



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

Shelly Asbury

REGULAR BOARD MEETING

Monday, September 18, 2017

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

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

Monday, September 18, 2017 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Minutes of the Regular Board Meeting held Monday, July 24, 2017.**
- 3. Public Forum**
- 4. New Business**
 - **Berman Hopkins 2018 Budget Presentation**
- 5. Old Business**
 - LHA Recovery Plan Update
- 6. Secretary's Report**
 - Housing and Operations
 - Administration
 - Resolutions
 - Resolution #17-1445 – Approval of the LHA 2018 Agency Plan including the Administrative Plan for the Housing Choice Voucher and the ACOP for the Public Housing Program and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-HP (High Performance Agency) and 50077.
- 7. Legal Report**
- 8. Other Business**
 - **LHA Board meeting dates for November and December 2017**
- 9. Adjournment**

MINUTES
The Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday, August 21, 2017

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

LHA Board Members Present: Michael Pimentel, Chairman – Via Phone
Richard Richardson, Vice-Chairman
Edward Hall, Commissioner
Joseph DiCesare, Commissioner
Dorothy Sanders, Commissioner
Lorenzo Robinson, Commissioner
Shelly Asbury, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

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

APPROVAL OF THE AGENDA

Commissioner Richardson asked that all the commissioners please review the agenda for approval or if there were any new items to be added to the agenda. The agenda was accepted as presented.

APPROVAL/ACCEPTANCE OF MINUTES

Commissioner Richardson asked the Board if they had reviewed the meeting minutes, dated July 24, 2017. There were no changes to the agenda.

- Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, July 24, 2017.

Motion by Hall, second by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye	Edward Hall – Aye	Dorothy Sanders – Aye
Richard Richardson – Aye	Joseph DiCesare – Aye	Shelly Asbury – Aye

FSS GRADUATION

Sylvania Allen is a participant in the Lakeland Housing Authority FSS Program. She is currently attending Polk State College while pursuing an A.S. degree in Business Administration Management with Specializations in Marketing. She has completed 78% of her curriculum with a 3.55 GPA and

only has six classes remaining. She is employed with Oakridge Healthcare Center as a Wheelchair Transport Driver. A single mother and also cares for her father.

Ms. Allen indicated when she started the program she could not find a job and had ambitions and goals to further her education and find gainful employment. She met with a FSS Coordinator and set a 5 year plan. Ms. Allen successfully completed the program.

PUBLIC FORUM

None.

NEW BUSINESS

None.

OLD BUSINESS

● Recovery Plan Review Committee Update:

Commission Richardson gave the updates from the August 16, 2017 meeting. The Williamstown site is progressing well. YouthBuild students are working on the construction site.

LHA staff has submitted the Development Proposal for Phase I of the West Lake project to HUD-Washington, D.C. HUD staff indicated since there are no public funding involved with the project, the review should be easier and faster.

The Subsidy Layering Review document for the Section-8 project-based vouchers has been submitted to HUD-Jacksonville for review. Staff is concerned the West Lake development fee may exceed HUD safe harbor guidelines.

Commissioner Robinson joined the meeting during this segment of the agenda.

The Yardi-7S conversion was successfully completed. Staff is still working out some of the kinks. Other than that, the system is working fine.

The 2018 Agency Plan is completed and ready for approval by the Board. The needs be submitted to HUD by October 2017. Berman Hopkins will be at the September 2017 Board meeting to present their audit findings.

The Public Forum responses were submitted to the commissioners in the Board Report. A copy of the response was sent via certified mailed to each of the three public form speakers.

Mr. Stevenson circulated 3 binders to Board. The binders contained copies of Development Proposal, Market Study and Subsidy Layering Review application for the West Lake project. Mr. Stevenson mention that he also had a kick-off meeting with the general contractor for West Lake Phase II and was informed that they had hired two (2) of the YouthBuild program graduates to work other projects.

Commissioner Richardson mentioned that the Board meeting dates in November and December occurs right before the holidays. Staff has requested that the Board would consider rescheduling those meetings. Mr. Stevenson recommended the Monday prior to the week of Thanksgiving which would be November 13, 2017 and not holding a meeting in the month of December. Mr. DiCesare recommended that the Board members review their calendars and discuss this matter in the September Board meeting. The other Board members agreed.

Mr. Stevenson indicated that the City of Lakeland contacted him about making improvements to the shore line at Lake Beulah. Since LHA is the owner, the City needs LHA's permission to make the improvements. Mr. Stevenson agreed to allow the City to start the work.

• **SECRETARY'S REPORT**

Report submitted as written.

• **Housing/Operations**

Report submitted as written.

• **Administration/Finance**

Valerie Brown gave a thorough overview of the Financial Report.

LEGAL REPORT

None

OTHER BUSINESS

None

The meeting adjourned at 7:12 P.M.

Benjamin Stevenson, Secretary

OLD BUSINESS



BOARD OF COMMISSIONERS

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson
Commissioner

Dorothy Sanders
Commissioner

Shelly L. Asbury
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

Phone: (863) 687-2911

Fax: (863) 413-2976

www.LakelandHousing.org

DATE: September 12, 2017

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) Developer Partners Update

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

The HUD-Jacksonville Field Office approved the Request to Award the Section 8 Project-Based Vouchers to the West Lake Phase I project in July 2017. Basically, the Field Office approved the process whereby the City of Lakeland reviewed the RFP responses and made a recommendation for award of the Section 8 vouchers. The next step was for LHA to submit the Subsidy Layering Review (SLR) documents to HUD-Washington, D.C. for review and approval. The SLR documents were submitted in August 2017. After approval of the SLR, LHA will enter into an Agreement to enter into Housing Assistance Payment (AHAP) contract with the Developer to provide 80 Section 8 project-based vouchers to the project. The AHAP is one of the documents that will be included with the Mixed Finance Evidentiary closing currently scheduled for October 2017.

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



LHA has submitted an application to HUD requesting approval for disposition and demolition of the property. The application was submitted in February 2017. HUD approval must be obtained prior to starting any relocation or demolition activities. Staff has responded to the preliminary comments received from the HUD-SAC Office. HUD has requested that Mixed Finance Development Proposal be submitted before granting approval of the application. The Development Proposal packet was submitted to HUD-Washington, D.C. and HUD-Jacksonville Offices on August 14, 2017. A copy of the document will be made available at the August Board meeting. The relocation and demolition will be completed in phases over a two-three year period. Subsequent applications for disposition, demolition and relocation will be submitted for Phases II and III in 2017 and 2018, respectively.

LHA and the Developer Partner received notification of the award of \$1.2 million dollars from the Federal Home Loan Bank of San Francisco for Phase I of the West Lake project. This award addresses a funding gap on Phase I, so the Developer has requested that LHA transfer the loan of public housing funds to Phase II. It was also requested that LHA provide a commitment letter that obligates the FHLB funds to Phase I. LHA agreed to both requests since it is in the best interest of the project. Copies of both commitment letters were included in the July 2017 Update.

The City of Lakeland has completed a HUD Part 58 Environmental Review for all LHA properties located within the city limits of Lakeland. The environmental review is a HUD requirement of the Capital Fund program. The first property to be reviewed was West Lake. The Part 58 will be used for the demolition/disposition applications for West Lake Phases II and III. Polk County Neighborhood Services staff has completed the environmental review for the John Wright property. The County performed this review since the property is located in the unincorporated area of the county. LHA posted a notice of FONSI (Finding of No Significant Impact) in the local newspaper for approximately two weeks which was necessary before HUD will consider the process to be complete.

LHA hired a Relocation Manager in February to work with the residents on relocation activities. The Relocation Manager also completed a survey of the Phase I residents regarding their preferences for relocation. 100% of the residents have requested a Section 8 voucher for relocation. The Relocation Plan was submitted to HUD in May 2017. LHA requested Section 8 vouchers for the twenty (20) families impacted by the relocation. Relocation activity will officially begin after HUD approves the Relocation Plan.

The Relocation Manager gave 90-Day Notices in June 2017 to persons residing in Phase I. The Relocation Plan for Phase I has been submitted to HUD. LHA requested Section 8 vouchers for the twenty (20) families impacted by the Phase I relocation. A copy of the Relocation Plan was included with the May 2017 Board packet. Previously, the Relocation Manager completed a survey of the Phase I



residents regarding their preferences for relocation. 100% of the residents have requested a Section 8 voucher for relocation.

Staff continues to have Relocation Meetings with the residents of West Lake Apartments. The most recent meeting was held on August 3, 2017. Section 8 staff was in attendance and answered questions from the residents.

A design charrette was also held with the residents on June 28, 2017. Residents were shown updated architectural renderings and staff answered questions about the construction schedule and development phases. The Developer and Project Architect were also in attendance to answer questions.

Staff is continuing to have discussions with HTG on financing options for Phase II of the project. HTG has received a preliminary award of 4% tax credits for Phase II. HTG is exploring additional financing options to bring in more soft money to support the bonds. In that regard, they submitted an application for Green Reuse Area Designation Eligibility. One of the first steps in this process was to submit a copy of the application to the City of Lakeland for review and approval. A public hearing was also required. The hearing was held at West Lake on February 28, 2017. Attendance was minimal. The Green Reuse application is a part of the Brownfield grant process for provides funding for projects the emphasize energy reuse and environmental efficiency. HTG has advised LHA that the application was approved and will provide some additional financing for Phase II of the West Lake redevelopment project.

The name for the new community was also selected. The new name will be Twin Lake Estates.

2) Use of HOPE VI Funds

Status: The General Contractor began construction activity by starting the process of clearing the site for vertical construction work. LHA hosted a groundbreaking ceremony to announce the Micro-Cottages at Williamstown development project on Tuesday, May 16, 2017. Representatives from Senator Bill Nelson, Congressman Dennis Ross, City of Lakeland City Council, U.S. Department of Veteran Affairs, City of Lakeland staff and other local partners were in attendance. The Lakeland Ledger published a nice article about the ceremony on their website and in the printed edition of the newspaper.

The Williamstown project satisfies the HUD requirement to obligate the remaining HOPE VI funds while constructing some affordable housing rental units for senior citizens. This project also will obligate some RHF funds that are nearing their expiration date. LHA received final approval of the Williamstown project from the HUD-Washington, D.C. office in April 2017. A copy of the HUD approval letter for the Mixed-Finance Evidentiary Documents was included with the Development Report of the May 2017 Board Packet. Staff also previously received HUD approval of the Designated Housing Plan and Site Neighborhood Review documents. The project has a fourteen month construction schedule. At this time,



an assessment is still being made of the damages to the site work received during Hurricane Irma. A determination will be made at a later date regarding the impact on the project schedule.

3) Purchase Agreement for Sale of LHA Property

Status: The City Commission on March 21, 2016 approved the change in zoning for the 10th Street property. The Commission then approved the request to change the zoning from residential to commercial. The Potential Buyer (Buyer) honored their commitment to buy the property by wiring the payment to LHA on February 15, 2017. Construction activity has begun.

HUD has mandated that 100% of the sales proceeds be used for affordable housing development. The funds will be used in combination with other financial funding on the Williamstown and West Lake affordable housing development projects.

4) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan. Staff continues to make progress with reducing the overall agency debt to the Public Housing program. Staff will be submitting a Sustainability Plan to the Recovery Plan Review Committee and Board of Commissioners for review sometime within the next couple of months.

5) Implement Upgrade of Yardi System

Status: LHA completed the process of transferring funds from the thirty-seven (37) old accounts for the housing programs and properties to the TD Bank accounts in September 2016. The next step was to upgrade the Yardi system to the 7.0 version. I am happy to report that upgrade has been completed. Staff is still working out some of the kinks, but setbacks have been minor.

6) Other Items

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

Staff has also received an inquiry regarding the vacant lot on N. 10th Street located across the street from the Colton Meadows property. The lot is currently zoned for multi-family residential development. All of the discussions are preliminary. The potential buyer is looking for a location to build housing for senior citizens as partnering with some other local organizations to provide some recreational and community service programs.



LHA staff has drafted the 2018 Agency Plan. Copies are being distributed to the Board in August. The document was made available for review and comment by the Resident Advisory Board and general public for 45 days. Locations where physical copies of the Plan were available included LHA, the Larry Jackson Library and the City of Lakeland. A copy was also available on the LHA website. LHA staff held the first of three public meetings with the RAB and the general public to discuss their comments regarding the Plan on July 6, 2017. Members of the RAB were given an overview of the revisions and updates to last year's Plan. The next meeting with the RAB was held on July 20, 2017. A Public Hearing with the general public was held on July 24, 2017. All of the meetings were held in the LHA Boardroom. The Plan will be submitted to HUD in October 2017.

The HUD-Jacksonville Office sent written approval of the 2017 Agency Plan in December 2016. LHA staff anticipates a similar time frame for approval of the 2018 document. A copy of the HUD Approval Letter for the 2017 Agency Plan was included with the December 2016 Board packet.

The City of Lakeland requested permission to conduct a shoreline restoration project along the southside of Lake Beulah across from the West Lake Apartments development. The work will improve the shoreline and stabilize the water edge from further erosion.

BJS

SECRETARY'S REPORT

Secretary's Report
September 2017
HOPE VI Funds Expenditure

The Williamstown project satisfies the HUD requirement to obligate the remaining HOPE VI funds while constructing some affordable housing rental units for senior citizens. This project also will obligate some RHF funds that are nearing their expiration date. LHA received final approval of the Williamstown project from the HUD-Washington, D.C. office in April 2017. A copy of the HUD approval letter for the Mixed-Finance Evidentiary Documents was included with the Development Report of the May 2017 Board Packet. Staff also previously received HUD approval of the Designated Housing Plan and Site Neighborhood Review documents. The project has a fourteen month construction schedule.

The General Contractor started construction activity by clearing the site for vertical construction work in June. The GC started laying concrete foundations for the housing units on July 6, 2017. Construction activity continues to go well with minor weather delays. Foundations and walls for housing units are above ground and the contractor also installing underground infrastructure. The project remains on schedule for completion. The impact of Hurricane Irma on the schedule is expected to be minimal.

Annual Budget/Agency Update

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

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

The 2017 Annual Budget was distributed to the Board at the October meeting. The budget was discussed and approved at the November 2016 meeting.

Agency Plan

LHA staff drafted the 2018 Agency Plan in June 2017. Copies were being distributed to the Board along with July 2017 Board packet. Copies of the document were made available for review and comment by the Resident Advisory Board and general public for 45 days. Locations where physical copies of the Plan were made available include LHA, the Larry Jackson Library and the City of Lakeland. A copy was also available on the LHA website. LHA staff held public meetings with the RAB and the general public to discuss their comments regarding the Plan on July 6th and July 20, 2017. Members of the RAB were given an overview of the revisions and

Secretary's Report
September 2017

updates to last year's Plan. A Public Hearing with the general public was held on July 24, 2017. All of the meetings were held in the LHA Boardroom. The Plan was submitted to the LHA Board for approval at the July August 2017 meeting. It will be sent later to HUD in October 2017.

The HUD-Jacksonville Office sent written approval of the 2017 Agency Plan in December 2016. LHA staff anticipates a similar time frame for approval of the 2018 document. A copy of the HUD Approval Letter for the 2017 Agency Plan was included with the December 2016 Board packet.

West Lake

LHA continues to have meetings with the Developer Partner for the West Lake project. We discussed plans for relocation, demolition, overall master plan, communication with residents, timing of finances and construction schedules as well as developer fees. The Developer Partner has received a preliminary award of 4% tax credits for Phase II. We are discussing additional financing options to bring in more soft money to support the bonds.

LHA and the Developer Partner received notification in July 2017 of the award of \$1.2 million dollars from the Federal Home Loan Bank of San Francisco for Phase I of the West Lake project. This award addresses a funding gap on Phase I, so the Developer requested that LHA transfer the loan of public housing funds to Phase II. It was also requested that LHA provide a commitment letter that obligates the FHLB funds to Phase I. LHA agreed to both requests since it was in the best interest of the project. Copies of both commitment letters were included with the July 2017 Recovery Plan Update.

Staff continues to have Relocation Meetings with the residents of West Lake Apartments. The most recent meeting was held on August 17, 2017. Section 8 and Public Housing staff was in attendance and answered questions from the residents.

A design charrette was also held with the residents on June 28, 2017. Residents were shown updated architectural renderings and staff answered questions about the construction schedule and development phases. The Developer and Project Architect were also in attendance to answer questions.

In June, the Relocation Manager gave 90-Day Notices to persons residing in Phase I. The Relocation Plan for Phase I has been submitted to HUD. LHA requested Section 8 vouchers for the twenty (20) families impacted by the Phase I relocation. A copy of the Relocation Plan is included with the May 2017 Board packet. Previously, the Relocation Manager completed a survey of the Phase I residents regarding their preferences for relocation. 100% of the residents have requested a Section 8 voucher for relocation.

Secretary's Report
September 2017

Staff has submitted the Demolition/Disposition application for Phase I to the HUD-SAC Office. We hope to receive HUD approval of the application in approximately 60 days. Subsequent applications will be submitted for Phases II and III in 2017 and 2018, respectively. Staff has responded to HUD comments received on the Phase I application. HUD has fixed the technical difficulties with receiving the information on their end.

The HUD-Jacksonville Field Office approved the Request to Award the Section 8 Project-Based Vouchers to the West Lake Phase I project in July 2017. Basically, the Field Office approved the process whereby the City of Lakeland reviewed the RFP responses and made a recommendation for award of the Section 8 vouchers. The next step was for LHA to submit the Subsidy Layering Review (SLR) documents to HUD-Washington, D.C. for review and approval. The SLR documents were submitted in August 2017. After approval of the SLR, LHA will enter into an Agreement to enter into Housing Assistance Payment (AHAP) contract with the Developer to provide 80 Section 8 project-based vouchers to the project. The AHAP is one of the documents that will be included with the Mixed Finance Evidentiary closing currently scheduled for October 2017.

LHA staff met with the Board of Directors for Lakeland Polk Housing Corporation in October 2016. The LPHC Board approved resolutions authorizing LHA to proceed with an application for low income housing tax credits for West Lake Phase II and the submittal Mixed Finance Evidentiary documents for the Williamstown project.

The name for the new community was also selected. The new name will be Twin Lake Estates.

Other Activities

I attended a meeting with the 360 Foundation, a non-profit arm of the Detroit Tigers. We discussed a potential partnership on a development project in the Lakeland area with an investor.

I met with Karen Gray, a resident of West Lake Apartments. We discussed resident activities and future plans for the West Lake community.

I gave a presentation to the City of Lakeland City of Lakeland City Commission. The presentation provided an update on LHA projects and activities.

LHA staff is working diligently to clean up the properties after Hurricane Irma. Minor damage to the buildings, but lots of debris and trash that need to be removed.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

September 2017

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

Updates for the month of August:

Senate Confirms Key HUD Nominees

Earlier this month the Senate adjourned for their belated-August recess and now both chambers of Congress are officially out of town. Before adjourning, the Senate confirmed 78 Trump Administration nominees for several federal agencies, including HUD: Neal J. Rackleff as Assistant Secretary for the Office of Community Planning and Development, and Anna M. Farias as Assistant Secretary for the Office of Fair Housing and Equal Opportunity. Pamela Patenaude has yet to be confirmed as HUD Deputy Secretary, nor has the nominee for HUD General Counsel, J. Paul Compton, Jr.

Community Development Block Grant Updates

Use of CDBG Funds to Assist Individual Development Accounts: On August 15, HUD issued new guidance (CPD-17-07) describing how CDBG grantees can use CDBG to fund the Individual Development Accounts (IDA) that will be used to pay for CDBG-eligible activities.

Allocations, Common Application, Waivers, and Alternative Requirements for CDBG-DR Grantees: On August 7, HUD published a notice in the *Federal Register* that allocates additional funds (login required) for 2015 and 2016 disasters; establishes an allocation framework for disasters that occur in 2017 and later; provides waivers for previously funded National Disaster Resilience Competition grants, grantees that received certain CDBG-DR funding, and for Rebuild By Design activities. The notice also creates a new national objective criteria for grantees undertaking CDBG-DR buyouts and housing incentives.

Homeless Assistance Programs Updates

Coordinated Entry Community Samples Toolkit: HUD requires Continuums of Care (CoCs) to implement and operate a coordinated entry (CE) system. Last January, HUD published a notice (CPD-17-01) establishing the additional CE requirements and later released a comprehensive CE Guidebook. Now available is the *CE Community*

Samples Toolkit, which are not official HUD resources, but are community provided samples that offer CE examples from large, urban communities, and suburban and rural CoCs.

Disaster Recovery Homelessness Toolkit: On August 8, HUD released the third piece of the Disaster Recovery Homelessness Toolkit, titled *Recovery Guide for Local Jurisdictions*. This piece focuses on improving outcomes for people experiencing homelessness as part of long-term disaster recovery. The entire toolkit is intended for local governments, Continuums of Care, and service providers seeking to ensure comprehensive and inclusive disaster planning, response and recovery.

HOPWA Updates

Housing Opportunities for Persons With AIDS (HOPWA) Program Data Update: A new technical assistance document is now available to help HOPWA grantees and project sponsors understand how they must interact with different data systems (i.e., eCon Planning Suite, IDIS, HMIS, HOPWA reporting forms) in order to meet program data requirements.

Other Community Development Updates

HUD Releases Notice on RAD Cap Increase and Rent Setting: On August 23, HUD published a *Federal Register* notice that increases the unit cap for the Rental Assistance Demonstration (RAD) and sets rents for units accepted under the increase. The FY 2017 enacted budget expanded the 185,000 unit cap on Public Housing conversions to 225,000 units and changed the September 30, 2018 deadline for submission of RAD applications under the first component to September 30, 2020.

HUD Suspends Mandatory Small Area FMRs: On August 13, HUD announced, through letters to PHAs, that the Department would be making the implementation of Small Area Fair Market Rents (FMRs) completely voluntary for PHAs in 23 of the 24 metropolitan areas which were originally required to use Small Area FMRs. Small Area FMRs are FMRs calculated by zip code instead of a wider metropolitan area.

HUD Seeks Public Comment on VAWA Forms: On August 1, HUD published a 60-day Notice requesting public comment on the Department's proposed information collection through certain HUD-provided forms (i.e. Notice of Occupancy Rights) and activities (i.e. emergency transfer reporting) related to HUD's implementation of the Violence Against Women Reauthorization Act of 2013 (VAWA 2013) final rule (VAWA rule), issued last November. In accordance with the Paperwork Reduction Act, HUD is requesting comment from all interested parties on the proposed collection of information. The deadline to submit comments is October 2, 2017.

30 New Communities To Join ConnectHome Nation Initiative: Earlier this summer, the expansion of ConnectHome – which has been rebranded as “ConnectHOME Nation” – announced the launch of a new cohort of communities with the goal of reaching over 100 communities and connecting 350,000 people living in public housing by 2020. On August 21, ConnectHome Nation announced the first new cohort of 30 communities selected to join.

Research & Reports

Interim Evaluation of the Small Area Fair Market Rent Demonstration: On August 15, HUD published a report that provides preliminary findings from HUD's Small Area Fair Market Rent (FMR) Demonstration. The Small Area FMR Demonstration is a Demonstration of seven PHAs that have implemented Small Area FMRs in a variety of housing markets to test their effectiveness. The potential adverse impacts to Housing Choice Voucher (HCV) program participants that this report identifies is one of the reasons that HUD suspended implementation of mandatory Small Area FMRs.

HUD Reports Worst Case Housing Needs Increased in 2015: On August 10, HUD released the sixteenth edition of the *Worst Case Housing Needs: 2017 Report to Congress* which finds that in 2015, there were 8.3 million unassisted very low-income households (earning no more than 50 percent of the area median income) in the U.S. that were experiencing “worst case housing” by spending more than half of their income on rent, living in severely substandard housing conditions, or both. Overall, households with worst case needs have increased by 41 percent since 2007 and by 8 percent since 2013..

Grants & Opportunities

- FY2017 Family Self-Sufficiency Notice of Funding Availability (HUD) - Deadline Sept. 15, 2017
- Community Compass Technical Assistance and Capacity Building Program (HUD) - Deadline Sept. 28, 2017.
- Rural Broadband Access Loan and Loan Guarantee Program (USDA) - Sept. 30, 2017

Training & Events

In Person

- 2017 NAHRO National Conference & Exhibition: October 27-29 in Pittsburgh, PA.

Online

- Reducing Barriers to Housing through HUD's Criminal Records Guidance: September 19, 2017 from 1:30-3:00 p.m. (EDT)

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
08/31/2017	98.33%	09/06/2017

Program type : **Public Housing**

Level of Information : **Housing Agency within State FL**

Effective Dates Included : **May 01, 2016 through August 31, 2017**

NOTE: Percentages in each area may not total 100 percent due to rounding.

Race/Ethnicity

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	40	59	0	0	0	0	0	0	0
FL011 - LAKELAND	26	73	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	29	71
FL011 - LAKELAND	21	79

Housing Choice Voucher Program Report

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently has nineteen (19) port-outs in the month of August. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has thirty one (31) active port ins for the month of August. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

Lease-up & Movers

As of August 31, 2017, Lakeland Housing Authority issued three (3) vouchers to movers. We received eighteen (18) Requests for Tenancy Approvals during the month of August. We processed three (3) initial move-in, and one (1) port-in.

Active Clients

As of August 31, 2017, LHA is servicing 1272 families on the Housing Choice Voucher program.

Program	Total Vouchers
<ul style="list-style-type: none">• Regular Vouchers & Project Based Vouchers	1085
<ul style="list-style-type: none">• Mainstream	42
<ul style="list-style-type: none">• VASH	68
<ul style="list-style-type: none">• Tenant Protection	59
<ul style="list-style-type: none">• Port Out	18
Total	1272

EOP – End of Participation

LHA processed eight (8) EOP's with a date effective the month of August 2017. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	4
• Left w/out notice	0
• No longer need S/8 Assistance	1
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	3
Total	8

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
08/31/2017	97.23%	09/05/2017

General information and activities for the month of August 2017

- The Housing Choice Voucher Department processed one hundred eleven (111) annual certifications and fifty seven (57) interim certifications.
- The Inspections Unit conducted a total of thirty nine (39) inspections.
- A total of ten (10) informal hearings were processed during this month.

Repayment Agreements for Unreported Income

8/2/2017	Accumulative report			
Total of unreported income that has been identified	\$	186,706.00		
Non responsive	\$	47,736.00		
Identified as uncollectible	\$	38,040.57		
Repayment agreement signed		123,681.00		
Pending repayments to be signed	\$	15,289.00		
Downpayments received	\$	13,544.00		
Lump sum received	\$	2,236.00		
Payments towards agreement	\$	24,106.50		
	\$	39,886.50		
		G/L	Pending	Estimated balances as of 08/02/17
	RNP	\$ 19,572.95	\$ 370.34	\$ 19,943.29
	UNP	\$ 19,572.88	370.33	\$ 19,943.21
		\$ 39,145.83	\$ 740.67	\$ 39,886.50

RECEPTION MONTHLY REPORT 2017**VISITOR'S COUNT RFTA INTERIM CHANGE**

January	1,139	28	59
February	906	38	53
March	950	34	46
April	732	30	67
May	1009	22	64
June	895	15	67
July	745	12	81
August	952	18	57



Reports from the Communities

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

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
Occupancy 99.6% averaged	100%	99%	100%	100%	100%	100%	100%	100%	98%
Down units due to modernization /Insurance									
Vacant units	0	1	0	0	0	0	0	0	2
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	5	6	8	6	2	13	4	10	9
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	Jeannette Albino	Gladys Delgado	Catherine Diaz

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

Resident Services Programs and Activities

Family Self Sufficiency

August 2017 Report

- **West Lake Apartments**

Our Computer Lab is open daily, Monday thru Thursday from 10:00am – 2:00pm. It is also open upon request of the residents. We are collaborating with Career Source Polk in allowing our residents to gain job skills by operating our computer lab.

- **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.

- **FSS Pre-Purchasing Housing Counseling**

Anthony from Solita's house conducted a pre-purchasing housing counseling session for Public Housing, Section 8 and Ross participants. He encouraged them to be diligent with actively engaging themselves in the steps to homeownership. He shared his personal testimony, which gave hope and motivation to our participants.



- **Sewing & Crochet Class**

We are back to our regular schedule this month. If anyone has any sewing machines not being used, old fabric or patterns please drop them off at Central Attn: Dianne, Judy & Katrina. Christmas is rapidly approaching and we are working on projects that we can bless our seniors with for the holidays.

- **Harvest Assembly**

Pastor Robbie and his team blessed our West Lake Community with food, fellowship, prayer and great music. Our residents received bags of fresh vegetables & fruits, frozen meats, rice, peanut butter, bread, cookies, two bikes were raffled off and the kids had dance contests.





- **Diamond In The Rough**

The topic this month was 'Nothing to Fear but Fear Itself'..... Tawanta Stanley was the speaker of the hour. The ladies had a wonderful time listening to this empowering message. The fellowship was inspiring and we are looking forward to next month's empowerment session.



August was a great month for our seniors. So grateful to our Partners who helped to sponsor our Annual Dance 2 the Rhythm. Night. Foundational Truth Outreach Ministries, Simply Health Care, Amerigroup, VITAS, Dedicated, Romero Medical Group. "TAABU" brought the house down! We celebrated Mr. Thompson 102 years young. He is our oldest living resident.





- **Senior Beach Day**

We sponsored our second senior beach day this year. Our seniors packed their lunches, we filled up a cooler of refreshing drinks and their destination was the Fort Desoto Beach. The day was filled with fun; our community partners came out with tents, games and added a special touch to the day.

We are currently looking for a contractor to teach mechanics & welding at our West Lake Community.

Upcoming Events

Senior Events

**Sr. Water Aerobics/Kelly Recreation Center
September 6th & 27th**

**Anna Maria Island Beach Trip
September 20th**

Resident Opportunity and Self-Sufficiency (ROSS) August 2017 Report

The Resident Opportunity and Self-Sufficiency Grant, primary purpose is to provide for the provision of a Service Coordinator to coordinate various supportive services and other activities identified as a need of the ROSS Grant participants and the ROSS Grant Logic Model.

There is a misconception among a few ROSS Grant participants regarding the funding and the proposed services to be provided. .

LHA's Youth Activities

- The Youth of LHA Communities returned back to school on August 10th
Our kids are transported to several different schools in Lakeland
- KIDS HOUSE continued to be a safe haven for our children after school, by providing snacks and homework assistance. Christel Graham has provided this service for 16 years
- Victory Kids Camp Program started during the month at Westlake Homes
- The youth at Westlake Homes has access to the Westlake computer lab on Tuesdays and Thursdays

During the month the following activities and events occurred:

- Attended the Family Self-Sufficiency Coordinating Committee monthly meeting on August 4, 2017
- Assist with setting up for the Assistance Support Guidance Financial Education Services at Westlake Community Center on August 15, 2017
- Attended Senior Night Aloha, at Emma Mae Turner Center on August 18, 2017
- Participated in the Family Self-Sufficiency Workshop on Pre-Purchase Housing Counseling on August 23, 2017
- Attended Career Source Polk “Best Places to Work” Breakfast, on August 8, 2017
- Participated in the ROSS Grant webinar on August 30, 2017
- Meet with Eisha Smith of Career Source Polk in Winter Haven on August 31, 2017

Overview of the Relocation of Residents Westlake Homes Phase I

Number of households impacted by the Relocation	<u>17</u>
Number of households requesting Section 8 voucher	<u>19</u>
Number of households requesting Public Housing	<u>0</u>
Number of split households request	<u>2</u>
Number of households requesting portability	<u>2</u>
Number of Households provided one-on-one counseling	<u>19</u>
Number of Relocation meetings since January 2017	<u>6</u>
Number of household evictions	<u>1</u>



Respectfully,

Carlos R. Pizarro An

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



U.S. Department of Housing and Urban
 OFFICE OF PUBLIC AND INDIAN HOUSING
 REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 07/06/2017

PHA Code:	FL011
PHA Name:	HOUSING AUTHORITY OF THE CITY OF LAKELAND
Fiscal Year End:	12/31/2016

PHAS Indicators	Score	Maximum Score
Physical	34	40
Financial	23	25
Management	25	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	92	100
Designation Status:	High Performer	
Published 07/06/2017	Initial published	07/06/2017

Financial Score Details	Score	Maximum Score
Unaudited/Single Audit		
1. FASS Score before deductions	23.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	23.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	98.41	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: September 13, 2017

RE: August 2017 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending August 25, 2017 for the following entities:

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

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and eight months (Year to Date) ended August 25, 2017

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a Net Operating Income (NOI) of \$13,844 for the period and 72,328 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a NOI of -\$132,117 for Program Administration and -\$239,771 for Housing Assistance Payment.
 - B. The loss is due to delays in receiving port in HAP from other housing agencies.
 - C. HCV also has HUD-held reserves.
 - D. Additionally, LHA submitted a request to HUD's Jacksonville Field Office for shortfall assistance. A request was also submitted to HUD Headquarters for an increase in administrative fees. Headquarters rejected LHA's request for an increase in administrative fees but LHA was given an increase in the proration.
 - E. LHA staff has also implemented measures to reduce administrative expenses.
3. Public Housing (AMP 1: WestLake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. NOI is \$56,849 for year-to-date before depreciation.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place's NOI is \$5,297 before depreciation.
 - B. Rent collection continues to be higher than the budget for both the period and year-to-date.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$89,025 before depreciation.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$45,247 before depreciation.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet's has a NOI of \$3,255 before depreciation for the period and -\$8,250 before depreciation for year-to-date.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$68,499 before depreciation.
9. Hampton Hills
 - A. This property has a NOI of \$1,827 for the year before depreciation.





10. YouthBuild

- A. YouthBuild has a NOI of \$10,220 for the period and -\$16,513 for year-to-date. The negative NOI is because funds received for YouthBuild from other grants have not been transferred from the PHA master account. See YouthBuild's Balance Sheet for details.

Conclusion: HUD recognized that it had under subsidized AMPs 1-4 during calendar year 2016. Although HUD has adjusted the 2017 subsidy payments to cover the shortfall, all HUD programs are operating under the continuing resolution until Congress approves the budget.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and Eight Months Ended August 25, 2017**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	1,500.00	750.00	750.00	100.00%	1	6,696	6,000	696	11.59%	9,000
Public Housing & Sec 8 Management Income	28,523	28,703	(180)	-0.63%		228,188	229,625	(1,438)	-0.63%	344,438
Other Income	26,364	21,608	4,756	22.01%	2	241,763	172,860	68,903	0.40	259,290
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0.00%		8,000	8,000	-	0.00%	12,000
Front Line Activities and Other	5,000	5,000	-	0.00%		40,000	40,000	-	0.00%	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%		24,000	24,000	-	0.00%	36,000
Total Revenue	65,387	60,061	5,327	8.87%		548,646	480,485	68,160	14.19%	720,728
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	46,709	57,293	(10,583)	-18.47%	3	458,126	458,341	(215)	-0.05%	687,511
Utility Expense	-	520	(520)	-100.00%	3	-	4,156	(4,156)	-100.00%	6,234
Maintenance Expense	3,619	937	2,683	286.32%	4	8,479	7,495	984	13.13%	11,243
General Expenses	812	1,254	(442)	-35.25%	3	6,497	10,033	(3,537)	-35.25%	15,050
Financing Expenses	-	-	-			-	-	-		-
Total Expense before depreciation	51,141	60,003	(8,862)	-14.77%		473,102	480,026	(6,924)	-1.44%	720,039
Operating Income (Loss) before Depreciation	14,246	57	14,189	24697.66%		75,544	460	75,084	16336.67%	689
Depreciation	402	523	(121)	-23.14%		3,216	4,184	(968)	-23.14%	6,276
Total Expense	51,543	60,526	(8,983)	-14.84%		476,318	484,210	(7,892)	-1.63%	726,315
Net Operating Income (Loss)	13,844	(466)	14,310	-3073.79%		72,328	(3,724)	76,052	-2042.01%	(5,587)

Comments

- 1 Variance for the period is due to timing of Section 8 processing fees.
- 2 Variance for the period is due to timing of IT fees.
- 3 Variance reflects expenses less than the budget.
- 4 Maintenance fees are over budget due to costs associated with preparation of LHA's financial statements for the year ended December 31, 2016.

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
August 25, 2017**

ASSETS

Unrestricted Cash	
Cash Operating 1	250.92
Cash-Payroll	55,949.78
Total Unrestricted Cash	<u>56,200.70</u>
TOTAL CASH	56,200.70
ACCOUNTS AND NOTES RECEIVABLE	
Cash - Vending	2,526.50
Due from Hampton Hills	172.59
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
A/R - Youthbuild DOL	78,302.46
A/R - Capital Fund Grants/HUD	64,000.00
TOTAL DUE FROM	<u>146,545.02</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	146,545.02
OTHER CURRENT ASSETS	
Prepaid Insurance	3,248.21
Prepaid Software Licenses	2,500.00
TOTAL OTHER CURRENT ASSETS	<u>5,748.21</u>
TOTAL CURRENT ASSETS	208,493.93
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation-Buildings	-402.00
Accum Depreciation- Misc FF&E	-26,201.06
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>7,165.38</u>
TOTAL NONCURRENT ASSETS	7,165.38
TOTAL ASSETS	215,659.31

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	4,734.33
Aflac Payable	-6.06
Other Current Liabilities	65,458.31
Accrued Audit Fees	3,750.00
Due to Federal Master	2,756,937.70
Due to West Lake Mgmt.	46,210.18
Due to Polk County Developers, Inc.	253,800.00
Accrued Compensated Absences-Current	12,793.07
TOTAL CURRENT LIABILITIES	<u>3,143,677.53</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	23,758.55
TOTAL NONCURRENT LIABILITIES	<u>23,758.55</u>
TOTAL LIABILITIES	3,167,436.08
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,951,776.77
TOTAL RETAINED EARNINGS:	<u>-2,951,776.77</u>
TOTAL EQUITY	-2,951,776.77
TOTAL LIABILITIES AND EQUITY	215,659.31

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

For the Current Month and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	29,659.15	250.92	-29,408.23
Cash-Payroll	35,504.96	55,949.78	20,444.82
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	2,526.50	2,526.50	0.00
Total Cash	67,690.61	58,727.20	-8,963.41
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	51,913.90	250.92	-51,662.98
Cash-Payroll	4,704.11	55,949.78	51,245.67
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	1,831.00	2,526.50	695.50
Total Cash	58,449.01	58,727.20	278.19

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	81,047	62,998	18,049	28.65%		503,845	503,984	(139)	-0.03%	755,976
Other Income	1,532	6	1,526	26167.83%	1	14,900	47	14,853	31828.66%	70
Total Revenue	82,579	63,004	19,575	31.07%		518,745	504,031	14,714	2.92%	756,046
Administrative Expenses	55,155	62,310	(7,155)	-11.48%		500,118	498,480	1,637	0.33%	747,720
Tenant Services	-	-	-			37	-	37		-
Utilities	-	334	(334)	-100.00%	2	-	2,673	(2,673)	-100.00%	4,010
Maintenance Expense	269	229	40	17.43%	3	2,692	1,833	858	46.81%	2,750
General Expenses (Insurance, etc.)	55,600	130	55,470	42532.83%	4	145,263	1,043	144,220	13823.01%	1,565
Total Expense before Depreciation	111,025	63,004	48,021	76.22%		648,110	504,030	144,080	28.59%	756,045
Repayment Agreements	(55,470)	0	(55,470)	-118864149.99%		(144,220)	-	(144,220)	#DIV/0!	-
Operating Income (Loss) before Depreciation	27,025	0	27,025			(129,365)	0	(129,366)	-34651516.95%	1
Depreciation	344	-	344			2,752	-	2,752		-
Total Expense	111,369	63,004	48,365	76.76%		650,862	504,030	146,832	29.13%	756,045
Net Operating Income (Loss)	(28,789)	0	(28,789)	-61691435.69%	7	(132,117)	0	(132,118)		1

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	784,033	716,667	67,366	9.40%		5,852,174	5,733,333	118,841	2.07%	8,600,000
Port In HAP Reimbursements Received	1,786	9,333	(7,547)	-80.87%	2	3,707	74,666	(70,959)	-95.03%	112,000
Other income	19,480	-	1,532	0.00%		147,898	-	147,898	0.00%	-
Total Revenue	805,299	726,000	79,299	10.92%		6,003,779	5,808,000	195,780	3.37%	8,712,000
Housing Assistance Payments	770,139	695,000	75,139	10.81%		5,899,367	5,560,000	339,367	6.10%	8,340,000
Tenant Utility Reimbursement	29,898	20,417	9,481	46.44%	5	229,436	163,333	66,103	40.47%	245,000
Port Out HAP Payments	11,632	6,250	5,382	86.11%	5	127,521	50,000	77,521	155.04%	75,000
FSS Escrow Payments	1,870	2,667	(796)	-29.87%	6	(12,774)	21,333	(34,108)	-159.88%	32,000
Operating Expenses Before Depreciation	813,539	724,333	89,206	12.32%		6,243,550	5,794,667	448,884	7.75%	8,692,000
Depreciation	-	350	(350)	-100.00%		-	2,800	(2,800)	-100.00%	4,200
Total Expense	813,539	724,683	88,856	12.26%		6,243,550	5,797,467	446,084	7.69%	8,696,200
Net Operating Income (Loss)	(8,241)	1,317	(9,557)	-725.89%	7	(239,771)	10,533	(250,304)	-2376.36%	15,800

Comments

- 1 Variance reflects reclassifications and repayment agreements.
- 2 Variance reflects expenses less than the budget.
- 3 Variance is due to costs associated with janitorial supplies and cleaning.
- 4 Variance is a result of costs associated with bad debt.
- 5 Variance is due to clients porting their vouchers to other housing agencies. HUD also increased the utility allowances for Polk County.
- 6 Variance is due to a prior period adjustment.
- 7 NOI continues to be negative because the HCV program still has HUD held reserves.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of August 25, 2017

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	19,498.63	A/P Vendors and Contractors	-39,137.76
Cash-Payroll	-405.24	Accrued Audit Fees	48,066.57
Cash Operating 2B	72,272.18	Due to Federal Master	180,561.29
Total Unrestricted Cash	91,365.57	Due to Section 8	-22,133.29
Restricted Cash		Tenant Prepaid Rents	19,493.08
Cash Restricted - FSS Escrow	53,815.10	State of FL Unclaimed Funds	33,224.76
Total Restricted Cash	53,815.10	Accrued Compensated Absences-Current	4,100.71
Clearing	2,873.44	TOTAL CURRENT LIABILITIES	224,175.36
TOTAL CASH	148,054.11		
		NONCURRENT LIABILITIES	
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	170,201.99	Accrued Compensated Absences-LT	7,615.60
Allowance for Doubtful Accounts-Tenants/Vendors	-122,942.31	FSS Due to Tenant Long Term	53,815.10
AR-TPA/Fraud Recovery	56,454.79		
A/R WF Dec ACH	3,400.10		
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-27,469.70		
Due from Section 8 Mainstream	-22,133.29		
TOTAL DUE FROM	-22,133.29		
A/R-Other Government	1,432.70		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	58,944.28	TOTAL NONCURRENT LIABILITIES	61,430.70
OTHER CURRENT ASSETS			
Prepaid Insurance	521.68		
Prepaid Software Licenses	114.63		
TOTAL OTHER CURRENT ASSETS	636.31		
TOTAL CURRENT ASSETS	207,634.70	TOTAL LIABILITIES	285,606.06
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS			
Furniture & Fixtures	26,461.08	RETAINED EARNINGS	
Accum Depreciation-Buildings	-344.00	Retained Earnings-Unrestricted Net Assets	-76,113.25
Accum Depreciation- Misc FF&E	-26,664.97	TOTAL RETAINED EARNINGS:	-76,113.25
Intangible Assets			
TOTAL FIXED ASSETS (NET)	-547.89	TOTAL EQUITY	-76,113.25
Non-Dwelling Equipment	2,406.00		
TOTAL NONCURRENT ASSETS	1,858.11		
TOTAL ASSETS	209,492.81	TOTAL LIABILITIES AND EQUITY	209,492.81

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

For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,380.10	19,498.63	-7,881.47
Cash-Payroll	1,632.49	-405.24	-2,037.73
Cash Operating 2B	80,225.49	72,272.18	-7,953.31
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	67,706.98	53,815.10	-13,891.88
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	176,945.06	145,180.67	-31,764.39

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,402.85	19,498.63	-23,904.22
Cash-Payroll	5,403.19	-405.24	-5,808.43
Cash Operating 2B	1,164,595.57	72,272.18	-1,092,323.39
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	-1,838.71	0.00	1,838.71
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	98,962.87	53,815.10	-45,147.77
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,310,525.77	145,180.67	-1,165,345.10

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Eight Months Ended August 25, 2017**

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance		
Rental Income	27,237	26,500	737	2.78%	1	214,782	212,000	2,782	1.31%	318,000
Other Tenant Income	735	1,868	(1,133)	-60.66%	2	7,737	14,945	(7,208)	-48.23%	22,418
Government Subsidy Income	65,789	58,130	7,659	13.18%	3	516,434	465,040	51,394	11.05%	697,560
Interest Income Restricted	9,430	7,750	1,680	21.67%	4	73,338	62,000	11,338	18.29%	93,000
Other Income	-	1,085	(1,085)	-100.00%		40	8,677	(8,636)	-99.54%	13,015
Total Revenue	103,191	95,333	7,858	8.24%		812,331	762,662	49,669	6.51%	1,143,993
Administrative Expenses	46,223	45,530	693	1.52%		359,250	364,243	(4,993)	-1.37%	546,364
Tenant Services Expenses	400	869	(469)	-53.96%	5	4,707	6,950	(2,243)	-32.28%	10,425
Utility Expense	19,996	9,003	10,994	122.11%	6	85,577	72,023	13,553	18.82%	108,035
Maintenance and Development Expense	24,703	29,642	(4,939)	-16.66%	5	232,310	237,133	(4,823)	-2.03%	355,699
General Expenses	7,769	6,652	1,117	16.79%	7	51,651	53,214	(1,563)	-2.94%	79,821
Housing Assistance Payments	6,086	2,943	3,143	106.82%	8	21,988	23,541	(1,553)	-6.60%	35,312
Transfer Out	-	-	-			-	-	-		-
Operating expense before Depreciation	105,177	94,638	10,539	11.14%		755,482	757,104	(1,622)	-0.21%	1,135,657
Net Operating Income (Loss)	(1,986)	695	(2,681)	-385.90%		56,849	5,558	51,291	922.89%	8,337
Depreciation	13,310	44,611	(31,302)	-70.17%		106,477	356,890	(250,413)	-70.17%	535,336
Capital Replacement Items	-	-	-			-	-	-		-
Total Expenses	118,487	139,249	(20,763)	-14.91%		861,959	1,113,995	(252,035)	-22.62%	1,670,992
Net Income (Loss)	(15,296)	(43,917)	28,621	-65.17%		(49,628)	(351,333)	301,705	-85.87%	(526,999)

Comments

- 1 Property consists of 177 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income remains consistent with the budget.
- 2 Variance reflects less damage to units and timely payment of rent.
- 3 Subsidy received from HUD continues to be higher than anticipated.
- 4 Variance is a result of interest received on mortgages for Colton Meadow and the Villas at Lake Bonnet.
- 5 Variance reflects expenses that were less than the budget.
- 6 Utility expenses for the year continue to be higher than budgeted due to costs associated with electricity, water, and sewer.
- 7 Variance is due recording of bad debt.
- 8 HAP payments for the period were over budget due to timing of expenses but costs remain within budget for year-to-date.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
August 25, 2017

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	2,371,917.94
Cash-Payroll	-1,489.03
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>2,371,228.91</u>
Restricted Cash	
Cash Restricted-Security Deposits	50,813.00
Cash Restricted - FSS Escrow	15,810.40
Total Restricted Cash	<u>66,623.40</u>
TOTAL CASH	<u>2,437,852.31</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	19,927.91
Allowance for Doubtful Accounts-Tenants/Vendors	-7,994.08
AR-TPA/Fraud Recovery	16,301.56
Due from Commercial Lot	11,320.77
Due from West Lake	-87,272.83
Due from West Lake Addition	-133,717.63
Due from John Wright Homes	-26,113.94
Due from Cecil Gober	-156,853.89
Due from Paul Colton	243.75
Due from Arbor Manor	1,697.24
A/R - ROSS/HUD	18,670.96
Due from Hampton Hills	2,899.25
Due from Polk County Housing	61.25
Due from Arbor Manor LTD	188.49
Due from West Lake Management, LLC	124,711.11
A/R - Capital Fund Grants/HUD	29,287.84
Due from Development-General	448,653.03
Due from Development-Williamstown	1,483.34
Due from Development-10th Street	-1,320,637.50
Due From Public Housing Reserve	105,731.17
Due From FSS	49,903.81
Due from Section 8 HCV	180,561.29
Due from Central Office Cost Center	2,756,937.71
TOTAL DUE FROM	<u>2,007,755.22</u>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	354,022.84
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>4,153,735.45</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	215.60
Prepaid Insurance	22,434.50
Prepaid Software Licenses	30,028.03
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>93,678.13</u>
TOTAL CURRENT ASSETS	<u>6,685,265.89</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	6,687.73
Automobiles	200,268.20
Site Improvement-Infrastructure	582,079.00
Accum Depreciation-Buildings	-9,544,690.05
Accum Depreciation- Misc FF&E	-359,027.74
Accum Depreciation-Infrastructure	-582,453.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-7,842,042.86</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,945,759.65
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65
TOTAL NONCURRENT ASSETS	<u>2,774,156.08</u>

TOTAL ASSETS

9,459,421.97

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	8,914.13
Tenant Security Deposits	49,313.00
Security Deposit-Pet	1,500.00
Accrued PILOT	29,443.18
Accrued Audit Fees	55,973.20
Due to Federal Master	-390,940.30
Due to YB-2014	-76,756.98
HOPE VI Funds on Hand	249,952.85
Due to Magnolia Pointe	155,869.65
Renaissance Subsidy Payable	297.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	4,458.25
Accrued Compensated Absences-Current	3,377.86
TOTAL CURRENT LIABILITIES	<u>244,401.79</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	6,273.16
FSS Due to Tenant Long Term	15,810.40
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>325,083.56</u>

TOTAL LIABILITIES

569,485.35

EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	3,221,883.62
TOTAL RETAINED EARNINGS:	<u>8,889,936.62</u>
TOTAL EQUITY	<u>8,889,936.62</u>

TOTAL LIABILITIES AND EQUITY

9,459,421.97

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

For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,334,908.43	2,371,917.94	37,009.51
Cash-Payroll	15,025.98	-1,489.03	-16,515.01
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,513.00	50,813.00	300.00
Cash Restricted - FSS Escrow	12,257.40	15,810.40	3,553.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	2,412,704.81	2,437,052.31	24,347.50

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,146,422.99	2,371,917.94	1,225,494.95
Cash-Payroll	1,937.65	-1,489.03	-3,426.68
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,263.00	50,813.00	-1,450.00
Cash Restricted - FSS Escrow	16,173.40	15,810.40	-363.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,216,797.04	2,437,052.31	1,220,255.27

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Eight Months Ended August 25, 2017**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,660	11,326	334	2.95%	1	95,933	90,608	5,325	5.88%	135,912
Other Tenant Income	1,080	1,420	(340)	-23.92%	2	3,622	11,356	(7,734)	-68.10%	17,034
Government Subsidy	7,374	6,218	1,157	18.60%	3	57,887	49,740	8,147	16.38%	74,610
Other Income	100	2	98	5219.15%	4	231	15	216	1438.03%	23
Total Revenue	20,214	18,965	1,249	6.58%		157,673	151,719	5,954	3.92%	227,578
Administrative Expenses	5,136	5,618	(482)	-8.58%	5	40,916	44,946	(4,031)	-8.97%	67,419
Tenant Services Expense	-	42	(42)	-100.00%	5	-	333	(333)	-100.00%	500
Utility Expense	2,133	1,768	365	20.63%	6	13,668	14,147	(480)	-3.39%	21,221
Maintenance Expense	3,225	3,241	(15)	-0.48%		27,935	25,925	2,010	7.75%	38,888
General Expenses	3,161	2,566	596	23.21%	7	23,392	20,525	2,867	13.97%	30,788
Housing Assistance Payments	548	300	248	82.67%	8	5,784	2,400	3,384	141.00%	3,600
Financing Expenses	2,354	5,378	(3,024)	-56.23%		40,682	43,020	(2,338)	-5.44%	64,530
Operating Expenses before Depreciation	16,558	18,912	(2,354)	-12.45%		152,377	151,298	1,079	0.71%	226,947
Net Operating Income (Loss)	3,656	53	3,603	6843.99%		5,297	421	4,875	1157.60%	632
Depreciation & Amortization	3,239	2,196	1,042	47.46%		25,910	17,571	8,339	47.46%	26,357
Capital Replacement Items	-	878	(878)	-100.00%		2,477	7,027	(4,550)	-64.75%	10,541
Reimburse Replacement Reserves	-	(878)	878	-100.00%		-	(7,027)	7,027	-100.00%	(10,541)
Total Expense	19,797	21,109	(1,312)	-6.22%		180,763	168,869	11,894	7.04%	253,304
Net Income (Loss)	417	(2,144)	2,561	-119.45%		(23,090)	(17,150)	(5,940)	34.64%	(25,725)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income has remained higher than the budget.
- 2 Variance reflects less damage to units.
- 3 Government subsidy income was higher due to HUD providing additional subsidy to compensate the authority for under payments during first quarter 2017.
- 4 Variance is due to a refund.
- 5 Variance reflects expenses that are less than the budget.
- 6 Variance is due to costs associated with garbage/trash removal.
- 7 Variance for the year is due to a reduction in rental income.
- 8 Variance is a result of FSS forfeitures/adjustments. It also reflects an increase in tenant utility payments.

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of August 25, 2017

ASSETS

Unrestricted Cash	
Cash Operating 1	29,787.33
Cash-Payroll	-94.40
Total Unrestricted Cash	<u>29,692.93</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,802.00
Cash Restricted - FSS Escrow	1,091.00
Cash Restricted-Reserve for Replacement	22,682.87
Total Restricted Cash	<u>34,575.87</u>
 TOTAL CASH	 <u>64,268.80</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	5,323.76
Allowance for Doubtful Accounts-Tenants/Vendors	-2,879.79
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,443.97</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	957.01
Prepaid Insurance	6,439.42
Prepaid Software Licenses	1,507.05
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>16,463.48</u>
TOTAL CURRENT ASSETS	<u>83,176.25</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-126,373.08
Accum Depreciation- Misc FF&E	-8,858.19
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,615.88
AA Monitoring Fees	-31,079.28
AA Loan Costs	-15,602.28
TOTAL FIXED ASSETS (NET)	<u>822,211.19</u>
TOTAL NONCURRENT ASSETS	<u>822,211.19</u>
 TOTAL ASSETS	 <u>905,387.44</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	964.02
Tenant Security Deposits	10,802.00
Accrued Property Taxes	7,675.92
Accrued Interest - HOPE VI	539,653.47
Accrued - Developer Fee	149,859.50
Accrued Audit Fees	14,750.00
Due to (15) Renaissance Senior Public Housing	7,961.49
Due to (17) Renaissance Family Non-ACC	36,226.34
Tenant Prepaid Rents	261.94
TOTAL CURRENT LIABILITIES	<u>78,641.71</u>
 NONCURRENT LIABILITIES	
FSS Due to Tenant Long Term	1,091.00
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - SunTrust	338,816.37
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,970,344.98</u>
TOTAL LIABILITIES	<u>2,048,986.69</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-164,985.38
TOTAL RETAINED EARNINGS:	<u>-164,985.38</u>
TOTAL EQUITY	<u>-1,143,599.25</u>
 TOTAL LIABILITIES AND EQUITY	 <u>905,387.44</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and Eight Months Ended August 25, 2017**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	25,117.06	29,787.33	4,670.27
Cash-Payroll	-85.83	-94.40	-8.57
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,602.00	10,802.00	200.00
Cash Restricted - FSS Escrow	1,091.00	1,091.00	0.00
Cash Restricted-Reserve for Replacement	22,016.20	22,682.87	666.67
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	58,740.43	64,268.80	5,528.37

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-8,562.16	29,787.33	38,349.49
Cash-Payroll	485.02	-94.40	-579.42
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,986.00	10,802.00	816.00
Cash Restricted - FSS Escrow	0.00	1,091.00	1,091.00
Cash Restricted-Reserve for Replacement	19,826.40	22,682.87	2,856.47
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	21,735.26	64,268.80	42,533.54

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	61,019	58,873	2,146	3.64%	1	484,784	470,987	13,797	2.93%	706,481
Other Tenant Income	1,099	2,284	(1,184)	-51.86%	2	11,526	18,269	(6,743)	-36.91%	27,403
Government Subsidy	33,821	28,708	5,113	17.81%	3	265,485	229,660	35,825	15.60%	344,490
Other Income	300	12	288	0.00%		10,144	96	10,048	0.00%	144
Total Revenue	96,239	89,877	6,362	7.08%		771,939	719,012	52,926	7.36%	1,078,518
Administrative Expenses	33,598	30,139	3,459	11.48%	4	252,854	241,109	11,745	4.87%	361,663
Tenant Services	400	250	150	60.00%	5	3,384	2,000	1,384	69.19%	3,000
Utility Expense	11,497	6,823	4,674	68.50%	6	57,846	54,585	3,261	5.97%	81,877
Maintenance Expense	32,448	28,217	4,231	14.99%		213,017	225,739	(12,721)	-5.64%	338,608
General Expenses	5,956	6,786	(829)	-12.22%	7	52,716	54,285	(1,569)	-2.89%	81,428
Housing Assistance Payments	1,602	1,500	102	6.81%		10,001	11,999	(1,998)	-16.65%	17,999
Financing Expenses	3,611	13,173	(9,562)	-72.59%	7	93,096	105,383	(12,287)	-11.66%	158,074
Operating Expense before Depreciation	89,112	86,887	2,225	2.56%		682,914	695,099	(12,185)	-1.75%	1,042,649
Net Operating Income (Loss)	7,126	2,989	4,137	138.41%		89,025	23,913	65,112	272.28%	35,870
Depreciation & Amortization	64,059	60,979	3,080	5.05%		512,468	487,832	24,636	5.05%	731,748
Capital Replacement Items	54	11,139	(11,084)	-99.51%		27,587	89,109	(61,522)	-69.04%	133,663
Reimburse Replacement Reserves	-	(11,139)	11,139	-100.00%		-	(89,109)	89,109	-100.00%	(133,663)
Total Expense	153,225	147,866	5,359	3.62%		1,222,969	1,182,931	40,038	3.38%	1,774,397
Net Income (Loss)	(56,986)	(57,990)	1,003	-1.73%		(451,030)	(463,919)	12,889	-2.78%	(695,878)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units. Overall rental income has remained slightly higher than the budget.
- 2 Variance reflects less damage to units.
- 3 Government subsidy income was higher due to HUD providing additional subsidy to compensate for previous underpayments.
- 4 Administrative salaries were over budget due to staff bonuses. However, costs remain within budget for year-to-date.
- 5 Expenses were over budget due to costs associated with several events that were conducted for the community.
- 6 Utility expenses were over budget due to costs associated with electricity, garbage/trash, and sewage. Timing of expenses resulted in the costs being higher than budget for the period. However, the costs align with the budget for year-to-date.
- 7 Variance reflects expenses that are less than the budget.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

August 25, 2017

ASSETS

Unrestricted Cash	
Cash Operating 1	458,452.15
Cash-Payroll	907.19
Petty Cash	300.00
Total Unrestricted Cash	<u>459,659.34</u>
Restricted Cash	
Cash Restricted-Security Deposits	69,315.83
Cash Restricted - FSS Escrow	5,670.00
Cash Restricted-Reserve for Replacement	171,181.80
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	76,215.57
Restricted Cash - AA Reserve	46,966.45
Investment 1	257,002.58
Investment 2	257,860.38
Total Restricted Cash	<u>885,391.77</u>
TOTAL CASH	<u>1,345,051.11</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	4,513.87
Allowance for Doubtful Accounts-Tenants/Vendors	-851.04
Due from Dakota Park PH	7,961.49
Due from Dakota Park Non-ACC	36,226.34
Due from The Manor at West Bartow	658.48
Due from Central Office Cost Center	65,458.31
TOTAL DUE FROM	<u>110,304.62</u>
Renaissance Family-Operating Subsidy Receivable	297.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>114,264.45</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	26,822.97
Prepaid Software Licenses	9,845.83
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>58,168.80</u>
TOTAL CURRENT ASSETS	<u>1,517,484.36</u>

NONCURRENT ASSETS

FIXED ASSETS

Buildings	21,088,272.28
Building Improvements	31,903.86
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-7,064,780.99
Accum Depreciation- Misc FF&E	-737,459.44
Accum Depreciation-Infrastructure	-1,657,174.84
Intangible Assets	
Loan Costs	137,065.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-52.24
AA Monitoring Fees	-190,341.53
AA Loan Costs	-128,787.32
TOTAL FIXED ASSETS (NET)	<u>14,739,502.11</u>
TOTAL NONCURRENT ASSETS	<u>14,739,502.11</u>

TOTAL ASSETS

16,256,986.47

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	7,176.58
Tenant Security Deposits	49,128.39
Security Deposit-Pet	3,300.00
Accrued Interest - HOPE VI	647,706.22
Accrued - Developer Fee	1,308,453.00
Accrued Audit Fees	17,530.00
Tenant Prepaid Rents	242.75
Accrued Compensated Absences-Current	6,337.97
TOTAL CURRENT LIABILITIES	<u>83,715.69</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	11,770.52
FSS Due to Tenant Long Term	5,670.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	577,218.08
TOTAL NONCURRENT LIABILITIES	<u>5,132,018.14</u>

TOTAL LIABILITIES

5,215,733.83

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,937,937.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,061,201.41</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-3,019,948.77
TOTAL RETAINED EARNINGS:	<u>-3,019,948.77</u>

TOTAL EQUITY

11,041,252.64

TOTAL LIABILITIES AND EQUITY

16,256,986.47

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Changes in Cash

For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	470,693.26	458,452.15	-12,241.11
Cash-Payroll	-367.57	907.19	1,274.76
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	51,483.99	69,315.83	17,831.84
Cash Restricted - FSS Escrow	5,670.00	5,670.00	0.00
Cash Restricted-Reserve for Replacement	167,955.13	171,181.80	3,226.67
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	257,002.58	257,002.58	0.00
Investment 2	257,860.38	257,860.38	0.00
Total Cash	1,334,658.95	1,344,751.11	10,092.16

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	318,016.11	458,452.15	140,436.04
Cash-Payroll	1,122.31	907.19	-215.12
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,662.48	69,315.83	18,653.35
Cash Restricted - FSS Escrow	7,590.00	5,670.00	-1,920.00
Cash Restricted-Reserve for Replacement	172,900.83	171,181.80	-1,719.03
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	257,002.58	257,002.58	0.00
Investment 2	255,167.91	257,860.38	2,692.47
Total Cash	1,186,823.40	1,344,751.11	157,927.71

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,148	44,193	(45)	-0.10%	1	354,768	353,545	1,222	0.35%	530,318
Other Tenant Income	808	1,291	(483)	-37.45%	2	7,724	10,327	(2,603)	-25.20%	15,491
Other Income	10	353	(342)	-97.03%		83	2,821	(2,739)	-97.08%	4,232
Total Revenue	44,966	45,837	(871)	-1.90%		362,575	366,694	(4,119)	-1.12%	550,041
Administrative Expense	11,129	14,851	(3,723)	-25.07%	3	104,158	118,812	(14,653)	-12.33%	178,218
Tenant Services	-	150	(150)	-100.00%	3	24	1,200	(1,176)	-98.00%	1,800
Utility Expense	6,495	5,511	983	17.84%	4	51,446	44,090	7,356	16.68%	66,136
Maintenance Expense	11,045	8,821	2,224	25.21%	5	76,379	70,568	5,811	8.23%	105,852
General Expense	6,057	8,509	(2,452)	-28.82%	3	53,094	68,072	(14,978)	-22.00%	102,108
Financing Expense	3,989	4,156	(167)	-4.03%		32,226	33,252	(1,025)	-3.08%	49,877
Operating Expense before Depreciation	38,714	41,999	(3,285)	-7.82%		317,328	335,994	(18,666)	-5.56%	503,991
Net Operating Income (Loss)	6,252	3,837	2,414	62.92%		45,247	30,700	14,547	47.38%	46,050
Depreciation & Amortization Expense	39,013	39,013	(0)	0.00%		312,103	312,104	(1)	0.00%	468,156
Capital Replacement Items	886	1,229	(343)	-27.91%		16,157	9,835	6,321	64.27%	14,753
Reimburse Replacement Reserves	14,239	(1,229)	15,468	-1258.14%		(14,239)	(9,835.43)	(4,403)	44.77%	(14,753)
Total Expense	64,375	81,012	11,839	14.61%		631,349	648,098	(16,749)	-2.58%	972,147
Net Operating Income (Loss)	(19,409)	(35,176)	15,767	-44.82%		(268,774)	(281,404)	12,630	-4.49%	(422,106)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are consistent with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Variance is due to costs associated with garbage/trash removal and water/sewer being higher than budgeted.
- 5 Maintenance expense is over budget due to costs associated with painting and plumbing supplies.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

August 25, 2017

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	52,503.14
Cash-Payroll	219.62
Petty Cash	225.00
Total Unrestricted Cash	<u>52,947.76</u>
Restricted Cash	
Cash Restricted-Security Deposits	25,875.00
Cash Restricted-Operating Reserve	441,144.46
Cash Restricted-Reserve for Replacement	129,619.12
Cash-Tax & Insurance Escrow	60,924.27
Total Restricted Cash	<u>657,562.85</u>
TOTAL CASH	<u>710,510.61</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	9,068.00
Allowance for Doubtful Accounts-Tenants/Vendors	-6,145.60
Due from Colton Meadow GP, Inc.	101,151.61
Due from Villas at Lake Bonnet	46.09
TOTAL DUE FROM	<u>101,197.70</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>104,120.10</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	-817.01
Prepaid Insurance	20,245.85
Prepaid Software Licenses	2,513.14
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>27,941.98</u>
TOTAL CURRENT ASSETS	<u>842,572.69</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,802,500.00
Machinery & Equipment	67,970.48
Automobiles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-3,026,598.84
Intangible Assets	
Amortization Tax Credit Fees	91,581.00
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>9,142,669.00</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>9,247,314.77</u>

TOTAL ASSETS

10,089,887.46

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	8,157.39
Tenant Security Deposits	24,875.00
Security Deposit-Pet	1,300.00
Accrued Property Taxes	21,180.96
Accrued Interest Payable	1,186.06
Accrued Audit Fees	5,666.64
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	2,359.08
Accrued Compensated Absences-Current	2,006.37
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	6,384,705.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>8,611,320.61</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,726.12
Developer Fee Payable - PCHD	92,184.00
TOTAL NONCURRENT LIABILITIES	<u>97,096.18</u>
TOTAL LIABILITIES	<u>8,708,416.79</u>

EQUITY

CONTRIBUTED CAPITAL	
Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	176,138.55
TOTAL RETAINED EARNINGS:	<u>176,138.55</u>
TOTAL EQUITY	<u>1,381,470.67</u>

TOTAL LIABILITIES AND EQUITY

10,089,887.46

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

For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,258.76	52,503.14	9,244.38
Cash-Payroll	263.46	219.62	-43.84
Cash Restricted-Security Deposits	26,175.00	25,875.00	-300.00
Cash Restricted-Operating Reserve	441,136.97	441,144.46	7.49
Cash Restricted-Reserve for Replacement	127,788.33	129,619.12	1,830.79
Cash-Tax & Insurance Escrow	56,164.64	60,924.27	4,759.63
Total Cash	694,787.16	710,285.61	15,498.45
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,326.63	52,503.14	42,176.51
Cash-Payroll	1,188.48	219.62	-968.86
Cash Restricted-Security Deposits	26,675.00	25,875.00	-800.00
Cash Restricted-Operating Reserve	441,085.49	441,144.46	58.97
Cash Restricted-Reserve for Replacement	115,058.89	129,619.12	14,560.23
Cash-Tax & Insurance Escrow	63,040.75	60,924.27	-2,116.48
Total Cash	657,375.24	710,285.61	52,910.37

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	48,661	49,507	(846)	-1.71%	1	387,353	396,052	(8,700)	-2.20%	594,078
Other Tenant Income	521	1,300	(779)	-59.94%	2	9,281	10,397	(1,116)	-10.74%	15,596
Other Income	11	102	(91)	-89.06%		259	815	(556)	-68.24%	1,223
Total Revenue	49,193	50,908	(1,715)	-3.37%		396,892	407,264	(10,372)	-2.55%	610,897
Administrative Expense	13,386	14,549	(1,162)	-7.99%		116,082	116,390	(308)	-0.26%	174,585
Tenant Services	-	208	(208)	-100.00%	3	39	1,667	(1,628)	-97.69%	2,500
Utility Expense	5,682	4,666	1,016	21.78%	4	45,499	37,326	8,173	21.90%	55,989
Maintenance Expense	8,207	9,214	(1,008)	-10.94%	5	98,592	73,715	24,877	33.75%	110,572
General Expense	9,005	9,064	(59)	-0.65%	3	63,789	72,510	(8,721)	-12.03%	108,766
Financing Expense	9,658	12,118	(2,460)	-20.30%	3	81,143	96,945	(15,803)	-16.30%	145,418
Operating Expense before Depreciation	45,938	49,819	(3,882)	-7.79%		405,143	398,553	6,589	1.65%	597,830
Net Operating Income (Loss)	3,255	1,089	2,166	198.95%		(8,250)	8,711	(16,961)	-194.71%	13,067
Depreciation & Amortization Expense	40,004	47,465	(7,460.56)	-15.72%		320,035	379,719	(59,684.50)	-15.72%	569,579
	-	-	-			-	-	-		-
Capital Replacement Items	1,063	1,000	62.51	6.25%		9,574	8,000	1,573.59	19.67%	12,000
Reimburse Replacement Reserve	33,066	(1,000)	34,066.30	-3406.63%		33,066	(8,000)	41,066.30	-513.33%	(12,000)
Total Expense	53,938	97,284	22,787	23.42%		701,685	778,273	(10,455)	-1.34%	1,167,409
Net Income (Loss)	(4,745)	(46,376)	(24,502)	52.83%		(304,793)	(371,008)	83	-0.02%	(556,513)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rental income is consistent with the budget.
- 2 Variance is due there being less damage to the units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Utility expenses are over budget due to costs associated with water and sewer.
- 5 Maintenance expense has been over budget due to costs associated with repairs to appliances, painting of units, and repairs to electrical fixtures.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
August 25, 2017

ASSETS

Unrestricted Cash	
Cash Operating 1	80,735.69
Cash-Payroll	867.00
Petty Cash	300.00
Total Unrestricted Cash	<u>81,902.69</u>
Restricted Cash	
Cash Restricted-Security Deposits	27,175.00
Cash Restricted-Operating Reserve	460,524.60
Cash Restricted-Reserve for Replacement	155,795.93
Cash-Tax & Insurance Escrow	58,593.42
Total Restricted Cash	<u>702,088.95</u>
TOTAL CASH	<u>783,991.64</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	11,834.47
Allowance for Doubtful Accounts-Tenants/Vendors	-7,771.71
TOTAL DUE FROM	<u>-7,771.71</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>4,062.76</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,076.26
Prepaid Insurance	23,051.24
Prepaid Software Licenses	2,512.68
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>32,140.18</u>
TOTAL CURRENT ASSETS	<u>820,194.58</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	11,447,110.83
Automobiles	24,477.33
Furniture & Fixtures	423,152.78
Site Improvement-Infrastructure	679,255.00
Accum Depreciation-Buildings	-2,775,049.18
Accum Depreciation- Misc FF&E	-447,630.44
Accum Depreciation-Infrastructure	-301,905.12
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	13,826.64
Compliance Fees	246,589.00
Amortization Tax Credit Fees	109,597.56
TOTAL FIXED ASSETS (NET)	<u>9,513,995.00</u>
TOTAL NONCURRENT ASSETS	<u>9,513,995.00</u>

TOTAL ASSETS

10,334,189.58

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	6,061.35
Tenant Security Deposits	26,175.00
Security Deposit-Pet	1,400.00
Accrued Property Taxes	27,956.72
Accrued Interest Payable	26,771.70
Accrued Interest - 2nd Mortgage	354,022.84
Accrued Audit Fees	5,666.64
Due to Colton Meadow, LLLP	46.09
Tenant Prepaid Rents	624.01
Accrued Compensated Absences-Current	2,051.85
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,384,164.50</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,810.58
TOTAL NONCURRENT LIABILITIES	<u>30,582.28</u>

TOTAL LIABILITIES

5,414,746.78

EQUITY

CONTRIBUTED CAPITAL

Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-1,790,914.94
TOTAL RETAINED EARNINGS:	<u>-1,790,914.94</u>

TOTAL EQUITY

4,919,442.80

TOTAL LIABILITIES AND EQUITY

10,334,189.58

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	73,793.67	80,735.69	6,942.02
Cash-Payroll	113.31	867.00	753.69
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,575.00	27,175.00	-400.00
Cash Restricted-Operating Reserve	460,516.78	460,524.60	7.82
Cash Restricted-Reserve for Replacement	153,888.55	155,795.93	1,907.38
Cash-Tax & Insurance Escrow	48,401.36	58,593.42	10,192.06
Total Cash	764,288.67	783,691.64	19,402.97

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	113,289.41	80,735.69	-32,553.72
Cash-Payroll	554.81	867.00	312.19
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,347.00	27,175.00	828.00
Cash Restricted-Operating Reserve	460,463.05	460,524.60	61.55
Cash Restricted-Reserve for Replacement	140,656.33	155,795.93	15,139.60
Cash-Tax & Insurance Escrow	20,191.71	58,593.42	38,401.71
Total Cash	761,502.31	783,691.64	22,189.33

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Statement of Operations
For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	72,156	68,956.34	3,199	4.64%	1	577,632	551,650.74	25,982	4.71%	827,476
Other Tenant Income	(336)	(289.04)	(47)	16.27%	2	(4,749)	(2,312.35)	(2,436)	105.36%	(3,469)
Other Income	22	85.49	(63)	-74.06%		1,802	683.93	1,118	163.53%	1,026
Total Revenue	71,842	68,753	3,089	4.49%		574,686	550,022	24,664	4.48%	825,033
Administrative Expenses	14,478	18,137.01	(3,659)	-20.18%	3	138,132	145,096.04	(6,964)	-4.80%	217,644
Tenants Service Expenses	-	260.92	(261)	-100.00%	3	760	2,087.37	(1,327)	-63.57%	3,131
Utility Expense	11,174	9,269.92	1,904	20.54%	4	70,618	74,159.39	(3,541)	-4.77%	111,239
Maintenance Expense	4,576	10,054.33	(5,479)	-54.49%		81,737	80,434.60	1,302	1.62%	120,652
General Expenses	3,903	4,380.49	(477)	-10.90%	3	33,044	35,043.93	(2,000)	-5.71%	52,566
Financing Expenses	22,345	26,361.37	(4,016)	-15.24%	3	181,895	210,890.95	(28,996)	-13.75%	316,336
Operating expense before depreciation	56,475	68,464	(11,989)	-17.51%		506,187	547,712	(41,525)	-7.58%	821,568
Net Operating Income (Loss)	15,367	289	15,078	5221.73%		68,499	2,310	66,189	2865.29%	3,465
Depreciation & Amortization	42,139	41,940	199	0.47%		337,113	335,520	1,593	0.47%	503,280
Capital Replacement Items	-	1,360	(1,360)	-100.00%		5,561	10,880	(5,319)	-48.89%	16,320
Reimburse Replacement Reserve	-	(1,360)	1,360	-100.00%		-	(10,880)	10,880	-100.00%	(16,320)
Transfer In	-	-	-			-	-	-		-
Total Expense	98,614	41,940	199	0.47%		848,861	883,232	(34,371)	-3.89%	1,324,848
Net Operating Income (Loss)	(26,772)	26,813	2,890	10.78%		(274,175)	(333,210)	59,035	-17.72%	(499,815)

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant rents are higher than the budget.
- 2 Variance is due to section 8 processing fees.
- 3 Variance reflects expenses that are lower than the budget.
- 4 Costs associated with utilities are over budget due to timing of expenses. However, costs remain within budget for year-to-date.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
August 25, 2017

ASSETS

Unrestricted Cash	
Cash Operating 1	32,647.61
Cash-Payroll	1.55
Petty Cash	<u>300.00</u>
Total Unrestricted Cash	32,949.16
Restricted Cash	
Cash Restricted-Security Deposits	10,150.00
Cash Restricted-Operating Reserve	25,119.58
Cash Restricted-Reserve for Replacement	221,104.85
Cash-Tax & Insurance Escrow	26,085.91
Investment 1	<u>230,280.25</u>
Total Restricted Cash	512,740.59
TOTAL CASH	<u>545,689.75</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	3,654.18
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-2,612.27</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,041.91
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	5,160.00
Prepaid Insurance	32,853.02
Prepaid Software Licenses	<u>3,023.38</u>
TOTAL OTHER CURRENT ASSETS	<u>41,536.40</u>
TOTAL CURRENT ASSETS	<u>588,268.06</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	35,770.50
Furn, Fixt, & Equip	1,157,974.64
Accum Depreciation-Buildings	-2,615,455.23
Accum Depreciation- Misc FF&E	-943,379.32
Accum Depreciation-Infrastructure	-290,568.92
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	152,029.92
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>109,185.68</u>
TOTAL FIXED ASSETS (NET)	10,848,265.49
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	<u>11,559,862.49</u>
TOTAL ASSETS	<u>12,148,130.55</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	37,821.52
Tenant Security Deposits	9,100.00
Security Deposit-Pet	950.00
Accrued Property Taxes	1,327.60
Accrued Interest NLP Loan	1,744.32
Accrued Audit Fees	5,666.64
Due to (17) Renaissance Family Non-ACC	658.48
Tenant Prepaid Rents	683.57
Accrued Compensated Absences-Current	959.15
Mortgage Note Payable	3,052,011.01
Second Mortgage Payable	850,000.00
Third Mortgage Payable	348,866.40
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	<u>1,395,401.15</u>
TOTAL CURRENT LIABILITIES	<u>6,669,810.84</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>1,781.27</u>
TOTAL NONCURRENT LIABILITIES	<u>1,781.27</u>
TOTAL LIABILITIES	<u>6,671,592.11</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,936,810.00
GP Equity	-13.00
Special LP Equity	111,288.00
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>7,018,085.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-1,541,546.56
TOTAL RETAINED EARNINGS:	<u>-1,541,546.56</u>
TOTAL EQUITY	<u>5,476,538.44</u>
TOTAL LIABILITIES AND EQUITY	<u>12,148,130.55</u>

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Changes in Cash
For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	948.10	32,647.61	31,699.51
Cash-Payroll	-482.32	1.55	483.87
Cash Restricted-Security Deposits	10,100.00	10,150.00	50.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	218,582.67	221,104.85	2,522.18
Cash-Tax & Insurance Escrow	21,859.91	26,085.91	4,226.00
Investment 1	230,280.25	230,280.25	0.00
Total Cash	506,408.19	545,389.75	38,981.56
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-14,416.79	32,647.61	47,064.40
Cash-Payroll	1,383.63	1.55	-1,382.08
Cash Restricted-Security Deposits	9,780.30	10,150.00	369.70
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	200,947.03	221,104.85	20,157.82
Cash-Tax & Insurance Escrow	42,957.85	26,085.91	-16,871.94
Investment 1	229,812.63	230,280.25	467.62
Total Cash	495,584.23	545,389.75	49,805.52

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Eight Months Ended August 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	1,987	3,112	(1,125)	-36.15%	1	20,394	24,896	(4,502)	-18.08%	37,344
Other Tenant Income	-	150	(150)	-100.00%	2	125	1,200	(1,075)	-89.58%	1,800
Grant Income	1,597	2,560	(964)	-37.64%	3	12,534	20,481	(7,948)	-38.81%	30,722
Other Income	-	-	-			-	-	-		-
Total Revenue	3,584	5,822	(2,239)	-38.45%		33,053	46,577	(13,525)	-29.04%	69,866
Administrative Expenses	2,641	2,282	359	15.75%	4	19,261	18,253	1,008	5.52%	27,380
Tenant Services Expenses	-	-	-			-	-	-		-
Utility Expense	182	-	182			182	-	182		-
Maintenance and Development Expense	1,685	2,855	(1,169)	-40.96%	5	9,259	22,837	(13,578)	-59.46%	34,256
General Expenses	308	639	(331)	-51.79%	5	2,020	5,110	(3,091)	-60.48%	7,666
Housing Assistance Payments	63	47	16	34.04%	6	504	376	128	34.04%	564
Transfer In	-	-	-			-	-	-		-
Operating expense before Depreciation	4,879	5,822	(943)	-16.19%		31,225	46,577	(15,352)	-32.96%	69,866
Net Operating Income (Loss)	(1,296)	-	(1,296)			1,827	-	1,827		-
Depreciation	27	-	27			216	-	216		-
Total Expenses	4,906	5,822	(916)	-15.73%		31,441	46,577	(15,136)	-32.50%	69,866
Net Income (Loss)	(1,323)	-	(1,323)			1,611	-	1,611		-

Comments

- 1 Property is comprised of 7, Section 32 Public Housing units. Rental income is lower than budgeted due to some homebuyers paying very little to no rent. These homebuyers have been given notice and are in the process of moving.
- 2 Variance is due to there being less damage to the units.
- 3 Although HUD subsidy has been lower than planned, the property is receiving subsidy from HUD; which is a 100% increase from CY 2016.
- 4 Administrative salaries were over budget for the period. However, administrative costs still remain within budget for the year.
- 5 Variance reflects expenses that were less than the budget.
- 6 Variance is due to an increase in the utility allowance.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

August 25, 2017

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	45,835.38
Cash-Payroll	768.63
Cash Operating 3	185,892.33
Total Unrestricted Cash	232,496.34
Restricted Cash	
Cash Restricted-Security Deposits	2,100.00
Total Restricted Cash	2,100.00

TOTAL CASH	234,596.34
------------	------------

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	463.00
Allowance for Doubtful Accounts-Tenants/Vendors	-454.00
Lakeridge Homes 2nd Mortgage	240,900.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE	240,909.00
-------------------------------------	------------

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Insurance	1,217.37
Prepaid Software Licenses	2,970.00

TOTAL OTHER CURRENT ASSETS	4,687.37
----------------------------	----------

TOTAL CURRENT ASSETS	480,192.71
----------------------	------------

NONCURRENT ASSETS

FIXED ASSETS

Buildings	898,835.22
Furniture & Fixtures	2,248.94
Accum Depreciation- Misc FF&E	-1,500.57
Intangible Assets	

TOTAL FIXED ASSETS (NET)	899,583.59
--------------------------	------------

TOTAL NONCURRENT ASSETS	899,583.59
-------------------------	------------

TOTAL ASSETS	1,379,776.30
--------------	--------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	751.11
Tenant Security Deposits	2,100.00
Due to Federal Master	2,899.25
Due to Central Office Cost Center	172.59
Tenant Prepaid Rents	13.78

TOTAL CURRENT LIABILITIES	5,936.73
---------------------------	----------

TOTAL LIABILITIES	5,936.73
-------------------	----------

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	1,373,839.57
TOTAL RETAINED EARNINGS:	1,373,839.57

TOTAL EQUITY	1,373,839.57
--------------	--------------

TOTAL LIABILITIES AND EQUITY	1,379,776.30
------------------------------	--------------

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

For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	49,586.97	45,835.38	-3,751.59
Cash-Payroll	204.85	768.63	563.78
Cash Operating 3	185,892.33	185,892.33	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,100.00	2,100.00	0.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	237,784.15	234,596.34	-3,187.81

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	40,801.69	45,835.38	5,033.69
Cash-Payroll	0.00	768.63	768.63
Cash Operating 3	185,892.33	185,892.33	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,400.00	2,100.00	-300.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	229,094.02	234,596.34	5,502.32

Lakeland Housing Authority
YouthBuild-DOL 2014 and 2016 (49)
Statement of Operations

For the Current and Eight Months Ended August 25, 2017

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	39,167	33,554	5,613	16.73%	290,289	268,435	21,854	8.14%	402,653
Other Income	-	-	-		5,000	-	5,000		-
Total Revenue	39,167	33,554	5,613	16.73%	295,289	268,435	26,854	10.00%	402,653
Administrative Expenses	26,496	22,895	3,602	15.73% 1	236,767	183,157	53,610	29.27%	274,736
Tenant Services Expenses	1,858	10,181	(8,322)	-81.75% 1	70,315	81,445	(11,130)	-13.67%	122,167
Utility Expense	-	-	-		-	-	-		-
Maintenance and Development Expense	300	88	212	239.62% 2	480	707	(227)	-32.08%	1,060
General Expenses	293	391	(98)	-25.14% 3	2,466	3,127	(661)	-21.14%	4,690
Operating expense before Depreciation	28,947	33,554	(4,607)	-13.73%	310,028	268,435	41,593	15.49%	402,653
Net Operating Income (Loss)	10,220	-	10,220		(14,739)	-	(14,739)		-
Depreciation	-	-	-		1,774	-	1,774		-
Total Expenses	28,947	33,554	(4,607)	-13.73%	311,802	268,435	43,367	16.16%	402,653
Net Income (Loss)	10,220	-	10,220	4	(16,513)	-	(16,513)		-

Comments

- 1** DOL approved Modification 01; which authorized staff to transfer savings from other budget line items to administrative salaries. Staff still needs to revise the budget within Yardi so that future financial reports will reflect the changes.
- 2** Variance is a result of LHA using its financial advisor to investigate the inter-fund between the LHA master account, COCC, and YouthBuild.
- 3** Variance is due to expenses being less than budgeted.
- 4** NOI for year-to-date is negative because funds have not been transferred from the PHA master account. See Balance Sheet for details.

Lakeland Housing Authority
YouthBuild-DOL 2014 and 2016 (49)
Balance Sheet
August 25, 2017

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	5,772.63	A/P Vendors and Contractors	2,426.23
Cash-Payroll	-297.02	Due to Central Office Cost Center	78,302.46
Petty Cash	1,000.00	Accrued Compensated Absences-Current	4,021.91
Cash in PH Master Account	<u>76,756.98</u>	TOTAL CURRENT LIABILITIES	<u>84,750.60</u>
Total Unrestricted Cash	<u>83,232.59</u>		
TOTAL CASH	<u>83,232.59</u>		
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
Due from Central Office Cost Center	0.00	Accrued Compensated Absences-LT	7,469.26
TOTAL DUE FROM	<u>0.00</u>	TOTAL NONCURRENT LIABILITIES	<u>7,469.26</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>0.00</u>		
OTHER CURRENT ASSETS			
Prepaid Insurance	1,901.81		
TOTAL OTHER CURRENT ASSETS	<u>1,901.81</u>		
TOTAL CURRENT ASSETS	<u>85,134.40</u>	TOTAL LIABILITIES	<u>92,219.86</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Automobiles	21,299.00	Retained Earnings-Unrestricted Net Assets	-20,357.46
Accum Depreciation- Misc FF&E	-21,299.00	Retained Earnings - Restricted Net Assets	13,272.00
	<u>0.00</u>	TOTAL RETAINED EARNINGS:	<u>-7,085.46</u>
TOTAL FIXED ASSETS (NET)	<u>0.00</u>		
TOTAL NONCURRENT ASSETS	<u>0.00</u>	TOTAL EQUITY	<u>-7,085.46</u>
TOTAL ASSETS	<u>85,134.40</u>	TOTAL LIABILITIES AND EQUITY	<u>85,134.40</u>

**Lakeland Housing Authority
YouthBuild-DOL 2014 and 2016 (49)**

Changes in Cash

For the Current and Eight Months Ended August 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,684.28	5,772.63	2,088.35
Cash-Payroll	-10,800.58	-297.02	10,503.56
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-7,116.30	5,475.61	12,591.91

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,914.35	5,772.63	-8,141.72
Cash-Payroll	2,929.26	-297.02	-3,226.28
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	16,843.61	5,475.61	-11,368.00

Note: Funds from COCC were used to cover the shortfall until costs were reimbursed by DOL.

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of September 13, 2017

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	251,538.00	251,538.00	0.00
CFP - 2014		05-01-14	05-12-16	05-12-18	341,004.00	306,903.60	339,746.79	339,685.64	1,318.36
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	313,186.94	293,069.67	52,505.33
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	44,774.57	7,091.32	351,301.68
CFP - 2017					608,069.00	547,262.10	0.00	0.00	608,069.00
				CFP Subtotal:	2,186,904.00	2,515,475.70	1,839,640.30	1,781,778.63	1,013,194.37
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-16	07-29-17	282,108.00	253,897.20	282,108.00	282,108.00	0.00
RHF - 2009(b)		04-02-10	10-29-16	07-29-17	149,804.00	134,823.60	149,804.00	149,804.00	0.00
RHF - 2010		07-15-10	10-29-16	07-29-18	441,385.00	397,246.50	441,385.00	106,210.04	335,174.96
RHF - 2011		08-03-11	10-29-16	10-29-18	380,321.00	342,288.90	380,321.00	0.00	380,321.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-18	70,661.00	63,594.90	70,661.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	10-29-18	04-12-19	208,904.00	188,013.60	208,904.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	10-29-16	10-29-18	62,529.00	56,276.10	62,529.00	0.00	62,529.00
RHF - 2014		05-13-14	10-29-18	04-12-19	185,710.00	167,139.00	185,710.00	0.00	185,710.00
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	0.00	187,612.00
RHF - 2016		04-13-16	10-29-18	04-12-20	193,574.00	174,216.60	193,574.00	0.00	193,574.00
				RHF Subtotal:	2,162,608.00	1,946,347.20	2,162,608.00	538,122.04	1,624,485.96
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	21,842,801.00	19,966,313.13	1,876,487.87
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
			Safety & Security Subtotal:	250,000.00	225,000.00	250,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2016		07-08-16	12-31-17		105,738.00	95,164.20	53,533.65	53,533.65	52,204.35
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	105,738.00	105,738.00	0.00
ROSS - Service Coordinator 2016		02-01-17	01-31-20		219,185.00	197,266.50	20,201.24	20,201.24	198,983.76
			ROSS Subtotal:	430,661.00	387,594.90	179,472.89	179,472.89	179,472.89	251,188.11
YouthBuild 2016 Grant (new)	(DOL)	10-17-16	02-16-20		990,024.00	891,021.60	180,972.55	180,972.55	809,051.45
			YouthBuild Subtotal:	990,024.00	891,021.60	180,972.55	180,972.55	180,972.55	809,051.45
YouthBuild 2014 Grant	(DOL)	08-11-14	12-10-17		974,124.00	876,711.60	934,517.17	934,517.17	39,606.83
			YouthBuild Subtotal:	974,124.00	876,711.60	934,517.17	934,517.17	934,517.17	39,606.83
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
			21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	199,395.50	124,935.50

August 2017 Board Report



Academics

The month of August has been fairly quiet academically due to the fact that there is not an active class in session. However, the lack of class sessions did not stop two more Cycle 14 participants from earning their high school diplomas. The success of these two students puts the graduation rate for Cycle 14 at 95%. YouthBuild Lakeland is performing about twenty percentage points higher than the national average.

Recruiting

Recruiting in the month of July kicked into high gear as preparations for the upcoming fifteenth cycle of YouthBuild Lakeland become priority. Advertising on social media and through flyers in the community has been key to the overwhelming success in recruiting. While traditional methods of advertising the program have added value the greatest number of response are coming from the more technology-based social media outlets.

Career Development

During the month of August, some Cycle 14 participants focused on college registration and class selection at Polk State College while others sought after employment opportunities.

Career Placement

On August 11th, Cycle 14 graduates Kasee Grant and Tiyanna Pullen, along with Cycle 13 graduates Marquis Lowman and JaQualla Faison, completed their employment with CareerSource-Polk's Youth Employment Program (YEP). Tiyanna will begin classes at Polk State College on August 21st. At this time, her major is undecided. Marquis Lowman is set to begin classes at Traviss Career Center in its Electrician Program. Eugene Couch began employment with RODDA Construction Company. The Career Development Specialist continues to assist Cycles 12, 13 and 14 graduates to move forward on their journey to success through post-secondary education research, job referrals, other placement efforts and/or employment retention.

Construction

Despite the recent graduation of Cycle 14 construction is still underway at YouthBuild Lakeland. Several students have returned to gain experience by working on the Lakeland Housing Authority's Williamstown living facility. The students have returned with the understanding that this project will be helping displaced veterans and seniors, and the young people are happy to help out. Moving forward, the participants in Cycle 15 will be picking up where Cycle 14 left off and will be working on the Williamstown community.

YouthBuild Events

August 1st – Open House
August 5th – Rock the Block
August 7th – Department of Corrections Job Fair
August 15th – Open House
August 21st – DCF Training
August 22nd – JASA Advisory Board Meeting
August 29th – Open House

Earl Haynes
Sr. Program Manager

Richard Mooneyham
Academic Instructor

Cynthia E. Zorn-Shaw
Career Development Specialist

Terry Love
Construction Trainer

Aimee Pickup
Administrative Assistant



RESOLUTIONS

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

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

Re: Resolution #(17-1445)

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

2. Who is making request:

A. Entity: LHA

B. Project: Approval of the LHA 2018 Agency Plan including but not limited to the Capital Funds Plans and Budgets, Administrative Plan for the Housing Choice Voucher and the ACOP for the Public Housing Program and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-HP (High Performance Agency) and 50077.

C. Originator: Carlos Pizarro

3. Cost Estimate:

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

Narrative:

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

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

Attachment:

- 2018 Agency Plan and required HUD forms

2018 Agency Plan

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

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

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

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

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

One of the requirements of the Agency Plan is to schedule public meetings for community review and a *question and answer* period. The Public Forum for this year's Plan was held at 9:00 a.m. on both July 6, 2017 and July 20, 2017 at the LHA Administration building. Two Public Hearings followed these meetings on July 24, 2017 at 8:30 a.m. and August 17 at 3:00 p.m. also at the LHA Administration building.

The process to develop LHA's 2018 PHA plan spanned nearly three months and involved the collaboration of LHA staff, Public Housing residents, participants in the Housing Choice Voucher Program, stakeholders in the community, the City of Lakeland and, of course, LHA Board of Commissioners.

RESOLUTION NO. 17-1445

APPROVING THE 2018 AGENCY PLAN

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

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

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

WHEREAS, the Housing Authority of the City of Lakeland circulated the 2018 *Agency Plan* to its public housing residents, its Housing Choice Voucher participants, the Resident Advisory Board of the Housing Authority of the City of Lakeland, and other interested parties; and

WHEREAS, the Housing Authority of the City of Lakeland conducted public meetings to obtain the public's input and comments on its one-year 2018 Agency Plan;

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

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted the Resolution No.17-1445, dated September 18, 2017.

Attested by:

Benjamin Stevenson, Secretary

Michael Pimentel, Chairman



U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Lakeland Housing Authority

PHA Plans

Annual Plan for Fiscal Year 2018

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.																										
A.1	<p> PHA Name: <u>The Housing Authority of the City of Lakeland</u> PHA Code: <u>FL011</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): January 1, 2018 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>313</u> Number of Housing Choice Vouchers (HCVs) <u>1540</u> Total Combined <u>1858</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

Y N

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

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

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

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

ACOP - PH

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

ADMIN PLAN – HCV

Provision	Mandatory or Discretionary	Explanation	Included in the Adm
Working Family Preference	Both	The working preference is a discretionary to the PHA but is regulated. Under the regulation the PHA is unable to base this preference based on the amount of earned income. The PHA had previously established a minimum of 30 hours, and this policy has now been removed to be in compliance with regulations.	Yes
Public Housing Resident affected by Relocation Preference	Both	These families are protected under the Relocation Act and are not subject to the waiting list, therefore the preference has been removed.	No
Verification of Social Security Numbers	Mandatory	This provision modifies the regulation as it applies to program <i>applicants</i> (as differentiated from program <i>participants</i>).	Yes
Definition of extremely low-income families	Mandatory	These regulations have been revised to reflect the new statutory definition of an extremely low-income (ELI) family.	Yes
Exclusion of Mandatory education fees from income	Mandatory	This provision amends the definition of "income" to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition).	Yes
Streamlined annual reexamination for fixed sources of income	Discretionary	This provision offers LHA the discretion to streamline income determination for any family member with a fixed source of income.	Yes
Earned Income Disregard	Mandatory	The new regulatory provisions limit to 24 straight months the time period during which a family member is eligible to receive the benefit of the earned income disregard (EID), which streamline the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a 4-year period.	Yes
Family declaration of assets under \$5000	Discretionary	Under this provision, LHA must obtain third-party verification of all family assets upon admitting a family to the HCV or public housing	Yes

		program and then again at least every 3 years thereafter.		
Utility Reimbursement	Discretionary	This provision permits PHAs to make utility reimbursement payments quarterly, rather than monthly, if the total quarterly reimbursement payment due to a family is equal to or less than \$45 per quarter. The LHA currently does not have the software that can monitor this, therefore we have opted out of this discretionary waiver for now.	No	
Biennial inspections and the use of alternative inspection methods	Discretionary	This provision offers LHAs the discretion to conduct unit inspections biennially rather than annually, for both the HCV and PBV programs.	Yes	
Exception payment standards for providing reasonable accommodation	Discretionary	This provision authorizes a PHA to approve a payment standard of not more than 120 percent of the FMR without HUD approval if requested as a reasonable accommodation by a family that includes a person with a disability.	Yes	
Family income and composition: regular and interim examinations	Discretionary	This provision eliminates the requirement that a voucher agency conduct a reexamination of income whenever a new family member is added. The provision does <i>not</i> eliminate the requirement to verify other aspects of program eligibility (e.g., SSNs, criminal history, etc.), nor does it eliminate the requirement to perform annual reexaminations of family income (for example, if that happens to be the point at which a new family member is added); it simply eliminates the requirement to perform an interim reexamination of income whenever a new family member is added.	No	
Utility payments schedules	Mandatory	This provision requires PHAs to use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the voucher size issued, as determined under the PHA subsidy standards.	Yes	
VAWA final rule-December 2015	Mandatory	The rule includes information on notification, emergency transfers, certification of abuse and material to protect against adverse treatment related to criminal screening policies. Importantly, the rule expands the scope of VAWA beyond Section 8 and public housing programs.	Yes	

2. Financial Resources: This section lists the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Revision: Updated table of financial sources and uses below.

Financial Resources: Planned Sources and uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2018 grants)	Draft numbers (Not Final)	
a) Public Housing Operating Fund	\$1,379,886	PH Development/ Modernization/ Job Readiness
b) Public Housing Capital Fund	\$2,266,297	Modernization and Development
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,100,000	Voucher, VASH, M5, TP, etc....
d) Resident Opportunity and Self-Sufficiency Grants		
Other Federal Grants (list below)		
Low Income Housing Tax Credits (SAIL)	\$5,298,200	Redevelopment of PH
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2018 (Estimated)	\$551,967	Modernization and PH Development

CFP 2017	\$551,967	Modernization and PH Development
CFP 2016	\$551,967	Modernization and PH Development
CFP 2015	\$533,187	Modernization
CFP 2014	\$281,129	Modernization
CFP 2013	\$277,386	Modernization
CFP 2012	\$70,661	Modernization
URP/HOPE VI	\$1,934,034	Modernization/ PH Development
DOL Youth Build	\$390,154.33	Youth Build Program
FSS Grant (Sec.8 HCV and Public Housing combined)	\$105,738	Resident Services
ROSS Grant (Service Coordinator)	\$219,185	Resident Services
3. Public Housing Dwelling Rental Income	\$282,000	PH
4. Other income (list below)		
Investment Income	\$2,616,455.01 Unaudited	PH
Entrepreneurial Activities	\$0.00	PH & Section 8
Total resources	\$22,802,066	

B.2 New Activities.

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

Y N

Hope VI or Choice Neighborhoods.

Mixed Finance Modernization or Development.

Demolition and/or Disposition.

Conversion of Public Housing to Tenant Based Assistance.

Conversion of Public Housing to Project-Based Assistance under RAD.

Project Based Vouchers.

Units with Approved Vacancies for Modernization.

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

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

Section B.2 - HUD-50075: New Activities

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

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

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

LHA was granted Low Income Housing Tax Credits to develop a 100 unit's community (Phase 1) in 2016; this community will replace approximately 25 units of existing Public Housing units located within the West Lake Apartments community (AMP-1). Additionally, LHA anticipates applying for additional Low Income Housing Tax Credits (LIHTC) for Phase 2 and 3 to replace the remaining units located within the West Lake Apartments

community. More specifically LHA plans to submit applications for the next rounds of the Florida Housing Finance Corporation LIHTC application season, for our Public Housing Developments in the coming year(s).

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

- **Micro-Cottages:** LHA has an approximately 3 acres of land at Williamstown Boulevard. The authority is seeking to develop 48 affordable housing units and a community building with a combination of RHF funds from FY 2009 – 2014 and/or HOPE VI funds. This project is currently under construction.
- **Cecil Gober Modernization:** This community consists of 37 near elderly/senior units. The GPNA that was performed for the site supports modernization of the site. As part of the modernization, LHA is seeking to correct deficiencies outlined by the GPNA as well as reconfigure the units so the seniors living within the community can age in place. Work is in progress, during the 2017 Fiscal year, the agency started replacing the kitchen and bathroom cabinets and floors of each unit in addition to painting all the units.
- **Renaissance Tenth Street Lot:** LHA sold and disposed of the 4.33-acres of land at the intersection of N. Florida Avenue and W. Tenth Street to a third party developer. The sales proceeds will be used to develop, acquire, and/or modernize affordable housing units at properties owned and/or controlled by LHA or its affiliates.
- **West Lake Apartments (First Phase):** LHA will be submitting a mixed-finance application/proposal to HUD and will pursue the construction of new Public Housing/Mixed Financed units using Low Income Housing Tax Credits and Public Housing funds earmarked for the development of Affordable Housing.

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

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

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

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

LHA will also start self-developing and operating affordable housing. Some of the proposed self –developing project will either be located on the 10.56-acre site located on W. 10th Street or at the 17.06-acre site at Hunter field PUD (Arbor Manor). LHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities.

Demolition and/or Disposition

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

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

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

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

Table #1 Demolition/Disposition/Modernization Activity Description

- 1a. Development name: Hampton Hills Houses
- 1b. Development (project) number: FL01100004
2. Activity type: Demolition
Disposition
3. Application status (select one)
Approved
Submitted, pending approval
Planned application
4. Date application approved, submitted, or planned for submission: 11/14/2014
5. Number of units affected: 12 (Sold 5)

6. Coverage of action (select one)
Part of the development
Total development: X
7. Timeline for activity: 48 months
a. Actual or projected start date of activity: 7/1/2012 b. Projected end date of activity: 12/31/2019
Note*: Section 32 Approved Disposition

Table #2 Demolition/Disposition/Modernization Activity Description

1a. Development name: West Lake Apartments
1b. Development (project) number: FL01100001
2. Activity type: Demolition
Disposition: X
3. Application status (select one) Approved
Submitted, pending approval
Planned application X
4. Date application approved, submitted, or planned for submission: 4/26/2017
5. Number of units affected: 120
6. Coverage of action (select one)
Part of the development
Total development: X
7. Timeline for activity:
a. Actual or projected start date of activity: 1/01/2011
b. Projected end date of activity: 12/31/2021
Note*: SAIL LIHTC Approved Phase I

Table #3 Modernization Activity Description

1a. Development name: Cecil Gober Villas
1b. Development (project) number: FL01100001
2. Activity type: Demolition Disposition Modernization: X
3. Application status (select one) Approved
Submitted, pending approval
Planned application: X
4. Date application approved, submitted, or planned for submission: 12/1/2015
5. Number of units affected: 37
6. Coverage of action (select one)
Part of the development
Total development: X
7. Timeline for activity:
a. Actual or projected start date of activity: 12/01/2015
b. Projected end date of activity: 12/31/2018
Note*: Capital Funds will be used

Table #4 Demolition/Disposition/Modernization Activity Description

1a. Development name: Arbor Manor (Hunter field PUD)
1b. Development (project) number: FL01100001
2. Activity type: Demolition
Disposition: X
3. Application status (select one) Approved
Submitted, pending approval: X Planned application
4. Date application approved, submitted, or planned for submission: 10/20/2015
5. Number of units affected: 0
6. Coverage of action (select one)
Part of the development
Total development: X
7. Timeline for activity:
a. Actual or projected start date of activity: 12/31/2015
b. Projected end date of activity: 12/31/2019
Note*: N/A

Table #5 Demolition/Disposition/Modernization Activity Description

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

b. Projected end date of activity: 12/31/2017
Note*: sold

Table #6 Demolition/Disposition/Modernization Activity Description

1a. Development name: Vacant Parcel at Washington Park, FL29P011003, HOPE VI Site

1b. Development (project) number: FL01100003

2. Activity type: Demolition

Disposition: X

3. Application status (select one) Approved

Submitted, pending approval: X Planned application:

4. Date application approved, submitted, or planned for submission: 11/12/2014

5. Number of units affected: 0

6. Coverage of action (select one)

Part of the development

Total development: X

7. Timeline for activity:

a. Actual or projected start date of activity: 7/21/2014

b. Projected end date of activity: 12/31/2019

Note*: Funding pending

Project-Based Vouchers

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

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

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

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

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

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

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

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

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

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The Housing Authority of the City of Lakeland is meeting its Mission to provide quality, affordable housing and self-sufficiency opportunities in an effective and professional manner by passing every HUD REAC inspection and staying in compliance with HUD, State and Local rules and regulations. Additionally, we are actively working on meeting our goals as follow:

Goal #1: Increase the number of affordable housing units by at least 30%. We were awarded LIHTC to begin demolition of 25 Public Housing units and start construction of 100 Senior units. Additionally, the Williamstown Community (48 Public Housing units will be added) was approved and it is under construction.

Goal #2: Maintain the high performing status in Public Housing and Section 8. We were designated a High Performer Agency for Public Housing and Section on the most recent evaluation.

Maintain a public housing vacancy rate of 2% or less. LHA has been able to maintain the vacancy at or below 2%. Maintain an average work order response time of less than three days. Collect at least 97% of the rent and other charges excluding fraud recovery and major tenant abuse due to LHA. Reduce utility usage (including water) by 25% by December 31, 2018.

Maintain a Section 8 lease-up rate of at least 98% while not exceeding HUD limitations. Continue and improve task tracking / management by objectives. Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional.

	<p>Goal #3: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.</p> <p>Goal #4: Be the premier innovative and effective affordable housing provider in Florida. Develop and build 48 Near Elderly (Over 55) Public Housing Units in the Williamstown 3 acres vacant lot using the HOPE VI grant, which will allow LHA to close out the HOPE VI grant by December 30, 2017. Apply for additional housing choice vouchers as they become available.</p> <p>Seek out new funding opportunities as they become available including but not limited to LIHTC. Develop and build new communities in all LHA owned land or parcels and re-develop the West Lake Apartments community, Carrington Place and Renaissance at Washington Ridge.</p> <p>Assist at least 7 families into homeownership through the Public Housing Homeownership Program, the HOPE VI Program, or other programs by December 31, 2018.</p> <p>Incorporate non-traditional entrepreneurial methods and practices that positively impact affordable housing in LHA's jurisdiction. Incorporate financially feasible Green and Sustainability Best Practices in all future developments. Obtain at least \$100 million in grants and/or leveraging from all sources by December 31, 2018.</p> <p>Goal #5: Increase and encourage the self-sufficiency efforts of all residents. (On-going) Increase the usage of LHA educational and computer literacy programs by 25% by December 31, 2018. Substantially increase the number of LHA seniors and people with disabilities using LHA sponsored programs by December 31, 2018.</p> <p>Goal #6: Maintain a high level of employee relations and morale. (On-going)</p> <p>Enhance lines of communications through staff meetings and other necessary internal communications to provide updates and progress reports about agency activities.</p> <p>Continue to reward performance through the timely implementation of a performance management system.</p> <p>Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints.</p> <p>Conduct an annual employee satisfaction survey.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: No findings, however, there was a qualified opinion related to an inter-fund transaction from years past.</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>See attached: <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.2	<p>Civil Rights Certification.</p> <p>See attached: Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>See attached: Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p style="text-align: center;">On behalf of the Housing Authority of the City of Lakeland, Florida (LHA), I hereby certify that our 5-Year CFP Plan was last approved on January 13, 2016. LHA has four (5) active CFP grants. The grants are CFP 2013, CFP 2014, CFP 2015, CFP 2016 and CFP 2017. LHA also has four (5) CFP grants that are fully expended but still showing within eLOCCS until the grants are officially closed out. CFP grants awaiting closeout are CFP 2009 – 2012.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

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

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

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

B. Annual Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements

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

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

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

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

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

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

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

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

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

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING
Lakeland Housing Authority
FY 2018 Agency Plan

The Lakeland Housing Authority (LHA) has scheduled two public meetings on its FY 2018 Agency Plan with the Resident Advisory Board and the general public at 9:00 a.m. on each July 6, 2017 and July 20, 2017 at the LHA Administrative Offices, 430 Hartsell Avenue, Lakeland.

The Public Hearing is scheduled for July 24, 2017 at 8:30 a.m.

The Second and Final Public Hearing is scheduled for August 17, 2017 at 3 p.m.

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

The Agency Plan, Capital Funds and Replacement Housing Factor budgets and its attachments are available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 6, 2017 and ending on July 25, 2017. The plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Vice-president of Housing, at cpizarro@lakelandhousing.org and/or Valerie Brown, Vice-president of Administration, at vbrown@lakelandhousing.org and/or Florida Relay services at 711 and/or by visiting: www.LakelandHousing.org.

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

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

The Housing Authority of the City of Lakeland dated June 6, 2017.

L2018 06/06; 2017-Public and Legal Notice



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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or (XX) Annual PHA Plan for the PHA fiscal year beginning **January 1, 2018**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

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

The Housing Authority of the City of Lakeland

FL011

PHA Name

PHA Number/HA Code

XX

____ Annual PHA Plan for Fiscal Year **2018**

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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

Name of Authorized Official Benjamin Stevenson	Title Executive Director
Signature	Date

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

The Housing Authority of the City of Lakeland

FL011

PHA Name

PHA Number/HA Code

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

Name of Authorized Official: Michael Pimentel

Title: Chairman

Signature

Date

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

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

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

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

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


The Housing Authority of the City of Lakeland
PHA Name

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

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

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

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

Name of Authorized Official	Title
R. Howard Wiggs	Mayor
Signature 	Date
	September 5, 2017

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0226

Part I: Summary		Housing Authority of the City of Lakeland FL011 (Lakeland/Polk County, Florida)					
PHA Name/Number		Locality (City/County & State)		Original 5-Year Plan		Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2017</u>	Work Statement for Year 2 FFY 2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021	
B.	Physical Improvements Subtotal	Annual Statement	\$4,505,994.00	\$1,415,549.00	\$209,622.00	\$2,020,417.00	
C.	Management Improvements		\$36,192.00	\$35,482.00	\$34,786.00	\$34,104.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$73,713.00	\$35,563.00	\$16,957.00	\$14,700.00	
E.	See		\$461,585.00	\$148,659.00	\$26,137.00	\$206,922.00	
F.	Annual		\$0.00	\$0.00	\$0.00	\$0.00	
G.	Statement		\$923,170.00	\$297,318.00	\$52,274.00	\$413,844.00	
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00	
I.	Development		\$1,934,034.00	\$1,781,197.00	\$1,850,000.00	\$1,300,000.00	
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00	
K.	Total CFP Funds		\$6,000,654	\$1,932,571.00	\$339,776.00	\$2,689,987.00	
L.	Total Non-CFP Funds		\$1,934,034.00	\$1,781,197.00	\$1,850,000.00	\$1,300,000.00	
M.	Grand Total		\$7,934,688.00	\$3,713,768.00	\$2,189,776.00	\$3,989,987.00	