



430 Hartsell Ave
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

REGULAR BOARD MEETING

April 20, 2015

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners Meeting
The Housing Authority of the City of Lakeland, Florida
Monday, April 20, 2015 at 6:00 P.M.
LHA Board Room
430 Hartsell Avenue
Lakeland, Florida

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Minutes of the Regular Board Meeting held Monday, March 23, 2015

3. Public Forum

4. Old Business

- LHA Recovery Plan Update
- Corrective Action Plan

5. New Business

6. Secretary's Report

- Operations
- Administration
- Resolutions

Resolution # 15-1407 – The Board of Commissioners is requested to approve and to authorize the Executive Director to negotiate an agreement with Integral Development, LLC to become the Co-Developer of an Affordable Assisted Living Facility located on West 10th Street in Lakeland.

Resolution #15-1408 – The Board of Commissioners is requested to approve and authorize the Executive Director to increase the current dollar value of a work order contract with Johnson – Laux Construction, Inc. This modification (referred by the contractor as supplement #3) is to repair the existing irrigation system; repair the existing exhaust fan in the loading dock area; install a fresh-air system on the HVAC system; and make improvements to the west parking lot at the Housing Authority's Administration Building.

Resolution #15-1409 –The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to increase the total not-to-exceed

dollar amount of the award made to *Berman, Hopkins, Wright, & Laham* from \$364,000 to \$422,000.

Resolution # 15-1410 – The Board of Commissioners is requested to approve and authorize its Executive Director to increase the total dollar value of the task order contract with Wallis Murphey Boyington Architects, Inc. to a not-to-exceed value of \$240,000.

7. Legal Report

8. Other Business

- Public Form Response

9. Adjournment

MINUTES
Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday March 23, 2015

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

LHA Board Members Present: Michael Pimentel, Chairman
Richard Richardson, Vice Chairman
Edward Hall, Commissioner
Joseph DiCesare, Commissioner
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioner
Gary Smith, Commissioners

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore, Esquire

The meeting was called to order at 6:05 p.m. by Chairman Richardson. The Pledge of Allegiance and a Moment of Silence were observed. A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Richardson asked the Board to review the agenda and if there were any requests for items to be added to the agenda. There were no new items added to the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

- **Motion to approve and accept the minutes of the Regular Board Meeting held February 17, 2015**
Motion by Smith, Second by DiCesare.

Vote: Commissioners
Richard Richardson – Aye Joseph DiCesare – Aye Gary Smith – Aye
Edward Hall – Present Dorothy Sanders – Aye

Commissioner Richardson advised the Board he would like to go on record regarding the absence of Commissioner Lorenzo Robinson. Mr. Robinson had a family medical emergency out of town and may not be present at this meeting.

PUBLIC FORUM

Karen Gray Rudolph – Ms. Rudolph is a Resident Advisory Board (RAB) representative of West Lake Apartments. Ms. Rudolph stated she has concerns regarding her role as a RAB representative and the partnership with LHA. Ms. Rudolph had various concerns regarding the RAB office location being moved to a new location on the West Lake Apartment property and her receiving training as a member of the RAB. Ms. Rudolph is requesting to meet with LHA staff so that she can better understand her role as a RAB member. Commissioner Richardson recommended that executive staff meet with Ms. Randolph so that her concerns are addressed.

Commissioner Robinson joined the meeting during the Public Forum.

OLD BUSINESS

• Recovery Plan Review Committee Meeting Updates

Mr. Stevenson advised the Board that the memo in the Board packet provides an update regarding the sale of the two properties. The potential buyer for Arbor Manor exercised their right to withdraw the Offer to Purchase. This decision was not based on any default or lack of action by LHA. The potential buyer also had an agreement to purchase the larger property immediately adjacent to LHA property, but could not resolve particular matters with the other owner. So, the buyer withdrew the offers to purchase both properties. The larger property was key to their development plans.

The potential buyers of the 10th Street property met with the City of Lakeland Planning and Zoning staff. City staff expressed some concerns regarding the development of the property. Mr. Stevenson also met with City staff. He was advised to meet with some of the neighborhood associations regarding this matter. Mr. Stevenson indicated that he plans to meet with Commissioner Robinson in that regard.

Commissioner Richardson inquired regarding how the withdrawal of the offer to purchase the property would impact the Recovery Plan. Mr. Stevenson replied that it certainly does not help. He also stated HUD has not given its approval to apply any of the sales proceeds toward the recovery. LHA is still making payments to HUD and will continue as scheduled. He will review the Plan and provide an update for the Board.

• Corrective Action Plan

Mr. Stevenson indicated that there were updates to the Corrective Action Plan. The Plan and related tasks are on target. Using a new format the size of the document has been reduced from 30 pages to 8 pages.

Commissioner Pimentel joined the meeting.

NEW BUSINESS

None

● **SECRETARY'S REPORT -**

Report submitted as written.

• **Operations**

Report submitted and accepted as written.

• **Administration**

Report submitted and accepted as written.

• **Resolutions**

Resolution # 15-1402 – The Board of Commissioner is requested to approve the selection of the *Housing Trust Group, LLC*, to become the Developer Partner for the redevelopment of the West Lake Apartment Community and authorize the Executive Director to negotiate and execute a Master Development Agreement with this Developer Partner.

Valerie Brown introduced the members of the Housing Trust Group team. They presented some preliminary redevelopment plans for the West Lake Apartments community. The team of developers and architects did a very thorough presentation which included various display boards of affordable housing projects with the concept of building a true community.

● **Motion to accept and approve Resolution #15-1402.**

Motion by Pimentel, Second by Smith

Vote: Commissioners

Michael Pimentel – Aye	Joseph DiCesare - Aye	Dorothy Sanders – Aye
Richard Richardson – Aye	Lorenzo Robinson - Aye	Gary Smith – Aye
Eddie Hall – Aye		

Resolution #15-1403 – The Board of Commissioners is requested to approve a significant amendment to the 2015 Agency Plan which includes revisions to Section 6.0 “Plan Elements,” Section 7.0 “HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers” and Section 8.0 and 8.1 “Capital Improvements.”

● **Motion to accept and approve Resolution #15-1403.**

Motion by Robinson , Second by Sanders

Vote: Commissioners

Michael Pimentel – Aye	Joseph DiCesare - Aye	Dorothy Sanders – Aye
Richard Richardson – Aye	Lorenzo Robinson – Aye	Gary Smith – Aye
Eddie Hall – Aye		

Resolution #15-1404 – The Board of Commissioners is requested to approve an increase to the current dollar value of the task order with Innovative Financial Housing Solutions, Inc. (IFH Solutions) up to \$230,000.

● **Motion to accept and approve Resolution #15-1404.**

Motion by Smith, Second by Robinson

Vote: Commissioners

Michael Pimentel – Aye Joseph DiCesare - Aye Dorothy Sanders - Aye
Richard Richardson – Aye Lorenzo Robinson – Aye Gary Smith – Aye
Eddie Hall – Aye

Resolution #15-1405 – The Board of Commissioners is requested to approve an increase to the current dollar value of the task order contract with Wallis Murphey Boyington Architects, Inc. up to \$155,000.

● **Motion to accept and approve Resolution #15-1405.**

Motion by Pimentel, Second by Sanders

Vote: Commissioners

Michael Pimentel – Aye Joseph DiCesare - Aye Dorothy Sander – Aye
Richard Richardson – Aye Lorenzo Robinson – Aye Gary Smith – Aye
Eddie Hall – Aye

Resolution #15-1406 – The Board of Commissioners is requested to approve the Amended 2015 Annual Budget

● **Motion to accept and approve Resolution #15-1406**

Motion by Smith, Second by Robinson

Vote: Commissioners

Michael Pimentel – Aye Joseph DiCesare - Aye Dorothy Sanders – Aye
Richard Richardson – Aye Lorenzo Robinson – Aye Gary Smith – Aye
Eddie Hall – Aye

OTHER BUSINESS

Commissioner Smith recommended that the minutes go out as soon as possible before the next Board meeting. Commissioner Richardson advised that staff are doing very good job given that they are working in a very limited capacity. Mr. Stevenson advised that there was an unusual circumstance is the cause to the delay in the delivery of the Board this month. Ms. Brown stated that the delay was due to receiving a report from the auditors. The information was not received until a couple of days before the meeting. Commissioner DiCesare requested a paper copy of the Board packet be delivered prior to the Board meeting. Mr. Stevenson advised that any commissioner requesting a hard copy of the board report or related documents may call or send him an email. Staff will deliver a paper copy of the board report prior to the meeting for review.

LEGAL REPORT

Ricardo Gilmore, Legal Counsel, distributed a copy of a lawsuit to the commissioners. The lawsuit was filed against LHA and the Board by the former Executive Director. He informed the commissioners that the Board of Commissioner being named as the defendant is a formality. At the time these events occurred, none of the current commissioners were on the LHA Board. He advised that LHA has insurance to handle these types of matters and the matter will be turned over to the insurance company. He reiterated to the Board the importance of adhering to the LHA Media Policy and to be mindful of their communication with the media.

Mr. Gilmore also advised that the Executive Director's evaluation is still not completed. He encouraged the commissioners to submit their evaluation via their LHA email address. Mr. Gilmore will send a new email regarding submitting the evaluation forms prior to the next meeting.

The meeting adjourned at 7:40 P.M.

Benjamin J. Stevenson, Secretary

OLD BUSINESS



**BOARD OF
COMMISSIONERS**

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson.
Commissioner

Dorothy Sanders
Commissioner

Gary Smith
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Benjamin J. Stevenson
Executive Director

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MAIN OFFICE

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www.LakelandHousing.org

April 3, 2015

Victor Rocher, Acting Director
U.S. Department of Housing and Urban Development
Office of Public Housing
Brickell Plaza Federal Building
909 SE First Avenue, Room 500
Miami, FL 33131-3402

RE: Updated Corrective Action Plan

Dear Mr. Rocher:

Enclosed for your review is the most recently updated Corrective Action Plan (CAP) for the Lakeland Housing Authority (LHA). The update(s) to the current document are highlighted in bold print. In that regard, please note the new information on page 4, Item #73.

Please do not hesitate to have staff contact Valerie Brown if you have questions or require additional information. Ms. Brown can be reached at (863) 687-2911, x216.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Stevenson", is written over a light blue horizontal line.

Benjamin Stevenson
Executive Director

cc: Valerie Brown
Project Files

Enclosure(s)

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

In May 2012, representatives from the Miami Field Office, Office of Public Housing (OPH) conducted a Limited Financial Management Review (LFMR) of the Lakeland Housing Authority (LHA). The LFMR resulted in three (3) findings and three (3) observations. Due to the nature of the Findings, OPH recommended that LHA engage a third party firm to conduct a forensic audit. LHA used a competitive Request for Proposals process to procure forensic audit services from NKA Contractors, LLC (NKA). NKA issued their findings on September 3, 2012. The special forensic audit procedures identified 22 findings and nine (9) weaknesses throughout various LHA departments. Additionally, LHA is in receipt of seven (7) findings from the Independent Auditor's Report by Berman Hopkins Wright & Laham for December 31, 2011. The Corrective Action Plan is a summary of proactive measures that LHA proposes to implement in order to cure findings as outlined by each audit.

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
9	Forensic Audit Report	Finding 18	LHA has been receiving RHF Funding in amounts shown in Attachment 18 totaling \$2,992,124. The use of these funds pre-date the scope of this assignment and the LHA staff indicated that HUD has approved all RHF activities.	The use of these funds should be reviewed in light of the information provided above to insure that all RHF Funds have been properly expended.	LHA staff is in the process of reviewing RHF expenditures as outlined by Attachment 18 to ensure that the funds were properly expended. All funds in danger of recapture have been expended. The remaining balance will be expended by 9/8/15 and 10/29/15	8/1/2013–12/31/13 Complete	In Progress Ongoing	V. Brown w/ Development	COMPLIANCE
42	Limited Financial Management Review	Observation 2	The LHA is not effectively enforcing repayment agreements.	The PHA should take immediate action to enforce repayment agreements and should terminate assistance for failure to comply with the terms. Repayment amounts total approximately \$45,000 as of the date of the review.	The LHA staff has begun enforcing non-payment of repayments Agreements. LHA staff continues to enforce repayment agreements and take the appropriate punitive action where necessary.	On Going	HUD considers this item to still be open.	C. Pizarro w/ Housing	REPAYMENTS

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
49	Forensic Audit Report	Finding 1	The Finance Department procedures should be updated to reflect day-to-day operations. The organizational workflow and procedures were originally modified with the 2010 implementation of: the Yardi Systems accounting software; the HUD Asset Based Management model; and more importantly the General Partner accounting model. The June 1, 2006 Casterline Associates, P.C. "Standard Operating Procedure for Critical Financial Functions" provides the accounting procedures structure for financial activities. The Casterline Standard Operating Procedures ("SOP") appear to be a standard template for public housing authorities modified to include updates for LHA vendor names and service providers. Audit team found no evidence of executed resolutions by the Board of Commissioners ("BOC")	Immediately update SOP to differentiate between Central Office Cost Center (COCC), public housing, and the fee for services accounting procedures models. The Finance Department's designated Yardi system "super users" should be able to assist in the creation and implementation of new operating procedures. Present the new SOP to BOC for approval prior to organization wide implementation.	The Finance Director is currently assessing operating procedures and an updated SOP will be produced. New procedures were put in place under the reorganization as a part of the Recovery Plan submitted to the Miami Field Office.	3/31/2013 12/31/2013 3/31/14 10/31/2014 Complete	In Progress Complete/ Ongoing monitoring	E. Hall J. Murphy V. Brown w/ Finance	SOP
50	Forensic Audit Report	Finding 5	The accounting department did not present evidence of documented work processes and workflow to make it possible to determine if controls exist to safeguard authority assets. Finance Manager did not have a Finance Department organization chart with corresponding responsibilities. The current five person department includes a new Comptroller, Finance Manager, three Accounting Clerks along with one part time clerk. In a small organization segregation of duties is critical to prevent fraud, theft, and asset misappropriation.	Internal controls must go beyond Yardi's automated processes. There are several approaches to developing documented control process. The new Finance Manager/Comptroller should be tasked with creating the internal and financial control model for the organization, to verify the existence of adequate controls, and to implement process improvements. The organization is over-reliant on the Yardi position control model to identify and reject unauthorized activities.	The Authority is committed to implementing and enforcing an effective system of internal controls. The internal controls are being evaluated and adjusted in conjunction with the update of SOPs. New procedures were put in place under the reorganization as a part of the Recovery Plan submitted to the Miami Field Office.	3/31/2013 6/30/2013 8/1/2013 3/31/14 10/31/2014 Complete	In Progress Complete/ On going monitoring	E. Hall J. Murphy V. Brown w/ Finance	SOP
56	Forensic Audit Report	Observation 2	Each file contained excellent checklists, but they were often not filled out completely.	Careful use of existing Checklist will improve accuracy. The staff should continue their efforts to purge old or duplicate data from the files.	LHA will continue to implement a file review of all files completed in the Section 8 program. LHA hired a consultant that continues to review all of the Section 8 files.	On-Going Complete	On-Going monitoring	C. Pizarro w/ Housing	VMS

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
61	Forensic Audit Report	Observation 7	Most re-certifications were performed after the lease renewal date.	No corresponding comment was listed.	LHA Section 8 staff is now working 60 days in advance on annuals and will move to 120 days in advance. Re-certifications are being completed by the third party consultant hired by LHA.	Complete	On-Going monitoring	C. Pizarro w/ Housing	VMS
					The Authority has scheduled the services of	Complete	On-Going		
70	LHA Audited Financials for 2012	Finding 2012-002 Allowable Costs & Adequate Controls Over Disbursements	Adequate controls are not in place over cash disbursements. During the audit we noted inconsistencies in practice in the use of purchase orders and level of approvals as required by the Authority's procurement and cash disbursement policies. We noted inadequate segregation of duties over the set-up of the required approvals in the accounting software and the actual approval of transactions, as well as between the recording of transactions in the general ledger and the approval of transactions in certain cases. Further, we noted a lack of monitoring controls over total disbursements to vendors under contract. NOTE: Finding for all major programs is also same as Financial Statements Audit Finding.	We recommend that management analyze the cash disbursement process in conjunction with procurement policies and document the required procedures. Specifically, the Authority should identify the required approval thresholds and better define the relevant staff that should be involved in the processing of cash disbursements. Further, the Authority should implement proper segregation of duties over recording, authorizing and reconciling cash disbursements and should implement monitoring controls of total vendor payments under contract be procurement staff. The Authority should also provide training to all staff on relevant rules and regulations and internal policies relating	The Authority is in the process of documenting and improving its current system of controls and implementing procedures to monitor and ensure compliance. Certain departments have developed policies and procedures to ensure cash disbursements and procurements have approval. These procedures will be implemented for the entire Authority. Staff will be trained on the Authority's policies and the relevant rules and regulations related to cash disbursements and procurement. The review and necessary actions were completed under the supervision of Eva Hall, Director of Finance, and Carlos Pizarro, Director of Housing.	12/31/2013 Complete	Ongoing Oversight	E. Hall V. Brown w/ Finance and C. Pizarro w/Housing	DISBURSEMENTS
71	LHA Audited Financials for 2012	Finding 2012-003 Interprogram Activity and Pooled Cash Account	The Authority utilizes a pooled cash account that resides in AMP 1. On December 31, 2012, AMP 1 had \$137,775 of unrestricted cash, as well as an \$3,847,180 of interprogram receivable.	We recommend that the pooled cash account be relocated in the general ledger to the COCC (Central Office Cost Center) and be reconciled and settled up. Despite the location of the pooled cash account, programs and AMPs should be running operations without having to borrow from other programs. Any internal borrowings should be short term in nature and due to the centralized bank account paying for common costs to prevent multiple checks being needed. It should not be utilized to cover operational shortfalls.	The Authority has moved its pooled cash account to the COCC general ledger. The necessary actions will be performed under the supervision of Eva Hall, Director of Finance, and will be completed within 90 days. The Authority is currently analyzing pooled cash account activity to developing a realistic methodology to settle internal borrowings and prevent future commingling of program funds. Under the supervision of Eva Hall, Director of Finance, a plan was formalized and goals established based upon this research. The Authority acknowledges the gravity of this situation and the long term nature of the solution.	Complete	Ongoing oversight	E. Hall V. Brown w/Finance	ACCOUNTS

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
73	LHA Audited Financials for 2012	2012-005 Special Tests and Provisions - General Depository Agreement	Low Rent Public Housing, CFDA Number 14.850 Housing Voucher Cluster Condition: During our audit of the Authority's accounts with financial institutions, we noted that the Authority had failed to enter into depository agreements with every financial institution handling accounts containing federal monies.	The Authority must execute Form HUD-51999 with all financial institutions where the Authority has funds and monitor the collateral levels for compliance with the General Depository Agreement on a least a monthly basis to ensure that the Authority's deposits are fully protected as required.	The forms have been completed. LHA has an executed depository agreement with each financial institution handling accounts containing federal monies. During the NRA review that occurred April 22-24, 2014, the auditors outlined that the Depository Agreements that LHA has on file for HCVP are not acceptable. The agreements are signed but not dated. Additionally, the auditors expressed concerns in reference to the bank fees. On June 17, 2014, Wells Fargo sent LHA the executed form HUD-51999 for the Public Housing Master Account and Section 8. Staff continues to negotiate with the banks to eliminate the fees and obtain agreements that are acceptable to HUD. LHA will issue a RFP for Banking Services in March 2015.	1/15/2014 6/2/2014	Complete In Progress	E. Hall w/Finance V. Brown w/Development and Ray Coury w/IFH Solutions	GDA

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
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Summary of Terms

- 1.) Finding: A deficiency that represents a violation of statutory or regulatory requirements, for which sanctions or other corrective actions are authorized, and which, therefore, necessitates immediate remedial action.
- 2.) Observation: Maybe a general comment, or may be a deficiency in program performance, which does not result in a violation of statutory or regulatory requirement, but which could, if not addressed, result later in a finding.
AMP = Asset Management
- 3.) Projects
BOC = Board of
- 4.) Commissioners
5.) COA = Chart of Accounts
COCC = Central Office Cost
- 6.) Center
7.) CYE = Calendar Year End
EIV = Enterprise Income
- 8.) Verification
FDS = Financial Data System or
- 9.) Financial Data Schedule
10.) FMR = Fair Market Rents
GAAP = Generally Accepted
- 11.) Accounting Principles
GAAS = Generally Accepted
- 12.) Audited Standards
GDA = General Depository
- 13.) Agreements
14.) GL = General Ledger
HCV = Housing Choice
- 15.) Voucher
IFRS = International Financial
- 16.) Reporting Standards
17.) NRA = Net Restricted Asset
- 18.) OPH = Office of Public Housing
OFFP = Operating Fund
- 19.) Financing Program
- 20.) PIC = PIH Information Center
- 21.) PIH = Public and Indian Housing
- 22.) RCS = Rent Comparability Study
- 23.) SAS = Statement on Audit Standards
- 24.) SOP = Standard Operating Procedures
- 25.) TARs = Tenant Account Receivables
- 26.) UMLs = Unit Months Leased
- 27.) VASH = Veterans Affairs Support of Housing
- 28.) VMS = Voucher Management System



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DATE: April 3, 2015
TO: LHA Commissioners
FROM: Benjamin Stevenson, Executive Director
RE: Recovery Plan Update

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

1) Purchase Agreement for Sale of LHA Property

Status: Previously, LHA received permission from the HUD Special Applications Center to dispose of the 10th Street property. In December 2014, LHA and the Potential Buyer executed an amendment to the Purchase Agreement. The amendment extended the diligence period for a maximum of 180 days or until HUD approval is obtained, whichever is earlier. Last month, I touched base with HUD staff within the past week. The Field Office says they do not have the authority to approve the disposition request. The original disposition was a ground lease sale of \$1 per year and the current proposal is an outright sale and disposition of the property. So, final approval of the request can only be granted by the HUD Special Applications Center (SAC). A Request to Amend the Previous Approval was submitted to the SAC. SAC staff has promised an expedited review of the request within the next 30-60 days. A copy of the request is attached.

In March 2015, the potential buyer for the Arbor Manor property exercised their option to withdraw from the Purchase Agreement. After speaking with buyer's representative, they indicated they had a concern with adjacent property that they also had under a Purchase Agreement. Since they were unable to resolve their differences with the other owner, they made a decision to not move forward with the project. This project is currently on hold as LHA reviews its options.

2) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan.

Staff finalized the Recovery Plan and presented it to the LHA Board of Commissioners for approval at the October 2014 Board meeting. The



document was approved and submitted to HUD-Miami with the revisions recommended by the LHA Board. An update on the COCC budget was presented the Recovery Plan Review Committee at their February 2015 meeting. Staff continues to make adjustments in the budget. The committee was in agreement with the progress being made by staff. A copy of the revised budget was included with the March 2015 Board packet. The revisions were also discussed at the Board meeting.

3) Implement Replacement of Yardi System

Status: Previously, the contract with Yardi was extended for one year. This contract is expiring in August 2015. Since Yardi did not respond to the RFP, LHA selected a new contractor. The transition from Yardi to the new contractor, Emphasys Computer Solutions, Inc., began in January 2015. The transition will take place over a minimum six month period.

4) Selection of Developer Partners

Status: Staff released a Request for Qualifications for a third party Developer Partner in 2014 for the West Lake Apartments property. Information on the process to select the Developer Partner was included in the October 2014 Development Report. The selected firm was approved by the LHA Commissioners at the March 2014 Board meeting. The Developer Partner will assist LHA in submitting a low income housing tax credit application for the West Lake Apartment property.

LHA also released a Request for Qualifications for a Developer Partner for the development of the 10+ acre residential lot on 10th Street (across the street from the Colton Meadows property) last month. The responses are currently being reviewed.

5) Use of HOPE VI Funds

Status: Recently, the HUD Field Office advised LHA that they would like for LHA to obligate the HOPE VI funds as quickly as possible. Staff had a conference call with the Miami Field Office on March 16, 2015 to discuss options for the use of the remaining HOPE VI funds. These options were discussed at the LHA Board Workshop held on March 16, 2015. The list of proposed options was submitted to the Miami Field Office on March 25, 2015. A copy of the submittal is attached to this update.

BJS

Attachement(s)



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www.LakelandHousing.org

March 24, 2015

Tamara S. Gray, Director
Special Applications Center
U.S. Department of Housing and Urban Development
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Room 2401
Chicago, IL 60604-3507

RE: Request to Amend Previous Approval
Disposition of HOPE VI Property
Washington Park, FL29P011003– August 6, 2002

Dear Ms. Gray:

The Housing Authority of the City of Lakeland (LHA) an amendment to the Previous Approval for the disposition of a 3.90 acre of vacant land at the Washington Park, FL29P011003, HOPE VI site. Specifically, the LHA is requesting permission to sale the vacant parcel of land via a Real Estate Contract for Purchase and Sale. This property was approved for disposition by the HUD Special Application Center in a letter dated August 6, 2002. A copy of the disposition approval letter is included with this correspondence.

Washington Park, FL29P011003	
Acres: 3.90	
Acquiring Entity	GH & G Florida, LLC
Method of Sale	Negotiated Sale
Sales Price	\$1,330,000
Purpose	Affordable rental housing at another location
Total Units to be Developed	100

The current appraised value of the land is \$1,150,000. The appraisal was completed on March 23, 2015 by Wheeler Appraisals, LLC. A copy of the appraisal is enclosed for your use as you deem appropriate. Please note the negotiated sales price is above the appraised value of the land. Also, LHA does not feel it will be able to find a buyer willing to pay a price that is equal to the current offer for the reasons outlined in the following paragraphs.

In 2011, the property was made available for sale to the general public. At that time, the land was determined to have an appraised value of \$1,600,000.00. However, the LHA has been unable to find a buyer willing to pay that price. There was an offer of approximately \$500,000 in 2012, which was declined by LHA. In 2013, LHA

received an offer of \$1,600,000. This offer was accepted, but the potential buyer backed out of the deal one month after signing an Offer to Purchase Agreement. The most recent and present offer associated with this approval request is for \$1,330,000.00. After over four (4) years of advertising the property for sale, we feel this is the best price the LHA can achieve. The LHA Board of Commissioners authorized the Executive Director to enter into a Purchase Agreement with the potential buyer.

Based upon the history of attempts to sale this property, LHA does not anticipate receiving a better offer in the foreseeable future. The land has been advertised for sale for at least four years and LHA has received only three recent inquiries. The current price was agreed to after a period of negotiation.

Additionally, **LHA's profits from the sale of this property will be the full \$1,330,000** since there are no liens or mortgages associated with the property. The proceeds from the sale will be used to assist LHA in its efforts to provide affordable housing opportunities for low income families.

There are no public housing units or other types of housing units on this property, so there is no public housing subsidy or residents associated with the property. The previous HOPE VI plans anticipated a community center or business incubator being built on the 3.90 acre site. The potential buyer is proposing to construct a convenience store at the location. This proposed commercial development will provide job opportunities for residents of the HOPE VI community and the surrounding neighborhood. Residents will also have a store with reasonable priced items located within walking distance of their homes.

The sale of the property (and its related proposed compensation) will provide financial proceeds that will allow LHA to construct public housing and other affordable housing rental units at another nearby location on 10th Street. At this time, the LHA is anticipating submitting an application for low income housing tax credits for purposes of constructing approximately 100 affordable rental housing units.

LHA currently has waiting lists for both public housing and Section 8 rental housing units. LHA currently has 189 public housing units within its portfolio. This number is well below the Faircloth limit for the HACL. So, there is a definite need for additional public housing and affordable rental housing units for low income individuals and families. The actual number of units, unit mix and unit type will be determined at the time LHA submits an application for funding, but, at this time, the number is estimated to be 100. The funding options being considered include, but are not limited to, 9% low income housing tax credits or a 4% bonds. The sales proceeds will be used to support these affordable housing development opportunities.

We look forward to your favorable review and consideration of this request. Please let me know if you have any questions.

Sincerely,



Benjamin Stevenson
Executive Director

Enclosure(s)



BOARD OF COMMISSIONERS

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Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

Phone: (863) 687-2911
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www.LakelandHousing.org

March 25, 2015

Victor Rocher
U.S. Department of Housing and Urban Development
Office of Public Housing
Brickell Plaza Federal Building
909 SE First Avenue, Room 500
Miami, FL 33131-3042

RE: HOPE VI and RHF Plan

Dear Mr. Rocher:

Enclosed for your review are the HOPE VI and RHF Plans (the "Plan") for the Housing Authority of the City of Lakeland, Florida ("LHA"). We currently have three projects that are within the various phases of design; which will allow us to procure contractors by no later than June/July 2015.

As evidenced by the Plan, LHA currently does not have enough development funds to implement all three projects. Instead, the authority will have to choose one project to expend our development funds. Our preference is to move forward with development of 48 micro-cottages at Williamstown Boulevard. This is because in the Lakeland MSA there are only 30 units of existing affordable housing available for every 100 low-income families seeking assistance. Development of Williamstown Boulevard would allow us to add up to 48 affordable units to our housing portfolio comprised of 10 VASH units, 30 public housing units, and 8 public housing units with a preference for homeless families. This option anticipates using a combination of funds from HOPE VI and RHF (2009 – 2014).

Please note that we continue to work with local realtors to acquire properties that can be rehabilitated and converted to public housing. Unfortunately, properties that are currently available for purchase within Polk County, Florida are in undesirable neighborhoods that are plagued with high rates of crime, old dilapidated housing, and do not meet minimum requirements for de-concentration of poverty.

Please do not hesitate to have staff contact Valerie Brown if you have questions or require additional information. Ms. Brown can be reached at (863) 687-2911, x216.

Sincerely,

Benjamin J. Stevenson
Executive Director

Cc: Valerie Brown
Project Files

Enclosure



The Housing Authority of the City of Lakeland, Florida (LHA) has approximately \$3.9 million in HOPE VI and RHF funds available for redevelopment activities. A total of \$1.7 million of these funds must be obligated by September/October 2015. Additionally, these funds must be fully expended by September/October 2017. The following table provides detail on the specifics for each grant:

LAKELAND HOUSING AUTHORITY (FL011) RHF AND HOPE VI PLAN						
Item #	Grant	Obligation End Date	Distribution End Date	Amount Authorized	Amount Obligated	Balance to Obligate
Replacement Housing Factor Funds (RHF)						
1	RHF – 2009 (a)	10/29/2015	7/27/2017	\$282,108.00	\$0.00	\$282,108.00
2	RHF – 2009(b)	10/29/2015	10/29/2017	\$149,804.00	\$0.00	\$149,804.00
3	RHF – 2010	10/29/2015	10/29/2017	\$441,385.00	\$0.00	\$441,385.00
4	RHF – 2011	10/29/2015	10/29/2017	\$380,321.00	\$0.00	\$380,321.00
5	RHF – 2012(a)	10/29/2015	10/29/2017	\$185,485.00	\$0.00	\$185,485.00
6	RHF – 2012(b)	10/29/2015	10/29/2017	\$70,661.00	\$0.00	\$70,661.00
7	RHF – 2013(a)	9/8/2015	9/8/2017	\$208,904.00	\$0.00	\$208,904.00
8	RHF – 2013(b)	9/8/2015	9/8/2017	\$62,529.00	\$0.00	\$62,529.00
Subtotal RHF Funds (Immediate Obligation Deadlines)				\$1,781,197.00	\$0.00	\$1,781,197.00
9	RHF – 2014	5/12/2016	5/12/2018	\$185,710.00	0.00	\$185,710.00
Subtotal Other RHF Funds				\$185,710.00	\$0.00	\$185,710.00
Total RHF Funds				\$1,966,907.00	\$0.00	\$1,966,907.00
HOPE VI Funds (H6)						
10	H6	12/31/2015	12/31/2017	\$1,934,033.87	\$0.00	\$1,934,033.87
Total H6				\$1,934,033.87	\$0.00	\$1,934,033.87
GRAND TOTAL DEVELOPMENT FUNDS				\$3,900,940.87	\$0.00	\$3,900,940.87

LHA has three (3) active projects within the predevelopment phase. The projects are as follows:

1. **Micro-Cottage Community on Williamstown Boulevard**
2. **Renaissance at Washington 15 Vacant Lots**
3. **Cecil Gober Villas**

Highlights of each project are provided on the following pages.



PREFERENCE 1

PROJECT 1 – MICRO-COTTAGE COMMUNITY ON WILLIAMSTOWN BOULEVARD



Williamstown Boulevard Concept
Progress Rendering by Wallis Murphey Boyington Architects, Inc.

The Micro-Cottage Community will:

- Be no bigger than 493 SF;
- Add up to 48 affordable units to LHA's housing portfolio comprised of 10 VASH units, 30 public housing units, and 8 units public housing units with a preference for homeless families;
- Include a design that allows all 48 units to be UFAS compliant;
- Incorporate a Green design (preferably LEED certified);
- Consist of enough units to allow the project to be financially self-sustaining;
- Serve a broad spectrum of social-economic residents include Veterans, Disabled, Homeless, Elderly, and Victims of domestic violence; and
- Provide housing and supportive services for up to 48 families and/or individuals.

LHA is proposing to convert 10 Veteran Housing Choice Vouchers (VASH) to Project-Based Vouchers. This will help to ensure the long-term sustainability of the project.



MICRO-COTTAGE COMMUNITY ON WILLIAMSTOWN BOULEVARD



Proposed Site Plan

Development Costs	
Description	Costs
Residential Construction	\$2,437,758.00
Builder's General Conditions	\$156,750.00
Builder's Overhead	\$52,250.00
Builder's Profit	\$156,750.00
Hard Cost Contingency	\$273,731.00
Site Improvements	\$174,748.00
Community Facility	\$142,272.00
Architect & Engineer Fees	\$144,079.00
Other Soft Costs	\$116,761.00
Administration, PHA	\$101,828.00
Total Anticipated Costs	\$3,756,927.00

Schedule			
Tasks	Start Date	End Date	
Construction Docs/ Permitting	3/10/2015	7/6/2015	
Bidding & Contracting	7/7/2015	8/31/2015	
Construction	9/1/2015	10/25/2016	
Lease Up of Units	10/26/2016	5/23/2017	
Closeout of H6 and RHF Grants	10/26/2016	1/26/2017	

PROPOSED FUNDING SOURCES		
Item #	Source	Amount
1	HOPE VI	\$1,934,033.87
2	RHF – 2009(a)	\$282,108.00
3	RHF – 2009(b)	\$149,804.00
4	RHF – 2010	\$441,385.00
5	RHF – 2011	\$380,321.00
6	RHF – 2012(a)	\$185,485.00
7	RHF – 2012(b)	\$70,661.00
8	RHF – 2013(a)	\$208,904.00
9	RHF – 2013(b)	\$62,529.00
10	RHF – 2014 (22% of authorized funds)	\$41,696.13
Total Funds		\$3,756,927.00

**Attachment 9:
TDC/Grant Limitations Worksheet**

FOLLOW THE STEP-BY-STEP INSTRUCTIONS

Note: If completing Attachment 9 manually, rather than using the Excel workbook, start at Step 4 (page 2).

Step 1. Select your City from the menu below.

Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

Step 2. Repeat Step 1 to select your State from the menu below.

Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

This table includes all Total Development Cost (TDC) dollar limits published in HUD Notice PIH 2010-20. If your City is not shown, contact the HUD Office of Public Housing Investments, (202) 401-8812.

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

Step 3. After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)

City	TAMPA	<-- Select your City from list here
StateName	FLORIDA	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi-Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	139725.1118
		1		Sum of 1 Bedrooms, TDC	181066.5946
		2		Sum of 2 Bedrooms, TDC	205825.3643
		3		Sum of 3 Bedrooms, TDC	243775.5012
		4		Sum of 4 Bedrooms, TDC	286558.104
		5		Sum of 5 Bedrooms, TDC	313910.0256
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	339396.2329
		0		Sum of 0 Bedrooms, HCC	79842.921
		1		Sum of 1 Bedrooms, HCC	103466.6255
		2		Sum of 2 Bedrooms, HCC	117614.4939
		3		Sum of 3 Bedrooms, HCC	139300.2864
		4		Sum of 4 Bedrooms, HCC	163747.488
		5	Sum of 5 Bedrooms, HCC	179377.1575	
		6	Sum of 6 Bedrooms, HCC	193940.7045	
Elevator	TDC Limit per Unit	0	Elevator	Sum of 0 Bedrooms, TDC	103047.8856
		1		Sum of 1 Bedrooms, TDC	144267.0398
		2		Sum of 2 Bedrooms, TDC	185486.1941
		3		Sum of 3 Bedrooms, TDC	247314.9254
		4		Sum of 4 Bedrooms, TDC	309143.6568
		5		Sum of 5 Bedrooms, TDC	350362.811
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	391581.9653
		0		Sum of 0 Bedrooms, HCC	64404.9285
		1		Sum of 1 Bedrooms, HCC	90166.8999
		2		Sum of 2 Bedrooms, HCC	115928.8713
		3		Sum of 3 Bedrooms, HCC	154571.8284
		4		Sum of 4 Bedrooms, HCC	193214.7855
		5	Sum of 5 Bedrooms, HCC	218976.7569	
		6	Sum of 6 Bedrooms, HCC	244738.7283	
Row House	TDC Limit per Unit	0	Row House	Sum of 0 Bedrooms, TDC	114821.8041
		1		Sum of 1 Bedrooms, TDC	151205.044
		2		Sum of 2 Bedrooms, TDC	181854.803
		3		Sum of 3 Bedrooms, TDC	220203.3383
		4		Sum of 4 Bedrooms, TDC	262353.779
		5		Sum of 5 Bedrooms, TDC	289199.1357
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	314582.4811
		0		Sum of 0 Bedrooms, HCC	65612.4595
		1		Sum of 1 Bedrooms, HCC	86402.8823
		2		Sum of 2 Bedrooms, HCC	103917.0303
		3		Sum of 3 Bedrooms, HCC	125830.479
		4		Sum of 4 Bedrooms, HCC	149916.4451
		5	Sum of 5 Bedrooms, HCC	165256.649	
		6	Sum of 6 Bedrooms, HCC	179761.4178	
Walkup	TDC Limit per Unit	0	Walkup	Sum of 0 Bedrooms, TDC	99809.5
		1		Sum of 1 Bedrooms, TDC	135099.37
		2		Sum of 2 Bedrooms, TDC	171684.9225
		3		Sum of 3 Bedrooms, TDC	224200.41
		4		Sum of 4 Bedrooms, TDC	278334
		5		Sum of 5 Bedrooms, TDC	313258.575
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	347684.9425
		0		Sum of 0 Bedrooms, HCC	57034
		1		Sum of 1 Bedrooms, HCC	77199.64
		2		Sum of 2 Bedrooms, HCC	98105.67
		3		Sum of 3 Bedrooms, HCC	128114.52
		4		Sum of 4 Bedrooms, HCC	159048
		5	Sum of 5 Bedrooms, HCC	179004.9	
		6	Sum of 6 Bedrooms, HCC	198677.11	

**Attachment 9:
TDC/Grant Limitations Worksheet**

Step 4. Enter name of the Applicant PHA:

Lakeland Housing Authority

Step 5. (a) Enter name of proposed HOPE VI project:

Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)

(b) Confirm correct City (selected in Step 1):

TAMPA

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

(c) Confirm correct State (selected in Step 2):

FLORIDA

Step 6. In the appropriate "BUILDING TYPE" and bedroom ("BR") categories below, enter the number of "NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.

The Excel form will calculate TDC limit subtotals for each unit type, and overall TDC limit totals, based on City and State selected at Steps 1 and 2. If you are completing this Attachment 9 manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2010-20.

Definitions

NEW UNITS (Table 6(a)): include all on-site and off-site rental units that will receive public housing operating subsidy. Also include any homeownership units (including lease-purchase), that will be newly-constructed or acquired (with or without rehabilitation) utilizing any HOPE VI grant funds or other public housing capital assistance for development.

REHABILITATION UNITS (Table 6(b)): include only existing public housing units that are proposed for rehabilitation utilizing HOPE VI grant funds or other public housing capital assistance.

Building Types

Detached buildings are single-family dwellings.

Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.

Elevator buildings include only those structures with an elevator and four or more floors above ground.

Row House refers to any structure with three or more units that has only vertical common walls.

If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a Walkup.

Walkup buildings include all structures with three or more units that are not classified as Elevator or Row House.

Table 6(a): NEW UNITS (new construction, and units to be acquired and rehabilitated)

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 181,067	\$ -
	2BR	38				\$ 205,825	\$ 7,821,364
	3BR					\$ 243,776	\$ -
	4BR					\$ 286,558	\$ -
	5BR					\$ 313,910	\$ -
Elevator	1BR					\$ 144,267	\$ -
	2BR					\$ 185,486	\$ -
	3BR					\$ 247,315	\$ -
	4BR					\$ 309,144	\$ -
	5BR					\$ 350,363	\$ -
Row House	1BR					\$ 151,205	\$ -
	2BR					\$ 181,855	\$ -
	3BR					\$ 220,203	\$ -
	4BR					\$ 262,354	\$ -
	5BR					\$ 289,199	\$ -
Walkup	1BR					\$ 135,099	\$ -
	2BR					\$ 171,685	\$ -
	3BR					\$ 224,200	\$ -
	4BR					\$ 278,334	\$ -
	5BR					\$ 313,259	\$ -
Subtotal New Units:		38					

Table 6(b): REHABILITATION UNITS (existing public housing units to be rehabilitated)*

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 162,960	\$ -
	2BR					\$ 185,243	\$ -
	3BR					\$ 219,398	\$ -
	4BR					\$ 257,902	\$ -
	5BR					\$ 282,519	\$ -
Elevator	1BR					\$ 129,840	\$ -
	2BR					\$ 166,938	\$ -
	3BR					\$ 222,583	\$ -
	4BR					\$ 278,229	\$ -
	5BR					\$ 315,327	\$ -
Row House	1BR					\$ 136,085	\$ -
	2BR					\$ 163,669	\$ -
	3BR					\$ 198,183	\$ -
	4BR					\$ 236,118	\$ -
	5BR					\$ 260,279	\$ -
Walkup	1BR					\$ 121,589	\$ -
	2BR					\$ 154,516	\$ -
	3BR					\$ 201,780	\$ -
	4BR					\$ 250,501	\$ -
	5BR					\$ 281,933	\$ -
Subtotal Rehab Units:		0					

6(c)	Totals for all New and Rehabilitation Units	38				\$	7,821,364
------	---	----	--	--	--	----	-----------

* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

Public Reporting Burden for this collection of information is estimated to average one hour 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Attachment 9:
TDC/Grant Limitations Worksheet**

COMPLETE THIS WORKSHEET LAST

To determine the maximum grant amount that may be requested in this HOPE VI revitalization application, enter the requested information. If you are using the Excel form, totals are calculated automatically. If you are manually calculating the maximum grant amount that may be requested on this Attachment 9, follow the calculation instructions provided below on this worksheet.

6(d) TDC limit, unadjusted (entered automatically from "TDC Limit Calculation") \$ 7,821,364
(To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)

Step 7. Enter HOPE VI request for CSS funding. \$ -
(from Attachment 7, Sources and Uses Budget)
(Note: request for HOPE VI Community and Supportive Services (CSS) funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)

Step 8. Enter HOPE VI funds requested for demolition and remediation of dwelling units. \$ -
(Enter the combined total of the dwelling unit remediation and dwelling unit demolition line items from Attachment 7, Sources and Uses Budget)

Step 9. Enter number of PH units to be demolished (after date of application only). 348

Step 10. Enter number of PH units to be built back on the original site. (109)
(Do not include existing public housing units to be rehabilitated)

10(a) Number of PH units to be demolished and not replaced back on original site 239
(Number of units identified in Step 9, minus the number of units identified in Step 10)

10(b) Percent of original PH units to be demolished and not replaced back on original site 68.7 %
(Number of units identified in 10(a), divided by number of units identified in Step 9)
Example: Step 9 = 100 units to be demolished. Step 10 = 40 PH units to be built back on original site. 10(a) = 60 units demolished and not built back on original site. 10(b) = 60/100 = 60%

10(c) Demo/abatement costs attributable to units to be demolished and not replaced on orig. site \$ -
(Dollar amount identified in Step 8, multiplied by percentage identified in 10(b))

Step 11. Enter HOPE VI request for "extraordinary site costs" (certified by architect or engineer). \$ -

11(a) Subtotal: TDC limit, adjusted (for CSS, abatement/demolition, and extraordinary site costs) \$ 7,821,364
(Total of amounts above: 6(d) + Step 7 + 10(c) + Step 11)

Step 12. Enter all other HUD PH capital assistance proposed for HOPE VI development. (\$ 1,822,893)
(Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Attachment 7, Sources and Uses Budget))

12(a) Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance \$ 5,998,471
(Total of Subtotal in 11(a), minus amount identified in Step 12)

12(b) Maximum allowable HOPE VI Revitalization Grant \$22,000,000
(In accordance with provisions of the HUD HOPE VI Notice of Funding Availability)

12(c) Maximum allowable HOPE VI Revitalization Grant request \$ 5,998,471
(The lesser of 12(a) (adjusted max. possible grant), and 12(b) (\$22,000,000))

Step 13. Enter the amount of your HOPE VI Revitalization Grant request \$ 1,934,034
(If less than maximum allowable grant request, above)

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	38	10	-	-	48

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009 - 2	Grant	\$ 1,771,979	\$ -	\$ -	\$ 1,771,979
Public Housing Capital Assistance: Grant (HOPE	Grant	\$ 1,883,120	\$ -	\$ -	\$ 1,883,120
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 101,828	\$ -	\$ -	\$ 101,828
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 101,828	\$ -	\$ -	\$ 101,828
Total Sources this Phase (Parts A and B)	\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,437,758	\$ -	\$ -	\$ 2,437,758
Hard Cost Contingency	1460	\$ 273,731	\$ -	\$ -	\$ 273,731
Builder's General Requirements	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Builder's Overhead	1460	\$ 52,250	\$ -	\$ -	\$ 52,250
Builder's Profit	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Site Improvement (Included in Residential Constr)	1450	\$ 174,748	\$ -	\$ -	\$ 174,748
Other: Community Facility (Included in Residenta	1470	\$ 142,272	\$ -	\$ -	\$ 142,272
Subtotal: Development Construction Costs		\$ 3,394,259	\$ -	\$ -	\$ 3,394,259

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 144,079	\$ -	\$ -	\$ 144,079
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 5,020	\$ -	\$ -	\$ 5,020
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 39,822	\$ -	\$ -	\$ 39,822
Other: Operating Deficit Reserve		\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 260,840	\$ -	\$ -	\$ 260,840
Total Uses for Development (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 101,828	\$ -	\$ -	\$ 101,828
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 101,828	\$ -	\$ -	\$ 101,828
Total Uses this Phase (Parts A and B)		\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

EXHIBIT F
SUMMARY BUDGET -- PHASE I ONLY (PERMANENT FINANCING)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	38	10	-	-	48

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: RHF 2009 - 20	Grant	\$ 1,771,979	\$ -	\$ -	\$ 1,771,979
Public Housing Capital Assistance: Grant (HOPE	Grant	\$ 1,883,120	\$ -	\$ -	\$ 1,883,120
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 101,828	\$ -	\$ -	\$ 101,828
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 101,828	\$ -	\$ -	\$ 101,828
Total Sources this Phase (Parts A and B)	\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,437,758	\$ -	\$ -	\$ 2,437,758
Hard Cost Contingency	1460	\$ 273,731	\$ -	\$ -	\$ 273,731
Builder's General Requirements	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Builder's Overhead]	1460	\$ 52,250	\$ -	\$ -	\$ 52,250
Builder's Profit	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Site Improvement	1450	\$ 174,748	\$ -	\$ -	\$ 174,748
Other: Community Facility	1470	\$ 142,272	\$ -	\$ -	\$ 142,272
Subtotal: Development Construction Costs		\$ 3,394,259	\$ -	\$ -	\$ 3,394,259

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 144,079	\$ -	\$ -	\$ 144,079
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 5,020	\$ -	\$ -	\$ 5,020
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 39,822	\$ -	\$ -	\$ 39,822
Other: Operating Deficit Reserve		\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 260,840	\$ -	\$ -	\$ 260,840
Total Uses for Development (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 101,828	\$ -	\$ -	\$ 101,828
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 101,828	\$ -	\$ -	\$ 101,828
Total Uses this Phase (Parts A and B)		\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information only in cells with blue borders, text or numbers on screen.
All other cells are locked, and all calculations are automated.
Print these Instructions for easy reference, then begin at **Step 1**.

Step 1. Select City and State

- > Navigate to the worksheet titled "Select City & State".
- > Make the appropriate selections from the menu lists provided there.
- > Navigate to the worksheet titled "Unit Mix".
- > Continue at **Step 2**.

Note: To navigate among the worksheets, click the individual worksheet tabs at the bottom of this window. If no worksheet tabs are visible, select "Options..." from the "Tools" menu. In the dialogue box, select the "View" tab. Under "Window options" put a check mark in the "Sheet tabs" box.

Step 2. Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

Step 3. Enter the Number of Units of Each Type and Size (on the "Unit Mix" worksheet)

- > Select the appropriate column(s) for the proposed units based on tenure type (Rental or Homeownership, PH or Non-PH), and the development
 - Rent-to-Own units are to be counted initially as Rental Units.
 - Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).
- > Enter the number of units proposed, by Structure Type, in the appropriate row based on the Number of Bedrooms.
 - TDC limit applies to all units on the Annual Contributions Contract (ACC) with HUD, or developed with Public Housing Capital Assistance (PHCA).
 - **Public Housing Capital Assistance** (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
 - HOPE VI grant funds;
 - Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
 - Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.
 - The TDC limit for Modernization of existing public housing is 90% of the published TDC limit for a given structure and unit type.
 - The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).
 - The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.
 - **Definitions of Structure Types** specified on the Unit Mix worksheet:
 - Detached: A structure that consists of a single living unit surrounded by permanent open space on all sides.
 - Semi-detached: A structure containing two living units separated by a common vertical wall.
 - Elevator: Any structure of four or more stories above ground in which an elevator is provided.
 - Row House: A structure containing three or more living units separated only by vertical walls.
 - Walk-up: A multi-level low-rise structure containing two or more living units, in which any units are separated by any common ceiling/floor.



Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference only; not used in TDC calculation)

Step 5. Enter Number of Special-Needs Units, and Describe Accessibility Design Features (for reference only; not used in TDC calculation)

Step 6. Enter Demolition & Replacement Units (total, all project phases) (on "TDC & HCC Limit calculations" worksheet)

- > Enter the number of public housing units to be demolished (or eliminated by conversion) for all phases of the project.
- > Enter the total number of replacement units to be built back on the original public housing site(s) in all phases of the project.
 - Include only on-site, new-construction replacement rental public housing units and, and ownership units developed with Public Housing Capital Assistance (see Step 3, above for a definition of Public Housing Capital Assistance).

Step 7. Enter All Sources of Public Housing Capital Assistance

- > Include: Public Housing Capital Assistance used for development, and borrowed funds secured by repayment with Public Housing Capital Assistance.
- > Do not include: sources other than Public Housing Capital Assistance (e.g., HOME and CDBG), or any non-HUD funding sources.

Step 8. Enter All Uses of Public Housing Capital Assistance

- Use the budget line items provided. These track HUD Notice PIH 2003-8 and regulations at 24 CFR 941. For example:
 - BLI 1440: Site Acquisition costs are all expenses of acquiring sites (only sites that do not include structures to be retained for housing).
 - BLI 1450: Site Improvement includes streets and public improvements, and site improvements other than on-site utilities & finish landscaping.
- Dwelling Structure costs must be categorized as Rehabilitation, New Construction, or Acquisition:
 - BLI 1460: "Dwelling Structures, Rehabilitation" includes only those "hard" (construction) costs of rehabilitating existing public housing units.
 - BLI 1460: "Dwelling Structures, New Construction" includes only hard costs for the building, utilities from the street and finish landscaping.
 - BLI 1460: "Dwelling Structures, Acquisition" includes all acquisition costs for existing housing units, including the site and associated rehab.

Step 9. Confirm that Sources are Equal to Uses



- > Confirm that all Public Housing Capital Assistance sources are included.
- > For multi-phase projects, a TDC limit analysis must be conducted for the entire project in conjunction with the TDC limit analysis for each phase.
- > Confirm that sources of PHCA are equal to uses of PHCA.

Step 10. Enter any Extraordinary Site Cost (a component of Additional Project Costs -- not subject to TDC limit)

- > Enter any Extraordinary Site Cost in the cell provided. This may be some or all of the funds entered in BLI 1450 (**Step 8**).
 - Extraordinary Site Costs must be verified by an independent registered engineer, and must be approved by HUD in accordance with 24 CFR 941.10

Step 11. Review TDC and HCC Limit Calculation Results

- > Review the results of the TDC and HCC limit calculations, and print the worksheet.
 - The TDC and HCC limit analysis results are shown on the lower right of the "TDC & HCC Limit calculations" worksheet.
 - All worksheets are pre-formatted for printing. To print the current worksheet or all worksheets, select "Print..." from the "File" menu.
 - Direct project questions to the Project Manager or Team Leader in the HUD Office of Public Housing Investments, (202) 401-8812 (not toll-free).
 - Direct questions or comments on this Excel workbook to Brodie Hefner (212) 542-7624 (not a toll-free call).

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance. Use of this form is not required by HUD.

Step 1. Using the Drop-down Lists Provided, Select the City (or Region) and State in which the Project is Located

> After selecting City and State, navigate to the "Unit Mix" worksheet by selecting its tab at the bottom of this window and continue at Step 2.

City	TAMPA	<- Select your City from list here
StateName	FLORIDA	<- Select your State from list here

This workbook uses the TDC and HCC limits published in HUD Notice: [PIH 2010-20 \(HA\)](#)

The Notice was published on:	5/24/2010
The Notice expires on:	5/31/2011

Type	Data	Total
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	\$139,725.11
	Sum of 1 Bedrooms, TDC	\$181,066.59
	Sum of 2 Bedrooms, TDC	\$205,825.36
	Sum of 3 Bedrooms, TDC	\$243,775.50
	Sum of 4 Bedrooms, TDC	\$286,558.10
	Sum of 5 Bedrooms, TDC	\$313,910.03
	Sum of 6 Bedrooms, TDC	\$339,396.23
	Sum of 0 Bedrooms, HCC	\$79,842.92
	Sum of 1 Bedrooms, HCC	\$103,466.63
	Sum of 2 Bedrooms, HCC	\$117,614.49
	Sum of 3 Bedrooms, HCC	\$139,300.29
	Sum of 4 Bedrooms, HCC	\$163,747.49
	Sum of 5 Bedrooms, HCC	\$179,377.16
	Sum of 6 Bedrooms, HCC	\$193,940.70
Elevator	Sum of 0 Bedrooms, TDC	\$103,047.89
	Sum of 1 Bedrooms, TDC	\$144,267.04
	Sum of 2 Bedrooms, TDC	\$185,486.19
	Sum of 3 Bedrooms, TDC	\$247,314.93
	Sum of 4 Bedrooms, TDC	\$309,143.66
	Sum of 5 Bedrooms, TDC	\$350,362.81
	Sum of 6 Bedrooms, TDC	\$391,581.97
	Sum of 0 Bedrooms, HCC	\$64,404.93
	Sum of 1 Bedrooms, HCC	\$90,166.90
	Sum of 2 Bedrooms, HCC	\$115,928.87
	Sum of 3 Bedrooms, HCC	\$154,571.83
	Sum of 4 Bedrooms, HCC	\$193,214.79
	Sum of 5 Bedrooms, HCC	\$218,976.76
	Sum of 6 Bedrooms, HCC	\$244,738.73
Row House	Sum of 0 Bedrooms, TDC	\$114,821.80
	Sum of 1 Bedrooms, TDC	\$151,205.04
	Sum of 2 Bedrooms, TDC	\$181,854.80
	Sum of 3 Bedrooms, TDC	\$220,203.34
	Sum of 4 Bedrooms, TDC	\$262,353.78
	Sum of 5 Bedrooms, TDC	\$289,199.14
	Sum of 6 Bedrooms, TDC	\$314,582.48
	Sum of 0 Bedrooms, HCC	\$65,612.46
	Sum of 1 Bedrooms, HCC	\$86,402.88
	Sum of 2 Bedrooms, HCC	\$103,917.03
	Sum of 3 Bedrooms, HCC	\$125,830.48
	Sum of 4 Bedrooms, HCC	\$149,916.45
	Sum of 5 Bedrooms, HCC	\$165,256.65
	Sum of 6 Bedrooms, HCC	\$179,761.42
Walkup	Sum of 0 Bedrooms, TDC	\$99,809.50
	Sum of 1 Bedrooms, TDC	\$135,099.37
	Sum of 2 Bedrooms, TDC	\$171,684.92
	Sum of 3 Bedrooms, TDC	\$224,200.41
	Sum of 4 Bedrooms, TDC	\$278,334.00
	Sum of 5 Bedrooms, TDC	\$313,258.58
	Sum of 6 Bedrooms, TDC	\$347,684.94
	Sum of 0 Bedrooms, HCC	\$57,034.00
	Sum of 1 Bedrooms, HCC	\$77,199.64
	Sum of 2 Bedrooms, HCC	\$98,105.67
	Sum of 3 Bedrooms, HCC	\$128,114.52
	Sum of 4 Bedrooms, HCC	\$159,048.00
	Sum of 5 Bedrooms, HCC	\$179,004.90
	Sum of 6 Bedrooms, HCC	\$198,677.11

Note 2: When you select a valid City/State combination, this table will show the TDC and HCC limits from the above-referenced HUD Notice. Use the TDC and HCC limits in effect at the time of project closing.

Note 3: If the desired City/State combination is not included in the list here, contact the local HUD Field Office. They will assist in determining the most appropriate City/State combination.

Note 4: Total Development Cost limits and Housing Construction Cost limits from this table will be transferred automatically to the "TDC & HCC Limit calculations" worksheet.

(There is no need to print this worksheet)

Unit Mix and Accessibility Summary, Post-Revitalization

Step 2. Enter the PHA Name, the Development Name, and Phase Number or Description

Applicant PHA: Housing Authority of the City of Lakeland, Florida

Development Name and Phase: Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)

Step 3. Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

Structure Type	Number of Bedrooms	Rental Unit Categories						Homeownership Unit Categories							
		Public Housing (ACC, w/PHCA or Op-sub-only)			Non-Public Housing (not on ACC, no PHCA used)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance				
		Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation		
Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	10	-	-	-	-	-	-	-	-
	2	-	38	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		-	38	-	-	-	10	-	-	-	-	-	-	-	-

Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference: not used in the TDC calculation)

Unit Summary	Total Tax Credit Units: 0		Market (unrestricted) Rental: 0		Market (unrestricted) HO: 0	
	Rehab (of existing PH) Units: -		Rental: 48		PH Rental, + HO w/PHCA (subject to TDC limit): 38	
	New Construction Units: 48		Homeownership: -		Non-PH Rental, + HO w/o PHCA (no TDC limit): 10	
	Acquisition Units: -		Total Units: 48		Total Units: 48	
	Total Units: 48					

Step 5. Enter number of Special-Needs Units and describe Accessibility Design Features (not used in TDC calculation)

		Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired											
		Rental Unit Categories						Homeownership Unit Categories					
		Public Housing (on ACC, including Op-sub-only)			Non-Public Housing (not on ACC, no PHCA)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance		
		Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab
Units for Mobility-Impaired	3	-	3	-	-	-	-	-	-	-	-	-	-
Units, Hearing-or Sight-Impaired	1	-	1	-	-	-	-	-	-	-	-	-	-
Visitability Features:													

Note: Minimum required units are estimates. Consult with HUD and applicable program regulations for actual requirements regarding accessible units.

Total Development Cost (TDC) Limit and Housing Construction Cost (HCC) Limit Calculations

DEVELOPMENT NAME AND PHASE: Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)

using TDC and HCC limits published in HUD Notice PIH 2010-20 (HA) for: TAMPA, FLORIDA

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	-	-	\$ 103,467	\$ -	\$ 181,067	\$ -
	2	-	38	-	\$ 117,614	\$ 4,469,351	\$ 205,825	\$ 7,821,364
	3	-	-	-	\$ 139,300	\$ -	\$ 243,776	\$ -
	4	-	-	-	\$ 163,747	\$ -	\$ 286,558	\$ -
	5	-	-	-	\$ 179,377	\$ -	\$ 313,910	\$ -
	6	-	-	-	\$ 193,941	\$ -	\$ 339,396	\$ -
Row House	1	-	-	-	\$ 86,403	\$ -	\$ 151,205	\$ -
	2	-	-	-	\$ 103,917	\$ -	\$ 181,855	\$ -
	3	-	-	-	\$ 125,830	\$ -	\$ 220,203	\$ -
	4	-	-	-	\$ 149,916	\$ -	\$ 262,354	\$ -
	5	-	-	-	\$ 165,257	\$ -	\$ 289,199	\$ -
	6	-	-	-	\$ 179,761	\$ -	\$ 314,582	\$ -
Walkup	0	-	-	-	\$ 57,034	\$ -	\$ 99,810	\$ -
	1	-	-	-	\$ 77,200	\$ -	\$ 135,099	\$ -
	2	-	-	-	\$ 98,106	\$ -	\$ 171,685	\$ -
	3	-	-	-	\$ 128,115	\$ -	\$ 224,200	\$ -
	4	-	-	-	\$ 159,048	\$ -	\$ 278,334	\$ -
	5	-	-	-	\$ 179,005	\$ -	\$ 313,259	\$ -
Elevator	0	-	-	-	\$ 64,405	\$ -	\$ 103,048	\$ -
	1	-	-	-	\$ 90,167	\$ -	\$ 144,267	\$ -
	2	-	-	-	\$ 115,929	\$ -	\$ 185,486	\$ -
	3	-	-	-	\$ 154,572	\$ -	\$ 247,315	\$ -
	4	-	-	-	\$ 193,215	\$ -	\$ 309,144	\$ -
	5	-	-	-	\$ 218,977	\$ -	\$ 350,363	\$ -
	6	-	-	-	\$ 244,739	\$ -	\$ 391,582	\$ -
			38				\$ 4,469,351	\$ 7,821,364

Step 6. Enter Demo & Replacement Units (total, all phases)

Number of public housing units to be demolished or lost to conversion (total, all phases) 348

(Minus) the number of replacement PH units to be built back on the original site (total, all phases) 109

Equals PH units demolished and not replaced on the original PH site (total, all phases) 239

% of units: 69%

(This portion of demolition cost is excluded from TDC limit)

Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI Demo-only Funds \$ 3,756,927

Borrowed Funds to be Repaid with Public Housing Capital Assistance \$ -

Total Sources of Public Housing Capital Assistance \$ 3,756,927

Step 8. Enter All Uses of Public Housing Capital Assistance

Community and Supportive Services ("CSS" -- for HOPE VI projects only)

Management Improvements, PHA

Administration, PHA

Fees and Costs (planning, prog mgmt, insurance, initial oper deficit, etc.)

Site Acquisition (cost of sites w/o structures to be retained as housing)

Site Improvement (streets, site improvements and public improvements)

Dwelling Structures, **Rehab** (cost to rehab existing PH units only)

Dwelling Structures, **New Const** (w/OH+P, finish landscape + on-site util's)

Dwelling Structures, **Acquisition** (acq. of existing units, + rehab cost)

Dwelling Equip, **New Const** (for new construction units only)

Dwelling Equip, **Rehab or Acq.** Units (for existing PH and Acq. units)

Nondwelling Structures (community facilities, social service space, etc.)

Nondwelling Equipment (e.g., vehicles)

Demolition (enter total of all demo & environmental remediation costs)

Relocation (moving expenses, & PHA cost of full-time relo staff)

Total Uses of Public Housing Capital Assistance \$ 3,756,927

Excluded Demolition and Abatement Cost Calculation

Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BLI 1485)

Times % of Demo Costs Excluded as "Additional Project Costs" (% from **Step 6**) x 69%

Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs" \$ -

Step 10. Enter Extraordinary Site Cost (must be approved by HUD) \$ -

Community & Supportive Services ("CSS" -- for HOPE VI projects only)

(Minus) Total of "Extraordinary Site Costs" and CSS (excluded from TDC limit)

Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit) \$ 3,756,927

Total Development Cost Limit (from Step 3 above) \$ 7,821,364

Public Housing Capital Assistance for Housing Construction Costs


Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)

Dwelling Equipment, New Const (if not already included in 1460)

Total Housing Construction Cost \$ 3,077,239

Housing Construction Cost Limit (if any, from Step 3 above) \$ 4,469,351

Step 9. Confirm:



Sources = Uses

Total Sources (Step 7) must equal Total Uses (Step 8)

----> Difference: \$0

Okay: Sources = Uses

(± \$5 rounding allowance)

Step 11. Review Results

TDC Limit Analysis:

Total Development Cost (PH Capital Assistance only) as Percentage of TDC Limit

48.03%

HCC Limit Analysis:

Housing Construction Cost (PH Capital Assistance only) as Percentage of HCC Limit

68.85%

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	38	10	-	-	48

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009 -)	Grant	\$ 1,771,979	\$ -	\$ -	\$ 1,771,979
Public Housing Capital Assistance: Grant (HOPE	Grant	\$ 1,883,120	\$ -	\$ -	\$ 1,883,120
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 101,828	\$ -	\$ -	\$ 101,828
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 101,828	\$ -	\$ -	\$ 101,828
Total Sources this Phase (Parts A and B)	\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,437,758	\$ -	\$ -	\$ 2,437,758
Hard Cost Contingency	1460	\$ 273,731	\$ -	\$ -	\$ 273,731
Builder's General Requirements	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Builder's Overhead	1460	\$ 52,250	\$ -	\$ -	\$ 52,250
Builder's Profit	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Site Improvement	1450	\$ 174,748	\$ -	\$ -	\$ 174,748
Other: Community Facility	1470	\$ 142,272	\$ -	\$ -	\$ 142,272
Subtotal: Development Construction Costs		\$ 3,394,259	\$ -	\$ -	\$ 3,394,259

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 144,079	\$ -	\$ -	\$ 144,079
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 5,020	\$ -	\$ -	\$ 5,020
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 39,822	\$ -	\$ -	\$ 39,822
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 260,840	\$ -	\$ -	\$ 260,840
Total Uses for Development (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 101,828	\$ -	\$ -	\$ 101,828
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 101,828	\$ -	\$ -	\$ 101,828
Total Uses this Phase (Parts A and B)		\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

**EXHIBIT F
SUMMARY BUDGET – PHASE I ONLY (PERMANENT FINANCING)**

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Micro-Cottages at Williamstown (Offsite Component of Renaissance at Washington Ridge H6 Project)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	38	10	-	-	48

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Grant (RHF 2)	Grant	\$ 1,771,979	\$ -	\$ -	\$ 1,771,979
Public Housing Capital Assistance: (HOPE VI)	Grant	\$ 1,883,120	\$ -	\$ -	\$ 1,883,120
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 101,828	\$ -	\$ -	\$ 101,828
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 101,828	\$ -	\$ -	\$ 101,828
Total Sources this Phase (Parts A and B)	\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

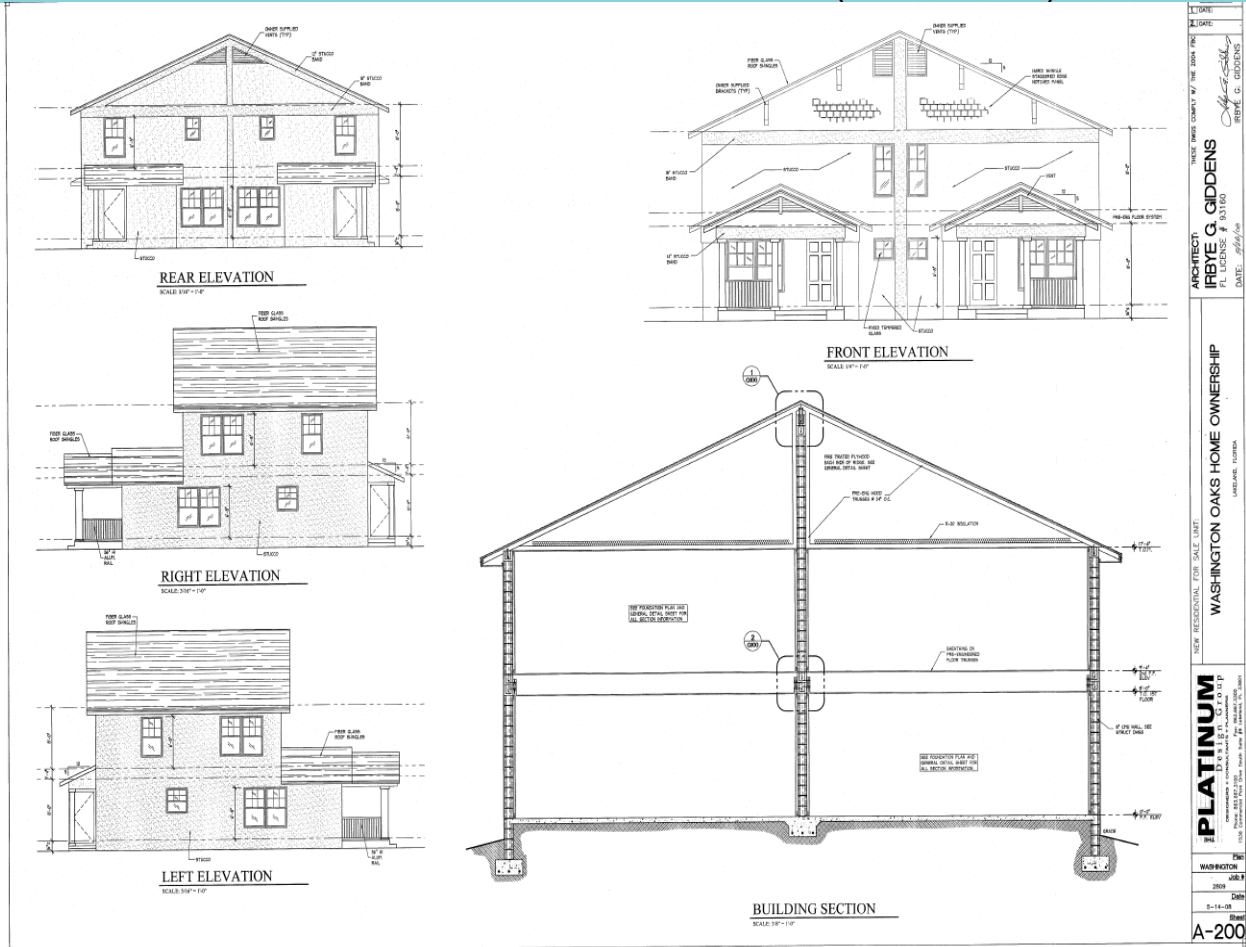
Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,437,758	\$ -	\$ -	\$ 2,437,758
Hard Cost Contingency	1460	\$ 273,731	\$ -	\$ -	\$ 273,731
Builder's General Requirements	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Builder's Overhead]	1460	\$ 52,250	\$ -	\$ -	\$ 52,250
Builder's Profit	1460	\$ 156,750	\$ -	\$ -	\$ 156,750
Site Improvement	1450	\$ 174,748	\$ -	\$ -	\$ 174,748
Other: Community Facility	1470	\$ 142,272	\$ -	\$ -	\$ 142,272
Subtotal: Development Construction Costs		\$ 3,394,259	\$ -	\$ -	\$ 3,394,259

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 144,079	\$ -	\$ -	\$ 144,079
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 5,020	\$ -	\$ -	\$ 5,020
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 39,822	\$ -	\$ -	\$ 39,822
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 260,840	\$ -	\$ -	\$ 260,840
Total Uses for Development (Part A)		\$ 3,655,099	\$ -	\$ -	\$ 3,655,099

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 101,828	\$ -	\$ -	\$ 101,828
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 101,828	\$ -	\$ -	\$ 101,828
Total Uses this Phase (Parts A and B)		\$ 3,756,927	\$ -	\$ -	\$ 3,756,927

PREFERENCE 2

PROJECT 2 – RENAISSANCE AT WASHINGTON RIDGE (15 VACANT LOTS)



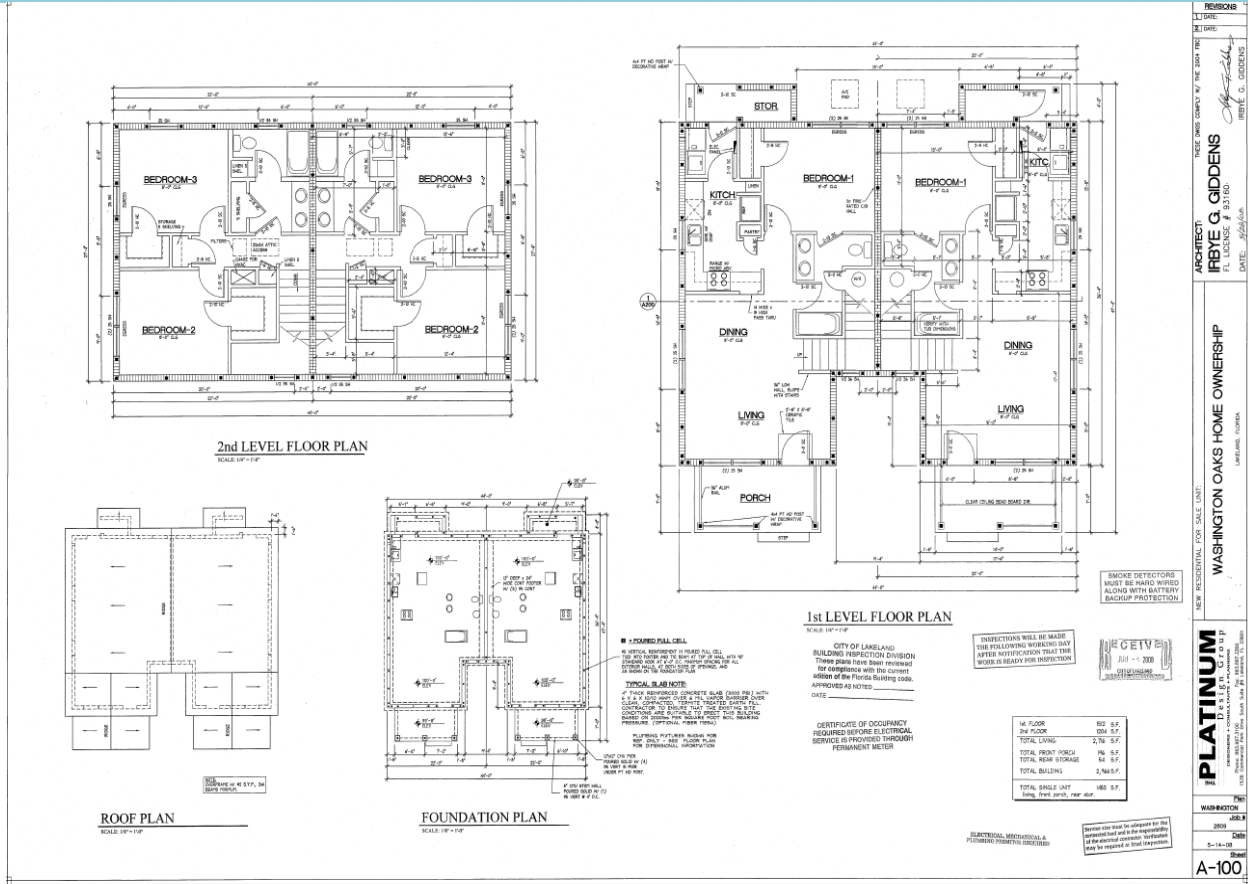
Renaissance at Washington Ridge Concept Plans by Irbye G. Giddens Architect



The 18 Units will:

- Be between 1,483 and 1,727 SF depending on building type;
- Add up to 18 affordable units to LHA's housing portfolio of which all units will be restricted to families earning at or below 80% of Area Median Income;
- Include 1 UFAS and 1 unit for the visually or hearing impaired;
- Incorporate a Green design; and
- Feature buildings with 30 year roofing and a minimum wall insulation of R-7.

RENAISSANCE AT WASHINGTON RIDGE



Proposed Floor Plans

Development Costs	
Description	Costs
Residential Construction	\$2,110,758.00
Builder's General Conditions	\$126,646.00
Builder's Overhead	\$42,215.00
Builder's Profit	\$126,646.00
Hard Cost Contingency	\$316,614.00
Architect & Engineer Fees	\$181,400.00
Other Soft Costs	\$100,541.00
Administration, PHA	\$81,686.00
Total Anticipated Costs	\$3,086,506.00

Schedule			
Tasks	Start Date	End Date	
Construction Docs/ Permitting	3/10/2015	6/22/2015	
Bidding & Contracting	6/23/2015	8/18/2015	
Construction	8/19/2015	2/17/2016	
Lease Up of Units	2/18/2016	6/22/2016	
Closeout of H6 and RHF Grants	2/19/2016	5/19/2016	

PROPOSED FUNDING SOURCES		
Item #	Source	Amount
1	HOPE VI	\$1,934,033.87
2	RHF - 2009(a)	\$282,108.00
3	RHF - 2009(b)	\$149,804.00
4	RHF - 2010	\$441,385.00
5	RHF - 2011 (2% of authorized funds)	\$7,742.13
6	RHF - 2013(a)	\$208,904.00
7	RHF - 2013(b)	\$62,529.00
Total Funds		\$3,086,506.00

**Attachment 9:
TDC/Grant Limitations Worksheet**

FOLLOW THE STEP-BY-STEP INSTRUCTIONS

Note: If completing Attachment 9 manually, rather than using the Excel workbook, start at Step 4 (page 2).

Step 1. Select your City from the menu below.
Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

Step 2. Repeat Step 1 to select your State from the menu below.
Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

This table includes all Total Development Cost (TDC) dollar limits published in HUD Notice PIH 2010-20. If your City is not shown, contact the HUD Office of Public Housing Investments, (202) 401-8812.

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

Step 3. After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)

City	TAMPA	<-- Select your City from list here
StateName	FLORIDA	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi-Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	139725.1118
		1		Sum of 1 Bedrooms, TDC	181066.5946
		2		Sum of 2 Bedrooms, TDC	205825.3643
		3		Sum of 3 Bedrooms, TDC	243775.5012
		4		Sum of 4 Bedrooms, TDC	286558.104
		5		Sum of 5 Bedrooms, TDC	313910.0256
	HCC Limit per Unit	6	Detached/Semi-Detached	Sum of 6 Bedrooms, TDC	339396.2329
		0		Sum of 0 Bedrooms, HCC	79842.921
		1		Sum of 1 Bedrooms, HCC	103466.6255
		2		Sum of 2 Bedrooms, HCC	117614.4939
		3		Sum of 3 Bedrooms, HCC	139300.2864
		4		Sum of 4 Bedrooms, HCC	163747.488
Elevator	TDC Limit per Unit	5	Elevator	Sum of 5 Bedrooms, HCC	179377.1575
		6		Sum of 6 Bedrooms, HCC	193940.7045
		0		Sum of 0 Bedrooms, TDC	103047.8856
		1		Sum of 1 Bedrooms, TDC	144267.0398
		2		Sum of 2 Bedrooms, TDC	185486.1941
		3		Sum of 3 Bedrooms, TDC	247314.9254
	HCC Limit per Unit	4	Elevator	Sum of 4 Bedrooms, TDC	309143.6568
		5		Sum of 5 Bedrooms, TDC	350362.811
		6		Sum of 6 Bedrooms, TDC	391581.9653
		0		Sum of 0 Bedrooms, HCC	64404.9285
		1		Sum of 1 Bedrooms, HCC	90166.8999
		2		Sum of 2 Bedrooms, HCC	115928.8713
Row House	TDC Limit per Unit	3	Row House	Sum of 3 Bedrooms, HCC	154571.8284
		4		Sum of 4 Bedrooms, HCC	193214.7855
		5		Sum of 5 Bedrooms, HCC	218976.7569
		6		Sum of 6 Bedrooms, HCC	244738.7283
		0		Sum of 0 Bedrooms, TDC	114821.8041
		1		Sum of 1 Bedrooms, TDC	151205.044
	HCC Limit per Unit	2	Row House	Sum of 2 Bedrooms, TDC	181854.803
		3		Sum of 3 Bedrooms, TDC	220203.3383
		4		Sum of 4 Bedrooms, TDC	262353.779
		5		Sum of 5 Bedrooms, TDC	289199.1357
		6		Sum of 6 Bedrooms, TDC	314582.4811
		0		Sum of 0 Bedrooms, HCC	65612.4595
Walkup	TDC Limit per Unit	1	Walkup	Sum of 1 Bedrooms, HCC	86402.8823
		2		Sum of 2 Bedrooms, HCC	103917.0303
		3		Sum of 3 Bedrooms, HCC	125830.479
		4		Sum of 4 Bedrooms, HCC	149916.4451
		5		Sum of 5 Bedrooms, HCC	165256.649
		6		Sum of 6 Bedrooms, HCC	179761.4178
	HCC Limit per Unit	0	Walkup	Sum of 0 Bedrooms, TDC	99809.5
		1		Sum of 1 Bedrooms, TDC	135099.37
		2		Sum of 2 Bedrooms, TDC	171684.9225
		3		Sum of 3 Bedrooms, TDC	224200.41
		4		Sum of 4 Bedrooms, TDC	278334
		5		Sum of 5 Bedrooms, TDC	313258.575
HCC Limit per Unit	6	Walkup	Sum of 6 Bedrooms, TDC	347684.9425	
	0		Sum of 0 Bedrooms, HCC	57034	
	1		Sum of 1 Bedrooms, HCC	77199.64	
	2		Sum of 2 Bedrooms, HCC	98105.67	
	3		Sum of 3 Bedrooms, HCC	128114.52	
	4		Sum of 4 Bedrooms, HCC	159048	
HCC Limit per Unit	5	Walkup	Sum of 5 Bedrooms, HCC	179004.9	
	6		Sum of 6 Bedrooms, HCC	198677.11	

**Attachment 9:
TDC/Grant Limitations Worksheet**

Step 4. Enter name of the Applicant PHA:

Housing Authority of the City of Lakeland, Florida

Step 5. (a) Enter name of proposed HOPE VI project:

Renaissance at Washington Ridge (Development - 15 vacant lots)

(b) Confirm correct City (selected in Step 1):

TAMPA

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

(c) Confirm correct State (selected in Step 2):

FLORIDA

Step 6. In the appropriate "BUILDING TYPE" and bedroom ("BR") categories below, enter the number of

"NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.

The Excel form will calculate TDC limit subtotals for each unit type, and overall TDC limit totals, based on City and State selected at Steps 1 and 2. If you are completing this Attachment 9 manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2010-20.

Definitions

NEW UNITS (Table 6(a)): include all on-site and off-site rental units that will receive public housing operating subsidy. Also include any homeownership units (including lease-purchase), that will be newly-constructed or acquired (with or without rehabilitation) utilizing any HOPE VI grant funds or other public housing capital assistance for development.

REHABILITATION UNITS (Table 6(b)): include only existing public housing units that are proposed for rehabilitation utilizing HOPE VI grant funds or other public housing capital assistance.

Building Types

Detached buildings are single-family dwellings.

Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.

Elevator buildings include only those structures with an elevator and four or more floors above ground.

Row House refers to any structure with three or more units that has only vertical common walls.

If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a Walkup.

Walkup buildings include all structures with three or more units that are not classified as Elevator or Row House.

Table 6(a): NEW UNITS (new construction, and units to be acquired and rehabilitated)

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 181,067	\$ -
	2BR					\$ 205,825	\$ -
	3BR	8				\$ 243,776	\$ 1,950,204
	4BR	10				\$ 286,558	\$ 2,865,581
	5BR					\$ 313,910	\$ -
Elevator	1BR					\$ 144,267	\$ -
	2BR					\$ 185,486	\$ -
	3BR					\$ 247,315	\$ -
	4BR					\$ 309,144	\$ -
	5BR					\$ 350,363	\$ -
Row House	1BR					\$ 151,205	\$ -
	2BR					\$ 181,855	\$ -
	3BR					\$ 220,203	\$ -
	4BR					\$ 262,354	\$ -
	5BR					\$ 289,199	\$ -
Walkup	1BR					\$ 135,099	\$ -
	2BR					\$ 171,685	\$ -
	3BR					\$ 224,200	\$ -
	4BR					\$ 278,334	\$ -
	5BR					\$ 313,259	\$ -
Subtotal New Units:		18					

Table 6(b): REHABILITATION UNITS (existing public housing units to be rehabilitated)*

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 162,960	\$ -
	2BR					\$ 185,243	\$ -
	3BR					\$ 219,398	\$ -
	4BR					\$ 257,902	\$ -
	5BR					\$ 282,519	\$ -
Elevator	1BR					\$ 129,840	\$ -
	2BR					\$ 166,938	\$ -
	3BR					\$ 222,583	\$ -
	4BR					\$ 278,229	\$ -
	5BR					\$ 315,327	\$ -
Row House	1BR					\$ 136,085	\$ -
	2BR					\$ 163,669	\$ -
	3BR					\$ 198,183	\$ -
	4BR					\$ 236,118	\$ -
	5BR					\$ 260,279	\$ -
Walkup	1BR					\$ 121,589	\$ -
	2BR					\$ 154,516	\$ -
	3BR					\$ 201,780	\$ -
	4BR					\$ 250,501	\$ -
	5BR					\$ 281,933	\$ -
Subtotal Rehab Units:		0					

6(c)

Totals for all New and Rehabilitation Units	18					\$ 4,815,785
---	----	--	--	--	--	--------------

* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

Public Reporting Burden for this collection of information is estimated to average one hour 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Attachment 9:
TDC/Grant Limitations Worksheet**

COMPLETE THIS WORKSHEET LAST

To determine the maximum grant amount that may be requested in this HOPE VI revitalization application, enter the requested information. If you are using the Excel form, totals are calculated automatically. If you are manually calculating the maximum grant amount that may be requested on this Attachment 9, follow the calculation instructions provided below on this worksheet.

6(d) TDC limit, unadjusted (entered automatically from "TDC Limit Calculation") \$ 4,815,785
(To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)

Step 7. Enter HOPE VI request for CSS funding. \$ -
(from Attachment 7, Sources and Uses Budget)
(Note: request for HOPE VI Community and Supportive Services (CSS) funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)

Step 8. Enter HOPE VI funds requested for demolition and remediation of dwelling units. \$ -
(Enter the combined total of the dwelling unit remediation and dwelling unit demolition line items from Attachment 7, Sources and Uses Budget)

Step 9. Enter number of PH units to be demolished (after date of application only). 348

Step 10. Enter number of PH units to be built back on the original site. (121)
(Do not include existing public housing units to be rehabilitated)

10(a) Number of PH units to be demolished and not replaced back on original site 227
(Number of units identified in Step 9, minus the number of units identified in Step 10)

10(b) Percent of original PH units to be demolished and not replaced back on original site 65.2 %
(Number of units identified in 10(a), divided by number of units identified in Step 9)
Example: Step 9 = 100 units to be demolished. Step 10 = 40 PH units to be built back on original site. 10(a) = 60 units demolished and not built back on original site. 10(b) = 60/100 = 60%

10(c) Demo/abatement costs attributable to units to be demolished and not replaced on orig. site \$ -
(Dollar amount identified in Step 8, multiplied by percentage identified in 10(b))

Step 11. Enter HOPE VI request for "extraordinary site costs" (certified by architect or engineer). \$ -

11(a) Subtotal: TDC limit, adjusted (for CSS, abatement/demolition, and extraordinary site costs) \$ 4,815,785
(Total of amounts above: 6(d) + Step 7 + 10(c) + Step 11)

Step 12. Enter all other HUD PH capital assistance proposed for HOPE VI development. (\$ 1,152,472)
(Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Attachment 7, Sources and Uses Budget))

12(a) Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance \$ 3,663,313
(Total of Subtotal in 11(a), minus amount identified in Step 12)

12(b) Maximum allowable HOPE VI Revitalization Grant \$22,000,000
(In accordance with provisions of the HUD HOPE VI Notice of Funding Availability)

12(c) Maximum allowable HOPE VI Revitalization Grant request \$ 3,663,313
(The lesser of 12(a) (adjusted max. possible grant), and 12(b) (\$22,000,000))

Step 13. Enter the amount of your HOPE VI Revitalization Grant request \$ 1,934,034
(If less than maximum allowable grant request, above)

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	18	-	-	-	18

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-20)	Grant	\$ 1,111,629	\$ -	\$ -	\$ 1,111,629
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,893,191	\$ -	\$ -	\$ 1,893,191
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 81,686	\$ -	\$ -	\$ 81,686
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 81,686	\$ -	\$ -	\$ 81,686
Total Sources this Phase (Parts A and B)	\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,110,758	\$ -	\$ -	\$ 2,110,758
Hard Cost Contingency	1460	\$ 316,614	\$ -	\$ -	\$ 316,614
Builder's General Requirements	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Builder's Overhead	1460	\$ 42,215	\$ -	\$ -	\$ 42,215
Builder's Profit	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 2,722,878	\$ -	\$ -	\$ 2,722,878

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 81,686	\$ -	\$ -	\$ 81,686
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 81,686	\$ -	\$ -	\$ 81,686
Total Uses this Phase (Parts A and B)		\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

EXHIBIT F
SUMMARY BUDGET -- PHASE I ONLY (PERMANENT FINANCING)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	18	-	-	-	18

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-20)	Grant	\$ 1,111,629	\$ -	\$ -	\$ 1,111,629
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,893,191	\$ -	\$ -	\$ 1,893,191
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 81,686	\$ -	\$ -	\$ 81,686
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 81,686	\$ -	\$ -	\$ 81,686
Total Sources this Phase (Parts A and B)	\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,110,758	\$ -	\$ -	\$ 2,110,758
Hard Cost Contingency	1460	\$ 316,614	\$ -	\$ -	\$ 316,614
Builder's General Requirements	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Builder's Overhead	1460	\$ 42,215	\$ -	\$ -	\$ 42,215
Builder's Profit	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 2,722,878	\$ -	\$ -	\$ 2,722,878

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 81,686	\$ -	\$ -	\$ 81,686
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 81,686	\$ -	\$ -	\$ 81,686
Total Uses this Phase (Parts A and B)		\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information only in cells with blue borders, text or numbers on screen.
All other cells are locked, and all calculations are automated.
Print these Instructions for easy reference, then begin at **Step 1**.

Step 1. Select City and State

- > Navigate to the worksheet titled "Select City & State".
- > Make the appropriate selections from the menu lists provided there.
- > Navigate to the worksheet titled "Unit Mix".
- > Continue at **Step 2**.

Note: To navigate among the worksheets, click the individual worksheet tabs at the bottom of this window. If no worksheet tabs are visible, select "Options..." from the "Tools" menu. In the dialogue box, select the "View" tab. Under "Window options" put a check mark in the "Sheet tabs" box.

Step 2. Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

Step 3. Enter the Number of Units of Each Type and Size (on the "Unit Mix" worksheet)

- > Select the appropriate column(s) for the proposed units based on tenure type (Rental or Homeownership, PH or Non-PH), and the development
 - Rent-to-Own units are to be counted initially as Rental Units.
 - Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).
- > Enter the number of units proposed, by Structure Type, in the appropriate row based on the Number of Bedrooms.
 - TDC limit applies to all units on the Annual Contributions Contract (ACC) with HUD, or developed with Public Housing Capital Assistance (PHCA).
 - **Public Housing Capital Assistance** (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
 - HOPE VI grant funds;
 - Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
 - Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.
 - The TDC limit for Modernization of existing public housing is 90% of the published TDC limit for a given structure and unit type.
 - The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).
 - The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.
 - **Definitions of Structure Types** specified on the Unit Mix worksheet:
 - Detached: A structure that consists of a single living unit surrounded by permanent open space on all sides.
 - Semi-detached: A structure containing two living units separated by a common vertical wall.
 - Elevator: Any structure of four or more stories above ground in which an elevator is provided.
 - Row House: A structure containing three or more living units separated only by vertical walls.
 - Walk-up: A multi-level low-rise structure containing two or more living units, in which any units are separated by any common ceiling/floor.



Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference only; not used in TDC calculation)

Step 5. Enter Number of Special-Needs Units, and Describe Accessibility Design Features (for reference only; not used in TDC calculation)

Step 6. Enter Demolition & Replacement Units (total, all project phases) (on "TDC & HCC Limit calculations" worksheet)

- > Enter the number of public housing units to be demolished (or eliminated by conversion) for all phases of the project.
- > Enter the total number of replacement units to be built back on the original public housing site(s) in all phases of the project.
 - Include only on-site, new-construction replacement rental public housing units and, and ownership units developed with Public Housing Capital Assistance (see Step 3, above for a definition of Public Housing Capital Assistance).

Step 7. Enter All Sources of Public Housing Capital Assistance

- > Include: Public Housing Capital Assistance used for development, and borrowed funds secured by repayment with Public Housing Capital Assistance.
- > Do not include: sources other than Public Housing Capital Assistance (e.g., HOME and CDBG), or any non-HUD funding sources.

Step 8. Enter All Uses of Public Housing Capital Assistance

- Use the budget line items provided. These track HUD Notice PIH 2003-8 and regulations at 24 CFR 941. For example:
 - BLI 1440: Site Acquisition costs are all expenses of acquiring sites (only sites that do not include structures to be retained for housing).
 - BLI 1450: Site Improvement includes streets and public improvements, and site improvements other than on-site utilities & finish landscaping.
- Dwelling Structure costs must be categorized as Rehabilitation, New Construction, or Acquisition:
 - BLI 1460: "Dwelling Structures, Rehabilitation" includes only those "hard" (construction) costs of rehabilitating existing public housing units.
 - BLI 1460: "Dwelling Structures, New Construction" includes only hard costs for the building, utilities from the street and finish landscaping.
 - BLI 1460: "Dwelling Structures, Acquisition" includes all acquisition costs for existing housing units, including the site and associated rehab.

Step 9. Confirm that Sources are Equal to Uses



- > Confirm that all Public Housing Capital Assistance sources are included.
- > For multi-phase projects, a TDC limit analysis must be conducted for the entire project in conjunction with the TDC limit analysis for each phase.
- > Confirm that sources of PHCA are equal to uses of PHCA.

Step 10. Enter any Extraordinary Site Cost (a component of Additional Project Costs -- not subject to TDC limit)

- > Enter any Extraordinary Site Cost in the cell provided. This may be some or all of the funds entered in BLI 1450 (**Step 8**).
 - Extraordinary Site Costs must be verified by an independent registered engineer, and must be approved by HUD in accordance with 24 CFR 941.10

Step 11. Review TDC and HCC Limit Calculation Results

- > Review the results of the TDC and HCC limit calculations, and print the worksheet.
 - The TDC and HCC limit analysis results are shown on the lower right of the "TDC & HCC Limit calculations" worksheet.
 - All worksheets are pre-formatted for printing. To print the current worksheet or all worksheets, select "Print..." from the "File" menu.
 - Direct project questions to the Project Manager or Team Leader in the HUD Office of Public Housing Investments, (202) 401-8812 (not toll-free).
 - Direct questions or comments on this Excel workbook to Brodie Hefner (212) 542-7624 (not a toll-free call).

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance. Use of this form is not required by HUD.

Step 1. Using the Drop-down Lists Provided, Select the City (or Region) and State in which the Project is Located

> After selecting City and State, navigate to the "Unit Mix" worksheet by selecting its tab at the bottom of this window and continue at Step 2.

City	TAMPA	<- Select your City from list here
StateName	FLORIDA	<- Select your State from list here

This workbook uses the TDC and HCC limits published in HUD Notice: [PIH 2010-20 \(HA\)](#)

The Notice was published on:	5/24/2010
The Notice expires on:	5/31/2011

Type	Data	Total
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	\$139,725.11
	Sum of 1 Bedrooms, TDC	\$181,066.59
	Sum of 2 Bedrooms, TDC	\$205,825.36
	Sum of 3 Bedrooms, TDC	\$243,775.50
	Sum of 4 Bedrooms, TDC	\$286,558.10
	Sum of 5 Bedrooms, TDC	\$313,910.03
	Sum of 6 Bedrooms, TDC	\$339,396.23
	Sum of 0 Bedrooms, HCC	\$79,842.92
	Sum of 1 Bedrooms, HCC	\$103,466.63
	Sum of 2 Bedrooms, HCC	\$117,614.49
	Sum of 3 Bedrooms, HCC	\$139,300.29
	Sum of 4 Bedrooms, HCC	\$163,747.49
	Sum of 5 Bedrooms, HCC	\$179,377.16
	Sum of 6 Bedrooms, HCC	\$193,940.70
Elevator	Sum of 0 Bedrooms, TDC	\$103,047.89
	Sum of 1 Bedrooms, TDC	\$144,267.04
	Sum of 2 Bedrooms, TDC	\$185,486.19
	Sum of 3 Bedrooms, TDC	\$247,314.93
	Sum of 4 Bedrooms, TDC	\$309,143.66
	Sum of 5 Bedrooms, TDC	\$350,362.81
	Sum of 6 Bedrooms, TDC	\$391,581.97
	Sum of 0 Bedrooms, HCC	\$64,404.93
	Sum of 1 Bedrooms, HCC	\$90,166.90
	Sum of 2 Bedrooms, HCC	\$115,928.87
	Sum of 3 Bedrooms, HCC	\$154,571.83
	Sum of 4 Bedrooms, HCC	\$193,214.79
	Sum of 5 Bedrooms, HCC	\$218,976.76
	Sum of 6 Bedrooms, HCC	\$244,738.73
Row House	Sum of 0 Bedrooms, TDC	\$114,821.80
	Sum of 1 Bedrooms, TDC	\$151,205.04
	Sum of 2 Bedrooms, TDC	\$181,854.80
	Sum of 3 Bedrooms, TDC	\$220,203.34
	Sum of 4 Bedrooms, TDC	\$262,353.78
	Sum of 5 Bedrooms, TDC	\$289,199.14
	Sum of 6 Bedrooms, TDC	\$314,582.48
	Sum of 0 Bedrooms, HCC	\$65,612.46
	Sum of 1 Bedrooms, HCC	\$86,402.88
	Sum of 2 Bedrooms, HCC	\$103,917.03
	Sum of 3 Bedrooms, HCC	\$125,830.48
	Sum of 4 Bedrooms, HCC	\$149,916.45
	Sum of 5 Bedrooms, HCC	\$165,256.65
	Sum of 6 Bedrooms, HCC	\$179,761.42
Walkup	Sum of 0 Bedrooms, TDC	\$99,809.50
	Sum of 1 Bedrooms, TDC	\$135,099.37
	Sum of 2 Bedrooms, TDC	\$171,684.92
	Sum of 3 Bedrooms, TDC	\$224,200.41
	Sum of 4 Bedrooms, TDC	\$278,334.00
	Sum of 5 Bedrooms, TDC	\$313,258.58
	Sum of 6 Bedrooms, TDC	\$347,684.94
	Sum of 0 Bedrooms, HCC	\$57,034.00
	Sum of 1 Bedrooms, HCC	\$77,199.64
	Sum of 2 Bedrooms, HCC	\$98,105.67
	Sum of 3 Bedrooms, HCC	\$128,114.52
	Sum of 4 Bedrooms, HCC	\$159,048.00
	Sum of 5 Bedrooms, HCC	\$179,004.90
	Sum of 6 Bedrooms, HCC	\$198,677.11

Note 2: When you select a valid City/State combination, this table will show the TDC and HCC limits from the above-referenced HUD Notice. Use the TDC and HCC limits in effect at the time of project closing.

Note 3: If the desired City/State combination is not included in the list here, contact the local HUD Field Office. They will assist in determining the most appropriate City/State combination.

Note 4: Total Development Cost limits and Housing Construction Cost limits from this table will be transferred automatically to the "TDC & HCC Limit calculations" worksheet.

(There is no need to print this worksheet)

Unit Mix and Accessibility Summary, Post-Revitalization

Step 2. Enter the PHA Name, the Development Name, and Phase Number or Description

Applicant PHA: Housing Authority of the City of Lakeland, Florida

Development Name and Phase: Renaissance at Washington Ridge (Development - 15 vacant lots)



Step 3. Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

Structure Type	Number of Bedrooms	Rental Unit Categories						Homeownership Unit Categories								
		Public Housing (ACC, w/PHCA or Op-sub-only)			Non-Public Housing (not on ACC, no PHCA used)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance					
		Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation			
Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		-	18	-	-	-	-	-	-	-	-	-	-	-	-	-

Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference: not used in the TDC calculation)

Unit Summary	Total Tax Credit Units: 0		Market (unrestricted) Rental: 0		Market (unrestricted) HO: 0	
	Rehab (of existing PH) Units: -		Rental: 18		PH Rental, + HO w/PHCA (subject to TDC limit): 18	
	New Construction Units: 18		Homeownership: -		Non-PH Rental, + HO w/o PHCA (no TDC limit): -	
	Acquisition Units: -		Total Units: 18		Total Units: 18	
	Total Units: 18		Total Units: 18		Total Units: 18	

Step 5. Enter number of Special-Needs Units and describe Accessibility Design Features (not used in TDC calculation)

Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired													
	Minimum Required units project-wide	Rental Unit Categories						Homeownership Unit Categories					
		Public Housing (on ACC, including Op-sub-only)			Non-Public Housing (not on ACC, no PHCA)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance		
		Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab
Units for Mobility-Impaired	1					1							
Units, Hearing-or Sight-Impaired	1					1							
Visitability Features: Note: Minimum required units are estimates. Consult with HUD and applicable program regulations for actual requirements regarding accessible units.													

Total Development Cost (TDC) Limit and Housing Construction Cost (HCC) Limit Calculations

DEVELOPMENT NAME AND PHASE: Renaissance at Washington Ridge (Development - 15 vacant lots)

using TDC and HCC limits published in HUD Notice PIH 2010-20 (HA) for: TAMPA, FLORIDA

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	-	-	\$ 103,467	\$ -	\$ 181,067	\$ -
	2	-	-	-	\$ 117,614	\$ -	\$ 205,825	\$ -
	3	-	-	8	\$ 139,300	\$ 1,114,402	\$ 243,776	\$ 1,950,204
	4	-	-	10	\$ 163,747	\$ 1,637,475	\$ 286,558	\$ 2,865,581
	5	-	-	-	\$ 179,377	\$ -	\$ 313,910	\$ -
	6	-	-	-	\$ 193,941	\$ -	\$ 339,396	\$ -
Row House	1	-	-	-	\$ 86,403	\$ -	\$ 151,205	\$ -
	2	-	-	-	\$ 103,917	\$ -	\$ 181,855	\$ -
	3	-	-	-	\$ 125,830	\$ -	\$ 220,203	\$ -
	4	-	-	-	\$ 149,916	\$ -	\$ 262,354	\$ -
	5	-	-	-	\$ 165,257	\$ -	\$ 289,199	\$ -
	6	-	-	-	\$ 179,761	\$ -	\$ 314,582	\$ -
Walkup	0	-	-	-	\$ 57,034	\$ -	\$ 99,810	\$ -
	1	-	-	-	\$ 77,200	\$ -	\$ 135,099	\$ -
	2	-	-	-	\$ 98,106	\$ -	\$ 171,685	\$ -
	3	-	-	-	\$ 128,115	\$ -	\$ 224,200	\$ -
	4	-	-	-	\$ 159,048	\$ -	\$ 278,334	\$ -
	5	-	-	-	\$ 179,005	\$ -	\$ 313,259	\$ -
Elevator	0	-	-	-	\$ 64,405	\$ -	\$ 103,048	\$ -
	1	-	-	-	\$ 90,167	\$ -	\$ 144,267	\$ -
	2	-	-	-	\$ 115,929	\$ -	\$ 185,486	\$ -
	3	-	-	-	\$ 154,572	\$ -	\$ 247,315	\$ -
	4	-	-	-	\$ 193,215	\$ -	\$ 309,144	\$ -
	5	-	-	-	\$ 218,977	\$ -	\$ 350,363	\$ -
	6	-	-	-	\$ 244,739	\$ -	\$ 391,582	\$ -
			18				\$ 2,751,877	\$ 4,815,785

Step 6. Enter Demo & Replacement Units (total, all phases)

Number of public housing units to be demolished or lost to conversion (total, all phases)	348	(121)	(This portion of demolition cost is excluded from TDC limit)
(Minus) the number of replacement PH units to be built back on the original site (total, all phases)					
Equals PH units demolished and not replaced on the original PH site (total, all phases)	227	% of units:	65%		


Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI Demo-only Funds	\$ 3,086,506
Borrowed Funds to be Repaid with Public Housing Capital Assistance	\$ -
Total Sources of Public Housing Capital Assistance	\$ 3,086,506

Step 8. Enter All Uses of Public Housing Capital Assistance

	HUD Bdgt Line Item	
Community and Supportive Services ("CSS" -- for HOPE VI projects only)	1408	\$ -
Management Improvements, PHA	1408	\$ -
Administration, PHA	1410	\$ 81,686
Fees and Costs (planning, prog mgmt, insurance, initial oper deficit, etc.)	1430	\$ 281,941
Site Acquisition (cost of sites w/o structures to be retained as housing)	1440	\$ -
Site Improvement (streets, site improvements and public improvements)	1450	\$ -
Dwelling Structures, Rehab (cost to rehab existing PH units only)	1460	\$ -
Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)	1460	\$ 2,722,878
Dwelling Structures, Acquisition (acq. of existing units, + rehab cost)	1460	\$ -
Dwelling Equip, New Const (for new construction units only)	1465	\$ -
Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. units)	1465	\$ -
Nondwelling Structures (community facilities, social service space, etc.)	1470	\$ -
Nondwelling Equipment (e.g., vehicles)	1475	\$ -
Demolition (enter total of all demo & environmental remediation costs)	1485	\$ -
Relocation (moving expenses, & PHA cost of full-time relo staff)	1495	\$ -
Total Uses of Public Housing Capital Assistance		\$ 3,086,506

Step 9. Confirm:



Sources = Uses

Total Sources (Step 7) must equal Total Uses (Step 8)

----> Difference: (\$0)

Okay: Sources = Uses

(± \$5 rounding allowance)

Excluded Demolition and Abatement Cost Calculation

Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BLI 1485)	\$ -
Times % of Demo Costs Excluded as "Additional Project Costs" (% from Step 6)	x 65%
Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs"	\$ -

Step 10. Enter Extraordinary Site Cost (must be approved by HUD)

Community & Supportive Services ("CSS" -- for HOPE VI projects only)	\$ -
(Minus) Total of "Extraordinary Site Costs" and CSS (excluded from TDC limit)	\$ -
Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit)	\$ 3,086,506
Total Development Cost Limit (from Step 3 above)	\$ 4,815,785

Step 11. Review Results

TDC Limit Analysis:

Total Development Cost
(PH Capital Assistance only)
as Percentage of TDC Limit

64.09%

Public Housing Capital Assistance for Housing Construction Costs		
Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)	1460	\$ 2,722,878
Dwelling Equipment, New Const (if not already included in 1460)	1465	\$ -
Total Housing Construction Cost		\$ 2,722,878
Housing Construction Cost Limit (if any, from Step 3 above)		\$ 2,751,877

HCC Limit Analysis:

Housing Construction Cost
(PH Capital Assistance only)
as Percentage of HCC Limit

98.95%

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	18	-	-	-	18

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-2010)	Grant	\$ 1,111,629	\$ -	\$ -	\$ 1,111,629
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,893,191	\$ -	\$ -	\$ 1,893,191
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 81,686	\$ -	\$ -	\$ 81,686
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 81,686	\$ -	\$ -	\$ 81,686
Total Sources this Phase (Parts A and B)	\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,110,758	\$ -	\$ -	\$ 2,110,758
Hard Cost Contingency	1460	\$ 316,614	\$ -	\$ -	\$ 316,614
Builder's General Requirements	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Builder's Overhead	1460	\$ 42,215	\$ -	\$ -	\$ 42,215
Builder's Profit	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 2,722,878	\$ -	\$ -	\$ 2,722,878

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 81,686	\$ -	\$ -	\$ 81,686
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 81,686	\$ -	\$ -	\$ 81,686
Total Uses this Phase (Parts A and B)		\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

**EXHIBIT F
SUMMARY BUDGET -- PHASE I ONLY (PERMANENT FINANCING)**

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	18	-	-	-	18

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-20)	Grant	\$ 1,111,629	\$ -	\$ -	\$ 1,111,629
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,893,191	\$ -	\$ -	\$ 1,893,191
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 81,686	\$ -	\$ -	\$ 81,686
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 81,686	\$ -	\$ -	\$ 81,686
Total Sources this Phase (Parts A and B)	\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

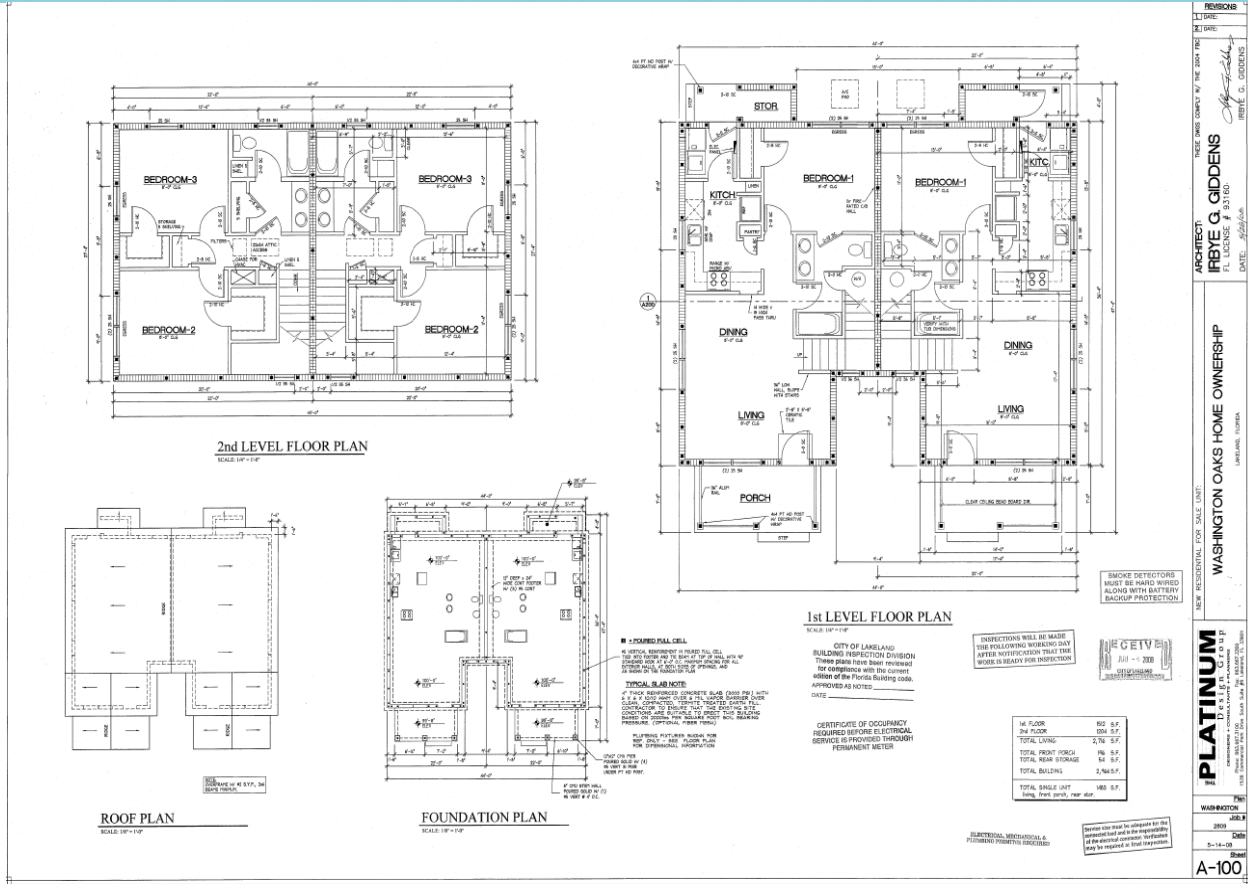
Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 2,110,758	\$ -	\$ -	\$ 2,110,758
Hard Cost Contingency	1460	\$ 316,614	\$ -	\$ -	\$ 316,614
Builder's General Requirements	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Builder's Overhead]	1460	\$ 42,215	\$ -	\$ -	\$ 42,215
Builder's Profit	1460	\$ 126,646	\$ -	\$ -	\$ 126,646
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 2,722,878	\$ -	\$ -	\$ 2,722,878

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 3,004,819	\$ -	\$ -	\$ 3,004,819

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 81,686	\$ -	\$ -	\$ 81,686
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 81,686	\$ -	\$ -	\$ 81,686
Total Uses this Phase (Parts A and B)		\$ 3,086,506	\$ -	\$ -	\$ 3,086,506

PREFERENCE 3

RENAISSANCE AT WASHINGTON RIDGE - REDUCED TO 12 UNITS



Proposed Floor Plans

Development Costs	
Description	Costs
Residential Construction	\$1,360,031.00
Builder's General Conditions	\$81,602.00
Builder's Overhead	\$27,201.00
Builder's Profit	\$81,602.00
Hard Cost Contingency	\$204,005.00
Architect & Engineer Fees	\$181,400.00
Other Soft Costs	\$100,541.00
Administration, PHA	\$52,633.00
Total Anticipated Costs	\$2,089,015.00

Schedule			
Tasks	Start Date	End Date	
Construction Docs/ Permitting	3/10/2015	6/22/2015	
Bidding & Contracting	6/23/2015	8/18/2015	
Construction	8/19/2015	2/17/2016	
Lease Up of Units	2/18/2016	6/22/2016	
Closeout of H6 and RHF Grants	2/19/2016	5/19/2016	

PROPOSED FUNDING SOURCES		
Item #	Source	Amount
1	HOPE VI (6% of authorized funds)	\$122,108.00
2	RHF - 2009(a)	\$282,108.00
3	RHF - 2009(b)	\$149,804.00
4	RHF - 2010	\$441,385.00
5	RHF - 2011	\$380,321.00
6	RHF - 2012(a)	\$185,485.00
7	RHF - 2012(b)	\$70,661.00
8	RHF - 2013(a)	\$208,904.00
9	RHF - 2013(b)	\$62,529.00
10	RHF - 2014	\$185,710.00
Total Funds		\$2,089,015.00

**Attachment 9:
TDC/Grant Limitations Worksheet**

FOLLOW THE STEP-BY-STEP INSTRUCTIONS

Note: If completing Attachment 9 manually, rather than using the Excel workbook, start at Step 4 (page 2).

Step 1. Select your City from the menu below.

Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

Step 2. Repeat Step 1 to select your State from the menu below.

Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

This table includes all Total Development Cost (TDC) dollar limits published in HUD Notice PIH 2010-20. If your City is not shown, contact the HUD Office of Public Housing Investments, (202) 401-8812.

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

Step 3. After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)

City	TAMPA	<-- Select your City from list here
StateName	FLORIDA	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi-Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	139725.1118
		1		Sum of 1 Bedrooms, TDC	181066.5946
		2		Sum of 2 Bedrooms, TDC	205825.3643
		3		Sum of 3 Bedrooms, TDC	243775.5012
		4		Sum of 4 Bedrooms, TDC	286558.104
		5		Sum of 5 Bedrooms, TDC	313910.0256
	HCC Limit per Unit	6	Detached/Semi-Detached	Sum of 6 Bedrooms, TDC	339396.2329
		0		Sum of 0 Bedrooms, HCC	79842.921
		1		Sum of 1 Bedrooms, HCC	103466.6255
		2		Sum of 2 Bedrooms, HCC	117614.4939
		3		Sum of 3 Bedrooms, HCC	139300.2864
		4		Sum of 4 Bedrooms, HCC	163747.488
Elevator	TDC Limit per Unit	5	Elevator	Sum of 5 Bedrooms, HCC	179377.1575
		6		Sum of 6 Bedrooms, HCC	193940.7045
		0		Sum of 0 Bedrooms, TDC	103047.8856
		1		Sum of 1 Bedrooms, TDC	144267.0398
		2		Sum of 2 Bedrooms, TDC	185486.1941
		3		Sum of 3 Bedrooms, TDC	247314.9254
	HCC Limit per Unit	4	Elevator	Sum of 4 Bedrooms, TDC	309143.6568
		5		Sum of 5 Bedrooms, TDC	350362.811
		6		Sum of 6 Bedrooms, TDC	391581.9653
		0		Sum of 0 Bedrooms, HCC	64404.9285
		1		Sum of 1 Bedrooms, HCC	90166.8999
		2		Sum of 2 Bedrooms, HCC	115928.8713
Row House	TDC Limit per Unit	3	Row House	Sum of 3 Bedrooms, HCC	154571.8284
		4		Sum of 4 Bedrooms, HCC	193214.7855
		5		Sum of 5 Bedrooms, HCC	218976.7569
		6		Sum of 6 Bedrooms, HCC	244738.7283
		0		Sum of 0 Bedrooms, TDC	114821.8041
		1		Sum of 1 Bedrooms, TDC	151205.044
	HCC Limit per Unit	2	Row House	Sum of 2 Bedrooms, TDC	181854.803
		3		Sum of 3 Bedrooms, TDC	220203.3383
		4		Sum of 4 Bedrooms, TDC	262353.779
		5		Sum of 5 Bedrooms, TDC	289199.1357
		6		Sum of 6 Bedrooms, TDC	314582.4811
		0		Sum of 0 Bedrooms, HCC	65612.4595
Walkup	TDC Limit per Unit	1	Walkup	Sum of 1 Bedrooms, HCC	86402.8823
		2		Sum of 2 Bedrooms, HCC	103917.0303
		3		Sum of 3 Bedrooms, HCC	125830.479
		4		Sum of 4 Bedrooms, HCC	149916.4451
		5		Sum of 5 Bedrooms, HCC	165256.649
		6		Sum of 6 Bedrooms, HCC	179761.4178
	HCC Limit per Unit	0	Walkup	Sum of 0 Bedrooms, TDC	99809.5
		1		Sum of 1 Bedrooms, TDC	135099.37
		2		Sum of 2 Bedrooms, TDC	171684.9225
		3		Sum of 3 Bedrooms, TDC	224200.41
		4		Sum of 4 Bedrooms, TDC	278334
		5		Sum of 5 Bedrooms, TDC	313258.575
HCC Limit per Unit	6	Walkup	Sum of 6 Bedrooms, TDC	347684.9425	
	0		Sum of 0 Bedrooms, HCC	57034	
	1		Sum of 1 Bedrooms, HCC	77199.64	
	2		Sum of 2 Bedrooms, HCC	98105.67	
	3		Sum of 3 Bedrooms, HCC	128114.52	
	4		Sum of 4 Bedrooms, HCC	159048	
HCC Limit per Unit	5	Walkup	Sum of 5 Bedrooms, HCC	179004.9	
	6		Sum of 6 Bedrooms, HCC	198677.11	

**Attachment 9:
TDC/Grant Limitations Worksheet**

Step 4. Enter name of the Applicant PHA:

Housing Authority of the City of Lakeland, Florida

Step 5. (a) Enter name of proposed HOPE VI project:

Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)

(b) Confirm correct City (selected in Step 1):

TAMPA

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

(c) Confirm correct State (selected in Step 2):

FLORIDA

Step 6. In the appropriate "BUILDING TYPE" and bedroom ("BR") categories below, enter the number of

"NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.

The Excel form will calculate TDC limit subtotals for each unit type, and overall TDC limit totals, based on City and State selected at Steps 1 and 2. If you are completing this Attachment 9 manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2010-20.

Definitions

NEW UNITS (Table 6(a)): include all on-site and off-site rental units that will receive public housing operating subsidy. Also include any homeownership units (including lease-purchase), that will be newly-constructed or acquired (with or without rehabilitation) utilizing any HOPE VI grant funds or other public housing capital assistance for development.

REHABILITATION UNITS (Table 6(b)): include only existing public housing units that are proposed for rehabilitation utilizing HOPE VI grant funds or other public housing capital assistance.

Building Types

Detached buildings are single-family dwellings.

Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.

Elevator buildings include only those structures with an elevator and four or more floors above ground.

Row House refers to any structure with three or more units that has only vertical common walls.

If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a Walkup.

Walkup buildings include all structures with three or more units that are not classified as Elevator or Row House.

Table 6(a): NEW UNITS (new construction, and units to be acquired and rehabilitated)

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 181,067	\$ -
	2BR					\$ 205,825	\$ -
	3BR	8				\$ 243,776	\$ 1,950,204
	4BR	4				\$ 286,558	\$ 1,146,232
	5BR					\$ 313,910	\$ -
Elevator	1BR					\$ 144,267	\$ -
	2BR					\$ 185,486	\$ -
	3BR					\$ 247,315	\$ -
	4BR					\$ 309,144	\$ -
	5BR					\$ 350,363	\$ -
Row House	1BR					\$ 151,205	\$ -
	2BR					\$ 181,855	\$ -
	3BR					\$ 220,203	\$ -
	4BR					\$ 262,354	\$ -
	5BR					\$ 289,199	\$ -
Walkup	1BR					\$ 135,099	\$ -
	2BR					\$ 171,685	\$ -
	3BR					\$ 224,200	\$ -
	4BR					\$ 278,334	\$ -
	5BR					\$ 313,259	\$ -
Subtotal New Units:		12					

Table 6(b): REHABILITATION UNITS (existing public housing units to be rehabilitated)*

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 162,960	\$ -
	2BR					\$ 185,243	\$ -
	3BR					\$ 219,398	\$ -
	4BR					\$ 257,902	\$ -
	5BR					\$ 282,519	\$ -
Elevator	1BR					\$ 129,840	\$ -
	2BR					\$ 166,938	\$ -
	3BR					\$ 222,583	\$ -
	4BR					\$ 278,229	\$ -
	5BR					\$ 315,327	\$ -
Row House	1BR					\$ 136,085	\$ -
	2BR					\$ 163,669	\$ -
	3BR					\$ 198,183	\$ -
	4BR					\$ 236,118	\$ -
	5BR					\$ 260,279	\$ -
Walkup	1BR					\$ 121,589	\$ -
	2BR					\$ 154,516	\$ -
	3BR					\$ 201,780	\$ -
	4BR					\$ 250,501	\$ -
	5BR					\$ 281,933	\$ -
Subtotal Rehab Units:		0					

6(c)	Totals for all New and Rehabilitation Units	12					\$ 3,096,436
------	--	----	--	--	--	--	--------------

* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

Public Reporting Burden for this collection of information is estimated to average one hour 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Attachment 9:
TDC/Grant Limitations Worksheet**

COMPLETE THIS WORKSHEET LAST

Page 3

To determine the maximum grant amount that may be requested in this HOPE VI revitalization application, enter the requested information. If you are using the Excel form, totals are calculated automatically. If you are manually calculating the maximum grant amount that may be requested on this Attachment 9, follow the calculation instructions provided below on this worksheet.

6(d) TDC limit, unadjusted (entered automatically from "TDC Limit Calculation") \$ 3,096,436
(To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)

Step 7. Enter HOPE VI request for CSS funding. \$ -
(from Attachment 7, Sources and Uses Budget)
(Note: request for HOPE VI Community and Supportive Services (CSS) funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)

Step 8. Enter HOPE VI funds requested for demolition and remediation of dwelling units. \$ -
(Enter the combined total of the dwelling unit remediation and dwelling unit demolition line items from Attachment 7, Sources and Uses Budget)

Step 9. Enter number of PH units to be demolished (after date of application only). 348

Step 10. Enter number of PH units to be built back on the original site. (121)
(Do not include existing public housing units to be rehabilitated)

10(a) Number of PH units to be demolished and not replaced back on original site 227
(Number of units identified in Step 9, minus the number of units identified in Step 10)

10(b) Percent of original PH units to be demolished and not replaced back on original site 65.2 %
(Number of units identified in 10(a), divided by number of units identified in Step 9)

Example: Step 9 = 100 units to be demolished. Step 10 = 40 PH units to be built back on original site. 10(a) = 60 units demolished and not built back on original site. 10(b) = 60/100 = 60%

10(c) Demo/abatement costs attributable to units to be demolished and not replaced on orig. site \$ -
(Dollar amount identified in Step 8, multiplied by percentage identified in 10(b))

Step 11. Enter HOPE VI request for "extraordinary site costs" (certified by architect or engineer). \$ -

11(a) Subtotal: TDC limit, adjusted (for CSS, abatement/demolition, and extraordinary site costs) \$ 3,096,436
(Total of amounts above: 6(d) + Step 7 + 10(c) + Step 11)

Step 12. Enter all other HUD PH capital assistance proposed for HOPE VI development. \$ 1,966,907
(Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Attachment 7, Sources and Uses Budget))

12(a) Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance \$ 1,129,529
(Total of Subtotal in 11(a), minus amount identified in Step 12)

12(b) Maximum allowable HOPE VI Revitalization Grant \$22,000,000
(In accordance with provisions of the HUD HOPE VI Notice of Funding Availability)

12(c) Maximum allowable HOPE VI Revitalization Grant request \$ 1,129,529
(The lesser of 12(a) (adjusted max. possible grant), and 12(b) (\$22,000,000))

Step 13. Enter the amount of your HOPE VI Revitalization Grant request \$ 122,108
(If less than maximum allowable grant request, above)

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	12	-	-	-	12

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-20)	Grant	\$ 1,914,274	\$ -	\$ -	\$ 1,914,274
Public Housing Capital Assistance: HOPE VI	Grant	\$ 122,108	\$ -	\$ -	\$ 122,108
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 52,633	\$ -	\$ -	\$ 52,633
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 52,633	\$ -	\$ -	\$ 52,633
Total Sources this Phase (Parts A and B)	\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 1,360,031	\$ -	\$ -	\$ 1,360,031
Hard Cost Contingency	1460	\$ 204,005	\$ -	\$ -	\$ 204,005
Builder's General Requirements	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Builder's Overhead	1460	\$ 27,201	\$ -	\$ -	\$ 27,201
Builder's Profit	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,754,441	\$ -	\$ -	\$ 1,754,441

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 52,633	\$ -	\$ -	\$ 52,633
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 52,633	\$ -	\$ -	\$ 52,633
Total Uses this Phase (Parts A and B)		\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

EXHIBIT F
SUMMARY BUDGET -- PHASE I ONLY (PERMANENT FINANCING)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	12	-	-	-	12

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-20)	Grant	\$ 1,914,274	\$ -	\$ -	\$ 1,914,274
Public Housing Capital Assistance: HOPE VI	Grant	\$ 122,108	\$ -	\$ -	\$ 122,108
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 52,633	\$ -	\$ -	\$ 52,633
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 52,633	\$ -	\$ -	\$ 52,633
Total Sources this Phase (Parts A and B)	\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 1,360,031	\$ -	\$ -	\$ 1,360,031
Hard Cost Contingency	1460	\$ 204,005	\$ -	\$ -	\$ 204,005
Builder's General Requirements	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Builder's Overhead	1460	\$ 27,201	\$ -	\$ -	\$ 27,201
Builder's Profit	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,754,441	\$ -	\$ -	\$ 1,754,441

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 52,633	\$ -	\$ -	\$ 52,633
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 52,633	\$ -	\$ -	\$ 52,633
Total Uses this Phase (Parts A and B)		\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information only in cells with blue borders, text or numbers on screen.
All other cells are locked, and all calculations are automated.
Print these Instructions for easy reference, then begin at **Step 1**.

Step 1. Select City and State

- > Navigate to the worksheet titled "Select City & State".
- > Make the appropriate selections from the menu lists provided there.
- > Navigate to the worksheet titled "Unit Mix".
- > Continue at **Step 2**.

Note: To navigate among the worksheets, click the individual worksheet tabs at the bottom of this window. If no worksheet tabs are visible, select "Options..." from the "Tools" menu. In the dialogue box, select the "View" tab. Under "Window options" put a check mark in the "Sheet tabs" box.

Step 2. Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

Step 3. Enter the Number of Units of Each Type and Size (on the "Unit Mix" worksheet)

- > Select the appropriate column(s) for the proposed units based on tenure type (Rental or Homeownership, PH or Non-PH), and the development
 - Rent-to-Own units are to be counted initially as Rental Units.
 - Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).
- > Enter the number of units proposed, by Structure Type, in the appropriate row based on the Number of Bedrooms.
 - TDC limit applies to all units on the Annual Contributions Contract (ACC) with HUD, or developed with Public Housing Capital Assistance (PHCA).
 - **Public Housing Capital Assistance** (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
 - HOPE VI grant funds;
 - Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
 - Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.
 - The TDC limit for Modernization of existing public housing is 90% of the published TDC limit for a given structure and unit type.
 - The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).
 - The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.
 - **Definitions of Structure Types** specified on the Unit Mix worksheet:
 - Detached: A structure that consists of a single living unit surrounded by permanent open space on all sides.
 - Semi-detached: A structure containing two living units separated by a common vertical wall.
 - Elevator: Any structure of four or more stories above ground in which an elevator is provided.
 - Row House: A structure containing three or more living units separated only by vertical walls.
 - Walk-up: A multi-level low-rise structure containing two or more living units, in which any units are separated by any common ceiling/floor.



Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference only; not used in TDC calculation)

Step 5. Enter Number of Special-Needs Units, and Describe Accessibility Design Features (for reference only; not used in TDC calculation)

Step 6. Enter Demolition & Replacement Units (total, all project phases) (on "TDC & HCC Limit calculations" worksheet)

- > Enter the number of public housing units to be demolished (or eliminated by conversion) for all phases of the project.
- > Enter the total number of replacement units to be built back on the original public housing site(s) in all phases of the project.
 - Include only on-site, new-construction replacement rental public housing units and, and ownership units developed with Public Housing Capital Assistance (see Step 3, above for a definition of Public Housing Capital Assistance).

Step 7. Enter All Sources of Public Housing Capital Assistance

- > Include: Public Housing Capital Assistance used for development, and borrowed funds secured by repayment with Public Housing Capital Assistance.
- > Do not include: sources other than Public Housing Capital Assistance (e.g., HOME and CDBG), or any non-HUD funding sources.

Step 8. Enter All Uses of Public Housing Capital Assistance

- Use the budget line items provided. These track HUD Notice PIH 2003-8 and regulations at 24 CFR 941. For example:
 - BLI 1440: Site Acquisition costs are all expenses of acquiring sites (only sites that do not include structures to be retained for housing).
 - BLI 1450: Site Improvement includes streets and public improvements, and site improvements other than on-site utilities & finish landscaping.
- Dwelling Structure costs must be categorized as Rehabilitation, New Construction, or Acquisition:
 - BLI 1460: "Dwelling Structures, Rehabilitation" includes only those "hard" (construction) costs of rehabilitating existing public housing units.
 - BLI 1460: "Dwelling Structures, New Construction" includes only hard costs for the building, utilities from the street and finish landscaping.
 - BLI 1460: "Dwelling Structures, Acquisition" includes all acquisition costs for existing housing units, including the site and associated rehab.

Step 9. Confirm that Sources are Equal to Uses

- > Confirm that all Public Housing Capital Assistance sources are included.
- > For multi-phase projects, a TDC limit analysis must be conducted for the entire project in conjunction with the TDC limit analysis for each phase.
- > Confirm that sources of PHCA are equal to uses of PHCA.

Step 10. Enter any Extraordinary Site Cost (a component of Additional Project Costs -- not subject to TDC limit)

- > Enter any Extraordinary Site Cost in the cell provided. This may be some or all of the funds entered in BLI 1450 (**Step 8**).
 - Extraordinary Site Costs must be verified by an independent registered engineer, and must be approved by HUD in accordance with 24 CFR 941.10

Step 11. Review TDC and HCC Limit Calculation Results

- > Review the results of the TDC and HCC limit calculations, and print the worksheet.
 - The TDC and HCC limit analysis results are shown on the lower right of the "TDC & HCC Limit calculations" worksheet.
 - All worksheets are pre-formatted for printing. To print the current worksheet or all worksheets, select "Print..." from the "File" menu.
 - Direct project questions to the Project Manager or Team Leader in the HUD Office of Public Housing Investments, (202) 401-8812 (not toll-free).
 - Direct questions or comments on this Excel workbook to Brodie Hefner (212) 542-7624 (not a toll-free call).

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance. Use of this form is not required by HUD.

Step 1. Using the Drop-down Lists Provided, Select the City (or Region) and State in which the Project is Located

> After selecting City and State, navigate to the "Unit Mix" worksheet by selecting its tab at the bottom of this window and continue at Step 2.

City	TAMPA	<- Select your City from list here
StateName	FLORIDA	<- Select your State from list here

This workbook uses the TDC and HCC limits published in HUD Notice: [PIH 2010-20 \(HA\)](#)

The Notice was published on:	5/24/2010
The Notice expires on:	5/31/2011

Type	Data	Total
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	\$139,725.11
	Sum of 1 Bedrooms, TDC	\$181,066.59
	Sum of 2 Bedrooms, TDC	\$205,825.36
	Sum of 3 Bedrooms, TDC	\$243,775.50
	Sum of 4 Bedrooms, TDC	\$286,558.10
	Sum of 5 Bedrooms, TDC	\$313,910.03
	Sum of 6 Bedrooms, TDC	\$339,396.23
	Sum of 0 Bedrooms, HCC	\$79,842.92
	Sum of 1 Bedrooms, HCC	\$103,466.63
	Sum of 2 Bedrooms, HCC	\$117,614.49
	Sum of 3 Bedrooms, HCC	\$139,300.29
	Sum of 4 Bedrooms, HCC	\$163,747.49
	Sum of 5 Bedrooms, HCC	\$179,377.16
	Sum of 6 Bedrooms, HCC	\$193,940.70
Elevator	Sum of 0 Bedrooms, TDC	\$103,047.89
	Sum of 1 Bedrooms, TDC	\$144,267.04
	Sum of 2 Bedrooms, TDC	\$185,486.19
	Sum of 3 Bedrooms, TDC	\$247,314.93
	Sum of 4 Bedrooms, TDC	\$309,143.66
	Sum of 5 Bedrooms, TDC	\$350,362.81
	Sum of 6 Bedrooms, TDC	\$391,581.97
	Sum of 0 Bedrooms, HCC	\$64,404.93
	Sum of 1 Bedrooms, HCC	\$90,166.90
	Sum of 2 Bedrooms, HCC	\$115,928.87
	Sum of 3 Bedrooms, HCC	\$154,571.83
	Sum of 4 Bedrooms, HCC	\$193,214.79
	Sum of 5 Bedrooms, HCC	\$218,976.76
	Sum of 6 Bedrooms, HCC	\$244,738.73
Row House	Sum of 0 Bedrooms, TDC	\$114,821.80
	Sum of 1 Bedrooms, TDC	\$151,205.04
	Sum of 2 Bedrooms, TDC	\$181,854.80
	Sum of 3 Bedrooms, TDC	\$220,203.34
	Sum of 4 Bedrooms, TDC	\$262,353.78
	Sum of 5 Bedrooms, TDC	\$289,199.14
	Sum of 6 Bedrooms, TDC	\$314,582.48
	Sum of 0 Bedrooms, HCC	\$65,612.46
	Sum of 1 Bedrooms, HCC	\$86,402.88
	Sum of 2 Bedrooms, HCC	\$103,917.03
	Sum of 3 Bedrooms, HCC	\$125,830.48
	Sum of 4 Bedrooms, HCC	\$149,916.45
	Sum of 5 Bedrooms, HCC	\$165,256.65
	Sum of 6 Bedrooms, HCC	\$179,761.42
Walkup	Sum of 0 Bedrooms, TDC	\$99,809.50
	Sum of 1 Bedrooms, TDC	\$135,099.37
	Sum of 2 Bedrooms, TDC	\$171,684.92
	Sum of 3 Bedrooms, TDC	\$224,200.41
	Sum of 4 Bedrooms, TDC	\$278,334.00
	Sum of 5 Bedrooms, TDC	\$313,258.58
	Sum of 6 Bedrooms, TDC	\$347,684.94
	Sum of 0 Bedrooms, HCC	\$57,034.00
	Sum of 1 Bedrooms, HCC	\$77,199.64
	Sum of 2 Bedrooms, HCC	\$98,105.67
	Sum of 3 Bedrooms, HCC	\$128,114.52
	Sum of 4 Bedrooms, HCC	\$159,048.00
	Sum of 5 Bedrooms, HCC	\$179,004.90
	Sum of 6 Bedrooms, HCC	\$198,677.11

Note 2: When you select a valid City/State combination, this table will show the TDC and HCC limits from the above-referenced HUD Notice. Use the TDC and HCC limits in effect at the time of project closing.

Note 3: If the desired City/State combination is not included in the list here, contact the local HUD Field Office. They will assist in determining the most appropriate City/State combination.

Note 4: Total Development Cost limits and Housing Construction Cost limits from this table will be transferred automatically to the "TDC & HCC Limit calculations" worksheet.

(There is no need to print this worksheet)

Unit Mix and Accessibility Summary, Post-Revitalization

Step 2. Enter the PHA Name, the Development Name, and Phase Number or Description

Applicant PHA: Housing Authority of the City of Lakeland, Florida

Development Name and Phase: Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)



Step 3. Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

Structure Type	Number of Bedrooms	Rental Unit Categories						Homeownership Unit Categories							
		Public Housing (ACC, w/PHCA or Op-sub-only)			Non-Public Housing (not on ACC, no PHCA used)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance				
		Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation		
Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	8	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		-	12	-	-	-	-	-	-	-	-	-	-	-	-

Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference: not used in the TDC calculation)

Unit Summary	Total Tax Credit Units: 0	Market (unrestricted) Rental: 0	Market (unrestricted) HO: 0
	Rehab (of existing PH) Units: -	Rental: 12	PH Rental, + HO w/PHCA (subject to TDC limit): 12
	New Construction Units: 12	Homeownership: -	Non-PH Rental, + HO w/o PHCA (no TDC limit): -
	Acquisition Units: -	Total Units: 12	Total Units: 12
	Total Units: 12		

Step 5. Enter number of Special-Needs Units and describe Accessibility Design Features (not used in TDC calculation)

		Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired											
		Rental Unit Categories						Homeownership Unit Categories					
		Public Housing (on ACC, including Op-sub-only)			Non-Public Housing (not on ACC, no PHCA)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance		
		Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab
Units for Mobility-Impaired	1					1							
Units, Hearing-or Sight-Impaired	1					1							
Visitability Features:													

Note: Minimum required units are estimates. Consult with HUD and applicable program regulations for actual requirements regarding accessible units.

Total Development Cost (TDC) Limit and Housing Construction Cost (HCC) Limit Calculations

DEVELOPMENT NAME AND PHASE: Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)

using TDC and HCC limits published in HUD Notice PIH 2010-20 (HA) for: TAMPA, FLORIDA

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	-	-	\$ 103,467	\$ -	\$ 181,067	\$ -
	2	-	-	-	\$ 117,614	\$ -	\$ 205,825	\$ -
	3	-	8	-	\$ 139,300	\$ 1,114,402	\$ 243,776	\$ 1,950,204
	4	-	4	-	\$ 163,747	\$ 654,990	\$ 286,558	\$ 1,146,232
	5	-	-	-	\$ 179,377	\$ -	\$ 313,910	\$ -
	6	-	-	-	\$ 193,941	\$ -	\$ 339,396	\$ -
Row House	1	-	-	-	\$ 86,403	\$ -	\$ 151,205	\$ -
	2	-	-	-	\$ 103,917	\$ -	\$ 181,855	\$ -
	3	-	-	-	\$ 125,830	\$ -	\$ 220,203	\$ -
	4	-	-	-	\$ 149,916	\$ -	\$ 262,354	\$ -
	5	-	-	-	\$ 165,257	\$ -	\$ 289,199	\$ -
	6	-	-	-	\$ 179,761	\$ -	\$ 314,582	\$ -
Walkup	0	-	-	-	\$ 57,034	\$ -	\$ 99,810	\$ -
	1	-	-	-	\$ 77,200	\$ -	\$ 135,099	\$ -
	2	-	-	-	\$ 98,106	\$ -	\$ 171,685	\$ -
	3	-	-	-	\$ 128,115	\$ -	\$ 224,200	\$ -
	4	-	-	-	\$ 159,048	\$ -	\$ 278,334	\$ -
	5	-	-	-	\$ 179,005	\$ -	\$ 313,259	\$ -
Elevator	0	-	-	-	\$ 64,405	\$ -	\$ 103,048	\$ -
	1	-	-	-	\$ 90,167	\$ -	\$ 144,267	\$ -
	2	-	-	-	\$ 115,929	\$ -	\$ 185,486	\$ -
	3	-	-	-	\$ 154,572	\$ -	\$ 247,315	\$ -
	4	-	-	-	\$ 193,215	\$ -	\$ 309,144	\$ -
	5	-	-	-	\$ 218,977	\$ -	\$ 350,363	\$ -
	6	-	-	-	\$ 244,739	\$ -	\$ 391,582	\$ -
			12				\$ 1,769,392	\$ 3,096,436

Step 6. Enter Demo & Replacement Units (total, all phases)

Number of public housing units to be demolished or lost to conversion (total, all phases) 348

(Minus) the number of replacement PH units to be built back on the original site (total, all phases) 121

Equals PH units demolished and not replaced on the original PH site (total, all phases) 227

% of units: 65%

(This portion of demolition cost is excluded from TDC limit)

Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI Demo-only Funds \$ 2,089,015

Borrowed Funds to be Repaid with Public Housing Capital Assistance \$ -

Total Sources of Public Housing Capital Assistance \$ 2,089,015

Step 8. Enter All Uses of Public Housing Capital Assistance

Community and Supportive Services ("CSS" -- for HOPE VI projects only)

Line Item	HUD Bdgt	
Management Improvements, PHA	1408	\$ -
Administration, PHA	1410	\$ 52,633
Fees and Costs (planning, prog mgmt, insurance, initial oper deficit, etc.)	1430	\$ 281,941
Site Acquisition (cost of sites w/o structures to be retained as housing)	1440	\$ -
Site Improvement (streets, site improvements and public improvements)	1450	\$ -
Dwelling Structures, Rehab (cost to rehab existing PH units only)	1460	\$ -
Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)	1460	\$ 1,754,441
Dwelling Structures, Acquisition (acq. of existing units, + rehab cost)	1460	\$ -
Dwelling Equip, New Const (for new construction units only)	1465	\$ -
Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. units)	1465	\$ -
Nondwelling Structures (community facilities, social service space, etc.)	1470	\$ -
Nondwelling Equipment (e.g., vehicles)	1475	\$ -
Demolition (enter total of all demo & environmental remediation costs)	1485	\$ -
Relocation (moving expenses, & PHA cost of full-time relo staff)	1495	\$ -

Total Uses of Public Housing Capital Assistance \$ 2,089,015

Excluded Demolition and Abatement Cost Calculation

Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BLI 1485) \$ -

Times % of Demo Costs Excluded as "Additional Project Costs" (% from Step 6) x 65%

Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs" \$ -

Step 10. Enter Extraordinary Site Cost (must be approved by HUD) \$ -

Community & Supportive Services ("CSS" -- for HOPE VI projects only) -

(Minus) Total of "Extraordinary Site Costs" and CSS (excluded from TDC limit) -

Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit) \$ 2,089,015

Total Development Cost Limit (from Step 3 above) \$ 3,096,436

Step 11. Review Results

TDC Limit Analysis:

Total Development Cost (PH Capital Assistance only) as Percentage of TDC Limit

67.47%

HCC Limit Analysis:

Housing Construction Cost (PH Capital Assistance only) as Percentage of HCC Limit

99.15%

Public Housing Capital Assistance for Housing Construction Costs

Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's) 1460

Dwelling Equipment, New Const (if not already included in 1460) 1465

Total Housing Construction Cost \$ 1,754,441

Housing Construction Cost Limit (if any, from Step 3 above) \$ 1,769,392

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	12	-	-	-	12

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009-2010)	Grant	\$ 1,914,274	\$ -	\$ -	\$ 1,914,274
Public Housing Capital Assistance: HOPE VI	Grant	\$ 122,108	\$ -	\$ -	\$ 122,108
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 52,633	\$ -	\$ -	\$ 52,633
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 52,633	\$ -	\$ -	\$ 52,633
Total Sources this Phase (Parts A and B)	\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 1,360,031	\$ -	\$ -	\$ 1,360,031
Hard Cost Contingency	1460	\$ 204,005	\$ -	\$ -	\$ 204,005
Builder's General Requirements	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Builder's Overhead	1460	\$ 27,201	\$ -	\$ -	\$ 27,201
Builder's Profit	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,754,441	\$ -	\$ -	\$ 1,754,441

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 52,633	\$ -	\$ -	\$ 52,633
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 52,633	\$ -	\$ -	\$ 52,633
Total Uses this Phase (Parts A and B)		\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

EXHIBIT F
SUMMARY BUDGET – PHASE I ONLY (PERMANENT FINANCING)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Renaissance at Washington Ridge (Development - 8 of 15 vacant lots)**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	12	-	-	-	12

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: (RHF 2009 -)	Grant	\$ 1,914,274	\$ -	\$ -	\$ 1,914,274
Public Housing Capital Assistance: HOPE VI	Grant	\$ 122,108	\$ -	\$ -	\$ 122,108
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 52,633	\$ -	\$ -	\$ 52,633
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 52,633	\$ -	\$ -	\$ 52,633
Total Sources this Phase (Parts A and B)	\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ 1,360,031	\$ -	\$ -	\$ 1,360,031
Hard Cost Contingency	1460	\$ 204,005	\$ -	\$ -	\$ 204,005
Builder's General Requirements	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Builder's Overhead]	1460	\$ 27,201	\$ -	\$ -	\$ 27,201
Builder's Profit	1460	\$ 81,602	\$ -	\$ -	\$ 81,602
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,754,441	\$ -	\$ -	\$ 1,754,441

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 181,400	\$ -	\$ -	\$ 181,400
Environmental Assessment, Testing & Cleanup	1430	\$ 12,150	\$ -	\$ -	\$ 12,150
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 4,003	\$ -	\$ -	\$ 4,003
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 15,000	\$ -	\$ -	\$ 15,000
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ 25,631	\$ -	\$ -	\$ 25,631
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 281,941	\$ -	\$ -	\$ 281,941
Total Uses for Development (Part A)		\$ 2,036,382	\$ -	\$ -	\$ 2,036,382

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 52,633	\$ -	\$ -	\$ 52,633
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 52,633	\$ -	\$ -	\$ 52,633
Total Uses this Phase (Parts A and B)		\$ 2,089,015	\$ -	\$ -	\$ 2,089,015

PROJECT 3 – CECIL GOBER VILLAS (AGING-IN-PLACE) MODERNIZATION

Lakeland HOUSING AUTHORITY
CECIL GOBER APARTMENTS
 INTERIOR IMPROVEMENTS
 LAKELAND, FL
 PROJECT NUMBER: 13-080

Robert Reid Wedding Architects & Planners, AIA, Inc.
 4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
 612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-5361

OWNER / CLIENT: LAKELAND HOUSING AUTHORITY
CONSULTANT: ROBERT REID WEDDING ARCHITECTS & PLANNERS, AIA, INC.
MECHANICAL ENGINEER: [Name]
PLUMBING ENGINEER: [Name]
ELECTRICAL ENGINEER: [Name]
SCAFFOLDING ENGINEER: [Name]
STRUCTURAL ENGINEER: [Name]
ENVIRONMENTAL ENGINEER: [Name]
ARCHITECTURAL ENGINEER: [Name]

DATE: [Date]
SCALE: [Scale]
PROJECT NO.: [Project No.]
DATE: [Date]
SCALE: [Scale]
PROJECT NO.: [Project No.]

SYMBOLS: [Table of symbols]
ABBREVIATIONS: [Table of abbreviations]
LOCATION: [Map of site]

DRAWING INDEX: [Table of drawing index]

UNIT DATA: [Table of unit data]

SCOPE OF WORK: [Text describing scope of work]

UNIT COUNT: [Table of unit count]

SITE PLAN / KEY PLAN: [Site plan diagram]

LIFE SAFETY PLAN: [Life safety plan diagram]

LIFE SAFETY LEGEND: [Legend for life safety plan]

COVER SHEET, CODES, SITE PLAN/KEY PLAN, LIFE SAFETY PLAN & SYMBOLS G-1

Cecil Gober Villas (Aging-In-Place) Modernization
 Construction Documents by Robert Reid Wedding Architects & Planners, AIA, Inc.

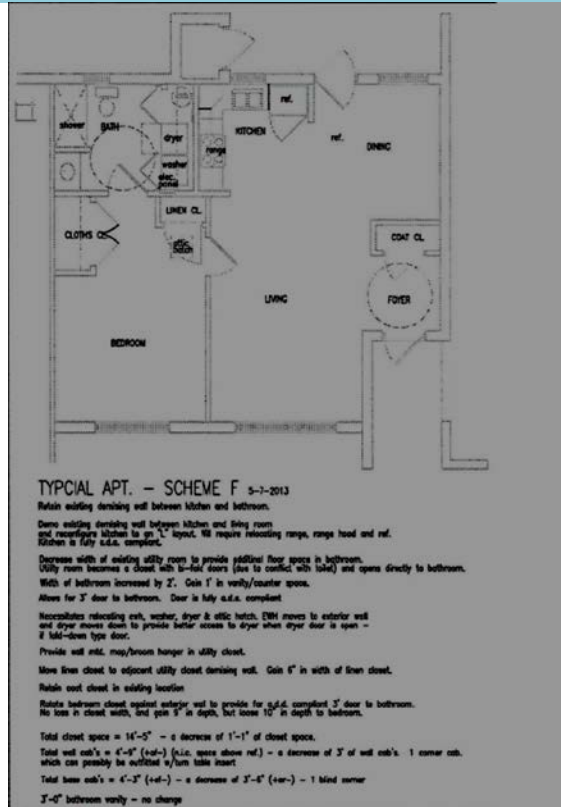
The Aging-In-Place Modernization will:

- Provide two (2) units for people with visual or hearing impairments;
- Include anti-scald devices for , kitchen faucet, shower, and lavatory faucet at all 37 units;
- Replace bathtubs with roll-in showers as well as provide grab bars and shower seats;
- Consist of contrast colors for walls, floors, and countertops in order to provide better visual focus for seniors living in the building;
- Require base cabinets and countertop at all 37 units to be lowered to meet UFAS requirements;
- Consist of shallow depth, stainless steel sink – single bowl, and HUD/A.D.A. compliant hardware at all 37 units;
- Reconfigure of typical units;
- Inclusion of Energy Star appliances at all 37 units; and
- Continue to maintain four (4) UFAS units for the project.

HANDICAPPED APT. – SCHEME B 1-7-2013

Floor plan remains as existing.
 Retain existing utility room and kitchen.
 Retain existing demising wall between utility room and bathroom.
 Retain existing bathroom.
 Retain existing bathroom, except flip vanity and toilet so toilet is not directly in line of sight of door.
 Provide wall mt.d. mop/broom hanger in utility closet.
 No appliances or utility fixtures are moved.
 All doors meet a.d.a./hud.
 Kitchen meets a.d.a./hud.
 Bathroom meets a.d.a./hud.
 All closets remain as existing. No gin in space.
 Comments re: bathroom: Separate from the rest of the apartment. Guests do not have to access bathroom thru bedroom.

CECIL GOBER AGING-IN-PLACE MODERNIZATION



Proposed Floor Plans

Development Costs	
Description	Costs
Residential Construction	\$1,248,947.03
Builder's General Conditions	\$74,936.82
Builder's Overhead	\$24,978.94
Builder's Profit	\$74,936.82
Hard Cost Contingency	\$124,894.70
Architect & Engineer Fees	\$139,004.70
Other Soft Costs	\$77,766.00
Administration, PHA	\$46,460.84
Total Anticipated Costs	\$1,811,925.85

Schedule		
Tasks	Start Date	End Date
Construction Docs/ Permitting	4/2/2015	6/16/2015
Bidding & Contracting	6/17/2015	8/18/2015
Modernization of Units	8/19/2015	10/12/2016
Return Seniors to Community	10/13/2016	2/15/2017
Closeout of H6 Grant	10/13/2016	1/13/2017

PROPOSED FUNDING SOURCES		
Item #	Source	Amount
1	HOPE VI	\$1,811,925.85
Total Funds		\$1,811,925.85

**Attachment 9:
TDC/Grant Limitations Worksheet**

FOLLOW THE STEP-BY-STEP INSTRUCTIONS

Note: If completing Attachment 9 manually, rather than using the Excel workbook, start at Step 4 (page 2).

Step 1. Select your City from the menu below.

Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

Step 2. Repeat Step 1 to select your State from the menu below.

Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

This table includes all Total Development Cost (TDC) dollar limits published in HUD Notice PIH 2010-20. If your City is not shown, contact the HUD Office of Public Housing Investments, (202) 401-8812.

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

Step 3. After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)

City	TAMPA	<-- Select your City from list here
StateName	FLORIDA	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi-Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	139725.1118
		1		Sum of 1 Bedrooms, TDC	181066.5946
		2		Sum of 2 Bedrooms, TDC	205825.3643
		3		Sum of 3 Bedrooms, TDC	243775.5012
		4		Sum of 4 Bedrooms, TDC	286558.104
		5		Sum of 5 Bedrooms, TDC	313910.0256
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	339396.2329
		0		Sum of 0 Bedrooms, HCC	79842.921
		1		Sum of 1 Bedrooms, HCC	103466.6255
		2		Sum of 2 Bedrooms, HCC	117614.4939
		3		Sum of 3 Bedrooms, HCC	139300.2864
		4		Sum of 4 Bedrooms, HCC	163747.488
		5	Sum of 5 Bedrooms, HCC	179377.1575	
		6	Sum of 6 Bedrooms, HCC	193940.7045	
Elevator	TDC Limit per Unit	0	Elevator	Sum of 0 Bedrooms, TDC	103047.8856
		1		Sum of 1 Bedrooms, TDC	144267.0398
		2		Sum of 2 Bedrooms, TDC	185486.1941
		3		Sum of 3 Bedrooms, TDC	247314.9254
		4		Sum of 4 Bedrooms, TDC	309143.6568
		5		Sum of 5 Bedrooms, TDC	350362.811
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	391581.9653
		0		Sum of 0 Bedrooms, HCC	64404.9285
		1		Sum of 1 Bedrooms, HCC	90166.8999
		2		Sum of 2 Bedrooms, HCC	115928.8713
		3		Sum of 3 Bedrooms, HCC	154571.8284
		4		Sum of 4 Bedrooms, HCC	193214.7855
		5	Sum of 5 Bedrooms, HCC	218976.7569	
		6	Sum of 6 Bedrooms, HCC	244738.7283	
Row House	TDC Limit per Unit	0	Row House	Sum of 0 Bedrooms, TDC	114821.8041
		1		Sum of 1 Bedrooms, TDC	151205.044
		2		Sum of 2 Bedrooms, TDC	181854.803
		3		Sum of 3 Bedrooms, TDC	220203.3383
		4		Sum of 4 Bedrooms, TDC	262353.779
		5		Sum of 5 Bedrooms, TDC	289199.1357
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	314582.4811
		0		Sum of 0 Bedrooms, HCC	65612.4595
		1		Sum of 1 Bedrooms, HCC	86402.8823
		2		Sum of 2 Bedrooms, HCC	103917.0303
		3		Sum of 3 Bedrooms, HCC	125830.479
		4		Sum of 4 Bedrooms, HCC	149916.4451
		5	Sum of 5 Bedrooms, HCC	165256.649	
		6	Sum of 6 Bedrooms, HCC	179761.4178	
Walkup	TDC Limit per Unit	0	Walkup	Sum of 0 Bedrooms, TDC	99809.5
		1		Sum of 1 Bedrooms, TDC	135099.37
		2		Sum of 2 Bedrooms, TDC	171684.9225
		3		Sum of 3 Bedrooms, TDC	224200.41
		4		Sum of 4 Bedrooms, TDC	278334
		5		Sum of 5 Bedrooms, TDC	313258.575
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	347684.9425
		0		Sum of 0 Bedrooms, HCC	57034
		1		Sum of 1 Bedrooms, HCC	77199.64
		2		Sum of 2 Bedrooms, HCC	98105.67
		3		Sum of 3 Bedrooms, HCC	128114.52
		4		Sum of 4 Bedrooms, HCC	159048
		5	Sum of 5 Bedrooms, HCC	179004.9	
		6	Sum of 6 Bedrooms, HCC	198677.11	

**Attachment 9:
TDC/Grant Limitations Worksheet**

Step 4. Enter name of the Applicant PHA:

Housing Authority of the City of Lakeland, Florida

Step 5. (a) Enter name of proposed HOPE VI project:

Cecil Gober Aging-In-Place Modernization

(b) Confirm correct City (selected in Step 1):

TAMPA

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

(c) Confirm correct State (selected in Step 2):

FLORIDA

Step 6. In the appropriate "BUILDING TYPE" and bedroom ("BR") categories below, enter the number of "NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.

The Excel form will calculate TDC limit subtotals for each unit type, and overall TDC limit totals, based on City and State selected at Steps 1 and 2. If you are completing this Attachment 9 manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2010-20.

Definitions

NEW UNITS (Table 6(a)): include all on-site and off-site rental units that will receive public housing operating subsidy. Also include any homeownership units (including lease-purchase), that will be newly-constructed or acquired (with or without rehabilitation) utilizing any HOPE VI grant funds or other public housing capital assistance for development.

REHABILITATION UNITS (Table 6(b)): include only existing public housing units that are proposed for rehabilitation utilizing HOPE VI grant funds or other public housing capital assistance.

Building Types

Detached buildings are single-family dwellings.

Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.

Elevator buildings include only those structures with an elevator and four or more floors above ground.

Row House refers to any structure with three or more units that has only vertical common walls.

If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a **Walkup**.

Walkup buildings include all structures with three or more units that are not classified as **Elevator** or **Row House**.

Table 6(a): NEW UNITS (new construction, and units to be acquired and rehabilitated)

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 181,067	\$ -
	2BR					\$ 205,825	\$ -
	3BR					\$ 243,776	\$ -
	4BR					\$ 286,558	\$ -
	5BR					\$ 313,910	\$ -
Elevator	1BR					\$ 144,267	\$ -
	2BR					\$ 185,486	\$ -
	3BR					\$ 247,315	\$ -
	4BR					\$ 309,144	\$ -
	5BR					\$ 350,363	\$ -
Row House	1BR					\$ 151,205	\$ -
	2BR					\$ 181,855	\$ -
	3BR					\$ 220,203	\$ -
	4BR					\$ 262,354	\$ -
	5BR					\$ 289,199	\$ -
Walkup	1BR					\$ 135,099	\$ -
	2BR					\$ 171,685	\$ -
	3BR					\$ 224,200	\$ -
	4BR					\$ 278,334	\$ -
	5BR					\$ 313,259	\$ -
Subtotal New Units:		0					

Table 6(b): REHABILITATION UNITS (existing public housing units to be rehabilitated)*

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 162,960	\$ -
	2BR					\$ 185,243	\$ -
	3BR					\$ 219,398	\$ -
	4BR					\$ 257,902	\$ -
	5BR					\$ 282,519	\$ -
Elevator	1BR					\$ 129,840	\$ -
	2BR					\$ 166,938	\$ -
	3BR					\$ 222,583	\$ -
	4BR					\$ 278,229	\$ -
	5BR					\$ 315,327	\$ -
Row House	1BR					\$ 136,085	\$ -
	2BR					\$ 163,669	\$ -
	3BR					\$ 198,183	\$ -
	4BR					\$ 236,118	\$ -
	5BR					\$ 260,279	\$ -
Walkup	1BR	37				\$ 121,589	\$ 4,498,809
	2BR					\$ 154,516	\$ -
	3BR					\$ 201,780	\$ -
	4BR					\$ 250,501	\$ -
	5BR					\$ 281,933	\$ -
Subtotal Rehab Units:		37					

6(c)

Totals for all New and Rehabilitation Units	37					\$ 4,498,809
--	-----------	--	--	--	--	---------------------

* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

Public Reporting Burden for this collection of information is estimated to average one hour 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Attachment 9:
TDC/Grant Limitations Worksheet**

COMPLETE THIS WORKSHEET LAST

To determine the maximum grant amount that may be requested in this HOPE VI revitalization application, enter the requested information. If you are using the Excel form, totals are calculated automatically. If you are manually calculating the maximum grant amount that may be requested on this Attachment 9, follow the calculation instructions provided below on this worksheet.

6(d) TDC limit, unadjusted (entered automatically from "TDC Limit Calculation") \$ 4,498,809
(To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)

Step 7. Enter HOPE VI request for CSS funding. \$ -
(from Attachment 7, Sources and Uses Budget)
(Note: request for HOPE VI Community and Supportive Services (CSS) funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)

Step 8. Enter HOPE VI funds requested for demolition and remediation of dwelling units. \$ -
(Enter the combined total of the dwelling unit remediation and dwelling unit demolition line items from Attachment 7, Sources and Uses Budget)

Step 9. Enter number of PH units to be demolished (after date of application only). 348

Step 10. Enter number of PH units to be built back on the original site. (109)
(Do not include existing public housing units to be rehabilitated)

10(a) Number of PH units to be demolished and not replaced back on original site 239
(Number of units identified in Step 9, minus the number of units identified in Step 10)

10(b) Percent of original PH units to be demolished and not replaced back on original site 68.7 %
(Number of units identified in 10(a), divided by number of units identified in Step 9)
Example: Step 9 = 100 units to be demolished. Step 10 = 40 PH units to be built back on original site. 10(a) = 60 units demolished and not built back on original site. 10(b) = 60/100 = 60%

10(c) Demo/abatement costs attributable to units to be demolished and not replaced on orig. site \$ -
(Dollar amount identified in Step 8, multiplied by percentage identified in 10(b))

Step 11. Enter HOPE VI request for "extraordinary site costs" (certified by architect or engineer). \$ -

11(a) Subtotal: TDC limit, adjusted (for CSS, abatement/demolition, and extraordinary site costs) \$ 4,498,809
(Total of amounts above: 6(d) + Step 7 + 10(c) + Step 11)

Step 12. Enter all other HUD PH capital assistance proposed for HOPE VI development. (\$ -)
(Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Attachment 7, Sources and Uses Budget))

12(a) Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance \$ 4,498,809
(Total of Subtotal in 11(a), minus amount identified in Step 12)

12(b) Maximum allowable HOPE VI Revitalization Grant \$22,000,000
(In accordance with provisions of the HUD HOPE VI Notice of Funding Availability)

12(c) Maximum allowable HOPE VI Revitalization Grant request \$ 4,498,809
(The lesser of 12(a) (adjusted max. possible grant), and 12(b) (\$22,000,000))

Step 13. Enter the amount of your HOPE VI Revitalization Grant request \$ 1,811,926
(If less than maximum allowable grant request, above)

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Cecil Gober Aging-In-Place Modernization**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	37	-	-	-	37

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan		\$ -	\$ -	\$ -	\$ -
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,765,465	\$ -	\$ -	\$ 1,765,465
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 46,461	\$ -	\$ -	\$ 46,461
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 46,461	\$ -	\$ -	\$ 46,461
Total Sources this Phase (Parts A and B)	\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Hard Cost Contingency	1460	\$ 124,895	\$ -	\$ -	\$ 124,895
Residential Rehabilitation	1460	\$ 1,248,947	\$ -	\$ -	\$ 1,248,947
Builder's General Requirements	1460	\$ 74,937	\$ -	\$ -	\$ 74,937
Builder's Overhead	1460	\$ 24,979	\$ -	\$ -	\$ 24,979
Builder's Profit	1460	\$ 74,937	\$ -	\$ -	\$ 74,937
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,548,694	\$ -	\$ -	\$ 1,548,694

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 139,005	\$ -	\$ -	\$ 139,005
Environmental Assessment, Testing & Cleanup	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 12,997	\$ -	\$ -	\$ 12,997
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ -	\$ -	\$ -	\$ -
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 216,771	\$ -	\$ -	\$ 216,771
Total Uses for Development (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 46,461	\$ -	\$ -	\$ 46,461
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 46,461	\$ -	\$ -	\$ 46,461
Total Uses this Phase (Parts A and B)		\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

EXHIBIT F
SUMMARY BUDGET -- PHASE I ONLY (PERMANENT FINANCING)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Cecil Gober Aging-In-Place Modernization**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	37	-	-	-	37

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan		\$ -	\$ -	\$ -	\$ -
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,765,465	\$ -	\$ -	\$ 1,765,465
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 46,461	\$ -	\$ -	\$ 46,461
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 46,461	\$ -	\$ -	\$ 46,461
Total Sources this Phase (Parts A and B)	\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Hard Cost Contingency	1460	\$ 124,895	\$ -	\$ -	\$ 124,895
Residential Rehabilitation	1460	\$ 1,248,947	\$ -	\$ -	\$ 1,248,947
Builder's General Requirements	1460	\$ 74,937	\$ -	\$ -	\$ 74,937
Builder's Overhead	1460	\$ 24,979	\$ -	\$ -	\$ 24,979
Builder's Profit	1460	\$ 74,937	\$ -	\$ -	\$ 74,937
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,548,694	\$ -	\$ -	\$ 1,548,694

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 139,005	\$ -	\$ -	\$ 139,005
Environmental Assessment, Testing & Cleanup	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 12,997	\$ -	\$ -	\$ 12,997
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ -	\$ -	\$ -	\$ -
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 216,771	\$ -	\$ -	\$ 216,771
Total Uses for Development (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 46,461	\$ -	\$ -	\$ 46,461
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 46,461	\$ -	\$ -	\$ 46,461
Total Uses this Phase (Parts A and B)		\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information only in cells with blue borders, text or numbers on screen.
All other cells are locked, and all calculations are automated.
Print these Instructions for easy reference, then begin at **Step 1**.

Step 1. Select City and State

- > Navigate to the worksheet titled "Select City & State".
- > Make the appropriate selections from the menu lists provided there.
- > Navigate to the worksheet titled "Unit Mix".
- > Continue at **Step 2**.

Note: To navigate among the worksheets, click the individual worksheet tabs at the bottom of this window. If no worksheet tabs are visible, select "Options..." from the "Tools" menu. In the dialogue box, select the "View" tab. Under "Window options" put a check mark in the "Sheet tabs" box.

Step 2. Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

Step 3. Enter the Number of Units of Each Type and Size (on the "Unit Mix" worksheet)

- > Select the appropriate column(s) for the proposed units based on tenure type (Rental or Homeownership, PH or Non-PH), and the development
 - Rent-to-Own units are to be counted initially as Rental Units.
 - Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).
- > Enter the number of units proposed, by Structure Type, in the appropriate row based on the Number of Bedrooms.
 - TDC limit applies to all units on the Annual Contributions Contract (ACC) with HUD, or developed with Public Housing Capital Assistance (PHCA).
 - **Public Housing Capital Assistance** (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
 - HOPE VI grant funds;
 - Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
 - Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.
 - The TDC limit for Modernization of existing public housing is 90% of the published TDC limit for a given structure and unit type.
 - The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).
 - The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.
 - **Definitions of Structure Types** specified on the Unit Mix worksheet:
 - Detached: A structure that consists of a single living unit surrounded by permanent open space on all sides.
 - Semi-detached: A structure containing two living units separated by a common vertical wall.
 - Elevator: Any structure of four or more stories above ground in which an elevator is provided.
 - Row House: A structure containing three or more living units separated only by vertical walls.
 - Walk-up: A multi-level low-rise structure containing two or more living units, in which any units are separated by any common ceiling/floor.



Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference only; not used in TDC calculation)

Step 5. Enter Number of Special-Needs Units, and Describe Accessibility Design Features (for reference only; not used in TDC calculation)

Step 6. Enter Demolition & Replacement Units (total, all project phases) (on "TDC & HCC Limit calculations" worksheet)

- > Enter the number of public housing units to be demolished (or eliminated by conversion) for all phases of the project.
- > Enter the total number of replacement units to be built back on the original public housing site(s) in all phases of the project.
 - Include only on-site, new-construction replacement rental public housing units and, and ownership units developed with Public Housing Capital Assistance (see Step 3, above for a definition of Public Housing Capital Assistance).

Step 7. Enter All Sources of Public Housing Capital Assistance

- > Include: Public Housing Capital Assistance used for development, and borrowed funds secured by repayment with Public Housing Capital Assistance.
- > Do not include: sources other than Public Housing Capital Assistance (e.g., HOME and CDBG), or any non-HUD funding sources.

Step 8. Enter All Uses of Public Housing Capital Assistance

- Use the budget line items provided. These track HUD Notice PIH 2003-8 and regulations at 24 CFR 941. For example:
 - BLI 1440: Site Acquisition costs are all expenses of acquiring sites (only sites that do not include structures to be retained for housing).
 - BLI 1450: Site Improvement includes streets and public improvements, and site improvements other than on-site utilities & finish landscaping.
- Dwelling Structure costs must be categorized as Rehabilitation, New Construction, or Acquisition:
 - BLI 1460: "Dwelling Structures, Rehabilitation" includes only those "hard" (construction) costs of rehabilitating existing public housing units.
 - BLI 1460: "Dwelling Structures, New Construction" includes only hard costs for the building, utilities from the street and finish landscaping.
 - BLI 1460: "Dwelling Structures, Acquisition" includes all acquisition costs for existing housing units, including the site and associated rehab.

Step 9. Confirm that Sources are Equal to Uses



- > Confirm that all Public Housing Capital Assistance sources are included.
- > For multi-phase projects, a TDC limit analysis must be conducted for the entire project in conjunction with the TDC limit analysis for each phase.
- > Confirm that sources of PHCA are equal to uses of PHCA.

Step 10. Enter any Extraordinary Site Cost (a component of Additional Project Costs -- not subject to TDC limit)

- > Enter any Extraordinary Site Cost in the cell provided. This may be some or all of the funds entered in BLI 1450 (**Step 8**).
 - Extraordinary Site Costs must be verified by an independent registered engineer, and must be approved by HUD in accordance with 24 CFR 941.10

Step 11. Review TDC and HCC Limit Calculation Results

- > Review the results of the TDC and HCC limit calculations, and print the worksheet.
 - The TDC and HCC limit analysis results are shown on the lower right of the "TDC & HCC Limit calculations" worksheet.
 - All worksheets are pre-formatted for printing. To print the current worksheet or all worksheets, select "Print..." from the "File" menu.
 - Direct project questions to the Project Manager or Team Leader in the HUD Office of Public Housing Investments, (202) 401-8812 (not toll-free).
 - Direct questions or comments on this Excel workbook to Brodie Hefner (212) 542-7624 (not a toll-free call).

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance. Use of this form is not required by HUD.

Step 1. Using the Drop-down Lists Provided, Select the City (or Region) and State in which the Project is Located

> After selecting City and State, navigate to the "Unit Mix" worksheet by selecting its tab at the bottom of this window and continue at Step 2.

City	TAMPA	<- Select your City from list here
StateName	FLORIDA	<- Select your State from list here

This workbook uses the TDC and HCC limits published in HUD Notice: [PIH 2010-20 \(HA\)](#)

The Notice was published on:	5/24/2010
The Notice expires on:	5/31/2011

Type	Data	Total
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	\$139,725.11
	Sum of 1 Bedrooms, TDC	\$181,066.59
	Sum of 2 Bedrooms, TDC	\$205,825.36
	Sum of 3 Bedrooms, TDC	\$243,775.50
	Sum of 4 Bedrooms, TDC	\$286,558.10
	Sum of 5 Bedrooms, TDC	\$313,910.03
	Sum of 6 Bedrooms, TDC	\$339,396.23
	Sum of 0 Bedrooms, HCC	\$79,842.92
	Sum of 1 Bedrooms, HCC	\$103,466.63
	Sum of 2 Bedrooms, HCC	\$117,614.49
	Sum of 3 Bedrooms, HCC	\$139,300.29
	Sum of 4 Bedrooms, HCC	\$163,747.49
	Sum of 5 Bedrooms, HCC	\$179,377.16
	Sum of 6 Bedrooms, HCC	\$193,940.70
Elevator	Sum of 0 Bedrooms, TDC	\$103,047.89
	Sum of 1 Bedrooms, TDC	\$144,267.04
	Sum of 2 Bedrooms, TDC	\$185,486.19
	Sum of 3 Bedrooms, TDC	\$247,314.93
	Sum of 4 Bedrooms, TDC	\$309,143.66
	Sum of 5 Bedrooms, TDC	\$350,362.81
	Sum of 6 Bedrooms, TDC	\$391,581.97
	Sum of 0 Bedrooms, HCC	\$64,404.93
	Sum of 1 Bedrooms, HCC	\$90,166.90
	Sum of 2 Bedrooms, HCC	\$115,928.87
	Sum of 3 Bedrooms, HCC	\$154,571.83
	Sum of 4 Bedrooms, HCC	\$193,214.79
	Sum of 5 Bedrooms, HCC	\$218,976.76
	Sum of 6 Bedrooms, HCC	\$244,738.73
Row House	Sum of 0 Bedrooms, TDC	\$114,821.80
	Sum of 1 Bedrooms, TDC	\$151,205.04
	Sum of 2 Bedrooms, TDC	\$181,854.80
	Sum of 3 Bedrooms, TDC	\$220,203.34
	Sum of 4 Bedrooms, TDC	\$262,353.78
	Sum of 5 Bedrooms, TDC	\$289,199.14
	Sum of 6 Bedrooms, TDC	\$314,582.48
	Sum of 0 Bedrooms, HCC	\$65,612.46
	Sum of 1 Bedrooms, HCC	\$86,402.88
	Sum of 2 Bedrooms, HCC	\$103,917.03
	Sum of 3 Bedrooms, HCC	\$125,830.48
	Sum of 4 Bedrooms, HCC	\$149,916.45
	Sum of 5 Bedrooms, HCC	\$165,256.65
	Sum of 6 Bedrooms, HCC	\$179,761.42
Walkup	Sum of 0 Bedrooms, TDC	\$99,809.50
	Sum of 1 Bedrooms, TDC	\$135,099.37
	Sum of 2 Bedrooms, TDC	\$171,684.92
	Sum of 3 Bedrooms, TDC	\$224,200.41
	Sum of 4 Bedrooms, TDC	\$278,334.00
	Sum of 5 Bedrooms, TDC	\$313,258.58
	Sum of 6 Bedrooms, TDC	\$347,684.94
	Sum of 0 Bedrooms, HCC	\$57,034.00
	Sum of 1 Bedrooms, HCC	\$77,199.64
	Sum of 2 Bedrooms, HCC	\$98,105.67
	Sum of 3 Bedrooms, HCC	\$128,114.52
	Sum of 4 Bedrooms, HCC	\$159,048.00
	Sum of 5 Bedrooms, HCC	\$179,004.90
	Sum of 6 Bedrooms, HCC	\$198,677.11

Note 2: When you select a valid City/State combination, this table will show the TDC and HCC limits from the above-referenced HUD Notice. Use the TDC and HCC limits in effect at the time of project closing.

Note 3: If the desired City/State combination is not included in the list here, contact the local HUD Field Office. They will assist in determining the most appropriate City/State combination.

Note 4: Total Development Cost limits and Housing Construction Cost limits from this table will be transferred automatically to the "TDC & HCC Limit calculations" worksheet.

(There is no need to print this worksheet)

Unit Mix and Accessibility Summary, Post-Revitalization

Step 2. Enter the PHA Name, the Development Name, and Phase Number or Description

Applicant PHA: Housing Authority of the City of Lakeland, Florida

Development Name and Phase: Cecil Gober Aging-In-Place Modernization



Step 3. Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

Structure Type	Number of Bedrooms	Rental Unit Categories						Homeownership Unit Categories								
		Public Housing (ACC, w/PHCA or Op-sub-only)			Non-Public Housing (not on ACC, no PHCA used)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance					
		Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation			
Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		37	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference: not used in the TDC calculation)

Unit Summary	Total Tax Credit Units: 0		Market (unrestricted) Rental: 0		Market (unrestricted) HO: 0	
	Rehab (of existing PH) Units: 37		Rental: 37		PH Rental, + HO w/PHCA (subject to TDC limit): 37	
	New Construction Units: -		Homeownership: -		Non-PH Rental, + HO w/o PHCA (no TDC limit): -	
	Acquisition Units: -		Total Units: 37		Total Units: 37	
	Total Units: 37				Total Units: 37	

Step 5. Enter number of Special-Needs Units and describe Accessibility Design Features (not used in TDC calculation)

Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired																
	Minimum Required units project-wide	Rental Unit Categories						Homeownership Unit Categories								
		Public Housing (on ACC, including Op-sub-only)			Non-Public Housing (not on ACC, no PHCA)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance					
		Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab			
Units for Mobility-Impaired	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Units, Hearing-or Sight-Impaired	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Visitation Features: Note: Minimum required units are estimates. Consult with HUD and applicable program regulations for actual requirements regarding accessible units.																

Total Development Cost (TDC) Limit and Housing Construction Cost (HCC) Limit Calculations

DEVELOPMENT NAME AND PHASE: Cecil Gober Aging-In-Place Modernization

using TDC and HCC limits published in HUD Notice PIH 2010-20 (HA) for: TAMPA, FLORIDA

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	-	-	\$ 103,467	\$ -	\$ 181,067	\$ -
	2	-	-	-	\$ 117,614	\$ -	\$ 205,825	\$ -
	3	-	-	-	\$ 139,300	\$ -	\$ 243,776	\$ -
	4	-	-	-	\$ 163,747	\$ -	\$ 286,558	\$ -
	5	-	-	-	\$ 179,377	\$ -	\$ 313,910	\$ -
	6	-	-	-	\$ 193,941	\$ -	\$ 339,396	\$ -
Row House	1	-	-	-	\$ 86,403	\$ -	\$ 151,205	\$ -
	2	-	-	-	\$ 103,917	\$ -	\$ 181,855	\$ -
	3	-	-	-	\$ 125,830	\$ -	\$ 220,203	\$ -
	4	-	-	-	\$ 149,916	\$ -	\$ 262,354	\$ -
	5	-	-	-	\$ 165,257	\$ -	\$ 289,199	\$ -
	6	-	-	-	\$ 179,761	\$ -	\$ 314,582	\$ -
Walkup	0	-	-	-	\$ 57,034	\$ -	\$ 99,810	\$ -
	1	37	-	-	\$ 77,200	\$ -	\$ 135,099	\$ 4,498,809
	2	-	-	-	\$ 98,106	\$ -	\$ 171,685	\$ -
	3	-	-	-	\$ 128,115	\$ -	\$ 224,200	\$ -
	4	-	-	-	\$ 159,048	\$ -	\$ 278,334	\$ -
	5	-	-	-	\$ 179,005	\$ -	\$ 313,259	\$ -
	6	-	-	-	\$ 198,677	\$ -	\$ 347,685	\$ -
Elevator	0	-	-	-	\$ 64,405	\$ -	\$ 103,048	\$ -
	1	-	-	-	\$ 90,167	\$ -	\$ 144,267	\$ -
	2	-	-	-	\$ 115,929	\$ -	\$ 185,486	\$ -
	3	-	-	-	\$ 154,572	\$ -	\$ 247,315	\$ -
	4	-	-	-	\$ 193,215	\$ -	\$ 309,144	\$ -
	5	-	-	-	\$ 218,977	\$ -	\$ 350,363	\$ -
	6	-	-	-	\$ 244,739	\$ -	\$ 391,582	\$ -
	37	-	-	-	\$ -	\$ -	\$ 4,498,809	\$ -

Step 6. Enter Demo & Replacement Units (total, all phases)

Number of public housing units to be demolished or lost to conversion (total, all phases)

(Minus) the number of replacement PH units to be built back on the original site (total, all phases)

348
109

Equals PH units demolished and not replaced on the original PH site (total, all phases)

239 % of units: 69%

(This portion of demolition cost is excluded from TDC limit)

Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI Demo-only Funds

Borrowed Funds to be Repaid with Public Housing Capital Assistance

\$ 1,811,926
-

Total Sources of Public Housing Capital Assistance

\$ 1,811,926

Step 8. Enter All Uses of Public Housing Capital Assistance

Community and Supportive Services ("CSS" -- for HOPE VI projects only)

Management Improvements, PHA

Administration, PHA

Fees and Costs (planning, prog mgmt, insurance, initial oper deficit, etc.)

Site Acquisition (cost of sites w/o structures to be retained as housing)

Site Improvement (streets, site improvements and public improvements)

Dwelling Structures, Rehab (cost to rehab existing PH units only)

Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)

Dwelling Structures, Acquisition (acq. of existing units, + rehab cost)

Dwelling Equip, New Const (for new construction units only)

Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. units)

Nondwelling Structures (community facilities, social service space, etc.)

Nondwelling Equipment (e.g., vehicles)

Demolition (enter total of all demo & environmental remediation costs)

Relocation (moving expenses, & PHA cost of full-time relo staff)

HUD Bdgt
Line Item

1408	\$ -
1408	\$ -
1410	\$ 46,461
1430	\$ 216,771
1440	\$ -
1450	\$ -
1460	\$ 1,548,694
1460	\$ -
1460	\$ -
1465	\$ -
1465	\$ -
1470	\$ -
1475	\$ -
1485	\$ -
1495	\$ -

Total Uses of Public Housing Capital Assistance

\$ 1,811,926

Excluded Demolition and Abatement Cost Calculation

Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BLI 1485)

Times % of Demo Costs Excluded as "Additional Project Costs" (% from Step 6)

Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs"

\$ -
x 69%
\$ -

Step 10. Enter Extraordinary Site Cost (must be approved by HUD)

\$ -

Community & Supportive Services ("CSS" -- for HOPE VI projects only)

(Minus) Total of "Extraordinary Site Costs" and CSS (excluded from TDC limit)

Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit)

\$ 1,811,926

Total Development Cost Limit (from Step 3 above)

\$ 4,498,809

Public Housing Capital Assistance for Housing Construction Costs

Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)


Dwelling Equipment, New Const (if not already included in 1460)

Total Housing Construction Cost

1460 \$ -
1465 \$ -
\$ -

Housing Construction Cost Limit (if any, from Step 3 above)

Step 9. Confirm:



Sources = Uses

Total Sources (Step 7) must equal Total Uses (Step 8)

----> Difference: \$0

Okay: Sources = Uses

(± \$5 rounding allowance)

Step 11. Review Results

TDC Limit Analysis:

Total Development Cost
(PH Capital Assistance only)
as Percentage of TDC Limit

40.28%

HCC Limit Analysis:

Housing Construction Cost
(PH Capital Assistance only)
as Percentage of HCC Limit

NA (rehab/acq only)

EXHIBIT F
SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Cecil Gober Aging-In-Place Modernization**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	37	-	-	-	37

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan		\$ -	\$ -	\$ -	\$ -
Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,765,465	\$ -	\$ -	\$ 1,765,465
Low Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 46,461	\$ -	\$ -	\$ 46,461
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 46,461	\$ -	\$ -	\$ 46,461
Total Sources this Phase (Parts A and B)	\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Hard Cost Contingency	1460	\$ 124,895	\$ -	\$ -	\$ 124,895
Residential Rehabilitation	1460	\$ 1,248,947	\$ -	\$ -	\$ 1,248,947
Builder's General Requirements	1460	\$ 74,937	\$ -	\$ -	\$ 74,937
Builder's Overhead	1460	\$ 24,979	\$ -	\$ -	\$ 24,979
Builder's Profit	1460	\$ 74,937	\$ -	\$ -	\$ 74,937
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Other: Community Facility	1470	\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,548,694	\$ -	\$ -	\$ 1,548,694

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 139,005	\$ -	\$ -	\$ 139,005
Environmental Assessment, Testing & Cleanup	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Financing & Application Exp., Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 12,997	\$ -	\$ -	\$ 12,997
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ -	\$ -	\$ -	\$ -
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 216,771	\$ -	\$ -	\$ 216,771
Total Uses for Development (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 46,461	\$ -	\$ -	\$ 46,461
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 46,461	\$ -	\$ -	\$ 46,461
Total Uses this Phase (Parts A and B)		\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

EXHIBIT F
SUMMARY BUDGET – PHASE I ONLY (PERMANENT FINANCING)

Grantee or Applicant HA: **Housing Authority of the City of Lakeland, Florida**

Development Name and Phase: **Cecil Gober Aging-In-Place Modernization**

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	37	-	-	-	37

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
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Public Housing Capital Assistance: HOPE VI	Grant	\$ 1,765,465	\$ -	\$ -	\$ 1,765,465
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Other: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:	\$ 46,461	\$ -	\$ -	\$ 46,461
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Other: Insert Label	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ 46,461	\$ -	\$ -	\$ 46,461
Total Sources this Phase (Parts A and B)	\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
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Subtotal: Development Construction Costs		\$ 1,548,694	\$ -	\$ -	\$ 1,548,694

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
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Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense	1430	\$ -	\$ -	\$ -	\$ -
Architect & Engineer Fees	1430	\$ 139,005	\$ -	\$ -	\$ 139,005
Environmental Assessment, Testing & Cleanup	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit	1430	\$ -	\$ -	\$ -	\$ -
Insurance, Construction Period	1430	\$ 9,168	\$ -	\$ -	\$ 9,168
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ 23,589	\$ -	\$ -	\$ 23,589
Marketing & Lease-up Expense	1430	\$ -	\$ -	\$ -	\$ -
Permits, Construction & Utility Hookup	1430	\$ 16,012	\$ -	\$ -	\$ 16,012
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ 12,997	\$ -	\$ -	\$ 12,997
Title & Recording Fees	1430	\$ 6,000	\$ -	\$ -	\$ 6,000
Initial Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Other: Contingency	1430	\$ -	\$ -	\$ -	\$ -
Other: Operating Deficit Reserve	1430	\$ 5,000	\$ -	\$ -	\$ 5,000
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Other: Developer Fee		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Costs		\$ 216,771	\$ -	\$ -	\$ 216,771
Total Uses for Development (Part A)		\$ 1,765,465	\$ -	\$ -	\$ 1,765,465

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration, PHA	1410	\$ 46,461	\$ -	\$ -	\$ 46,461
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Structures	1470	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Equipment	1475	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ 46,461	\$ -	\$ -	\$ 46,461
Total Uses this Phase (Parts A and B)		\$ 1,811,926	\$ -	\$ -	\$ 1,811,926

NEW BUSINESS

SECRETARY'S REPORT

Secretary's Report
April 2015

HOPE VI Funds Expenditure

HUD would like for LHA to obligate the HOPE VI funds as quickly as possible. Staff submitted a Development Proposal to use the HOPE VI funds to construct some affordable rental housing units on the vacant lots at the HOPE VI site. Since that time, staff has had follow-up conversations with HUD-Miami regarding the unexpended HOPE VI funds. Staff has provided responses to their follow-up questions. Staff had a conference call with the Miami Field Office on March 16, 2015 to discuss options for the use of the remaining HOPE VI funds. These options were discussed at the LHA Board Workshop held on March 16, 2015. The list of proposed options was submitted to the Miami Field Office on March 25, 2015. A copy of the submittal is included with the Recovery Plan Update.

Annual Budget/Agency Update

A copy of the Corrective Action Plan is submitted to the HUD-Miami office for review and comment on a monthly basis. HUD has approved the Corrective Action Plan and recommended acceptance by the LHA Board. The Board provided acceptance at the January 2013 meeting. Periodic updates on the status of items in the Corrective Action Plan are given to the Board on a minimum quarterly basis. A copy of the most recently updated Corrective Action Plan is included with this month's report. The update was also submitted to HUD-Miami.

The LHA Recovery Plan update is a standard part of the Board agenda.

Agency Plan

The Miami Field Office provided their approval of the Agency Plan in February 2015. A copy of the approval letter was included with the February 2015 Board packet. As previously advised, staff held a workshop with the Board of Commissioners on March 16, 2015 to discuss amendments to the Agency Plan. The amendments were made available for review and comment by the public a forty-five (45) day period. Copies of the amendments to the Plan were also provided for the Resident Advisory Board, the City of Lakeland, local neighborhood associations, and the NAACP as well as placed in public libraries. Public meetings on the amendments to the Plan were held in February and March of 2015. The amendments to the Plan were submitted to the U.S. Department of Housing and Urban Development Miami Field Office for review and approval.

Other Activities

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

Secretary's Report

April 2015

As stated in the Recovery Plan update memo, a Request to Amend the Previous Approval for the disposition of the 10th Street property was submitted to the HUD SAC office. Additional details are available in the Recovery Plan update memo.

I met with Nicole Travis, CRA Project Manager, and Patricia Hendler, Senior Planner, City of Lakeland, to discuss affordable housing issues and potential partnership opportunities between the City and LHA. We did a tour of a neighborhood in NW Lakeland.

I and my Executive staff met with Steve Boyington and other members of the Wallis Murphey Boyington firm. We discussed development efforts at the Williamstown and West Lake properties.

Respectfully submitted,

Benjamin Stevenson

Secretary

**OPERATION AND ADMINISTRATION
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

April Meeting 2015

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

Updates for the month of March:

- The LHA website includes many new features that are now available at the www.lakelandhousing.org.

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
4/01/2014	100%	4/13/2015

Program Demographics (Note: the following statistics show a comparison between Florida and the City of Lakeland)

Resident Characteristics Report As of March 31, 2015 for Public Housing

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	11,351	16	19,305	28	20,852	30	5,640	8	10,287	15	1,579	2
FL011 - LAKELAND	161	21	224	29	236	31	46	6	95	12	11	1

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
FL	69,017	2.3	30,366
FL011 - LAKELAND	773	2.5	309

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
FL	15	29	26	23	6	1
FL011 - LAKELAND	0	27	43	25	5	0

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

HA	White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL	38	61	0	0	0	0	0	0	0
FL011 - LAKELAND	28	72	0	0	0	0	0	0	0

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

HA	Hispanic or Latino	Non - Hispanic or Latino
FL	27	73
FL011 - LAKELAND	21	79

Resident Characteristics Report As of March 31, 2015 for the Housing Choice Voucher Program

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	27,775	11	85,374	35	84,850	35	21,951	9	22,367	9	3,369	1
FL011 - LAKELAND	395	12	1,305	40	1,049	33	233	7	226	7	17	1

Distribution by Household Size as a % of 50058 Received

HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
FL	35	21	17	13	8	3	1	1	0	0
FL011 - LAKELAND	32	19	16	18	9	3	2	1	0	0

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
FL	245,688	2.6	95,350
FL011 - LAKELAND	3,225	2.8	1,152

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
FL	1	23	36	32	8	1
FL011 - LAKELAND	1	18	38	33	11	1

Housing Choice Voucher Program Report

- **Tenant-Based Waitlist**

As of March 31, 2015, the Housing Choice Voucher tenant based waiting list contained seventy eight (78) applicants.

- **VASH Waitlist**

As of March 31, 2015, the Veteran Affairs Supportive Housing waiting list contained three (3) applicants.

- **Project-Based Waitlist – The Manor at West Bartow**

As of March 31, 2015, Lakeland Housing Authority project-based waiting list for the Manor at West Bartow contained nine (9) applicants.

- **Project-Based Waitlist – Villas at Lake Bonnet**

As of March 31, 2015, Lakeland Housing Authority project-based waiting list for the Villas at Lake Bonnet contained one hundred seven (107) applicants.

- **Project-Based Waitlist - Habitat for Humanity**

As of March 31, 2015, Lakeland Housing Authority project-based waiting list for Habitat for Humanity contained one (1) applicant.

- **Port Outs**

LHA currently has twenty one (21) port-outs in the month of March. Port outs are clients that use their voucher in another jurisdiction.

- **Port Ins**

LHA currently has ten (10) port ins for the month of March. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

- **Lease-up & Movers**

As of March 31, 2015, Lakeland Housing Authority issued twelve (12) vouchers to movers. We received eleven (11) Requests for Tenancy Approvals during the month of March. We processed six (6) unit transfers, two (2) initial move-in, and four (4) port-in.

- **Active Clients**

As of March 31, 2015, LHA is servicing 1,230 families on the Housing Choice Voucher program. These families include 962 regular Housing Choice Voucher holders, 39 Mainstream Disabled Housing Vouchers, 51 VASH, 104 Project-Based Vouchers, 64 Tenant Protection Program (TenPro) and 10 Port Ins.

- **EOP – End of Participation**

LHA processed three (3) EOP's with a date effective the month of March 2015. Below are the reasons for leaving the program:

Reason	Number
Termination – Criminal	0
Termination – Unreported income and/or family composition	0
Left w/out notice	0
No longer need S/8 Assistance	2

Deceased	0
Landlord Eviction	0
Lease and/or Program Violations non-curable	0
Voucher Expired	0

- **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
03/31/2015	95.97%	04/06/2015

- **General information and activities for the month of March 2015**

- The Housing Choice Voucher Department processed eighty (80) annual certifications and sixty-one (61) interim certifications.
- A total of one hundred sixty one (161) Housing Quality Standards (HQS) inspections were conducted.

RECEPTION MONTHLY REPORT 2015					
REQUEST TO LIST					
	VISITOR'S COUNT	RFTA	PROPERTY	INTERIM CHANGE	STAMPED MAIL
January	669	28	8	35	2071
February	571	24	9	41	2053
March	565	11	6	61	2068



Reports from the Communities

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 (Note: two units are down due to a broken sprinkle flooded these units, insurance company is working on the case)

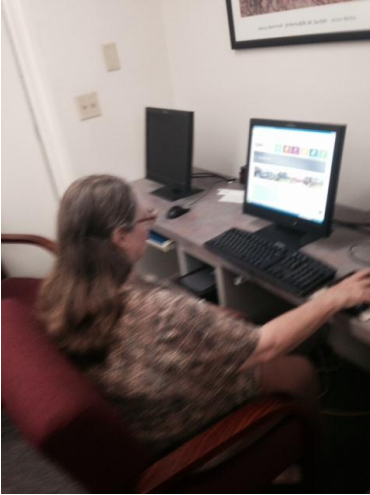
Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
Occupancy 99.23% averaged	100%	100%	98%	100%	100%	99.6%	97.5%	100%	98%
Vacant units	0	0	1	0	0	1	2	0	2
Current rents:									
1 bedroom	387	425	481	N/A	N/A	613	N/A	N/A	699
2 bedrooms	443	508	N/A	526	736	736	627	627	801
3 bedrooms	543	576	N/A	579	850	850	709	709	N/A
4 bedrooms	581	N/A	N/A	N/A	949	949	N/A	780	N/A
5 bedrooms	N/A	N/A	N/A	N/A	1047	N/A	N/A	N/A	N/A
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Number of Annual Certifications done	10	2	5	0	5	41	16	2	2
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Jennifer Robinson	Jennifer Robins on	Jennifer Robins on

Monthly residents meeting and community yard sale, bingo daily, Field trip, craft and movie night and Dinner and brunch.
Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.
Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm
Health Screenings, movie day, birthday celebrations, resident meetings and daily feeding. Filled trip, and art classes for kids.
Monthly resident meeting, weekly activities for children and a senior outing. Trip to Peltz Shoe store in Brandon for children.
Monthly residents meeting and free tax returns.
Monthly residents meeting, Health Fair and movie day. Trip to the Flea market for the residents.
Monthly residents meeting.
Monthly residents meeting. Tobacco free seminar.
Comments

Family Self-Sufficiency Program and Resident Activities
April 2015 Board Report (March 2015 activities)

- West Lake Apartments

In the Month of March, our computer lab has been very active. We Care Services has provided job search assistance programs, computer job search (Employ Florida) and cover letter and resume preparation. These services are available every Wednesday and Thursday from 11am – 2pm.



- R. Bruce Wagner Elementary School & West Lake Community

We had a break in tutoring this month because of In-house testing and spring break, but our weekly after-school tutoring sessions with R. Bruce Wagner Elementary School, for the children in our community that attend this school, is back in session.

- Brains & Basket Ball

We are currently recruiting youth between the ages of 14-18 from within our community to join the team. Games will be held at West Lake Community Center Basketball Court.

- Job Search/Florida ACCESS Center

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

- Washington Renaissance Elderly

Simply Health Care's Consultant Mr. Kevin Busser came out and did a presentation for our seniors. He informed them of the many services Simply provides, especially focusing on the dental component and the health & wellness component. Officer Kelsey from LPD Crime Prevention Department came out and spoke to our residents about safety; she emphasized the importance of locking your vehicles when you get in and out of them and always be aware of your surroundings.

- Cecil Gober Villa's

The month of March kicked off our "How May We Assist You?" One on One Service. We are on site every Tuesday from 10am- Noon, to assist our residents in some of the tasks that they may need assistance with. We are also giving basic computer lessons that will enable them to use the computer to set up email accounts so they can have access to online bill paying.

- Colton Meadow Apartments

Grow Financial came out and did an excellent workshop on Credit Repair. They discussed how to understand credit, the importance of monitoring your credit and how to improve your credit. Grow offered residents the opportunity to open checking and savings accounts & prepaid credit cards as a tool to increase their credit score. We will be scheduling a Home Ownership workshop with Grow Financial next month for our residents.



- Carrington Place Resident Meeting

Resident Meeting held by Assistant Property Manager Gladys Delgado. 3 Lakeland Police Officers were in attendance, they talked to the residents about a new program that they are launching for seniors called L.E.A.P. (Lakeland Elderly Assistance Program) and offered them an application for the Citizens Police Academy which will be held in August. They also spoke to the residents about safety precautions, and their presence in our community. They reminded them to always call if they see anything that is questionable or if there are any situations where they are feeling unsafe. Officer Kelsey from Crime Prevention gave out Personal Property Identification Forms and instructed the residents to complete it and take pictures of their valuables and keep this form in a safe place, in case of a theft they will be able to easily identify what was stolen and have accurate serials numbers if items are found.



2 LPD Officers & Assistant Property Mgr. Gladys Delgado

Crime Prevention Officer Kelsey

- Lakeland Housing City-Wide Residents Organization (CWRO)

Our Resident Advisory Board is being revamped for 2015. We are in the middle of our election campaign, the actual elections will be held on Monday, May 4, 2015 from 1pm-5pm at each property.

- Family Self Sufficiency Program

In the Month of March our Lunch n Learn topic was “Building Your Self-Esteem, What Matters Most Is How You See Yourself”. It was another great workshop! We discussed the topic of self-esteem and what influence it may have on their lives. We also discussed tools to enable them to build their self-esteem.



Staff Emily Mieles assisting with food prep



Healthy lunch for our residents



Spring break children were included

For the Month of March, we have 2 new recruits for our Family Self Sufficiency Program.

We are still accepting donations for LHA's Dress for Success Clothing Closet". Our goal is to assist our residents with proper interview and work attire. We are currently looking for a contractor to teach Volley Ball @ Colton Meadows, Football @ Carrington Place and Basketball @ West Lake.

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro, Vice-President of Affordable Housing

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**

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March 31, 2015

To: Benjamin Stevenson, Executive Director

From: Carlos R. Pizarro An, VP Affordable Housing

CC: Valerie Brown, VP Administration

RE: Response and Investigation regarding the Public Forum complaints during the
March 23, 2015 Board Meeting

On March 23, 2015, Karen Rudolph of West Lake Apartments came to the Board of Commissioners monthly meeting and spoke during the Public Forum. She stated that LHA has failed to meet with her, cooperate with her and to give her a budget or funding. Additionally, she argues that she should be the only person/resident with access the assigned Resident Advisory Board (RAB) office space and that the assigned location is too far from her home.



RESPONSE

From the time the RAB was elected in 2013, such board has received special attention and support in all aspects of the HUD required activities.

Ms. Rudolph requested to meet with the Vice-President of Housing back in October 2014 (prior to October 2014, LHA resident activities and inquiries were handled by the Director of Resident Services). Ms. Rudolph met with the Vice-President of Housing and Public Housing Family Self-Sufficiency Caseworker at the LHA Executive Offices and discussed some of her concerns about being able to go forward with specific programs that she would like to implement for the property. The Vice-President of Housing also explained how to use the public housing funding that is available to the RAB for resident activities. The Vice-President of Housing also met with Ms. Rudolph on three other occasions to discuss the same items and issues.

LHA staff also provided assistance with the collection of Thanksgiving food basket applications. We also provided transportation. Three (3) LHA employees assisted Ms. Rudolph with the pick-up and delivery of about 50 turkeys and food boxes to LHA residents.

Ms. Rudolph asked for flyers to be created and printed for the Christmas Holiday Program. She also needed assistance with transportation to drop off sponsor letters and pick up donations from vendors. LHA provided an employee to provide transportation and assistance to her. Ms. Rudolph was also provided hotdogs, buns, drinks and \$120.00 for cost of a DJ and photographer.

Ms. Rudolph also expressed a need to meet with the Executive Staff and the RAB regarding assistance with a Christmas Holiday Program. Mr. Stevenson scheduled this meeting with the RAB and Executive staff. On the day of the meeting, Ms. Rudolph advised the Public Housing Family Self-Sufficiency Caseworker that she would not be unable to attend. In an effort to acknowledge the seriousness of her request and have her participate in the meeting, staff called her on her cell phone so that she could participate in the meeting via speaker phone. Ms. Rudolph later advised the Executive Director that she did not want to work with the other RAB members because she did not trust them.

Ms. Rudolph has also, on numerous occasions, needed to have items mailed, copied, and emailed. Various LHA employees have provided assistance on these occasions.

Ms. Rudolph was also explained why the Resident Advisory Board office was relocated from unit 110 to unit 70 at the West Lake community. The reason for the relocation are as follow, we needed the unit number 110 to house a family in need, installing internet in unit 110 was going to be costly and unit 70 was already set up to work as an office. Additionally, Ms. Rudolph is refusing to allow other RAB members to use the facilities.

Furthermore, during preparation of the FY 2015 Agency Plan, the Vice-President of Finance and Administration facilitated a Public Hearing with the RAB and the general public to discuss various components of the plan. The Public



Hearing occurred on August 7, 2014 at 9 am in the LHA Board Room. At Ms. Rudolph's request, the Vice-President of Finance and Administration met with her individually to review the budget, role of the RAB, and proposed projects. The one-on-one with Ms. Rudolph occurred on August 14, 2014 at 10:30 am at Westlake and lasted over two (2) hours.

As a part of the Public Hearing process for the recent Amendment to the Agency Plan, the Executive Director and Executive staff met with Ms. Randolph to discuss her concerns with the Agency Plan and resident activities and involvement.

On March 30, 2015, the LHA FSS Coordinator offered a resident's training for the families living at our West Lake community, the event was scheduled to start at 12:00 p.m., LHA staff was waiting for the families to start coming when one resident came and told us that Ms. Rudolph told everyone at West Lake not to come and support LHA's activities. Immediately, this resident and the staff went back to West Lake Apartments to talk and re-invite the residents, at the end we were able to serve more than 20 people. Please note it is a violation of the lease for a resident to interfere with or deliberately impede the provision of services to residents of an LHA community. This is the second time a resident or residents have informed LHA staff of attempts by a RAB member to prevent the provision of services on a property. This type of interference will not be tolerated. The provision of services for the residents of LHA communities is too important.

Important facts regarding the Resident Advisory Board, their duties and the LHA responsibilities pursuant HUD rules and regulations

Forming the Resident Advisory Board

What is required?

The Resident Advisory Board (RAB) provides the PHA and the residents with a forum for sharing information about the Agency's Annual Plan. Section 511 of the United States Housing Act and the regulations in 24 CFR part, 903 require that PHAs establish one or more Resident Advisory Board(s) (RAB) as part of the PHA Plan process. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. **The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan.**

What is the role of the RAB?

The main role of the RAB is to make recommendations in the development of the PHA Plan. In order to facilitate collaboration, PHAs should encourage the RAB's participation from the inception of the planning process. PHAs are also required to request input from the RAB for any significant amendment or modification to the PHA Plan.

When should the RAB be appointed?

The RAB should be appointed well in advance of the date that the PHA Plan is due to HUD to ensure effective resident participation in the development of the plan.



Who can participate on the RAB?

If a jurisdiction-wide resident council is in place that complies with tenant participation regulations at 24 CFR Part 964, the PHA must appoint this group or its representatives as the Resident Advisory Board. If the PHA does not have a jurisdiction-wide resident council, then it should appoint resident councils or their representatives to serve as one or more of the RABs. A PHA may require that the resident councils choose a limited number of representatives to serve as RAB members.

Where there are no resident councils that comply with the tenant participation regulations, then the PHA must appoint one or more RABs or board members as needed to adequately reflect and represent the residents assisted by the PHA. The PHA should give adequate notice of its intentions to the residents and encourage the residents to form resident councils that comply with the tenant participation regulations. **PHAs have discretion in determining the method of appointment of RABs, as long as a PHA ensures that it's RAB or RABs reflect and represent all the residents assisted by the PHA.**

What about Section 8 recipients?

Because Section 8 residents do not have resident councils, PHAs with a significant sized tenant based assistance program must ensure that Section 8 residents are adequately represented or that reasonable efforts are made to secure their participation in the RAB. A significant sized tenant based assistance program is one where at least 20 percent of the total PHA's households receive tenant-based assistance.

Section 8-only PHAs are not exempt from the RAB requirement and must also appoint one or more RABs that adequately represent the population served. Given that there are no resident councils that comply with the tenant-participation regulations under the tenant-based assistance program, Section 8-only PHAs have discretion in the RAB appointment process. Participation in a RAB is limited to residents that are assisted under federally assisted public housing and the Section 8 tenant-based program.

How many RABs are required?

PHAs that do not have a jurisdiction-wide RC have discretion to determine the number of RABs that they may appoint. PHAs are required to institute at least one RAB; the number of RABs beyond that number will depend on the size and the complexity of the PHA or its developments. In deciding the number of RABs to be established, a PHA should consider how adequate representation of its entire resident population can be provided.

How does the PHA fix the term of service?

There is no fixed term for membership on a RAB. A PHA has discretion to establish its own policy regarding the duration of the appointments. In determining the tenure to be adopted, PHAs may consider the number of RABs and the number of residents who volunteered to serve. **Greater RAB participation may be realized by rotating residents' tenure.**

What if the PHA cannot establish a RAB?

If, after making all possible endeavors, a PHA is not successful in establishing a RAB, it may appoint all of the agency's



assisted residents as members of the RAB. The PHA must notify all of its members that they have been appointed as members and inform them of their role and responsibilities regarding the development of the PHA Plan. The PHA must also provide residents with notification of meetings (at least 48 hours in advance) and provide copies of any materials for review.

Encouraging Participation in the RAB

Residents who volunteer to be part of the RAB can be excellent partners to the PHA during the development of the PHA Plan. Although PHAs are expected to make a significant effort to ensure adequate resident representation in the Resident Advisory Boards, securing participation by residents during the planning process may pose a challenge for some PHAs.

How can a PHA encourage residents to take advantage of the RAB opportunity?

Personal appeals are one strategy. Executive Directors may be more likely to get commitments from residents if they personally request their participation. Residents might also be hesitant to volunteer to work with a Resident Advisory Board if they do not really understand their role as a member of the RAB. The PHA provides adequate information to all residents regarding the RAB. The PHA should inform residents of the purpose and role of the RAB, as well as practical information such as the time commitment required. The PHA should make clear to residents and Section 8 participants that the partnership between the residents and the PHA is of benefit to both parties. The residents are provided with an opportunity to voice their concerns so that their needs are addressed and they can become involved in the planning process. The PHA also gains essential information from the residents about the improvements that need to be made at the agency's developments and residents' self-sufficiency needs. This information helps the PHA to set priorities for capital improvements and advises resident services programming.

PHA's Responsibility to the RAB

What are the PHA's Responsibilities?

PHAs have the responsibility to ensure that the RAB can adequately serve its function including:

- PHAs must give the RABs sufficient time to review and make recommendations on the Plan. RABs will be able to contribute best if they are provided with adequate information regarding the PHA's programs and the policies included in the Five-Year and Annual PHA Plan.
- The PHAs should give RABs advance notice of meetings scheduled to discuss areas of the Plan (generally, at least 48 hours, or more depending on the meeting agenda).
- RABs should also be provided with any existing documents that would assist them to make productive recommendations during the working meetings.



- PHAs should provide the RABs with reasonable means to carry out their functions such as making available a meeting place for discussing programs with the residents. RABs should also have access to any other communication tools such as a telephone, writing material, or computers that may facilitate their contacts with other resident households or to obtain further information on the programs.

At what stage in the planning process must PHAs involve the RABs?

The role of the RABs is to assist and make recommendations regarding the development of the PHA Plan and any significant amendments or modifications to it. RABs should be involved in the planning process as soon as it is feasible and must be given sufficient time to fully participate in the process so that they can carry out their proper role and provide representation that is meaningful and relevant to the development of the Plan. The PHA and the RAB should develop a reasonable timetable to promote participation, including adequate notice of meetings. To facilitate productive meetings, PHAs may do preliminary work prior to involving the RABs, such as gathering and compiling data and materials to help residents participate in the process, including some initial recommendations. A PHA must consider the recommendations of the RABs and make revisions to drafts or to the Plan which it deems appropriate.

Public Notice and Comment Period Requirements

The PHA governing body is required to convene a public hearing to discuss their Five-Year and/or Annual Plan and to prompt comments from the public regarding their proposed activities. PHAs must consider, in consultation with the RABs, all the comments received at the public hearing.

PHAs are required to carry out the following steps at least forty-five (45) days prior to the scheduled public hearing:

- Publish a notice indicating that a public hearing to present the Plan and further public comments will be held including time, date and location. The notice should also indicate where the Plan and pertaining documents will be available for their review. The documents should be maintained at an accessible place such as the PHA's central office.
- Conduct outreach activities to promote comprehensive participation in the public hearing.

Any significant amendment or modification to the plan is subject to the public hearing and RABs assessment requirements.

Incorporating Comments into the Plan

PHAs are required to consider the RAB's recommendations to the Plan but are not required to agree with them. The recommendations received must be submitted by the PHAs as a required attachment to the Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. It is prudent for PHAs to acknowledge those recommendations that conform to the programs and the mission of the PHA. If the RABs do not provide recommendations to the Plan, the PHA must document that in the attached narrative.



Announcement of Membership of the RAB

PHAs must provide an attachment to the PHA Plan listing the members of its Resident Advisory Board(s). If the number of participants is too large to reasonably list, then the attachment should include a list of the organizations represented on the RAB or other description sufficient to identify how members were chosen.

RAB Notification of Plan Process

To ensure that the RAB is fully engaged in the full plan process, PHAs are required to promptly provide a copy of the HUD award letter (identifying formula share allocations for Capital Fund and Drug Elimination Programs), plan approval letter and at least one copy of the approved plan to each RAB.

Guidance on the use of Tenant Participation Funds

1. Purpose. This notice serves to clarify previous guidance on the use of tenant participation (TP) funds as established by 24 C.F.R. § 964.150 and supersedes PIH Notice 2001-3.
2. Applicability. This notice applies to all public housing agencies (PHAs) operating public housing (PH) programs.
3. Background. The regulations on tenant participation funding allow for a more active resident role in determining TP funding use and a broader range of eligible activities than was previously outlined in PIH Notice 2001-3, including allowing self-sufficiency activities as eligible uses. The regulations at § 964.150(a)(2) require PHAs to provide TP funds to duly elected resident councils. The regulation also states that TP funds must be used for activities outlined in § 964 subparts B and this Notice clarifies that subpart C is also applicable in providing guidance on the use of TP funds, specifically § 964.205(b)(1)-(6). A list of eligible uses is provided in Section 7 of this Notice.
4. Tenant Participation Funds and the Roles of PHAs and Resident Councils. To correctly apply the Department's policy on TP funds, it is important that PHAs and RCs understand their specific roles and responsibilities.

The Role of the PHA

The PHA's role in regards to the use of TP funds is to:

- Provide TP funds to duly elected RCs as required by § 964.150(a)(2) (TP funds may be prorated due to Operating Fund proration);
- Collaborate with RCs on how funds will be distributed in accordance with § 964.150(3);



- Administer TP funds reasonably and efficiently, including establishing policies on how a RC is to make a request for TP funds and ensuring that funds are being used responsibly;
- Enter into a written agreement with a RC on the use of TP funds as described in § 964.150(b)(3);
- Ensure the RC's requested activity is consistent with the requirements under § 964, subparts B and C;
- Maintain accurate records of TP funds and expenditures and provide this information to RCs; and
- Advise RCs on the supporting documentation that may be necessary to verify and audit expenses.

PHA policies on the use of TP funds should be designed to ensure that each funding request from a RC:

- 1) Is consistent with the applicable HUD requirements and the PHA Plan;
- 2) Incorporates appropriate financial controls, including the submission of a budget, conforms with procurement rules and insurance requirements, etc.; and
- 3) Meets other administrative requirements specified in the written agreement between the PHA and the RC.

PHAs may need to provide or encourage RCs to seek technical assistance in the areas of administration, budgeting, and financial reporting to comply with PHA policy. If an RC does not have the technical capacity to comply with PHA TP fund use policy, the PHA may use TP funds to provide technical assistance and training in these areas to the RC.

If residents have not yet established a RC, the PHA should fund allowable activities for residents and may use TP funds to improve resident capacity in establishing and operating a RC.

The Role of the Resident Council

In accordance with § 964.100, the role of the resident council (RC) is to improve the quality of life and resident satisfaction and to participate in self-help initiatives that enable residents to create a positive living environment for families living in public housing.

The RC's responsibility regarding tenant participation funds includes:

- Entering into a written agreement with the PHA in order to receive the TP funds;
- Submitting a budget for the use of the TP funds;
- Providing assurances that all resident council expenditures will not violate provisions of law and will promote serviceability, efficiency, economy and stability in the operation of the local development; and



- Accounting to the PHA for the use of the funds and permit the PHA to inspect and audit the resident council's financial records related to the agreement.

RCs and their leadership play an active role in determining how the tenant participation funds will be used to improve the quality of life for public housing residents. In accordance with 24 CFR Part 964 subpart B, each RC has the ability to decide which activities they will pursue to expend TP funds as long as they:

- 1) Meet the intent of HUD's regulations;
- 2) Comply with the PHA's tenant participation funding guidelines and procurement policies; and
- 3) Are made in accordance with the written agreement with the PHA.

Under previous guidance a program providing literacy materials for children could be denied by the PHA. Under this updated guidance, this activity should be an allowable activity because it is consistent with those activities listed under § 964.205(b)(1)-(6). Additional examples of activities that would be allowable under this updated policy, and examples of unallowable activities are listed in Section 6 of this Notice. These lists are not exhaustive.

5. Tenant Participation Funds in Mixed-Income Communities. Public Housing residents in mixed-income communities are eligible to use TP funds in accordance with the requirements outlined in this Notice.

The Department recommends that the amount of TP funds used for eligible activities be in appropriate proportion to the number of public housing residents who live in the development or community. For example, if a mixed-income development is composed of half public housing residents and the resident association would like to purchase computers for a community center, the resident association could fund half of this expense with TP funds. TP funds along with other sources of funds may be used to support eligible resident participation and self-sufficiency activities benefitting all of the development's residents. This does not prohibit the ability of these associations and/or management from funding activities entirely with other sources.

PHAs serving mixed-income communities must adopt policies as outlined in Section 4 of the Notice regarding the use of TP funds in these communities.

6. Resolution of Disputes. The Department strongly encourages residents and PHA staff to resolve questions concerning specific uses of TP funds or proposals for TP funds at the PHA level. § 964.150(a)(3) states that if a dispute over funding arises:

- The issue shall be referred to the HUD Field Office for intervention.
- The Field Office will require the parties to undertake further negotiations to resolve the dispute.
- If there is no resolution after 90 days from the date of the Field Office intervention, the issue shall be referred to HUD Headquarters for final resolution.



Issues deemed unresolved by the Field Office shall be referred to the Office of Public Housing Programs office, and other program offices as appropriate, in Headquarters for resolution. While HUD may hear disputes over uses of TP funds, the Department cannot overturn PHA policies that are consistent with relevant statutes and regulations. HUD can determine whether the PHA's policy is a permissible implementation of the applicable statutes and regulations.

7. Allowable and Unallowable Activities. The following is not a comprehensive list of allowable and unallowable activities. However, this represents a starting framework that PHAs may use in establishing their TP policies and for RCs to assess the suitability of requests for the use of TP funds.

Allowable Activities

- Those included in PIH Notice 2001-3 and those outlined in § 964.140 and 964.150:
- Consultation and outreach efforts that support active interaction between the PHA and residents
- Activities that inform residents on issues and/or operations that affect resident households and their living environment
- Resident surveys and other mechanisms to collect resident input
- Annual membership events or site-based community activities that enhance resident participation
- Resident commissioner training, resident council (RC) training, resident advisory board (RAB) training, leadership development, household training, orientation and training for new and existing residents on resident responsibilities
- Resident council elections and organizing
- Planning functions for matters such as the Public Housing Agency Plan (PHA Plan), revitalization, safety and security, property management and maintenance, and capital improvements
- Reasonable refreshment and light snack costs that are directly related to resident meetings for the activities discussed in this section
- Stipends to resident council officers who serve as volunteers in their public housing developments
- Self-sufficiency and capacity building activities, such as those listed in § 964.205:
- Social support needs (such as self-sufficiency and youth initiatives) including: coordination of support services; training of residents for programs such as child care, early childhood development, parent involvement, volunteer services, parenting skills, before and after school programs, and senior programs; training programs on health, nutrition and safety; child abuse and neglect prevention; tutorial services, including those in partnership with community-based organizations such as local Boys and Girls Clubs, YMCA/YWCA, Boy/Girl Scouts, Campfire and Big Brother/Big



Sisters, etc.; youth education and sports programs; drug use and violence prevention programs; financial literacy and credit counseling

- Resident management training for residents in skills directly related to the operation, management, maintenance, and financial systems of a project as potential employees of an existing or proposed resident management corporation (RMC), including training on nondiscrimination and equal opportunity requirements
- Training related to the development of resident-owned businesses and technical assistance for job training and placement in RMC developments

Unallowable Activities

Any activity outside the scope of the PHA policy and HUD regulatory requirements behind TP funds and activities. Unallowable expenses also include any activities prohibited by laws related to fair housing and non-discrimination. In addition, the Office of Management and Budget's (OMB) Circular A-87 prohibits the use of federal funds, including TP funds, for the following:

- Purchase of alcoholic beverages
- Entertainment, where the dedicated purpose of the event falls under the following categories:
 - Amusement (trips to theme parks, county fairs, etc.)
 - Diversions (theatre, movies, sports events, etc.)
 - Social activities (parties, bowling nights, etc.)
- Any directly associated costs for the events in the categories above (tickets to shows or sports events, meals, lodging, rentals, transportation, and gratuities)
- Organized fund raising costs, including financial campaigns, solicitation of gifts and bequests, and similar expenses incurred to raise capital or obtain contributions, regardless of the purpose for which the funds will be used

Although TP funds cannot be used for the activities listed above, the Department encourages RCs and PHAs to seek additional funds or partnerships to provide activities with beneficial outcomes to public housing residents and communities.

8. Proposed Criteria for Evaluating Use of TP Funds. HUD encourages PHAs and RCs to consider the following criteria in conducting the evaluation of proposed TP fund expenditures:

- Is the proposed TP activity consistent with the written agreement between the PHA and the RC regarding TP funding?



- Is the requested activity consistent with the intent of HUD's regulations and the PHA's policies?
- Is the request clear? What exact activity or resource is being requested by the RC?
- Will residents have equal or broad access to the resource being provided? Will this expense benefit an individual or is it being made available to a larger group?
- Is the proposed TP activity reasonable in cost? Does the request include consideration of other more affordable alternatives? Can other vendors provide a similar resource at a lower cost? Will this expense present any conflicts of interest? Does the proposed expense abide by applicable procurement policies?
- Is the requested expense reasonable considering the PHA's size, residents served, and the amount of TP funds available?
- Is the proposed TP activity to take place locally? If not, is there a compelling reason for the activity to take place outside of the PHA's jurisdiction?
- Are the needs of the community, such as those documented in the PHA Plan, being met by the proposed TP activity?
- Will the RC be able to provide the appropriate receipts and invoices for auditing purposes?

In addition, HUD recommends that PHA policy on TP fund use require a written explanation for any denied requests, which should provide specific details as to why the request failed to meet established evaluation criteria.

9. Further Information. Questions regarding this memorandum may be directed to Ms. Virginia Flores at 202-402-6270 or by email at Virginia.Flores@hud.gov.