.22%	167,403
General Expense	9,970	7,847	2,123	27.06%	4	60,288	62,775	(2,488)	-3.96%	94,163
Financing Expense	9,658	9,981	(323)	-3.23%	3	81,143	79,850	1,293	1.62%	119,775
Operating Expense before Deprecia	53,801	53,079	722	1.36%		415,624	424,634	(9,010)	-2.12%	636,951
Net Operating Income (Loss)	3,127	1,661	1,466			28,191	13,286	14,905		19,929
Depreciation & Amortization Expens	41,152	41,152	-	0.00%		329,219	329,219	-	0.00%	493,829
Capital Replacement Items	1,975	6,690	(4,715.14)	-70.48%	5	22,076	53,520	(31,444.02)	-58.75%	80,280
Reimburse Replacement Reserve	-	(6,690)	6,690.00	-100.00%		-	(53,520)	53,520.00	-100.00%	(80,280)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	96,929	94,232	2,697	2.86%		766,919	753,853	13,066	1.73%	1,130,780
Net Income (Loss)	(40,000)	(39,492)	(509)	1.29%		(323,104)	(315,933)	(7,171)	2.27%	(473,900)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is \$1.8k over budget. Section 8 subsidy is \$639 over budget which is \$700 less than prior month.**
- 2 Amounts collected are less than budgeted as fees collected were only for late charges.**
- 3 Variance reflects expenses being less than or comparable to the budget.**
- 4 Variance is due to insurance and bad debt expenses. Both are \$1k over budget.**
- 5 Expenditures include \$800 for AC repairs and two new stoves.**

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of August 31, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	105,665.04
Cash-Payroll	283.27
Petty Cash	600.00
Total Unrestricted Cash	<u>106,548.31</u>
Restricted Cash	
Cash Restricted-Security Deposits	31,075.00
Cash Restricted-Operating Reserve	460,885.87
Cash Restricted-Reserve for Replacement	191,683.54
Cash-Tax & Insurance Escrow	52,552.15
Total Restricted Cash	<u>736,196.56</u>
TOTAL CASH	<u>842,744.87</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	7,463.00
Allowance for Doubtful Accounts-Tenants/Vend	<u>-1,913.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>5,550.00</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	2,169.91
Prepaid Insurance	36,772.96
Prepaid Software Licenses	7,224.47
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>51,667.34</u>
TOTAL CURRENT ASSETS	<u>899,962.21</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	24,477.33
Furniture & Fixtures	437,374.39
Site Improvement-Infrastructure	688,655.00
Accum Depreciation-Buildings	-4,466,963.52
Accum Depreciation- Misc FF&E	-452,370.71
Accum Depreciation-Infrastructure	-484,397.56
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	-22,110.48
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-175,353.68
TOTAL FIXED ASSETS (NET)	<u>7,635,955.84</u>
TOTAL NONCURRENT ASSETS	<u>7,635,955.84</u>
TOTAL ASSETS	<u>8,535,918.05</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
Tenant Security Deposits	27,675.00
Security Deposit-Pet	3,400.00
Accrued Property Taxes	32,606.20
Accrued Interest Payable	27,261.91
Accrued Interest - 2nd Mortgage	656,985.88
Accrued Audit Fees	2,150.00
Tenant Prepaid Rents	1,116.01
Accrued Compensated Absences-Current	2,405.90
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	<u>1,009,877.00</u>
TOTAL CURRENT LIABILITIES	<u>5,713,760.90</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>4,468.10</u>
TOTAL NONCURRENT LIABILITIES	<u>4,468.10</u>
TOTAL LIABILITIES	<u>5,718,229.00</u>
EQUITY	
CONTRIBUTED CAPITAL	
Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	<u>-40,000.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset:	-3,892,668.69
TOTAL RETAINED EARNINGS:	<u>-3,892,668.69</u>
TOTAL EQUITY	<u>2,817,689.05</u>
TOTAL LIABILITIES AND EQUITY	<u>8,535,918.05</u>

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	105,532.01	105,665.04	133.03
Cash-Payroll	296.63	283.27	-13.36
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	31,075.00	31,075.00	0.00
Cash Restricted-Operating Reserve	460,878.29	460,885.87	7.58
Cash Restricted-Reserve for Replacem	189,608.16	191,683.54	2,075.38
Cash-Tax & Insurance Escrow	44,000.22	52,552.15	8,551.93
Investment 2	0.00	0.00	0.00
Total Cash	831,390.31	842,144.87	10,754.56

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	137,196.84	105,665.04	-31,531.80
Cash-Payroll	3,117.14	283.27	-2,833.87
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,575.00	31,075.00	500.00
Cash Restricted-Operating Reserve	460,832.33	460,885.87	53.54
Cash Restricted-Reserve for Replacem	175,255.36	191,683.54	16,428.18
Cash-Tax & Insurance Escrow	40,356.76	52,552.15	12,195.39
Investment 2	0.00	0.00	0.00
Total Cash	847,333.43	842,144.87	-5,188.56

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	84,209	72,965.00	11,244	15.41%	1	689,908	583,720.00	106,188	18.19%	875,580
Other Tenant Income	(650)	(335.00)	(315)	94.03%	2	(4,763)	(2,680.00)	(2,083)	77.71%	(4,020)
Other Income	13	120.00	(107)	-88.88%		247	960.00	(713)	-74.31%	1,440
Total Revenue	83,572	72,750	10,822	14.88%		685,392	582,000	103,392	17.76%	873,000
Administrative Expenses	17,058	19,460.96	(2,403)	-12.35%	3	140,793	155,687.65	(14,895)	-9.57%	233,531
Tenants Service Expenses	-	300.00	(300)	-100.00%	3	520	2,400.00	(1,880)	-78.35%	3,600
Utility Expense	9,374	8,322.00	1,052	12.64%	3	65,015	66,576.00	(1,561)	-2.34%	99,864
Maintenance Expense	11,281	13,473.68	(2,192)	-16.27%	3	92,566	107,789.47	(15,224)	-14.12%	161,684
General Expenses	9,687	5,995.39	3,691	61.57%	4	64,035	47,963.12	16,072	33.51%	71,945
Financing Expenses	21,112	21,701.95	(590)	-2.72%	3	171,809	173,615.60	(1,806)	-1.04%	260,423
Operating expense before depreci	68,512	69,254	(742)	-1.07%		534,737	554,032	(19,295)	-3.48%	831,048
Net Operating Income (Loss)	15,061	3,496	11,565	330.79%		150,655	27,968	122,687	438.67%	41,952
Depreciation & Amortization	33,669	33,669	-	0.00%		269,356	269,356	-	0.00%	404,033
Capital/Operational Replacement I	1,171	4,750	(3,579)	-75.35%	5	44,448	38,000	6,448	16.97%	57,000
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(57,000)
Total Expense	103,352	107,673	(4,321)	-4.01%		848,540	861,387	(12,847)	-1.49%	1,235,081
Net Operating Income (Loss)	(19,780)	(34,923)	15,144	-43.36%		(163,148)	(279,387)	116,239	-41.60%	(362,081)

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant rents equal amounts budgeted. Excess revenue is from S8 housing assistance payments (subsidy) that is \$10.8K over amount budgeted which is same as the prior month.
- 2 Variance is due to \$750 of S8 processing fees coded here and paid to S8 Department, for administration of these Project Based Vouchers.
- 3 Variance is due to expenses being less than or comparable to amounts budgeted.
- 4 Variance is resulting from property/liability insurance, \$2.6k over budget. Real estate taxes and bad debt expenses both are also over budget by approximately \$600.
- 5 Expenditures include \$935 for AC repairs and \$235 for a new ceiling fan.

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of August 31, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	64,633.44
Cash-Payroll	1,086.29
Petty Cash	600.00
Total Unrestricted Cash	<u>66,319.73</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,591.00
Cash Restricted-Operating Reserve	19.62
Cash Restricted-Reserve for Replacement	181,891.96
Cash-Tax & Insurance Escrow	43,455.81
Restricted Investment	156,555.85
Total Restricted Cash	<u>392,514.24</u>
TOTAL CASH	<u>458,833.97</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	8,533.00
Allowance for Doubtful Accounts-Tenants/Ven	<u>-4,425.00</u>
TOTAL: AR	<u>4,108.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>4,108.00</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	6,482.58
Prepaid Insurance	59,566.25
Prepaid Software Licenses	9,632.63
TOTAL OTHER CURRENT ASSETS	<u>76,181.46</u>
TOTAL CURRENT ASSETS	<u>539,123.43</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-3,912,109.68
Accum Depreciation- Misc FF&E	-1,187,178.07
Accum Depreciation-Infrastructure	-432,888.44
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	-226,501.44
Compliance Fees	200,558.00
Amortization Tax Credit Fees	-162,667.76
TOTAL FIXED ASSETS (NET)	<u>9,110,024.29</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>9,821,621.29</u>
TOTAL ASSETS	<u>10,360,744.72</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	34,004.50
Tenant Security Deposits	9,591.00
Security Deposit-Pet	1,000.00
Accrued Property Taxes	8,115.00
Accrued Interest NLP Loan	2,260.27
Accrued Audit Fees	2,150.00
Tenant Prepaid Rents	436.23
Accrued Compensated Absences-Current	1,154.83
Mortgage Note Payable	2,809,455.84
Second Mortgage Payable	850,000.00
Third Mortgage Payable	299,496.77
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	<u>1,370,798.15</u>
TOTAL CURRENT LIABILITIES	<u>6,353,083.59</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>2,148.40</u>
TOTAL NONCURRENT LIABILITIES	<u>2,148.40</u>
TOTAL LIABILITIES	<u>6,355,231.99</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	143,054.89
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>5,550,363.89</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As:	<u>-1,544,851.16</u>
TOTAL RETAINED EARNINGS:	<u>-1,544,851.16</u>
TOTAL EQUITY	<u>4,005,512.73</u>
TOTAL LIABILITIES AND EQUITY	<u>10,360,744.72</u>

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and Eight Months Ending August 31, 2021**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	69,202.99	64,633.44	-4,569.55
Cash-Payroll	4,954.44	1,086.29	-3,868.15
Cash Restricted-Security Deposits	10,691.00	10,591.00	-100.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	178,975.29	181,891.96	2,916.67
Cash-Tax & Insurance Escrow	34,196.81	43,455.81	9,259.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,564.55	156,555.85	-8.70
Total Cash	454,604.70	458,233.97	3,629.27

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,975.46	64,633.44	36,657.98
Cash-Payroll	259.24	1,086.29	827.05
Cash Restricted-Security Deposits	10,891.00	10,591.00	-300.00
Cash Restricted-Operating Reserve	19.08	19.62	0.54
Cash Restricted-Reserve for Replacement	158,487.54	181,891.96	23,404.42
Cash-Tax & Insurance Escrow	62,418.27	43,455.81	-18,962.46
Investment 1	0.00	0.00	0.00
Restricted Investment	156,608.29	156,555.85	-52.44
Total Cash	416,658.88	458,233.97	41,575.09

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Eight Months Ending August 31, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	620	2,300	(1,680)	-73.04%	1	6,943	18,400	(11,457)	-62.27%	27,600
Other Tenant Income	-	100	(100)	-100.00%	2	-	800	(800)	-100.00%	1,200
Grant Income	1,054	950	104	10.89%	3	8,515	7,600	915	12.03%	11,400
Other Income	-	-	-			(12,968)	-	(12,968)		-
Total Revenue	1,674	3,350	(1,677)	-162.15%		2,490	26,800	(24,310)	-150.23%	40,200
Administrative Expenses	192	1,854	(1,662)	-89.62%	4	6,543	14,834	(8,291)	-55.89%	22,251
Tenant Services Expenses	-	5	(5)	-100.00%	4	-	40	(40)	-100.00%	60
Utility Expense	-	39	(39)	-100.00%	4	34	312	(278)	-89.05%	468
Maintenance and Development Expens	225	1,162	(937)	-80.63%	4	7,203	9,294	(2,091)	-22.50%	13,941
General Expenses	127	290	(163)	-56.23%	4	1,311	2,320	(1,009)	-43.48%	3,480
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Depreciation	544	3,350	(2,806)	-426.49%		15,092	26,800	(11,708)	-310.93%	40,200
Net Operating Income (Loss)	1,129	(0)	1,129			(12,602)	(0)	(12,602)		(0)
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replacement	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	544	3,350	(2,806)			15,092	26,800	(11,708)		40,200
Net Income (Loss)	1,129	(0)	1,129			(12,602)	(0)	(12,602)		(0)

Comments

- 1** Property is comprised of 1 house remaining. One house was sold in March. Budget reflects two home rentals. These are Section 32 Public Housing lease-to-purchase units.
- 2** Variance is due to timely payments of rent and no damage to unit.
- 3** Subsidy is the same as last month and was adjusted for one rental unit. Original budget reflected two units.
- 4** Variance reflects expenses being less than budgeted, which was projected to reflect two houses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

as of August 31, 2021

ASSETS

CASH

Unrestricted Cash

Cash Operating 1	5,955.83
Cash-Payroll	849.52
Cash Operating 3	325,049.26
Total Unrestricted Cash	331,854.61

Restricted Cash

Cash Restricted-Security Deposits	600.00
Cash Restricted - FSS Escrow	84.00
Total Restricted Cash	684.00

TOTAL CASH 332,538.61

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors 0.00

TOTAL: AR 0.00

Lakeridge Homes 2nd Mortgage 372,107.45

TOTAL ACCOUNTS AND NOTES RECEIVABLE 372,107.45

OTHER CURRENT ASSETS

Eviction Deposit Acct. 500.00

Prepaid Insurance 513.20

TOTAL OTHER CURRENT ASSETS 1,013.20

TOTAL CURRENT ASSETS 705,659.26

NONCURRENT ASSETS

FIXED ASSETS

Buildings 137,673.41

Furniture & Fixtures 2,248.94

Accum Depreciation- Misc FF&E -2,248.94

Intangible Assets 0.00

TOTAL FIXED ASSETS (NET) 137,673.41

TOTAL NONCURRENT ASSETS 137,673.41

TOTAL ASSETS 843,332.67

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	600.00
Tenant Security Deposits	84.00
Lease Purchase Escrow	671.35
Accrued audit fees - LHA	906.96
Accrued Compensated Absences-Current	804.82

TOTAL CURRENT LIABILITIES 3,067.13

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 1,494.67

TOTAL NONCURRENT LIABILITIES 1,494.67

TOTAL LIABILITIES 4,561.80

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Asset 838,770.87

TOTAL RETAINED EARNINGS: 838,770.87

TOTAL EQUITY 838,770.87

TOTAL LIABILITIES AND EQUITY 843,332.67

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

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	4,624.50	5,955.83	1,331.33
Cash-Payroll	849.52	849.52	0.00
Cash Operating 3	325,050.41	325,049.26	-1.15
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	600.00	0.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	331,208.43	332,538.61	1,330.18

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	4,806.99	5,955.83	1,148.84
Cash-Payroll	1,262.11	849.52	-412.59
Cash Operating 3	231,765.07	325,049.26	93,284.19
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	600.00	0.00
Cash Restricted - FSS Escrow	1,084.00	84.00	-1,000.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	239,518.17	332,538.61	93,020.44

Lakeland Housing Authority

YouthBuild-DOL 2018 (49)

Statement of Operations

For the Current and Eight Months Ending August 31, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	39,603	26,026	13,577	52.17%	1	244,604	208,207	36,397	17.48%	312,311
Other Income	-	-	-			-	-	-		-
Total Revenue	39,603	26,026	13,577	52.17%		244,604	208,207	36,397	17.48%	312,311
Administrative Expenses	26,835	20,877	5,958	28.54%	2	233,166	167,014	66,153	39.61%	250,520
Tenant Services Expenses (Trainees)	4,420	4,616	(196)	-4.25%	3	50,937	36,926	14,011	37.94%	55,390
Utility Expense	-	183	(183)	-100.00%	3	-	1,467	(1,467)	-100.00%	2,200
Maintenance and Development Expens	-	63	(63)	-100.00%	3	1,458	507	951	187.70%	760
General Expenses	1,351	287	1,064	371.19%	4	4,590	2,294	2,296	100.09%	3,441
Operating expense before Depreciation	32,606	26,026	6,580	25.28%		290,152	208,208	81,945	39.36%	312,311
Transfer Out	-	-	-			-	-	-		-
Net Operating Income (Loss)	6,997	(0)	6,997			(45,548)	(0)	(45,547)		0
Depreciation	-	-	-			-	-	-		-
Total Expenses	32,606	26,026	6,580	25.28%		290,152	208,208	81,945	39.36%	312,311
Net Income (Loss)	6,997	(0)	6,997			(45,548)	(0)	(45,547)		0

Comments

- 1 Variance is due to timing of receipt of subsidy from DOL. August draws exceeded the projected monthly activity. While this is an expense reimbursement grant, budget is based on an annual estimate within the grant provisions.**
- 2 Variance includes \$3.8k over budget for payroll and benefits. Training expense also exceeded the budget by \$1.3k. Other expenses within line item are consistent with the budget.**
- 3 Variance is due to expenses being less than or equal to amounts budgeted.**
- 4 Variance is due to insurance expense being \$1.2k over amounts budgeted.**

**Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Balance Sheet
as of August 31, 2021**

ASSETS

LIABILITIES & EQUITY

CASH	
Cash Operating 1	-97.59
Cash-Payroll	-32,566.23
Petty Cash	1,000.00
Total Unrestricted Cash	<u>-31,663.82</u>
TOTAL CASH	<u>-31,663.82</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	3,745.39
TOTAL CURRENT ASSETS	<u>-27,918.43</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Automobiles/Vehicles	21,299.00
Accum Depreciation- Misc FF&E	-21,299.00
TOTAL FIXED ASSETS (NET)	<u>0.00</u>
TOTAL NONCURRENT ASSETS	<u>0.00</u>
TOTAL ASSETS	<u>-27,918.43</u>

CURRENT LIABILITIES	
A/P Vendors and Contractors	565.13
Due to Central Office Cost Center	<u>7,636.40</u>
TOTAL CURRENT LIABILITIES	<u>8,201.53</u>
TOTAL LIABILITIES	<u>8,201.53</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	-49,391.96
Retained Earnings - Restricted Net Ass	<u>13,272.00</u>
TOTAL RETAINED EARNINGS:	<u>-36,119.96</u>
TOTAL EQUITY	<u>-36,119.96</u>
TOTAL LIABILITIES AND EQUITY	<u>-27,918.43</u>

**Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Changes in Cash**

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-9,956.77	-97.59	9,859.18
Cash-Payroll	-30,804.88	-32,566.23	-1,761.35
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-40,761.65	-32,663.82	8,097.83

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,646.96	-97.59	-2,744.55
Cash-Payroll	-12,046.41	-32,566.23	-20,519.82
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-9,399.45	-32,663.82	-23,264.37

**Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Eight Months Ending August 31, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,920	12,250	(330)	-2.69%	1	100,897	98,000	2,897	2.96%	147,000
Other Tenant Income	-	75	(75)	-100.00%		-	600	(600)	-100.00%	900
Government Subsidy	12,438	8,838	3,601	40.74%	2	100,557	70,700	29,857	42.23%	106,050
Other Income	0	10	(10)			1	80	(79)		120
Total Revenue	24,358	21,163	3,196	15.10%		201,455	169,300	32,154	18.99%	254,070
Administrative Expense	12,823	11,386	1,437	12.62%	3	99,869	91,087	8,783	9.64%	136,630
Tenant Services	-	-	-	0.00%		-	-	-		-
Utility Expense	39	2,200	(2,161)	-98.24%	4	15,144	17,600	(2,456)	-13.95%	26,400
Maintenance Expense	6,514	5,336	1,179	22.09%	5	40,213	42,686	(2,473)	-5.79%	64,029
General Expense	1,392	2,156	(763)	-35.41%	4	14,747	17,246	(2,499)	-14.49%	25,870
Operating Expense before Depreciation	20,768	21,077	(309)	-1.47%		169,973	168,619	1,354	0.80%	252,928
Net Operating Income (Loss)	3,590	85	3,504	4116.46%		31,482	681	30,800	4522.38%	1,142
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		63,439	63,655	(216)	-0.34%	95,482
Capital Replacement Items	-	5,650	(5,650)	-100.00%		-	45,200	(45,200)	-100.00%	67,800
Transfer in/Out	-	(5,650)	5,650	-100.00%		-	(45,200.00)	45,200	-100.00%	(67,800)
Total Expense	28,734	29,034	(300)	-1.03%		233,413	232,274	1,139	0.49%	348,411
Net Operating Income (Loss)	(4,375)	(7,872)	3,496	-44.42%		(31,958)	(62,974)	31,016	-49.25%	(94,341)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rents this month \$330 lower than budget and \$741 more than last month.**
- 2 Variance is due to the subsidy reflecting the 2021 new subsidy rates, which are \$3.6k over budget and comparable to the prior month.**
- 3 Variance is comprised of salaries that are over-budget by \$1.3K and auditing fees of \$1.7k along with remaining line items many of which are under-budget.**
- 4 Variance reflects expenses being less or comparable to amounts budgeted.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of August 31, 2021

ASSETS

CASH

Unrestricted Cash

Cash Operating 1 21,272.50

Cash-Payroll 3,281.83

Total Unrestricted Cash 24,554.33

Restricted Cash

Cash Restricted-Security Deposits 15,300.00

Cash Restricted-Reserve for Replacer 33,000.93

Total Restricted Cash 48,300.93

TOTAL CASH 72,855.26

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors 3,097.00

Allowance for Doubtful Accounts-Tenants 284.50

TOTAL: AR 3,381.50

TOTAL ACCOUNTS AND NOTES RECEIVABLE 3,381.50

OTHER CURRENT ASSETS

Prepaid Insurance 7,420.55

Prepaid Software Licenses 6,020.39

TOTAL OTHER CURRENT ASSETS 13,440.94

TOTAL CURRENT ASSETS 89,677.70

NONCURRENT ASSETS

FIXED ASSETS

Land 296,687.00

Buildings 3,751,341.13

Furniture & Fixtures 8,494.29

Accum Depreciation-Buildings -251,776.12

Accum Depreciation- Misc FF&E -3,012.20

Intangible Assets

TOTAL NONCURRENT ASSETS 3,801,734.10

TOTAL ASSETS 3,891,411.80

LIABILITIES & EQUITY

A/P Vendors and Contractors 1,332.62

Tenant Security Deposits 14,400.00

Security Deposit-Pet 1,200.00

Accrued Audit Fees 6,750.00

Accrued audit fees - LHA 14,185.54

Tenant Prepaid Rents 1,086.00

Accrued Compensated Absences-Cur 2,732.86

TOTAL CURRENT LIABILITIES 41,687.02

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 5,075.32

TOTAL NONCURRENT LIABILITIES 5,075.32

TOTAL LIABILITIES 46,762.34

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net 3,844,649.46

TOTAL RETAINED EARNINGS: 3,844,649.46

TOTAL EQUITY 3,844,649.46

TOTAL LIABILITIES AND EQUITY 3,891,411.80

**Lakeland Housing Authority
Williamstown, LLLP
Changes in Cash**

For the Current and Eight Months Ending August 31, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	24,025.75	21,272.50	-2,753.25
Cash-Payroll	2,190.41	3,281.83	1,091.42
Cash Restricted-Security Deposits	15,000.00	15,300.00	300.00
Cash Restricted-Reserve for Replacement	32,000.60	33,000.93	1,000.33
Total Cash	73,216.76	72,855.26	-361.50
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	11,625.06	21,272.50	9,647.44
Cash-Payroll	-2,970.30	3,281.83	6,252.13
Cash Restricted-Security Deposits	16,200.00	15,300.00	-900.00
Cash Restricted-Reserve for Replacement	25,001.02	33,000.93	7,999.91
Total Cash	49,855.78	72,855.26	22,999.48

LAKELAND HOUSING AUTHORITY
Grant Report
 Updated as of September 15, 2021

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 583,721.87	\$ 583,258.85	\$ 24,810.15
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 821,519.41	\$ 821,519.41	\$ 113,207.59
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ -	\$ -	\$ 971,182.00
CFP - 2020	03-26-20	09-25-23	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ -	\$ -	\$ 1,115,701.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,085,963.00	\$ 977,366.70	\$ -	\$ -	\$ 1,085,963.00
			CFP Total:	\$ 6,902,546.00	\$ 6,212,291.40	\$ 3,592,145.28	\$ 3,591,682.26	\$ 3,310,863.74
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$ 21,842,801.00	\$ 21,842,801.00	\$ -
Safety & Security Grant (HUD)	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 31,201.22	\$ 31,201.22	\$ 40,798.78
ROSS-Service Coordinator 2020	06-01-21	05-31-24	5/31/2024	\$ 198,900.00	\$ 179,010.00	\$ -	\$ -	\$ 198,900.00
			ROSS Total:	\$ 270,900.00	\$ 243,810.00	\$ 31,201.22	\$ 31,201.22	\$ 239,698.78
YouthBuild 2018 Grant (DOL)	01-01-19		04-30-2022	\$ 1,075,472.00	\$ 967,924.80	\$ 1,019,722.53	\$ 1,019,722.53	\$ 55,749.47
			YouthBuild Total:	\$ 1,075,472.00	\$ 967,924.80	\$ 1,019,722.53	\$ 1,019,722.53	\$ 55,749.47
CARES Act								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	05-01-20	12-31-20	12-31-20	\$ 104,415.00	\$ 93,973.50	\$ 104,415.00	\$ 104,415.00	\$ -
AMP 2 (Dakota Park dba Carrington Place)	05-01-20	12-31-20	12-31-20	\$ 14,635.00	\$ 13,171.50	\$ 14,635.00	\$ 14,635.00	\$ -
AMP 3 (Renaissance at Washington Park)	05-01-20	12-31-20	12-31-20	\$ 64,418.00	\$ 57,976.20	\$ 64,418.00	\$ 64,418.00	\$ -
AMP 4 (Hampton Hills)	05-01-20	12-31-20	12-31-20	\$ 2,391.00	\$ 2,151.90	\$ 2,391.00	\$ 2,391.00	\$ -
AMP 5 (Williamstown)	05-01-20	12-31-20	12-31-20	\$ 17,105.00	\$ 15,394.50	\$ 17,105.00	\$ 17,105.00	\$ -
AMP 6 (Twin Lakes Estates)	05-01-20	12-31-20	12-31-20	\$ 7,677.00	\$ 6,909.30	\$ 7,677.00	\$ 7,677.00	\$ -
			CARES Act Total:	\$ 210,641.00	\$ 189,576.90	\$ 210,641.00	\$ 210,641.00	\$ -
Emergency Rental Assistance Program (ERAP) (Polk County)	06-01-21	10-31-22	12-31-21	\$ 17,000,000.00	\$ 15,300,000.00	\$ 1,354,897.39	\$ 2,421,446.06	\$ 14,578,553.94
			ERAP Total:	\$ 17,000,000.00	\$ 15,300,000.00	\$ 1,354,897.39	\$ 2,421,446.06	\$ 14,578,553.94

September 2021 Board Report



- **Program Manager's Report**

Operating a comprehensive Construction Plus YouthBuild Program is a challenging task in itself. Especially when having to address safety issues to protect our participants and staff from COVID-19 and other various variants of this deadly disease makes our job more difficult, but staff continued to welcome the challenge and has been at work every day to assure that our participants will get across the finish line.

The highlight for the month of August was YouthBuild-Lakeland's final graduation for Grant 2018-2022. The Cycle 19 Graduation and Commencement took place on August 19, 2021 at The Emma Mae Turner/YouthBuild-Lakeland Center. Ten participants met the criteria which earned them the eligibility to participate in the actual graduation ceremony. They all have officially graduated from the YouthBuild-Lakeland program, receiving a number of certifications from The Home Builders Institute (HBI) Pre-Apprenticeship Training (PACT) in Carpentry, Basic Forklift Operations, American Safety and Health Institute Forklift Certification and Basic First Aid/CPR. Ten participants completed the program receiving individual diplomas, GED and/or certifications. As per the Department of Labor (DOL) YouthBuild staff is obligated to follow-up with our participants for a year.

- Congratulations goes out to Courtney Johnson, Brandy Bryant, Billy Morris , Kevin Borgen and Kevin Heath for successfully completing the 4-week Certified Nursing Assistant Training Program with Bella Vista C.N.A. Tutorial Training Classes.
- On August 6, 2021 several staff members of Lakeland Housing Authority and participants of YouthBuild-Lakeland engaged in a friendly but very competitive basketball game. YBL appreciated

the interaction with staff. Overall, this event was good for the morale of both LHA staff and YBL participants. Carlos Pizarro, Senior Vice President of Housing was crowned as the MVP of the game. He also was MVP in 2018.

- The month of August 2021 will always be a very memorable month for YBL Cycle 19 participant Jeffrey Allen (*pictured center-right with his mother and Derrick Bugg, Construction Training Supervisor*). On August 17th, two days prior to the graduation ceremony of Cycle 119, he earned his GED by successfully passing the Math exam after three attempts with an average score of 146. He excelled in Language Arts with a score of 167, Social Studies score of 175 and Science score of 162. He only needed to score at least 145 on each subject to pass. Jeffrey's career aspiration is to become a Cruise Ship Mechanic.



- YouthBuild-Lakeland applauds the Lakeland Housing Authority, our Community Partners, Organizations and/or Agencies that provided their support to our team during the grant period of 2018-2022.

- **Academics**

During the month of August, YBL continued a path of accomplishment while also co-existing with the ever presence of the coronavirus pandemic. Staff and participants continued to take all available precautions to ensure both individual and office safety. Due to the once again rising COVID-19 numbers in Polk County and abroad, the month of August was also a month in which Covid Testing Sites were continually made available to all participants and staff alike, to ensure convenience and hours of operation. YBL participants were consistent and continued their day-to-day schedules as it pertained to the completion of their Penn Foster Diplomas, and GED Exams. Weekly One-on-One

GED Tutoring/Academic sessions continued throughout August, which led to positive results. Five participants completed their Penn Foster Diploma/GED programs. A Cap and Gown Graduation Ceremony took place on August 19, 2021, which was attended by 10 YBL participants, YBL Staff, as well as members from the Lakeland Housing Authority Leadership Group. During the ceremony participants were recognized and received certificates in the areas of Academics, Construction, as well as Certificates of Completion. These accomplishments will hopefully trigger growth and internal confidence for all YouthBuild-Lakeland participants. YouthBuild-Lakeland ended the month of August with participants completing many of their initial program goals, however they understand, this is just the beginning of a continued journey towards their personal, individual, and career developmental goals. God's Blessings and Good Luck to all of our YBL Lakeland participants, both past and present!

- **Job Development and Placement**

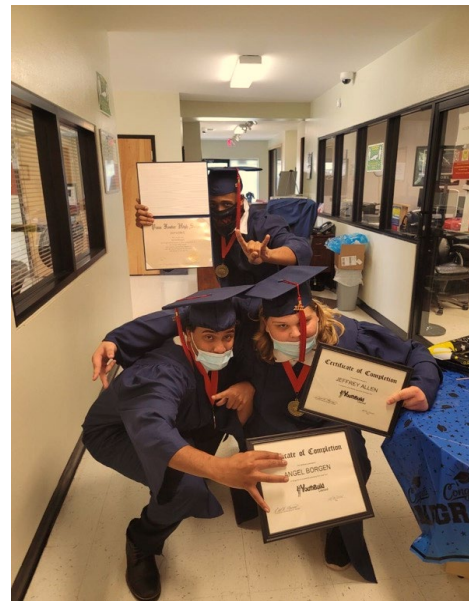
During the month of August, the Job Placement Specialist:

- Coordinated and attended Employability ZOOM Workshop facilitated by Tranice McGriff Human Resources School-to-Work Specialist with the City of Lakeland's Office of Human Resources and Employment Services. This workshop was attended by Cycle 19 YouthBuild participants. Also, invitations to attend this workshop were e-mailed to graduates of Cycle 18.
- Continued to communicate with and provide employment placement and/or post-secondary services, employment retention assistance, and supportive services information to the graduates of Cycles 18, 19, and previous cycles as needed.
- Completed follow-up and verifications of employment via The Work Number for Cycle 18 graduates.

- Throughout the month of August, the Job Placement Specialist populated the DYB Report with follow-up information, certifications earned and other pertinent information reference Cycle 19 participants.
- On August 12th – Submitted the Department of Labor Quarterly Progress Reports.
- Served as Coordinator and Mistress of Ceremony for the Cycle 19 commencement celebration. YouthBuild-Lakeland Cycle 19 Commencement Celebration "Level Up" was held on Thursday, August 19, 2021 beginning at 12 noon at the Emma Turner Center. The ceremony was attended by family members and friends of the 10 Graduates. Also, in attendance from Lakeland Housing Authority were Don Brown, Chairman of LHA's Board of Directors; Ben Stevenson, Executive Director; Valerie Turner, Vice President; and Patrick Roberts, Director of Human Resources. Mr. Stevenson extended a warm welcome to all in attendance. A Moment of Silence was held in Memory of Lazaro 'Laz' Loveless, a Cycle 19 participant who died on March 28, 2021. Earl W. Haynes introduced the Participant Reflector, Derrick Bugg who shared individual memories of each participant. After which, Johnny Love rendered a musical tribute featuring 'Lean on Me'. Willie Easmon, YouthBuild Academic Instructor served as Keynote Speaker. Presentations of graduate awards were rendered by Commissioner Brown, Mr. Stevenson, Ms. Turner, Mr. Haynes, and Mr. Easmon. Commissioner Brown and Ms. Turner each gave Words of Encouragement to the graduates. Closing Remarks were given by Cynthia E. Zorn-Shaw, Job Readiness Specialist served as Mistress of Ceremony. As we are still following CDC guidelines, a take-out cake and punch Reception was held to celebrate this momentous occasion served with a smile by Crystal Wooden, YBL Case Manager. Congratulations, Class of 2021-Cycle 19!!!
- Coordinated and scheduled interviews of Cycle 19 graduates for part-time employment positions at the Lakeland Housing Authority's Central Office.

Cycle 19 Commencement Celebration Scenes





- **Case Management**

During the month of August, the participants completed a Master Application that was used to create a professional Resume'. They also learned common questions asked at interviews and completed mock interviews. The students registered with EmployFlorida and discussed WIOA school options with CareerSource. Participant Xavier Heath was interested in pursuing dental assisting training and immediately called the different schools listed on CareerSource training provider list and made an appointment at the AAA School of Dental Assisting in Sanford. He went the following day and was accepted in the program to start in September. He also went to CareerSource for orientation for the WIOA program to obtain funding for the dental assisting training. Congratulations to Xavier for following through to pursue his career in the dental field!

The Case Manager completed group activities with the participants from the Skills to Pay the Bills: Mastering Soft Skills for Workplace Success. These activities focused on six key skill areas: communication, enthusiasm and attitude, teamwork, networking, problem solving and critical thinking, and professionalism.

- The Case Manager followed up with two participants Genecis Morales and Jamaia McDonald who had not been attending regularly to encourage them to keep working on Penn Foster. Both are making progress and Jamaia is close to finishing per the academic instructor.
 - Construction
 - During the month of August, YouthBuild-Lakeland Construction Training Supervisor, several YouthBuild participants and our Case Manager made a visit to Tampa to observe the operation of The Academy of Hope, a program that sponsors a Youth Program and Prison Release Program. Tatiana Lamb is President and CEO.
 - Transported YouthBuild-Lakeland participant Jeffrey Allen to Tampa on August 17, 2021 so that he could complete his scheduled Math exam. Jeffery was very ecstatic when he learned he had successfully completed and passed his exam and is now officially a Diploma recipient. It was a joyous occasion for me because of all the time spent coaching and encouraging him not to quit.
 - Set-up YouthBuild Community Auditorium for Cycle 19 Graduation which included PA system, decorating , arrangement of chairs and setting up musical equipment.
 - During the end of the month participants assisted me in removing equipment and training materials from Apartment 90 at Westlake Homes. This vacant unit was used as our Construction training facility during Cycle 19. The unit is adjacent to Twin Lakes Apartments.
 - We would like to thank the Property Managers at both Twin Lakes Apartment and West Lake Apartments for their support.

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Coordinator

Willie Easmon
Academic Instructor

Derrick Bugg
Construction Training Supervisor

Crystal Wooden
Case Manager

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 # (21-1504)

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 2022 Agency Plan including but not limited to the Capital Funds Plans and Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, Limited English Proficiency Plan (LEP/LAP), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance policy, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-ST (ST Performance Agency) and 50077's.

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, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance*

policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-ST and 50077's, and have staff submit the form 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-ST and 50077's and to direct the Executive Director of the Housing Authority of the City of Lakeland to submit the signed form to the Department of Housing and Urban Development.

Attachment:

- *2022 Agency Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-HP and 50077, etc.*

2022 Agency Plan

A PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: The Annual Plan--which each PHA submits to the Department of Housing and Urban Development once a year based on the PHA fiscal year, which is submitted to the Department of Housing and Urban Development every year. It is through the Annual Plan that a PHA receives capital funding.

A PHA 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 and a *question and answer* period. The Public Forum and meetings for this year's Plan were held at the LHA Administration building.

The process to develop LHA's 2022 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, LHA Board of Commissioners.

RESOLUTION NO. 21-1504

APPROVING THE 2022 AGENCY PLAN AND POLICIES

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-ST; and

WHEREAS, the Housing Authority of the City of Lakeland made modifications to its *Agency Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-HP and 50077, etc.* collectively referred to as the *Agency Plan and policies*; and

WHEREAS, the Housing Authority of the City of Lakeland circulated the 2022 *Agency Plan* to 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 2022 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-ST 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. 21-1504, dated September 20, 2021.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman



Lakeland Housing Authority Agency Plan 2022

Annual PHA Plan (Standard PHAs)	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-ST is to be completed annually by **STANDARD PHAS**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, and/or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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>PHA Name: <u>Housing Authority of the City of Lakeland</u> PHA Code: <u>FL011</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2022 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. 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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan will be available at the following locations:</p> <p>Housing Authority of the City of Lakeland 430 Hartsell Avenue Lakeland, FL 33815</p> <p>All the properties and locations within the Housing Authority of the City of Lakeland portfolio.</p> <p>Housing Authority of the City of Lakeland's website: https://lakelandhousing.org/</p> <p>City of Lakeland Community Redevelopment Agency 228 South Massachusetts Avenue Lakeland, FL 33801</p> <p>City of Lakeland - Public Library Larry R. Johnson Branch Library 1700 North Florida Avenue Lakeland, FL 33805</p> <p><input type="checkbox"/> PHA Consortia: Check box if submitting a Joint PHA Plan and complete table below</p>

Not Applicable					
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 (AFFN)

(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.
 - 1a. ACOP – PH and ADMIN PLAN- HCV
- A) Revisions made:
 - 1) LHA waiting list selection policies were revised to meet HUD requirements. The Public Housing ACOP and the Housing Choice Voucher Program Administrative plan preferences were revised.
PHA New Policy
 The Lakeland Housing Authority will select families based on the following preferences based on local housing needs and priorities. They are consistent with the Lakeland Housing Authority’s Agency Plan and the Consolidated Plan that covers our jurisdiction.
 The PHA will use the following local preferences:
 1. Insufficient Funding (50 Points): The PHA will offer a preference to any family that has been terminated from its PH/HCV program due to insufficient program funding.
 2. VAWA – Public Housing Resident (45 Points): The PHA will offer a preference to families that include victims of domestic violence, dating violence, sexual assault, or stalking who is seeking an emergency transfer under VAWA from the PHA’s public housing program or other covered housing program operated by the PHA.
 3. Disaster Displaced Preference (40 Points): The PHA will offer a preference to any applicant displaced by any Federal, State, or locally declared natural disaster.

4. Residency Preference (35 points): The PHA will provide a preference to families who live, work, or who have been hired to work within the PHA's jurisdiction.
 - a. Use of the residency preference will not have the purpose or effect of delaying admission to the program on the basis of race, color, religion, sex, national origin, age, familial status, disability, sexual orientation, gender identity, or marital status.
 - b. Homeless applicants will qualify for the residency preference if homeless within the Counties of Polk and Highland.
 - i. For purposes of this preference, the term "homeless" generally means— (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence; (2) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (3) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing); or (4) An individual who resided in a shelter, Foster Home or place not meant for human habitation and who is exiting an institution where he or she temporarily resided.
5. Veterans' Preference (30 Points): The PHA will offer a preference to applicants who have served in the active military, naval, or air service of the United States who received other than a dishonorable discharge. This preference applies to veterans and the unmarried surviving spouses/partners of veterans.
6. Disability Preference (25 Points) or referred from Peace Rivers: The PHA will offer a preference to a family that includes a person with disabilities.
7. Working Family Preference (5 Points): A working preference will be provided to an applicant whose head of household, spouse, and/or co-head is employed. For purposes of this preference, employed is defined as having worked an average of 15 hours per week for the most recent three months.

Families in which the qualifying individual is currently enrolled in a full-time training program (as defined by the educational institution) and who have been enrolled for at least three months at the time of selection qualify for the working family preference.

Applicants shall also be given the benefit of the working family preference if the head and spouse, or sole member is age 62 or older, or is a person with disabilities.

- Example 1: Head of household is elderly but does not work. There is no spouse or co-head. This family receives benefit of the working preference.
- Example 2: Head of household is 64, spouse is disabled. Neither work. This family receives benefit of the working preference.
- Example 3: Head of household is 63, spouse is neither elderly nor disabled. Neither work. This family does NOT receive benefit of the working preference since both the head of household and spouse (or cohead) must be elderly and/or disabled to receive benefit of the working preference unless one meets the definition of working above.

B) HCV only: Shared Housing as a Viable Housing Option. HCV participants may find this type of housing to be a useful alternative form of housing depending on their personal situation, local housing market conditions, and the unit location. Shared Housing can be a viable option for families seeking economical housing under various market conditions. Families in markets with tight rental conditions or with a prevalence of single-family housing, for example, may determine a shared housing living arrangement to be a useful way to secure affordable housing. Shared housing can be offered in a variety of ways, including: • For-profit co-living (such as a boarding house, single bedroom with common living room/kitchen/dining room) run by a private company. If offered as a housing option, PHAs are encouraged to consider ways in which families may be assisted in finding shared housing, including: • For-profit shared housing matching (such as roommates or single-family homes) and online sites which charge a fee for their matching services. • Non-profit shared housing matching services. PHA Plan Requirements. The PHA's administrative plan must cover the PHA's policies on special housing types such as Shared Housing. PHAs may permit a family to use special housing types such as shared housing in accordance with requirements of the program under 24 CFR § 982.601(b)(1). PHAs are required to permit the use of any special housing types such as shared housing if needed as a reasonable accommodation so that the program is readily accessible and usable by persons with disabilities. 24 CFR § 982.601(b)(3).

C) HCV only: Emergency Housing Vouchers- Operating Requirements: These EHV's are to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The Lakeland Housing Authority received 60 Emergency Housing Vouchers.

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.

Financial Resources: Planned Sources and uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2020 grants)		
a) Public Housing Operating Fund	\$581,706.09	PH Development/ Modernization/ Job Readiness without: AMP 7
b) Available Public Housing Capital Fund	\$5,801.605 minus any obligated funds	Modernization and Development
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$10,289,623	Voucher, VASH, M5, TP, FY, etc....

d) Resident Opportunity and Self-Sufficiency Grants	\$198,000	3 Year grant
Other Federal Grants (list below)		
Low Income Housing Tax Credits (SAIL)	\$0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2022 (Estimated)	<u>\$1,085,963</u>	Modernization and PH Development
CFP 2021	\$1,085,963	Modernization and PH Development
CFP 2020	\$1,115,701	Modernization and PH Development
CFP 2019	\$971,182	Modernization and PH Development
CFP 2018	\$934,727	Modernization and PH Development
CFP 2017	\$608,069	Modernization and PH Development
URP/HOPE VI	\$0.00	Modernization/ PH Development
DOL Youth Build	\$0.00	Youth Build Program
FSS Grant (Sec.8 HCV and Public Housing combined)	\$72,000	Resident Services
3. Public Housing Dwelling Rental Income	\$699,444	PH
4. Other income (list below)		
Investment Income	\$808,895 Unaudited	PH
Total resources	\$18,451,273	

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. "Closing Hope VI"

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-five 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; Rental Assistance Demonstration (RAD) Program: acquisition and development of new units in, around and outside of LHA properties; and wholesale redevelopment of its public housing communities. LHA plans to convert all Public Housing ACC Faircloth units to RAD Project Based Vouchers.

LHA was granted Low Income Housing Tax Credits to develop and build a 100-unit's community (Phase 1) the community is currently fully operational and occupied; this community has replaced approximately 25 units of existing Public Housing units located within the West Lake Apartments community (AMP-1). Additionally, LHA was granted additional Low-Income Housing Tax Credits (LIHTC) for Phase 2 to develop 132 units, the community is currently fully operational and occupied, 64 existing Public Housing units were disposed and demolished. The Agency is currently working on Phase 3 to replace the remaining 34 Public Housing units located within the West Lake Apartments community, all 34 units will be disposed and demolished. 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).

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:** The authority has developed and built a 48 affordable housing units' community and a community building with a combination of RHF funds from FY 2009 – 2014 and/or HOPE VI funds. The community is fully operational and 100% occupied.
- **Cecil Gober, Renaissance and Carrington Place Modernization:** These three communities must go through a modernization process. The GPNA that was performed for the sites supports modernization of the sites. As part of the modernization, LHA is seeking to correct deficiencies outlined by the GPNA as well as reconfigure the units. The agency has secured a HUD approved loan to start the remedial modernization process for Renaissance.
- **Renaissance 15 lots:** LHA is working to build additional Low-Income Housing to help with the demand for affordable housing.
- **West Lake Apartments (Third Phase):** LHA will be submitting a mixed-finance application/proposal to HUD and will pursue the construction of new Public Housing/Mixed Financed units using Low Income Housing Tax Credits and Public Housing funds earmarked for the development of Affordable Housing. The First and Second Phases are fully operational and occupied.

Any balance of remaining CFP funds received to date, along with future CFP 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 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/mixed financed/market 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 or other (s) site (s) and conduct a community engagement process to arrive at a master plan for redevelopment.

LHA will also start self-developing and operating affordable housing. Some of the proposed self –developing project will either be located on the 10.56-acre site located on W. 10th Street (120 affordable condos or townhomes will be built for sale or for rent depending on the type of financing). The Housing Authority obtained SAC HUD Approval to sell the 17.06-acre site at Hunter field PUD (Arbor Manor). The HA is researching building additional affordable housing for sale or rent at the John Wright Homes or Washington Ridge 15 vacant lots. LHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities. LHA may also use Capital Funds to purchase affordable housing within the Polk County Area.

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, Arbor Manor sale, 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, LHA plans to sell the 17.3-acre tract within the Hunter field and plans to develop the land located on the 10.56-acre site on W. 10th Street. The sales or cash 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: 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 11)
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: 12/31/2022
Note*: Section 32 Approved Disposition

Table #2 Demolition/Disposition/Modernization Activity Description

1a. Development name: West Lake Apartments (Phase 1 completed) (Phase 2 completed) (Phase 3 relocation in progress)
1b. Development (project) number: FL01100001
2. Activity type: Demolition
Disposition: X
3. Application status (select one) Approved
Submitted, (**pending approval for Phase 3**)
Planned application X
4. Date application **approved, submitted, or planned for submission: Phase one- 4/2017, Phase two- 04/2018, Phase 3- 2019**
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: 12/31/2023
Note*: SAIL LIHTC Approved Phase 1 and 2

Table #3 Modernization Activity Description

1a. Development name: Cecil Gober Villas
1b. Development (project) number: FL01100001
2. Activity type: 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: 12/31/2022
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: Disposition: X
3. Application status (select one) Approved Submitted, pending approval: X Planned application
4. Date application approved, submitted, or **planned for submission: 2020-2023**
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: 2020
b. Projected end date of activity: 12/31/2022
Note*: The agency is selling this land.

Table #5 Demolition/Disposition/Modernization Activity Description

1a. Development name: 10th Street in front of Colton Meadow Apartments, Lakeland, Polk County, Florida
1b. Development (project) number: FL01100001
2. Activity type: Disposition: X
3. Application status (select one) Approved
Submitted, pending approval.

Planned application: X.
4. Date application approved, submitted, or **planned for submission**: 2020-2024
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: 2021
b. Projected end date of activity: 12/31/2022-24
Note*: Planning to build up to 120+ Affordable Condos/Townhomes for sale or rent depending on the funding or loan conditions.

Table #6 Demolition/Disposition/Modernization Activity Description
1a. Development name: 15 Vacant Parcels at Washington Park, FL29P011003, HOPE VI Site
1b. Development (project) number: FL01100003
2. Activity type: 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: 2021
b. Projected end date of activity: 12/31/2021-24
Note*: Funding pending

Table #7 Demolition/Disposition/Modernization Activity Description
1a. Development name: Vacant Parcels at John Wright Homes
1b. Development (project) number: FL01100001
2. Activity type: Disposition: X
3. Application status (select one) Approved
Submitted, pending approval: **X Planned application:**
4. Date application approved, submitted, or planned for submission: 2021
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: 2021
b. Projected end date of activity: 12/31/2024
Note*: Funding pending

Table #8 Demolition/Disposition/Modernization Activity Description
1a. Development name: Dakota Park Apartments
1b. Development (project) number: FL01100002
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: 2020
5. Number of units affected: 20 or 40 depending on funding or financing type.
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: 2021
b. Projected end date of activity: 12/31/2023
Note*: Funding pending, considering RAD conversion.

Table #9 Demolition/Disposition/Modernization Activity Description
1a. Development name: Renaissance at Washington Ridge
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: 2021
5. Number of units affected: 108 or 196 depending on funding or financing type.
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: 2021
b. Projected end date of activity: 12/31/2022
Note*: Funding pending, considering RAD conversion.

	<p>Project-Based Vouchers</p> <p>This section describes the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.</p> <p>A PHA can use up to 20 percent of its authorized voucher units to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. In certain cases, the PHA may use an additional 10 percent of its authorized voucher units for PBV assistance if units serving homeless; veterans; providing supportive housing for elderly or disabled; or located in areas where vouchers are difficult to use.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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, 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.</p> <p>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.</p> <p>LHA may project-base units or convert to RAD the Carrington Place and Renaissance at Washington Ridge Development projects.</p> <p>LHA utilized 80 project-based vouchers within the final phase of the West Lake Apartments Low Income Housing Tax Credit project and 99 for the Manor at West Bartow this 179 PBV units are exempted from the total number of units calculated using the maximum 20% of the PHA Consolidated Annual Contract due to these units are set aside for Elderly and Disabled families. 18 PBV are being utilized at Villas of Lake Bonnet for families. The PHA Consolidated Annual Contract counts with 1654 Section 8 units, the PHA can convert up to 20% (330 Vouchers) of these units into PBV. Additionally, another 10% (165) can be converted following the below requirements. Based on the before mentioned Project Based Vouchers numbers the PHA vouchers conversion availability is 298.</p> <p>Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-21] The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories if the total number of units does not exceed the 10 percent cap. Units qualify under this exception if the units:</p> <ul style="list-style-type: none"> • Are specifically made available to house individuals and families that meet the definition of homeless. • Are specifically made available to house families that are comprised of or include a veteran. - Veteran means an individual who has served in the United States Armed Forces. • Provide supportive housing to persons with disabilities or elderly persons as defined in 24CFR 5.403. • Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent Census. <p>Notice PIH 2015–05 (Project-Based Voucher (PBV) Guidance):</p> <p>a. “Section I – Timely Reporting of the Family Report (form HUD-50058 and form HUD 50058 MTW) into the Inventory Management System/Public Indian Housing Information Center (IMS/PIC) and Timely Submission into the Voucher Management System (VMS) for Project Based Vouchers” is adopted with updates to VMS reporting per page 6 of 67 VMS User’s Manual release 8.9.0.0 (April 2016). (Appendix III)</p> <p>b. “Section II – Maximum Amount of PBV Assistance (20 Percent Limit) in the PBV Program and PHA Submission requirements under 24 CFR 983.6(d)” is superseded by HOTMA, under which a PHA may project base up to 20 percent of its Consolidated Annual Contributions Contract authorized units, instead of 20 percent of its voucher budget authority. This notice revises the requirements for PHA notification to HUD of the intent to project-base.</p> <p>Notice PIH 2015–10 (Project-Basing HUD-Veterans Affairs Supportive Housing (VASH) Vouchers. HOTMA authorizes PHAs to project-base Family Unification Program (FUP) and HUD-Veterans Affairs Supportive Housing (VASH) vouchers without requiring additional HUD approval. Prior to HOTMA, PHAs were prohibited from project-basing vouchers awarded for FUP. HUD-VASH vouchers could be project-based but required HUD review and approval in accordance with Notice PIH 2015–10 (this applied to HUDVASH vouchers the PHA chose to project-base and not to HUD-VASH units awarded under a HUD-VASH PBV allocation as described in Attachment F of this notice). HOTMA authorizes a PHA to attach PBV assistance to not more than 20 percent of its ACC authorized units instead of 20 percent of its voucher budget authority. For purposes of this provision, the term “authorized units” means the number of units under the PHA’s current ACC.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</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:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the Annual Plan.</p> <p>Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA Annual 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 inspection/audit 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 able to build 100 Senior units for PHASE 1 of the Twin Lakes Development and PHASE 2 with 132 units of affordable housing. PHASE 3 is seeking funding to add another 78 to 82 units. The Williamstown Community added 48 Public Housing) was approved, built and is now fully occupied. The agency is planning to develop 120 condos or townhomes for sale or rent on the 10th Street site and is selling the mixed-use land at the Arbor Manor site, the proceeds will be used to continue developing more affordable housing.</p> <p>Goal #2: Maintain and/or obtain the “High Performer” status in Public Housing and Section 8. We were designated a Standard Performer Agency for Public Housing and High Performer Agency for the Housing Choice Voucher Program on the most recent evaluation.</p> <p>Maintain a public housing vacancy rate of 5% or less. LHA has been able to maintain the vacancy at or below 3%. 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, 2025.</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>Goal #4: Be the premier innovative and effective affordable housing provider in Florida.</p> <p>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, rehab and/or build new communities in all LHA owned land or parcels and re-develop the West Lake Apartments community, John Wright Homes, Carrington Place and Renaissance at Washington Ridge.</p> <p>Assist at least 1 family into homeownership through the Public Housing Homeownership Program, the HOPE VI Program, or other programs by December 31, 2022. Implement the Section 8 Homeownership program in 2021.</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 \$10 million in grants and/or leveraging from all sources by December 31, 2022.</p> <p>Goal #5: Increase and encourage the self-sufficiency efforts of all residents. (On-going)</p> <p>Increase the usage of LHA educational and computer literacy programs by 25% by December 31, 2022. Substantially increase the number of LHA seniors and people with disabilities using LHA sponsored programs by December 31, 2022.</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 and the incentive pay program.</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 and update the salary charts.</p> <p>The Housing Authority of the City of Lakeland continues to comply with the Violence Against Women Act (“VAWA”) which protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of</p>

	domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. The Housing Authority of the City of Lakeland applies the VAWA policy to all programs funded by the U.S. Department of Housing and Urban Development.
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (c) 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.
B.7	Certification by State or Local Officials. Form HUD 50077-SL , <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.
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. 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. 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 2021. LHA has five (5) active CFP grants. LHA also has five (5) CFP grants that are fully expended but still showing within eLOCCS until the grants are officially closed out. Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. In accordance with HUD regulations in 24 CFR 903.7 and 24 CFR 905.3, the Housing Authority of the City of Lakeland defines below the criteria that will be used for determining substantial deviation from its 5-year plan; significant amendment or modification to the 5-year and Annual Plan; and significant amendment or modification to the Capital Fund Program 5-year Action Plan. Prior to implementing changes that meet such criteria, LHA will submit for HUD approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation. Housing Authority of the City of Lakeland's criteria as defined below, is applicable to all CFP components including Capital Fund grants; Replacement Housing Factor (RHF) grants; Disaster grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF). Criteria for defining "Substantial Deviation" from the 5-year plan: <ul style="list-style-type: none"> • A major change in the direction of Housing Authority of the City of Lakeland pertaining to its mission and goals would constitute a "substantial deviation" from the agency's 5-year plan. • Examples include undertaking new program activities, development strategies or financing initiatives that do not otherwise further Housing Authority of the City of Lakeland's stated mission and goals as articulated in the 5-year plan. Criteria for defining "Significant Amendment or Modification" to the 5 year and Annual Plan: <ul style="list-style-type: none"> • Changes to rent, admission policies, or organizational of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the program. • Changes to rent, admission policies, or organizational of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the program. • Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-year Plans.

	<p>Criteria for defining "Significant Amendment or Modification to the Capital Fund Program (CFP) 5-year Action Plan:</p> <ul style="list-style-type: none"> Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-year Action Plan. Additions of non-emergency work items not included in the current CFP Annual Statement of CFP 5-Year Action Plan that exceeds the agency procurement threshold amount. <p>Exceptions:</p> <ul style="list-style-type: none"> Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification. Changes under the above definitions which are funded by source other than federal funds will not require Plan amendment or modification.
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled 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. All PHAs must complete this section.

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." ([24 CFR §903.7](#))

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. ([24 CFR §903.7\(a\)\(1\)](#)) 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. 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\(b\)](#)) 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 maintain 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\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) 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\(n\)](#))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. ([24 CFR §903.7\(q\)](#))

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 CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; 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.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements 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 or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods 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 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 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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. ([24 CFR §903.7\(h\)](#))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. ([24 CFR §903.7\(i\)\(C\)](#))

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\(j\)](#))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial

occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. 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. [\(24 CFR §903.7\(b\)\)](#)

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *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\(o\)\)](#)

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\(p\)\)](#)

B.5 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.6 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\)](#)

B.7 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. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7 \(g\)\)](#)

C.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."

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.

Public reporting burden for this information collection is estimated to average 9.2 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 ___ Annual PHA Plan for the PHA fiscal year beginning _____, 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).

PHA Name

PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

_____ 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

Title

Signature

Date

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning January 1, 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Lakeland Housing Authority
PHA Name

FL011
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: Benjamin Stevenson		Name of Board Chairperson: Don Brown	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

**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, H. William Mutz, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Housing Authority of the City of Lakeland
PHA Name

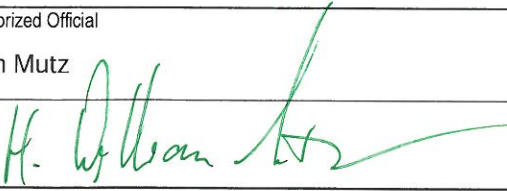
is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the
City of Lakeland, Florida
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The 5-Year 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 2021-2025 Consolidated Plan and the 2020 Analysis of Impediments of Fair
Housing as well as the efforts of the Affordable Housing Advisory Committee of the City of Lakeland.

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
H. William Mutz	Mayor
Signature	Date
	7/29/21

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING
Lakeland Housing Authority
FY 2022 Agency Plan

The Lakeland Housing Authority (LHA) has scheduled two public meetings on its FY 2022 Agency Plan with the Resident Advisory Board and the general public at 9:00 a.m. on July 14, 2021, and July 28, 2021, at 1:30 pm, the meeting (s) will be conducted inside the Lakeland Housing Authority Conference Room. The plan will be posted at www.lakelandhousing.org for forty-five (45) days starting June 22, 2021. You can also send your comments in writing to 430 Hartsell Avenue, Lakeland Florida 33815, attention “Agency Plan 2022”.

The Public Hearing is scheduled for August 5, 2021, at 8:30 a.m.

LHA has developed its Agency Plan in accordance with the Quality Housing and Work Responsibility Act of 1998 including, but not limited to, additional updates received from the Department of Housing and Urban Development.

The Agency Plan, Capital Funds budgets, policies and addendums are available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 22, 2021, and ending on August 5, 2021. The plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Senior-Vice-president of Housing, at cpizarro@lakelandhousing.org and/or Valerie Brown, Vice-president of Administration, at vbrown@lakelandhousing.org and/or Florida Relay services at 711 and/or by visiting: www.LakelandHousing.org.

Copies of the Agency Plan will be also available for review at the following locations:

- City of Lakeland Community Redevelopment Agency--228 South Massachusetts Avenue, Lakeland, FL 33801
- All the properties and locations within the Lakeland Housing Authority portfolio.

The Housing Authority of the City of Lakeland dated June 22, 2021.

L2022 06/22; 2021-Public and Legal Notice



Salary Schedule 2022

CPI 3%	1.03		
Level Position Title			
	Minimim	Mid-Point	Maximum
A. Customer Service	\$ 12.00	\$ 14.47	\$ 18.21
Custodian	\$ 22,281.36	\$ 30,093.94	\$ 37,878.32
	\$ 856.98	\$ 1,157.46	\$ 1,456.86
B. Maintenance Specialist I	\$ 13.11	\$ 17.70	\$ 22.16
Operation Support Specialist I	\$ 27,273.52	\$ 36,806.55	\$ 46,085.75
Resident Service Specialist I	\$ 1,048.98	\$ 1,415.64	\$ 1,772.53
C. Maintenance Specialist II	\$ 16.39	\$ 22.55	\$ 30.05
Operation Support Specialist II	\$ 34,098.95	\$ 46,903.68	\$ 62,500.63
Resident Service Specialist II	\$ 1,311.50	\$ 1,803.99	\$ 2,403.87
Leasing Agent			
D. HQS Inspector	\$ 20.88	\$ 28.19	\$ 35.50
Construction Inspector	\$ 43,434.55	\$ 58,636.65	\$ 73,838.74
FSS Coodinator	\$ 1,670.56	\$ 2,255.26	\$ 2,839.95
ROSS Coordinator			
Operations Support Coordinator			
Assistant Manager			
E. Teacher	\$ 27.08	\$ 809.45	\$ 47.39
Construction & Facilities Manager	\$ 56,323.90	\$ 77,448.89	\$ 98,573.87
Maintenance Manager	\$ 2,166.30	\$ 2,978.80	\$ 3,791.30
Information Technology Manager			
Housing Choice Voucher Manager			
YouthBuild Manager			
Program Manager			
Senior Program Manager			
F. Director of Finance	\$ 40.11	\$ 54.47	\$ 70.03
Director of Housing Services	\$ 83,428.19	\$ 116,822.03	\$ 150,187.66
	\$ 3,208.78	\$ 4,493.15	\$ 5,776.45
G. Vice President of Administration	\$ 131,204.03	\$ 146,977.35	\$ 166,704.09
Senior Vice President of Housing	\$ 5,046.31	\$ 5,652.97	\$ 6,411.70
H. Executive Director	TBD	TBD	TBD

OTHER BUSINESS



Special Applications Center
 77 W. Jackson Blvd., Room 2401
 Chicago, Illinois 60604-3507
 Phone: (312) 353-6236 Fax: (312) 913-8892

OFFICE OF PUBLIC AND INDIAN HOUSING

September 2, 2021

Mr. Benjamin Stevenson
 Executive Director
 Lakeland Housing Authority
 430 Hartsell Avenue
 Lakeland Florida 33815-4502

Dear Mr. Stevenson:

On August 30, 2021, the U. S. Department of Housing and Urban Development’s (Department) Special Applications Center (SAC) received the Lakeland Housing Authority’s (LHA) request via email to amend the disposition approval for Colton/Bonnei, FL011000001.

Approval History

On November 17, 2015, the Department had approved LHA’s disposition request via the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system application DDA0005779, as identified below:

Colton/Bonnie, FL011000001				
Approved for Disposition: Acres: 17.06				
Total Number of Units to be Developed: TBD	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV	Market Rate
Rental	TBD	TBD	TBD	TBD
Name of Acquiring Entity (Rental Units)	TBD			
Method of Disposition	Negotiated Sale at Less than Fair Market Value			
Sale Price	\$1,890,000			
Purpose	Mixed-Income Housing Development			

On June 2, 2021, the Department approved LHA’s amendment request to dispose of 17.06 acres of vacant land via negotiated sale at more than Fair Market Value (FMV) to Michael Flacks and/or assigns for \$3,000,000. The sale proceeds were to be used for the development of affordable housing in Lakeland and Polk County, Florida. The LHA’s Board of Commissioners approved the submission of the amendment. SAC approved the amendment request as identified below:

Colton/Bonnie, FL011000001	
Approved for Disposition: Acres: 17.06	
Acquiring Entity	Michael Flacks and/or assigns
Acquiring Method	Negotiated Sale at More than Fair Market Value
Terms	\$3,000,000
Use of Proceeds	Development of affordable housing units

Current Request

In its' current request the LHA is seeking approval to dispose of the same 17.06 acres of vacant land at an updated sale price of \$3,300,000 to a new buyer, Alliance Realty Partners, LLC. This sales amount remains above the Fair Market Value. The site was recently appraised at \$1,710,000 and has no known environmental issues. The previously identified buyer was unable to complete the purchase. As was mentioned in the previous approval, the appraised value of the land had decreased from \$2.4 million to \$1.7 million. The LHA believes that they have negotiated a fair purchase price for the land. As previously planned, the sales proceeds will be used to assist LHA in its efforts to provide decent, safe, and affordable housing units for its clientele. The LHA provided copies of their Board Resolution approving the new/updated sale as well as an updated Appraisal Report Summary.

Current Approval

The SAC has completed its review and based on the information provided by the LHA, your request to amend the disposition approval, as identified above, is hereby approved as indicated in the table below:

Colton/Bonnie, FL011000001	
Approved for Disposition: Acres: 17.06	
Acquiring Entity	Alliance Realty Partners
Acquiring Method	Negotiated Sale at More than Fair Market Value
Terms	\$3,300,000
Use of Proceeds	Development of affordable housing units

All other conditions of the prior approval letters that were not specifically addressed in this letter remain as stipulated in those documents. Notwithstanding this, if there are any inconsistencies or ambiguities between this letter and the Department's previous approval, this letter shall control. As the LHA continues the processes of this implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, please contact the SAC at SACTA@hud.gov.

As always, my staff and I are available to assist you in any way possible. A copy of this modification will be forwarded to the HUD Jacksonville OPH for their records. If you have any questions regarding this modification, please contact SACTA@hud.gov.

Sincerely,

Jane B. Hornstein
Director

CC: Jacksonville OPH