



430 Hartsell Ave
Lakeland, FL 33815

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<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Edward Hall, Vice-Chairman

Lorenzo Robinson

Shelly Asbury

Judy Mas

David Samples

Don Brown

REGULAR BOARD MEETING

Monday, March 15, 2021

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

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

Monday, March 15, 2021 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for February 22, 2021**
- 3. Public Forum**
- 4. Old Business**
- 5. New Business**
 - Employee of the Month
- 6. Secretary's Report**
 - Sustainability Plan Fiscal Years 2021-2025
 - Housing and Operations
 - Resolution # 21-1499 - Approve utility allowance for Public Housing and Housing Choice Voucher Program.
 - Finance and Administration
- 7. Legal Report**
- 8. Other Business**
- 9. Adjournment**

MINUTES
Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, February 22, 2021
430 Hartsell Avenue, Lakeland, Florida.

LHA Board Members Present: Michael Pimentel, Chairman
Edward Hall, Vice Chairman
Lorenzo Robinson, Commissioner
Shelly Asbury, Commissioner
Judy Mas, Commissioner
David Samples, Commissioner
Don Brown, Commissioner
Richard Richardson, Commissioner Emeritus

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:00 p.m. by Chairman Pimentel. The meeting was held in the Lakeland Housing Authority Board Room and virtual using Skype for Business due to COVID-19.

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

APPROVAL OF THE AGENDA

Commissioner Pimentel asked the commissioners to review the agenda. Commissioner Brown mentioned that the date on the agenda was incorrect. The date was corrected, and the agenda was accepted with that change.

- Motion to approve the meeting agenda.

Motion by Commissioner Asbury, seconded by Commissioner Samples.

Vote:

Michael Pimentel – Aye

Lorenzo Robinson – Aye

Judy Mas – Aye

Edward Hall – Aye

Shelly Asbury – Aye

David Samples – Aye

Don Brown – Aye

APPROVAL AND ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of the Board of Commissioners held on January 25, 2021

Motion by Commissioner Brown, seconded by Commissioner Asbury.

Vote:

Michael Pimentel – Aye

Lorenzo Robinson – Aye

Judy Mas – Aye

Edward Hall – Aye

Shelly Asbury – Aye

David Samples – Aye

Don Brown – Aye

PUBLIC FORUM

None.

OLD BUSINESS

Mr. Stevenson acknowledge the presence of Rev. Richard Richardson. Mr. Stevenson mentioned that he would be serving in the capacity of an emeritus commissioner. Mr. Stevenson asked Mr. Gilmore to give an overview of an emeritus commissioner’s role. Mr. Gilmore stated in their January 2021 meeting the Board via two resolutions approved the establishment of the emeritus position and the conferring of Board Member Emeritus status to Rev. Richardson. Mr. Gilmore stated that the emeritus position recognizes the knowledge and valued contribution to the Board of a person that has served in the past from which the Board can still benefit from those resources. This position is like an adjunct to the Board. The emeritus position does not allow that person to vote.

Commissioner Pimentel and other commissioners welcomed Rev. Richard Richardson’s return to the Board.

NEW BUSINESS

Mr. Stevenson asked Sendia Garcia, Section 8 Manager, to present the Employee of the Month. She introduced Maricely Carrasquillo as the January 2021 Employee of the Month. Ms. Carrasquillo is a Section 8 Housing Inspector and does excellence work with a very pleasant attitude. She is always polite and professional with the employees in her department and in the overall agency. Ms. Carrasquillo is always willing to go above and beyond to assure that the clients are receiving the best assistance. Ms. Garcia stated she and the staff are so grateful for her commitment and the hardworking attitude she brings to the entire agency.

Mr. Stevenson gave kudos and stated he has found Ms. Carrasquillo to be a great employee. She arrives to work before the start of day with a smile and keeps a pleasant attitude as she prepares to face her workday.

SECRETARY'S REPORT

Mr. Stevenson gave a PowerPoint presentation that provided an overview of the 10th Street Homeownership Development and the 80-unit development known as The Palms at Lake Tulane. Mr. Stevenson felt the need to re-visit the structure of the agency and its development efforts for the benefit of the newly appointed commissioners. He gave an overview of the agency structure and its instrumentalities. LHA has a private property management entity, West Lake Management, that manages all its public housing and Section 8 properties. Polk County Housing Developers is the development entity and West Lake Realty does real estate. Mr. Stevenson summarize the various properties which are managed by West Lake Management. LHA will self-develop the 10th Street townhouses and market and sale the housing units using these various entities. Homebuyer education will be available via a community partner.

The Palms at Lake Tulane

The Palms at Lake Tulane is the 80-unit rental housing property in Avon Park. The property rents to low- and moderate-income persons. The property is currently listed for sale and LHA would like to buy it. Mr. Stevenson stated offer letters were due on last Tuesday. Mr. Stevenson submitted an offer letter to buy the property. The resolution being presented tonight, if approved, retroactively permits the Executive Director to submit the offer letter. LHA also requested a 90-day due diligence period in the letter.

Resolution # 21-1498 - the Board of Commissioners is asked to retro-actively authorize the Executive Director to submit a Letter of Intent and further authorize the Executive Director to enter into negotiations for the Contract to Purchase the Palms at the Lake Tulane Apartments property and to obtain the financing necessary to complete the purchase.

- Motion to approve Resolution 21-1498.

Motion by Commissioner Brown, seconded by Commissioner Mas.

Vote:

Michael Pimentel – Aye

Lorenzo Robinson – Aye

Judy Mas – Aye

Edward Hall – Aye

Shelly Asbury – Aye

David Samples – Aye

Don Brown – Aye

HOUSING AND OPERATIONS

Carlos Pizarro reported that the properties are continuing to do well. The Section 8 Department is currently issuing 50-100 vouchers a month. This process will continue for the next six months. There are about 2,000 families waiting for the Section 8 vouchers that were pulled from the waiting list. The list was opened about two years ago and these families must be served.

There are about 33 participants in the FSS program. Each participant has escrow amounts in there saving. The FSS program will be working with West Lake Realty to start homeownership preparation so they can take advantage of the upcoming homeownership opportunities.

FINANCE AND ADMINISTRATION

Valerie Turner gave a thorough overview of the Financial Report and grant updates.

LEGAL REPORT

None.

OTHER BUSINESS

None.

The meeting adjourned at 7:00 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report
March 2021
DEVELOPMENT UPDATES

West Lake Phase I

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

West Lake Phase II Disposition and Demolition

Disposition approval was received from the HUD SAC Office in December 2019 and demolition started after the completion of relocation activity. The Developer Partner completed demolition of all of the old West Lake Apartments buildings in Phase II in January 2020. Construction activity began at this site during that same month.

West Lake Phase II - Relocation

All of the families were relocated off site in December 2019.

West Lake Phase II – Construction



View of second entrance and lake on Olive Street.

Construction started on this phase of the redevelopment in January 2020. The contractor has completed the site work, the club house and five (5) buildings on the north side of the property. Concrete slabs for the foundations for all of the remaining new buildings on the south end of the site have been completed. Final painting on the outside walls on the housing units is nearing completion. The contractor anticipates delivery of these buildings within 1-2 months.



View of construction progress on the westside of the property.

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The General Contractor turned over the community center and five residential buildings for occupancy in December 2020. Staff moved in the offices that same month. The Property Manager took applications for two weeks in September after publishing an advertisement in the Lakeland Ledger and the LHA website. The application process is now closed. The first families started moving in December 2020. One-, two- and three-bedroom units are available for rent to low- to moderate-income families and individuals.



View of resident parking beside the community center.



Entrance to the property off of Hartsell Avenue.

The City of Lakeland Community Redevelopment Agency awarded \$289,000 to the Phase II development. This allocation was approved by the City of Lakeland City Commission. The funds will be used to offset development costs created by a funding shortfall.

**Secretary's Report
March 2021**



View of housing unit construction on the southeast side of the property.



View of construction activity from parking lot south of the community center.



View of housing unit construction on the southwest side of the property.

West Lake Phase III

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The Developer Partner submitted another application for State Apartment Incentive Loan (SAIL) Program funds in the Fall of 2020. The City of Lakeland Community Redevelopment Agency did not select the most recent Phase III application for funding (submitted in October 2020). The Developer Partner submitted a response to the RFP and as well as requested the Local Government Contribution designation. The Local Government Contribution is a requirement for submitting an application for 9% tax credits. Unfortunately, the Phase III project was not selected by the City. The team continues to explore funding opportunities for this phase. LHA has been asked to consider the bond financing option for this phase, if another tax credit application is not successful. Staff is presenting a resolution requesting permission to submit an application for SAIL Program funding.

West Lake Phase III Disposition and Demolition

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

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

Renaissance at Washington Ridge

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

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

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

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

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

Carrington Place a.k.a. Dakota Park

The tax credits at Dakota Park expired on December 31, 2017. There was also a balloon payment of \$345,000 due to SunTrust Bank and \$149,000 in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step was to make a decision regarding how to rehab the property. LHA staff discussed this issue with the Financial Advisor and Legal Counsel. Staff was approached by TD Bank about partnering on a new project. We discussed using a loan to retire the debt and complete basic rehab work and maintenance upkeep of the property for the next few years.

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The loan closing was completed on June 16, 2020. The loan terms were impacted by the COVID-19 pandemic. HUD finally provided written approval of the loan terms in June 2020. TD Bank had to revise the terms of the loan. Due to current market, the new terms were more favorable for LHA. For example, the interest rate dropped from 3.8% to 3.1%. A copy of the term sheet was provided in the June 2019 Board packet. Previously, the Renaissance General Partner gave authorization for negotiation and execution of the loan documents. Staff has begun an analysis for implementing the rehab and maintenance upkeep plan for the property. A General Physical Needs Assessment must be completed on the property before any work may commence. A minority architectural firm was procured to complete the GPNA study. The scope of work for the Renaissance property will also include the Carrington Place property.

Arbor Manor

Staff received an offer from a potential buyer to purchase the 17.5-acre property known as Arbor Manor. Staff discussed disposition of the property with LHA Legal Counsel and the HUD-Jacksonville

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Field Office. At this time, HUD is requesting a letter explaining the changes/updates to the previous approval along with an updated Phase I environmental assessment and appraisal. The sale of the property must be approved by HUD. The sales proceeds will be used for future affordable housing development purposes. Staff hopes to submit the approval request to HUD by the end of this month.

Investment Partner Activities

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

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

The bid for the 80-unit rental property in Avon Park, the Palms at Lake Tulane, was not successful. The seller accepted a higher offer from another buyer.

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

OTHER BUSINESS

Agency Plan

LHA staff drafted the 2021 Agency Plan which was submitted to HUD during the month of October 2020. Staff completed the required public comment process prior to submitting the Plan. The process included public and strategic meetings with the LHA Board of Commissioners, the City of Lakeland, the residents/participants and the public. A copy of the Plan was sent to the Board as well as posted on the LHA website. Copies were also sent to the Resident Advisory Board, City of Lakeland and other community partners for review and comment. The Plan will be presented to the Board for approval at this month's meeting. The Plan was approved by the Board at the October meeting. Staff received the HUD approval letter in January 2021. A copy of the letter was included in the February Board Packet.

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Community and Other Activities

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

LHA has partnered with Dr. Mohamed Dembele, Pharmacy Manager with Quick N Save Pharmacy, a local pharmacy company, to provide COVID-19 vaccine shots at our public housing and senior properties. Seniors that reside on LHA properties were given the required paperwork that is required to be completed prior to being able to receive the vaccine. Persons age 65 and older were able to receive their first shot last month. The second shot will be administered later this month. The vaccines are now available to frontline and essential workers (regardless of age), school employees working with pre-K through 12th grade, law enforcement and fire fighters over the age of 50. LHA was put in touch with Dr. Dembele by Keith Boyd, Sr., a local community activist. We are very thankful for our community partner.

Kingdom Covenant Church had been providing food boxes for LHA properties for past five months. The program has been placed on hold by the federal government in December 2020. Approximately, 15,000 food boxes were given to LHA during the pandemic. The estimated value of the food box distribution in Lakeland is over \$392,000. The food was being given to LHA seniors, families, YouthBuild students, churches and community partners. Staff is hopeful the program will resume sometime in the near future.

Respectfully submitted,

Benjamin Stevensen

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

March 2021

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

Update on the YARDI Rent Café implementation: LHA is still implementing Yardi Rent Café to help the programs and properties with the contactless processes including but not limited to re-examinations, work orders, rent payment online, landlord portals, tenant portal, procurement and purchasing, etc....

The Fair Housing Act

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

Who Is Protected?

The Fair Housing Act prohibits discrimination in housing because of:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability

What Types of Housing Are Covered?

The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

What Is Prohibited?

In the Sale and Rental of Housing:

It is illegal discrimination to take any of the following actions because of race, color, religion, sex, disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Otherwise make housing unavailable
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide a person different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- Make, print or publish any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination
- Impose different sales prices or rental charges for the sale or rental of a dwelling
- Use different qualification criteria or applications, or sale or rental standards or procedures, such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements
- Evict a tenant or a tenant's guest
- Harass a person
- Fail or delay performance of maintenance or repairs
- Limit privileges, services or facilities of a dwelling
- Discourage the purchase or rental of a dwelling
- Assign a person to a particular building or neighborhood or section of a building or neighborhood
- For profit, persuade, or try to persuade, homeowners to sell their homes by suggesting that people of a particular protected characteristic are about to move into the neighborhood (blockbusting)
- Refuse to provide or discriminate in the terms or conditions of homeowners insurance because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- Deny access to or membership in any multiple listing service or real estate brokers' organization

In Mortgage Lending:

It is illegal discrimination to take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

- Refuse to make a mortgage loan or provide other financial assistance for a dwelling
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising a dwelling
- Condition the availability of a loan on a person's response to harassment

- Refuse to purchase a loan

Harassment:

The Fair Housing Act makes it illegal to harass persons because of race, color, religion, sex, disability, familial status, or national origin. Among other things, this forbids sexual harassment.

Other Prohibitions:

In addition, it is illegal discrimination to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise the right
- Retaliate against a person who has filed a fair housing complaint or assisted in a fair housing investigation

ADVERTISING AND MARKETING

Discriminatory housing advertisements are illegal under the Fair Housing Act and other federal civil rights laws. Note that in HUD's housing programs, certain types of affirmative fair housing marketing are required by federal law.

What Is Prohibited?

In nearly all housing, including private housing, public housing, and housing that receives federal funding, the Fair Housing Act prohibits the making, printing and publishing of advertisements that indicate a preference, limitation or discrimination because of race, color, religion, sex, disability, familial status, or national origin. The prohibition applies to publishers, such as newspapers and directories, as well as to persons and entities who place real estate advertisements in newspapers and on websites. It also applies where the advertisement itself violates the Act, even if the property being advertised may be exempt from the provisions of the Act. Other federal civil rights laws may also prohibit discriminatory advertising practices.

Examples of advertising that may violate the Act include phrases such as “no children,” which indicates discrimination on the basis of familial status, or “no wheelchairs,” which indicates disability discrimination.

What Type of Affirmative Fair Housing Marketing May Be Required?

Federal law requires that applicants for participation in HUD's subsidized and unsubsidized housing programs pursue affirmative fair housing marketing policies. This is to help ensure that individuals of similar income levels in the same housing market area have a like range of housing choices available to them regardless of their race, color, religion, sex, disability, familial status, or national origin.

Statutes

Fair Housing Act

42 U.S.C. §§ 3601-19

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex, familial status, national origin, and disability. It also requires that all federal programs relating to housing and urban development be administered in a manner that affirmatively furthers fair housing.

Title VI of the Civil Rights Act of 1964

42 U.S.C. § 2000d-1

Title VI prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.

Section 504 of the Rehabilitation Act of 1973

29 U.S.C. § 794

Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

Section 508 of the Rehabilitation Act of 1973

29 U.S.C. § 794d

Section 508 requires federal agencies to ensure that the electronic and information technology they develop, procure, or use allows individuals with disabilities to have ready access to and use of the information and data that is comparable to that of individuals without disabilities.

Title II of the Americans with Disabilities Act of 1990

42 U.S.C. §§ 12131 – 12165

Title II of the ADA prohibits discrimination based on disability in programs and activities provided or made available by public entities. HUD enforces Title II with respect to housing-related programs and activities of public entities, including public housing, housing assistance and housing referrals.

Title III of the Americans with Disabilities Act of 1990

42 U.S.C. § 12181 – 12189

Title III of the ADA prohibits discrimination based on disability in the goods, services, facilities, privileges, advantages, and accommodations of places of public accommodations owned, leased, or operated by private entities. The Department of Justice enforces Title III of the ADA, but certain HUD recipients and private entities operating housing and community development programs are covered by Title III of the ADA.

Architectural Barriers Act of 1968

42 U.S.C. § 4151 *et seq.*

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by persons with disabilities.

Section 109 of Title I of the Housing and Community Development Act of 1974

42 U.S.C. § 5309

Section 109 prohibits discrimination on the basis of race, color, national origin, sex, and religion in any program or activity funded in whole or in part under Title I of the Community Development Act of 1974, which includes Community Development Block Grants.

Title IX of the Education Amendments Act of 1972

20 U.S.C. §§ 1681-83, 1685-88

Title IX prohibits discrimination on the basis of sex in any education programs and activities that receive federal financial assistance. HUD enforces Title IX when it relates to housing affiliated with an educational institution.

Violence Against Women Act

42 U.S.C. § 14043e-11

VAWA provide housing protections for victims of domestic violence, dating violence, sexual assault, and stalking in many of HUD's housing programs. VAWA also requires the establishment of emergency transfer plans for facilitating the emergency relocation of certain tenants who are victims of domestic violence, dating violence, sexual assault, or stalking.

Age Discrimination Act

42 U.S.C. §§ 6101 – 6107

The Age Discrimination Act of 1975 prohibits discrimination on the basis of age in programs and activities receiving federal financial assistance.

Executive Orders

Executive Order 11063

Equal Opportunity in Housing

Executive Order 11063, issued on November 20, 1962, prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

Executive Order 12892 |

Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing

Executive Order 12892, issued on January 17, 1994, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort.

Executive Order 12898 |

Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

Executive Order 12898, issued on February 11, 1994, requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude or otherwise subject persons to discrimination based on race, color, or national origin.

Executive Order 13166

Improving Access to Services for Persons With Limited English Proficiency

Executive Order 13166, issued on August 11, 2000, requires each federal agency to take steps to ensure that eligible persons with limited English proficiency are provided meaningful access to all federally-assisted and federally-conducted programs and activities.

Executive Order 13217

Community Based Alternatives for Individuals With Disabilities

Executive Order 13217, issued on June 18, 2001, requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

CDC Eviction Moratorium Ruled Unconstitutional, Still in Effect

NOTE: The date of the ruling was corrected to Feb. 25, 2021.

Late on Feb. 25, 2021, Judge J. Campbell Barker of the United States District Court for the Eastern District of Texas ruled, in a 21-page order, that the eviction moratorium issued by the Centers for Disease Control and Prevention (CDC) is unconstitutional. Meaning the Federal government does not have the constitutional authority to issue the CDC eviction moratorium. The US Justice Department, attorneys for the CDC, argued that the federal government did have the authority to enact an eviction moratorium through Article 1 of the US Constitution's power to enact laws necessary and proper to regulate interstate commerce. The Court was not convinced by this argument and ruled against the federal government. The Court did acknowledge that landlord-tenant relationship can be regulated by state law.

Even though the CDC Eviction Moratorium was ruled unconstitutional, Judge Barker did not issue an injunction stopping the effect of the eviction moratorium. Therefore, the CDC Eviction Moratorium is still in place and effective at the time of this writing. The Justice Department released a [statement on Saturday, February 27, 2021](#) “respectfully” disagreeing with the Court’s decision and further stating that “the [Justice] Department has appealed that decision.”

New, Updated Emergency Rental Assistance Guidance Issued

The U.S. Department of Treasury (Treasury) has released new and updated frequently asked questions (FAQs) on the Emergency Rental Assistance Program (ERAP) that was created by the December 27, 2020 omnibus

appropriations act. These new February 22, 2021 dated FAQs replace in their entirety the previously issued January 19, 2021 FAQs.

Below are a number of the key guidance points provided by the February 22, 2021 FAQs:

- Federally assisted tenants (Public Housing, Housing Choice Voucher, & Project-Based Rental Assistance) are eligible for ERAP assistance for the tenant-owed portion of rent and utilities that are not subsidized.
- Tenants may document their financial hardship due to COVID-19 (unemployment benefits, reduction of income, significant costs, or other COVID-19 financial hardship) by written attestation signed by the tenant that one or more household members meet this eligibility criteria.
- Tenant household income is defined by using either HUD's "annual income" definition in 24 CFR 5.609 or adjusted gross income reported on an Internal Revenue Service Form 1040 series.
- "Other expenses related to housing" examples are provided. The examples include but are not limited to:
 - relocation expenses and rental fees (if a household has been temporarily or permanently displaced due to the COVID-19 outbreak);
 - reasonable accrued late fees (if not included in rental or utility arrears and if incurred due to COVID-19); and
 - Internet service provided to the rental unit.
- Outreach to landlords and utility providers must be done before providing the funds directly to the tenant. Outreach can be done using the following methods:
 - a request for participation is sent in writing, by mail, to the landlord or utility provider, and the addressee does not respond to the request within 14 calendar days after mailing.
 - the grantee has made at least three attempts by phone, text, or e-mail over a 10 calendar-day period to request the landlord or utility provider's participation: or
 - a landlord confirms in writing that the landlord does not wish to participate.
- PHAs, non-profit organizations, and local governments may operate ERAP programs through contractor, subrecipient, or intergovernmental cooperation agreements with the primary grantee at the state or local jurisdiction level. These agreements must meet monitoring and management requirements of 2 CFR 200.331-200.333 and procurement standards of 2 CFR 200.317-200.327.

Implicit Bias

"You can't fix the world until you understand how you perceive the world." Whether you acknowledge them or not, we all have biases. Biases are a condition of being human, and none of us can escape them. This is an opportunity to understand the way biases shape the way you see, not only yourself, but the way you implement your housing and CD programs.

Emergency Housing Vouchers, Other Housing Relief Proposed by House Committee

On Feb. 5, the House Financial Services Committee unveiled its proposal for COVID-19 relief, including \$5 billion for emergency vouchers and \$19 billion in additional funding for the Emergency Rental Assistance program. The committee will consider the proposal later this week.

The Financial Services proposal is part of a broader COVID-19 emergency relief package that is being moved through Congress using a procedural method called budget reconciliation. This process allows legislation to pass the Senate by a simple majority. The Financial Services Committee will vote on its proposal on Wednesday, and eventually will be packaged together with other sections approved by other House committees. Once the package is approved by the House, it will move to the Senate for consideration. Democratic leadership is aiming to finalize a bill by mid-March when unemployment benefits approved late last year are set to expire.

The proposed package operationalizes the concept of transitional voucher assistance (i.e., sunseting housing choice vouchers) that was endorsed by NAHRO in its document "[What Happens Next: Housing Beyond the Pandemic](#)" and by a joint industry group letter that NAHRO signed.

Emergency Housing Vouchers

The COVID relief package allocates \$5 billion for FY 2021 that can be used for the following:

1. New emergency vouchers.

2. Renewals of emergency vouchers.
3. Administrative fees for emergency vouchers and other eligible expenses “to prevent, prepare, and respond to coronavirus to facilitate the leasing of the emergency vouchers, such as security deposit assistance and other costs related to retention and support of participating owners” or
4. Adjustments to the calendar year 2021 section 8 renewal funding allocation for PHAs that experience a higher per-unit-cost (PUC) or that “despite taking reasonable cost-savings measures, would . . . be required to terminate rental assistance for families” (i.e., PHAs that experience shortfall)

Eligibility

Individuals that qualify for these emergency vouchers include people who are homeless, people who are at risk of homelessness, people who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or people who are recently homeless and for whom providing rental assistance will prevent the family’s homelessness or have a high-risk of housing instability.

Allocation

The Department will notify PHAs of the number of emergency vouchers they will be provided within 60 days of passage of the act. The vouchers will be allocated according to a formula that includes PHA capacity and ensures geographic diversity (including rural areas) among agencies with voucher programs. If a PHA fails to utilize the vouchers within a reasonable period of time, HUD may recapture and redistribute any unleased vouchers and associated administrative fees to other PHAs according to the formula.

Waivers

Any provision of any statute or regulation (except those related to fair housing, nondiscrimination, labor standards, and the environment) used to administer these funds shall be waived upon a finding that the waivers or alternative requirements are necessary to expedite the use of the funds.

Voucher Sunsetting

After Sept. 20, 2021, a PHA may not reissue any emergency vouchers when a family’s assistance ends.

Technical Assistance and Other Costs

The Department may not use more than \$20 million of the amounts made available for the costs of HUD administering and overseeing the program, including information technology, financial reporting, and other costs. The Department may not use more than \$10 million without competition to make new awards or increase prior awards to existing technical assistance providers to provide an immediate increase in capacity building and technical assistance to PHAs.

Implementation by Notice

These provisions may be implemented by HUD by notice.

Emergency Rental Assistance Program

The COVID relief package allocates \$19.05 billion to the Emergency Rental Assistance program. The package includes several changes to the Emergency Rental Assistance program, which was created in the December COVID relief bill. Changes include allowing households to receive assistance for up to 18 months; extending the deadline to spend funds to September 2025; and extending eligibility to cover households experiencing financial hardship during or due to the pandemic. The new COVID relief package also does not include the language allowing restricting the landlord’s ability to evict and the language restricting duplication of federal benefits. NAHRO will provide additional information on how this will affect the Emergency Rental Assistance Program as we have it.

The package would provide \$100 million for emergency rental assistance funds for rural households living in properties financed by the U.S. Department of Agriculture, and \$750 million to tribal nations through HUD’s native housing programs.

Other Funding

The package also provides \$5 billion to address the immediate need for supportive services and rental assistance to people experiencing homelessness. These funds can also be used to develop or convert properties into non-congregate housing, permanent supportive housing, and other longer-term housing solutions.

The package would also allocate \$9.96 billion to support homeowners a risk of foreclosure and \$100 million for housing counseling.

Program type: All Relevant Programs/PH/S8HCV

Level of Information: Polk County vs State FL

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	39%	60%	0%	0%	0%	0%	0%
FL105 Polk County	23%	76%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	27%	73%
FL105 Polk County	16%	84%

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
1/31/2021	99.24%	3/04/2020

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed zero port-out in the month of February. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

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

Lease-up & Movers

As of February 2021, Lakeland Housing Authority issued 46 vouchers to movers. We received 51 Requests for Tenancy Approvals during the month. We processed 1 initial move-in and 2 port-in, and zero port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,329 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1106
• Mainstream	46
• VASH	61
• Tenant Protection	110
• Port Out	0
• Port In	2
• Foster Youth	4

EOP – End of Participation

LHA processed 2 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	1
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	0
• Deceased	0
• Landlord Eviction	2
• Lease and/or Program Violations non-curable	1
Total	1

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
12/31/2020	99.64%	3/04/2021

General information and activities for the month

- The Housing Choice Voucher Department processed 100 annual certifications and 28 interim certifications.
- The Inspections Unit conducted a total of 100 inspections.

- A total of 7 hearings were conducted.

Repayment Agreements for Unreported Income

(No Changes reported)

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



Reports from the Communities

1. West Lake
2. West Lake Addition
3. Cecil Gober
4. John Wright Homes
5. Carrington Place (Formerly known as Dakota Apartments)
6. Renaissance/Washington Ridge
7. Villas at Lake Bonnet
8. Colton Meadow
9. The Manor at West Bartow
10. Twin Lakes Estates Senior Phase I
11. The Micro-Cottages at Williamstown

Item	WestLake	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates	Williamstown
Occupancy	100%	100%	100%	98%	99%	100%	100%	99%	100%	100%
Down units due to modernization/Insurance	Under Relocation								Twin Lakes 2, moved 46 families.	
Vacant units	0	0	0	2	5	0	0	1	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes

Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Angie Santiago	Angie Santiago	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino	Vanessa C. Johnson

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

February 2021

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Section 8 (HCV)	20	107	36	34%

Escrow Balances

- The balance of the Section 8 FSS escrow November 2020 is \$ 130,632.13
- The average amount is \$1220.86

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (Section 8):

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

(HCV) Termination/Forfeiture/Transfer/Disbursement:

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

Goals completed/enrolled by the Section 8 FSS participants:

- 0 family enrolled.

Completed Contract of Participation:

- 0 family completed the contract as of the end of February.

Services needed to complete Contract of Participation:

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

Community Networking

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

Family Self-Sufficiency (Public Housing Program)

February 2020

FSS Program Statistics

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

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

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (PH):

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

(PH) Termination/Forfeiture/Transfer/Disbursement:

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

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

Completed Contract of Participation:

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

Services needed to complete Contract of Participation:

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

Community Networking

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

Respectfully,

Carlos R. Pizarro An

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



ADMINISTRATION REPORT

- ◀ **Finance**
- ◀ **Contracting**
- ◀ **Development**
- ◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: March 5, 2021

RE: February 2021 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending February 25, 2021 for the following entities:

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

I also attached the Statement of Operations and Balance Sheet for period ending January 31, 2021 for the following third-party entity.

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

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

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and two months (Year to Date) ended February 25, 2021

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of -\$3,623 for the period and \$23,336 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of \$36,142 for Program Administration and \$7,272 for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes and Cecil Gober Villas):
NOI is -\$20,285 for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$13,141 for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$43,337 for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$13,525 for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has a NOI of \$15,861 for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of \$54,603 for the year.
9. Hampton Hills (AMP 4):
This property has a NOI of -\$1,004 for year-to-date.
10. YouthBuild:
YouthBuild has a NOI of -\$20,048 for year to date. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of \$5,607 for year-to-date.
12. West Lake 1, LTD (AMP 6):
The property has a NOI of \$19,207.99 for year-to-date.





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

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio			
Item #	Property #	Name	NOI Before Depreciation
1	96	Central Office Cost Center (COCC)	\$23,336
2	80	Housing Choice Voucher (HCV) Administration	\$36,142
		HCV Housing Assistance Payment (HAP)	\$7,272
3	10	<i>Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes</i>	-\$20,285
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$13,141
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$43,337
6	56	Colton Meadow, LLLP	\$13,525
7	57	Bonnet Shores, LLLP	\$15,861
8	62	West Bartow Partnership, Ltd., LLLP	\$54,603
9	12	<i>Hampton Hills (AMP 4)</i>	-\$1,004
10	49	<i>YouthBuild-Lakeland</i>	-\$20,048
11	99	Williamstown, LLLP (AMP 5)	\$5,607
12	100	West Lake 1, LTD (AMP 6)	\$19,207.99

Conclusion: Nine (9) of the twelve (12) properties have positive Net Operating Income (NOI). HCV-HAP also has positive NOI due to receipt of HUD held reserves. Below is synopsis of the financial statements for the remaining three (3) properties.

Public Housing General (AMP 1): Subsidy from the Department of Housing and Urban Development (HUD) will continue to be reduced now that relocation activities have commenced at the third and final phase of redevelopment of WestLake Apartments and WestLake Addition. Specifically, AMP 1 has a loan with Bonnet Shores, LLLP that continues to accrue interest as allowed by the recorded loan documents. Operating subsidy and rental income received from the remaining 57 units that comprise AMP1 at John Wright Apartments and Cecil Gober Villas will not generate enough income to support this mortgage note. However, it is important to remember that the negative NOI is not an actual financial loss of funds to AMP 1. Instead, it is a reminder that AMP 1 invested funds to redevelop Bonnet Shores with low-income housing tax credits. At the end of the tax credit compliance period, LHA will need to examine its financial position as well as determined what is in the best interest of continuing its extended low-income housing agreement with Florida Housing Finance Corporation for Bonnet Shores, LLLP. Based upon the outcome of the analysis, a recommendation will be made to either forgive the loan or require that the loan be repaid to AMP1 at redemption of the property.

Dakota Park Limited Partnership, LLLP: This property received additional operating subsidy from HUD during this reporting, which resulted in a positive NOI for the period.





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

Hampton Hills: The negative NOI for this property is due to repairs that were performed at 3887 Covington Lane. This is a lease-to-purchase home. The potential homebuyer is scheduled to close later this month. Once closed, the asset will be transferred from Hampton Hills to the homebuyer. Accordingly, the NOI for Hampton Hills will remain negative through yearend.

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



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Two Months Ended February 25, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	750.00	-	0.00%		1,500	1,500	-	0.00%	9,000
Public Housing, Sec 8 and Other Mgmt. Incr	56,461	46,130	10,331	22.39%	1	112,921	92,260	20,661	22.39%	553,560
Government Subsidy	-	-	-			-	-	-		-
Other Income	18,137	22,711	(4,574)	-20.14%	1	36,316	45,422	(9,106)	-20.05%	272,530
Grants Salary Cont.(YB-Director)	955	955	-	0.00%		1,909	1,909	-	0.00%	11,455
Total Revenue	76,302	70,545	5,757	8.16%		152,646	141,091	11,555	8.19%	846,544
Administrative Expenses	79,083	68,988	10,094	14.63%	2	125,786	137,977	(12,191)	-8.84%	827,860
Tenant Services	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance Expense	679	770	(91)	-11.86%	3	3,235	1,540	1,695	110.04%	9,240
General Expenses	-	700	(700)	-100.00%	2	-	1,400	(1,400)	-100.00%	8,400
Financing Expenses	164	87	77		3	289	174	115		1,044
Total Expense before depreciation	79,925	70,545	9,380	13.30%		129,310	141,091	(11,781)	-8.35%	846,544
Operating Income (Loss) before Depre	(3,623)	0	(3,623)	(0)		23,336	0	23,336	0	0
Depreciation/Amortization	3,580	2,852	728			7,160	5,705	1,455		34,228
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	83,505	73,398	10,107			136,470	146,795	(10,325)		880,772
Net Operating Income (Loss)	(7,203)	(2,852)	(4,350)			16,176	(5,705)	21,881		- (34,228)

Comments

- 1 Variance is due to timing of income.**
- 2 Variance reflects expenses being less than the budget.**
- 3 Variance in Maintenance expenses for the year is due equipment rental, repair of computer area, and electrical supplies. Variance in Financing Expenses is due to increased leasing costs associated with the fleet.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of February 25, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	43,923.97
Cash-Payroll	48,354.18
Total Unrestricted Cash	<u>92,278.15</u>
TOTAL CASH	92,278.15
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	30,000.00
A/R - YouthBuild DOL	1,909.10
A/R - Capital Fund Grants/HUD	<u>2,451.62</u>
TOTAL: DUE FROM	<u>-21,475.68</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	70,802.47
TOTAL CURRENT ASSETS	70,802.47
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	30,209.31
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-35,701.66
Intangible Assets	
Lease-Right of Use Asset	235,523.00
Lease Amortization	<u>-46,705.81</u>
TOTAL FIXED ASSETS (NET)	<u>207,807.67</u>
TOTAL NONCURRENT ASSETS	207,807.67
TOTAL ASSETS	<u>278,610.14</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	6,441.74
Workers Compensation	7,754.08
Employee Donations Payable	168.67
Employee Legal Shield	1,946.15
Other Current Liabilities	65,458.31
Lease payable-Short Term	41,222.66
Due to Polk County Housing Dev.	52,500.00
Accrued Compensated Absences-Current	<u>23,821.61</u>
TOTAL CURRENT LIABILITIES	199,313.22
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	44,240.14
Lease Payable	<u>146,755.15</u>
TOTAL NONCURRENT LIABILITIES	190,995.29
TOTAL LIABILITIES	<u>390,308.51</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-111,698.37</u>
TOTAL RETAINED EARNINGS:	-111,698.37
TOTAL EQUITY	<u>-111,698.37</u>
TOTAL LIABILITIES AND EQUITY	<u>278,610.14</u>

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,895.97	43,923.97	40,028.00
Cash-Payroll	71,080.81	48,354.18	-22,726.63
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	78,092.83	95,394.20	17,301.37

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,088.54	43,923.97	38,835.43
Cash-Payroll	72,347.19	48,354.18	-23,993.01
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	80,551.78	95,394.20	14,842.42

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Two Months Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Reven	70,838	88,790	(17,952)	-20.22%	1	141,676	177,580	(35,904)	-20.22%	1,065,480
Other Income	490	1,010	(520)	-51.52%		924	2,020	(1,096)	-54.24%	12,120
Total Revenue	71,328	89,800	(18,472)	-20.57%		142,600	179,600	(37,000)	-20.60%	1,077,600
Administrative Expenses	64,544	83,829	(19,285)	-23.00%	5	104,190	167,658	(63,468)	-37.86%	1,005,947
Tenant Services	-	-	-			-	-	-		-
Utilities	-	-	-			-	-	-		-
Maintenance Expense	1,362	520	842	161.86%	2	2,102	1,040	1,062	102.07%	6,240
General Expenses (Insurance, etc.)	83	310	(227)	-73.12%	4	167	620	(453)	-73.12%	3,720
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	65,989	84,659	(18,670)	-22.05%		106,458	169,318	(62,859)	-37.13%	1,015,907
Operating Income (Loss) before Depreci	5,338	5,141	197			36,142	10,282	25,860	251.50%	61,693
Depreciation	267	265	2	0.77%		534	530	4	0.77%	3,180
Prior Period adjustment	-	-	-			-	-	-		-
Transfer Out	-	-	-			-	-	-		-
Total Expense	66,256	84,924	(18,668)	-21.98%		106,992	169,848	(62,855)	-37.01%	1,019,087
Net Operating Income (Loss)	5,071	4,876	195			35,608	9,752	25,856		58,513

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Two Months Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	960,755	880,000	80,755	9.18%	1	1,915,769	1,760,000	155,769	8.85%	10,560,000
Other income	499	1,050	(560)	0.00%		932	2,100	(1,168)	0.00%	12,600
Total Revenue	961,255	881,050	80,195	9.10%		1,916,701	1,762,100	154,601	8.77%	10,572,600
Housing Assistance Payments	950,127	830,500	119,627	14.40%	3	1,816,828	1,661,000	155,828	9.38%	9,966,000
Tenant Utility Reimbursement	18,302	22,000	(3,698)	-16.81%	4	35,741	44,000	(8,259)	-18.77%	264,000
Port Out HAP Payments	22,647	20,350	2,297	11.29%	3	44,932	40,700	4,232	10.40%	244,200
FSS Escrow Payments	6,324	3,500	2,824	80.69%	5	11,927	7,000	4,927	70.39%	42,000
FSS Forfeitures & Adjustments	-	-	-			-	-	-		-
Program Expenses Before Depreciation	997,400	876,350	121,050	13.81%		1,909,428	1,752,700	156,728	8.94%	10,516,200
Program Income (Loss) before Depreci	(36,145)	4,700	(40,855)	(0)		7,272	9,400	(2,128)	(0)	56,400
Total Expense	997,400	876,350	121,050	13.81%		1,909,428	1,752,700	156,728	8.94%	10,516,200
Net Operating Income (Loss)	(36,145)	4,700	(40,855)			7,272	9,400	(2,128)	(0)	56,400

Comments

- 1 PHA Held Reserves have increased due to additional funding being received. Administrative funds are lower than projected. Lease up is projected to occur to increase administrative fees. CARES funding is being recognized as revenue matching monthly expenses.**
- Administration:**
- 2 Variance is due to expenses being higher than budgeted. Note that CARES ACT accumulated expenses are also included.**
- Administration:**
- The increase in Maintenance expenses within administration of the Section 8 Program is due to lease costs. Also, CARES expenses are considered but nets out with revenue.**
- HAP Program:**
- 3 HAP and Port Out payments increased.**
- Administration/HAP Program:**
- 4 Variance is due to expenses being less than budgeted.**
- 5 Variance due to increased FSS escrow payments.**

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of February 25, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	70,205.31
Cash-Payroll	7,658.04
Cash Operating 2B	<u>377,492.76</u>
Restricted Cash	455,356.11
Cash Restricted - FSS Escrow	124,482.06
CARES ACT Restricted Cash	<u>36,578.44</u>
Total Restricted Cash	<u>161,060.50</u>

TOTAL CASH 616,416.61

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	235,622.04
Allowance for Doubtful Accounts-Tenants/Ver	-235,622.04
AR-TPA/Fraud Recovery	<u>14,941.26</u>
TOTAL: AR	14,941.26
Allowance for Doubtful Accounts-Aff. Hsg. Su	117.25
Due from Section 8 Mainstream	<u>-4,717.87</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>10,340.64</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>10,340.64</u>

OTHER CURRENT ASSETS

Prepaid Insurance	<u>833.34</u>
TOTAL OTHER CURRENT ASSETS	<u>833.34</u>
TOTAL CURRENT ASSETS	<u>11,173.98</u>

NONCURRENT ASSETS

FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	26,461.08
Accum Depreciation- Misc FF&E	-37,290.10
Intangible Assets	<u>5,070.98</u>
TOTAL FIXED ASSETS (NET)	5,070.98
Non-Dwelling Equipment	<u>2,406.00</u>
TOTAL NONCURRENT ASSETS	<u>7,476.98</u>
TOTAL ASSETS	<u>635,067.57</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	-145,747.76
Due to Section 8	-4,717.87
Tenant Prepaid Rents	10,054.79
State of FL Unclaimed Funds	33,224.76
Accrued Compensated Absences-Cui	6,110.53
Deferred Revenue	<u>14,954.55</u>

TOTAL CURRENT LIABILITIES -86,121.00

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	11,348.12
FSS Due to Tenant Long Term	<u>124,482.13</u>
TOTAL NONCURRENT LIABILITIES	<u>135,830.25</u>

TOTAL LIABILITIES 49,709.25

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net	<u>585,358.32</u>
TOTAL RETAINED EARNINGS:	<u>585,358.32</u>

TOTAL EQUITY 585,358.32

TOTAL LIABILITIES AND EQUITY 635,067.57

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	67,479.03	70,205.31	2,726.28
Cash-Payroll	1,019.38	7,658.04	6,638.66
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	448,369.61	377,492.76	-70,876.85
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
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	118,152.23	124,482.06	6,329.83
CARES ACT Restricted Cash	56,766.65	36,578.44	-20,188.21
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	691,786.90	616,416.61	-75,370.29

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	67,054.91	70,205.31	3,150.40
Cash-Payroll	-3,454.26	7,658.04	11,112.30
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	418,039.81	377,492.76	-40,547.05
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
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	112,544.93	124,482.06	11,937.13
CARES ACT Restricted Cash	56,763.83	36,578.44	-20,185.39
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	650,949.22	616,416.61	-34,532.61

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Two Months Ended February 25, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	17,121	11,442	5,679	49.63%	1	33,394	22,884	10,510	45.93%	137,304
Other Tenant Income	10	465	(455)	-97.85%		10	930	(920)	-98.92%	5,580
Government Subsidy Income	44,219	49,055	(4,837)	-9.86%	2	88,437	98,111	(9,674)	-9.86%	588,664
Interest Income Restricted	9,130	9,140	(10)	-0.11%		18,259	18,279	(20)	-0.11%	109,677
Other Income	300	-	300			300	-	300		-
Total Revenue	70,779	70,102	677	0.97%		140,400	140,204	196	0.14%	841,225
Administrative Expenses	40,252	39,637	615	1.55%	4	86,128	79,273	6,854	8.65%	475,640
Tenant Services Expenses	-	60	(60)	-100.00%	3	-	120	(120)	-100.00%	720
Utility Expense	7,915	2,143	5,772	269.39%	4	19,772	4,285	15,487	361.39%	25,712
Maintenance and Development Expenses	24,858	24,177	680	2.81%	3	44,233	48,355	(4,122)	-8.52%	290,130
General Expenses	2,917	3,085	(168)	-5.45%	3	5,407	6,171	(764)	-12.38%	37,023
Housing Assistance Payments	1,830	1,000	830	83.00%	4	5,145	2,000	3,145	157.25%	12,000
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciation	77,771	70,102	7,669	10.94%		160,685	140,204	20,480	14.61%	841,225
Net Operating Income (Loss)	(6,992)	(0)	(6,992)			(20,285)	(0)	(20,285)		(0)
Depreciation	9,170	9,363	(193)	-2.06%		18,340	18,727	(386)	-2.06%	112,360
Capital Replacement Items	-	-	-			-	-	-		-
Transfer Out	(15,000)	-	15,000			(30,000)	-	30,000		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	71,941	79,465	7,476			149,025	158,931	20,094		953,585
Net Income (Loss)	(1,162)	(9,363)	(6,799)			(8,625)	(18,727)	(19,898)		(112,360)

Comments

- 1 Property consists of 91 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income is higher than budgeted. Lease up of Lake Beulah (Twin Lakes Estates - Phase II) is in progress. Lease up of Building 5 is complete. Buildings 6 and 7 only have 1 unit left within each before being 100% leased. Building 1 is 100% preleased. Building 2 has 6 units preleased and 6 units remaining to be leased.
- 2 Subsidy is lower than anticipated.
- 3 Variance is a result of expenses being less than the budget.
- 4 Utility Expense was higher than budgeted due to timing of payment of utility expenses associated with solid waste removal. Analysis of utility expenditures is in progress due to a decrease in the number of original buildings and relocation of families from the site. Additional Administrative expenses were incurred. There has also been an increase in HAP payments and FSS escrows.

Note that the property has \$18,259 in accrued interest, which, continues to affect the property's overall NOI.

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of February 25, 2021**

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	164,486.58
Cash-Payroll	1,353.35
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>166,639.93</u>
Restricted Cash	
Cash Restricted-Security Deposits	24,700.00
Cash Restricted - FSS Escrow	44,020.73
Total Restricted Cash	<u>68,720.73</u>
TOTAL CASH	<u>235,360.66</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	10,255.72
AR-TPA/Fraud Recovery	18,674.86
TOTAL: AR	<u>28,930.58</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - Capital Fund Grants/HUD	49,136.90
Due From FSS	6,632.53
TOTAL: DUE FROM	<u>56,316.43</u>
Due from Williamstown Property	14,666.00
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	619,115.50
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,541,702.96</u>

OTHER CURRENT ASSETS

Investments-Unrestricted	3,751,341.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	27,897.51
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>3,820,238.51</u>
TOTAL CURRENT ASSETS	<u>6,597,302.13</u>

NONCURRENT ASSETS

FIXED ASSETS	
Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	6,687.73
Automobiles/Vehicles	124,883.93
Furniture & Fixtures	3,402.00
Site Improvement-Infrastructure	582,079.00
Construction In Progress	47,893.00
Accum Depreciation-Buildings	-9,932,752.30
Accum Depreciation- Misc FF&E	-576,215.46
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,471,008.10</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	4,064,767.49
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65
TOTAL NONCURRENT ASSETS	<u>2,264,198.68</u>
TOTAL ASSETS	<u>8,861,500.81</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	8,431.36
Tenant Security Deposits	23,200.00
Security Deposit Clearing Account	295.00
Security Deposit-Pet	1,800.00
Accrued audit fees - LHA	22,877.41
Due to Central Office Cost Center	30,000.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	1,922.16
Accrued Compensated Absences-Current	2,996.46
TOTAL CURRENT LIABILITIES	<u>91,008.38</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,564.85
FSS Due to Tenant Long Term	43,743.75
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>352,308.60</u>

TOTAL LIABILITIES	<u>443,316.98</u>
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EQUITY

RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	2,750,130.83
TOTAL RETAINED EARNINGS:	<u>8,418,183.83</u>
TOTAL EQUITY	<u>8,418,183.83</u>
TOTAL LIABILITIES AND EQUITY	<u>8,861,500.81</u>

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	185,156.28	164,486.58	-20,669.70
Cash-Payroll	3,102.32	1,353.35	-1,748.97
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,500.00	24,700.00	-1,800.00
Cash Restricted - FSS Escrow	42,459.56	44,020.73	1,561.17
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	257,218.16	234,560.66	-22,657.50

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	231,162.82	164,486.58	-66,676.24
Cash-Payroll	6,177.45	1,353.35	-4,824.10
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,700.00	24,700.00	-3,000.00
Cash Restricted - FSS Escrow	41,215.77	44,020.73	2,804.96
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	306,256.04	234,560.66	-71,695.38

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Two Months Ended February 25, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,748	14,102	(2,354)	-16.69%	1	23,736	28,204	(4,468)	-15.84%	169,224
Other Tenant Income	2,471	510	1,961	384.60%	2	2,471	1,020	1,451	142.30%	6,120
Government Subsidy	8,119	7,500	619	8.25%	3	16,238	15,000	1,238	8.25%	90,000
Other Income	1	15	(14)	-90.40%		4	30	(26)	-87.63%	180
Total Revenue	22,340	22,127	213	0.96%		42,449	44,254	(1,805)	-4.08%	265,524
Administrative Expenses	6,834	8,359	(1,525)	-18.24%	4	13,237	16,719	(3,482)	-20.83%	100,313
Tenant Services Expense	-	25	(25)	-100.00%	4	36	50	(14)	-28.04%	300
Utility Expense	(436)	1,740	(2,176)	-125.05%	5	4,780	3,480	1,300	37.36%	20,880
Maintenance Expense	2,834	4,870	(2,036)	-41.80%	4	4,664	9,739	(5,076)	-52.11%	58,437
General Expenses	(5,494)	2,649	(8,143)	-307.40%	4	(1,891)	5,298	(7,188)	-135.69%	31,787
Housing Assistance Payments	841	877	(36)	-4.10%	4	1,693	1,754	(61)	-3.48%	10,524
Financing Expenses	3,394	3,394	-	0.00%	4	6,789	6,789	-	0.00%	40,732
Operating Expenses before Depreciation	7,974	21,914	(13,940)	-63.61%		29,308	43,829	(14,521)	-33.13%	262,972
Net Operating Income (Loss)	14,366	213	14,153	6655.18%		13,141	425	12,716	2989.65%	2,552
Depreciation & Amortization	2,114	2,114	-	0.00%		4,227	4,227	-	0.00%	25,365
Capital Replacement Items	518	742	(224)	-30.23%		731	1,484	(753)	-50.76%	8,904
Reimburse Replacement Reserves	-	(742)	742	-100.00%		-	(1,484)	1,484	-100.00%	(8,904)
Total Expense	10,606	24,028	(13,423)	-55.86%		34,266	48,056	(13,790)	-28.70%	288,337
Net Income (Loss)	11,734	(1,901)	13,635	-717.25%		8,183	(3,802)	11,985	-315.22%	(22,813)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is less than budgeted.
- 2 Variance for the year reflects management enforcing the lease and requiring residents to pay for damages to their units.
- 3 Subsidy is higher than budgeted.
- 4 Variance reflects expenses that are less than the budget.
- 5 Variance in utility expenses is due to an increase in garbage removal.

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of February 25, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	86,987.88
Cash-Payroll	143.60
Petty Cash	600.00
Total Unrestricted Cash	<u>87,731.48</u>
Restricted Cash	
Cash Restricted-Security Deposits	11,999.00
Cash Restricted-Reserve for Replacem	10,207.44
Total Restricted Cash	<u>22,206.44</u>
TOTAL CASH	<u>109,937.92</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	11,670.07
Allowance for Doubtful Accounts-Tenants/	<u>-8,001.07</u>
TOTAL: Accounts Receivable	3,669.00
Due from Renaissance FAM Non ACC	1,995.23
Due from LPHC	<u>75,251.87</u>
TOTAL: DUE FROM	<u>1,995.23</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>80,916.10</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	17,025.95
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>24,585.95</u>
TOTAL CURRENT ASSETS	<u>215,439.97</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-209,189.94
Accum Depreciation- Misc FF&E	-4,863.60
Intangible Assets	
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	<u>-41,744.00</u>
TOTAL FIXED ASSETS (NET)	<u>734,111.46</u>
TOTAL NONCURRENT ASSETS	<u>734,111.46</u>
TOTAL ASSETS	<u>949,551.43</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	847.02
Tenant Security Deposits	11,699.00
Security Deposit-Pet	300.00
Garnishment clearing account	35.70
Accrued Property Taxes	3,628.85
Accrued Interest - HOPE VI	685,172.80
Accrued Interest - Future Advance	6,118.00
Accrued Audit Fees	7,675.00
Accrued audit fees - LHA	1,561.48
Due to (17) Renaissance Family Nor	36,386.84
Tenant Prepaid Rents	620.00
Contract Retentions	19,974.37
Accrued Compensated Absences-Cu	31.24
Note Payable PCHD	<u>331,119.97</u>
TOTAL CURRENT LIABILITIES	<u>1,105,170.27</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	58.01
Due to Affiliates	149,859.50
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	<u>1,090,842.15</u>
TOTAL LIABILITIES	<u>2,196,012.42</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net	<u>-267,847.12</u>
TOTAL RETAINED EARNINGS:	<u>-267,847.12</u>
TOTAL EQUITY	<u>-1,246,460.99</u>
TOTAL LIABILITIES AND EQUITY	<u>949,551.43</u>

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	72,541.89	86,987.88	14,445.99
Cash-Payroll	1,103.34	143.60	-959.74
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,699.00	11,999.00	300.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	9,540.77	10,207.44	666.67
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	94,885.00	109,337.92	14,452.92

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	80,397.73	86,987.88	6,590.15
Cash-Payroll	2,682.90	143.60	-2,539.30
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,099.00	11,999.00	-100.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	8,874.10	10,207.44	1,333.34
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	104,053.73	109,337.92	5,284.19

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Two Months Ended February 25, 2021

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance		
Rental Income	72,826	70,682	2,144	3.03%	1	142,861	141,364	1,497	1.06%	848,183
Other Tenant Income	1,887	1,803	84	4.66%	2	1,922	3,606	(1,684)	-46.70%	21,636
Government Subsidy	34,770	41,765	(6,995)	-16.75%	3	69,540	83,530	(13,990)	-16.75%	501,180
Other Income	153	983	(830)	-84.49%		263	1,966	(1,703)	-86.62%	11,796
Total Revenue	109,636	115,233	(5,597)	(1)		214,586	230,466	(15,880)	(1)	1,382,795
Administrative Expenses	37,999	46,044	(8,044)	-17.47%	4	65,572	92,087	(26,515)	-28.79%	552,522
Tenant Services	53	460	(407)	-88.53%	4	147	920	(772)	-83.99%	5,518
Utility Expense	7,162	8,144	(982)	-12.05%	4	14,514	16,288	(1,773)	-10.89%	97,727
Maintenance Expense	38,316	29,841	8,476	28.40%	5	70,082	59,681	10,401	17.43%	358,088
General Expenses	5,937	7,059	(1,122)	-15.89%	5	16,396	14,118	2,277	16.13%	84,709
Housing Assistance Payments	(7,769)	1,594	(9,363)	-587.31%	4	(5,170)	3,189	(8,359)	-262.15%	19,131
Financing Expenses	4,850	21,052	(16,202)	-76.96%	6	9,708	42,104	(32,396)	-76.94%	252,624
Operating Expense before Depreciati	86,549	114,193	(27,645)	-24.21%		171,249	228,387	(57,138)	-25.02%	1,370,319
Net Operating Income (Loss)	23,087	1,040	22,047	2120.70%		43,337	2,079	41,258	1984.27%	12,476
Depreciation & Amortization	57,901	57,600	301	0.52%		115,802	115,200	603	0.52%	691,198
Capital Replacement Items	4,505	30,356	(25,850)	-85.16%		8,600	60,711	(52,111)	-85.83%	364,266
Reimburse Replacement Reserves	-	(30,356)	30,356	-100.00%		-	(60,711)	60,711	-100.00%	(364,266)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	148,955	232,504	(83,549)			295,651	465,008	(169,357)		2,061,517
Net Income (Loss)	(39,319)	(117,271)	77,952			(81,065)	(234,542)	153,477		(678,722)

Comments

- 1 Consists of 108 low- and moderate-income family and senior apartment units and 88 Tax Credit units. Overall rental income is slightly higher than budgeted.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Governmental subsidy received is less than budgeted.
- 4 Variance reflects expenses that are less than the budget.
- 5 Maintenance variance is due to A/C Repairs and Elevator Monitoring. The variance in General Expenses is a result from insurance costs and reduction of rental income.
- 6 The total amount in Finance Expense is the net amount of interest paid on TD Bank loan.

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of February 25, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	224,383.69
Cash-Payroll	8,102.99
Petty Cash	600.00
Total Unrestricted Cash	<u>233,086.68</u>
Restricted Cash	
Cash Restricted-Security Deposits	61,269.99
Cash Restricted - FSS Escrow	20,477.56
Cash Restricted-Reserve for Replacen	41,517.80
Cash Restricted - Reserve/Escrow	2,147,922.04
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	77,229.54
Restricted Cash - AA Reserve	47,539.51
Total Restricted Cash	<u>2,397,135.60</u>
TOTAL CASH	2,630,222.28
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	13,596.08
Allowance for Doubtful Accounts-Tenants	<u>-8,253.99</u>
TOTAL: Accounts Receivable	5,342.09
Due from Dakota Park Non-ACC	36,386.84
Due from Central Office Cost Center	<u>65,458.31</u>
TOTAL: DUE FROM	<u>101,845.15</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	107,187.24
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	85,757.48
Utility Deposit - Electric	<u>20,500.00</u>
TOTAL OTHER CURRENT ASSETS	<u>107,257.48</u>
TOTAL CURRENT ASSETS	<u>2,844,667.00</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,105,584.03
Building Improvements	258,864.64
Machinery & Equipment	150,483.39
Automobiles/Vehicles	9,800.00
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-8,996,513.58
Accum Depreciation- Misc FF&E	-750,684.66
Accum Depreciation-Infrastructure	-2,074,087.00
Intangible Assets	
Loan Costs	91,967.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-64.00
AA Monitoring Fees	-131,658.00
AA Loan Costs	<u>-3,715.35</u>
TOTAL FIXED ASSETS (NET)	<u>12,770,350.41</u>
Dwelling Equipment	<u>4,463.00</u>
TOTAL NONCURRENT ASSETS	<u>12,774,813.41</u>
TOTAL ASSETS	<u>15,619,480.41</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	10,211.12
Tenant Security Deposits	54,353.39
Security Deposit Clearing Account	903.00
Security Deposit-Pet	6,505.60
Garnishment clearing account	175.02
Accrued Audit Fees	7,675.00
Accrued audit fees - LHA	5,053.80
Due to (16) Dakota Park Non-ACC	1,995.23
Tenant Prepaid Rents	-73.62
Contract Retentions	38,732.51
Accrued Compensated Absences-Current	<u>1,712.90</u>
TOTAL CURRENT LIABILITIES	127,243.95
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,181.10
FSS Due to Tenant Long Term	20,111.98
Notes Payable-LT	381,200.32
Note Payable	2,032,152.72
Short Term - Note Payable	<u>37,779.06</u>
TOTAL NONCURRENT LIABILITIES	<u>2,474,425.18</u>
TOTAL LIABILITIES	<u>2,601,669.13</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,924,129.41
Capital - GP2	7,123,264.00
GP Equity	<u>1,308,453.00</u>
TOTAL CONTRIBUTED CAPITAL	15,355,846.41
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset	<u>-2,338,035.13</u>
TOTAL RETAINED EARNINGS:	-2,338,035.13
TOTAL EQUITY	<u>13,017,811.28</u>
TOTAL LIABILITIES AND EQUITY	<u>15,619,480.41</u>

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	244,936.04	224,383.69	-20,552.35
Cash-Payroll	5,136.68	8,102.99	2,966.31
Cash Operating 2B	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,019.99	61,269.99	1,250.00
Cash Restricted - FSS Escrow	28,856.74	20,477.56	-8,379.18
Cash Restricted-Reserve for Replacement	38,290.32	41,517.80	3,227.48
Cash Restricted - Reserve/Escrow	2,135,726.26	2,147,922.04	12,195.78
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,226.06	77,229.54	3.48
Restricted Cash - AA Reserve	47,537.95	47,539.51	1.56
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,638,909.20	2,629,622.28	-9,286.92
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	318,069.71	224,383.69	-93,686.02
Cash-Payroll	3,379.61	8,102.99	4,723.38
Cash Operating 2B	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,619.99	61,269.99	650.00
Cash Restricted - FSS Escrow	27,652.65	20,477.56	-7,175.09
Cash Restricted-Reserve for Replacement	35,061.48	41,517.80	6,456.32
Cash Restricted - Reserve/Escrow	2,123,566.97	2,147,922.04	24,355.07
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,223.50	77,229.54	6.04
Restricted Cash - AA Reserve	47,536.81	47,539.51	2.70
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,694,289.88	2,629,622.28	-64,667.60

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Two Months Ended February 25, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	53,858	50,620	3,238	6.40%	1	104,715	101,240	3,475	3.43%	607,440
Other Tenant Income	280	700	(420)	-60.00%	2	1,580	1,400	180	12.86%	8,400
Other Income	10	36	(26)	-71.78%		21	72	(51)	-70.51%	432
Total Revenue	54,148	51,356	2,792	5.44%		106,316	102,712	3,604	3.51%	616,272
Administrative Expense	18,782	13,298	5,484	41.24%	4	29,075	26,595	2,480	9.32%	159,571
Tenant Services	-	106	(106)	-100.00%	3	-	211	(211)	-100.00%	1,266
Utility Expense	5,541	7,875	(2,334)	-29.63%	4	19,653	15,750	3,903	24.78%	94,500
Maintenance Expense	11,132	13,042	(1,910)	-14.64%	3	19,493	26,084	(6,591)	-25.27%	156,506
General Expense	7,661	10,971	(3,310)	-30.17%	3	16,577	21,941	(5,364)	-24.45%	131,648
Financing Expense	3,996	4,109	(113)	-2.74%	3	7,993	8,218	(225)	-2.74%	49,309
Operating Expense before Depreciation	47,113	49,400	(2,287)	-4.63%		92,792	98,800	(6,008)	-6.08%	592,800
Net Operating Income (Loss)	7,035	1,956	5,079	259.65%		13,525	3,912	9,613	245.72%	23,472
Depreciation & Amortization Expense	39,868	39,868	(0)	0.00%		79,737	79,737	(0)	0.00%	478,419
Capital Replacement Items	1,902	7,020	(5,118)	-72.91%		2,642	14,040	(11,398)	-81.18%	84,240
Reimburse Replacement Reserves	-	(7,020)	7,020	-100.00%		-	(14,040.00)	14,040	-100.00%	(84,240)
Intra-Funds Transfer In/Out	-	-	-	-		-	-	-	-	-
Total Expense	88,884	89,268	(385)	-0.43%		175,170	178,537	(3,366)	-1.89%	1,071,219
Net Operating Income (Loss)	(34,735)	(37,912)	3,177	-8.38%		(68,854)	(75,825)	6,971	-9.19%	(454,947)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are higher than budgeted.
- 2 Variance for the year reflects management enforcing the lease and causing residents to pay for damages to their units.
- 3 Variance reflects expenses that are less than the budget.
- 4 Variance in Utility expense is due to timing differences of utility costs. Variance in Administrative Expenses are due to payment of FHFC asset management fees.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

as of February 25, 2021

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Unrestricted Cash		A/P Vendors and Contractors	9,573.64
Cash Operating 1	51,506.40	Tenant Security Deposits	27,025.00
Cash-Payroll	1,434.18	Security Deposit-Pet	2,200.00
Petty Cash	600.00	Accrued Property Taxes	10,097.60
Total Unrestricted Cash	<u>53,540.58</u>	Accrued Interest Payable	15,118.31
Restricted Cash		Accrued Audit Fees	6,800.00
Cash Restricted-Security Deposits	29,225.00	Due to Polk County Developers, Inc.	362,901.17
Cash Restricted-Operating Reserve	441,453.48	Tenant Prepaid Rents	743.56
Cash Restricted-Reserve for Replacer	155,966.03	Accrued Compensated Absences-Cui	2,406.81
Cash-Tax & Insurance Escrow	65,997.53	First Mortgage - TCAP	1,231,424.00
Total Restricted Cash	<u>692,642.04</u>	Tax Credit Exchange Program (TCEP)	3,703,309.40
		HOME Funds	115,899.60
		Mortgage Note Payable	<u>450,845.00</u>
		TOTAL CURRENT LIABILITIES	<u>5,938,344.09</u>
TOTAL CASH	<u>746,182.62</u>		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	28,231.57		
Allowance for Doubtful Accounts-Tenant:	<u>-9,165.42</u>		
TOTAL: AR	19,066.15		
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>		
TOTAL: DUE FROM	<u>101,151.61</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	120,217.76		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	1,000.00	Accrued Compensated Absences-LT	<u>4,469.79</u>
Prepaid Expenses and Other Assets	187.09	TOTAL NONCURRENT LIABILITIES	4,469.79
Prepaid Insurance	4,544.23		
Utility Deposit	<u>5,000.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>10,731.32</u>		
TOTAL CURRENT ASSETS	877,131.70	TOTAL LIABILITIES	<u>5,942,813.88</u>
NONCURRENT ASSETS			
FIXED ASSETS			
Land	300,000.00		
Buildings	856,353.89		
Building Acquisition	2,010,000.00		
Building Improvements	5,861,925.11		
Machinery & Equipment	67,970.48		
Automobiles/Vehicles	15,484.50		
Furniture & Fixtures	1,503,657.00		
Site Improvement-Infrastructure	1,496,187.97		
Accum Depreciation-Buildings	-4,637,356.86		
Intangible Assets			
Amortization Tax Credit Fees	-140,274.96		
Monitoring Fees	<u>208,695.00</u>		
TOTAL FIXED ASSETS (NET)	7,542,642.13		
Site Improvement	16,364.00		
Non-Dwelling Structures	28,019.32		
Non-Dwelling Equipment	<u>60,262.45</u>		
TOTAL NONCURRENT ASSETS	<u>7,647,287.90</u>		
TOTAL ASSETS	<u>8,524,419.60</u>		
		EQUITY	
		CONTRIBUTED CAPITAL	
		Capital - LP	1,205,286.00
		GP Equity	<u>46.12</u>
		TOTAL CONTRIBUTED CAPITAL	1,205,332.12
		RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net	<u>1,376,273.60</u>
		TOTAL RETAINED EARNINGS:	1,376,273.60
		TOTAL EQUITY	<u>2,581,605.72</u>
		TOTAL LIABILITIES AND EQUITY	<u>8,524,419.60</u>

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	57,076.50	51,506.40	-5,570.10
Cash-Payroll	-346.68	1,434.18	1,780.86
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,725.00	29,225.00	1,500.00
Cash Restricted-Operating Reserve	441,446.71	441,453.48	6.77
Cash Restricted-Reserve for Replacement	154,017.21	155,966.03	1,948.82
Cash-Tax & Insurance Escrow	57,976.31	65,997.53	8,021.22
Total Cash	737,895.05	745,582.62	7,687.57
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,082.30	51,506.40	8,424.10
Cash-Payroll	-364.36	1,434.18	1,798.54
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,525.00	29,225.00	700.00
Cash Restricted-Operating Reserve	441,439.21	441,453.48	14.27
Cash Restricted-Reserve for Replacement	152,068.17	155,966.03	3,897.86
Cash-Tax & Insurance Escrow	49,515.21	65,997.53	16,482.32
Total Cash	714,265.53	745,582.62	31,317.09

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Two Month Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	55,560	54,345	1,215	2.24%	1	109,567	108,690	877	0.81%	652,140
Other Tenant Income	349	335	14	4.21%	2	1,073	670	403	60.17%	4,020
Other Income	15	60	(45)	-74.83%		30	120	(90)	-75.27%	720
Total Revenue	55,924	54,740	1,184	2.16%		110,670	109,480	1,190	1.09%	656,880
Administrative Expense	14,376	14,481	(105)	-0.72%	3	23,170	28,962	(5,792)	-20.00%	173,770
Tenant Services	-	50	(50)	-100.00%	3	-	100	(100)	-100.00%	600
Utility Expense	5,538	6,770	(1,232)	-18.20%	4	17,144	13,540	3,604	26.62%	81,240
Maintenance Expense	9,303	13,950	(4,647)	-33.31%	3	19,406	27,901	(8,495)	-30.45%	167,403
General Expense	8,067	7,847	220	2.80%	4	15,773	15,694	79	0.50%	94,163
Financing Expense	9,658	9,981	(323)	-3.23%	3	19,317	19,962	(646)	-3.23%	119,775
Operating Expense before Deprecia	46,943	53,079	(6,136)	-11.56%		94,809	106,159	(11,349)	-10.69%	636,951
Net Operating Income (Loss)	8,981	1,661	7,321			15,861	3,321	12,539		19,929
Depreciation & Amortization Expen	41,152	41,152	-	0.00%		82,305	82,305	-	0.00%	493,829
Capital Replacement Items	-	6,690	(6,690.00)	-100.00%		2,602	13,380	(10,778.08)	-80.55%	80,280
Reimburse Replacement Reserve	-	(6,690)	6,690.00	-100.00%		-	(13,380)	13,380.00	-100.00%	(80,280)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	88,095	94,232	(6,136)	-6.51%		179,716	188,463	(8,747)	-4.64%	1,130,780
Net Income (Loss)	(32,171)	(39,492)	7,321	-18.54%		(69,046)	(78,983)	9,937	-12.58%	(473,900)

Comments

- 1 **Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is slightly higher than the budget.**
- 2 **Variance is due to management enforcing the lease and requiring residents to pay for damages that they caused to their units.**
- 3 **Variance reflects expenses being less than the budget.**
- 4 **Variance in Utility expense is due to timing differences in utility costs. Variance in General expenses is due to slight increase in insurance costs and reduction of rental income**

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

ASSETS

Unrestricted Cash	
Cash Operating 1	133,115.69
Cash-Payroll	5,711.98
Petty Cash	600.00
Total Unrestricted Cash	<u>139,427.67</u>
Restricted Cash	
Cash Restricted-Security Deposits	30,175.00
Cash Restricted-Operating Reserve	460,847.23
Cash Restricted-Reserve for Replacement	179,316.18
Cash-Tax & Insurance Escrow	54,826.45
Total Restricted Cash	<u>725,164.86</u>
 TOTAL CASH	 <u>864,592.53</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	1,934.11
Allowance for Doubtful Accounts-Tenants/Ven	-361.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>1,573.11</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	2,556.66
Prepaid Insurance	4,494.38
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>12,551.04</u>
TOTAL CURRENT ASSETS	<u>878,716.68</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	24,477.33
Furniture & Fixtures	437,374.39
Site Improvement-Infrastructure	688,655.00
Accum Depreciation-Buildings	-4,253,681.64
Accum Depreciation- Misc FF&E	-450,948.53
Accum Depreciation-Infrastructure	-461,442.40
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	-21,075.00
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-167,134.04
TOTAL FIXED ASSETS (NET)	<u>7,882,870.18</u>
TOTAL NONCURRENT ASSETS	<u>7,882,870.18</u>
 TOTAL ASSETS	 <u>8,761,586.86</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	7,230.77
Tenant Security Deposits	27,275.00
Security Deposit Clearing Account	16.20
Security Deposit-Pet	3,400.00
Accrued Property Taxes	13,042.48
Accrued Interest Payable	45,374.79
Accrued Interest - 2nd Mortgage	619,115.50
Accrued Audit Fees	6,800.00
Tenant Prepaid Rents	551.25
Accrued Compensated Absences-Current	2,405.90
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,685,371.89</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	4,468.10
TOTAL NONCURRENT LIABILITIES	<u>4,468.10</u>
 TOTAL LIABILITIES	 <u>5,689,839.99</u>
 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 Asset	-3,638,610.87
TOTAL RETAINED EARNINGS:	<u>-3,638,610.87</u>
 TOTAL EQUITY	 <u>3,071,746.87</u>
 TOTAL LIABILITIES AND EQUITY	 <u>8,761,586.86</u>

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Two Month Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	129,845.12	133,115.69	3,270.57
Cash-Payroll	2,944.63	5,711.98	2,767.35
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,175.00	30,175.00	0.00
Cash Restricted-Operating Reserve	460,840.16	460,847.23	7.07
Cash Restricted-Reserve for Replacem	177,285.90	179,316.18	2,030.28
Cash-Tax & Insurance Escrow	47,911.78	54,826.45	6,914.67
Investment 2	0.00	0.00	0.00
Total Cash	849,002.59	863,992.53	14,989.94

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	137,196.84	133,115.69	-4,081.15
Cash-Payroll	3,117.14	5,711.98	2,594.84
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,575.00	30,175.00	-400.00
Cash Restricted-Operating Reserve	460,832.33	460,847.23	14.90
Cash Restricted-Reserve for Replacem	175,255.36	179,316.18	4,060.82
Cash-Tax & Insurance Escrow	40,356.76	54,826.45	14,469.69
Investment 2	0.00	0.00	0.00
Total Cash	847,333.43	863,992.53	16,659.10

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Two Months Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	85,702	72,965.00	12,737	17.46%	1	173,129	145,930.00	27,199	18.64%	875,580
Other Tenant Income	(725)	(335.00)	(390)	116.42%		(1,450)	(670.00)	(780)	116.42%	(4,020)
Other Income	29	120.00	(91)	-75.90%		60	240.00	(180)	-75.00%	1,440
Total Revenue	85,006	72,750	12,256	16.85%		171,739	145,500	26,239	18.03%	873,000
Administrative Expenses	15,597	19,460.96	(3,864)	-19.85%	2	27,954	38,921.91	(10,968)	-28.18%	233,531
Tenants Service Expenses	-	300.00	(300)	-100.00%	2	75	600.00	(525)	-87.58%	3,600
Utility Expense	7,248	8,322.00	(1,074)	-12.90%	2	15,606	16,644.00	(1,038)	-6.23%	99,864
Maintenance Expense	9,385	13,473.68	(4,089)	-30.35%	2	16,648	26,947.37	(10,299)	-38.22%	161,684
General Expenses	7,306	5,995.39	1,310	21.85%	3	14,157	11,990.78	2,166	18.07%	71,945
Financing Expenses	21,201	21,701.95	(501)	-2.31%	2	42,697	43,403.90	(707)	-1.63%	260,423
Operating expense before depreci	60,736	69,254	(8,518)	-12.30%		117,136	138,508	(21,372)	-15.43%	831,048
Net Operating Income (Loss)	24,270	3,496	20,774	594.21%		54,603	6,992	47,611	680.93%	41,952
Depreciation & Amortization	33,669	33,669	-	0.00%		67,339	67,339	-	0.00%	404,033
Capital/Operational Replacement	213	4,750	(4,537)	-95.51%		268	9,500	(9,232)	-97.18%	57,000
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(57,000)
Total Expense	94,619	107,673	(13,054)	-12.12%		184,743	215,347	(30,604)	-14.21%	1,235,081
Net Operating Income (Loss)	(9,613)	(34,923)	25,310	-72.47%		(13,004)	(69,847)	56,843	-81.38%	(362,081)

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant collection is higher than the budget.
- 2 Variance is due to expenses being less than budgeted.
- 3 General expense variance is due reduction of rental income and increased property taxes.

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of February 25, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	50,667.79
Cash-Payroll	-205.10
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	51,062.69
Restricted Cash	
Cash Restricted-Security Deposits	10,691.00
Cash Restricted-Operating Reserve	19.08
Cash Restricted-Reserve for Replacement	164,342.91
Cash-Tax & Insurance Escrow	77,804.27
Restricted Investment	<u>156,602.26</u>
Total Restricted Cash	409,459.52
 TOTAL CASH	 <u>460,522.21</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	4,824.00
Allowance for Doubtful Accounts-Tenants/Ven	<u>-1,096.00</u>
TOTAL: AR	<u>3,728.00</u>
Due from West Lake Management, LLC	<u>34,866.87</u>
TOTAL: DUE FROM	<u>34,866.87</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	38,594.87
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	963.24
Prepaid Insurance	<u>11,410.53</u>
TOTAL OTHER CURRENT ASSETS	<u>12,873.77</u>
TOTAL CURRENT ASSETS	511,990.85
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-3,749,352.84
Accum Depreciation- Misc FF&E	-1,181,702.41
Accum Depreciation-Infrastructure	-415,098.50
Intangible Assets	0
Loan Costs	335,121.42
Amortization Loan Cost	-217,192.50
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>-155,982.50</u>
TOTAL FIXED ASSETS (NET)	9,312,040.93
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	10,023,637.93
 TOTAL ASSETS	 <u>10,535,628.78</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	34,605.92
Tenant Security Deposits	9,591.00
Security Deposit-Pet	1,150.00
Accrued Property Taxes	3,246.00
Accrued Interest NLP Loan	5,358.19
Accrued Audit Fees	6,800.00
Due to Federal Master	46.00
Tenant Prepaid Rents	1,154.83
Accrued Compensated Absences-Curre	2,844,241.27
Mortgage Note Payable	850,000.00
Second Mortgage Payable	312,217.66
Third Mortgage Payable	400,000.00
Fourth Mortgage Payable	564,621.00
Note Payable-City of Bartow Impact Fe	<u>1,344,948.29</u>
TOTAL CURRENT LIABILITIES	6,377,980.16
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>2,148.40</u>
TOTAL NONCURRENT LIABILITIES	2,148.40
 TOTAL LIABILITIES	 <u>6,380,128.56</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	143,054.89
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	5,550,363.89
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	<u>-1,394,863.67</u>
TOTAL RETAINED EARNINGS:	-1,394,863.67
 TOTAL EQUITY	 <u>4,155,500.22</u>
 TOTAL LIABILITIES AND EQUITY	 <u>10,535,628.78</u>

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

Changes in Cash

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	45,950.78	50,667.79	4,717.01
Cash-Payroll	-43.51	-205.10	-161.59
Cash Restricted-Security Deposits	10,691.00	10,691.00	0.00
Cash Restricted-Operating Reserve	19.08	19.08	0.00
Cash Restricted-Reserve for Replacement	161,415.34	164,342.91	2,927.57
Cash-Tax & Insurance Escrow	70,111.27	77,804.27	7,693.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,606.24	156,602.26	-3.98
Total Cash	444,750.20	459,922.21	15,172.01

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,975.46	50,667.79	22,692.33
Cash-Payroll	259.24	-205.10	-464.34
Cash Restricted-Security Deposits	10,891.00	10,691.00	-200.00
Cash Restricted-Operating Reserve	19.08	19.08	0.00
Cash Restricted-Reserve for Replacement	158,487.54	164,342.91	5,855.37
Cash-Tax & Insurance Escrow	62,418.27	77,804.27	15,386.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,608.29	156,602.26	-6.03
Total Cash	416,658.88	459,922.21	43,263.33

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Two Months Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	1,387	2,300	(913)	-39.70%	1	3,018	4,600	(1,582)	-34.39%	27,600
Other Tenant Income	-	100	(100)	-100.00%	2	-	200	(200)	-100.00%	1,200
Grant Income	961	950	11	1.16%	3	1,922	1,900	22	1.16%	11,400
Other Income	-	-	-			-	-	-		-
Total Revenue	2,348	3,350	(1,002)	-138.54%		4,940	6,700	(1,760)	-133.23%	40,200
Administrative Expenses	966	1,854	(889)	-47.93%	4	1,756	3,709	(1,953)	-52.65%	22,251
Tenant Services Expenses	-	5	(5)	-100.00%	4	-	10	(10)	-100.00%	60
Utility Expense	-	39	(39)	-100.00%	4	34	78	(44)	-56.22%	468
Maintenance and Development Exp	797	1,162	(365)	-31.40%	5	3,900	2,323	1,576	67.84%	13,941
General Expenses	127	290	(163)	-56.23%	4	254	580	(326)	-56.23%	3,480
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Deprecia	1,889	3,350	(1,461)	-335.56%		5,944	6,700	(756)	-197.26%	40,200
Net Operating Income (Loss)	459	(0)	459			(1,004)	(0)	(1,004)		(0)
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replaceme	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	1,889	3,350	(1,461)			5,944	6,700	(756)		40,200
Net Income (Loss)	459	(0)	459			(1,004)	(0)	(1,004)		(0)

Comments

- 1 Property is comprised of 2, Section 32 Public Housing lease-to-purchase units. Income is lower than budgeted. Budget was based on 2 units.
- 2 Variance is due to timely payments of rent and residents causing less damage to their units.
- 3 Variance is due to a slight increase in subsidy received from the Department of Housing and Urban Development.
- 4 Variance reflects expenses being less than budgeted.
- 5 Variance within Maintenance is associated with carpet replacement, pest control services, and plumbing services. The closing for 3887 Covington Lane is scheduled for March 2021. The lender's inspector created a punch list of items that must be repaired prior to closing, which caused the increase in maintenance expenses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

as of February 25, 2021

ASSETS

CASH

Unrestricted Cash

Cash Operating 1	2,575.03
Cash-Payroll	1,539.42
Cash Operating 3	231,750.46
Total Unrestricted Cash	<u>235,864.91</u>

Restricted Cash

Cash Restricted-Security Deposits	600.00
Cash Restricted - FSS Escrow	1,084.00
Total Restricted Cash	<u>1,684.00</u>

TOTAL CASH 237,548.91

ACCOUNTS AND NOTES RECEIVABLE

Lakeridge Homes 2nd Mortgage	360,607.45
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TOTAL ACCOUNTS AND NOTES RECEIVABLE 360,607.45

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Insurance	1,269.34

TOTAL OTHER CURRENT ASSETS 1,769.34

TOTAL CURRENT ASSETS 599,925.70

NONCURRENT ASSETS

FIXED ASSETS

Buildings	255,473.00
Furniture & Fixtures	2,248.94
Accum Depreciation- Misc FF&E	-2,248.94

Intangible Assets

TOTAL FIXED ASSETS (NET) 255,473.00

TOTAL NONCURRENT ASSETS 255,473.00

TOTAL ASSETS 855,398.70

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	579.40
Tenant Security Deposits	900.00
Security Deposit Clearing Account	-295.74
Lease Purchase Escrow	1,084.00
Accrued audit fees - LHA	462.54
Accrued Compensated Absences-Curre	804.82

TOTAL CURRENT LIABILITIES 3,535.02

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	1,494.67
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TOTAL NONCURRENT LIABILITIES 1,494.67

TOTAL LIABILITIES 5,029.69

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net As	850,369.01
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TOTAL RETAINED EARNINGS: 850,369.01

TOTAL EQUITY 850,369.01

TOTAL LIABILITIES AND EQUITY 855,398.70

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,251.91	2,575.03	-676.88
Cash-Payroll	1,381.94	1,539.42	157.48
Cash Operating 3	231,758.74	231,750.46	-8.28
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	1,200.00	600.00	-600.00
Cash Restricted - FSS Escrow	1,084.00	1,084.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	238,676.59	237,548.91	-1,127.68

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	4,806.99	2,575.03	-2,231.96
Cash-Payroll	1,262.11	1,539.42	277.31
Cash Operating 3	231,765.07	231,750.46	-14.61
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	600.00	0.00
Cash Restricted - FSS Escrow	1,084.00	1,084.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	239,518.17	237,548.91	-1,969.26

Lakeland Housing Authority

YouthBuild-DOL 2018 (49)

Statement of Operations

For the Current and Two Months Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	26,557	26,026	531	2.04%	1	23,719	52,052	(28,332)	-54.43%	312,311
Other Income	-	-	-			-	-	-		-
Total Revenue	26,557	26,026	531	2.04%		23,719	52,052	(28,332)	-54.43%	312,311
Administrative Expenses	26,869	20,877	5,992	28.70%	3	42,419	41,753	666	1.60%	250,520
Tenant Services Expenses (Trainees)	-	4,616	(4,616)	-100.00%	2	-	9,232	(9,232)	-100.00%	55,390
Utility Expense	-	183	(183)	-100.00%	2	-	367	(367)	-100.00%	2,200
Maintenance and Development Expenses	28	63	(35)	-55.80%	2	52	127	(75)	-58.96%	760
General Expenses	648	287	361	125.91%	4	1,296	574	722	125.91%	3,441
Operating expense before Depreciation	27,545	26,026	1,519	5.84%		43,767	52,052	(8,285)	-15.92%	312,311
Transfer Out	-	-	-			-	-	-		-
Net Operating Income (Loss)	(988)	(0)	(988)			(20,048)	(0)	(20,048)		0
Depreciation	-	-	-			-	-	-		-
Total Expenses	27,545	26,026	1,519	5.84%		43,767	52,052	(8,285)	-15.92%	312,311
Net Income (Loss)	(988)	(0)	(988)			(20,048)	(0)	(20,048)		0

Comments

- 1 Variance is due to timing of receipt of subsidy from DOL.
- 2 Variance reflects expenses that are less than the budget.
- 3 Variance within Administrative expenses is due to increased payroll costs.
- 4 Variance in General Expenses is due to insurance costs.

Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Balance Sheet
as of February 25, 2021

ASSETS

CASH	
Cash Operating 1	2,818.18
Cash-Payroll	-12,173.46
Petty Cash	1,000.00
Total Unrestricted Cash	<u>-8,355.28</u>
TOTAL CASH	<u>-8,355.28</u>
TOTAL CURRENT ASSETS	<u>-8,355.28</u>

NONCURRENT ASSETS

FIXED ASSETS	
Automobiles/Vehicles	21,299.00
Accum Depreciation- Misc FF&E	-21,299.00
TOTAL FIXED ASSETS (NET)	<u>0.00</u>
TOTAL NONCURRENT ASSETS	<u>0.00</u>

TOTAL ASSETS	<u>-8,355.28</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	355.77
Due to Central Office Cost Center	1,909.10
TOTAL CURRENT LIABILITIES	<u>2,264.87</u>

TOTAL LIABILITIES	<u>2,264.87</u>
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net As	-23,892.15
Retained Earnings - Restricted Net As:	13,272.00
TOTAL RETAINED EARNINGS:	<u>-10,620.15</u>

TOTAL EQUITY	<u>-10,620.15</u>
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TOTAL LIABILITIES AND EQUITY	<u>-8,355.28</u>
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**Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Changes in Cash**

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,687.65	2,818.18	130.53
Cash-Payroll	-12,270.41	-12,173.46	96.95
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-9,582.76	-9,355.28	227.48

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,646.96	2,818.18	171.22
Cash-Payroll	-12,046.41	-12,173.46	-127.05
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-9,399.45	-9,355.28	44.17

Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Two Months Ended February 25, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,457	12,250	1,207	9.85%	1	26,413	24,500	1,913	7.81%	147,000
Other Tenant Income	-	75	(75)	-100.00%		-	150	(150)	-100.00%	900
Government Subsidy	10,794	8,838	1,957	22.14%	2	21,588	17,675	3,913	22.14%	106,050
Other Income	-	10	(10)			-	20	(20)		120
Total Revenue	24,251	21,163	3,089	14.59%		48,001	42,325	5,676	13.41%	254,070
Administrative Expense	13,828	11,386	2,443	21.45%	4	24,824	22,772	2,052	9.01%	136,630
Tenant Services	-	-	-			-	-	-		-
Utility Expense	2,045	2,200	(155)	-7.05%	3	4,098	4,400	(302)	-6.86%	26,400
Maintenance Expense	4,988	5,336	(348)	-6.52%	3	9,686	10,671	(986)	-9.24%	64,029
General Expense	1,893	2,156	(262)	-12.18%	3	3,787	4,312	(525)	-12.18%	25,870
Operating Expense before Depreciat	22,755	21,077	1,677	7.96%		42,394	42,155	239	0.57%	252,928
Net Operating Income (Loss)	1,496	85	1,411	1657.75%		5,607	170	5,437	3193.18%	1,142
Depreciation & Amortization Expense	8,107	7,957	150	1.89%		16,214	15,914	300	1.89%	95,482
Capital Replacement Items	-	5,650	(5,650)	-100.00%		-	11,300	(11,300)	-100.00%	67,800
Transfer in/Out	-	(5,650)	5,650	-100.00%		-	(11,300.00)	11,300	-100.00%	(67,800)
Total Expense	30,861	29,034	1,827	6.29%		58,608	58,068	539	0.93%	348,411
Net Operating Income (Loss)	(6,610)	(7,872)	1,261	-16.02%		(10,607)	(15,743)	5,137	-32.63%	(94,341)

Comments

- 1** Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collections are higher than the budget due to the income of seniors living at the property.
- 2** Variance is due to subsidy being higher than budgeted.
- 3** Variance reflects expenses being less than budgeted.
- 4** Variance in Administrative Expenses is due to increased payroll costs.

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of February 25, 2021

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	5,747.26
Cash-Payroll	-1,663.00
Total Unrestricted Cash	<u>4,084.26</u>
Restricted Cash	
Cash Restricted-Security Deposits	16,200.00
Cash Restricted-Reserve for Replacement	27,000.73
Total Restricted Cash	<u>43,200.73</u>
TOTAL CASH	<u>47,284.99</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	2,915.50
AR-TPA/Fraud Recovery	307.03
TOTAL: AR	<u>3,222.53</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>3,222.53</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	18,551.33
TOTAL OTHER CURRENT ASSETS	<u>18,551.33</u>
TOTAL CURRENT ASSETS	<u>69,058.85</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	296,687.00
Buildings	3,751,341.13
Furniture & Fixtures	8,494.29
Accum Depreciation-Buildings	-205,454.26
Accum Depreciation- Misc FF&E	-2,108.54
Intangible Assets	
TOTAL NONCURRENT ASSETS	<u>3,848,959.62</u>
TOTAL ASSETS	<u>3,918,018.47</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,399.30
Tenant Security Deposits	14,400.00
Security Deposit-Pet	1,800.00
Accrued Audit Fees	2,250.00
Accrued audit fees - LHA	7,102.18
Due to Federal Master	14,666.00
Tenant Prepaid Rents	592.53
Accrued Compensated Absences-Cu	2,732.86
TOTAL CURRENT LIABILITIES	<u>46,942.87</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	5,075.32
TOTAL NONCURRENT LIABILITIES	<u>5,075.32</u>
TOTAL LIABILITIES	<u>52,018.19</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net	3,866,000.28
TOTAL RETAINED EARNINGS:	<u>3,866,000.28</u>
TOTAL EQUITY	<u>3,866,000.28</u>
TOTAL LIABILITIES AND EQUITY	<u>3,918,018.47</u>

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

For the Current and Two Months Ended February 25, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,766.92	5,747.26	1,980.34
Cash-Payroll	-2,267.36	-1,663.00	604.36
Cash Restricted-Security Deposits	16,200.00	16,200.00	0.00
Cash Restricted-Reserve for Replacement	26,000.86	27,000.73	999.87
Total Cash	43,700.42	47,284.99	3,584.57
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	11,625.06	5,747.26	-5,877.80
Cash-Payroll	-2,970.30	-1,663.00	1,307.30
Cash Restricted-Security Deposits	16,200.00	16,200.00	0.00
Cash Restricted-Reserve for Replacement	25,001.02	27,000.73	1,999.71
Total Cash	49,855.78	47,284.99	-2,570.79

West Lake I DBA Twin Lake

Balance Sheet

January 31, 2021

Assets

Current Assets

Cash

100250 - Rent Depository Account	198,553.37
100260 - Disbursement Account	3,000.00
100300 - Petty Cash	1,000.00

Total Cash 202,553.37

Accounts Receivable

102200 - A/R-Residents	4,286.33
102201 - Unsettled Deposits	(2,168.00)
102259 - Due From Lake Beulah, LTD	16,029.55

Total Accounts Receivable 18,147.88

Deposits & Escrows

101260 - Cash - Restricted Reserve	26,145.88
101270 - Other Escrow	15,984.33
101300 - Debt Service Reserves	8,431.65
101310 - Bond Fund - Interest Fund	0.19
101320 - Bond Fund - Principal	594.56
101334 - Bond Fund - Escrow Account	36,629.27
101335 - Bond Fund - Replacement Reserve	25,001.89
101365 - Operating Deficit Escrow	355,217.06
101400 - Security Deposit Account	30,000.00

Total Deposits & Escrows 498,004.83

Total Current Assets 718,706.08

Fixed Assets

140050 - Land	200,000.00
140055 - Land Improvements	1,504,670.00
140100 - Buildings	12,354,187.00
140200 - Furniture & Fixtures	765,789.00
140400 - Construction in Progress	15,783,249.99
140451 - Contra - Insurance	(25,811.79)
140454 - Contra Acc - Interest Expen	(177,915.83)
140456 - Contra - Job Cost	(15,401,496.69)
140462 - Contra - Ground Lease	(200,000.00)
180049 - Loan Fees	190,223.00
180050 - Loan Costs	356,614.22
180059 - Tax Credit Fees	87,874.00
180062 - Deferred Financing Fees - SAIL	132,392.00
180063 - Deferred Financing Fees - ELI	84,000.00

Depreciation & Amortization

140500 - Accum Depreciation-Buildings	(353,014.00)
180552 - Amortization - Deferred Financing Fees SAIL	(2,770.00)
180553 - Amortization - Deferred Financing Fees ELI	(1,758.00)
180558 - Amortization - Construction Loan Fees	(174,372.00)
180620 - Amortization Tax Credit Fees	(3,678.00)

Total Depreciation & Amortization (535,592.00)

Total Fixed Assets 15,118,182.90

Other Assets

West Lake I DBA Twin Lake

Balance Sheet

January 31, 2021

180040 - Prepaid Insurance	10,274.24
180042 - Prepaid Expense	1,859.63
Total Other Assets	<u>12,133.87</u>
Total Assets	<u><u>15,849,022.85</u></u>

West Lake I DBA Twin Lake

Balance Sheet

January 31, 2021

Liabilities & Equity

Liabilities

Current Liabilities

200100 - Accounts Payable	14,333.95
200150 - Security Deposits-Current	30,000.00
200200 - Security Deposits-Move Out	1,509.61
Total Current Liabilities	<u>45,843.56</u>

Other Current Liabilities

210100 - Accrued Operating Exp.	28,455.48
210110 - Accrued Payroll	11,898.38
210330 - Accrued Trustee Fees	1,876.00
210335 - Accrued Issuer Fees	4,165.65
210410 - Accrued Asset Mgmt Fees	434.17
210440 - Accrued Audit Expense	5,687.50
210441 - Accrued Tax Preparation Fee	3,520.83
210442 - Accrued Compliance Fee	1,262.58
210445 - Accrued Service Fee	2,418.71
210460 - Accrued Interest - SAIL	95,797.39
220100 - Prepaid Rent	7,396.95
220120 - Unearned Revenue - Housing Assistance	(540.00)
220600 - Unclaimed Property	105.16
Total Other Current Liabilities	<u>162,478.80</u>

Long Term Liabilities

250105 - Principal-Mtg Payable 1st	3,987,035.81
250128 - Mortgage Payable - SAIL	5,000,000.00
250129 - Mortgage Payable - ELI LOAN	1,294,000.00
Total Long Term Liabilities	<u>10,281,035.81</u>

Total Liabilities 10,489,358.17

Equity

300160 - Capital Contributions	6,053,521.00
300200 - Distribution - HTG Affordable	(0.02)
300215 - Distribution-Ltd Prtnr #1	(19,727.84)
Retained Earnings	(693,336.45)
Current Net Income	19,207.99

Total Equity 5,359,664.68

Total Liabilities & Equity 15,849,022.85

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 January 31, 2021

	Month Ending 01/31/2021			Year to Date 01/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
Rental Income						
510050 - Gross Mkt Rent Potential	1,046.86	69,275.00	(68,228.14)	1,046.86	69,275.00	(68,228.14)
510100 - Gain/Loss To Lease	13,912.59	0.00	13,912.59	13,912.59	0.00	13,912.59
510360 - Government Subsidy Income	66,646.14	0.00	66,646.14	66,646.14	0.00	66,646.14
Total Rental Income	81,605.59	69,275.00	12,330.59	81,605.59	69,275.00	12,330.59
Vacancy, Losses & Concessions						
510200 - Vacancy	(912.89)	(1,118.00)	205.11	(912.89)	(1,118.00)	205.11
Total Vacancy, Losses & Concessions	(912.89)	(1,118.00)	205.11	(912.89)	(1,118.00)	205.11
Net Rental Income	80,692.70	68,157.00	12,535.70	80,692.70	68,157.00	12,535.70
Financial Income						
520900 - Interest Income	26.62	158.33	(131.71)	26.62	158.33	(131.71)
Total Financial Income	26.62	158.33	(131.71)	26.62	158.33	(131.71)
Other Income						
520050 - Application Fees	41.90	44.00	(2.10)	41.90	44.00	(2.10)
520100 - NSF Fees	100.00	50.00	50.00	100.00	50.00	50.00
520150 - Late Fees	600.00	166.67	433.33	600.00	166.67	433.33
520830 - Legal Fees To Residents	0.00	116.67	(116.67)	0.00	116.67	(116.67)
520850 - Damages/Cleaning	0.00	50.00	(50.00)	0.00	50.00	(50.00)
521270 - Keys/Locks Fees	0.00	15.00	(15.00)	0.00	15.00	(15.00)
540050 - Washer/Dryer Rental	4,129.00	4,275.00	(146.00)	4,129.00	4,275.00	(146.00)
Total Other Income	4,870.90	4,717.34	153.56	4,870.90	4,717.34	153.56
Total Income	85,590.22	73,032.67	12,557.55	85,590.22	73,032.67	12,557.55

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 January 31, 2021

	Month Ending 01/31/2021			Year to Date 01/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Expenses						
Payroll & Related						
711200 - Manager Salary	3,573.37	2,292.00	(1,281.37)	3,573.37	2,292.00	(1,281.37)
711300 - Assistant Manager Salary	0.00	2,600.00	2,600.00	0.00	2,600.00	2,600.00
713200 - Maintenance Manager	5,206.25	2,774.00	(2,432.25)	5,206.25	2,774.00	(2,432.25)
713500 - Porter/Grounds Person	0.00	2,254.00	2,254.00	0.00	2,254.00	2,254.00
714200 - Payroll Taxes - Administrative	273.36	453.00	179.64	273.36	453.00	179.64
714300 - Payroll Taxes - Maintenance	377.20	213.00	(164.20)	377.20	213.00	(164.20)
714320 - Payroll Taxes - Grounds	0.00	173.00	173.00	0.00	173.00	173.00
714350 - Ins. Benefits - Administrative	971.85	0.00	(971.85)	971.85	0.00	(971.85)
714450 - Ins. Benefits - Maintenance	834.94	2,050.00	1,215.06	834.94	2,050.00	1,215.06
714470 - Additional Benefits	0.00	98.00	98.00	0.00	98.00	98.00
714500 - 401k Contr - Administrative	102.40	238.00	135.60	102.40	238.00	135.60
714600 - 401k Contr - Maintenance	103.04	111.00	7.96	103.04	111.00	7.96
714620 - 401k Contr - Grounds	0.00	91.00	91.00	0.00	91.00	91.00
714720 - Workers Comp - Administrative	129.81	238.00	108.19	129.81	238.00	108.19
714750 - Workers Comp - Maintenance	189.16	111.00	(78.16)	189.16	111.00	(78.16)
714770 - Workers Comp - Grounds	0.00	91.00	91.00	0.00	91.00	91.00
714800 - Uniform	343.90	0.00	(343.90)	343.90	0.00	(343.90)
714900 - Payroll Processing Fee	137.00	110.00	(27.00)	137.00	110.00	(27.00)
Total Payroll & Related	12,242.28	13,897.00	1,654.72	12,242.28	13,897.00	1,654.72
Administrative Expenses						
745040 - Telephone	285.75	255.00	(30.75)	285.75	255.00	(30.75)
745200 - Training & Education	275.00	275.00	0.00	275.00	275.00	0.00
745240 - Employee Travel/Mileage	0.00	75.00	75.00	0.00	75.00	75.00
745260 - Meals & Entertainment - Admin	184.93	25.00	(159.93)	184.93	25.00	(159.93)
745320 - Office Supplies	196.94	150.00	(46.94)	196.94	150.00	(46.94)
745360 - Postal/Express Mail	109.08	67.00	(42.08)	109.08	67.00	(42.08)
745440 - Office Equipment & Furniture	44.95	83.33	38.38	44.95	83.33	38.38
745490 - Compliance Administration Fee	740.00	700.00	(40.00)	740.00	700.00	(40.00)
745520 - Credit Verification Fees	142.00	142.00	0.00	142.00	142.00	0.00
745560 - Eviction Legal Fees	0.00	133.33	133.33	0.00	133.33	133.33
745640 - Banking Fees/Charges	35.46	0.00	(35.46)	35.46	0.00	(35.46)
745680 - Computer Services & Fees	1,194.63	1,170.00	(24.63)	1,194.63	1,170.00	(24.63)
745690 - Covid-19	169.00	41.67	(127.33)	169.00	41.67	(127.33)
745720 - Apt Association Dues	0.00	178.00	178.00	0.00	178.00	178.00
775268 - PHA Servicer Administration Fees	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00
Total Administrative Expenses	5,377.74	5,295.33	(82.41)	5,377.74	5,295.33	(82.41)
Marketing Expenses						
740160 - Adv-Website/Portals	812.00	633.33	(178.67)	812.00	633.33	(178.67)
740350 - Signage	67.42	0.00	(67.42)	67.42	0.00	(67.42)
740550 - Prospect Refreshments	402.52	125.00	(277.52)	402.52	125.00	(277.52)

West Lake I DBA Twin Lake
Income Statement Budget Comparison
January 31, 2021

	Month Ending 01/31/2021			Year to Date 01/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
740600 - Resident Functions/Parties	175.97	83.33	(92.64)	175.97	83.33	(92.64)
740725 - Marketing Dues & Subscriptions	0.00	41.67	41.67	0.00	41.67	41.67
740800 - Social Activitiy Center	57.46	160.00	102.54	57.46	160.00	102.54
740955 - Public Relations	100.00	0.00	(100.00)	100.00	0.00	(100.00)
Total Marketing Expenses	1,615.37	1,043.33	(572.04)	1,615.37	1,043.33	(572.04)
Utilities						
720050 - Electricity-Vacant	0.00	25.00	25.00	0.00	25.00	25.00
720100 - Electricity-Common Area	934.16	1,333.33	399.17	934.16	1,333.33	399.17
720250 - Water	783.41	941.67	158.26	783.41	941.67	158.26
720300 - Sewer	2,422.25	2,400.00	(22.25)	2,422.25	2,400.00	(22.25)
720350 - Trash Removal	1,101.49	833.33	(268.16)	1,101.49	833.33	(268.16)
720400 - Reimbursed Water and Sewer	(3,380.29)	(2,750.00)	630.29	(3,380.29)	(2,750.00)	630.29
720610 - Utility Billing Cost	230.00	230.00	0.00	230.00	230.00	0.00
Total Utilities	2,091.02	3,013.33	922.31	2,091.02	3,013.33	922.31
Operating & Maintenance Expenses						
730050 - Landscape Contract	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00
730110 - Mulch/Pine Straw	3,378.16	0.00	(3,378.16)	3,378.16	0.00	(3,378.16)
730400 - Alarms & Monitoring-Common Area	69.55	70.00	0.45	69.55	70.00	0.45
730450 - Pest Control Contract	275.00	275.00	0.00	275.00	275.00	0.00
730600 - Elevator Contract	1,210.00	450.00	(760.00)	1,210.00	450.00	(760.00)
735040 - Electrical Repairs & Supplies	13.88	60.00	46.12	13.88	60.00	46.12
735080 - Plumbing Repairs & Supplies	29.69	25.00	(4.69)	29.69	25.00	(4.69)
735100 - Elevator Repair and Supplies	1,212.00	0.00	(1,212.00)	1,212.00	0.00	(1,212.00)
735120 - HVAC Repairs & Maint	40.41	120.00	79.59	40.41	120.00	79.59
735165 - Appliance Repairs & Supplies	28.76	20.00	(8.76)	28.76	20.00	(8.76)
735170 - Drapes & Blinds Repairs/Supplies	0.00	20.00	20.00	0.00	20.00	20.00
735240 - Exterior Repairs & Maint	0.00	25.00	25.00	0.00	25.00	25.00
735380 - Lighting	326.77	0.00	(326.77)	326.77	0.00	(326.77)
735425 - Access Gates & Fences	50.79	0.00	(50.79)	50.79	0.00	(50.79)
735530 - Door Repairs	0.00	50.00	50.00	0.00	50.00	50.00
735560 - General Supplies	0.00	58.33	58.33	0.00	58.33	58.33
735565 - Pest Control Supplies	0.00	15.00	15.00	0.00	15.00	15.00
735600 - Parking & Garage Repairs & Maint	0.00	20.00	20.00	0.00	20.00	20.00
735640 - Cleaning & Supplies	92.54	200.00	107.46	92.54	200.00	107.46
735800 - Painting Supplies	0.00	66.67	66.67	0.00	66.67	66.67
735810 - Locks & Keys	22.00	10.00	(12.00)	22.00	10.00	(12.00)
Total Operating & Maintenance Expenses	7,749.55	2,485.00	(5,264.55)	7,749.55	2,485.00	(5,264.55)
Management Fees						
750050 - Management Fee	2,765.24	2,395.00	(370.24)	2,765.24	2,395.00	(370.24)
750051 - 50% Management Fee	2,765.24	2,525.00	(240.24)	2,765.24	2,525.00	(240.24)
Total Management Fees	5,530.48	4,920.00	(610.48)	5,530.48	4,920.00	(610.48)
Taxes & Insurance						

West Lake I DBA Twin Lake
Income Statement Budget Comparison
January 31, 2021

	Month Ending 01/31/2021			Year to Date 01/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
755050 - Property Insurance	5,555.62	5,608.33	52.71	5,555.62	5,608.33	52.71
Total Taxes & Insurance	5,555.62	5,608.33	52.71	5,555.62	5,608.33	52.71
Total Operating Expenses	40,162.06	36,262.32	(3,899.74)	40,162.06	36,262.32	(3,899.74)
Net Operating Income (Loss)	45,428.16	36,770.35	8,657.81	45,428.16	36,770.35	8,657.81
Non-Operating Expenses						
Debt Services						
775034 - Interest - SAIL Loan	4,166.67	4,166.67	0.00	4,166.67	4,166.67	0.00
775050 - 1st Mortgage Note Interest	17,123.01	16,485.00	(638.01)	17,123.01	16,485.00	(638.01)
775155 - Loan Servicing Fee	483.75	483.74	(0.01)	483.75	483.74	(0.01)
775156 - Loan Servicing Fee - W&D	833.33	833.33	0.00	833.33	833.33	0.00
775160 - SAIL Loan Svc and Compliance Fee	916.50	916.50	0.00	916.50	916.50	0.00
775273 - ELI Loan Svc and Compliance Fee	346.08	346.08	0.00	346.08	346.08	0.00
781190 - Trustee Ordinary Fees	375.00	375.00	0.00	375.00	375.00	0.00
781210 - Issuer Administration Fee	833.33	833.33	0.00	833.33	833.33	0.00
Total Debt Services	25,077.67	24,439.65	(638.02)	25,077.67	24,439.65	(638.02)
Depreciation & Amortization						
785050 - Depreciation Expense	0.00	51,793.00	51,793.00	0.00	51,793.00	51,793.00
785100 - Amortization Expense	0.00	8,414.15	8,414.15	0.00	8,414.15	8,414.15
Total Depreciation & Amortization	0.00	60,207.15	60,207.15	0.00	60,207.15	60,207.15
Other Non-Operating Expenses						
781050 - Auditing	437.50	483.33	45.83	437.50	483.33	45.83
781120 - Partnership Tax Preparation	270.83	216.67	(54.16)	270.83	216.67	(54.16)
781230 - Asset Management Fee	434.17	434.17	0.00	434.17	434.17	0.00
Total Other Non-Operating Expenses	1,142.50	1,134.17	(8.33)	1,142.50	1,134.17	(8.33)
Total Non-Operating Expenses	26,220.17	85,780.97	59,560.80	26,220.17	85,780.97	59,560.80
Net Income (Loss)	19,207.99	(49,010.62)	68,218.61	19,207.99	(49,010.62)	68,218.61

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of March 5, 2021

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	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	05-01-16	05-01-18	341,004.00	306,903.60	341,004.00	341,004.00	0.00
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	345,575.00	345,575.00	0.00
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	358,393.00	358,393.00	0.00
CFP - 2017		08-16-17	08-15-20	08-15-22	608,069.00	547,262.10	583,721.87	583,258.85	24,810.15
CFP - 2018		05-29-18	05-28-21	05-28-23	934,727.00	841,254.30	734,093.91	734,093.91	200,633.09
CFP - 2019		04-16-19	04-15-22	04-15-24	971,182.00	874,063.80	0.00	0.00	971,182.00
CFP - 2020		03-26-20	03-25-23	03-25-25	1,107,656.00	996,890.40	0.00	0.00	1,107,656.00
				CFP Total:	5,808,538.00	5,227,684.20	3,504,719.78	3,504,256.76	2,304,281.24
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	441,385.00	0.00
RHF - 2011		08-03-11	10-29-16	10-29-18	380,321.00	342,288.90	380,321.00	380,321.00	0.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-18	70,661.00	63,594.90	70,661.00	70,661.00	0.00
RHF - 2013(a)		09-09-13	10-29-18	04-12-19	208,904.00	188,013.60	208,904.00	208,904.00	0.00
RHF - 2013(b)		09-09-13	10-29-16	10-29-18	62,529.00	56,276.10	62,529.00	62,529.00	0.00
RHF - 2014		05-13-14	10-29-18	04-12-19	185,710.00	167,139.00	185,710.00	185,710.00	0.00
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	187,612.00	0.00
RHF - 2016		04-13-16	10-29-18	04-12-20	193,574.00	174,216.60	193,574.00	193,574.00	0.00
				RHF Total:	2,162,608.00	1,946,347.20	2,162,608.00	2,162,608.00	0.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	21,842,801.00	21,842,801.00	0.00
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				Safety & Security Total:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS-Family Self Sufficiency 2019		01-01-20	12-31-20	12-31-20	72,000.00	64,800.00	72,000.00	72,000.00	0.00
ROSS-Family Self Sufficiency 2020		01-01-21	12-31-21	12-31-21	72,000.00	64,800.00	2,667.47	2,667.47	69,332.53
				ROSS Total:	144,000.00	129,600.00	74,667.47	74,667.47	69,332.53
YouthBuild 2018 Grant	(DOL)	01-01-19		04-30-2022	1,075,472.00	967,924.80	781,178.90	781,178.90	294,293.10
				YouthBuild Total:	1,075,472.00	967,924.80	781,178.90	781,178.90	294,293.10
CARES Act									
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)		05-01-20	12-31-20	12-31-20	104,415.00	93,973.50	104,415.00	104,415.00	0.00
AMP 2 (Dakota Park dba Carrington Place)		05-01-20	12-31-20	12-31-20	14,635.00	13,171.50	14,635.00	14,635.00	0.00
AMP 3 (Renaissance at Washington Park)		05-01-20	12-31-20	12-31-20	64,418.00	57,976.20	64,418.00	64,418.00	0.00
AMP 4 (Hampton Hills)		05-01-20	12-31-20	12-31-20	2,391.00	2,151.90	2,391.00	2,391.00	0.00
AMP 5 (Williamstown)		05-01-20	12-31-20	12-31-20	17,105.00	15,394.50	17,105.00	17,105.00	0.00
AMP 6 (Twin Lakes Estates)		05-01-20	12-31-20	12-31-20	7,677.00	6,909.30	7,677.00	7,677.00	0.00
				CARES Act Total:	210,641.00	189,576.90	210,641.00	210,641.00	0.00

March 2021 Board Report



Program Manager's Report

During the month of February, the YouthBuild-Lakeland staff met the potential candidates in the selection process and announced the selected group of twenty-one (21) for Cycle 19. There was an unusual number of 16-year olds selected to participate in Cycle 19. In 2014, YouthBuild-Lakeland lowered the eligibility age from 18-24 years to 16-24 years to increase our participants waitlist. The selection process is never easy and there is much careful thought and consideration given in this task. Some of the criteria on which participants are selected is their participation in team-building activities, classroom assignments in academics, career development and construction, ability to get along with peers, attitude, and attendance. Candidates who were not selected received from the Program Manager, a letter inviting them to participate in a future mental toughness process and a copy of YouthBuild-Lakeland Supportive Services Referral Guide.

We are still faced with having to deal with the Coronavirus (COVID-19) which continues to affect the efficiency of our program and YouthBuild programs across the country and YouthBuild Internationally. The ages of my staff make them (staff) more vulnerable to this deadly virus. This is one of the reasons, we take extra precautions to protect the health of our staff and participants as it continues to remain our top priority.

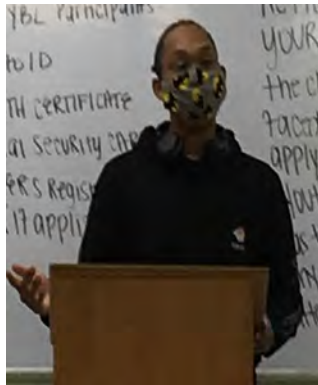
At least we know much more about this deadly virus than we did 12 months ago. We are now better prepared to protect the health and well-being of our participants and staff from this coronavirus pandemic. Our facility is sanitized throughout the day with hands free sanitizing stations, strategically placed in the building, spray disinfectant, stand-alone temperature check monitor and we keep in stock, mask, and hand sanitizer to be distributed when needed. Because of the seriousness of COVID-19, the participants are updated daily on the status of the coronavirus. The last report indicated that

in Florida there were 1,903,682 cases, 31,280 deaths; the United States had 28,552,557 cases and over 500,000 deaths.

Cycle 19 has started out very good. Like last cycle, due to the virus our participants have been divided up in three (3) separate groups to comply with our office social distancing practices. On Friday, January 29, 2021, the highlight of the last week of Mental Toughness was when YouthBuild- Lakeland staff hosted a panel discussion of former YouthBuild participants for current participants in Mental Toughness. Staff provided lunch to those that participated in the panel discussion who were: Lileah Aguilera, Cycle 18 graduate; Shedrick Bailey, Cycle 18; Samuel Lattimore, Cycle 17 graduate; D'Andre Morgan, Cycle 16 graduate; Sylvia Ruiz-Castillo, Cycle 16 graduate; and De'Aundrae Williams, Cycle 4 graduate *(See pictures below)*.



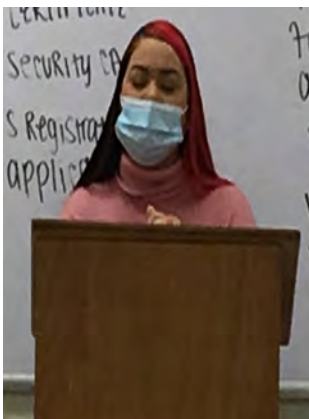
Sylvia Ruiz-Castillo



Shedrick Bailey, Jr.



Samuel Lattimore



Lily Aguilera



De'Aundrae Williams



D'Andre Morgan

Academics

During the month of February 2021, the staff of YBL continued the Academic progression for Cycle 19 by getting them acclimated to the Penn Foster portal. The Educational Agenda included review of YouthBuild-Lakeland and Penn Foster Academic success stories which offers a pathway to completion. Participants were given an Academic Presentation which centered on the expectations for the GED, Penn Foster, and HBI programs. The Academic program also reviewed writing assessments and subject matter expectations. YouthBuild-Lakeland Academics reviewed testimonial videos from past YouthBuild participants which offered clear steps for overall academic success. The Pandemic is a factor in all office decision making and scheduling conversations; however, Participant and Staff Safety will continue to be Priority 1. The Month of February also included a continued Participant review of the YBL Handbook which included a focus on Conduct, Attendance, and Dress Code. The Academics department also continued to contact local high schools, educational institutions, and other agencies to discuss potential applicant availability, as well as best practices to streamline future needed documentation. Academics continue to cultivate partnerships with agencies such as CareerSource Polk and Inspire to offer support, guidance, and motivation. Participants were also enrolled into the HBI and Penn Foster portals, as well as candidates assessed for the GED program.

Recruiting

The YouthBuild-Lakeland staff continued recruitment efforts by sharing information at community meetings, with YouthBuild-Lakeland partner agencies, Polk County high schools, businesses, and churches.

Job Development and Placement

During the month of February, the Job Placement Specialist:

- Continued to seek and explore placement opportunities and partnerships with local employers.

- Rendered an Introductory Career Development Workshop and daily workshops on the 10 Things Employers want Employees to Know after the start of Cycle 19 on February 16th.
- Continued to communicate and provide employment placement and/or post-secondary services, employment retention assistance, and supportive services information to the graduates of Cycles 17, 18 and previous cycles as needed.
- The first week of the month consisted of the preparation of the monthly YouthBuild board report and assisting the Senior Program Manager with providing final information to the grant writer, as it related to the submission of the FY2020 YouthBuild grant application.
- Submitted the QPR for reports for the period ending December 31, 2020.
- Participated in the selection process for Cycle 19.

Construction

During the month of February, we began Cycle 19 with one week of Construction Safety Training. The following week we had to learn the tools. In between, we visited the job sites at Twin Lakes and other various job sites. The participants had the opportunity to meet with some of the City Inspectors. Also, the opportunity was had to meet with a professional painter. We also had a diversity meeting and daily, the staff and I also had daily meetings. On March 1st, we will begin hands on. We are still practicing social distancing; therefore, all of the classroom will move to West Lake.

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Coordinator

Willie Easmon
Academic Instructor

Derrick Bugg
Construction Training Supervisor

RESOLUTIONS

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

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

Re: Resolution # 21-1499

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions to the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland

B. Project: Implement the annual utility allowance schedules for participants in the Public Housing and HCV programs effective April 1 2021.

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The U.S. Department of Housing and Urban Development requires the Lakeland Housing Authority to review its utility allowances annually. The review shall include all changes in circumstances involved with completion of modernization and/or other energy conservation measures implemented by the Lakeland Housing Authority which would lead to a change in reasonable consumption requirements and changes in utility rates.

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for the Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study enables the Lakeland Housing Authority to update the current utility allowance schedule.

Resident Life Utility Allowances, a division of The Nelrod Company, was selected as the consulting firm for the utility allowance study. The Nelrod Company has over twenty years of experience in federal, state, and local government consulting services in the following areas:

- Financial Management and Capital Fund Program
- Agency Plans and Policies
- PHAS
- SEMAP

- HQS
- Family Self Sufficiency
- Reasonable Rent Determination
- Utility Allowances
- Energy Audits
- Physical Needs Assessments

Based on previous experience and work history, the Lakeland Housing Authority engaged the *Resident Life Utility Allowances* firm to conduct the utility allowance study for the Public Housing program and Section 8 participants.

OBJECTIVE

The objective of the study was to update the utility allowances with current utility supplier rates and charges for electricity, natural gas, water and sewer from the City, County, and other jurisdictions. The methodology used to analyze the current utility allowances included a review of Monthly Consumption Allowances, Rate Information Gathering, Computation of Consumption Costs, submission of Section 8 and Public Housing HUD Forms, gathering Supporting Documentation, and implementing the updated allowances **within 90 days of approval.**

PRESENT SITUATION

The Lakeland Housing Authority has a current utility allowance schedule that will be updated with the new utility allowance schedule (please see attached forms) based on the *Resident Life Utility Allowances* survey. The summary of the complete survey, including a comparison of current allowance with the proposed allowances, is attached to this resolution.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances for its programs and become compliant with the U.S. Department of Housing and Urban Development mandated utility allowance regulation 24 CFR 965.507 (b).

WHO BENEFITS

The Public Housing residents and the Section 8 participants being serviced by the Lakeland Housing Authority will directly benefit from the updated utility allowance schedule.

RESOLUTION NO. 21-1499

APPROVAL OF THE REVISED PUBLIC HOUSING AND HOUSING CHOICE VOUCHER UTILITY ALLOWANCE SCHEDULES

WHEREAS, the Housing Authority of the City of Lakeland is required by the United States Department of Housing and Urban Development to ensure that its Public Housing program and its Housing Choice Voucher (Section 8) program review and, if necessary, update the utility allowances for program participants on an annual basis; and

WHEREAS, after a study was conducted to review the Housing Authority of the City of Lakeland’s utility allowance schedules, and

WHEREAS, it was determined that it is necessary to make adjustments to the Housing Authority of the City of Lakeland utility allowance schedules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the updated Public Housing utility allowance schedules and Housing Choice Voucher (Section 8) utility allowance schedules to become effective on April 1, 2021 and/or implementing effective ninety (90) days from the approval date for annual certifications.

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 Resolution No. 21-1499, dated March 15, 2021.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chairman

December 2020-21

Utility Allowances

LAKELAND HOUSING AUTHORITY

Lakeland, Florida



UPDATE REPORT

PUBLIC HOUSING

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

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February 2, 2021

Carlos Pizarro An, Senior Vice-President of Affordable Housing (COO)
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815

Re: Public Housing Utility Allowances Update Report -2020

Dear Ms. Pizarro:

ResidentLife Utility Allowances® is pleased to enclose the draft Public Housing Utility Allowances Update Report - December 2020. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. **We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

As a reminder, HUD regulations (24CFR965-507(b)) state that, "adjustments to resident payments as a result of such changes" (adjustments made due to a result of rate changes of 10% or more) agencies do not have to comply with the sixty (60) day notice (and comment period) requirement of §965.502(c)." A 30-day notice will suffice.

Please note that notice of the availability of relief from surcharges or payment of utility supplier billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission.

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

PUBLIC HOUSING

ANNUAL UPDATE 2020-21

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD’s Utility Allowance Guidebook.

Utility Rate Comparison

Prior to beginning this update study for the **Lakeland Housing Authority**, as required by HUD regulations 24 CFR 965.507(b), a comparison (annual review) was made of the utility rates and charges utilized in the development of the currently adopted utility allowances (**March 2020**) and the current utility rates and charges (**December 2020**). This comparison indicated that Lakeland Electric’s rates decreased 3%, and monthly charges and taxes remained the same. The City of Lakeland’s water rates and charges increased a total of 8% and taxes remained the same, and sewer rates and charges increased a total of 6%. (See “Comparison of Previous and Current Utility Rates” in Support Documentation section of this report.) Since the utility provider’s **rates** have changed more than 10%, the utility allowances will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this survey and study is to update utility allowances with current utility provider’s rates and charges for electric, water, and sewer for the **Lakeland Housing Authority, FL**. The Agency has 139 dwelling units at 4 developments where residents pay some or all of these utilities. At two of the developments, residents pay electric, water, and sewer utilities. At the two remaining developments residents pay electric and sewer utilities. Additionally, all of the developments now have one or more of the following energy efficient items: windows, heat pumps, water heaters, insulation, 100% LED lighting, and/or water saving appliances. These allowances are based upon a reasonable consumption, from a previous engineering method study of an energy conservative family of modest circumstances and to provide for the basic essentials needed for a living environment that is safe, sanitary and healthful.

Methodology

The following steps were taken by a utility allowance specialist to accomplish the above objective.

1. Obtaining Current Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** summer and winter rates and charges from **Lakeland Electric** through their internet website and telephone inquiries.
- b. Documentation on current residential **water and sewer** rates and charges from the **City of Lakeland** through their internet website and telephone inquiries.

Residents do not pay for natural gas, water, and sewer utilities/services.

2. Comparison of Utility Rates

A rate specialist created charts comparing the previously applied electric, water, and sewer rates and charges (March 2020) for each provider to the current utility rates and charges (December 2020). These charts calculate a percentage difference in utility rates.

Then the rate specialist analyzed the rate comparisons and emailed the draft charts to the Agency with a recommendation to adjust current utility allowances due to a greater than 10% change in utility rates and charges (HUD regulations 24 CFR 965.507(b)).

3. Data Gathering

a. Currently Adopted Utility Allowances

We utilized a copy of proposed monthly Utility Allowances from previous study since the Agency did adopt those proposed utility allowances.

b. Monthly Utility Consumption Averages

In a previous study models of the Agency's Public Housing units were created by qualified licensed professionals, and consumption averages were obtained

using an engineering method. The consumption averages that were affected by weather conditions were climatically adjusted with a 30-year Heating Degree Day factor (see explanation of factor below).

Since the average base consumptions developed in a previous study will not be adjusted, we gathered and utilized a copy of these monthly consumptions for back-up documentation to this study.

Note: HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals.

c. *Climatic Data*

In a previous study climatic data was gathered for the City of **Tampa, Florida** (Annual Summary report 2017) from the National Oceanographic and Atmospheric Administration National Climatic Data Center (NCDC). Tampa is the nearest location with recorded data. This data is used to develop a 30-year Heating Degree Day (HDD) factor that is then applied to the average winter heating consumption totals to make additional adjustments and normalize the consumptions.

The 30-year Heating Degree Day (HDD) factor did not change and is **2.89**.

Since this factor is still the same the consumptions were not adjusted.

4. *Utility Allowance Adjustments*

The following process was conducted by a utility allowance specialist:

- a. Updated the **electric** Cost of Consumption calculation charts, from the previous study, for each development and applicable bedroom size with **Lakeland Electric's** current utility rates and charges. A weighted average was then calculated and applied to the utility allowance totals.
- b. Updated the **water and sewer** Cost of Consumption calculation charts, from the previous study, for each applicable development and applicable bedroom size with the **City of Lakeland's** current utility rates and charges.

Residents do not pay for natural gas or trash collection utilities/services.

The updated utility allowances were entered into Chart 1 – Proposed Monthly Utility Allowances, found in the Survey and Study Results section of this report.

5. *Utility Allowance Schedule*

Utility Allowance Schedules are not subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of Agency operations (24 CFR 965.502(d)).

6. *Comparison of Current and Proposed Utility Allowances*

A comparison of the Agency’s currently adopted utility allowances and the proposed allowances from this study is provided. (See Chart 2, found in the Survey and Study Results section of this report, for the comparison.)

7. *Notification, Display and Comment Period*

Per HUD regulations (24 CFR 965.502(c)), “adjustments to resident payments as a result of such changes” (adjustments made due to a result of rate changes of 10% or more) “shall be retroactive to the first day of the last rate change taken into account in such revision became effective. Such rate changes **shall not be subject to the sixty (60) day notice requirement of §965.502(c).**”

8. *Support Documentation*

Per HUD regulations (24 CFR 965.502(b)) the Agency must maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents (24 CFR 965.502(c)).

This report contains a copy of all such supporting documentation.

9. *Annual Update*

HUD regulations (24 CFR 965.207) state that housing authorities shall **review allowances at least annually** and revise allowances established if there has been a **10% increase or decrease** in utility rate and charges. If an annual adjustment is not made to the current utility allowances, the agency must monitor utility rates and charges to see if a rate has changed, by itself or together with prior rate change, not adjusted for, resulting in a change of 10% or more since the last utility allowance

update. This interim adjustment helps Agencies avoid costly back charges and rent adjustments. ResidentLife Utility Allowances[®] provides a quarterly Rate Monitoring Service.

10. *Individual Relief*

We have included Individual Relief Medical Equipment Allowances in the Survey and Study Results section of this report.

Please note that notice of the availability of relief from surcharges or payment of utility provider billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission. Agencies should have written procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.

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SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

PUBLIC HOUSING

ANNUAL UPDATE 2020-21

The HUD Regulation (24 CFR 965.507(a) & (b)) requirement of a comparison of the utility providers' rates and charges was conducted and indicated **a greater than 10% change in utility rates and charges** since the March 2020 study was conducted. (Refer to page 2, Utility Rate Comparison, and/or Comparison of Previous and Current Utility Rates in the Support Documentation section of this report.) Therefore, the **Lakeland Housing Authority, FL** is updating utility allowances for electricity, water, and sewer for their Public Housing (Conventional) developments where residents pay some or all of these utilities. At two of the developments, residents pay electric, water, and sewer utilities. At the two remaining developments residents pay electric and sewer utilities. Additionally, all of the developments now have one or more of the following energy efficient items: windows, heat pumps, water heaters, insulation, 100% LED lighting, and/or water saving appliances. The proposed utility allowances are shown in Chart 1 on the following pages.

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities.

Comparison of Utility Allowances

A comparison of the Agency's currently adopted Public Housing monthly utility allowances (effective date: March 2020) and the proposed monthly utility allowances from this study are shown in Chart 2. The chart is broken down by development, building type, fuel end-use equipment, and bedroom size.

Results of Utility Allowance Comparison

Chart 2 shows that some proposed utility allowances have decreased, some have increased, and some have remained the same after rounding. The decreases are \$1.00 and \$2.00 and the increase is \$1.00. Those developments and units sizes with no change are: Westlake (Row House) 1 and 3-bedroom, Westlake (Semi-Detached) 1-bedroom, John Wright (Row House) 2-bedroom, and Micro Cottages at Williamstown 2-bedroom. Decreases are due to a reduction in Lakeland Electric's rates and increases are due to rise in the City of Lakeland's water and sewer rates and charges.



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

Addl Wrk: 2/22/2021*
UPDATE 2020-21

Building Type: Apartment/Multi-Family

Westlake (All Electric)* (EE Equip: WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$44.00	\$51.00	\$59.00		
Water		\$6.00	\$11.00	\$16.00		
Sewer		\$12.00	\$21.00	\$30.00		
Totals		\$62.00	\$83.00	\$105.00		

Building Type: Row House/Townhouse

Westlake (All Electric) (EE Equip: WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$52.00	\$61.00	\$71.00		
Water		\$18.00	\$24.00	\$29.00		
Sewer		\$31.00	\$41.00	\$50.00		
Totals		\$101.00	\$126.00	\$150.00		

A monthly average cost of the summer and winter adjustments were used for the electric costs.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Win-V= Windows Vinyl
HP= Heat Pump
Ins= Insulation
WS= Water Saving Appliances
LED= 100% LED Lighting

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Westlake (All Electric) (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$55.00	\$64.00	\$75.00		
Water		\$18.00	\$24.00	\$29.00		
Sewer		\$31.00	\$41.00	\$50.00		
Totals		\$104.00	\$129.00	\$154.00		

Building Type: Apartment/Multi-Family

John Wright (All Electric)* (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$50.00	\$58.00		
Water			\$8.00	\$12.00		
Sewer			\$15.00	\$22.00		
Totals			\$73.00	\$92.00		

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$61.00	\$71.00		
Water			\$20.00	\$24.00		
Sewer			\$35.00	\$42.00		
Totals			\$116.00	\$137.00		

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric)* (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$43.00				
Sewer		\$9.00				
Totals		\$52.00				

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$49.00				
Sewer		\$28.00				
Totals		\$77.00				

Building Type: Apartment/Multi-Family

Micro Cottage at Williamstown (All Electric)* (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$43.00	\$50.00			
Sewer		\$28.00	\$35.00			
Totals		\$71.00	\$85.00			

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$51.00	\$60.00			
Sewer		\$28.00	\$35.00			
Totals		\$79.00	\$95.00			

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES
Chart 2

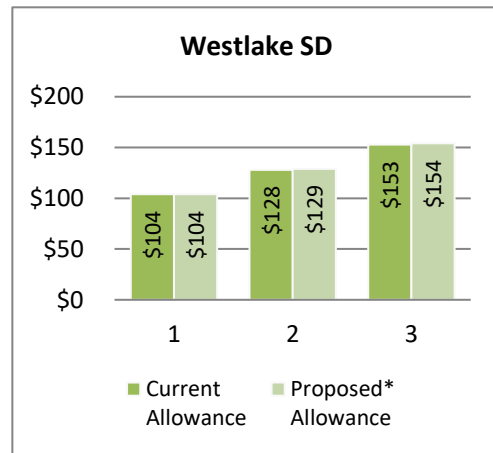
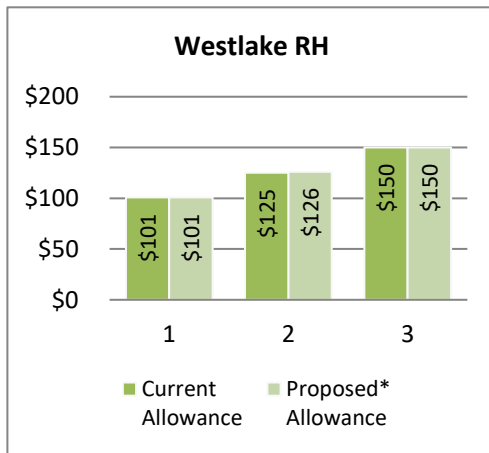
UPDATE 2020-21

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Westlake (All Electric) (Row House)	1	\$101.00	\$101.00	\$0.00
	2	\$125.00	\$126.00	\$1.00
	3	\$150.00	\$150.00	\$0.00
Westlake (All Electric) (Semi-Detached)	1	\$104.00	\$104.00	\$0.00
	2	\$128.00	\$129.00	\$1.00
	3	\$153.00	\$154.00	\$1.00
John Wright (Row House) (All Electric)	2	\$114.00	\$114.00	\$0.00
	3	\$135.00	\$134.00	-\$1.00
John Wright (Semi-Detached) (All Electric)	2	\$117.00	\$116.00	-\$1.00
	3	\$138.00	\$137.00	-\$1.00
Cecil Gober (All Electric)	1	\$79.00	\$77.00	-\$2.00
Micro Cottage at Williamstown (All Electric)	1	\$81.00	\$79.00	-\$2.00
	2	\$95.00	\$95.00	\$0.00

Proposed allowances include the average for electric summer and winter months.

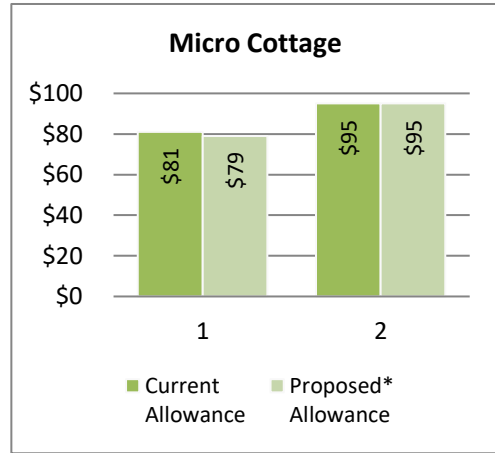
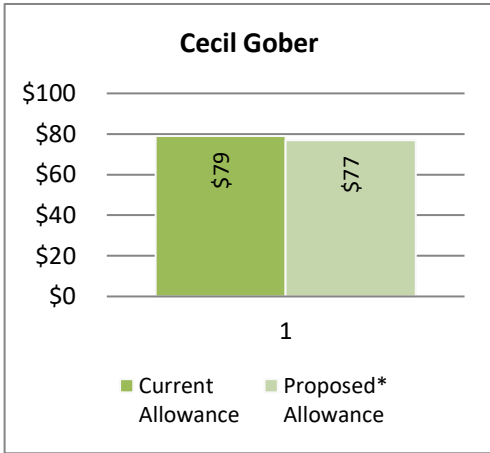
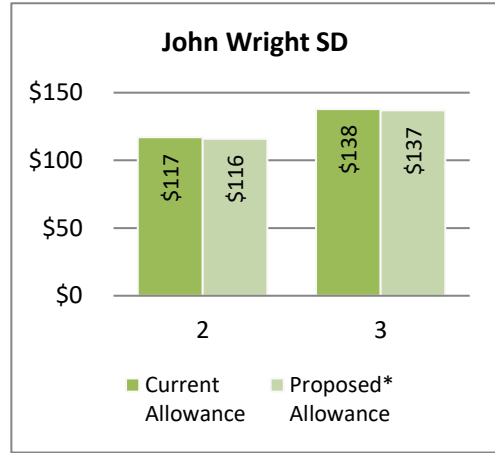
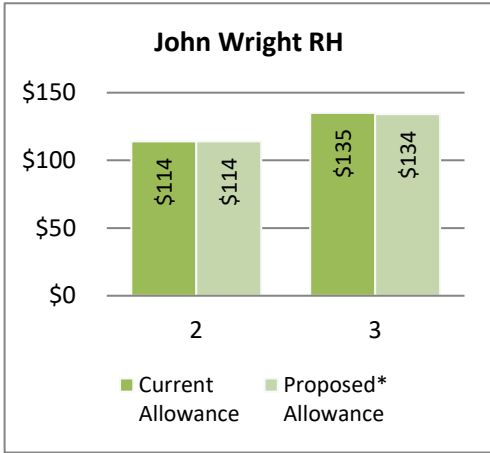
*Proposed allowances were rounded to the nearest dollar.

**After rounding.



LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING



**Individual Relief
Medical Equipment Allowances**

Electric Provider: Lakeland Electric

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.083866	\$19.00
Nebulizer	2	75	5	0.083866	\$1.00
Electric Hospital Bed	0.2	200	1	0.083866	\$1.00
Alternating Pressure Pad	24	70	52	0.083866	\$4.00
Low Air-Loss Mattress	24	120	89	0.083866	\$7.00
Power Wheelchair/Scooter	3	360	33	0.083866	\$3.00
Feeding Tube Pump	24	120	89	0.083866	\$7.00
CPAP Machine	10	30	9	0.083866	\$1.00
Leg Compression Pump	24	30	22	0.083866	\$2.00
Dialysis Machine/Equipment	2	710	44	0.083866	\$4.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.
The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.
Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.
Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress.
Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.
Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

MONTHLY CONSUMPTION TOTALS & BUILDING TYPE DESCRIPTIONS

LAKELAND HOUSING AUTHORITY, FL

PUBLIC HOUSING

MONTHLY UTILITY CONSUMPTION TOTALS

Consumptions developed using an engineering method - 2018 & 2021*
 (Heating consumptions climatically adjusted with a 30-year HDD factor - 2017 & 2019)
 (Water consumptions based on national averages.)

Addl Wrk: 2/22/2021

Building Type: Apartment/Multi-Family

Westlake (All Electric)* (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		320	389	470		
Electricity (kWh) W(L&A,H,WH,C)		404	490	599		
Water (gallons)		2673	4819	6965		

Residents pay sewer.

Building Type: Row House/Townhouse

Westlake (All Electric) (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		387	472	568		
Electricity (kWh) W(L&A,H,WH,C)		592	721	883		
Water (gallons)		2673	4819	6965		

Residents pay sewer.

Building Type: Semi-Detached/Duplex

Westlake (All Electric) (EE Equip: WH,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		409	498	599		
Electricity (kWh) W(L&A,H,WH,C)		638	776	955		
Water (gallons)		2673	4819	6965		

Residents pay sewer.

L&A= Lights & Appliances
 H= Space Heating
 WH= Water Heating
 C= Cooking

EE Equip= Energy Efficient Equipment
 Win= Windows
 Win-V= Windows Vinyl
 HP= Heat Pump
 Ins= Insulation
 WS= Water Saving Appliances
 LED= 100% LED Lighting

S= Summer
 W= Winter

Summer: February - November (10), Winter: December - January (2)
 Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Apartment/Multi-Family

John Wright (All Electric)* (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)			389	470		
Electricity (kWh) W(L&A,H,WH,C)			434	527		
Water (gallons)			3522	5052		

Residents pay sewer.

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)			498	599		
Electricity (kWh) W(L&A,H,WH,C)			619	752		
Water (gallons)			3522	5052		

Residents pay sewer.

Building Type: Apartment/Multi-Family

Cecil Gober (All Electric)* (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		320				
Electricity (kWh) W(L&A,H,WH,C)		336				
Sewer (gallons)		1992				

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		387				
Electricity (kWh) W(L&A,H,WH,C)		425				
Sewer (gallons)		1992				

Building Type: Apartment/Multi-Family

Micro Cottage at Williamstown (All Electric)* (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		316	384			
Electricity (kWh) W(L&A,H,WH,C)		369	448			
Sewer (gallons)		1992	3522			

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (kWh) S(L&A,WH,C)		388	472			
Electricity (kWh) W(L&A,H,WH,C)		536	651			
Sewer (gallons)		1992	3522			

Building Type (Structure) Descriptions

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat (Apt)**

- a. Building with a group of 3 individual **units** with common walls; attached to other units; separate entrances, and may have common staircases.
- b. Each **building** may have an end unit, inside unit, top unit, bottom unit, etc. **Building** will have 2 or more stories.
- c. Usually, but not always, there will be units on both sides of building.

2. **High Rise Apartment (H-R)**

A multi-unit building; 5 or more stories; sharing one or more common entrances. May have an elevator.

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (RH)**

- a. An individual unit attached to other individual units; 2 or more common walls; separate ground level entrances; 1 or 2 story **units**.
- b. Each building will have end units and inside units.
- c. Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- d. Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (S-D or SD)**

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

5. **Detached House (DH)**

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

Addl Wrk: 2/22/2021

UPDATE 2020-21

Westlake (All Electric)

Building Type: Apartment/Multi-Family

	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		320	389	470		
Customer Charge Per Month \$11.00		\$11.00	\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866		\$26.84	\$32.62	\$39.42		
<i>Subtotal</i>		\$37.84	\$43.62	\$50.42		
Total Taxes % of Total 12.5%		\$4.73	\$5.45	\$6.30		
Total Monthly Cost - Summer		\$42.57	\$49.07	\$56.72		

	OBR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		404	490	599		
Customer Charge Per Month \$11.00		\$11.00	\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866		\$33.88	\$41.09	\$50.24		
<i>Subtotal</i>		\$44.88	\$52.09	\$61.24		
Total Taxes % of Total 12.5%		\$5.61	\$6.51	\$7.66		
Total Monthly Cost - Winter		\$50.49	\$58.60	\$68.90		

Averaging Months	OBR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$425.70	\$490.70	\$567.20		
Winter Annual Avg 2		\$100.98	\$117.20	\$137.80		
Total Monthly Cost (Based on Annual Average)		\$43.89	\$50.66	\$58.75		

Summer: February - November (10), Winter: December - January (2)

Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2020-21

Westlake (All Electric)

Building Type: Row House/Townhouse

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
Customer Charge Per Month		\$11.00	\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH		\$32.46	\$39.58	\$47.64		
<i>Subtotal</i>		\$43.46	\$50.58	\$58.64		
Total Taxes % of Total		\$5.43	\$6.32	\$7.33		
Total Monthly Cost - Summer		\$48.89	\$56.90	\$65.97		

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
Customer Charge Per Month		\$11.00	\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH		\$49.65	\$60.47	\$74.05		
<i>Subtotal</i>		\$60.65	\$71.47	\$85.05		
Total Taxes % of Total		\$7.58	\$8.93	\$10.63		
Total Monthly Cost - Winter		\$68.23	\$80.40	\$95.68		

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$488.90	\$569.00	\$659.70		
Winter Annual Avg 2		\$136.46	\$160.80	\$191.36		
Total Monthly Cost (Based on Annual Average)		\$52.11	\$60.82	\$70.92		

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2020-21

Westlake (All Electric)

Building Type: Semi-Detached/Duplex

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
Customer Charge Per Month \$11.00		\$11.00	\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866		\$34.30	\$41.77	\$50.24		
<i>Subtotal</i>		\$45.30	\$52.77	\$61.24		
Total Taxes % of Total 12.5%		\$5.66	\$6.60	\$7.66		
Total Monthly Cost - Summer		\$50.96	\$59.37	\$68.90		

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
Customer Charge Per Month \$11.00		\$11.00	\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866		\$53.51	\$65.08	\$80.09		
<i>Subtotal</i>		\$64.51	\$76.08	\$91.09		
Total Taxes % of Total 12.5%		\$8.06	\$9.51	\$11.39		
Total Monthly Cost - Winter		\$72.57	\$85.59	\$102.48		

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$509.60	\$593.70	\$689.00		
Winter Annual Avg 2		\$145.14	\$171.18	\$204.96		
Total Monthly Cost (Based on Annual Average)		\$54.56	\$63.74	\$74.50		

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

Addl Wrk: 2/22/2021

UPDATE 2020-21

John Wright (All Electric)

Building Type: Apartment/Multi-Family

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer			389	470		
Customer Charge Per Month \$11.00			\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866			\$32.62	\$39.42		
<i>Subtotal</i>			\$43.62	\$50.42		
Total Taxes % of Total 12.5%			\$5.45	\$6.30		
Total Monthly Cost - Summer			\$49.07	\$56.72		

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter			434	527		
Customer Charge Per Month \$11.00			\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866			\$36.40	\$44.20		
<i>Subtotal</i>			\$47.40	\$55.20		
Total Taxes % of Total 12.5%			\$5.93	\$6.90		
Total Monthly Cost - Winter			\$53.33	\$62.10		

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10			\$490.70	\$567.20		
Winter Annual Avg 2			\$106.66	\$124.20		
Total Monthly Cost (Based on Annual Average)			\$49.78	\$57.62		

Summer: February - November (10), Winter: December - January (2)

Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2020-21

John Wright (All Electric)

Building Type: Semi-Detached/Duplex

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
Customer Charge Per Month \$11.00			\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866			\$41.77	\$50.24		
<i>Subtotal</i>			\$52.77	\$61.24		
Total Taxes % of Total 12.5%			\$6.60	\$7.66		
Total Monthly Cost - Summer			\$59.37	\$68.90		

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
Customer Charge Per Month \$11.00			\$11.00	\$11.00		
Total Energy Charges (0-1000) Per KWH 0.083866			\$51.91	\$63.07		
<i>Subtotal</i>			\$62.91	\$74.07		
Total Taxes % of Total 12.5%			\$7.86	\$9.26		
Total Monthly Cost - Winter			\$70.77	\$83.33		

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10			\$593.70	\$689.00		
Winter Annual Avg 2			\$141.54	\$166.66		
Total Monthly Cost (Based on Annual Average)			\$61.27	\$71.31		

Summer: February - November (10), Winter: December - January (2)
Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

Addl Wrk: 2/22/2021

UPDATE 2020-21

Cecil Gober (All Electric)

Building Type: Apartment/Multi-Family

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Summer		320				
Customer Charge Per Month \$11.00		\$11.00				
Total Energy Charges (0-1000) Per KWH 0.083866		\$26.84				
<i>Subtotal</i>		\$37.84				
Total Taxes % of Total 12.5%		\$4.73				
Total Monthly Cost - Summer		\$42.57				

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption kWh for all bedroom types - Winter		336				
Customer Charge Per Month \$11.00		\$11.00				
Total Energy Charges (0-1000) Per KWH 0.083866		\$28.18				
<i>Subtotal</i>		\$39.18				
Total Taxes % of Total 12.5%		\$4.90				
Total Monthly Cost - Winter		\$44.08				

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$425.70				
Winter Annual Avg 2		\$88.16				
Total Monthly Cost (Based on Annual Average)		\$42.82				

Summer: February - November (10), Winter: December - January (2)
 Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2020-21

Cecil Gober (All Electric)

Building Type: Row House/Townhouse

Monthly Average Unit Consumption kWh for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
		387				
Customer Charge Per Month \$11.00		\$11.00				
Total Energy Charges (0-1000) Per KWH 0.083866		\$32.46				
<i>Subtotal</i>		\$43.46				
Total Taxes % of Total 12.5%		\$5.43				
Total Monthly Cost - Summer		\$48.89				

Monthly Average Unit Consumption kWh for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
		425				
Customer Charge Per Month \$11.00		\$11.00				
Total Energy Charges (0-1000) Per KWH 0.083866		\$35.64				
<i>Subtotal</i>		\$46.64				
Total Taxes % of Total 12.5%		\$5.83				
Total Monthly Cost - Winter		\$52.47				

Averaging Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg 10		\$488.90				
Winter Annual Avg 2		\$104.94				
Total Monthly Cost (Based on Annual Average)		\$49.49				

Summer: February - November (10), Winter: December - January (2)
 Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

Addl Wrk: 2/22/2021

UPDATE 2020-21

Micro Cottages at Williamstown

(All Electric)

Building Type: Apartment/Multi-Family

Monthly Average Unit	OBR	1BR	2BR	3BR	4BR	5BR
Consumption kWh for all bedroom types - Summer		316	384			
Customer Charge Per Month \$11.00		\$11.00	\$11.00			
Total Energy Charges (0-1000) Per KWH 0.083866		\$26.50	\$32.20			
<i>Subtotal</i>		\$37.50	\$43.20			
Total Taxes % of Total 12.5%		\$4.69	\$5.40			
Total Monthly Cost - Summer		\$42.19	\$48.60			

Monthly Average Unit	OBR	1BR	2BR	3BR	4BR	5BR
Consumption kWh for all bedroom types - Winter		369	448			
Customer Charge Per Month \$11.00		\$11.00	\$11.00			
Total Energy Charges (0-1000) Per KWH 0.083866		\$30.95	\$37.57			
<i>Subtotal</i>		\$41.95	\$48.57			
Total Taxes % of Total 12.5%		\$5.24	\$6.07			
Total Monthly Cost - Winter		\$47.19	\$54.64			

Averaging	Months	OBR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg	10		\$421.90	\$486.00			
Winter Annual Avg	2		\$94.38	\$109.28			
Total Monthly Cost (Based on Annual Average)			\$43.02	\$49.61			

Summer: February - November (10), Winter: December - January (2)
 Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

ELECTRICITY - Lakeland Electric

UPDATE 2020-21

Micro Cottages at Williamstown
(All Electric)

Building Type: Semi-Detached/Duplex

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption kWh for all bedroom types - Summer		388	472			
Customer Charge Per Month \$11.00		\$11.00	\$11.00			
Total Energy Charges (0-1000) Per KWH 0.083866		\$32.54	\$39.58			
<i>Subtotal</i>		\$43.54	\$50.58			
Total Taxes % of Total 12.5%		\$5.44	\$6.32			
Total Monthly Cost - Summer		\$48.98	\$56.90			

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption kWh for all bedroom types - Winter		536	651			
Customer Charge Per Month \$11.00		\$11.00	\$11.00			
Total Energy Charges (0-1000) Per KWH 0.083866		\$44.95	\$54.60			
<i>Subtotal</i>		\$55.95	\$65.60			
Total Taxes % of Total 12.5%		\$6.99	\$8.20			
Total Monthly Cost - Winter		\$62.94	\$73.80			

Averaging	Months	0BR	1BR	2BR	3BR	4BR	5BR
Summer Annual Avg	10		\$489.80	\$569.00			
Winter Annual Avg	2		\$125.88	\$147.60			
Total Monthly Cost (Based on Annual Average)			\$51.31	\$59.72			

Summer: February - November (10), Winter: December - January (2)
 Seasons based on climatic data.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

WATER & SEWER - City of Lakeland

UPDATE 2020-21

Westlake (All Electric)

All Building Types

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types - Water		2673	4819	6965		
Water Fixed Charge Per Month \$10.40		\$10.40	\$10.40	\$10.40		
Water Consumption Rate (0-7000) Per 1000 gallons \$2.29		\$6.12	\$11.04	\$15.95		
<i>Subtotal</i>		\$16.52	\$21.44	\$26.35		
Municipal Public Service Tax % of Total 10%		\$1.65	\$2.14	\$2.64		
Total Monthly Average Cost		\$18.17	\$23.58	\$28.99		

	0BR	1BR	2BR	3BR	4BR	5BR
Monthly Average Unit Consumption gallons for all bedroom types - Sewer		2673	4819	6965		
Wastewater Fixed Charge Per Month \$19.51		\$19.51	\$19.51	\$19.51		
Wastewater Vol Chg (0-12000 max) Per 1000 gallons \$4.37		\$11.68	\$21.06	\$30.44		
Total Monthly Average Cost		\$31.19	\$40.57	\$49.95		

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

WATER & SEWER - City of Lakeland

UPDATE 2020-21

**Building Type: Row House/Townhouse &
Semi-Detached/Duplex**

John Wright (All Electric)

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types - Water			3522	5052		
Water Fixed Charge Per Month \$10.40			\$10.40	\$10.40		
Water Consumption Rate (0-7000) Per 1000 gallons \$2.29			\$8.07	\$11.57		
<i>Subtotal</i>			\$18.47	\$21.97		
Municipal Public Service Tax % of Total 10%			\$1.85	\$2.20		
Total Monthly Average Cost			\$20.32	\$24.17		

John Wright, Cecil Gober, & Micro Cottage at Williamstown (All Electric)

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types - Sewer		1992	3522	5052		
Wastewater Fixed Charge Per Month \$19.51		\$19.51	\$19.51	\$19.51		
Wastewater Vol Chg (0-12000 max) Per 1000 gallons \$4.37		\$8.71	\$15.39	\$22.08		
Total Monthly Average Cost		\$28.22	\$34.90	\$41.59		

Includes water saving equipment.

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Utility Providers Residential Rates and Charges
As of December 2020

UPDATE 2020-21

ELECTRICITY

Source: Lakeland Electric

863-834-9535

www.lakelandelectric.com*

Year Round			RS
Customer Charge	Per Month	\$11.00	
Tiers*		0 - 1000	
Energy Charge*	Per KWH	0.05085	
Fuel Charge	Per KWH	0.03	
Environmental Compliance Cost Charge	Per KWH	0.0028758	
Smart Grid Project Implementation	Per KWH	0.00014	
Total Energy Charges	Per KWH	0.08387	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Total Taxes	% of Total	12.5%	

WATER & SEWER

Source: City of Lakeland

520-466-3082

www.lakelandgov.net*

Water			
Water Fixed Meter Charge	Per Month	\$10.40	
Tiers*		0 - 7000	7001 - 12000
Water Consumption Rate*	Per 1000 Gallons	\$2.29	\$2.80
Municipal Public Service Tax	% of Total	10%	
Sewer			
Wastewater Fixed Charge	Per Month	\$19.51	
Tiers*		0 - 12000 max	
Wastewater Volume Charge*	Per 1000 Gallons	\$4.37	

UTILITY PROVIDER DOCUMENTATION

Florida Gross Receipts Tax on Utility Services

(Chapter 203, Florida Statutes)

Tax is imposed at the rate of 2.5% on gross receipts from the sale, delivery, or transportation of natural gas, manufactured gas, or electricity to a retail consumer in Florida.

Tax due on the sale or transportation of natural or manufactured gas to retail consumers in Florida is computed by multiplying the quantity sold or transported by the appropriate index prices and then applying the 2.5% gross receipts tax rate. [Index prices](#) used by distribution companies to calculate the gross receipts tax due on the sale or transportation of natural or manufactured gas to retail consumers are adjusted yearly.

Registration

You can [register to report and pay tax](#) using our Internet site.

Distribution Company. Each distribution company that receives payment for the sale or transportation of natural or manufactured gas or electricity to a retail consumer in Florida must register with the Department of Revenue to report and pay gross receipts tax on utility services.

A "distribution company" is any person owning or operating local electric, or natural or manufactured gas, utility distribution facilities within Florida for the transmission, delivery, and sale of electricity or natural or manufactured gas. The term does not include natural gas transmission companies that are subject to the jurisdiction of the Federal Energy Regulatory Commission.

Use Tax. Any person who imports into Florida electricity, natural gas, or manufactured gas, or severs natural gas for his or her own use as a substitute for purchasing utility, transportation, or delivery services taxable under Chapter 203, F.S., who cannot prove payment of tax, must register and report and pay gross receipts tax. Tax is applied to the "cost price" of electricity as provided in s. 212.02(4), F.S.

Cogeneration or Small Power Producers must report and pay gross receipts tax.

Municipal Public Service Tax Database as of 12/20/2019

AUBURNDALE	POLK	ELECTRIC	10.00%
AUBURNDALE	POLK	FUEL OIL\KEROSENE	10.00%
AUBURNDALE	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
AUBURNDALE	POLK	GAS: MANUFACTURED	10.00%
AUBURNDALE	POLK	GAS: NATURAL	10.00%
AUBURNDALE	POLK	WATER	10.00%
BARTOW	POLK	ELECTRIC	10.00%
BARTOW	POLK	FUEL OIL\KEROSENE	0.00%
BARTOW	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
BARTOW	POLK	GAS: MANUFACTURED	10.00%
BARTOW	POLK	GAS: NATURAL	10.00%
BARTOW	POLK	WATER	10.00%
HAINES CITY	POLK	ELECTRIC	10.00%
HAINES CITY	POLK	FUEL OIL\KEROSENE	10.00%
HAINES CITY	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
HAINES CITY	POLK	GAS: MANUFACTURED	10.00%
HAINES CITY	POLK	GAS: NATURAL	10.00%
HAINES CITY	POLK	WATER	10.00%
LAKELAND	POLK	ELECTRIC	10.00%
LAKELAND	POLK	FUEL OIL\KEROSENE	\$.04/gal
LAKELAND	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
LAKELAND	POLK	GAS: MANUFACTURED	10.00%
LAKELAND	POLK	GAS: NATURAL	10.00%
LAKELAND	POLK	WATER	10.00%
LAKE WALES	POLK	ELECTRIC	10.00%
LAKE WALES	POLK	FUEL OIL\KEROSENE	\$.04/gal \ \$.05/gal
LAKE WALES	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
LAKE WALES	POLK	GAS: MANUFACTURED	10.00%
LAKE WALES	POLK	GAS: NATURAL	10.00%
LAKE WALES	POLK	WATER	10.00%
WINTER HAVEN	POLK	ELECTRIC	10.00%
WINTER HAVEN	POLK	FUEL OIL\KEROSENE	10.00%
WINTER HAVEN	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
WINTER HAVEN	POLK	GAS: MANUFACTURED	10.00%
WINTER HAVEN	POLK	GAS: NATURAL	10.00%
WINTER HAVEN	POLK	WATER	10.00%

Municipal Public Service Tax

Municipal public service tax is locally imposed and administered by municipalities and charter counties under Chapter 166, Florida Statutes. The only responsibility of the Florida Department of Revenue is to gather tax data from local governments imposing the tax and provide it to the public. The Department depends on each taxing authority to ensure the information is accurate.

Municipal public service tax is levied on six utility services: natural gas, LP gas, manufactured gas, electric, water, and fuel oil/kerosene. A municipality or charter county must report tax information if it does not provide the utility service itself or through a separate authority, board, or commission. It is required to report the tax rate, effective date and a contact name.

Local governments who self-administer utility services are **not** required to report tax levy information or changes to the Department of Revenue. However, if they do share this information with the Department, it will appear in the database.

This information is updated monthly and appears as reported to the Department. The data is current as of **October 25, 2016**. Please note:

- A blank space in the data means the information was not reported to the Department of Revenue.
- A zero (0) means no tax is imposed.
- "s/a" means the utility service is administered by the municipality or its separate authority, board, or commission.

Municipalities and charter counties can download the Municipal Public Service Tax Database Report ([Form DR-700001](#)) to submit changes.

[[Questions and Answers](#) | [Report Technical Problems](#) | [Help with Downloading Files](#) | [Privacy Notice](#)]

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RATE SCHEDULE RS
RESIDENTIAL SERVICE

Rate RS
Page 1 of 1

Available:

In all territory served by Lakeland Electric

Applicable:

To all electric service provided to single family homes, mobile homes, apartments, condominiums, or cooperative apartment buildings where such energy usage is exclusively for residential purposes subject to the following requirements.

1. 100% of the energy used is exclusively for the Customer's benefit.
2. None of the energy is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each point of delivery will be separately metered and billed.
4. A responsible legal entity is established as the Customer to whom a bill can be rendered.
5. Beginning January 1, 2016 new solar electric systems interconnected with Lakeland Electric shall take service under Rate Schedule RSD. Existing customers as of this date may maintain service under this rate scheduled through December 31, 2025.

Character of Service:

A-C; 60 Hertz; single phase 3 wire; 120/240 volts or 120/208 volts.

Limitation of Service:

Standby service or resale not permitted under this rate schedule.

Net Rate per Month:

Customer Charge:	\$11.00
Energy Charge:	
0 to 1,000 kWh	5.085¢ per kWh
1,001 to 1,500 kWh	5.805¢ per kWh
above 1,500 kWh	6.415¢ per kWh

Minimum Bill: Customer charge, plus Adjustments.

Adjustments:

- Fuel charge, as contained in Schedule BA-1
- City Utility Tax or Surcharge, taxes, surcharges, and fees as contained in Schedule BA-2
- Environmental Compliance Cost Charge as contained in Schedule BA-3
- Smart Grid Project Implementation as contained in Schedule BA-5

Payment:

Net bills are due when rendered and are delinquent thirty (30) days after the billing date.

Terms and Conditions:

1. All Service hereunder will be supplied at one location through one point of delivery and measured through one meter.
2. Service hereunder is subject to the rules and regulations for electric service as adopted by Lakeland Electric from time to time and on file with the City Clerk.

**RATE SCHEDULE BA-1
FUEL CHARGE**

Rate BA-1
Page 2 of 3

(Continued from Sheet No. 14.0)

In accordance with Fuel charge BA-1, the tables that follow provide an accounting of several years of historical fuel changes:

Historical Levelized and Two-Period Shift-to-Save Fuel Charges						
Effective		Levelized Rate ¢/kWh	On-Peak %	Off-Peak %	On-Peak ¢/kWh	Off-Peak ¢/kWh
Year	Month					
2010	JAN	5.5050	122.0%	88.6%	6.7161	4.8774
2010	APR	5.7600	122.0%	88.6%	7.0272	5.1034
2010	JUL	5.1250	122.0%	88.6%	6.2525	4.5408
2010	OCT	5.3150	122.0%	88.6%	6.4843	4.7091
2011	JAN	5.2500	122.0%	88.6%	6.4050	4.6515
2011	APR	5.0500	122.0%	88.6%	6.1610	4.4743
2011	JUL	5.0650	122.0%	88.6%	6.1793	4.4876
2011	OCT	4.9900	122.0%	88.6%	6.0878	4.4211
2012	JAN	4.4200	118.3%	90.0%	5.2289	3.9780
2012	APR	3.8600	118.3%	90.0%	4.5664	3.4740
2012	JUL	4.2300	118.3%	90.0%	5.0041	3.8070
2012	OCT	4.2800	118.3%	90.0%	5.0632	3.8520
2013	JAN	4.2250	118.3%	90.0%	4.9982	3.8025
2013	APR	4.1350	118.3%	90.0%	4.8917	3.7215
2013	OCT	4.0850	118.3%	90.0%	4.8326	3.6765
2014	FEB	4.0850	113.2%	93.3%	4.6242	3.8113
2014	MAY	4.3350	113.2%	93.3%	4.9072	4.0446
2014	AUG	4.5850	113.2%	93.3%	5.1902	4.2778
2015	JUL	4.4850	113.2%	93.3%	5.0770	4.1845
2015	OCT	4.3850	113.2%	93.3%	4.9638	4.0912
2016	JAN	4.0350	118.8%	91.0%	4.7936	3.6719
2016	APR	3.7000	118.8%	91.0%	4.3956	3.3670
2016	JUL	3.4250	118.8%	91.0%	4.0689	3.1168
2017	APR	3.7750	118.8%	91.0%	4.4847	3.4353
2017	JUL	3.8750	118.8%	91.0%	4.6035	3.5263
2018	APR	4.0750	118.8%	91.0%	4.8411	3.7083
2018	OCT	3.8750	118.8%	91.0%	4.6035	3.5263
2019	APR	3.7500	118.8%	91.0%	4.4550	3.4125
2019	JUL	3.6500	118.8%	91.0%	4.3362	3.3215
2019	OCT	3.2750	118.8%	91.0%	3.8907	2.9803
2020	JAN	3.2750	130.8%	86.1%	4.2837	2.8198
2020	APR	2.7000	130.8%	86.1%	3.5316	2.3247
2020	MAY	2.0000	130.8%	86.1%	2.6160	1.7220
2020	JUL	2.8000	130.8%	86.1%	3.6624	2.4108
2020	OCT	3.0000	130.8%	86.1%	3.9240	2.5830

(Continued to Sheet No. 14.0.2)

**RATE SCHEDULE BA-3
ENVIRONMENTAL COMPLIANCE COST CHARGE**

Rate BA-3
Page 1 of 1

The environmental compliance cost charge (EC3) is to recover cost of complying with environmental regulations where such costs are not included in other rate schedules. Acceptable costs for the EC3 include:

- In-service rate-funded environmental capital investments
- Debt service associated with the financing of debt-funded environmental projects
- Operating and Maintenance expenses necessary to meet environmental laws and regulations
- Fuel and purchase power costs not included in Rate Schedule BA-1
- Emission allowances

Rates shall be calculated annually. The City Commission shall by resolution establish the EC3. The annual rate change shall be effective with the first billing cycle of the fiscal year.

Actual expenses from the prior year shall be subject to true-up calculations.

The table below provides an historical accounting of recent environmental charges.

Historical Changes		
Year	Month	¢/kWh
2007	Apr	0.10100
2007	Nov	0.14107
2008	Nov	0.16707
2009	Oct	0.27175
2010	Nov	0.25585
2011	Oct	0.24560
2012	Oct	0.23480
2013	Oct	0.26830
2014	Oct	0.33270
2015	Oct	0.25329
2016	Oct	0.25329
2017	Oct	0.21099
2018	Oct	0.21099
2019	Oct	0.27763
2020	Oct	0.28758



RATE SCHEDULE BA-5
SMART GRID PROJECT IMPLEMENTATION

Rate BA-5
Page 1 of 1

The Smart Grid project implementation charge shall be 0.014¢ per kilowatt-hour for electric energy provided under all service schedules except:

- ISX-1 (General Service Interruptible Shift to Save Optional Time-of-Day)
- IS (General Service Interruptible Rate)
- ELDC (Extra Large Demand Customer)
- ELDCX-1 (General Service Extra Large Demand Customer Shift to Save Optional Time-of-Day)
- OL (Private Area Lighting)
- OL-1 (Street and Roadway Lighting)

The above charge is effective the first billing cycle of Fiscal Year 2011 and shall remain effective for a period of time not to exceed the term of bonds funding the project (fifteen years). Rate BA-5 shall be reviewed for inclusion in base rates by the first-rate study performed subsequent to full implementation of the Smart Grid project.



[HOME](#) / [DEPARTMENTS](#) / [WATER UTILITIES](#) / [RATES](#)

Rates

Water Residential Rates

Water Rate Schedule

For residential customers

Meter Size	Fixed Meter Charge Inside City Limits	Fixed Meter Charge Outside City Limits	Consumption Range (1,000 gallons)	Charge per 1,000 gallons - Inside City Limits	Charge per 1,000 gallons - Outside City Limits
3/4" or less*	\$10.40	\$14.06	0 - 7	\$2.29	\$3.06
			8 - 12	\$2.80	\$3.78
			13 - 19	\$3.50	\$4.73
			OVER 19	\$4.55	\$6.15
1"	\$28.05	\$37.86	0 - 19	\$2.29	\$3.06
			20 - 32	\$2.80	\$3.78
			33 - 51	\$3.50	\$4.73
			OVER 51	\$4.55	\$6.15

1 1/2"	\$50.68	\$68.41	0 - 34	\$2.29	\$3.06
			35 - 58	\$2.80	\$3.78
			59 - 93	\$3.50	\$4.73
			OVER 93	\$4.55	\$6.15
2"	\$87.57	\$118.23	0 - 59	\$2.29	\$3.06
			60 - 101	\$2.80	\$3.78
			102 - 160	\$3.50	\$4.73
			OVER 160	\$4.55	\$6.15
3"	\$190.37	\$257.01	0 - 128	\$2.29	\$3.06
			129 - 220	\$2.80	\$3.78
			221 - 348	\$3.50	\$4.73
			OVER 348	\$4.55	\$6.15
4"	\$368.69	\$497.73	0 - 248	\$2.29	\$3.06
			249 - 425	\$2.80	\$3.78
			426 - 673	\$3.50	\$4.73
			OVER 673	\$4.55	\$6.15
6"	\$777.45	\$1,049.56	0 - 523	\$2.29	\$3.06
			524 - 897	\$2.80	\$3.78
			898 - 1,420	\$3.50	\$4.73
			OVER 1,420	\$4.55	\$6.15
8"	\$1,316.45	\$1,777.20	0 - 886	\$2.29	\$3.06
			887 - 1,519	\$2.80	\$3.78
			1,520 - 2,404	\$3.50	\$4.73
			OVER 2,404	\$4.55	\$6.15

*3/4 is the most common size for residential meters

Rates Effective October 1, 2020 through September 30, 2021

For more questions about residential rates contact customer service at 863-834-9535.

Wastewater Rate Schedule

Residential Customers	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge* (Per 1,000 Gallons) - Outside City Limits
Single Family Dwelling	\$19.51	\$24.38	\$4.37	\$5.47
Multiple Dwelling, Per Unit	\$16.77	\$20.95	\$4.37	\$5.47
Commercial/Industrial Customers**	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge* (Per 1,000 Gallons) - Outside City Limits
5/8" - 3/4"	\$19.51	\$24.38	\$4.37	\$5.47
1"	\$52.62	\$65.79	\$4.37	\$5.47
1 1/2"	\$94.94	\$118.65	\$4.37	\$5.47
2"	\$211.12	\$263.93	\$4.37	\$5.47
3"	\$528.90	\$661.11	\$4.37	\$5.47
4"	\$787.88	\$984.82	\$4.37	\$5.47
6"	\$1,456.91	\$1,821.14	\$4.37	\$5.47
8"	\$2,466.86	\$3,083.59	\$4.37	\$5.47

* The volume charge for a residence is capped at 12,000 gallons per month. Therefore, the maximum monthly bill per residence with a 5/8" - 3/4" meter is \$71.95 for Inside City and \$90.02 for Outside City. Commercial and Industrial Customers volume charge is not capped and the bill is based on total water usage.

** All customers owning a flow meter will be billed the minimum based on the water meter at the location.

For questions, please call the water utilities billing office at (863) 834-8276, TDD (863) 834-8333

Rates Effective October 1, 2020 Through September 30, 2021

Commercial Water Rates

Water Rate Schedule

For Commercial, Industrial, and Franchised accounts

Meter Size	Fixed Meter Charge Inside City Limits	Fixed Meter Charge Outside City Limits	Charge per 1,000 gallons - Inside City Limits	Charge per 1,000 gallons - Outside City Limits
3/4" or less	\$10.40	\$14.06	\$2.61	\$3.44
1"	\$28.05	\$37.86	\$2.61	\$3.44
1 1/2"	\$50.68	\$68.45	\$2.61	\$3.53

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates Public Housing

LAKELAND HOUSING AUTHORITY, FL

Note: Rates in bold text indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2020-21

Lakeland Electric (RS)		Rates		Difference	
Description	Measure	3/2020	12/2020	Amount	Percent
Customer Charge	per month	\$11.00	\$11.00	\$0.00	0%
Total Energy Charges (0-1000)	per ccf	0.08652	0.08387	-0.00265	-3%
Total % of Change					3%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

WATER & SEWER

City of Lakeland		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Fixed Meter Charge	per month	\$10.15	\$10.40	\$0.25	2%
Water Consumption Rate (0-7000)	per 1000 gals	\$2.23	\$2.29	\$0.06	3%
Water Consumption Rate (7001-12000)	per 1000 gals	\$2.73	\$2.80	\$0.07	3%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					8%
Description - Sewer	Measure	3/2020	12/2020	Amount	Percent
Wastewater Fixed Charge	per month	\$19.03	\$19.51	\$0.48	3%
Wastewater Volume Charge (12000 max)	per 1000 gals	\$4.26	\$4.37	\$0.11	3%
Total % of Change					6%

DEVELOPMENT CHARACTERISTICS

DEVELOPMENT CHARACTERISTICS CHART
For Low-Rent Public Housing

Development Name	HA Code	Year Built	Building Type**	Total # Units	# of Units by Bedroom Size							Resident-Paid Utilities (See* below)					A/C?		
					0	1	2	3	4	5	Electric	N Gas	Water	Sewer	Trash	Central	Window		
Westlake		1943	RH/SD	34	0	4	26	4	0	0		I							
John Wright		1980	RH/SD	20	0	10	10	0	0	0		I							I
Cecil Gober		1981	RH	37	0	37	0	0	0	0			M						I
Micro Cottages @ Williamstown		2018	SD	48	0	X	X	0	0	0				I					
				139 Total															

* Please indicate one of the following under each utility:

- M (Master-Metered):** The development has one master-meter per building and the Agency pays the utility bills.
- I (Resident-Paid):** There are individual meters for each unit and the resident pays the utility directly to the utility provider.
- C (Check-Metered by agency):** There are individual meters for each unit but the Agency pays the utility company and charges the resident for excess utility usage.

**** Building Types: Walk-Up/Apartment; Row House/Townhouse; Semi-Detached/Duplex; Detached House**

Please fax to (817) 922-9100 attn: Cheryl Lord with a copy of current allowances

CUSTOMIZATION FOR BASE REM/RATE MODELS

Housing Agency: Lakeland Housing Authority

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. Blue text represents energy efficiency measures/equipment.

Development Name & No.: Westlake Addition 61-120-87-120

Building: Year Built: 1953 Structure Type: Apt High Rise RH SD DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: Electric Natural Gas Water Sewer Trash
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: OBR 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane/Low-E Double Pane Vinyl
 3 # of Stories in Unit: one two Building has multiple stories

4a Heating Fuel: Electric Natural Gas Oil
 4b Is Heating Individually Metered? Yes No
 4c Heating Type: Electric Baseboard Central Boiler (Radiant) Individual Boiler
 Energy Efficiencies: Heat Pump Forced Air Furnace w/ ducts / Wall unit
 HP Seer:
 Solar Panels (Energy Efficient) Gas Furnace (48k/94 AFUE)
 4d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

6a Water Heater: Electric Natural Gas Oil
 Energy Efficiencies: Elec Tank .93 EF Gas Tank .62 EF Solar Panels
 Elec Tank .95 EF Gas Tankless .69 EF (Additional Information will be needed)
 Elec Tankless Gas Tankless .80 EF
 6b Water Heater Type: Individual units Central Boiler
 6c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

6 Stove/Range: Electric Natural Gas

8 Energy Efficiencies:
 Insulation: Ceiling (R-30) Ceiling (R-38) Wall (R-13)
 Low Flow Water: Shower, Faucets, &/or Toilets Lighting: 100% CFL/LED

Notes/Comments:
There is a heat pump board but heat comes from heat strips
 Structure Type: Triplex, Fourplex

Housing Agency: **Lakeland Housing Authority**

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. *Blue text represents energy efficiency measures/equipment.*

Development Name & No.: **John Wright 1-20**

Building: Year Built: **1980** Structure Type: Apt High Rise RH SD DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: Electric Natural Gas Water Sewer Trash
OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
2 Window Type: Single Pane Double Pane/Low-E Double Pane Vinyl
3 # of Stories in Unit: one two Building has multiple stories

4a Heating Fuel: Electric Natural Gas Oil
4b Is Heating Individually Metered? Yes No
4c Heating Type: Electric Baseboard Central Boiler (Radiant) Individual Boiler
Energy Efficiencies: Heat Pump HP Seer: **12** Forced Air Furnace w/ ducts / Wall unit
 Solar Panels (Energy Efficient) Gas Furnace (48k/94 AFUE)
4d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5 Air Ducts: Yes No
If Yes, Location: Conditioned Space Unconditioned Space (attic)

6a Water Heater: Electric Natural Gas Oil
Energy Efficiencies: Elec Tank .93 EF Gas Tank .62 EF Solar Panels
 Elec Tank .95 EF Gas Tankless .69 EF (Additional information will be needed)
 Elec Tankless Gas Tankless .80 EF
6b Water Heater Type: Individual units Central Boiler
6c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

6 Stove/Range: Electric Natural Gas

8 Energy Efficiencies:
Insulation: Ceiling (R-30) Ceiling (R-38) Wall (R-13)
Low Flow Water: Shower, Faucets, &/or Toilets Lighting: 100% CFL/LED

Notes/Comments:

Housing Agency: **Lakeland Housing Authority**

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. Blue text represents energy efficiency measures/equipment.

Development Name & No.: **Cecil Gober 1-37**

Building: Year Built: **1981** Structure Type: Apt High Rise RH SD DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: Electric Natural Gas Water Sewer Trash
OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
2 Window Type: Single Pane Double Pane/Low-E Double Pane Vinyl
3 # of Stories in Unit: one two Building has multiple stories

4a Heating Fuel: Electric Natural Gas Oil
4b Is Heating Individually Metered? Yes No
4c Heating Type: Electric Baseboard Central Boiler (Radiant) Individual Boiler
Energy Efficiencies Heat Pump Forced Air Furnace w/ ducts / Wall unit
HP Seer: **15**
 Solar Panels (Energy Efficient) Gas Furnace (48k/94 AFUE)
4d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5 Air Ducts: Yes No
If Yes, Location: Conditioned Space Unconditioned Space (attic)

6a Water Heater: Electric Natural Gas Oil
Energy Efficiencies Elec Tank .93 EF Gas Tank .62 EF Solar Panels
 Elec Tank .95 EF Gas Tankless .69 EF (Additional Information will be needed)
 Elec Tankless Gas Tankless .80 EF
6b Water Heater Type: Individual units Central Boiler
6c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

6 Stove/Range: Electric Natural Gas

8 Energy Efficiencies:
Insulation: Ceiling (R-30) Ceiling (R-38) Wall (R-13)
Low Flow Water: Shower, Faucets, &/or Toilets Lighting: 100% CFL/LED

Notes/Comments:

Structure Type: Also Triplex and Fourplex

Housing Agency: **Lakeland Housing Authority**

Customization & Energy Efficiency Measures for Base REM/Rate Models

Please check appropriate box(s) for each development and note if different for other bedroom sizes in development. NOTE: Use separate form if criteria is different for BR sizes or more than one building type per development. *Blue text represents energy efficiency measures/equipment.*

Development Name & No.: **Micro Cottages at Williamstown 48 units**

Building: Year Built: **2018** Structure Type: Apt High Rise RH SD DH

Legend: Apt= Apartment, RH= Row House, SD= Semi-Detached/Duplex, DH= Detached House

Resident-Paid or Check-Metered Utilities: Electric Natural Gas Water Sewer Trash
 OR All Utilities are Master Metered (Paid by the Agency) (Stop here if ALL utilities are Master Metered)

Bedroom Sizes: 0BR 1BR 2BR 3BR 4BR 5BR 6BR

1 Foundation Type: Concrete Slab Pier-Beam (Crawl Space) Basement
 2 Window Type: Single Pane Double Pane/Low-E Double Pane Vinyl
 3 # of Stories in Unit: one two Building has multiple stories

4a Heating Fuel: Electric Natural Gas Oil
 4b Is Heating Individually Metered? Yes No
 4c Heating Type: Electric Baseboard Central Boiler (Radiant) Individual Boiler
 Energy Efficiencies Heat Pump Forced Air Furnace w/ ducts / Wall unit
 HP Seer: **14**
 Solar Panels (Energy Efficient) Gas Furnace (48k/94 AFUE)
 4d Heating Equipment Location: Conditioned Space Unconditioned Space (attic/garage)

5 Air Ducts: Yes No
 If Yes, Location: Conditioned Space Unconditioned Space (attic)

6a Water Heater: Electric Natural Gas Oil
 Energy Efficiencies Elec Tank .93 EF Gas Tank .62 EF Solar Panels
 Elec Tank .95 EF Gas Tankless .69 EF (Additional Information will be needed)
 Elec Tankless Gas Tankless .80 EF
 6b Water Heater Type: Individual units Central Boiler
 6c Water Htr Location: Conditioned Space Unconditioned Space (attic/garage)

6 Stove/Range: Electric Natural Gas

8 Energy Efficiencies:
 Insulation: Ceiling (R-30) Ceiling (R-38) Wall (R-13)
 Low Flow Water: Shower, Faucets, &/or Toilets Lighting: 100% CFL/LED

Notes/Comments:
 There are 48 units 550 sq ft per unit that are all energy efficiencies with community room

DEVELOPMENT REPORTS



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Type: **Low-Rent Utility Study - [New]**
 Date: **February 22, 2021**
 Agency: **Lakeland Housing Authority, FL**

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INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

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- After all development information has been input, click **[HOME]** and go to 2. Utility Companies.

Details

What is the development's name?

What is the development's extension number?

What is the development's building type?

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

[Click here for HELP with building type descriptions.](#)

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

- Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		43	52	66			
Domestic Hot Water (kWh)		105	128	152			
Lights & Appliances (kWh)		168	209	256			
Cooking Stove (kWh)		47	52	62			
Water & Sewer (Gallons)		3100	4650	7750			

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		404	490	599			
Electricity Summer (kWh)		320	389	470			
Water (gallons)		3100	4650	7750			

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

Westlake (Apt) FL-87-120 (EE Equip: WH,Ins)

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **May 15, 2018**
 Agency: **Lakeland Housing Authority, FL**

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- After all development information has been input, click **[HOME]** and go to 2. Utility Companies.

Details

What is the development's name?

What is the development's extension number?

What is the development's building type? [Click here for HELP with building type descriptions.](#)

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

- Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		71	86	109	120		
Domestic Hot Water (kWh)		172	211	250	288		
Lights & Appliances (kWh)		168	209	256	300		
Cooking Stove (kWh)		47	52	62	71		
Water & Sewer (Gallons)		3100	4650	7750	9300		

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		592	721	883	1006		
Electricity Summer (kWh)		387	472	568	659		
Water (gallons)		3100	4650	7750	9300		

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake & Westlake Additions (All Electric) (RH) FL-(EE Equip: WH,Ins
- Westlake & Westlake Additions (All Electric) (SD) FL-(EE Equip: WH,Ins
- John Wright (All Electric) (RH) FL-(EE Equip: Win,HP,WH,Ins,WS)
- John Wright (All Electric) (SD) FL-(EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) FL-(EE Equip: Win,HP,WH,Ins,WS)

Add Development Edit Development



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Type: Low-Rent Utility Study - [New]
 Date: May 15, 2018
 Agency: Lakeland Housing Authority, FL

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INSTRUCTIONS

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Details

What is the development's name?

What is the development's extension number?

What is the development's building type?

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

[Click here for HELP with building type descriptions.](#)

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

Heat Pumps (15 SEER)

60

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		79	96	123	135		
Domestic Hot Water (kWh)		194	237	281	324		
Lights & Appliances (kWh)		168	209	256	300		
Cooking Stove (kWh)		47	52	62	71		
Water & Sewer (Gallons)		4013	5563	8663	10216		

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		638	776	955	1085		
Electricity Summer (kWh)		409	498	599	695		
Water (gallons)		4013	5563	8663	10216		

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake & Westlake Additions (All Electric) (RH) FL-(EE Equip: WH,Ins
- Westlake & Westlake Additions (All Electric) (SD) FL-(EE Equip: WH,Ins
- John Wright (All Electric) (RH) FL-(EE Equip: Win,HP,WH,Ins,WS)
- John Wright (All Electric) (SD) FL-(EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) FL-(EE Equip: Win,HP,WH,Ins,WS)

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **February 22, 2021**
 Agency: **Lakeland Housing Authority, FL**

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INSTRUCTIONS

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Details

What is the development's name?

What is the development's extension number?

What is the development's building type?

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

[Click here for HELP with building type descriptions.](#)

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="YES ▾"/>	<input type="text" value="YES ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Is there an electric base board?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Is there a heat pump?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="YES ▾"/>	<input type="text" value="YES ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Are there ducts in the attic?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>
Is this a 2-story unit?	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>	<input type="text" value="NO ▾"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

- Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)			23	29			
Domestic Hot Water (kWh)			128	152			
Lights & Appliances (kWh)			209	256			
Cooking Stove (kWh)			52	62			
Water & Sewer (Gallons)			3813	6355			

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)			434	527			
Electricity Summer (kWh)			389	470			
Water (gallons)			3813	6355			

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake (Apt) FL-87-120 (EE Equip: WH,Ins)
- John Wright (All Electric) (Apt) FL-1-20 (EE Equip: Win,HP,WH,Ins,WS)

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **May 15, 2018**
 Agency: **Lakeland Housing Authority, FL**

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Developments / AMPs

INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

- Click on tabs below in number order and answer questions. Don't **[SAVE]** until tabs 1 - 4 have been completed. **[SAVE]** will take you back to this screen.
- To **start** click on **[ADD DEVELOPMENT]** button below.
- After all development information has been input, click **[HOME]** and go to 2. Utility Companies.

Details

What is the development's name?
 What is the development's extension number?
 What is the development's building type?
 What type of residents occupy the development?
 Are water saving devices used?
 Do the units have air conditioning?
 How old is the development?

[Click here for HELP with building type descriptions.](#)

Utilities

What utility is used for space heating?
 What utility is used for domestic hot water?
 What utility is used for cooking stove?
 Do the Residents pay for natural gas?
 Do the Residents pay for electricity?
 Do the Residents pay for water or sewer?
 Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

- Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)			42	53			
Domestic Hot Water (kWh)			237	281			
Lights & Appliances (kWh)			209	256			
Cooking Stove (kWh)			52	62			
Water & Sewer (Gallons)			4726	7268			

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)			619	752			
Electricity Summer (kWh)			498	599			
Water (gallons)			4726	7268			

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake & Westlake Additions (All Electric) (RH) FL-(EE Equip: WH,Ins
- Westlake & Westlake Additions (All Electric) (SD) FL-(EE Equip: WH,Ins
- John Wright (All Electric) (RH) FL-(EE Equip: Win,HP,WH,Ins,WS)
- John Wright (All Electric) (SD) FL-(EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) FL-(EE Equip: Win,HP,WH,Ins,WS)

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **February 22, 2021**
 Agency: **Lakeland Housing Authority, FL**

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Developments / AMPs

INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

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- To **start** click on **[ADD DEVELOPMENT]** button below.
- After all development information has been input, click **[HOME]** and go to 2. Utility Companies.

Details

What is the development's name?

What is the development's extension number?

What is the development's building type? [Click here for HELP with building type descriptions.](#)

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

- Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		8					
Domestic Hot Water (kWh)		105					
Lights & Appliances (kWh)		168					
Cooking Stove (kWh)		47					
Water & Sewer (Gallons)		2542					

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		336					
Electricity Summer (kWh)		320					
Water (gallons)		2542					

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake (Apt) FL-87-120 (EE Equip: WH,Ins)
- John Wright (All Electric) (Apt) FL-1-20 (EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) (Apt) FL-1-37 (Win,HP,WH,Ins,WS)

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **May 15, 2018**
 Agency: **Lakeland Housing Authority, FL**

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Developments / AMPs

INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

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- To **start** click on **[ADD DEVELOPMENT]** button below.
- After all development information has been input, click **[HOME]** and go to 2. Utility Companies.

Details

What is the development's name?

What is the development's extension number?

What is the development's building type?

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

[Click here for HELP with building type descriptions.](#)

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

- Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		13					
Domestic Hot Water (kWh)		172					
Lights & Appliances (kWh)		168					
Cooking Stove (kWh)		47					
Water & Sewer (Gallons)		2542					

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		425					
Electricity Summer (kWh)		387					
Water (gallons)		2542					

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake & Westlake Additions (All Electric) (RH) FL-(EE Equip: WH,Ins
- Westlake & Westlake Additions (All Electric) (SD) FL-(EE Equip: WH,Ins
- John Wright (All Electric) (RH) FL-(EE Equip: Win,HP,WH,Ins,WS)
- John Wright (All Electric) (SD) FL-(EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) FL-(EE Equip: Win,HP,WH,Ins,WS)

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **February 22, 2021**
 Agency: **Lakeland Housing Authority, FL**

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Developments / AMPs

INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

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Details

What is the development's name?

What is the development's extension number?

What is the development's building type? [Click here for HELP with building type descriptions.](#)

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer?

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - SHOW

Energy Improvements (Electric) - HIDE

Space Heating

Heat Pumps (15 SEER)

Water Heating

- 0.93 EF
- 0.95 EF
- Tankless

Insulation

- Ceiling (R-30)
- Ceiling (R-38)
- Wall (R-13)

Windows

- Double Pane Vinyl

Lighting

- 100% CFL

Save Delete Reset

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		27	33				
Domestic Hot Water (kWh)		101	123				
Lights & Appliances (kWh)		168	209				
Cooking Stove (kWh)		47	52				
Water & Sewer (Gallons)		2542	3813				

End-Use Consumption Calculations - SHOW

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		369	448				
Electricity Summer (kWh)		316	384				
Water (gallons)		2542	3813				

Consumption Total Adjustment Calculations - SHOW

Select a Development / AMP

Available Developments:

- Westlake (Apt) FL-87-120 (EE Equip: WH,Ins)
- John Wright (All Electric) (Apt) FL-1-20 (EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) (Apt) FL-1-37 (Win,HP,WH,Ins,WS)
- Micro Cottages at Williamstown (All Electric) (Apt) FL-(EE Equip: Win-V,

Add Development Edit Development



Current Study

Type: **Low-Rent Utility Study - [New]**
 Date: **May 15, 2018**
 Agency: **Lakeland Housing Authority, FL**

ResidentLife Utility Allowance® Calculator

Home

Logout

Administration

- Choose Agency
- New Agency
- Edit Agency
- Users
- Climate Regions

Utility Study

- Developments
- Utility Companies
- Utility Rates

Calculate

- Cost of Consumption
- Average Costs
- Proposed Allowances
- Compare Allowances

Export

- Utility Rates
- Cost of Consumption
- Average Costs
- Total Consumptions
- Proposed Allowances
- Compared Allowances

Low-Rent Study

- New
- Open/Edit

Section 8 Study

- New
- Open/Edit

Developments / AMPs

INSTRUCTIONS

Use the Development Characteristics Chart and the Energy Customization Charts for reference.

- Click on tabs below in number order and answer questions. Don't **[SAVE]** until tabs 1 - 4 have been completed. **[SAVE]** will take you back to this screen.
- To **start** click on **[ADD DEVELOPMENT]** button below.
- After all development information has been input, click **[HOME]** and go to 2. Utility Companies.

Details

What is the development's name?

What is the development's extension number?

What is the development's building type? [Click here for HELP with building type descriptions.](#)

What type of residents occupy the development?

Are water saving devices used?

Do the units have air conditioning?

How old is the development?

Utilities

What utility is used for space heating?

What utility is used for domestic hot water?

What utility is used for cooking stove?

Do the Residents pay for natural gas?

Do the Residents pay for electricity?

Do the Residents pay for water or sewer? Sewer Only

Do the Residents pay for trash pickup?

Unit Details

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
How many units?	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Is there a pier beam foundation (Crawlspace)?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there double-pane or Low-E windows?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there an electric base board?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a heat pump?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there a space heater in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="YES"/>	<input type="text" value="YES"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is there domestic hot water in unconditioned space?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Are there ducts in the attic?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>
Is this a 2-story unit?	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>	<input type="text" value="NO"/>

Energy Improvements (Natural Gas) - **SHOW**

Energy Improvements (Electric) - **SHOW**

End-Use Consumptions

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Space Heating (kWh)		51	62				
Domestic Hot Water (kWh)		190	232				
Lights & Appliances (kWh)		151	188				
Cooking Stove (kWh)		47	52				

Water & Sewer (Gallons)		3455	4726				
-------------------------	--	------	------	--	--	--	--

End-Use Consumption Calculations - [SHOW](#)

Adjusted Consumption Totals

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electricity Winter (kWh)		536	651				
Electricity Summer (kWh)		388	472				
Water (gallons)		3455	4726				

Consumption Total Adjustment Calculations - [SHOW](#)

Select a Development / AMP

Available Developments:

- Westlake & Westlake Additions (All Electric) (RH) FL-(EE Equip: WH,Ins
- Westlake & Westlake Additions (All Electric) (SD) FL-(EE Equip: WH,Ins
- John Wright (All Electric) (RH) FL-(EE Equip: Win,HP,WH,Ins,WS)
- John Wright (All Electric) (SD) FL-(EE Equip: Win,HP,WH,Ins,WS)
- Cecil Gober (All Electric) FL-(EE Equip: Win,HP,WH,Ins,WS)
- Micro Cottages at Williamstown (All Electric) FL-(EE Equip: Win-V,WH,Ir

Average Water Consumptions

Lakeland Housing Authority, FL

<u>Water Consumptions</u>				
Base Rate		Per	1000	Gallons
Rate		First	10000	Gallons
Rate		Next	10000	Gallons
Water Saving Devices Installed			Yes	
Annual Usage With Water Saving Devices				
	Bedroom Sizes			
	1	2	3	
*USGS Annual Usage	29,200	58,400	87,600	
*CSG Network Usage	19,345	38,690	58,035	
*Southwest Florida Water Management District Usage	11,315	22,630	33,945	
*REUWS Usage	35,755	49,333	62,911	
Monthly Gallons	1,992	3,522	5,052	

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

Average Water Consumptions

Lakeland Housing Authority, FL

<u>Water Consumptions</u>				
Base Rate		Per	1000	Gallons
Rate		First	10000	Gallons
Rate		Next	10000	Gallons
Water Saving Devices Installed			No	
Annual Usage Without Water Saving Devices				
Bedroom Sizes				
	1	2	3	4
*USGS Annual Usage	36,500	73,000	109,500	146,000
*CSG Network Usage	27,010	54,020	81,030	108,040
*Southwest Florida Water Management District Usage	25,915	51,830	77,745	103,660
*REUWS Usage	38,880	52,458	66,036	79,614
Monthly Gallons	2,673	4,819	6,965	9,111

*Source: Highlighted Cells are using an average of the USGS, CSG Network, Southwest Florida Water Management Calculators and Residential End Uses Water Study

CURRENTLY ADOPTED UTILITY ALLOWANCES



LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2020

Building Type: Row House/Townhouse

Westlake (All Electric) (EE Equip: WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$53.00	\$62.00	\$73.00		
Water		\$18.00	\$23.00	\$28.00		
Sewer		\$30.00	\$40.00	\$49.00		
Totals		\$101.00	\$125.00	\$150.00		

Building Type: Semi-Detached/Duplex

Westlake (All Electric) (EE Equip: WH,Ins)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$56.00	\$65.00	\$76.00		
Water		\$18.00	\$23.00	\$28.00		
Sewer		\$30.00	\$40.00	\$49.00		
Totals		\$104.00	\$128.00	\$153.00		

Building Type: Row House/Townhouse

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$60.00	\$70.00		
Water			\$20.00	\$24.00		
Sewer			\$34.00	\$41.00		
Totals			\$114.00	\$135.00		

A monthly average cost of the summer and winter adjustments were used for the electric costs.

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Win-V= Windows Vinyl
HP= Heat Pump
Ins= Insulation
WS= Water Saving Appliances
LED= 100% LED Lighting

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

LAKELAND HOUSING AUTHORITY, FL
PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

John Wright (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)			\$63.00	\$73.00		
Water			\$20.00	\$24.00		
Sewer			\$34.00	\$41.00		
Totals			\$117.00	\$138.00		

Building Type: Row House/Townhouse

Cecil Gober (All Electric) (EE Equip: Win,HP,WH,Ins,WS)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$51.00				
Sewer		\$28.00				
Totals		\$79.00				

Building Type: Semi-Detached/Duplex

Micro Cottage at Williamstown (All Electric) (EE Equip: Win-V,WH,Ins,WS,LED)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$53.00	\$61.00			
Sewer		\$28.00	\$34.00			
Totals		\$81.00	\$95.00			

**LOCAL CLIMATOLOGICAL DATA
ANNUAL CLIMATIC DATA SUMMARY**

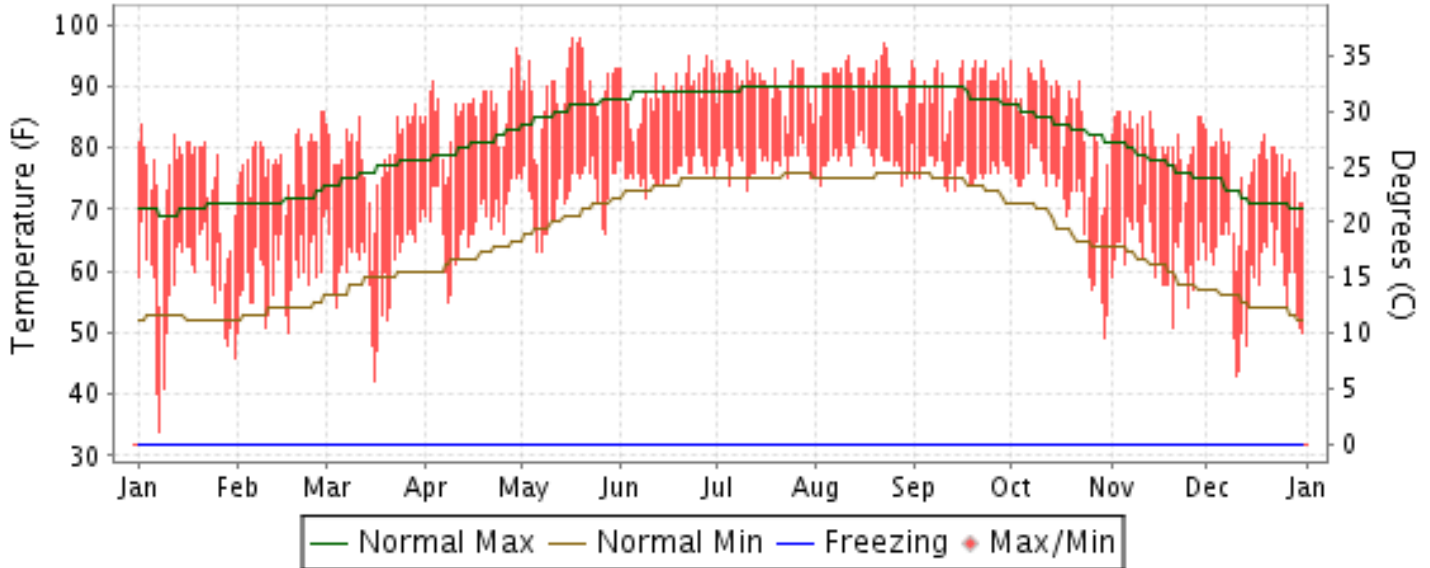


2017 LOCAL CLIMATOLOGICAL DATA ANNUAL SUMMARY WITH COMPARATIVE DATA

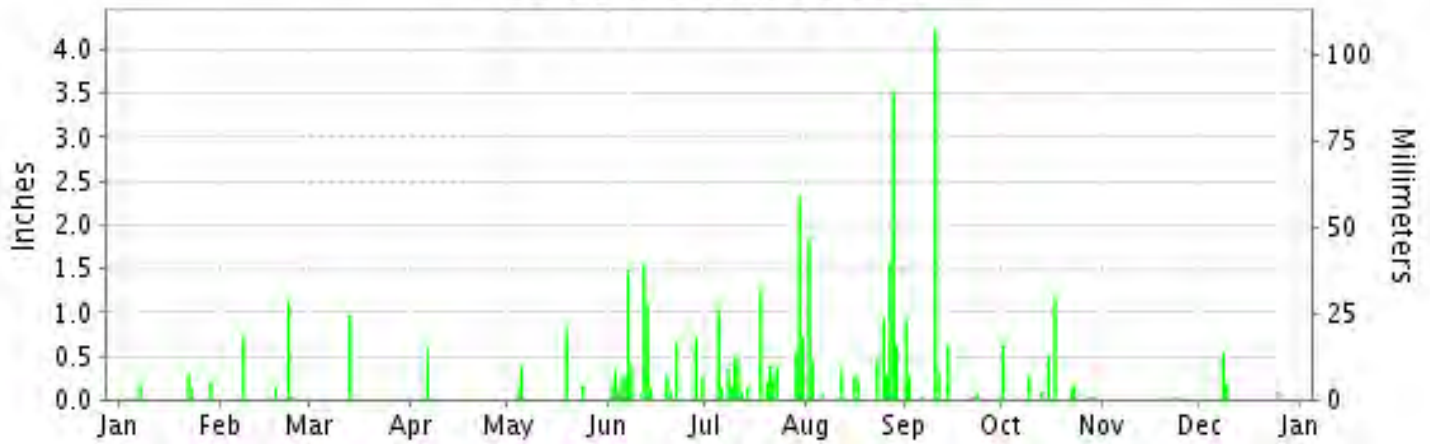
ISSN 0198-1307

TAMPA, FLORIDA (KTPA)

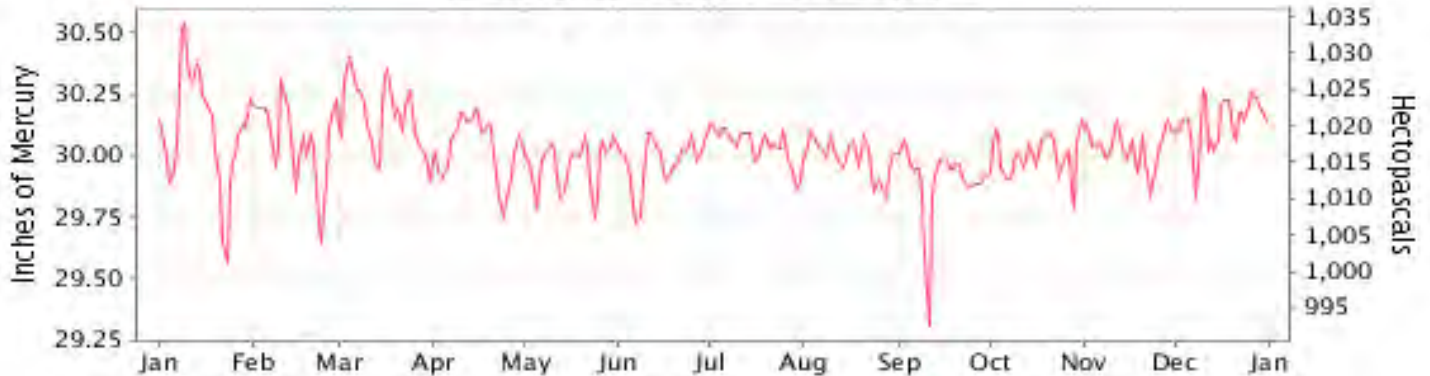
Daily Max/Min Temperature



Daily Precipitation



Daily Station Pressure



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NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

NATIONAL ENVIRONMENTAL SATELLITE, DATA AND INFORMATION SERVICE

NATIONAL CENTERS for ENVIRONMENTAL INFORMATION (NCEI) ASHEVILLE, NORTH CAROLINA

Mary S. Whigen
DIRECTOR
NCEI

METEOROLOGICAL DATA FOR 2017

TAMPA (KTPA)

LATITUDE: 27° 57'N LONGITUDE: 82° 32'W ELEVATION (FT): GRND: 19 BARO: 40 TIME ZONE: EASTERN (UTC -5) WBAN: 12842

ELEMENT		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
TEMPERATURE °F	MEAN DAILY MAXIMUM	74.7	78.4	79.3	86.1	89.8	89.2	90.7	91.7	90.5	85.8	81.4	76.0	84.5	
	HIGHEST DAILY MAXIMUM	84	86	87	96	98	95	94	97	94	94	86	83	98	
	DATE OF OCCURRENCE	02	28+	29	29	19+	28+	25+	22	23+	10+	13+	05+	MAY 19+	
	MEAN DAILY MINIMUM	57.8	59.2	60.6	68.0	72.2	76.0	77.7	78.3	76.3	70.5	62.7	58.7	68.2	
	LOWEST DAILY MINIMUM	34	50	42	55	63	72	73	74	73	49	51	43	34	
	DATE OF OCCURRENCE	08	17+	16	08	07+	09	10	28+	13+	30	20	10	JAN 08	
	AVERAGE DRY BULB	66.3	68.8	70.0	77.1	81.0	82.6	84.2	85.0	83.4	78.2	72.1	67.3	76.3	
	MEAN WET BULB	60.2	61.9	61.1	66.4	71.0	75.5	76.9	77.6	75.2	69.9	64.7	61.3	68.5	
	MEAN DEW POINT	55.6	57.1	54.7	59.9	65.9	72.9	74.1	74.9	72.2	65.5	60.7	57.2	64.2	
	NUMBER OF DAYS WITH:														
	MAXIMUM >= 90°	0	0	0	4	16	14	24	26	22	12	0	0	0	118
	MAXIMUM <= 32°	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MINIMUM <= 32°	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MINIMUM <= 0°	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H/C	HEATING DEGREE DAYS	81	13	28	0	0	0	0	0	0	8	0	56	186	
	COOLING DEGREE DAYS	127	126	191	368	504	536	601	629	558	424	221	138	4423	
RH	MEAN (PERCENT)	71	71	62	59	64	77	74	75	73	69	71	74	70	
	HOUR 01 LST	81	81	74	71	76	84	82	83	82	80	83	83	80	
	HOUR 07 LST	81	81	72	67	69	81	78	79	80	76	83	84	78	
	HOUR 13 LST	56	54	45	42	47	66	65	63	58	54	54	58	55	
	HOUR 19 LST	70	71	63	60	64	79	74	76	72	68	71	72	70	
W/O	NUMBER OF DAYS WITH:														
	HEAVY FOG(VISBY <= 1/4 MI)	0	2	0	0	0	1	0	1	0	0	0	4	8	
	THUNDERSTORMS	2	3	0	2	7	22	25	24	12	5	1	1	104	
PR	MEAN STATION PRESS. (IN.)	30.10	30.06	30.16	30.03	29.97	29.98	30.04	29.99	29.91	29.99	30.04	30.12	30.03	
	MEAN SEA-LEVEL PRESS. (IN.)	30.12	30.07	30.17	30.04	29.98	29.99	30.06	30.00	29.92	30.01	30.05	30.14	30.05	
WINDS	RESULTANT SPEED (MPH)	0.7	1.2	1.1	1.2	3.3	1.8	1.2	1.4	2.0	3.9	3.8	0.5	0.3	
	RES. DIR. (TENS OF DEGS.)	23	28	34	18	24	17	23	21	36	05	02	32	32	
	MEAN SPEED (MPH)	7.1	6.8	7.5	7.9	8.8	5.9	5.2	5.5	6.3	7.4	6.2	5.4	6.7	
	PREVAIL.DIR.(TENS OF DEGS.)	18	36	03	11	29	14	23	23	04	03	03	03	03	
	MAXIMUM 2-MINUTE WIND														
	SPEED (MPH)	36	28	24	26	30	26	26	28	52	25	21	29	52	
	DIR. (TENS OF DEGS.)	19	25	33	25	21	25	23	22	35	32	19	22	35	
	DATE OF OCCURRENCE	22	15	14	06	24	08	29	03	10	29	23	08	SEP 10	
	MAXIMUM 3-SECOND WIND:														
SPEED (MPH)	48	37	33	35	42	37	40	37	66	34	29	42	66		
DIR. (TENS OF DEGS.)	18	23	27	26	31	13	15	22	33	31	19	20	33		
DATE OF OCCURRENCE	22	15	10	06	06	14	10	03	10	29	23	08	SEP 10		
PRECIPITATION	WATER EQUIVALENT:														
	TOTAL (IN.)	0.90	2.06	0.99	0.59	1.48	7.90	8.99	10.71	6.66	3.07	0.12	0.85	44.32	
	GREATEST 24-HOUR (IN.)	0.46	1.14	0.97	0.59	0.81	2.51	2.97	3.53	4.50	1.17	0.05	0.74	4.50	
	DATE OF OCCURRENCE	22-23	22-23	13	06	19	12-13	30-31	28	10-11	17	23-24	08-09	SEP 10-11	
	NUMBER OF DAYS WITH:														
PRECIPITATION 0.01	8	5	2	1	6	17	18	16	11	11	5	4	104		
PRECIPITATION 0.10	4	3	1	1	4	15	16	11	5	7	0	3	70		
PRECIPITATION 1.00	0	1	0	0	0	3	3	3	1	1	0	0	12		
SNOWFALL	SNOW,ICE PELLETS,HAIL														
	TOTAL (IN.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	GREATEST 24-HOUR (IN.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	DATE OF OCCURRENCE	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NUMBER OF DAYS WITH:														
SNOWFALL >= 1.0	0	0	0	0	0	0	0	0	0	0	0	0	0		

NORMALS, MEANS, AND EXTREMES TAMPA (KTPA)

LATITUDE: 27° 57'N LONGITUDE: 82° 32'W ELEVATION (FT): GRND: 19 BARO: 40 TIME ZONE: EASTERN (UTC -5) WBAN: 12842

ELEMENT		POR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
TEMPERATURE °F	NORMAL DAILY MAXIMUM	30	69.9	72.5	76.3	81.0	87.2	89.6	90.1	90.2	88.9	84.3	78.0	72.0	81.7
	MEAN DAILY MAXIMUM	85	70.5	71.0	75.7	81.4	87.3	89.1	90.1	90.4	88.5	84.2	77.1	72.4	81.5
	HIGHEST DAILY MAXIMUM	71	86	88	91	96	98	99	97	98	96	94	92	86	99
	YEAR OF OCCURRENCE		2002	1971	1949	2017	2017	1985	2015	1975	1991	2017	2015	2016	JUN 1985
	MEAN OF EXTREME MAXS.	85	81.0	82.1	85.3	88.9	93.1	94.7	94.6	94.5	93.4	90.5	85.6	82.1	88.8
	NORMAL DAILY MINIMUM	30	51.6	54.4	58.2	63.0	69.7	74.8	75.9	76.2	74.5	68.0	60.3	54.2	65.1
	MEAN DAILY MINIMUM	85	51.1	51.8	56.8	62.0	68.4	72.8	74.8	75.0	73.1	66.6	58.0	53.1	63.6
	LOWEST DAILY MINIMUM	71	21	24	29	40	49	53	63	67	57	40	23	18	18
	YEAR OF OCCURRENCE		1985	1958	1980	1987	1992	1984	1970	1973	1981	1964	1970	1962	DEC 1962
	MEAN OF EXTREME MINS.	85	32.9	36.6	41.7	49.4	58.8	67.3	70.7	71.2	67.9	53.0	42.3	35.9	52.3
	NORMAL DRY BULB	30	60.8	63.4	67.3	72.0	78.4	82.2	83.0	83.2	81.7	76.2	69.1	63.1	73.4
	MEAN DRY BULB	85	60.8	61.4	66.3	71.7	77.8	81.0	82.5	82.7	80.8	75.4	67.6	62.8	72.6
	MEAN WET BULB	34	54.1	55.8	59.1	63.1	68.5	73.6	75.0	75.5	73.7	67.4	61.3	57.1	65.4
	MEAN DEW POINT	34	53.4	54.9	58.2	62.0	67.6	72.9	74.5	74.9	73.2	66.9	60.6	56.1	64.6
	NORMAL NO. DAYS WITH: MAXIMUM >= 90	30	0.0	0.0	0.0	0.3	6.9	14.4	17.0	18.7	12.9	2.3	0.0	0.0	72.5
	MAXIMUM <= 32	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
MINIMUM <= 32	30	0.8	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	1.3	
MINIMUM <= 0	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
H/C	NORMAL HEATING DEG. DAYS	30	182	106	56	11	0	0	0	0	0	4	40	139	538
	NORMAL COOLING DEG. DAYS	30	50	63	126	221	417	516	558	564	501	350	164	80	3610
RH	NORMAL (PERCENT)	30	76	74	73	70	71	75	77	79	79	76	76	77	75
	HOURLY 01 LST	30	85	84	83	82	82	85	86	88	88	87	86	86	85
	HOURLY 07 LST	30	87	87	87	86	85	86	88	90	91	90	89	88	88
	HOURLY 13 LST	30	60	57	55	52	54	60	64	65	63	58	59	61	59
	HOURLY 19 LST	30	74	70	68	64	64	70	74	76	76	73	74	75	72
S	PERCENT POSSIBLE SUNSHINE	57	66	66	71	75	75	67	62	62	62	66	64	61	66
W/O	MEAN NO. DAYS WITH: HEAVY FOG (VISBY <= 1/4 MI)	54	3.5	2.4	1.6	0.6	0.2	0.3	0.2	0.2	0.2	0.5	1.6	2.5	13.8
	THUNDERSTORMS	70	1.0	1.6	2.4	2.4	4.9	13.5	19.8	19.2	10.5	2.6	0.9	1.1	79.9
CLOUDINESS	MEAN: SUNRISE-SUNSET (OKTAS)														
	MIDNIGHT-MIDNIGHT (OKTAS)														
	MEAN NO. DAYS WITH: CLEAR	1	1.0	2.0	9.0		9.0	9.0							
	PARTLY CLOUDY	1	1.0	2.0	3.0		10.0	9.0							
CLOUDY	1	3.0	1.0	8.0		2.0	5.0								
PR	MEAN STATION PRESSURE (IN)	34	30.10	30.09	30.06	30.02	30.00	30.00	30.04	30.00	29.96	30.00	30.07	30.12	30.04
	MEAN SEA-LEVEL PRES. (IN)	34	30.14	30.11	30.07	30.03	30.01	30.01	30.05	30.01	29.97	30.01	30.08	30.13	30.05
WINDS	MEAN SPEED (MPH)	34	7.2	7.4	8.0	7.7	7.2	6.6	5.7	5.6	6.2	6.7	7.0	6.7	6.8
	PREVAIL. DIR. (TENS OF DEGS)	49	03	33	06	09	28	28	26	10	06	05	03	03	05
	MAXIMUM 2-MINUTE: SPEED (MPH)	22	44	36	36	44	39	38	37	33	52	40	35	43	52
	DIR. (TENS OF DEGS)		32	28	27	28	25	18	26	30	35	21	19	32	35
	YEAR OF OCCURRENCE		1999	1998	2012	1997	2011	2016	2004	2011	2017	1996	2000	2004	SEP 2017
	MAXIMUM 3-SECOND SPEED (MPH)	22	51	44	52	49	52	53	47	44	66	53	41	52	66
	DIR. (TENS OF DEGS)		32	09	25	28	09	17	20	32	33	21	17	31	33
YEAR OF OCCURRENCE		1999	1998	2012	1997	2009	2012	2001	2014	2017	1996	2000	2004	SEP 2017	
PRECIPITATION	NORMAL (IN)	30	2.23	2.81	3.03	2.03	2.10	6.68	7.07	7.77	6.30	2.26	1.55	2.47	46.30
	MAXIMUM MONTHLY (IN)	71	8.02	10.82	12.64	10.71	17.64	18.66	20.59	18.59	13.98	7.36	6.12	15.57	20.59
	YEAR OF OCCURRENCE		1948	1998	1959	1997	1979	2012	1960	1949	1979	1952	1963	1997	JUL 1960
	MINIMUM MONTHLY (IN)	71	T	0.21	T	T	0.02	1.46	1.65	2.35	.79	T	T	0.07	0.02
	YEAR OF OCCURRENCE		1950	1950	2006	1981	2001	1997	1981	1952	2005	2010	1960	1984	MAY 2001
	MAXIMUM IN 24 HOURS (IN)	71	3.81	8.54	5.20	5.44	11.84	8.57	12.11	5.37	8.45	2.93	4.48	4.76	12.11
	YEAR OF OCCURRENCE		1996	2006	1960	1997	1979	2012	1960	1949	1997	1985	1988	1997	JUL 1960
	NORMAL NO. DAYS WITH: PRECIPITATION >= 0.01	30	6.8	6.6	6.6	4.9	5.5	12.7	15.9	16.0	12.2	6.5	5.1	5.8	104.6
PRECIPITATION >= 1.00	30	0.5	0.8	1.0	0.6	0.6	2.2	2.1	2.5	2.0	0.7	0.4	0.8	14.2	
SNOWFALL	NORMAL (IN)	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	MAXIMUM MONTHLY (IN)	71	0.2	T	0.0	T	0.0	0.0	T	T	0.0	T	0.0	T	0.2
	YEAR OF OCCURRENCE		1977	1951	2006	1997			2013	2006		2010		1989	JAN 1977
	MAXIMUM IN 24 HOURS (IN)	71	0.2	T	T	T	0.0	0.0	T	T	0.0	0.0	0.0	T	0.2
	YEAR OF OCCURRENCE		1977	1951	1980	1997			2013	2006				1989	JAN 1977
	MAXIMUM SNOW DEPTH (IN)	69	0	0	0	0	0	0	0	0	0	0	0	0	0
YEAR OF OCCURRENCE															
NORMAL NO. DAYS WITH: SNOWFALL >= 1.0	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

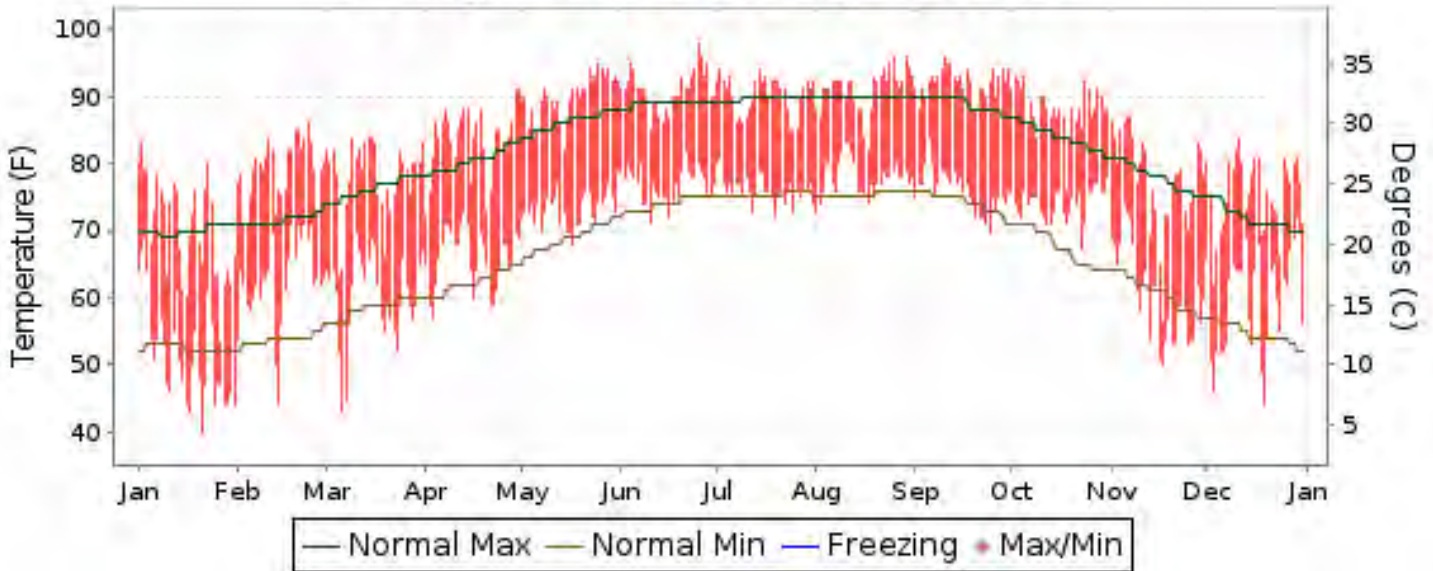


2019 LOCAL CLIMATOLOGICAL DATA ANNUAL SUMMARY WITH COMPARATIVE DATA

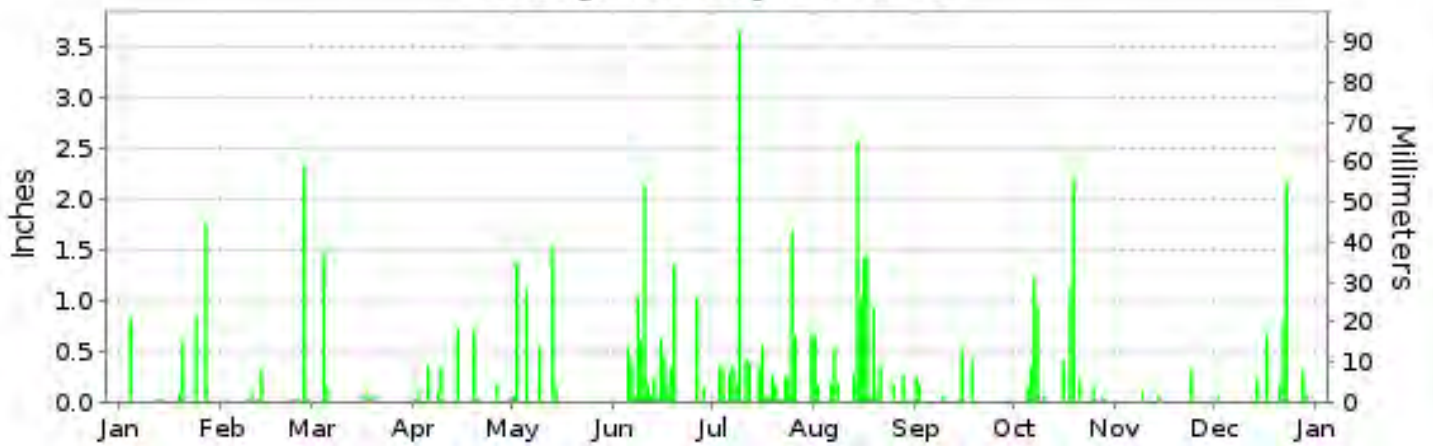
ISSN 0198-1307

TAMPA, FLORIDA (KTPA)

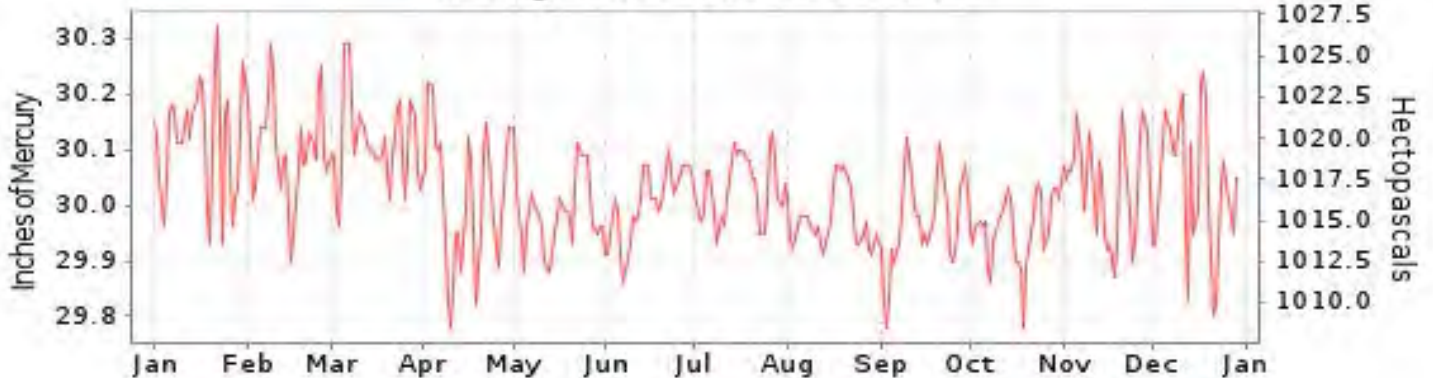
Daily Max/Min Temperature



Daily Precipitation



Daily Station Pressure



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NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

NATIONAL ENVIRONMENTAL SATELLITE, DATA AND INFORMATION SERVICE

NATIONAL CENTERS for ENVIRONMENTAL INFORMATION (NCEI) ASHEVILLE, NORTH CAROLINA

Mary S. Wohlgenant
DIRECTOR
NCEI

METEOROLOGICAL DATA FOR 2019

TAMPA (KTPA)

LATITUDE: 27° 57'N LONGITUDE: 82° 32'W ELEVATION (FT): GRND: 19 BARO: 40 TIME ZONE: EASTERN (UTC -5) WBAN: 12842

ELEMENT		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
TEMPERATURE °F	MEAN DAILY MAXIMUM	70.4	79.2	77.9	83.5	89.9	91.0	90.1	91.2	92.1	88.2	77.7	75.4	83.9	
	HIGHEST DAILY MAXIMUM	83	86	84	91	95	98	94	96	96	93	87	84	98	
	DATE OF OCCURRENCE	02	23	15+	30+	25	25	14+	29+	10	05+	07+	11	JUN 25	
	MEAN DAILY MINIMUM	51.6	62.6	60.3	65.9	73.3	73.4	76.1	78.0	76.0	74.1	60.4	59.8	67.6	
	LOWEST DAILY MINIMUM	40	44	43	57	68	71	72	73	70	67	50	44	40	
	DATE OF OCCURRENCE	21	14	06	03	17	10	19	01	24	23	17	19	JAN 21	
	AVERAGE DRY BULB	61.0	70.9	69.1	74.7	81.6	82.2	83.1	84.6	84.0	81.1	69.1	67.6	75.8	
	MEAN WET BULB	54.8	65.0	61.4	66.3	72.3	76.3	76.2	77.2	74.7	73.4	62.7	62.1	68.5	
	MEAN DEW POINT	49.5	61.5	56.1	61.1	67.6	73.4	73.5	74.6	71.0	70.2	59.0	58.1	64.6	
	NUMBER OF DAYS WITH:														
	MAXIMUM >= 90°	0	0	0	2	19	23	21	23	27	11	0	0	0	126
	MAXIMUM <= 32°	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	MINIMUM <= 32°	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MINIMUM <= 0°	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H/C	HEATING DEGREE DAYS	167	9	27	0	0		0		0	0	28	45		
	COOLING DEGREE DAYS	48	182	164	299	524		570		579	509	157	132		
RH	MEAN (PERCENT)	69	76	67	66	66	73	76	76	69	74	73	74	72	
	HOUR 01 LST	78	86	78	77	79	83	84	84	81	83	83	81	81	
	HOUR 07 LST	78	85	77	73	75	77	78	80	77	81	81	80	79	
	HOUR 13 LST	55	62	52	51	52	60	66	65	52	60	58	62	58	
	HOUR 19 LST	67	74	66	65	62	72	77	76	67	74	73	76	71	
W/O	NUMBER OF DAYS WITH:														
	HEAVY FOG(VISBY <= 1/4 MI)	1	2	0	1	1	0	1	1	0	0	0	0	7	
	THUNDERSTORMS	2	1	1	4	6	18	26	21	7	7	0	2	95	
PR	MEAN STATION PRESS. (IN.)	30.12	30.10	30.10	30.01	29.99	30.00	30.03	29.98	29.97	29.96	30.03	30.03	30.03	
	MEAN SEA-LEVEL PRESS. (IN.)	30.13	30.12	30.12	30.03	30.01	30.02	30.04	29.99	29.98	29.97	30.05	30.05	30.04	
WINDS	RESULTANT SPEED (MPH)	2.0	0.9	1.7	1.6	1.7	2.9	1.3	1.1	2.9	2.1	3.0	2.1	0.4	
	RES. DIR. (TENS OF DEGS.)	36	15	36	21	15	22	22	23	02	07	01	06	04	
	MEAN SPEED (MPH)	7.4	6.6	6.8	8.0	7.1	7.2	5.7	6.2	7.1	6.7	6.0	7.7	6.9	
	PREVAIL.DIR.(TENS OF DEGS.)	01	04	03	11	12	24	12	27	06	06	04	04	04	
	MAXIMUM 2-MINUTE WIND														
	SPEED (MPH)	36	29	23	30	31	33	30	29	24	29	23	23	36	
	DIR. (TENS OF DEGS.)	28	30	32	21	28	23	11	21	03	19	28	27	28	
	DATE OF OCCURRENCE	20	13	04	19	05	09	19	16	02	19	15	02	JAN 20	
	MAXIMUM 3-SECOND WIND:														
SPEED (MPH)	55	43	31	39	44	45	43	39	36	37	33	33	55		
DIR. (TENS OF DEGS.)	27	29	28	18	27	23	12	23	04	19	28	36	27		
DATE OF OCCURRENCE	20	13	04	19	05	09	19	16	02	19	15	19	JAN 20		
PRECIPITATION	WATER EQUIVALENT:														
	TOTAL (IN.)	4.21	2.91	1.87	2.68	4.78	9.43	11.01	10.42	1.46	6.94	0.56	4.49	60.76	
	GREATEST 24-HOUR (IN.)	1.77	2.32	1.47	0.73	1.67	2.72	3.66	2.83	0.52	3.33	0.33	2.85	3.66	
	DATE OF OCCURRENCE	27	26	04	14	13-14	09-10	09	14-15	14-15	18-19	24	22-23	JUL 09	
	NUMBER OF DAYS WITH:														
PRECIPITATION 0.01	7	9	5	12	7	17	21	18	7	13	5	8	129		
PRECIPITATION 0.10	4	2	3	7	5	14	17	14	4	9	2	6	87		
PRECIPITATION 1.00	1	1	1	0	3	4	2	4	0	3	0	1	20		
SNOWFALL	SNOW,ICE PELLETS,HAIL														
	TOTAL (IN.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	GREATEST 24-HOUR (IN.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	DATE OF OCCURRENCE	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NUMBER OF DAYS WITH:														
SNOWFALL >= 1.0	0	0	0	0	0	0	0	0	0	0	0	0	0		

NORMALS, MEANS, AND EXTREMES TAMPA (KTPA)

LATITUDE: 27° 57'N LONGITUDE: 82° 32'W ELEVATION (FT): GRND: 19 BARO: 40 TIME ZONE: EASTERN (UTC -5) WBAN: 12842

	ELEMENT	POR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
TEMPERATURE °F	NORMAL DAILY MAXIMUM	30	69.9	72.5	76.3	81.0	87.2	89.6	90.1	90.2	88.9	84.3	78.0	72.0	81.7
	MEAN DAILY MAXIMUM	87	70.5	71.2	75.8	81.4	87.3	89.1	90.1	90.4	88.6	84.2	77.1	72.4	81.5
	HIGHEST DAILY MAXIMUM	73	86	89	91	96	98	99	97	98	97	94	92	86	99
	YEAR OF OCCURRENCE		2002	2018	1949	2017	2017	1985	2015	1975	2018	2017	2015	2016	JUN 1985
	MEAN OF EXTREME MAXS.	87	81.0	82.2	85.3	88.9	93.1	94.7	94.6	94.5	93.5	90.6	85.7	82.2	88.9
	NORMAL DAILY MINIMUM	30	51.6	54.4	58.2	63.0	69.7	74.8	75.9	76.2	74.5	68.0	60.3	54.2	65.1
	MEAN DAILY MINIMUM	87	51.1	52.1	56.8	62.1	68.5	72.9	74.9	75.0	73.1	66.7	58.1	53.3	63.7
	LOWEST DAILY MINIMUM	73	21	24	29	40	49	53	63	67	57	40	23	18	18
	YEAR OF OCCURRENCE		1985	1958	1980	1987	1992	1984	1970	1973	1981	1964	1970	1962	DEC 1962
	MEAN OF EXTREME MINS.	87	33.0	36.9	41.8	49.6	59.0	67.4	70.8	71.3	68.1	53.3	42.4	36.2	52.5
	NORMAL DRY BULB	30	60.8	63.4	67.3	72.0	78.4	82.2	83.0	83.2	81.7	76.2	69.1	63.1	73.4
	MEAN DRY BULB	87	60.8	61.7	66.3	71.8	77.9	81.1	82.5	82.7	80.9	75.5	67.6	62.9	72.6
	MEAN WET BULB	36	53.8	56.2	58.7	63.0	68.4	73.5	75.0	75.4	73.7	67.5	61.2	57.1	65.3
	MEAN DEW POINT	36	53.4	55.5	58.3	62.3	67.8	73.1	74.6	75.0	73.4	67.2	60.8	56.4	64.8
	NORMAL NO. DAYS WITH: MAXIMUM >= 90	30	0.0	0.0	0.0	0.3	6.9	14.4	17.0	18.7	12.9	2.3	0.0	0.0	0.0
MAXIMUM <= 32	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
MINIMUM <= 32	30	0.8	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	1.3
MINIMUM <= 0	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
H/C	NORMAL HEATING DEG. DAYS	30	182	106	56	11	0	0	0	0	0	4	40	139	538
	NORMAL COOLING DEG. DAYS	30	50	63	126	221	417	516	558	564	501	350	164	80	3610
RH	NORMAL (PERCENT)		76	74	73	70	71	75	77	79	79	76	76	77	75
	HOUR 01 LST	30	85	84	83	82	82	85	86	88	88	87	86	86	85
	HOUR 07 LST	30	87	87	87	86	85	86	88	90	91	90	89	88	88
	HOUR 13 LST	30	60	57	55	52	54	60	64	65	63	58	59	61	59
	HOUR 19 LST	30	74	70	68	64	64	70	74	76	76	73	74	75	72
S	PERCENT POSSIBLE SUNSHINE	57	66	66	71	75	75	67	62	62	62	66	64	61	66
W/O	MEAN NO. DAYS WITH: HEAVY FOG(VISBY <= 1/4 MI)	56	3.4	2.4	1.5	0.6	0.2	0.3	0.3	0.3	0.2	0.5	1.6	2.5	13.8
	THUNDERSTORMS	72	1.0	1.6	2.3	2.5	4.9	13.6	19.9	19.3	10.6	2.7	0.9	1.1	80.4
CLOUDINESS	MEAN: SUNRISE-SUNSET (OKTAS)														
	MIDNIGHT-MIDNIGHT (OKTAS)														
	MEAN NO. DAYS WITH: CLEAR	1	1.0	2.0	9.0		9.0	9.0							
	PARTLY CLOUDY	1	1.0	2.0	3.0		10.0	9.0							
CLOUDY	1	3.0	1.0	8.0		2.0	5.0								
PR	MEAN STATION PRESSURE(IN)	36	30.10	30.10	30.06	30.02	30.00	30.00	30.04	30.00	29.96	30.00	30.07	30.11	30.04
	MEAN SEA-LEVEL PRES. (IN)	36	30.14	30.11	30.08	30.03	30.01	30.01	30.05	30.01	29.97	30.01	30.08	30.13	30.05
WINDS	MEAN SPEED (MPH)	36	7.2	7.4	7.9	7.8	7.2	6.6	5.7	5.6	6.2	6.7	6.9	6.8	6.8
	PREVAIL.DIR(TENS OF DEGS)	51	03	33	32	28	28	28	26	10	06	06	04	04	06
	MAXIMUM 2-MINUTE: SPEED (MPH)	24	44	36	36	44	39	38	37	33	52	40	35	43	52
	DIR. (TENS OF DEGS)		32	28	27	28	25	18	26	30	35	21	19	32	35
	YEAR OF OCCURRENCE		1999	1998	2012	1997	2011	2016	2004	2011	2017	1996	2000	2004	SEP 2017
	MAXIMUM 3-SECOND SPEED (MPH)	24	55	44	52	49	52	53	47	44	66	53	41	52	66
	DIR. (TENS OF DEGS)		27	09	25	28	09	17	20	32	33	21	17	31	33
YEAR OF OCCURRENCE		2019	1998	2012	1997	2009	2012	2001	2014	2017	1996	2000	2004	SEP 2017	
PRECIPITATION	NORMAL (IN)	30	2.23	2.81	3.03	2.03	2.10	6.68	7.07	7.77	6.30	2.26	1.55	2.47	46.30
	MAXIMUM MONTHLY (IN)	73	8.02	10.82	12.64	10.71	17.64	18.66	20.59	18.59	13.98	7.36	6.12	15.57	20.59
	YEAR OF OCCURRENCE		1948	1998	1959	1997	1979	2012	1960	1949	1979	1952	1963	1997	JUL 1960
	MINIMUM MONTHLY (IN)	73	T	0.21	T	T	0.02	1.46	1.65	2.35	.79	T	T	0.07	0.02
	YEAR OF OCCURRENCE		1950	1950	2006	1981	2001	1997	1981	1952	2005	2010	1960	1984	MAY 2001
	MAXIMUM IN 24 HOURS (IN)	73	3.81	8.54	5.20	5.44	11.84	8.57	12.11	5.37	8.45	3.33	4.48	4.76	12.11
	YEAR OF OCCURRENCE		1996	2006	1960	1997	1979	2012	1960	1949	1997	2019	1988	1997	JUL 1960
	NORMAL NO. DAYS WITH: PRECIPITATION >= 0.01	30	6.8	6.6	6.6	4.9	5.5	12.7	15.9	16.0	12.2	6.5	5.1	5.8	104.6
PRECIPITATION >= 1.00	30	0.5	0.8	1.0	0.6	0.6	2.2	2.1	2.5	2.0	0.7	0.4	0.8	14.2	
SNOWFALL	NORMAL (IN)	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	MAXIMUM MONTHLY (IN)	73	0.2	T	0.0	T	0.0	0.0	T	T	0.0	T	0.0	T	0.2
	YEAR OF OCCURRENCE		1977	1951	2006	1997			2013	2006		2010		1989	JAN 1977
	MAXIMUM IN 24 HOURS (IN)	73	0.2	T	T	T	0.0	0.0	T	T	0.0	0.0	0.0	T	0.2
	YEAR OF OCCURRENCE		1977	1951	1980	1997			2013	2006				1989	JAN 1977
	MAXIMUM SNOW DEPTH (IN)	71	0	0	0	0	0	0	0	0	0	0	0	0	0
YEAR OF OCCURRENCE															
NORMAL NO. DAYS WITH: SNOWFALL >= 1.0	30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

PRECIPITATION (inches) 2019 TAMPA (KTPA)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
1990	0.53	4.58	1.71	1.47	1.76	5.16	10.01	3.27	2.42	2.63	0.66	0.19	34.39
1991	2.41	0.41	4.73	1.54	6.88	3.78	9.92	7.35	3.43	0.78	1.26	0.67	43.16
1992	1.47	3.67	0.95	2.17	0.10	7.03	2.80	8.22	2.95	2.20	2.43	0.99	34.98
1993	3.60	2.32	3.93	2.45	1.74	3.18	2.92	5.06	6.60	4.23	0.22	1.28	37.53
1994	3.68	0.43	0.66	3.43	0.07	5.98	11.31	8.37	8.20	3.29	0.24	1.57	47.23
1995	3.51	2.02	2.02	1.48	1.67	9.79	10.12	13.75	2.80	4.71	1.24	1.02	54.13
1996	5.42	3.04	4.65	4.20	1.45	8.96	2.72	7.39	5.44	3.12	.91	2.11	49.41
1997	0.95	0.66	1.28	10.71	1.70	1.46	6.73	8.20	12.84	4.20	3.41	15.57	67.71
1998	4.64	10.82	5.16	0.41	1.96	2.65	12.95	6.55	8.42	0.47	0.40	0.92	55.35
1999	3.04	0.29	0.72	0.40	1.52	4.65	3.65	8.35	6.05	2.85	1.78	1.02	34.32
2000	1.95	0.30	0.41	0.43	0.02	4.53	8.14	5.44	5.14	0.06	2.04	1.39	29.85
2001	1.03	1.18	6.73	0.02	T	6.81	6.01	2.83	11.76	2.39	0.10	0.89	39.75
2002	2.49	2.84	0.63	1.84	1.07	11.57	7.33	8.82	7.51	2.11	1.76	14.10	62.07
2003	0.11	2.90	3.94	4.19	2.50	13.19	3.63	14.90	4.01	0.46	0.86	1.30	51.99
2004	3.73	4.02	1.11	2.04	1.44	9.01	10.19	14.03	9.77	1.70	0.73	1.54	59.31
2005	0.57	1.80	3.32	2.76	3.61	12.26	3.38	4.09	0.79	4.20	0.90	1.27	38.95
2006	0.74	9.09	T	1.03	1.43	8.93	9.46	6.78	12.40	0.87	2.76	3.17	56.66
2007	1.43	1.77	0.92	1.92	0.35	8.70	7.78	10.73	4.87	2.11	0.11	1.30	41.99
2008	2.54	4.28	3.67	2.64	0.73	7.54	9.84	4.86	2.27	3.52	0.65	1.23	43.77
2009	2.38	0.71	0.98	1.22	9.11	5.10	10.23	3.52	5.24	2.24	2.82	2.32	45.87
2010	3.42	1.99	5.88	3.47	1.84	4.63	6.08	9.29	1.13	T	2.06	0.55	40.34
2011	6.28	0.64	9.79	2.61	0.70	5.18	7.31	10.02	6.09	3.17	1.24	0.19	53.22
2012	1.08	1.89	0.97	2.29	2.60	18.66	8.40	9.07	5.57	3.10	0.16	2.20	55.99
2013	0.63	0.93	2.06	3.65	1.85	11.30	10.19	11.91	7.37	0.82	0.96	0.81	52.48
2014	3.14	1.81	4.95	0.89	8.54	1.77	12.68	6.17	9.57	1.52	5.26	1.57	57.87
2015	1.75	6.55	1.03	4.82	6.74	6.23	11.84	16.47	5.46	1.17	0.95	0.49	63.50
2016	6.18	2.53	1.76	1.67	3.76	11.48	6.34	12.71	4.14	1.55	0.01	0.43	52.56
2017	0.90	2.06	0.99	0.59	1.48	7.90	8.99	10.71	6.66	3.07	0.12	0.85	44.32
2018	5.00	2.71	0.35	2.16	7.73	2.95	6.04	14.60	9.20	1.42	0.63	8.69	61.48
2019	4.21	2.91	1.87	2.68	4.78	9.43	11.01	10.42	1.46	6.94	0.56	4.49	60.76
POR= 87 YRS	2.28	2.90	3.05	2.08	2.84	6.76	7.75	8.21	6.31	2.41	1.52	2.23	48.34

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AVERAGE TEMPERATURE (°F) 2019 TAMPA (KTPA)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
1990	66.1	69.2	69.7	72.1	80.5	82.7	82.5	83.9	82.8	77.6	70.2	66.9	75.4
1991	66.7	64.2	68.4	76.8	81.2	81.3	82.3	83.2	81.9	75.3	65.8	64.6	74.3
1992	59.8	63.6	64.8	69.4	74.3	82.1	83.8	82.4	82.0	72.7	70.0	64.3	72.4
1993	67.0	60.2	64.3	67.2	76.1	81.8	83.8	83.7	81.9	75.8	69.1	59.5	72.5
1994	60.6	66.9	68.0	75.4	78.2	82.6	81.7	81.7	80.2	76.5	72.4	65.1	74.1
1995	58.8	61.4	68.7	73.5	81.8	80.2	83.0	83.3	82.0	77.8	65.2	61.0	73.1
1996	59.2	60.0	62.4	70.4	79.3	80.9	83.7	83.2	82.0	75.8	68.1	63.5	72.4
1997	62.6	68.6	73.9	71.6	77.7	81.8	82.7	82.8	81.7	74.7	66.8	61.3	73.9
1998	63.6	62.5	64.6	72.3	79.2	85.6	83.5	83.6	81.7	77.5	72.5	68.0	74.6
1999	63.8	64.2	65.1	74.3	77.8	81.2	83.6	83.7	80.9	76.3	68.9	63.2	73.6
2000	61.3	63.7	71.0	71.6	80.3	82.4	82.1	82.8	82.3	74.3	66.7	60.3	73.2
2001	55.2	68.2	65.7	72.7	77.4	82.2	82.1	83.2	79.3	75.1	71.3	68.8	73.4
2002	63.1	62.4	69.7	76.3	79.9	81.4	82.3	82.4	82.8	78.9	65.7	60.1	73.8
2003	54.8	63.3	71.7	72.1	80.0	81.7	82.7	81.9	81.3	76.9	71.4	59.8	73.1
2004	59.6	63.0	68.0	70.2	78.9	83.3	82.7	82.3	81.2	76.8	70.2	61.3	73.1
2005	62.6	64.0	65.1	69.0	76.6	80.7	84.2	84.8	82.9	76.0	70.4	59.3	73.0
2006	62.6	60.6	67.3	74.2	77.3	81.7	82.7	83.3	82.1	76.1	67.9	69.5	73.8
2007	64.9	60.8	69.5	71.0	78.0	81.5	83.7	84.9	82.6	79.8	68.7	68.4	74.5
2008	62.1	66.0	67.7	72.5	79.8	83.3	81.9	82.2	81.9	75.1	65.3	66.1	73.7
2009	61.2	61.8	69.3	73.8	78.7	83.0	83.2	83.9	82.6	78.0	68.9	63.2	74.0
2010	54.7	55.0	61.7	72.8	81.0	84.8	84.3	84.4	83.2	76.2	69.3	53.2	71.7
2011	58.7	65.3	69.3	76.4	79.2	83.6	84.4	85.1	82.6	73.9	70.2	67.6	74.7
2012	63.1	67.9	74.4	74.8	80.8	80.7	83.3	83.3	81.8	76.4	66.3	65.1	74.8
2013	67.1	65.1	61.6	75.5	77.6	82.3	82.4	83.8	81.9	77.3	70.2	68.5	74.4
2014	57.2	64.9	65.7	72.6	78.0	82.3	83.0	84.3	81.1	75.9	64.4	64.9	72.9
2015	62.4	59.7	73.0	78.0	80.5	82.8	83.2	83.3	82.8	78.0	76.2	73.4	76.1
2016	60.2	62.1	71.2	74.6	78.8	83.1	84.9	83.8	83.8	78.1	71.1	70.1	75.2
2017	66.3	68.8	70.0	77.1	81.0	82.6	84.2	85.0	83.4	78.2	72.1	67.3	76.3
2018	59.7	74.2	66.1	74.6	79.0	83.6	84.1	83.9	85.9	80.0	70.7	65.4	75.6
2019	61.0	70.9	69.1	74.7	81.6	82.2	83.1	84.6	84.0	81.1	69.1	67.6	75.8
POR= 87 YRS	60.8	61.7	66.3	71.8	77.9	81.1	82.5	82.7	80.9	75.5	67.6	62.9	72.6

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HEATING DEGREE DAYS (base 65°F) 2019 TAMPA (KTPA)

YEAR	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
1990-91	0	0	0	7	11	70	72	84	46	0	0	0	290
1991-92	0	0	0	0	93	94	179	90	69	32	5	0	562
1992-93	0	0	0	0	57	83	58	137	84	24	0	0	443
1993-94	0	0	0	6	44	185	158	62	50	5	0	0	510
1994-95	0	0	0	0	7	81	200	151	23	1	0	0	463
1995-96	0	0	0	0	83	180	198	188	152	16	0	0	817
1996-97	0	0	0	3	36	101	132	39	0	7	0	0	318
1997-98	0	0	0	7	36	163	108	103	113	4	0	0	534
1998-99	0	0	0	0	4	56	118	97	44	6	5	0	330
1999-00	0	0	0	5	20	110	154	99	3	10	0	0	401
2000-01	0	0	0	3	61	212	318	48	60	8	0	0	710
2001-02	0	0	0	9	0	65	165	100	43	0	0	0	382
2002-03	0	0	0	0	84	174	311	87	11	16	0	0	683
2003-04	0	0	0	0	21	175	195	110	29	15	0	0	545
2004-05	0	0	0	0	7	160	131	71	93	13	0	0	475
2005-06	0	0	0	13	18	176	130	145	41	0	0	0	523
2006-07	0	0	0	4	55	40	95	147	34	27	0	0	402
2007-08	0	0	0	0	24	42	141	63	34	13	0	0	317
2008-09	0	0	0	22	84	67	162	126	38	9	0	0	508
2009-10	0	0	0	11	29	125	332	280	118	0	0	0	895
2010-11	0	0	0	0	24	363	203	79	26	0	0	0	695
2011-12	0	0	0	1	14	40	103	47	3	2	0	0	210
2012-13	0	0	0	6	35	85	52	79	143	0	0	0	400
2013-14	0	0	0	0	30	32	256	78	48	0	0	0	444
2014-15	0	0	0	0	88	89	127	151	12	0	0	0	467
2015-16	0	0	0	0	5	8	171	124	15	0	0	0	323
2016-17	0	0	0	0	15	27	81	13	28	0	0	0	164
2017-18	0	0	0	8	0	56	206	1	67	0	0	0	338
2018-19	0	0	0	0	45	84	167	9	27	0	0	0	
2019-	0		0	0	28	45							

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COOLING DEGREE DAYS (base 65°F) 2019 TAMPA (KTPA)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
1990	107	154	164	225	487	537	549	592	541	406	176	139	4077
1991	131	68	158	361	509	498	543	572	515	326	126	88	3895
1992	25	55	70	170	301	519	589	544	518	248	212	72	3323
1993	126	12	72	95	352	511	593	587	513	347	174	21	3403
1994	32	118	148	321	415	535	524	524	461	364	233	91	3766
1995	15	59	145	264	526	464	561	574	518	405	95	63	3689
1996	27	50	76	182	450	482	589	570	516	348	135	63	3488
1997	62	145	283	213	397	510	556	559	508	314	97	55	3699
1998	75	41	107	229	446	623	582	583	506	394	236	160	3982
1999	85	84	52	294	409	492	583	589	481	363	144	62	3638
2000	48	68	197	213	482	529	537	558	524	300	121	71	3648
2001	22	141	92	245	393	522	536	571	434	326	196	187	3665
2002	114	34	192	347	466	499	543	544	541	437	114	28	3859
2003	2	48	226	236	473	505	553	532	495	375	219	19	3683
2004	33	58	130	179	440	553	558	542	493	371	169	53	3579
2005	61	47	103	143	366	479	601	619	547	362	186	7	3521
2006	63	30	120	280	388	508	556	575	519	357	150	188	3734
2007	99	35	179	214	409	503	588	624	539	466	142	155	3953
2008	60	99	125	243	463	555	531	540	512	342	101	107	3678
2009	48	40	175	279	432	548	571	593	533	425	155	77	3876
2010	20	7	23	239	502	601	605	607	555	353	160	4	3676
2011	14	94	166	349	446	567	607	630	535	282	180	125	3995
2012	53	137	302	303	497	479	571	578	509	366	81	95	3971
2013	125	89	45	319	397	523	549	590	515	389	195	150	3886
2014	21	83	78	235	406	526	564	606	489	344	75	95	3522
2015	56	11	265	399	489	543	573	577	540	412	350	275	4490
2016	30	48	215	294	433	551	624	591	570	412	205	192	4165
2017	127	126	191	368	504	536	601	629	558	424	221	138	4423
2018	51	266	108	296	440	566	599	594	634	474	223	105	4356
2019	48	182	164	299	524		570		579	509	157	132	

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SNOWFALL (inches) 2019 TAMPA (KTPA)

YEAR	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
1991-92	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1992-93	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1993-94	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1994-95	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1995-96	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1996-97	0.0	0.0	0.0	0.0	0.0	0.0	T	0.0	0.0	T	0.0	0.0	T
1997-98	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1998-99	T	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	T
1999-00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2000-01	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2001-02	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2002-03	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2003-04	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2004-05	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2005-06	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2006-07	0.0	T	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	T
2007-08	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2008-09	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2009-10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2010-11	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2011-12	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2012-13	T	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	T
2013-	T	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2013-14	T	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	T
2014-15	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2015-16	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2016-17	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2017-18	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2018-19	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2019-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
POR= 87 YRS	T	T	0.0	0.0	0.0	0.0	T	0.0	0.0	T	0.0	0.0	T

WBAN : 12842

REFERENCE NOTES :

<p>PAGE 1: THE TEMPERATURE GRAPH SHOWS NORMAL MAXIMUM AND NORMAL MINIMUM DAILY TEMPERATURES (SOLID CURVES) AND THE ACTUAL DAILY HIGH AND LOW TEMPERATURES (VERTICAL BARS).</p> <p>PAGE 2 AND 3: H/C INDICATES HEATING AND COOLING DEGREE DAYS. RH INDICATES RELATIVE HUMIDITY W/O INDICATES WEATHER AND OBSTRUCTIONS S INDICATES SUNSHINE. PR INDICATES PRESSURE. CLOUDINESS ON PAGE 3 IS THE SUM OF THE CEILOMETER AND SATELLITE DATA NOT TO EXCEED EIGHT EIGHTHS(OKTAS).</p> <p>GENERAL: T INDICATES TRACE PRECIPITATION, AN AMOUNT GREATER THAN ZERO BUT LESS THAN THE LOWEST REPORTABLE VALUE. + INDICATES THE VALUE ALSO OCCURS ON EARLIER DATES. BLANK ENTRIES DENOTE MISSING OR UNREPORTED DATA. ASOS INDICATES AUTOMATED SURFACE OBSERVING SYSTEM. PM INDICATES THE LAST DAY OF THE PREVIOUS MONTH. POR (PERIOD OF RECORD) BEGINS WITH THE JANUARY DATA MONTH AND IS THE NUMBER OF YEARS USED TO COMPUTE THE MEAN. INDIVIDUAL MONTHS WITHIN THE POR MAY BE MISSING. WHEN THE POR FOR A NORMAL IS LESS THAN 30 YEARS, THE NORMAL IS PROVISIONAL AND IS BASED ON THE NUMBER OF YEARS INDICATED. 0.* OR * INDICATES THE VALUE OR MEAN-DAYS-WITH IS BETWEEN 0.00 AND 0.05. CLOUDINESS FOR ASOS STATIONS DIFFERS FROM THE NON-ASOS OBSERVATION TAKEN BY A HUMAN OBSERVER. ASOS STATION CLOUDINESS IS BASED ON TIME-AVERAGED CEILOMETER DATA FOR CLOUDS AT OR BELOW 12,000 FEET CLEAR INDICATES 0 - 2 OKTAS, PARTLY CLOUDY INDICATES 3 - 6 OKTAS, AND CLOUDY INDICATES 7 OR 8 OKTAS.</p> <p>GENERAL CONTINUED: WIND DIRECTION IS RECORDED IN TENS OF DEGREES (2 DIGITS) CLOCKWISE FROM TRUE NORTH. "00" INDICATES CALM. "36" INDICATES TRUE NORTH. RESULTANT WIND IS THE VECTOR AVERAGE OF THE SPEED AND DIRECTION. AVERAGE TEMPERATURE IS THE SUM OF THE MEAN DAILY MAXIMUM AND MINIMUM TEMPERATURE DIVIDED BY 2. SNOWFALL DATA COMPRISE ALL FORMS OF FROZEN</p>	<p>PRECIPITATION, INCLUDING HAIL. A HEATING (COOLING) DEGREE DAY IS THE DIFFERENCE BETWEEN THE AVERAGE DAILY TEMPERATURE AND 65 F. DRY BULB IS THE TEMPERATURE OF THE AMBIENT AIR. DEW POINT IS THE TEMPERATURE TO WHICH THE AIR MUST BE COOLED TO ACHIEVE 100 PERCENT RELATIVE HUMIDITY. WET BULB IS THE TEMPERATURE THE AIR WOULD HAVE IF THE MOISTURE CONTENT WAS INCREASED TO 100 PERCENT RELATIVE HUMIDITY. ON JULY 1, 1996, THE NATIONAL WEATHER SERVICE BEGAN USING THE "METAR" OBSERVATION CODE THAT WAS ALREADY EMPLOYED BY MOST OTHER NATIONS OF THE WORLD. THE MOST NOTICEABLE DIFFERENCE IN THIS ANNUAL PUBLICATION WILL BE THE CHANGE IN UNITS FROM TENTHS TO EIGHTHS(OKTAS) FOR REPORTING THE AMOUNT OF SKY COVER. STATION HISTORY STOPPED WITH THE 2009 ANNUAL. IF YOU NEED STATION HISTORY INFORMATION GO TO "Historical Observing Metadata Repository", URL IS: http://www.ncdc.noaa.gov/homr/ SNOWFALL STOPPED MONTH & YEAR INDICATED ABOVE. NO FURTHER YEARS INCLUDED UNLESS RESTARTED.</p> <p>NOTE: The "Period of Record:(POR)" for all "averages" is based on "Summary of the Day First Order Station" and "Cooperative Summary of the Day" archives.</p>
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2019 TAMPA FLORIDA (KTPA)

Tampa is on west central coast of the Florida Peninsula. Very near the Gulf of Mexico at the upper end of Tampa Bay, land and sea breezes modify the subtropical climate. Major rivers flowing into the area are the Hillsborough, the Alafia, and the Little Manatee.

Winters are mild. Summers are long, rather warm, and humid. Low temperatures are about 50 degrees in the winter and 70 degrees during the summer. Afternoon highs range from the low 70s in the winter to around 90 degrees from June through September. Invasions of cold northern air produce an occasional cool winter morning. Freezing temperatures occur on one or two mornings per year during December, January, and February. In some years no freezing temperatures occur. Temperatures rarely fail to recover to the 60s on the cooler winter days. Temperatures above the low 90s are uncommon because of the afternoon sea breezes and thunderstorms. An outstanding feature of the Tampa climate is the summer thunderstorm season. Most of the thunderstorms occur in the late afternoon hours from June through September. The resulting sudden drop in temperature from about 90 degrees to around 70 degrees makes for a pleasant change. Between a dry spring and a dry fall, some 30 inches of rain, about 60 percent of the annual total, falls during the summer months. Snowfall is very rare. Measurable snows under 1/2 inch have occurred only a few times in the last one hundred years.

A large part of the generally flat sandy land near the coast has an elevation of under 15 feet above sea level. This does make the area vulnerable to tidal surges. Tropical storms threaten the area on a few occasions most years. The greatest risk of hurricanes has been during the months of June and October. Many hurricanes, by replenishing the soil moisture and raising the water table, do far more good than harm. The heaviest rains in a 24-hour period, around 12 inches, have been associated with hurricanes.

Fittingly named the Suncoast, the sun shines more than 65 percent of the possible, with the sunniest months being April and May. Afternoon humidities are usually 60 percent or higher in the summer months, but range from 50 to 60 percent the remainder of the year.

Night ground fogs occur frequently during the cooler winter months. Prevailing winds are easterly, but westerly afternoon and early evening sea breezes occur most months of the year. Winds in excess of 25 mph are not common and usually occur only with thunderstorms or tropical disturbances.

Based on the 1951-1980 period, the average first occurrence of 32 degrees Fahrenheit in the fall is December 26 and the average last occurrence in the spring is February 3.

Station History

TAMPA, FL

NAME	Begin Date	End Date	Latitude	Longitude	Elevation Feet	Relocation	Platform
TAMPA INTL AP	1952-01-01	1969-01-01	27° 58'	-82° 31'	33		AIRWAYS, COOP, UPPERAIR
TAMPA BAY AREA	1931-01-01	2015-12-31	27° 42'	-82° 24'	43		UPPERAIR, BALLOON
TAMPA PETER O KNIGHT AP	1943-05-01	1946-06-06	27° 58'	-82° 31'			AIRWAYS, UPPERAIR
TAMPA INTL AP	1975-06-30	1980-01-01	27° 58'	-82° 31'	33		COOP, WXSVC
TAMPA INTL AP	1981-12-31	1995-11-01	27° 58'	-82° 31'	19		COOP
TAMPA INTL AP	1995-11-01	2010-11-10	27° 57'	-82° 32'	19	999 UN UN	ASOS, COOP
TAMPA PETER O KNIGHT AP	1933-11-01	1943-05-01	27° 58'	-82° 31'			AIRWAYS
TAMPA INTL AP	2010-11-10	2017-10-01	27° 57'	-82° 32'	19		ASOS, COOP
TAMPA INTL AP	1969-01-01	1975-06-30	27° 58'	-82° 31'	33		COOP, UPPERAIR, WXSVC
TAMPA INTL AP	1980-01-01	1981-12-31	27° 58'	-82° 31'	19		COOP, WXSVC
TAMPA INTL AP	1946-06-06	1948-07-01	27° 58'	-82° 31'			AIRWAYS, UPPERAIR
TAMPA INTL AP	1948-07-01	1952-01-01	27° 58'	-82° 31'	36		AIRWAYS, COOP, UPPERAIR
TAMPA INTL AP	2017-10-01	Present	27° 57'	-82° 32'	19		ASOS, COOP, PLCD

Element History

Element	Begin Date	End Date	Frequency	Time Of Observation	Equipment *	Equipment * Modifications	Equipment Exposure
WIND	2009-01-27	2010-11-10	HOURLY	UNKN	ANEMSONIC		
PRECIP	1991-10-01	1995-07-01	DAILY	2400	UNIV	RCRD	
PRECIP	1933-11-01	1978-12-01	DAILY	2400	UNIV	RCRD	
TEMP	1995-07-01	1995-11-01	DAILY	2400	HYGR		
TEMP	2009-01-27	2010-11-10	DAILY	2400	HYGR		
PRECIP	1995-07-01	1995-11-01	HOURLY	2400	UNIV	RCRD	
TEMP	2010-11-10	Present	DAILY	2400	TEMPX	SHLD	
PRECIP	2010-11-10	Present	DAILY	2400	PCPNX		ROOF
PRECIP	1978-12-01	1991-10-01	HOURLY	2400			
PRECIP	1978-12-01	1991-10-01	DAILY	2400	UNIV	RCRD	
TEMP	1991-10-01	1995-07-01	DAILY	2400	HYGR		
PRECIP	1995-11-01	2009-01-27	DAILY	2400			
PRECIP	2010-11-10	Present	HOURLY	2400	AHTB	SHLD;RCRD;HTD	
TEMP	1995-11-01	2009-01-27	DAILY	2400	HYGR		
WIND	2010-11-10	Present	HOURLY	UNKN	ANEMSONIC		
TEMP	1933-11-01	1978-12-01	DAILY	2400			
PRECIP	1991-10-01	1995-07-01	HOURLY	2400			
TEMP	1978-12-01	1991-10-01	DAILY	2400			
PRECIP	1995-07-01	1995-11-01	DAILY	2400	UNIV	RCRD	
PRECIP	1995-11-01	2009-01-27	HOURLY	2400	TB	RCRD	
WIND	1995-11-01	2009-01-27	HOURLY	UNKN	ANEMCUP		
PRECIP	2009-01-27	2010-11-10	HOURLY	2400	TB	RCRD	
PRECIP	2009-01-27	2010-11-10	DAILY	2400			

* For explanation of codes and abbreviations see Station Metadata link below.

Other Station Information can be found at:

ASOS Implementation by NWS: <http://www.nws.noaa.gov/ops2/Surface/asosimplementation.htm>

Station Metadata website: <http://www.ncdc.noaa.gov/homr>

INQUIRES/COMMENTS CALL: (828) 271-4800, option 2

Fax Number : (828) 271-4876

TDD : (828) 271-4010

Email : ncdc.orders@noaa.gov

NOAA/National Centers for Environmental Information

Attn: User Engagement & Services Branch

151 Patton Avenue

Asheville, NC 28801-5001

Visit our Web Site for other weather data: www.ncdc.noaa.gov

Utility Allowances



December 2020-2021

UPDATE REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY

LAKELAND HOUSING AUTHORITY

Lakeland, Florida

The **Nelrod** Company®

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Tel: 817-922-9000 / Fax: 817922-9100

Satellite Office: Washington D.C. Metro Area and Houston, Texas

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February 12, 2021

Carlos Pizarro An, Senior Vice-President of Affordable Housing (COO)
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, FL 33815

Re: Section 8 HCV Program Utility Allowances Update Report – 2020-21

Dear Mr. Pizarro:

ResidentLife Utility Allowances® is pleased to enclose a draft copy of the Section 8 Housing Choice Voucher Program Utility Allowances Update Report – 2020-21. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. **We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

Please carefully review this draft report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. **See attached Closure Acceptance Statement. Please sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 139 or cheryl@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cheryl Lord

Cheryl Lord
ResidentLife Utility Allowances® Director
Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

ANNUAL UPDATE 2020-2021

Utility Rate Comparison

As required by HUD regulations 24 CFR 982.517, prior to beginning this update study for the **Lakeland Housing Authority, FL**, a comparison (annual review) was made of the utility rates and charges (**May 2019**) utilized in the previous study and the current utility rates and charges (**December 2020**). This comparison indicated that Lakeland Electric's electric rates decreased 9%, and the monthly charge and taxes remained the same. The City of Bartow's electric rates decreased 20% and the monthly charge and taxes remained the same. Duke Energy's electric rates decreased 2%, the monthly charge increased 18%, and taxes remained the same. People Gas System's natural gas rates decreased 8%, and the monthly charge and taxes remained the same. Suburban Propane's fuel rate increased 67% and taxes remained the same. Of the 7 water providers' total rates and charges, 2 increased more than 10%, 3 increased less than 10%, and 2 remained the same. Of the 7 sewer rates and charges 2 increased 10% or more, 2 increased less than 10%, and 3 remained the same. Of the 6 trash collection monthly charges, 1 decreased 29%, 2 increased 4%, and 3 remained the same. (See comparison in Support Documentation section of this report.) Since the utility providers' **rates and charges** have changed more than 10%, the current utility allowance schedule will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this study is to update current Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, bottle gas/propane, water, sewer, and trash collection with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) will be used in this update study. This version automatically includes allowances under Electric Heating for Heat Pump in addition to Electric Resistance Heating. **Only one type of Heating should be chosen for determining the total utility allowances.**

This Section 8 Housing Choice Voucher Program update study will be conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule.

Methodology

The following steps were taken by a utility allowances specialist to accomplish the above objective:

1. Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** rates and charges from **Lakeland Electric, City of Bartow, and Duke Energy** through their internet websites and telephone inquiries.
- b. Documentation on current residential **natural gas** rates and charges from **Peoples Gas System (TECO)** through their internet website and telephone inquiries.
- c. Documentation on current residential **bottle gas/propane** rates from **EIA and Suburban Propane** through telephone inquiries.
- d. Documentation on current residential **water and sewer** rates and charges from the **Cities of Auburndale, Bartow, Haines City, Lake Wales, Lakeland, Winter Haven, and Polk County Utilities**, through their internet websites and telephone inquiries.
- e. Documentation on current residential **trash collection** charges from the **Cities of Auburndale, Bartow, Haines City, Lake Wales, Lakeland, and Winter Haven** through their internet websites and telephone inquiries.

2. Comparison of Utility Rates and Charges

A rate specialist created charts comparing the previously applied electric, natural gas, bottle gas/propane, water, sewer, and trash collection rates and charges for each provider to their current utility rates and charges. These charts calculate a percentage difference.

A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency with the recommendation to adjust current utility allowances due to a greater than 10% change in utility rates (HUD Regulations 24 CFR 982.517(c)(1)).

3. Data Gathering

a. *Currently Adopted Utility Allowances*

A copy of the proposed monthly Section 8 HCV Utility Allowance Schedules were gathered from the previously study. These utility allowances were adopted by the Agency.

b. *Monthly Utility Consumption Averages and Climatic Adjustment*

HUD's Utility Schedule Model (**Ver13i_813_Summit-Update**) was utilized for the base community-wide consumptions which take into consideration current usage patterns and more energy efficient equipment. This tool provides for a "**Green Discount**" choice of "**None**" (**Standard**), "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**". Choosing "**None**" provides "**Standard**" equipment and measures, and choosing "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**" provides "**Energy Efficient**" equipment and measures. Each selection modifies the consumption averages.

In this engineering-methodology study the "**None**" (**standard**), choice was utilized. The Agency did not indicate a need for Energy Efficient Utility Allowances at this time.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

There was no change in the consumption averages from the last study.

4. Utility Allowance Adjustments (Cost of Consumption)

The following steps were taken by a utility allowance specialist:

- a. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for **each provider**, each building type, and each bedroom size. **The fuel cost for each provider was then averaged together, per the Agency.**
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.
- c. Updated the Cost of Consumption charts from the previous study with the current **average** utility rate for **bottle gas/propane** usage for each building type and each bedroom size.
- d. Updated, where needed, the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for **each provider**, each building type, and each bedroom size. **The cost for each provider was then averaged together, per the Agency.**
- e. Applied the current **average trash collection** charge, **per the Agency.**

These new utility allowances were entered into **2** forms HUD-52667 for applicable building types.

5. Section 8 Utility Allowance Schedules - Form HUD-52667

ResidentLife Utility Allowances[®] has provided **2** updated forms HUD-52667, one each for **Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)** and **Single-Family (Detached House/Mobile Home)**.

NOTE 1: The **Natural Gas** utility provider has a **monthly customer charge** that is not based on consumption. The **Electric** utility provider has an **average monthly customer charge** that is not based on consumption. These charges are shown in the "Other-Specify:" row of the form HUD-52667. These charges should be added for residents utilizing these utilities, but add them only one time each. (See Explanation...Monthly Fixed Charges following these HUD forms).

NOTE 2: If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant-provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment. Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval (RFTA) and dwelling unit lease.

NOTE 3: For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment using an average rate for all electric providers.

NOTE 4: On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

NOTE 5: According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual allowance for each family and this form must be maintained in the tenant's file.

6. Support Documentation

Per HUD regulations (24 CFR 982.517(c)(1)), the Agency must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This report contains a copy of all such supporting documentation.

7. Annual Update

HUD regulations (24 CFR 982.517(c)(1)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10%** or more in the utility rate since the last time the utility allowance schedule was revised.

8. Submission of Adopted Utility Allowance Schedule

According to Section 8 Housing Choice Voucher Program HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

9. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8, they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

Z:\2021\2021 Utility Allowances\MASTERS\NARRATIVE SAMPLES, Side Bindings & Letters\Section 8 HCV & EE Narratives-2021\S8 Update Study\S8 Update\0100b-Agency TX-S8-Update-O&M Narrative-2021.docx

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

SECTION 8 HOUSING CHOICE VOUCHER

ANNUAL UPDATE 2020-2021

The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers' rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2019 study was conducted (refer to page 2, first paragraph, and/or the Comparison of Previous and Current Utility Rates, in the Support Documentation section of this report). Therefore, the **Lakeland Housing Authority, FL** is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, bottle gas/propane, water, sewer, and trash collection for a **Section 8 HCV Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)** and **Single-Family (Detached House/Mobile Home)**.

This update study was conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule (Section 8 Housing Choice Voucher Program). HUSM-Ver13i_813_Summit-Update was used.

The proposed Section 8 HCV Utility Allowances are shown in the following section on **2** forms HUD-52667.

**SECTION 8 UTILITY ALLOWANCE SCHEDULES
(form HUD-52667)**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): **04/01/2021**

Locality: Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$10.00	\$13.00	\$13.00	\$13.00	\$14.00	\$14.00
b. Bottle Gas/Propane	\$43.00	\$53.00	\$53.00	\$53.00	\$57.00	\$57.00
c. Electric (avg)	\$6.00	\$7.00	\$7.00	\$8.00	\$9.00	\$9.00
d. Electric Heat Pump (avg)	\$5.00	\$5.00	\$7.00	\$7.00	\$8.00	\$9.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$11.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$33.00	\$43.00	\$48.00
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$18.00	\$21.00	\$29.00	\$37.00	\$45.00	\$53.00
Air Conditioning (avg)	\$15.00	\$18.00	\$25.00	\$31.00	\$38.00	\$45.00
Water Heating						
a. Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$20.00	\$24.00
b. Bottle Gas/Propane	\$33.00	\$38.00	\$53.00	\$67.00	\$81.00	\$100.00
c. Electric (avg)	\$10.00	\$12.00	\$15.00	\$19.00	\$22.00	\$25.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$18.00	\$19.00	\$23.00	\$27.00	\$32.00	\$37.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$52.00	\$58.00	\$63.00
Trash Collection (avg)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.67 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): 04/01/2021

Locality: Lakeland Housing Authority, FL		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$15.00	\$18.00	\$18.00	\$19.00	\$19.00	\$20.00
b. Bottle Gas/Propane	\$62.00	\$72.00	\$72.00	\$76.00	\$76.00	\$81.00
c. Electric (avg)	\$9.00	\$11.00	\$11.00	\$12.00	\$13.00	\$14.00
d. Electric Heat Pump (avg)	\$7.00	\$8.00	\$9.00	\$11.00	\$12.00	\$13.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$11.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$24.00	\$33.00	\$43.00	\$48.00
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$26.00	\$31.00	\$42.00	\$54.00	\$66.00	\$78.00
Air Conditioning (avg)	\$12.00	\$14.00	\$31.00	\$48.00	\$65.00	\$82.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$20.00	\$24.00	\$29.00
b. Bottle Gas/Propane	\$38.00	\$43.00	\$62.00	\$81.00	\$100.00	\$119.00
c. Electric (avg)	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
d. Oil						
Water, Sewer, Trash Collection						
Water (avg)	\$18.00	\$19.00	\$23.00	\$27.00	\$32.00	\$37.00
Sewer (avg)	\$39.00	\$40.00	\$46.00	\$52.00	\$58.00	\$63.00
Trash Collection (avg)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.67 (avg)	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Lakeland Electric, City of Bartow, & Duke Energy (avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.101682	\$23.00
Nebulizer	2	75	5	0.101682	\$1.00
Electric Hospital Bed	0.2	200	1	0.101682	\$1.00
Alternating Pressure Pad	24	70	52	0.101682	\$5.00
Low Air-Loss Mattress	24	120	89	0.101682	\$9.00
Power Wheelchair/Scooter	3	360	33	0.101682	\$3.00
Feeding Tube Pump	24	120	89	0.101682	\$9.00
CPAP Machine	10	30	9	0.101682	\$1.00
Leg Compression Pump	24	30	22	0.101682	\$2.00
Dialysis Machine/Equipment	2	710	44	0.101682	\$4.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

0.083866
0.0907
0.13048

0.101682

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally airconditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Previous versions are obsolete.

Form HUD-52667 (7/2019)

UTILITY ALLOWANCES MONTHLY FIXED CHARGES

Form HUD-52667

Explanation of Utility Provider Monthly Fixed Charges **(Monthly Customer Charge - See "Other-specify")**

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

Service Fixed Charge (Monthly Customer Charge)

Therefore, since the service charge is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. That is why HUD supplied a row on the utility allowance schedule labeled "**Other-specify**". This row is to be used for **any monthly charges** that cannot be divided or combined with any other end-use. Some examples of customer charges: extermination charge for mosquito spraying (which is billed to tenant by the City even though the tenant themselves do not pay for water usage); fire protection charge; street lights; etc.).

Calculating Total Utility Allowances on form HUD-52667

Natural Gas Service Monthly Fixed Charge

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667**. It does not matter how many appliances the tenant has that are fueled by natural gas.

Electric Service Monthly Fixed Charge

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a monthly service charge, all allowances will include the service fixed charge amount, **but add it only once in the "per month cost" column on the form HUD-52667**.

Description of Unit (Structure/Building) Types (Grouped by use of Energy)

1. Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/ Flat (Multi-Family) – 3 or More Units

Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

- Each building may have an end unit, inside unit, top unit, bottom unit, etc.
- Usually, but not always, have units on both sides of building.
- Apartments usually have one owner while condominiums are usually individually owned.

2. High-Rise Apartment (Multi-Family) – 5 or More Units

A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).

3. Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units

An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

- Each building will have end units and inside units.
- Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- Triplex building can be V-shaped.

4. Semi-Detached/Duplex (Multi-Family)

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

5. Detached House (Single-Family)

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

6. Manufactured/Mobile Home (Single-Family)

A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

- May be 2 or more units fitted together to make one residence.

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

We have utilized HUD's engineering-methodology tool for developing the base consumptions and utility allowances for the Section 8 Program. The Microsoft Excel spreadsheet HUD Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) is available on HUD User's website.

Note: HUSM-Ver13i_813_Summit-Update includes allowances for a Heat Pump for Electric space Heating. Only one type of Heating should be chosen for determining the total utility allowances for a unit.

HUSM is a tool provided by HUD for use in Section 8 HCV utility allowances. HUD realizes there may be errors or discrepancies in the database regarding consumptions and adjustments, and expects the user to correct them as needed.

The Nelrod Company and its ResidentLife Utility Allowance division assume no liability for discrepancies in the HUD HUSM Tool or from uses of the outcome data produced and utilized for utility allowances.

This tool provides for a choice of "None" (Standard), "Energy Star", "LEED", or "Significant Green Retrofit", utility allowances.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

Since HUSM only provides export of the results of the calculations on the form HUD-52667, we have provided in this report Cost of Consumption charts showing how the allowances are calculated for each applicable building type, fuel type and bedroom size.

Tenant Purchased Refrigerator and/or Range:

Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment (reference Instructions to Form HUD-52667). This allowance is not intended to cover the cost of purchase or lease of the appliance. The maintenance of a landlord-provided appliance is the responsibility and cost of the landlord. This allowance is provided to supplement the tenant-supplied appliance's maintenance cost.

This amount is added to the monthly utility allowance only if the dwelling unit was not furnished with a refrigerator, a range (stove), or for a SRO (Single Room Occupancy-studio unit) a microwave, and the tenant has had to purchase or lease the appliance(s). Note: An allowance cannot be given for both a range and a microwave.

Range or Microwave (for SRO or Studio Units) Purchase/Lease

\$450.00 (includes tax) @ 14.95% add-on interest for 60 months = \$11.00

Refrigerator Purchase/Lease

\$500.00 (includes tax) @ 14.95% add-on interest for 60 months = \$12.00

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SECTION 8 CONSUMPTIONS

LAKELAND HOUSING AUTHORITY, FL

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 28, 2021

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	8	10	10	10	11	11
Heating with Electric Resistance	kWh	49	58	64	69	75	81
Heating with Electric Heat Pump	kWh	41	48	57	64	71	78
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	154	182	253	324	395	466
Air Conditioning	kWh	132	155	215	275	335	395
Water Heating with Natural Gas	therms	6	7	10	13	16	19
Water Heating with Electricity	kWh	89	104	133	162	191	219

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	9	11	11	11	12	12
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	7	8	11	14	17	21

Based on conversion factor from natural gas to propane

LAKELAND HOUSING AUTHORITY, FL

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 28, 2021

Single-Family Detached House - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	12	14	14	15	15	16
Heating with Electric Resistance	kWh	79	93	100	106	112	119
Heating with Electric Heat Pump	kWh	59	69	82	92	102	112
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	227	267	371	476	580	685
Air Conditioning	kWh	102	120	270	420	570	720
Water Heating with Natural Gas	therms	7	8	12	16	19	23
Water Heating with Electricity	kWh	111	130	166	202	238	274

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

Heating with Bottle Gas	gal	13	15	15	16	16	17
Cooking with Bottle Gas	gal	3	3	5	7	9	10
Water Heating with Bottle Gas	gal	8	9	13	17	21	25

Based on conversion factor from natural gas to propane

**UTILITY ALLOWANCE
COST OF CONSUMPTION
CALCULATIONS**

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Apartment

UPDATE 2020-2021

HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$4.62	\$5.47	\$6.04	\$6.51	\$7.08	\$7.64
City of Bartow	\$5.00	\$5.92	\$6.53	\$7.04	\$7.65	\$8.27
Duke Energy	\$7.19	\$8.52	\$9.39	\$10.13	\$11.01	\$11.89
Average Electric Cost	\$5.60	\$6.64	\$7.32	\$7.89	\$8.58	\$9.27

HEAT PUMP	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$3.87	\$4.53	\$5.38	\$6.04	\$6.69	\$7.36
City of Bartow	\$4.19	\$4.89	\$5.82	\$6.53	\$7.25	\$7.95
Duke Energy	\$6.02	\$7.04	\$8.37	\$9.39	\$10.42	\$11.45
Average Electric Cost	\$4.69	\$5.49	\$6.52	\$7.32	\$8.12	\$8.92

AIR CONDITIONING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$12.45	\$14.63	\$20.28	\$25.94	\$31.61	\$37.27
City of Bartow	\$13.47	\$15.82	\$21.94	\$28.06	\$34.18	\$40.31
Duke Energy	\$19.37	\$22.75	\$31.56	\$40.37	\$49.17	\$57.98
Average Electric Cost	\$15.10	\$17.73	\$24.59	\$31.46	\$38.32	\$45.19

COOKING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$3.87	\$4.53	\$6.60	\$8.58	\$10.67	\$12.65
City of Bartow	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67
Duke Energy	\$6.02	\$7.04	\$10.27	\$13.35	\$16.58	\$19.67
Average Electric Cost	\$4.69	\$5.49	\$8.00	\$10.40	\$12.93	\$15.33

OTHER ELECTRIC	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$14.54	\$17.17	\$23.87	\$30.57	\$37.27	\$43.97
City of Bartow	\$15.72	\$18.57	\$25.82	\$33.06	\$40.31	\$47.55
Duke Energy	\$22.60	\$26.72	\$37.14	\$47.57	\$57.98	\$68.40
Average Electric Cost	\$17.62	\$20.82	\$28.94	\$37.07	\$45.19	\$53.31

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Apartment

WATER HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$8.39	\$9.81	\$12.54	\$15.29	\$18.02	\$20.67
City of Bartow	\$9.08	\$10.61	\$13.57	\$16.53	\$19.49	\$22.34
Duke Energy	\$13.06	\$15.27	\$19.52	\$23.78	\$28.04	\$32.15
Average Electric Cost	\$10.18	\$11.90	\$15.21	\$18.53	\$21.85	\$25.05

MONTHLY CHARGE	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38
City of Bartow	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79
Duke Energy	\$12.83	\$12.83	\$12.83	\$12.83	\$12.83	\$12.83
Average Electric Cost	\$11.67	\$11.67	\$11.67	\$11.67	\$11.67	\$11.67

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Detached House

UPDATE 2020-2021

HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$7.46	\$8.78	\$9.44	\$10.00	\$10.56	\$11.23
City of Bartow	\$8.07	\$9.50	\$10.20	\$10.81	\$11.43	\$12.14
Duke Energy	\$11.60	\$13.65	\$14.68	\$15.56	\$16.44	\$17.47
Average Electric Cost	\$9.04	\$10.64	\$11.44	\$12.12	\$12.81	\$13.61

HEAT PUMP	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$5.57	\$6.51	\$7.74	\$8.69	\$9.62	\$10.56
City of Bartow	\$6.02	\$7.04	\$8.37	\$9.38	\$10.41	\$11.43
Duke Energy	\$8.66	\$10.13	\$12.04	\$13.50	\$14.97	\$16.44
Average Electric Cost	\$6.75	\$7.89	\$9.38	\$10.52	\$11.67	\$12.81

AIR CONDITIONING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$9.62	\$11.32	\$25.47	\$39.62	\$53.78	\$67.93
City of Bartow	\$10.41	\$12.24	\$27.55	\$42.85	\$58.16	\$73.46
Duke Energy	\$14.97	\$17.62	\$39.63	\$61.65	\$83.67	\$105.69
Average Electric Cost	\$11.67	\$13.73	\$30.88	\$48.04	\$65.20	\$82.36

COOKING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$3.87	\$4.53	\$6.60	\$8.58	\$10.67	\$12.65
City of Bartow	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67
Duke Energy	\$6.02	\$7.04	\$10.27	\$13.35	\$16.58	\$19.67
Average Electric Cost	\$4.69	\$5.49	\$8.00	\$10.40	\$12.93	\$15.33

OTHER ELECTRIC	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$21.42	\$25.19	\$35.00	\$44.91	\$54.72	\$64.63
City of Bartow	\$23.16	\$27.25	\$37.86	\$48.57	\$59.19	\$69.90
Duke Energy	\$33.32	\$39.20	\$54.46	\$69.87	\$85.14	\$100.55
Average Electric Cost	\$25.97	\$30.55	\$42.44	\$54.45	\$66.35	\$78.36

ELECTRIC PROVIDERS AVERAGE COSTS
Standard Schedule

Building Type: Detached House

WATER HEATING	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$10.47	\$12.26	\$15.66	\$19.06	\$22.46	\$25.85
City of Bartow	\$11.33	\$13.26	\$16.94	\$20.61	\$24.29	\$27.96
Duke Energy	\$16.29	\$19.08	\$24.37	\$29.66	\$34.93	\$40.22
Average Electric Cost	\$12.70	\$14.87	\$18.99	\$23.11	\$27.23	\$31.34

MONTHLY CHARGE	0BR	1BR	2BR	3BR	4BR	5BR
Landland Electric	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38
City of Bartow	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79	\$9.79
Duke Energy	\$12.83	\$12.83	\$12.83	\$12.83	\$12.83	\$12.83
Average Electric Cost	\$11.67	\$11.67	\$11.67	\$11.67	\$11.67	\$11.67

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Lakeland Electric

UPDATE 2020-2021

Building Type: Apartment

A Monthly Charge of \$11.00 plus taxes of \$1.38 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$12.38)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	49	58	64	69	75	81
Total Energy Charges (0-1000) per kwh 0.083866	\$4.11	\$4.86	\$5.37	\$5.79	\$6.29	\$6.79
Total Taxes % of total 12.5%	\$0.51	\$0.61	\$0.67	\$0.72	\$0.79	\$0.85
Total Monthly Average Cost	\$4.62	\$5.47	\$6.04	\$6.51	\$7.08	\$7.64

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	57	64	71	78
Total Energy Charges (0-1000) per kwh 0.083866	\$3.44	\$4.03	\$4.78	\$5.37	\$5.95	\$6.54
Total Taxes % of total 12.5%	\$0.43	\$0.50	\$0.60	\$0.67	\$0.74	\$0.82
Total Monthly Average Cost	\$3.87	\$4.53	\$5.38	\$6.04	\$6.69	\$7.36

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	132	155	215	275	335	395
Total Energy Charges (0-1000) per kwh 0.083866	\$11.07	\$13.00	\$18.03	\$23.06	\$28.10	\$33.13
Total Taxes % of total 12.5%	\$1.38	\$1.63	\$2.25	\$2.88	\$3.51	\$4.14
Total Monthly Average Cost	\$12.45	\$14.63	\$20.28	\$25.94	\$31.61	\$37.27

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.083866	\$3.44	\$4.03	\$5.87	\$7.63	\$9.48	\$11.24
Total Taxes % of total 12.5%	\$0.43	\$0.50	\$0.73	\$0.95	\$1.19	\$1.41
Total Monthly Average Cost	\$3.87	\$4.53	\$6.60	\$8.58	\$10.67	\$12.65

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges (0-1000) per kwh 0.083866	\$12.92	\$15.26	\$21.22	\$27.17	\$33.13	\$39.08
Total Taxes % of total 12.5%	\$1.62	\$1.91	\$2.65	\$3.40	\$4.14	\$4.89
Total Monthly Average Cost	\$14.54	\$17.17	\$23.87	\$30.57	\$37.27	\$43.97

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	89	104	133	162	191	219
Total Energy Charges (0-1000) per kwh 0.083866	\$7.46	\$8.72	\$11.15	\$13.59	\$16.02	\$18.37
Total Taxes % of total 12.5%	\$0.93	\$1.09	\$1.39	\$1.70	\$2.00	\$2.30
Total Monthly Average Cost	\$8.39	\$9.81	\$12.54	\$15.29	\$18.02	\$20.67

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Lakeland Electric

UPDATE 2020-2021

Building Type: Detached House

A Monthly Charge of \$11.00 plus taxes of \$1.38 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$12.38)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	100	106	112	119
Total Energy Charges (0-1000) per kwh 0.083866	\$6.63	\$7.80	\$8.39	\$8.89	\$9.39	\$9.98
Total Taxes % of total 12.5%	\$0.83	\$0.98	\$1.05	\$1.11	\$1.17	\$1.25
Total Monthly Average Cost	\$7.46	\$8.78	\$9.44	\$10.00	\$10.56	\$11.23

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	59	69	82	92	102	112
Total Energy Charges (0-1000) per kwh 0.083866	\$4.95	\$5.79	\$6.88	\$7.72	\$8.55	\$9.39
Total Taxes % of total 12.5%	\$0.62	\$0.72	\$0.86	\$0.97	\$1.07	\$1.17
Total Monthly Average Cost	\$5.57	\$6.51	\$7.74	\$8.69	\$9.62	\$10.56

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	120	270	420	570	720
Total Energy Charges (0-1000) per kwh 0.083866	\$8.55	\$10.06	\$22.64	\$35.22	\$47.80	\$60.38
Total Taxes % of total 12.5%	\$1.07	\$1.26	\$2.83	\$4.40	\$5.98	\$7.55
Total Monthly Average Cost	\$9.62	\$11.32	\$25.47	\$39.62	\$53.78	\$67.93

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.083866	\$3.44	\$4.03	\$5.87	\$7.63	\$9.48	\$11.24
Total Taxes % of total 12.5%	\$0.43	\$0.50	\$0.73	\$0.95	\$1.19	\$1.41
Total Monthly Average Cost	\$3.87	\$4.53	\$6.60	\$8.58	\$10.67	\$12.65

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges (0-1000) per kwh 0.083866	\$19.04	\$22.39	\$31.11	\$39.92	\$48.64	\$57.45
Total Taxes % of total 12.5%	\$2.38	\$2.80	\$3.89	\$4.99	\$6.08	\$7.18
Total Monthly Average Cost	\$21.42	\$25.19	\$35.00	\$44.91	\$54.72	\$64.63

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	111	130	166	202	238	274
Total Energy Charges (0-1000) per kwh 0.083866	\$9.31	\$10.90	\$13.92	\$16.94	\$19.96	\$22.98
Total Taxes % of total 12.5%	\$1.16	\$1.36	\$1.74	\$2.12	\$2.50	\$2.87
Total Monthly Average Cost	\$10.47	\$12.26	\$15.66	\$19.06	\$22.46	\$25.85

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

Standard Schedule

ELECTRICITY - City of Bartow

UPDATE 2020-2021

Building Type: Apartment

A Monthly Charge of \$8.70 plus taxes of \$1.09 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$9.79)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	49	58	64	69	75	81
Total Energy Charges per kwh 0.0907	\$4.44	\$5.26	\$5.80	\$6.26	\$6.80	\$7.35
Total Taxes % of total 12.5%	\$0.56	\$0.66	\$0.73	\$0.78	\$0.85	\$0.92
Total Monthly Average Cost	\$5.00	\$5.92	\$6.53	\$7.04	\$7.65	\$8.27

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	57	64	71	78
Total Energy Charges per kwh 0.0907	\$3.72	\$4.35	\$5.17	\$5.80	\$6.44	\$7.07
Total Taxes % of total 12.5%	\$0.47	\$0.54	\$0.65	\$0.73	\$0.81	\$0.88
Total Monthly Average Cost	\$4.19	\$4.89	\$5.82	\$6.53	\$7.25	\$7.95

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	132	155	215	275	335	395
Total Energy Charges per kwh 0.0907	\$11.97	\$14.06	\$19.50	\$24.94	\$30.38	\$35.83
Total Taxes % of total 12.5%	\$1.50	\$1.76	\$2.44	\$3.12	\$3.80	\$4.48
Total Monthly Average Cost	\$13.47	\$15.82	\$21.94	\$28.06	\$34.18	\$40.31

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges per kwh 0.0907	\$3.72	\$4.35	\$6.35	\$8.25	\$10.25	\$12.15
Total Taxes % of total 12.5%	\$0.47	\$0.54	\$0.79	\$1.03	\$1.28	\$1.52
Total Monthly Average Cost	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges per kwh 0.0907	\$13.97	\$16.51	\$22.95	\$29.39	\$35.83	\$42.27
Total Taxes % of total 12.5%	\$1.75	\$2.06	\$2.87	\$3.67	\$4.48	\$5.28
Total Monthly Average Cost	\$15.72	\$18.57	\$25.82	\$33.06	\$40.31	\$47.55

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	89	104	133	162	191	219
Total Energy Charges per kwh 0.0907	\$8.07	\$9.43	\$12.06	\$14.69	\$17.32	\$19.86
Total Taxes % of total 12.5%	\$1.01	\$1.18	\$1.51	\$1.84	\$2.17	\$2.48
Total Monthly Average Cost	\$9.08	\$10.61	\$13.57	\$16.53	\$19.49	\$22.34

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

Standard Schedule

ELECTRICITY - City of Bartow

UPDATE 2020-2021

Building Type: Detached House

A Monthly Charge of \$8.70 plus taxes of \$1.09 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$9.79)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	100	106	112	119
Total Energy Charges per kwh 0.0907	\$7.17	\$8.44	\$9.07	\$9.61	\$10.16	\$10.79
Total Taxes % of total 12.5%	\$0.90	\$1.06	\$1.13	\$1.20	\$1.27	\$1.35
Total Monthly Average Cost	\$8.07	\$9.50	\$10.20	\$10.81	\$11.43	\$12.14

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	59	69	82	92	102	112
Total Energy Charges per kwh 0.0907	\$5.35	\$6.26	\$7.44	\$8.34	\$9.25	\$10.16
Total Taxes % of total 12.5%	\$0.67	\$0.78	\$0.93	\$1.04	\$1.16	\$1.27
Total Monthly Average Cost	\$6.02	\$7.04	\$8.37	\$9.38	\$10.41	\$11.43

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	120	270	420	570	720
Total Energy Charges per kwh 0.0907	\$9.25	\$10.88	\$24.49	\$38.09	\$51.70	\$65.30
Total Taxes % of total 12.5%	\$1.16	\$1.36	\$3.06	\$4.76	\$6.46	\$8.16
Total Monthly Average Cost	\$10.41	\$12.24	\$27.55	\$42.85	\$58.16	\$73.46

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges per kwh 0.0907	\$3.72	\$4.35	\$6.35	\$8.25	\$10.25	\$12.15
Total Taxes % of total 12.5%	\$0.47	\$0.54	\$0.79	\$1.03	\$1.28	\$1.52
Total Monthly Average Cost	\$4.19	\$4.89	\$7.14	\$9.28	\$11.53	\$13.67

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges per kwh 0.0907	\$20.59	\$24.22	\$33.65	\$43.17	\$52.61	\$62.13
Total Taxes % of total 12.5%	\$2.57	\$3.03	\$4.21	\$5.40	\$6.58	\$7.77
Total Monthly Average Cost	\$23.16	\$27.25	\$37.86	\$48.57	\$59.19	\$69.90

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	111	130	166	202	238	274
Total Energy Charges per kwh 0.0907	\$10.07	\$11.79	\$15.06	\$18.32	\$21.59	\$24.85
Total Taxes % of total 12.5%	\$1.26	\$1.47	\$1.88	\$2.29	\$2.70	\$3.11
Total Monthly Average Cost	\$11.33	\$13.26	\$16.94	\$20.61	\$24.29	\$27.96

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Duke Energy

UPDATE 2020-2021

Building Type: Apartment

A Monthly Charge of \$11.40 plus taxes of \$1.43 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$12.83)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	49	58	64	69	75	81
Total Energy Charges (0-1000) per kwh 0.13048	\$6.39	\$7.57	\$8.35	\$9.00	\$9.79	\$10.57
Total Taxes % of total 12.5%	\$0.80	\$0.95	\$1.04	\$1.13	\$1.22	\$1.32
Total Monthly Average Cost	\$7.19	\$8.52	\$9.39	\$10.13	\$11.01	\$11.89

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	57	64	71	78
Total Energy Charges (0-1000) per kwh 0.13048	\$5.35	\$6.26	\$7.44	\$8.35	\$9.26	\$10.18
Total Taxes % of total 12.5%	\$0.67	\$0.78	\$0.93	\$1.04	\$1.16	\$1.27
Total Monthly Average Cost	\$6.02	\$7.04	\$8.37	\$9.39	\$10.42	\$11.45

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	132	155	215	275	335	395
Total Energy Charges (0-1000) per kwh 0.13048	\$17.22	\$20.22	\$28.05	\$35.88	\$43.71	\$51.54
Total Taxes % of total 12.5%	\$2.15	\$2.53	\$3.51	\$4.49	\$5.46	\$6.44
Total Monthly Average Cost	\$19.37	\$22.75	\$31.56	\$40.37	\$49.17	\$57.98

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.13048	\$5.35	\$6.26	\$9.13	\$11.87	\$14.74	\$17.48
Total Taxes % of total 12.5%	\$0.67	\$0.78	\$1.14	\$1.48	\$1.84	\$2.19
Total Monthly Average Cost	\$6.02	\$7.04	\$10.27	\$13.35	\$16.58	\$19.67

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges (0-1000) per kwh 0.13048	\$20.09	\$23.75	\$33.01	\$42.28	\$51.54	\$60.80
Total Taxes % of total 12.5%	\$2.51	\$2.97	\$4.13	\$5.29	\$6.44	\$7.60
Total Monthly Average Cost	\$22.60	\$26.72	\$37.14	\$47.57	\$57.98	\$68.40

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	89	104	133	162	191	219
Total Energy Charges (0-1000) per kwh 0.13048	\$11.61	\$13.57	\$17.35	\$21.14	\$24.92	\$28.58
Total Taxes % of total 12.5%	\$1.45	\$1.70	\$2.17	\$2.64	\$3.12	\$3.57
Total Monthly Average Cost	\$13.06	\$15.27	\$19.52	\$23.78	\$28.04	\$32.15

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Duke Energy

UPDATE 2020-2021

Building Type: Detached House

A Monthly Charge of \$11.40 plus taxes of \$1.43 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$12.83)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	100	106	112	119
Total Energy Charges (0-1000) per kwh 0.13048	\$10.31	\$12.13	\$13.05	\$13.83	\$14.61	\$15.53
Total Taxes % of total 12.5%	\$1.29	\$1.52	\$1.63	\$1.73	\$1.83	\$1.94
Total Monthly Average Cost	\$11.60	\$13.65	\$14.68	\$15.56	\$16.44	\$17.47

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	59	69	82	92	102	112
Total Energy Charges (0-1000) per kwh 0.13048	\$7.70	\$9.00	\$10.70	\$12.00	\$13.31	\$14.61
Total Taxes % of total 12.5%	\$0.96	\$1.13	\$1.34	\$1.50	\$1.66	\$1.83
Total Monthly Average Cost	\$8.66	\$10.13	\$12.04	\$13.50	\$14.97	\$16.44

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	120	270	420	570	720
Total Energy Charges (0-1000) per kwh 0.13048	\$13.31	\$15.66	\$35.23	\$54.80	\$74.37	\$93.95
Total Taxes % of total 12.5%	\$1.66	\$1.96	\$4.40	\$6.85	\$9.30	\$11.74
Total Monthly Average Cost	\$14.97	\$17.62	\$39.63	\$61.65	\$83.67	\$105.69

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-1000) per kwh 0.13048	\$5.35	\$6.26	\$9.13	\$11.87	\$14.74	\$17.48
Total Taxes % of total 12.5%	\$0.67	\$0.78	\$1.14	\$1.48	\$1.84	\$2.19
Total Monthly Average Cost	\$6.02	\$7.04	\$10.27	\$13.35	\$16.58	\$19.67

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges (0-1000) per kwh 0.13048	\$29.62	\$34.84	\$48.41	\$62.11	\$75.68	\$89.38
Total Taxes % of total 12.5%	\$3.70	\$4.36	\$6.05	\$7.76	\$9.46	\$11.17
Total Monthly Average Cost	\$33.32	\$39.20	\$54.46	\$69.87	\$85.14	\$100.55

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	111	130	166	202	238	274
Total Energy Charges (0-1000) per kwh 0.13048	\$14.48	\$16.96	\$21.66	\$26.36	\$31.05	\$35.75
Total Taxes % of total 12.5%	\$1.81	\$2.12	\$2.71	\$3.30	\$3.88	\$4.47
Total Monthly Average Cost	\$16.29	\$19.08	\$24.37	\$29.66	\$34.93	\$40.22

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Peoples Gas System (TECO)

UPDATE 2020-2021

Building Type: Apartment

A Monthly Charge of \$11.40 plus taxes of \$1.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$12.54)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	8	10	10	10	11	11
Total Energy Charges per ccf 1.15465	\$9.24	\$11.55	\$11.55	\$11.55	\$12.70	\$12.70
Municipal Public Service Tax % of Total 10%	\$0.92	\$1.16	\$1.16	\$1.16	\$1.27	\$1.27
Total Monthly Average Cost	\$10.16	\$12.71	\$12.71	\$12.71	\$13.97	\$13.97

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.15465	\$3.46	\$3.46	\$5.77	\$6.93	\$9.24	\$10.39
Municipal Public Service Tax % of Total 10%	\$0.35	\$0.35	\$0.58	\$0.69	\$0.92	\$1.04
Total Monthly Average Cost	\$3.81	\$3.81	\$6.35	\$7.62	\$10.16	\$11.43

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	16	19
Total Energy Charges per ccf 1.15465	\$6.93	\$8.08	\$11.55	\$15.01	\$18.47	\$21.94
Municipal Public Service Tax % of Total 10%	\$0.69	\$0.81	\$1.16	\$1.50	\$1.85	\$2.19
Total Monthly Average Cost	\$7.62	\$8.89	\$12.71	\$16.51	\$20.32	\$24.13

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Peoples Gas System (TECO)

UPDATE 2020-2021

Building Type: Detached House

A Monthly Charge of \$11.40 plus taxes of \$1.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$12.54)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	12	14	14	15	15	16
Total Energy Charges per ccf 1.15465	\$13.86	\$16.17	\$16.17	\$17.32	\$17.32	\$18.47
Municipal Public Service Tax % of Total 10%	\$1.39	\$1.62	\$1.62	\$1.73	\$1.73	\$1.85
Total Monthly Average Cost	\$15.25	\$17.79	\$17.79	\$19.05	\$19.05	\$20.32

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.15465	\$3.46	\$3.46	\$5.77	\$6.93	\$9.24	\$10.39
Municipal Public Service Tax % of Total 10%	\$0.35	\$0.35	\$0.58	\$0.69	\$0.92	\$1.04
Total Monthly Average Cost	\$3.81	\$3.81	\$6.35	\$7.62	\$10.16	\$11.43

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	8	12	16	19	23
Total Energy Charges per ccf 1.15465	\$8.08	\$9.24	\$13.86	\$18.47	\$21.94	\$26.56
Municipal Public Service Tax % of Total 10%	\$0.81	\$0.92	\$1.39	\$1.85	\$2.19	\$2.66
Total Monthly Average Cost	\$8.89	\$10.16	\$15.25	\$20.32	\$24.13	\$29.22

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

BOTTLE GAS - EIA (U.S. Energy Information Administration) & Suburban Propane
(Average)

UPDATE 2020-2021

Building Type: Apartment

HEATING

Monthly Average Unit Consumption gallons for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	9	11	11	11	12	12
Average Fuel Rate per gallon \$4.34	\$39.06	\$47.74	\$47.74	\$47.74	\$52.08	\$52.08
Sales Tax % of total 10%	\$3.91	\$4.77	\$4.77	\$4.77	\$5.21	\$5.21
Total Monthly Average Cost	\$42.97	\$52.51	\$52.51	\$52.51	\$57.29	\$57.29

COOKING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	7	9	10
Average Fuel Rate per gallon \$4.34	\$13.02	\$13.02	\$21.70	\$30.38	\$39.06	\$43.40
Sales Tax % of total 10%	\$1.30	\$1.30	\$2.17	\$3.04	\$3.91	\$4.34
Total Monthly Average Cost	\$14.32	\$14.32	\$23.87	\$33.42	\$42.97	\$47.74

WATER HEATING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	8	11	14	17	21
Average Fuel Rate per gallon \$4.34	\$30.38	\$34.72	\$47.74	\$60.76	\$73.78	\$91.14
Sales Tax % of total 10%	\$3.04	\$3.47	\$4.77	\$6.08	\$7.38	\$9.11
Total Monthly Average Cost	\$33.42	\$38.19	\$52.51	\$66.84	\$81.16	\$100.25

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

BOTTLE GAS - EIA (U.S. Energy Information Administration) & Suburban Propane
(Average)

UPDATE 2020-2021

Building Type: Detached House

HEATING

Monthly Average Unit Consumption gallons for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	13	15	15	16	16	17
Average Fuel Rate per gallon \$4.34	\$56.42	\$65.10	\$65.10	\$69.44	\$69.44	\$73.78
Sales Tax % of total 10%	\$5.64	\$6.51	\$6.51	\$6.94	\$6.94	\$7.38
Total Monthly Average Cost	\$62.06	\$71.61	\$71.61	\$76.38	\$76.38	\$81.16

COOKING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	7	9	10
Average Fuel Rate per gallon \$4.34	\$13.02	\$13.02	\$21.70	\$30.38	\$39.06	\$43.40
Sales Tax % of total 10%	\$1.30	\$1.30	\$2.17	\$3.04	\$3.91	\$4.34
Total Monthly Average Cost	\$14.32	\$14.32	\$23.87	\$33.42	\$42.97	\$47.74

WATER HEATING

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	8	9	13	17	21	25
Average Fuel Rate per gallon \$4.34	\$34.72	\$39.06	\$56.42	\$73.78	\$91.14	\$108.50
Sales Tax % of total 10%	\$3.47	\$3.91	\$5.64	\$7.38	\$9.11	\$10.85
Total Monthly Average Cost	\$38.19	\$42.97	\$62.06	\$81.16	\$100.25	\$119.35

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

WATER, SEWER, & TRASH COLLECTION AVERAGE COSTS
Standard Schedule

All Building Types

UPDATE 2020-2021

WATER	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$12.45	\$12.45	\$15.26	\$18.62	\$21.99	\$25.36
City of Bartow	\$21.26	\$21.67	\$25.70	\$30.46	\$36.28	\$43.71
City of Haines City	\$19.47	\$19.70	\$22.07	\$24.42	\$26.79	\$29.14
City of Lake Wales	\$20.55	\$21.05	\$26.38	\$33.18	\$39.97	\$46.77
City of Lakeland	\$20.50	\$20.89	\$24.66	\$28.45	\$32.92	\$37.54
Polk County Utilities	\$19.78	\$20.21	\$24.55	\$28.89	\$33.23	\$37.57
City of Winter Haven	\$15.26	\$15.61	\$19.46	\$25.29	\$31.11	\$36.94
Average Water Cost	\$18.47	\$18.80	\$22.58	\$27.04	\$31.76	\$36.72

SEWER	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$40.77	\$40.77	\$40.77	\$40.77	\$40.77	\$40.77
City of Bartow	\$27.73	\$28.00	\$30.67	\$33.34	\$36.01	\$38.68
City of Haines City	\$48.55	\$49.57	\$59.78	\$70.00	\$80.21	\$90.43
City of Lake Wales	\$40.28	\$40.82	\$46.88	\$56.32	\$65.75	\$75.19
City of Lakeland (MF)	\$32.50	\$33.16	\$39.71	\$46.27	\$52.82	\$59.38
City of Lakeland (SF)	\$35.24	\$35.90	\$42.45	\$49.01	\$55.56	\$62.12
Polk County Utilities	\$59.47	\$60.44	\$70.16	\$79.88	\$81.50	\$81.50
City of Winter Haven	\$26.66	\$27.40	\$34.79	\$42.19	\$49.58	\$56.98
Average Sewer Cost	\$38.90	\$39.51	\$45.65	\$52.22	\$57.78	\$63.13

TRASH COLLECTION	0BR	1BR	2BR	3BR	4BR	5BR
City of Auburndale	\$19.68	\$19.68	\$19.68	\$19.68	\$19.68	\$19.68
City of Bartow	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75
City of Haines City	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41
City of Lake Wales	\$21.57	\$21.57	\$21.57	\$21.57	\$21.57	\$21.57
City of Lakeland	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95
City of Winter Haven	\$25.18	\$25.18	\$25.18	\$25.18	\$25.18	\$25.18
Average Trash Cost	\$19.59	\$19.59	\$19.59	\$19.59	\$19.59	\$19.59

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Auburndale

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Water Minimum Charge (0-4000) per month \$11.32	\$11.32	\$11.32	\$11.32	\$11.32	\$11.32	\$11.32
Water Rate (4001-12000) per 1000 gallons \$2.04			\$2.55	\$5.61	\$8.67	\$11.73
Subtotal	\$11.32	\$11.32	\$13.87	\$16.93	\$19.99	\$23.05
Municipal Public Service Tax % of total 10%	\$1.13	\$1.13	\$1.39	\$1.69	\$2.00	\$2.31
Total Monthly Average Cost	\$12.45	\$12.45	\$15.26	\$18.62	\$21.99	\$25.36

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Charges per month \$40.77	\$40.77	\$40.77	\$40.77	\$40.77	\$40.77	\$40.77
Total Monthly Average Cost	\$40.77	\$40.77	\$40.77	\$40.77	\$40.77	\$40.77

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Total Monthly Charges per month \$19.68	\$19.68	\$19.68	\$19.68	\$19.68	\$19.68	\$19.68
Total Monthly Charges	\$19.68	\$19.68	\$19.68	\$19.68	\$19.68	\$19.68

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Bartow

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Minimum Charge per month \$10.55	\$10.55	\$10.55	\$10.55	\$10.55	\$10.55	\$10.55
Water Rate (0-6000) per 1000 gallons \$2.44	\$8.78	\$9.15	\$12.81	\$14.64	\$14.64	\$14.64
Water Rate (6001-8000) per 1000 gallons \$3.33				\$2.50	\$6.66	\$6.66
Water Rate (over 8000) per 1000 gallons \$4.51					\$1.13	\$7.89
Subtotal	\$19.33	\$19.70	\$23.36	\$27.69	\$32.98	\$39.74
Municipal Public Service Tax % of total 10%	\$1.93	\$1.97	\$2.34	\$2.77	\$3.30	\$3.97
Total Monthly Average Cost	\$21.26	\$21.67	\$25.70	\$30.46	\$36.28	\$43.71

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Minimum Charge per month \$21.32	\$21.32	\$21.32	\$21.32	\$21.32	\$21.32	\$21.32
Sewer Rate per 1000 gallons \$1.78	\$6.41	\$6.68	\$9.35	\$12.02	\$14.69	\$17.36
Total Monthly Average Cost	\$27.73	\$28.00	\$30.67	\$33.34	\$36.01	\$38.68

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Trash Collection Charge per month \$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75
Total Monthly Charges	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75	\$18.75

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Haines City

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Base Service Charge per month \$13.57	\$13.57	\$13.57	\$13.57	\$13.57	\$13.57	\$13.57
Consumption Chg (0-3000) per 1000 gallons \$1.091	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27
Consumption Chg (3001-10000) per 1000 gallons \$1.43	\$0.86	\$1.07	\$3.22	\$5.36	\$7.51	\$9.65
Subtotal	\$17.70	\$17.91	\$20.06	\$22.20	\$24.35	\$26.49
Municipal Public Service Tax % of total 10%	\$1.77	\$1.79	\$2.01	\$2.22	\$2.44	\$2.65
Total Monthly Average Cost	\$19.47	\$19.70	\$22.07	\$24.42	\$26.79	\$29.14

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Base Service Charge per month \$24.03	\$24.03	\$24.03	\$24.03	\$24.03	\$24.03	\$24.03
Consumption Chg (0-10000 max) per 1000 gallons \$6.81	\$24.52	\$25.54	\$35.75	\$45.97	\$56.18	\$66.40
Total Monthly Average Cost	\$48.55	\$49.57	\$59.78	\$70.00	\$80.21	\$90.43

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Trash Collection Charge per month \$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41
Total Monthly Charges	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Lake Wales

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Service Availability Charge per month \$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70
Volume Charge (0-5000) per 1000 gallons \$3.05	\$10.98	\$11.44	\$15.25	\$15.25	\$15.25	\$15.25
Volume Charge (5001-10000) per 1000 gallons \$4.12			\$1.03	\$7.21	\$13.39	\$19.57
Subtotal	\$18.68	\$19.14	\$23.98	\$30.16	\$36.34	\$42.52
Municipal Public Service Tax % of total 10%	\$1.87	\$1.91	\$2.40	\$3.02	\$3.63	\$4.25
Total Monthly Average Cost	\$20.55	\$21.05	\$26.38	\$33.18	\$39.97	\$46.77

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Service Availability Charge per month \$27.36	\$27.36	\$27.36	\$27.36	\$27.36	\$27.36	\$27.36
Volume Charge (0-5000) per 1000 gallons \$3.59	\$12.92	\$13.46	\$17.95	\$17.95	\$17.95	\$17.95
Volume Charge (over 5000) per 1000 gallons \$6.29			\$1.57	\$11.01	\$20.44	\$29.88
Total Monthly Average Cost	\$40.28	\$40.82	\$46.88	\$56.32	\$65.75	\$75.19

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Total Monthly Charges per month \$21.57	\$21.57	\$21.57	\$21.57	\$21.57	\$21.57	\$21.57
Total Monthly Charges	\$21.57	\$21.57	\$21.57	\$21.57	\$21.57	\$21.57

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Lakeland

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Fixed Meter Charge per month \$10.40	\$10.40	\$10.40	\$10.40	\$10.40	\$10.40	\$10.40
Volume Charge (0-7000) per 1000 gallons \$2.29	\$8.24	\$8.59	\$12.02	\$15.46	\$16.03	\$16.03
Volume Charge (7001-12000) per 1000 gallons \$2.80					\$3.50	\$7.70
Subtotal	\$18.64	\$18.99	\$22.42	\$25.86	\$29.93	\$34.13
Municipal Public Service Tax % of total 10%	\$1.86	\$1.90	\$2.24	\$2.59	\$2.99	\$3.41
Total Monthly Average Cost	\$20.50	\$20.89	\$24.66	\$28.45	\$32.92	\$37.54

SEWER Multi-Family

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Fixed Charge per month \$16.77	\$16.77	\$16.77	\$16.77	\$16.77	\$16.77	\$16.77
Sewer Rate per 1000 gallons \$4.37	\$15.73	\$16.39	\$22.94	\$29.50	\$36.05	\$42.61
Total Monthly Average Cost	\$32.50	\$33.16	\$39.71	\$46.27	\$52.82	\$59.38

SEWER Single-Family

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Fixed Charge per month \$19.51	\$19.51	\$19.51	\$19.51	\$19.51	\$19.51	\$19.51
Sewer Rate per 1000 gallons \$4.37	\$15.73	\$16.39	\$22.94	\$29.50	\$36.05	\$42.61
Total Monthly Average Cost	\$35.24	\$35.90	\$42.45	\$49.01	\$55.56	\$62.12

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Total Monthly Charges per month \$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95
Total Monthly Charges	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95	\$17.95

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER & SEWER - Polk County Utilities

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Base Charge per month \$10.43	\$10.43	\$10.43	\$10.43	\$10.43	\$10.43	\$10.43
Water Rate (0-3000) per 1000 gallons \$1.99	\$5.97	\$5.97	\$5.97	\$5.97	\$5.97	\$5.97
Water Rate (3001-10000) per 1000 gallons \$2.63	\$1.58	\$1.97	\$5.92	\$9.86	\$13.81	\$17.75
Subtotal	\$17.98	\$18.37	\$22.32	\$26.26	\$30.21	\$34.15
Municipal Public Service Tax % of total 10%	\$1.80	\$1.84	\$2.23	\$2.63	\$3.02	\$3.42
Total Monthly Average Cost	\$19.78	\$20.21	\$24.55	\$28.89	\$33.23	\$37.57

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Base Charge per month \$36.14	\$36.14	\$36.14	\$36.14	\$36.14	\$36.14	\$36.14
Sewer Rate (0-7000 max) per 1000 gallons \$6.48	\$23.33	\$24.30	\$34.02	\$43.74	\$45.36	\$45.36
Total Monthly Average Cost	\$59.47	\$60.44	\$70.16	\$79.88	\$81.50	\$81.50

LAKELAND HOUSING AUTHORITY, FL
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Winter Haven

UPDATE 2020-2021

Building Type: All Building Types

WATER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Water Base Charge per month \$6.31	\$6.31	\$6.31	\$6.31	\$6.31	\$6.31	\$6.31
Water Rate (0-5000) per 1000 gallons \$2.10	\$7.56	\$7.88	\$10.50	\$10.50	\$10.50	\$10.50
Water Rate (5001-10000) per 1000 gallons \$3.53			\$0.88	\$6.18	\$11.47	\$16.77
Subtotal	\$13.87	\$14.19	\$17.69	\$22.99	\$28.28	\$33.58
Municipal Public Service Tax % of total 10%	\$1.39	\$1.42	\$1.77	\$2.30	\$2.83	\$3.36
Total Monthly Average Cost	\$15.26	\$15.61	\$19.46	\$25.29	\$31.11	\$36.94

SEWER

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	3600	3750	5250	6750	8250	9750
Sewer Base Charge per month \$8.91	\$8.91	\$8.91	\$8.91	\$8.91	\$8.91	\$8.91
Sewer Rate per 1000 gallons \$4.93	\$17.75	\$18.49	\$25.88	\$33.28	\$40.67	\$48.07
Total Monthly Average Cost	\$26.66	\$27.40	\$34.79	\$42.19	\$49.58	\$56.98

TRASH COLLECTION

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption gallons for all bedroom types	1	1	1	1	1	1
Total Monthly Charges per month \$25.18	\$25.18	\$25.18	\$25.18	\$25.18	\$25.18	\$25.18
Total Monthly Charges	\$25.18	\$25.18	\$25.18	\$25.18	\$25.18	\$25.18

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

Utility Providers Residential Rates and Charges
As of December 2020

ELECTRICITY

UPDATE 2020-2021

Source: Lakeland Electric

863-834-9535

www.lakelandelectric.com*

Year Round			RS
Customer Charge	Per Month	\$11.00	
	Tiers*	0 - 1000	
Energy Charge	Per KWH	0.05085	
Fuel Charge	Per KWH	0.03	
Environmental Compliance Charge	Per KWH	0.0028758	
Smart Grid Project Implementation	Per KWH	0.00014	
Total Energy Charges	Per KWH	0.083866	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Total Taxes	% of Total	12.5%	

Source: City of Bartow

863-534-0188

www.cityofbartow.net

Call

Year Round			
Base Charge	Per Month	\$8.70	
	Tiers*	All	
Energy Charge	Per KWH	0.0507	
Power Cost Adjustment	Per KWH	0.04	
Total Energy Charges	Per KWH	0.0907	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Total Taxes	% of Total	12.5%	

Source: Duke Energy

800-700-8744

www.duke-energy.com*

Year Round			RS-1
Customer Charge	Per Month	\$11.40	
	Tiers*	0 - 1000	
Energy Charge	Per KWH	0.08144	
Fuel Charge	Per KWH	0.02811	
Asset Securitization Charge	Per KWH	0.00251	
Energy Conservation Charge (ECCR)	Per KWH	0.00338	
Environmental Charge (ECRC)	Per KWH	0.00099	
Purchased Power Capacity Charge (CCR)	Per KWH	0.01405	
Storm Protection Plan Cost (SPPCRC)	Per KWH	0.00031	
Total Energy Charges	Per KWH	0.13048	
Florida Gross Receipts Tax	% of Total	2.5%	
Municipal Public Service Tax	% of Total	10%	
Total Taxes	% of Total	12.5%	

NATURAL GAS

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

Source: Peoples Gas System (TECO)

877-832-6747

www.peoplesgas.com*

Year Round			RS
Customer Charge	Per Month	\$11.40	
Tiers*		All	
Distribution Charge	Per CCF	0.25465	
Purchased Gas Adjustment	Per CCF	0.9	
Total Energy Charges	Per CCF	1.15465	
Municipal Public Service Tax	% of Total	10%	

BOTTLE GAS/PROPANE

Source: EIA (U.S. Energy Information Administration)

www.eia.gov*

Year Round		
Fuel Rate	Per Gallon	\$4.00
Sales Tax	% of Total	10%

Source: Suburban Propane

813-626-4157

Call

Year Round		
Fuel Rate	Per Gallon	\$4.68
Sales Tax	% of Total	10%

Average Bottled Gas/ Propane Providers

Year Round		
Average Fuel Rate	Per Gallon	\$4.34
Sales Tax	% of Total	10%

WATER, SEWER & TRASH COLLECTION

Source: City of Auburndale

863-965-5500

www.auburndalefl.com*

Water			
		Tiers*	
		0 - 4000	4001 - 12000
Water Minimum Charge*	Per Month	\$11.32	
Water Rate*	Per 1000 Gallons	\$2.04	
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Charge	Per Month	\$40.02	
Stormwater Charge	Per Month	\$0.75	
Total Monthly Charges	Per Month	\$40.77	

Continued...

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

City of Auburndale continued...

Trash Collection		
Trash Collection Charge	Per Month	\$15.65
Recycling Charge	Per Month	\$4.03
Total Monthly Charges	Per Month	\$19.68

Source: City of Bartow

863-534-0159

www.cityofbartow.net

Call

Water		
Water Minimum Charge	Per Month	\$10.55
Tiers*		
		0 - 6000 6001 - 8000 over 8000
Water Rate*	Per 1000 Gallons	\$2.44 \$3.33 \$4.51
Municipal Public Service Tax	% of Total	10%
Sewer		
Sewer Minimum Charge	Per Month	\$21.32
Sewer Rate	Per 1000 Gallons	\$1.78
Trash Collection		
Trash Collection Charge	Per Month	\$18.75

Source: City of Haines City

863-421-3600

www.hainescity.com

& Call

Water		
Base Service Charge	Per Month	\$13.57
Tiers*		
		0-3000 3001-10000
Consumption Charge*	Per 1000 Gallons	\$1.091 \$1.43
Municipal Public Service Tax	% of Total	10%
Sewer		
Base Service Charge	Per Month	\$24.03
Tiers*		
		0 - 10000 max
Consumption Charge*	Per 1000 Gallons	\$6.81
Trash Collection		
Trash Collection Charge	Per Month	\$14.41

Source: City of Lake Wales

863-678-4182

www.cityoflakewales.com*

Water		
Water Service Availability Charge	Per Month	\$7.70
Tiers*		
		0 - 5000 5001 - 10000
Volume Charge*	Per 1000 Gallons	\$3.05 \$4.12
Municipal Public Service Tax	% of Total	10%

Continued...

LAKELAND HOUSING AUTHORITY, FL

SECTION 8 HCV PROGRAM

City of Lakes Wales continued...

Sewer			
Sewer Service Availability Charge	Per Month	\$27.36	
	Tiers*	0 - 5000	over 5000
Volume Charge*	Per 1000 Gallons	\$3.59	\$6.29
Trash Collection			
Solid Waste Collection Charge	Per Month	\$20.37	
Recycling Curbside Charge	Per Month	\$1.20	
Total Monthly Charges	Per Month	\$21.57	

Source: City of Lakeland

863-834-9535/863-834-8276

www.lakelandgov.net*

Water			
Water Fixed Meter Charge	Per Month	\$10.40	
	Tiers*	0 - 7000	7001 - 12000
Volume Charge*	Per 1000 Gallons	\$2.29	\$2.80
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Fixed Charge	Per Month	\$16.77	<i>Multi-Family</i>
Sewer Fixed Charge	Per Month	\$19.51	<i>Single Family</i>
Sewer Rate*	Per 1000 Gallons	\$4.37	
Trash Collection			
Trash Collection Charge	Per Month	\$15.95	
Recycling Charge	Per Month	\$2.00	
Total Monthly Charges	Per Month	\$17.95	

Source: Polk County Utilities

863-298-4100

www.polk-county.net*

Water			
Water Base Charge	Per Month	\$10.43	
	Tiers*	0 - 3000	3001 - 10000
Water Rate*	Per 1000 Gallons	\$1.99	\$2.63
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Base Charge	Per Month	\$36.14	
	Tiers*	0 - 7000 max	
Sewer Rate*	Per 1000 Gallons	\$6.48	

Continued...

LAKELAND HOUSING AUTHORITY, FL
SECTION 8 HCV PROGRAM

Source: City of Winter Haven

863-291-5600

www.mywinterhaven.com*

Water			
Water Base Charge	Per Month	\$6.31	
	Tiers*	0 - 5000	5001 - 10000
Water Rate*	Per 1000 Gallons	\$2.10	\$3.53
Municipal Public Service Tax	% of Total	10%	
Sewer			
Sewer Base Charge	Per Month	\$8.91	
Sewer Rate	Per 1000 Gallons	\$4.93	
Trash Collection			
Trash Collection Charge	Per Month	\$22.56	
Recycling Charge	Per Month	\$2.62	
Total Monthly Charges		Per Month	\$25.18

UTILITY PROVIDER DOCUMENTATION

Florida Gross Receipts Tax on Utility Services

(Chapter 203, Florida Statutes)

Tax is imposed at the rate of 2.5% on gross receipts from the sale, delivery, or transportation of natural gas, manufactured gas, or electricity to a retail consumer in Florida.

Tax due on the sale or transportation of natural or manufactured gas to retail consumers in Florida is computed by multiplying the quantity sold or transported by the appropriate index prices and then applying the 2.5% gross receipts tax rate. [Index prices](#) used by distribution companies to calculate the gross receipts tax due on the sale or transportation of natural or manufactured gas to retail consumers are adjusted yearly.

Registration

You can [register to report and pay tax](#) using our Internet site.

Distribution Company. Each distribution company that receives payment for the sale or transportation of natural or manufactured gas or electricity to a retail consumer in Florida must register with the Department of Revenue to report and pay gross receipts tax on utility services.

A "distribution company" is any person owning or operating local electric, or natural or manufactured gas, utility distribution facilities within Florida for the transmission, delivery, and sale of electricity or natural or manufactured gas. The term does not include natural gas transmission companies that are subject to the jurisdiction of the Federal Energy Regulatory Commission.

Use Tax. Any person who imports into Florida electricity, natural gas, or manufactured gas, or severs natural gas for his or her own use as a substitute for purchasing utility, transportation, or delivery services taxable under Chapter 203, F.S., who cannot prove payment of tax, must register and report and pay gross receipts tax. Tax is applied to the "cost price" of electricity as provided in s. 212.02(4), F.S.

Cogeneration or Small Power Producers must report and pay gross receipts tax.

Municipal Public Service Tax Database as of 12/20/2019

AUBURNDALE	POLK	ELECTRIC	10.00%
AUBURNDALE	POLK	FUEL OIL\KEROSENE	10.00%
AUBURNDALE	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
AUBURNDALE	POLK	GAS: MANUFACTURED	10.00%
AUBURNDALE	POLK	GAS: NATURAL	10.00%
AUBURNDALE	POLK	WATER	10.00%
BARTOW	POLK	ELECTRIC	10.00%
BARTOW	POLK	FUEL OIL\KEROSENE	0.00%
BARTOW	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
BARTOW	POLK	GAS: MANUFACTURED	10.00%
BARTOW	POLK	GAS: NATURAL	10.00%
BARTOW	POLK	WATER	10.00%
HAINES CITY	POLK	ELECTRIC	10.00%
HAINES CITY	POLK	FUEL OIL\KEROSENE	10.00%
HAINES CITY	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
HAINES CITY	POLK	GAS: MANUFACTURED	10.00%
HAINES CITY	POLK	GAS: NATURAL	10.00%
HAINES CITY	POLK	WATER	10.00%
LAKELAND	POLK	ELECTRIC	10.00%
LAKELAND	POLK	FUEL OIL\KEROSENE	\$.04/gal
LAKELAND	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
LAKELAND	POLK	GAS: MANUFACTURED	10.00%
LAKELAND	POLK	GAS: NATURAL	10.00%
LAKELAND	POLK	WATER	10.00%
LAKE WALES	POLK	ELECTRIC	10.00%
LAKE WALES	POLK	FUEL OIL\KEROSENE	\$.04/gal \ \$.05/gal
LAKE WALES	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
LAKE WALES	POLK	GAS: MANUFACTURED	10.00%
LAKE WALES	POLK	GAS: NATURAL	10.00%
LAKE WALES	POLK	WATER	10.00%
WINTER HAVEN	POLK	ELECTRIC	10.00%
WINTER HAVEN	POLK	FUEL OIL\KEROSENE	10.00%
WINTER HAVEN	POLK	GAS: LIQUEFIED PETROLEUM	10.00%
WINTER HAVEN	POLK	GAS: MANUFACTURED	10.00%
WINTER HAVEN	POLK	GAS: NATURAL	10.00%
WINTER HAVEN	POLK	WATER	10.00%

Municipal Public Service Tax

Municipal public service tax is locally imposed and administered by municipalities and charter counties under Chapter 166, Florida Statutes. The only responsibility of the Florida Department of Revenue is to gather tax data from local governments imposing the tax and provide it to the public. The Department depends on each taxing authority to ensure the information is accurate.

Municipal public service tax is levied on six utility services: natural gas, LP gas, manufactured gas, electric, water, and fuel oil/kerosene. A municipality or charter county must report tax information if it does not provide the utility service itself or through a separate authority, board, or commission. It is required to report the tax rate, effective date and a contact name.

Local governments who self-administer utility services are **not** required to report tax levy information or changes to the Department of Revenue. However, if they do share this information with the Department, it will appear in the database.

This information is updated monthly and appears as reported to the Department. The data is current as of **October 25, 2016**. Please note:

- A blank space in the data means the information was not reported to the Department of Revenue.
- A zero (0) means no tax is imposed.
- "s/a" means the utility service is administered by the municipality or its separate authority, board, or commission.

Municipalities and charter counties can download the Municipal Public Service Tax Database Report ([Form DR-700001](#)) to submit changes.

[[Questions and Answers](#) | [Report Technical Problems](#) | [Help with Downloading Files](#) | [Privacy Notice](#)]

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RATE SCHEDULE RS
RESIDENTIAL SERVICE

Rate RS
Page 1 of 1

Available:

In all territory served by Lakeland Electric

Applicable:

To all electric service provided to single family homes, mobile homes, apartments, condominiums, or cooperative apartment buildings where such energy usage is exclusively for residential purposes subject to the following requirements.

1. 100% of the energy used is exclusively for the Customer's benefit.
2. None of the energy is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each point of delivery will be separately metered and billed.
4. A responsible legal entity is established as the Customer to whom a bill can be rendered.
5. Beginning January 1, 2016 new solar electric systems interconnected with Lakeland Electric shall take service under Rate Schedule RSD. Existing customers as of this date may maintain service under this rate scheduled through December 31, 2025.

Character of Service:

A-C; 60 Hertz; single phase 3 wire; 120/240 volts or 120/208 volts.

Limitation of Service:

Standby service or resale not permitted under this rate schedule.

Net Rate per Month:

Customer Charge:	\$11.00
Energy Charge:	
0 to 1,000 kWh	5.085¢ per kWh
1,001 to 1,500 kWh	5.805¢ per kWh
above 1,500 kWh	6.415¢ per kWh

Minimum Bill: Customer charge, plus Adjustments.

Adjustments:

- Fuel charge, as contained in Schedule BA-1
- City Utility Tax or Surcharge, taxes, surcharges, and fees as contained in Schedule BA-2
- Environmental Compliance Cost Charge as contained in Schedule BA-3
- Smart Grid Project Implementation as contained in Schedule BA-5

Payment:

Net bills are due when rendered and are delinquent thirty (30) days after the billing date.

Terms and Conditions:

1. All Service hereunder will be supplied at one location through one point of delivery and measured through one meter.
2. Service hereunder is subject to the rules and regulations for electric service as adopted by Lakeland Electric from time to time and on file with the City Clerk.



RATE SCHEDULE BA-1
 FUEL CHARGE

Rate BA-1
 Page 2 of 3

(Continued from Sheet No. 14.0)

In accordance with Fuel charge BA-1, the tables that follow provide an accounting of several years of historical fuel changes:

Historical Levelized and Two-Period Shift-to-Save Fuel Charges						
Effective		Levelized Rate ¢/kWh	On-Peak %	Off-Peak %	On-Peak ¢/kWh	Off-Peak ¢/kWh
Year	Month					
2010	JAN	5.5050	122.0%	88.6%	6.7161	4.8774
2010	APR	5.7600	122.0%	88.6%	7.0272	5.1034
2010	JUL	5.1250	122.0%	88.6%	6.2525	4.5408
2010	OCT	5.3150	122.0%	88.6%	6.4843	4.7091
2011	JAN	5.2500	122.0%	88.6%	6.4050	4.6515
2011	APR	5.0500	122.0%	88.6%	6.1610	4.4743
2011	JUL	5.0650	122.0%	88.6%	6.1793	4.4876
2011	OCT	4.9900	122.0%	88.6%	6.0878	4.4211
2012	JAN	4.4200	118.3%	90.0%	5.2289	3.9780
2012	APR	3.8600	118.3%	90.0%	4.5664	3.4740
2012	JUL	4.2300	118.3%	90.0%	5.0041	3.8070
2012	OCT	4.2800	118.3%	90.0%	5.0632	3.8520
2013	JAN	4.2250	118.3%	90.0%	4.9982	3.8025
2013	APR	4.1350	118.3%	90.0%	4.8917	3.7215
2013	OCT	4.0850	118.3%	90.0%	4.8326	3.6765
2014	FEB	4.0850	113.2%	93.3%	4.6242	3.8113
2014	MAY	4.3350	113.2%	93.3%	4.9072	4.0446
2014	AUG	4.5850	113.2%	93.3%	5.1902	4.2778
2015	JUL	4.4850	113.2%	93.3%	5.0770	4.1845
2015	OCT	4.3850	113.2%	93.3%	4.9638	4.0912
2016	JAN	4.0350	118.8%	91.0%	4.7936	3.6719
2016	APR	3.7000	118.8%	91.0%	4.3956	3.3670
2016	JUL	3.4250	118.8%	91.0%	4.0689	3.1168
2017	APR	3.7750	118.8%	91.0%	4.4847	3.4353
2017	JUL	3.8750	118.8%	91.0%	4.6035	3.5263
2018	APR	4.0750	118.8%	91.0%	4.8411	3.7083
2018	OCT	3.8750	118.8%	91.0%	4.6035	3.5263
2019	APR	3.7500	118.8%	91.0%	4.4550	3.4125
2019	JUL	3.6500	118.8%	91.0%	4.3362	3.3215
2019	OCT	3.2750	118.8%	91.0%	3.8907	2.9803
2020	JAN	3.2750	130.8%	86.1%	4.2837	2.8198
2020	APR	2.7000	130.8%	86.1%	3.5316	2.3247
2020	MAY	2.0000	130.8%	86.1%	2.6160	1.7220
2020	JUL	2.8000	130.8%	86.1%	3.6624	2.4108
2020	OCT	3.0000	130.8%	86.1%	3.9240	2.5830

(Continued to Sheet No. 14.0.2)

**RATE SCHEDULE BA-3
ENVIRONMENTAL COMPLIANCE COST CHARGE**

Rate BA-3
Page 1 of 1

The environmental compliance cost charge (EC3) is to recover cost of complying with environmental regulations where such costs are not included in other rate schedules. Acceptable costs for the EC3 include:

- In-service rate-funded environmental capital investments
- Debt service associated with the financing of debt-funded environmental projects
- Operating and Maintenance expenses necessary to meet environmental laws and regulations
- Fuel and purchase power costs not included in Rate Schedule BA-1
- Emission allowances

Rates shall be calculated annually. The City Commission shall by resolution establish the EC3. The annual rate change shall be effective with the first billing cycle of the fiscal year.

Actual expenses from the prior year shall be subject to true-up calculations.

The table below provides an historical accounting of recent environmental charges.

Historical Changes		
Year	Month	¢/kWh
2007	Apr	0.10100
2007	Nov	0.14107
2008	Nov	0.16707
2009	Oct	0.27175
2010	Nov	0.25585
2011	Oct	0.24560
2012	Oct	0.23480
2013	Oct	0.26830
2014	Oct	0.33270
2015	Oct	0.25329
2016	Oct	0.25329
2017	Oct	0.21099
2018	Oct	0.21099
2019	Oct	0.27763
2020	Oct	0.28758



RATE SCHEDULE BA-5
SMART GRID PROJECT IMPLEMENTATION

Rate BA-5
Page 1 of 1

The Smart Grid project implementation charge shall be 0.014¢ per kilowatt-hour for electric energy provided under all service schedules except:

- ISX-1 (General Service Interruptible Shift to Save Optional Time-of-Day)
- IS (General Service Interruptible Rate)
- ELDC (Extra Large Demand Customer)
- ELDCX-1 (General Service Extra Large Demand Customer Shift to Save Optional Time-of-Day)
- OL (Private Area Lighting)
- OL-1 (Street and Roadway Lighting)

The above charge is effective the first billing cycle of Fiscal Year 2011 and shall remain effective for a period of time not to exceed the term of bonds funding the project (fifteen years). Rate BA-5 shall be reviewed for inclusion in base rates by the first-rate study performed subsequent to full implementation of the Smart Grid project.

Our residential rates as of January 2021

Residential Service (RS-1, RSL-1, RSL-2)

Customer charge	\$11.40 per month
Energy charge	
First 1,000 kWh	8.144¢ per kWh
All kWh above 1,000	9.859¢ per kWh
Fuel charge	
First 1,000 kWh	2.811¢ per kWh
All kWh above 1,000	3.811¢ per kWh
Asset Securitization Charge	
All kWh	0.251¢ per kWh

Residential Service Time-of-Use (RST-1) (Closed to new customers as of 2/10/10)

Customer charge	\$21.08 per month*
Energy charge	
On-peak	21.236¢ per kWh
Off-peak	2.948¢ per kWh
Fuel charge	
On-peak	3.871¢ per kWh
Off-peak	2.744¢ per kWh
Asset Securitization Charge	
All kWh	0.251¢ per kWh

*For most residential customers. Where an advance special meter payment is made, the charge is \$11.40.

Residential Seasonal Service (RSS-1)

You can reduce your customer charge from \$11.40 per month to \$5.98 per month if you are gone for at least three months during the billing periods of March through October and do not use more than 210 kWh per month (or 7 kWh per day). All other charges as stated in otherwise applicable rate schedules still apply.

Lighting Service (LS-1)

This service is available from dusk to dawn with various automatically controlled light fixtures.

Fixture and maintenance charge depends upon fixture type

Customer charge (per line of billing)	
Metered	\$4.45 per month
Unmetered	\$1.54 per month
Energy charge	3.064¢ per kWh
Fuel charge	2.955¢ per kWh
Asset Securitization Charge	0.032¢ per kWh

Billing Adjustments (BA-1)

All the energy charges listed above include the following amounts for energy conservation (ECCR), environmental (ECRC), purchased power capacity (CCR), and storm protection plan cost recovery clause (SPPCRC):

Residential – RS-1, RSS-1, RSL-1, RSL-2 and RST-1:	
ECCR	0.338¢ per kWh
ECRC	0.099¢ per kWh
CCR	1.405¢ per kWh
SPPCRC	0.031¢ per kWh
Lighting – LS-1:	
ECCR	0.098¢ per kWh
ECRC	0.091¢ per kWh
CCR	0.172¢ per kWh
SPPCRC	0.017¢ per kWh

If there is a discrepancy between the rates shown on this insert and the effective, commission-approved tariff, the rates in the tariff prevail in all instances.

Rates effective with January 2021 bills

Important information about a change to Duke Energy Florida's January 2021 rates

Duke Energy Florida (DEF) customers will see lower bills in 2021.

The company plans to decrease Florida residential rates by 2.8% while making grid improvements to enhance reliability, security and resilience in 2021 and beyond. The rate reflects an expected decrease in DEF's storm cost recovery and fuel charges.

Rates for 2021 will also reflect grid reliability investments to reduce the number and duration of outages, and DEF's annual capacity, energy conservation, storm protection plan and environmental compliance clause costs.

If approved as filed with the Florida Public Service Commission, typical residential customers using 1,000 kilowatt-hours (kWh) will see a decrease of \$3.63 in their monthly bill beginning January 2021.

This decrease will be partially offset when rates are adjusted to include the investments in the Twin Rivers and Santa Fe solar plants as they come online in early 2021.

Enhanced customer care

Duke Energy understands many customers may be facing financial challenges because of the COVID-19 pandemic, and the company will continue to assist those whose accounts have fallen behind. We're actively working with customers who have accumulated past-due balances on their utility bills during the pandemic, offering additional time to catch up with extended payment plan options.

Additionally, for financial assistance, customers can visit 211.org or call 211 to locate available resources. The free service can help those in need find local community agencies that provide assistance to meet a wide range of needs, including medical expenses and health counseling, child and elder care, housing, food and other essentials and utility bills.

Duke Energy's customer service specialists are available Monday through Friday, 7 a.m. to 7 p.m., to assist customers with customized payment plans that meet their specific situations.

For information on how Duke Energy is assisting customers and responding to the COVID-19 pandemic, visit dukeenergyupdates.com or call 800.700.8744.

**RESIDENTIAL SERVICE
Rate Schedule RS**

Availability:

Throughout the service areas of the Company.

Applicability:

Gas Service for residential purposes in individually metered residences and separately metered apartments. Also, for Gas used in commonly owned facilities of condominium associations, cooperative apartments, and homeowners associations, (excluding any premise at which the only Gas-consuming appliance or equipment is a standby electric generator), subject to the following criteria:

1. 100% of the Gas is used exclusively for the co-owner's benefit.
2. None of the Gas is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each Point of Delivery will be separately metered and billed.
4. A responsible legal entity is established as the Customer to whom the Company can render its bills for said services.
5. RS-GHP refers to any Residential Customer utilizing a gas heat pump ("GHP") for heating and cooling.

Customers receiving service under this schedule will be classified for billing purposes according to annual usage as follows:

<u>Billing Class</u>	<u>Annual Consumption</u>
RS-1	0 – 99 Therms
RS-2	100 – 249 Therms
RS-3	250 – 1,999 Therms
RS-GHP	All Therms

Monthly Rate:

<u>Billing Class</u>	<u>Customer Charge</u>
RS-1	\$11.40 per month
RS-2	\$14.25 per month
RS-3	\$19.01 per month
RS-GHP	\$19.01 per month

Distribution Charge: \$0.25465 per Therm for RS-1, RS-2, and RS-3
\$0.09598 per Therm for RS-GHP

Minimum Bill: The Customer charge.

RESIDENTIAL SERVICE (Continued)

Note 1 – Company’s BudgetPay plan is available to eligible Customers receiving Gas Service pursuant to this rate schedule (See Sheet No. 5.401-3).

The bill for the Therms billed under this schedule shall be increased in accordance with the provisions of the Company's Purchased Gas Adjustment Clause set forth on Sheet No. 7.101-1.

Special Conditions:

1. The rates set forth under this schedule shall be subject to the operation of the Energy Conservation Cost Recovery Adjustment Clause set forth on Sheet No. 7.101-2.
2. Service under this schedule shall be subject to the Rules and Regulations set forth in this tariff.
3. Service under this schedule is subject to annual volume review by the Company or any time at the Customer's request. If reclassification to another billing class is appropriate such classification will be prospective.
4. The rates set forth under this schedule shall be subject to the operation of the Company’s Tax and Fee Adjustment Clause set forth on Sheet No. 7.101-5.
5. The rates set forth under this schedule shall be subject to the operation of the Cast Iron Bare Steel Replacement Rider Surcharge set forth on Sheet Nos. 7.806 through 7.806-3.
6. A RS-GHP Customer with an annual consumption in excess of 1,999 Therms shall be eligible for transportation service under Rider NCTS.
7. When the Customer receives service under the Company’s Natural Choice Transportation Service Rider (Rider NCTS), the rates set forth above shall be subject to the operation of the Company’s Swing Service Charge set forth on Sheet No. 7.101-3.

Residential Purchased Gas Adjustment (PGA) Factors for Peoples Gas System

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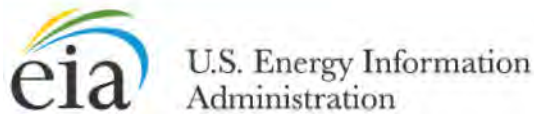
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DATE	PGA
Dec-20	0.90000
Nov-20	0.86495
Oct-20	0.81495
Sept-20	0.76495
Aug-20	0.76495
July-20	0.76495
Jun-20	0.76495
May-20	0.76495
Apr-20	0.76495
Mar-20	0.76495
Feb-20	0.79495
Jan-20	0.84495
Dec-19	0.84495
Nov-19	0.84495
Oct-19	0.84495
Sep-19	0.84495
Aug-19	0.84495
July-19	0.99495
June-19	0.99495
May-19	0.99495
Apr-19	0.99495
Mar-19	0.91995
Feb-19	0.84995
Jan-19	0.84995
Dec-18	0.84995
Nov-18	0.84995
Oct-18	0.84995
Sept-18	0.89995
Aug-18	0.89995
Jul-18	0.89995
Jun-18	0.93285
May-18	0.93285
Apr-18	0.93285
Mar-18	0.93285
Feb-18	0.96761
Jan-18	0.96761
Dec-17	0.89761
Nov-17	0.89761
Oct-17	0.89761
Sept-17	0.89761
Aug-17	0.82500
Jul-17	0.78023
Jun-17	0.76023
May-17	0.78023
Apr-17	0.78023





PETROLEUM & OTHER LIQUIDS

OVERVIEW

DATA

ANALYSIS & PROJECTIONS

GLOSSARY >

FAQS >

Weekly Heating Oil and Propane Prices (October - March)

(Dollars per Gallon Excluding Taxes)

Area: Period: Weekly

Show Data By:		Graph							View History
<input checked="" type="radio"/> Data Series	<input type="radio"/> Area	Clear	11/30/20	12/07/20	12/14/20	12/21/20	12/28/20	01/04/21	
Residential Propane	<input type="checkbox"/>		3.796	3.848	3.900	3.936	3.942	3.998	2014-2021

Click on the source key icon to learn how to download series into Excel, or to embed a chart or map on your website.

- = No Data Reported; — = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data.

Notes: Weekly heating oil and propane prices are only collected during the heating season which extends from October through March. Due to updated weighting methodology, national and regional residential heating oil and propane prices from October 2009 to March 2013 have been revised since they were first published. See [Excel spreadsheet](#) for changes to published data. Values shown for the previous week may be revised to account for late submissions and corrections. See Definitions, Sources, and Notes link above for more information on this table.

Release Date: 1/6/2021

Next Release Date: 1/13/2021

Water and Sewer Increase Effective 10-1-19

Minimum Residential and Commercial Water Rates

Minimum Gallons	Inside	Minimum Gallons	Outside
0-4,000	\$11.32	0-4,000	\$15.28

Residential Water Customer Only Over 4,000 Gallons
Charges per additional 1,000 gallons over the minimum

Gallons of Usage	Inside	Outside
4,001 to 12,000	\$2.04	\$2.75
12,001 to 35,000	\$3.07	\$4.14
35,001 to unlimited	\$4.09	\$5.52

Commercial Water Customer Only Over 4,000 Gallons
Charges per additional 1,000 gallons over the minimum

Gallons of Usage	Inside	Outside
4,001 to unlimited	\$2.81	\$3.79

All Water Charged a 10% Water Fee (tax)

Utility Deposits

Residential	Commercial
3/4"	3/4"
1"	1"
2" Temp Hyd	1 1/2"
	2"
	3"
	4"
	6"
	8"

Dates of Rate Increases

Water	7/20/1995	10/1/2003	10/1/2010
Water	1/1/2013	10/1/2013	10/1/2014
Water	10/1/2016	10/1/2017	10/1/2018
Water	10/1/2019		
Sewer	7/20/1995	9/20/1996	10/1/2003-1/1/2007
Sewer	10/1/2007	1/1/2013	10/1/2013, 10/1/14
Sewer	10/1/2016	10/1/2017	10/1/2018
Sewer	10/1/2019		
Stormwater	7/20/1995	10/1/2003	
Garbage	10/20/1995	10/1/2003	6/30/2008, 9/30/2012
Garbage	10/1/2018		
Recycling	10/1/2010	10/1/2014	10/1/2016
Recycling	10/1/2017	10/1/2018	10/1/2019
Deposit	10/1/2012		
Reinstatements	10/1/2012		
Penalty	10/1/2016		
Tamper	10/1/2016		
Hydrants/Sprinklers	1/3/1972		

Minimum Charges Sewer Rates

Meter Size	Minimum Gallons	Inside	Minimum Gallons	Outside
3/4"	6,000	\$40.02	6,000	\$54.03
1"	10,000	\$67.52	10,000	\$91.14
1 1/2"	20,000	\$136.26	20,000	\$183.95
2"	40,000	\$273.75	40,000	\$369.56
3"	80,000	\$548.74	80,000	\$740.80
4"	160,000	\$1,098.71	160,000	\$1,483.25
6"	320,000	\$2,198.66	320,000	\$2,968.18
8"	640,000	\$4,398.54	640,000	\$5,838.03
10"	1,280,000	\$8,798.32	1,280,000	\$11,877.73

Commercial Only Sewer Based on Water Consumption

Inside	\$ 6.88	Per 1,000 gallons
Outside	\$ 9.28	Per 1,000 gallons

Service Fees On/Off

Inside	Outside	After Hours In or Out
\$20.00	\$25.00	\$50.00

Reinstatement Fees

Inside	Outside	After Hours In or Out
\$30.00	\$35.00	\$50.00

Garbage Charge

	RES	COM
\$	15.65	\$ 19.00

Recycle Charge (RESI) \$ 4.03

Storm Water Charge \$ 0.75

Return Check Fee \$ 20.00

Reset Meter/Labor Fee \$ 130.00

Late Fee Penalty \$ 10.00

Tampering Fee \$ 50.00

Utility Rate Gathering Form

Date: 12/21/2020

Housing Agency: Lakeland Housing Authority, FL

	Electricity	Natural Gas	Water	Sewer	Trash
Utility (highlight):	Propane Bottle Gas	Fuel Oil			

Provider Name: City of Bartow

Provider Phone No: 863-534-0188

Provider Contact Name: Pat

Provider Website: www.cityofbartow.net

RL Staff Gathering Data: Rane

<i>Notes:</i>							
Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps
Water Minimum Charge	\$10.55		per mth				
Water Rate		\$2.44	per 1000				0-6000
		\$3.33	per 1000				6001-8000
		\$4.51	per 1000				over 8000
Sewer Minimum Charge	\$21.32		per mth				
Sewer Rate		\$1.78	per 1000				
Trash Collection Charge	\$18.75		per mth				

WATER RATES AND CHARGES

Residential Water Service - Individually Metered

Effective October 1, 2020

Monthly Base Service Charge (Minimum Bill)

Meter Sizes	Inside City Limits	Outside City Limits
All	\$13.57	\$16.97

Consumption Charge (per 1,000 gallons)	Inside City Limits	Outside City Limits
0 to 3,000 gallons	\$1.091	\$1.364
3,001 to 10,000 gallons	\$1.430	\$1.788
10,001 to 20,000 gallons	\$2.195	\$2.744
20,001 to 30,000 gallons	\$3.148	\$3.936
Above 30,000	\$4.528	\$5.660

Master-Metered Residential, Commercial and Public Authority Water Service

ERU = Equivalent Residential Unit. 1 ERU = 330 Gallons Per Day

Monthly Base Service Charge	ERU Factor	Inside City Limits	Outside City Limits
.75 inch meter	1.0	\$13.57	\$16.97
1 inch meter	2.5	\$33.94	\$42.41
1.5 inch meter	5.0	\$67.86	\$84.83
2 inch meter	8.0	\$108.58	\$135.72
3 inch meter	16.0	\$217.16	\$271.45
4 inch meter	25.0	\$339.32	\$424.14
6 inch meter	50.0	\$678.63	\$848.29
8 inch meter	80.0	\$1,085.81	\$1,357.26

Consumption Charge (per 1,000 gallons)

- Inside City Limits - \$2.157
- Outside City Limits - \$2.697

1 of 1 people found this page helpful. Was this page helpful for you?

WASTEWATER RATES AND CHARGES

Residential Wastewater Service - Individually Metered

Effective October 1, 2020

Monthly Base Service Charge (Minimum Bill)

Meter Sizes	Inside City Limits	Outside City Limits
All	\$24.03	\$30.05

Consumption Charge (per 1,000 gallons)	Inside City Limits	Outside City Limits
0 to 10,000 gallons	\$6.810	\$8.513
Above 10,000 gallons	\$0.000	\$0.000

Master-Metered Residential, Commercial and Public Authority Wastewater Service

ERU = Equivalent Residential Unit. 1 ERU = 330 Gallons Per Day

Monthly Base Service Charge	ERU Factor	Inside City Limits	Outside City Limits
.75 inch meter	1.0	\$24.03	\$30.03
1 inch meter	2.5	\$60.09	\$75.11
1.5 inch meter	5.0	\$120.17	\$150.22
2 inch meter	8.0	\$192.28	\$240.34
3 inch meter	16.0	\$384.56	\$480.69
4 inch meter	25.0	\$600.87	\$751.09
6 inch meter	50.0	\$1,201.74	\$1,502.17
8 inch meter	80.0	\$1,922.78	\$2,403.48

Consumption Charge (per 1,000 gallons)

- Inside City Limits - \$6.810
- Outside City Limits - \$8.513

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Water Rates Revision Effective 10/01/19

Service Availability Charge		Inside City	Outside City
ERU's	Residential (per meter)		
1	3/4" Meter	7.70	9.64
1	1.0" Meter	7.70	9.64
5	1.5" Meter	38.52	48.16
8	2.0" Meter	61.64	77.05
		-	-
1	Residential Vacation Rate	3.85	4.81
		-	-
0.8	Multi-Family (per unit)	6.16	7.70
ERU's	Commercial (per meter)		
1	3/4" Meter	7.70	9.64
2.5	1.0" Meter	19.26	24.07
5	1.5" Meter	38.52	48.15
8	2.0" Meter	61.64	77.05
16	3.0" Meter	123.27	154.09
25	4.0" Meter	192.62	240.76
50	6.0" Meter	385.23	481.54
ERU's	Irrigation (per meter)		
1	3/4" Meter	7.70	9.64
2.5	1.0" Meter	7.70	9.64
5	1.5" Meter	38.52	48.16
8	2.0" Meter	61.64	77.05
16	3.0" Meter	123.27	154.09
Water Gallonage Charges			
Volume Charges (per 1,000 gallons)			
	Block 1	3.05	3.81
	Block 2	4.12	5.15
	Block 3	6.39	7.99
	Block 4	10.53	13.17
Water Usage Blocks		Per ERU	
	Block 1	Up to 5,000	
	Block 2	5,001 - 10,000	
	Block 3	10,001 - 25,000	
	Block 4	> 25,001	

50% of Base Charge of availability of service will be assessed on any meter without consumption during reading cycle when service has temporarily disconnected at the request of the customer.

Rates included within this schedule are the propose increase rates which will be before the city commission for consideration on September 3rd and September 15th

Sewer Rates Revision Effective 10/01/19

Service Availability Charge		Inside City	Outside City
ERU's	Residential (per meter)		
1	3/4" Meter	27.36	34.20
1	1.0" Meter	27.36	34.20
5	1.5" Meter	136.82	171.01
8	2.0" Meter	218.89	273.62
16	3.0" Meter	437.78	547.22
		-	-
1	Residential Vacation Rate	13.69	17.10
		-	-
0.8	Multi-Family (per unit)	21.89	27.35
ERU's	Commercial (per meter)		
1	3/4" Meter	27.36	34.20
2.5	1.0" Meter	68.40	81.73
5	1.5" Meter	136.82	171.01
8	2.0" Meter	218.89	273.62
16	3.0" Meter	437.78	547.22
25	4.0" Meter	684.02	855.01
50	6.0" Meter	1,368.08	1,710.08
Sewer Gallonage Charges			
Volume Charges (per 1,000 gallons)			
	Block 1	3.59	4.48
	Block 2	6.29	7.87
Sewer Usage Blocks		Per ERU	
	Block 1	Up to 5,000	
	Block 2	> 5,000	

50% of Base Charge of availability of service will be assessed on any meter without consumption during reading cycle when service has temporarily disconnected at the request of the customer.

In accordance with Sec. 21-155, Lake Wales Code, the schedule of rates and charges established by Ordinance 2007-37 shall be automatically adjusted annually beginning October 1, 2008 to reflect an increase based on June's annual CPI of 2.5%, whichever is greater.

**Solid Waste Collection, Recycling and Disposal Services
Resivision Effective 10/01/18**

Schedule A - Fees for Service

Rate Type	Residential		
Applicability	Single-family home; duplex apartment in building with less than 4 units; mobile home		
Service Type	Curbside	Recycling Curbside	Backdoor
Pick-ups per week	1	1	1
Rate eff. 10/1/18	20.37	1.20	20.37
Vacation Rates	5.09	0.30	5.09

In accordance with Sec. 17-35, Lake Wales Code, the schedule of rates and charges established by Ordinance 2011-09 shall be automatically adjusted annually beginning October 1, 2012 to reflect an increase based on June's annual CPI or 2.5%, whichever is greater.



[HOME](#) / [DEPARTMENTS](#) / [WATER UTILITIES](#) / [RATES](#)

Rates

[Water Residential Rates](#)

Water Rate Schedule

For residential customers



Meter Size	Fixed Meter Charge Inside City Limits	Fixed Meter Charge Outside City Limits	Consume (gallons)	Rate
3/4" or less*	\$10.40	\$14.06	0 - 7	\$2.29
			8 - 12	\$2.80
			13 - 19	\$3.50
			OVER 19	\$4.55
1"	\$28.05	\$37.86	0 - 19	\$2.29
			20 - 32	\$2.80
			33 - 51	\$3.50
			OVER 51	\$4.55
			0 - 34	\$2.29
			35 - 58	\$2.80
			59 - 93	\$3.50
			OVER 93	\$4.55
1 1/2"	\$50.68	\$68.41		



6"	\$777.45	\$1,049.56	524 - 897	\$2.80
			898 - 1,420	\$3.50
			OVER 1,420	\$4.55
			0 - 886	\$2.29
			887 - 1,519	\$2.80
			1,520 - 2,404	\$3.50
8"	\$1,316.45	\$1,777.20	OVER 2,404	\$4.55

*3/4 is the most common size for residential meters

Rates Effective October 1, 2020 through September 30, 2021

For more questions about residential rates contact customer service at 863-834-9535.

Wastewater Rates - Residential & Commercial

Wastewater Rate Schedule





Residential Customers
City of Lakeland
www.lakeland.org
Single Family Metering



	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge
Multiple Dwelling, Per Unit	\$19.51	\$24.38	\$4.37	\$5.47
	\$16.77	\$20.95	\$4.37	\$5.47
Commercial/Industrial Customers**				
	Fixed Charge - Inside City Limits	Fixed Charge - Outside City Limits	Volume Charge* (Per 1,000 Gallons) - Inside City Limits	Volume Charge
5/8" - 3/4"	\$19.51	\$24.38	\$4.37	\$5.47
1"	\$52.62	\$65.79	\$4.37	\$5.47
1 1/2"	\$94.94	\$118.65	\$4.37	\$5.47
2"	\$211.12	\$263.93	\$4.37	\$5.47
3"	\$528.90	\$661.11	\$4.37	\$5.47
4"	\$787.88	\$984.82	\$4.37	\$5.47
6"	\$1,456.91	\$1,821.14	\$4.37	\$5.47
8"	\$2,466.86	\$3,083.59	\$4.37	\$5.47

* The volume charge for a residence is capped at 12,000 gallons per month. Therefore, the maximum monthly bill per residence with a 5/8" - 3/4" meter is \$71.95 for Inside City and \$90.02 for Outside City. Commercial and Industrial Customers volume charge is not capped and the bill is based on total water usage.

** All customers owning a flow meter will be billed the minimum based on the water meter at the location.

For questions, please call the water utilities billing office at (863) 834-8276, TDD (863) 834-8333

Rates Effective October 1, 2020 Through September 30, 2021





Solid Waste Service Rates

Residential Single Family

Automated Trash Collection

- 95 Gallon Container \$1,705*
- 65 Gallon Container \$1,595*
- 35 Gallon Container \$1,485*

* There is a reduced rate for additional containers.

Automated Recycling Collection

- \$200* per 65 or 35 Gallon Container

**There is no reduced rate for additional containers. The \$200 per month fee is charged to all active residential accounts whether the cart is used or not.*

Bulk Yard Trash Collection

Bulk Yard Trash Collection in excess of four (4) collections per year are \$12.01 per cubic yard, with a \$26.26 minimum.

The calendar year runs from January 1 through December 31.

Additional Trash & Recycling Fees

Requesting a replacement container due to theft or otherwise missing, home owners will incur \$60 replacement fee to cover the cost of the container, delivery and processing.



Description	Amount
Connection to Other Systems	\$500
Cross Connection	\$500

Policy regarding unauthorized use and / or tampering with county equipment

Polk County Ordinance No. 10-081, Ref. Utilities Administration Manual, Section 3.4.5, prohibits tampering with county equipment. Tampering includes, but is not limited to:

- **Cutting Locks on Meters**
- **Causing Damage to the Meter or Meter Box**
- **Theft of Service by any Person on a Customer's Premises or any Evidence of the Same**

Tampering charges may be assessed in addition to re-connection charges, replacement cost of damaged parts and / or equipment, estimated cost of water and / or wastewater usage not recorded, based on current rates. Chapter 812, Section 812.14, of the Florida Statutes further provides for prosecution of any person(s) who willfully alter, tamper with, knowingly make any connection with, use, or receive the benefit from a public utility service. When a meter has been removed for tampering and a new customer applies for service, the appropriate charges for installation of a meter will be assessed.

Conviction of any violation provides for penalties in the amount equal to three times the amount of service unlawfully obtained or \$1,000, whichever is greater. Florida Statute 125.69 provides for prosecution which may result in fines up to \$500 and 60 days in the county jail for each conviction.

Residential Water Rates

Description	Amount
Base Charge	\$10.43
0-3 usage block ranges	\$1.99
4-10 usage block ranges	\$2.63
11-20 usage block ranges	\$5.23
21-30 usage block ranges	\$7.87
31-40 usage block ranges	\$10.48
Over 40 usage block ranges	\$18.37
PWRI/AWS surcharge per 1,000 gallons on all usage	\$0.30

Usage block ranges in thousands of gallons

Residential Wastewater Rates

Description	Amount
Base Charge	\$36.14
Usage per thousand gallons up to 7,000 gallons	\$6.48

Residential Reclaimed Water Rates

Description	Amount
Base Charge	N/A
0-20 usage block ranges	\$1.41
21-30 usage block ranges	\$4.22
31-40 usage block ranges	\$5.63
Over 40 usage block ranges	\$8.45

Schedule of Standard Rates for Water, Sewer and Irrigation Service
Residential Rates Effective 10/01/2017

METER SIZE	WATER & IRRIGATION BASE CHARGE		WATER & IRRIGATION	WATER & IRRIGATION PER 1,000 GALLONS		SEWER BASE CHARGE		SEWER USAGE PER 1,000 GALLONS	
	INSIDE City Limits	OUTSIDE City Limits	CONSUMPTION RANGE	INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits	INSIDE City Limits	OUTSIDE City Limits
3/4"	\$6.31	\$7.88	0 - 5,000	\$2.10	\$2.62	\$8.91	\$11.13	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
1.0"	\$15.70	\$19.62	0 - 5,000	\$2.10	\$2.62	\$22.21	\$27.75	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
1.5"	\$31.38	\$39.21	0 - 5,000	\$2.10	\$2.62	\$44.40	\$55.49	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
2.0"	\$50.19	\$62.74	0 - 5,000	\$2.10	\$2.62	\$71.00	\$88.74	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
3.0"	\$100.36	\$125.46	0 - 5,000	\$2.10	\$2.62	\$141.98	\$177.46	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
4.0"	\$156.81	\$196.01	0 - 5,000	\$2.10	\$2.62	\$221.83	\$277.28	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
6.0"	\$376.29	\$470.36	0 - 5,000	\$2.10	\$2.62	\$523.33	\$665.41	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
8.0"	\$501.72	\$627.15	0 - 5,000	\$2.10	\$2.62	\$709.77	\$887.21	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				
10.0"	\$721.23	\$901.53	0 - 5,000	\$2.10	\$2.62	\$1,020.29	\$1,275.36	\$4.93	\$6.16
			5,001 - 10,000	\$3.53	\$4.42				
			10,001 - 15,000	\$3.91	\$4.88				
			15,000 +	\$4.45	\$5.56				

Miscellaneous Charges

<u>Description</u>	<u>Inside</u>	<u>Outside</u>
Monthly Billed Miscellaneous Charges:		
Administration fee:	\$ 2.85	\$ 3.56
Stormwater Maintenance Fee:		
Residential	\$ 3.55	N/A
With Mitigation Credits	\$ 2.02	N/A
Stormwater Quality Fee:		
Residential	\$ 3.73	N/A
With Mitigation Credits	\$ 2.20	N/A
Recycling:		
Residential (65 gal. Roll cart/ Pickup weekly)	\$ 2.62	N/A
Commercial (65 gal. Roll cart/ Pickup weekly)	\$ 6.99	N/A
Commercial (95 gal. Roll cart/ Pickup weekly)	\$ 13.96	N/A
Garbage:		
Residential Pick Up	\$ 22.56	N/A
Fire Service Charges:		
Fire Sprinkler System -Small	\$ 4.43	\$ 5.53
Fire Sprinkler System -Large	\$ 51.67	\$ 64.58
Fire Standpipe System	\$ 2.95	\$ 3.68
Fire Sprinkler Standpipe System	\$ 1.49	\$ 1.86
Fire Hydrant	\$ 6.07	\$ 7.58
Special Vacation Bill Amounts:		
Water ONLY	\$ -	\$ 11.44
Water and Sewer/ Wastewater	\$ 25.02	\$ 22.57
Water, Sewer/ Wastewater and Irrigation	\$ 31.33	\$ 30.45
Garbage Only	\$ 10.29	\$ -

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates Section 8 HCV Program

LAKELAND HOUSING AUTHORITY, FL

Note: Rates in bold text indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2020-2021

Lakeland Electric (RS)		Rates		Difference	
Description	Measure	3/2020	12/2020	Amount	Percent
Customer Charge	per month	\$11.00	\$11.00	\$0.00	0%
Total Energy Charges (0-1000)	per kwh	0.086520	0.083866	-0.002654	-3%
Total % of Change					3%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

City of Bartow		Rates		Difference	
Description	Measure	3/2020	12/2020	Amount	Percent
Base Charge	per month	\$8.70	\$8.70	\$0.00	0%
Total Energy Charges	per kwh	0.0907	0.0907	0.0000	0%
Total % of Change					0%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

Duke Energy (RS-1)		Rates		Difference	
Description	Measure	3/2020	12/2020	Amount	Percent
Customer Charge	per month	\$10.52	\$11.40	\$0.88	8%
Total Energy Charges (0-1000)	per kwh	0.13175	0.13048	-0.00127	-1%
Total % of Change					9%
Total Taxes	% of total	12.5%	12.5%	0.00	0%

NATURAL GAS

Peoples Gas System (TECO)		Rates		Difference	
Description	Measure	3/2020	12/2020	Amount	Percent
Customer Charge	per month	\$11.40	\$11.40	\$0.00	0%
Total Energy Charges	per ccf	1.01960	1.15465	0.13505	13%
Total % of Change					13%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%

BOTTLE GAS/PROPANE

Suburban Propane		Rates		Difference	
Description	Measure	3/2020	5/2019	Amount	Percent
Fuel Rate	per gal	\$3.49	\$4.68	\$1.19	34%
Sales Tax	% of total	10%	10%	0.00	0%

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

WATER, SEWER & TRASH COLLECTION

<i>City of Auburndale</i>		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Minimum Charge (0-4000)	per month	\$11.32	\$11.32	\$0.00	0%
Water Rate (4001-12000)	per 1000 gals	\$2.04	\$2.04	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%

Description - Sewer	Measure	3/2020	12/2020	Amount	Percent
Total Monthly Charges	per month	\$40.77	\$40.77	\$0.00	0%

Description - Trash Collection	Measure	3/2020	12/2020	Amount	Percent
Total Monthly Charges	per month	\$19.68	\$19.68	\$0.00	0%

<i>City of Bartow</i>		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Minimum Charge	per month	\$10.55	\$10.55	\$0.00	0%
Water Rate (0-6000)	per 1000 gals	\$2.44	\$2.44	\$0.00	0%
Water Rate (6001-8000)	per 1000 gals	\$3.33	\$3.33	\$0.00	0%
Water Rate (over 8000)	per 1000 gals	\$4.51	\$4.51	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%

Description - Sewer	Measure	3/2020	12/2020	Amount	Percent
Sewer Minimum Charge	per month	\$21.32	\$21.32	\$0.00	0%
Sewer Rate	per 1000 gals	\$1.78	\$1.78	\$0.00	0%
Total % of Change					0%

Description - Trash Collection	Measure	3/2020	12/2020	Amount	Percent
Trash Collection Charge	per month	\$18.75	\$18.75	\$0.00	0%

<i>City of Haines City</i>		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Base Service Charge	per month	\$12.12	\$13.57	\$1.45	12%
Consumption Charge (0-3000)	per 1000 gals	\$0.970	\$1.091	\$0.121	12%
Consumption Charge (3001-10000)	per 1000 gals	\$1.280	\$1.430	\$0.150	12%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					36%

Description - Sewer	Measure	3/2020	12/2020	Amount	Percent
Base Service Charge	per month	\$22.25	\$24.03	\$1.78	8%
Consumption Charge (0-10000 max)	per 1000 gals	\$6.31	\$6.81	\$0.50	8%
Total % of Change					16%

Description - Trash Collection	Measure	3/2020	12/2020	Amount	Percent
Total Monthly Charges	per month	\$20.21	\$14.41	-\$5.80	-29%

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

City of Lake Wales		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Service Availability Charge	per month	\$7.70	\$7.70	\$0.00	0%
Volume Charge (0-5000)	per 1000 gals	\$3.05	\$3.05	\$0.00	0%
Volume Charge (5001-10000)	per 1000 gals	\$4.12	\$4.12	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%
Description - Sewer		3/2020	12/2020	Amount	Percent
Sewer Service Availability Charge	per month	\$27.36	\$27.36	\$0.00	0%
Volume Charge (0-5000)	per 1000 gals	\$3.59	\$3.59	\$0.00	0%
Volume Charge (5001-10000)	per 1000 gals	\$6.29	\$6.29	\$0.00	0%
Total % of Change					0%
Description - Trash Collection		3/2020	12/2020	Amount	Percent
Total Monthly Charges	per month	\$21.57	\$21.57	\$0.00	0%
City of Lakeland		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Fixed Meter Charge	per month	\$10.15	\$10.40	\$0.25	2%
Water Rate (0-7000)	per 1000 gals	\$2.23	\$2.29	\$0.06	3%
Water Rate (7001-12000)	per 1000 gals	\$2.73	\$2.80	\$0.07	3%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					8%
Description - Sewer (MF)		3/2020	12/2020	Amount	Percent
Sewer Fixed Charge	per month	\$16.36	\$16.77	\$0.41	3%
Sewer Rate	per 1000 gals	\$4.26	\$4.37	\$0.11	3%
Total % of Change					5%
Description - Sewer (SF)		3/2020	12/2020	Amount	Percent
Sewer Fixed Charge	per month	\$19.03	\$19.51	\$0.48	3%
Sewer Rate	per 1000 gals	\$4.26	\$4.37	\$0.11	3%
Total % of Change					6%
Description - Trash Collection		3/2020	12/2020	Amount	Percent
Total Monthly Charges	per month	\$17.95	\$17.95	\$0.00	0%
Polk County Utilities		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Base Charge	per month	\$10.43	\$10.43	\$0.00	0%
Water Rate (0-3000)	per 1000 gals	\$1.99	\$1.99	\$0.00	0%
Water Rate (3001-10000)	per 1000 gals	\$2.63	\$2.63	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					0%

Continued...

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

Polk County Utilities continued...

Description - Sewer	Measure	3/2020	12/2020	Amount	Percent
Sewer Base Charge	per month	\$36.14	\$36.14	\$0.00	0%
Sewer Rate (0-7000 max)	per 1000 gals	\$6.48	\$6.48	\$0.00	0%
Total % of Change					0%

City of Winter Haven		Rates		Difference	
Description - Water	Measure	3/2020	12/2020	Amount	Percent
Water Base Charge	per month	\$9.16	\$6.31	-\$2.85	-31%
Water Rate (0-5000)	per 1000 gals	\$2.10	\$2.10	\$0.00	0%
Water Rate (5001-10000)	per 1000 gals	\$3.53	\$3.53	\$0.00	0%
Municipal Public Service Tax	% of total	10%	10%	0.00	0%
Total % of Change					31%

Description - Sewer	Measure	3/2020	12/2020	Amount	Percent
Sewer Base Charge	per month	\$16.02	\$8.91	-\$7.11	-44%
Sewer Rate	per 1000 gals	\$4.93	\$4.93	\$0.00	0%
Total % of Change					44%

Description - Trash Collection	Measure	3/2020	12/2020	Amount	Percent
Total Monthly Charges	per month	\$24.57	\$25.18	\$0.61	2%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

Allowances for Tenant-Furnished Utilities and Other Services

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

		Date (mm/dd/yyyy):				
Locality: Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/Row House/Townhouse/Semi-Detached/Duplex)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$11.00	\$14.00	\$14.00	\$14.00	\$15.00	\$15.00
b. Bottle Gas/Propane	\$28.00	\$34.00	\$34.00	\$34.00	\$37.00	\$37.00
c. Electric (avg)	\$6.00	\$7.00	\$8.00	\$9.00	\$9.00	\$10.00
d. Electric Heat Pump (avg)	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
e. Oil / Other						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$15.00	\$22.00	\$28.00	\$31.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$20.00	\$23.00	\$32.00	\$41.00	\$50.00	\$59.00
Air Conditioning (avg)	\$17.00	\$20.00	\$27.00	\$35.00	\$42.00	\$50.00
Water Heating						
a. Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
b. Bottle Gas/Propane	\$22.00	\$25.00	\$34.00	\$43.00	\$52.00	\$65.00
c. Electric (avg)	\$11.00	\$13.00	\$17.00	\$21.00	\$24.00	\$28.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water (avg)	\$17.00	\$18.00	\$21.00	\$26.00	\$30.00	\$35.00
Sewer (avg)	\$37.00	\$37.00	\$43.00	\$49.00	\$54.00	\$59.00
Trash Collection (avg)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.01 (avg)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
				Sewer		\$
Address of Unit				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



Allowances for Tenant-Furnished Utilities and Other Services

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

Date (mm/dd/yyyy):						
Locality: Lakeland Housing Authority, FL		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$17.00	\$19.00	\$19.00	\$21.00	\$21.00	\$22.00
b. Bottle Gas/Propane	\$40.00	\$46.00	\$46.00	\$49.00	\$49.00	\$52.00
c. Electric (avg)	\$10.00	\$12.00	\$13.00	\$13.00	\$14.00	\$15.00
d. Electric Heat Pump (avg)	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00	\$14.00
e. Oil / Other						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$15.00	\$22.00	\$28.00	\$31.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$29.00	\$34.00	\$47.00	\$60.00	\$73.00	\$87.00
Air Conditioning (avg)	\$13.00	\$15.00	\$34.00	\$53.00	\$72.00	\$91.00
Water Heating						
a. Natural Gas	\$10.00	\$11.00	\$17.00	\$22.00	\$26.00	\$32.00
b. Bottle Gas/Propane	\$25.00	\$28.00	\$40.00	\$52.00	\$65.00	\$77.00
c. Electric (avg)	\$14.00	\$16.00	\$21.00	\$26.00	\$30.00	\$35.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water (avg)	\$17.00	\$18.00	\$21.00	\$26.00	\$30.00	\$35.00
Sewer (avg)	\$37.00	\$37.00	\$43.00	\$49.00	\$54.00	\$59.00
Trash Collection (avg)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$11.01 (avg)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Natural Gas Charge \$12.54	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
Number of Bedrooms			Other		\$	
			Other		\$	
			Total		\$	



LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

LAKELAND HOUSING AUTHORITY, FL

Study Date:

PHA/Zip Code* Lookup:

*If zip code is unavailable, choose adjacent zip code.

Name/City of HA:

State:

Building Types		#BR	Grouping
Apartment	Yes	0-5	Multi-Family
Row House/Townhouse		0-5	
Semi-Detached/Duplex			
Detached House	Yes	0-5	Single-Family
Mobile/Manufactured Home		0-5	

Average	
Electric	Yes
Natural Gas	No
Water	Yes
Sewer	Yes
Trash	Yes

MF(H-R/APT/RH/TH/SD/D) & SF(DH/MH)
List Locations- County Wide: Auburndale, Bartow, Haines City, Lakeland, Polk County, Winter Haven, Lake Wales

Standard Schedule

Climate Data (Degree Days)

HEATING

January	162
February	94
March	45
April	8
May	0
Jun	0
July	0
August	0
September	0
October	4
November	37
December	126
Annual	476

COOLING

January	46
February	63
March	116
April	198
May	374
Jun	475
July	525
August	536
September	457
October	313
November	137
December	73
Annual	3313

Typical Low Temp

OTHER BUSINESS



HOUSING AUTHORITY OF THE CITY OF LAKELAND

Sustainability Plan

Fiscal Years 2021- 2025



430 HARTSELL AVENUE, LAKELAND, FLORIDA 33815

Housing Authority of the City of Lakeland

Sustainability Plan – Fiscal Years 2021-2025

Creating Communities One Life at a Time

RESIDENT SUPPORT



HOUSING PRESERVATION AND REDEVELOPMENT



FINANCIAL STABILITY



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Message from the Chairman of the Board



As the Chairman of the Housing Authority of the City of Lakeland, one of my primary goals is to ensure that this agency preserves the public and affordable housing communities within our portfolio. This goal is shared by the Housing Authority of the City of Lakeland Board of Commissioners, executive leadership and agency staff. For this reason, the Housing Authority of the City of Lakeland has established objectives, targets and outcomes towards ensuring the sustainability of our physical structures.

Our focus is also on maintaining and sustaining our financial assets. Securing the financial sustainability of the agency is a goal that we will continue to strive for in our efforts to ensure that we can meet the operational and financial needs of the Housing Authority of the City of Lakeland. To do so, we must prioritize our goals and activities as we move towards continued stabilization of our agency.

The primary reason that we exist as an agency is to create healthy communities that provide decent and sanitary housing for our residents. To this end, we have included specific goals that are aimed towards creating opportunities for a healthier and more productive living environment for our residents. These opportunities include supporting our residents in their efforts to improve their quality of life.

The Housing Authority of the City of Lakeland's ability to deliver programs and services on a day-to-day basis is also important in sustaining our agency. That is why we have outstanding and qualified leaders that are equipped to manage the agency operationally and fiscally as well as establish and act on plans that stabilize and sustain the housing authority.

We are extremely proud of our accomplishments to date, including being named the 2018 State of Florida Housing Authority of the Year, and look forward to achieving the short and long-term endeavors identified in the Housing Authority of the City of Lakeland Sustainability Plan. Please join us in our quest to sustain the agency for the future.

A handwritten signature in blue ink that reads "Michael Pimentel". The signature is written in a cursive style.

Michael Pimentel, Chair, Board of Commissioners
Housing Authority City of Lakeland



Message from the President/Chief Executive Officer



Over the past several years, the Housing Authority of the City of Lakeland has faced many challenges, but none that we have not been able to overcome. Today, this agency is a high performing organization. We have achieved this level of success under the guidance of our Board of Commissioners, hard work of my staff and the participation of residents and local stakeholders.

We knew our agency could only thrive if we achieved the goals that we set forth in the Corrective Action Plan, Recovery Plan and the original Sustainability Plan and by doing so the Housing Authority of the City of Lakeland's success would be clear. Over the past five years, this agency has been designated as a Higher Performer in Public Housing and Section 8 by the U.S. Department of Housing and Urban Development as well as the 2018 State of Florida Housing Authority of the Year by the Florida Association of Housing and Redevelopment Officials. With the inception of our well thought out Sustainability Plan and continued stabilization efforts, the Housing Authority of the City of Lakeland will continue to be a recognized high performing agency.

As we embark on another year, the Housing Authority of the City of Lakeland will further demonstrate leadership. The investment in our communities and residents will continue to be a priority as we take on another opportunity to work together with our stakeholders and partners to deliver quality service. That is why I am pleased to present to our stakeholders the Housing Authority of the City of Lakeland's Five Year Sustainability Plan (Plan). This Plan is a comprehensive and actionable platform that will produce meaningful results while setting the agency on a direct path to strengthen and transform our communities.

It is important to emphasize that the Plan is not just a vision of the Housing Authority of the City of Lakeland's leadership but also a living document that is designed to stabilize and improve our affordable housing communities, enhance the lives of our most important stakeholders and ensure financial stability as the agency moves towards a sustainable future.

Benjamin Stevenson, President/Chief Executive Officer
Housing Authority City of Lakeland



Leadership Team

The Housing Authority of the City of Lakeland leadership has a shared vision and the necessary experience to continue to move this agency forward. As leaders, we will collaborate with our residents, local and federal stakeholders and other interested parties to achieve long-term sustainability for the housing authority. We are excited about this plan and the opportunity to continue to lead by example as a high performing and innovative agency.

Board of Commissioners Executive Officers

MICHAEL PIMENTEL, CHAIR
EDWARD HALL, VICE CHAIR

DAVID SAMPLES
SHELLY ASBURY
DON BROWN
JUDY MAS
LORENZO ROBINSON

REV. RICHARD RICHARDSON,
BOARD MEMBER EMERITUS

BENJAMIN STEVENSON,
PRESIDENT/CHIEF EXECUTIVE
OFFICER

CARLOS PIZARRO,
SENIOR VICE PRESIDENT OF
HOUSING

VALERIE T. BROWN,
VICE PRESIDENT OF
ADMINISTRATION AND
FINANCE



Introduction

The Housing Authority of the City of Lakeland's (HACL) mission is to provide quality, affordable housing and self-sufficiency opportunities in an effective and professional manner in the city of Lakeland and Polk County, Florida. To ensure the long-term stability of our agency, we must preserve our existing housing structures, rebuild when and where necessary, support the residents of our communities and plan effectively and efficiently as we move forward. To this end, we have developed and updated a Sustainability Plan (Plan) to guide our efforts over the next five years.

The motto of the HACL is to "Create Communities, One Life at a Time." We accomplish all of this through Section 8 – Housing Choice Vouchers, Public Housing, Affordable Home Ownership, Affordable Rental Opportunities, Resident Training Opportunities and Supportive Services, Youth Build Lakeland Program, After School Activities and Programs, Senior Active Lifestyle Programs, accommodations for disabled residences, and our positive relationships with numerous community partners that provide social services.

This agency faced many challenges over the past several years, but each time we have responded by developing effective strategies and goals to address the issue. This improvement is evidenced by the HACL's Corrective Action Plan and Recovery Plan that were developed a few years ago. The Corrective Action Plan included over seventy (70) goals with specific targets for correcting internal issues. The Recovery Plan was developed as a part of the Corrective Action Plan process and continued the improvements by building upon the outlined strategies. The HACL team worked together to achieve positive outcomes and as a result all of the goals of both plans were successfully completed.

The HACL has always strived to be a high performing agency and we are proud to have consistently received this designation from HUD over the past several years. Effective

planning has always been an important element of our success in meeting goals and objectives while achieving this designation.

The HACL's recovery and sustainability efforts include the following:

Preserving and Redeveloping Affordable and Public Housing

Preserving and rebuilding is vital to the HACL's sustainability. To date, the HACL has been successful in its redevelopment efforts. We have transformed public opinion of the HACL by effectively managing and maintaining recently rehabilitated development projects at Colton Meadows, Villas of Lake Bonnet and West Bartow. We have also successfully completed the first new construction of affordable housing communities in the past twenty years with the Micro-Cottages at Williamstown (a new public housing community for seniors) and Twin Lakes Estates Phases I (a new senior building) and II (a new multifamily community). Each of these properties has successfully passed annual physical inspections by investor partners, Florida Housing Finance Corporation and HUD-Real Estate Assessment Center (REAC) as well as financial audit reviews.

Ensuring that our physical structures are well maintained and safe requires effective planning and use of capital improvement dollars. On an ongoing basis, the HACL assessed our properties and completed capital improvements throughout the portfolio. Some of our recent capital improvements projects include roof repair, paving, plumbing and electrical work at West Lake; painting and paving at Carrington Place (formerly known as Dakota Park); rehabilitation, cabinet replacement, painting and paving work at Cecil Gober Villas; environmental abatement at Hampton Hills; network improvements at the Emma Turner Center located on the HOPE VI site; central heating and air improvements at the Lake Ridge Community Center; roof repair and environmental work at the Administration Building; paving work at the Manor of West Bartow; landscaping, irrigation and drainage work at John Wright Apartments; and interior painting, installation of new cabinets and flooring at Cecil Gober Villas.

Resident Education and Support

We understand that resident education and support is also essential in the sustainability efforts of the HACL. That is why the HACL established programs to improve the lives of the residents of our communities. Many of these programs are accomplished through partnerships with local nonprofits and other public/private agencies located in Lakeland and Polk County. Our residents who take advantage of these programs see the benefit of participation. Examples of services provided for the residents include After School Programs; Financial Counseling; Life Safety Training; transportation for trips to the doctor, Walmart, pharmacy; Health and Nutrition Classes; Resident Check-In Program; community activities and Senior Assistance Programs for housekeeping, grocery shopping, and laundry services; Weekend Education Programs with Southeastern University provided on-site at the property. Examples of resident success stories include Sherika Lattimore, who successfully completed the Section 8 Family Self-Sufficiency Program while becoming a first time homeowner through the HACL Homeownership Program at Hampton Hills and Charika Lowe who successfully completed the Public Housing Family Self-Sufficiency Program by obtaining employment (where she also received a promotion after starting the program), completing school as a legal specialist; successfully completing credit repair goals and obtaining (and paying off) a car loan as single parent.

Immediately, the HACL's Sustainability Plan (Plan) sets a course over the next five years that will guide the changes that we must undertake in order to financially sustain the agency. The

Plan implemented in Fiscal Year 2017 and over the past several years the HACL has continued to roll out policies, detail initiatives, develop targets and achieve outcomes.

Financial Stability

The HACL has established and implemented sound financial policies and procedures for use by all staff. Financial controls that were developed while implementing the Corrective Action Plan and Recovery Plan are in place and financial reports and recovery updates are provided monthly to the HACL Board of Commissioners.

On an ongoing basis, the HACL monitors its finances and prepares an annual budget that is made available for public review and comment prior to being submitted to the Board of Commissioners for approval. The HACL also contracts with an independent audit firm to review our financial statements on an annual basis.

As we move forward, the HACL has established additional goals to ensure financial sustainability at our agency. One of the goals of sustainability is to establish public private partnerships to create innovative ways to fund the development of additional affordable housing units. These partnerships will be used to create long term revenue streams for the HACL communities and developments.



History and Portfolio

The HACL, FL-011, as a part of the federal Housing Act that mandated the forming of public housing authorities, was created by the State of Florida in 1939 pursuant to Florida Statute 421. The HACL manages affordable housing programs that offer many diverse housing and self-sufficiency opportunities to families and individuals residing in the city of Lakeland within Polk County, Florida. The mission of the HACL is to provide quality, affordable housing and self-sufficiency opportunities in an effective and professional manner, in Lakeland and Polk County, Florida.

The HACL affordable housing programs include conventional public housing, Section 8 and the mixed income housing opportunities. The HACL's Public Housing inventory consists of the following developments.

Public Housing Program		
Community	# Units	Type
John Wright Homes	20	Multi-Family
Cecil Gober Villas	37	Elderly
The Micro-Cottages at Williamstown	48	Elderly
Hampton Hills Homes	2	Homeownership
Total	107	

The U.S. Department of Housing and Urban Development awarded the HACL a HOPE VI grant in 1999. With this grant, the HACL demolished 380 units of public housing and developed affordable mixed finance housing units using a mixture of public and private financing, including Low Income Housing Tax Credits (LIHTC). The HACL self-manages all of its communities through its management company, West Lake Management, LLC, including the following mixed income developments:

Mixed Income Communities			
Community	#Units	Type	Unit Mix
Carrington Place	40	Multi-Family	20 LIHTC, 20 Public Housing/LIHTC
Washington Renaissance	78	Elderly	48 LIHTC, 30 Public Housing/LIHTC
Washington Renaissance	118	Multi-Family	39 LIHTC, 79 Public Housing/LIHTC
Colton Meadow	72	Multi-Family	LIHTC
Villas at Lake Bonnet Homes	75	Multi-Family	LIHTC with 18 Project based Section 8
The Manor at West Bartow	100	Elderly	LIHTC, 99 Project based Section 8
Twin Lakes Estates Phase I	100	Elderly	80 Project based Section 8, 10 LIHTC, 10 Public Housing/LIHTC
Twin Lakes Estates Phase II	132	Multi-Family	14 ACC/LIHTC, 118 LIHTC
Total	715		

In addition to the properties reflected above, in 2015 the HACL owned four (4) parcels of land

that were targeted for future development and/or disposal at market value. One of these properties, the 10th Street commercial site had stood vacant for over 16 years. The HACL negotiated the sale of the property to a commercial developer. A prototype Circle K store and clinic for heart patients now occupy the site. The HACL also self-developed the Williamstown housing project. This new 48-unit affordable housing community for senior citizens (with a preference for veterans of the U.S. Military) opened in the December of 2018 at this location. It is the first new public housing only community constructed in the city of Lakeland in over forty years.

Vacant Properties		
Name	Size	Comments
10 th Street Commercial	4 acres	Now a Circle K store and clinic for heart patients
10 th Street Residential	10 acres	Future 111 Homeownership Units
Arbor Manor	17.3 acres	Currently For Sale

The HACL also administers a Section 8 Program that is approved for 1,579 vouchers. We continue to seek new ways to increase the HACL investment portfolio.

Purpose of the Sustainability Plan

The HACL Sustainability Plan (Plan) is a roadmap for the HACL to achieve financial stability and ensure affordable housing opportunities for its stakeholders. The Plan will ensure that the HACL continues to be an effective agency now and into the future. The Plan focuses on both short-term results and long-term goals that will continue to transform and stabilize our agency. It will provide a blueprint for forming public-private partnerships that create non-federal revenue streams.

The Plan connects the dots for HACL by building on existing goals while establishing new goals to be accomplished over the next five years. We will prepare periodic reports, including an annual report, and, as necessary and appropriate, make adjustments to the Plan.

With this Plan, the HACL will achieve short-term results while setting the path to strengthen and transform our agency. The Plan is designed to serve as a tool for:

Presenting a new vision for the future: The Plan presents a vision and details for short and long-term goals to be achieved over the next five years.

Serving as a pathway to short-term results: Provides specific outcomes for fiscal year 2020 that are in sync with long-term plans.

Building on existing goals: Lays out strategies and initiatives that will be established and/or improved to further desired outcomes.

Establishing a new tool to help manage HACL: Provides the President/CEO with a new set of tools to ensure implementation and monitoring of the Plan.

Establishing a Dashboard: establishes a dashboard with targets to measure progress

Providing Resident Relations and Support: Builds on resident relations and programs that

improve the quality of life for the residents of our communities.

Many of the initiatives and actions are focused on how we operate, how we collaborate with our partners and how we help our residents. The HACL's plan is designed for operational purposes but also to ensure that our residents and the stakeholders are involved.

The Plan establishes a set of ambitious and achievable goals in the following areas:

Financial Stability: Ensure financial stability through effective planning, monitoring and the review, revision, and the establishment of financial policies and procedures for maintaining existing revenue streams as well as exploring the formation of public-private partnership ventures.

Preserving Existing Housing and Redevelopment: Preservation of the HACL's existing housing stock through the effective planning and use of capital funds, other public funds and private funding opportunities as well as the redevelopment of obsolete housing.

Investing in our Residents: Ensuring that the residents of our communities are engaged in programs that serve to improve their quality of life.



CEO Stevenson's directive is clear "We are the drivers of this agency and that means we have to be the best we can be as we sustain the HACL's status as a high performer."



The Road to Success

The HACL has already achieved a great deal of success in transforming the agency into a high performing organization. However, we must continue to sustain our daily operations and transform our communities. By building on our success, we will continue to demonstrate effective leadership through clearly identified goals and outcomes. This Plan identifies a few of the HACL's most recent accomplishments and major goals for fiscal years 2017 through 2022.

Major Accomplishments - Fiscal Years 2014- 2016

Major accomplishments over the past several years include the following:

- Achieving High Performer status for Fiscal Year 2014
- Achieving High Performer status for Fiscal Year 2015
- Successful completion of all seventy-three items in the Corrective Action Plan
- Achieving High Performer status for Fiscal Year 2016

Major Accomplishments - Fiscal Year 2017

The HACL team met the following key sustainability objectives during Fiscal Year 2017:

- ❖ HACL completed a financial closing and began construction of the Micro-Cottages at Williamstown, a new community that will provide 48 affordable housing units for the elderly with a preference for veterans
- ❖ Completed the sale of the 10th Street commercial property so that the Developer was able to start and complete construction of a new Circle K enterprise
- ❖ Completed cabinet replacement project at Cecil Gober Villas
- ❖ Obtained HUD Special Application Center approval for the demolition and disposal of Phase I of the West Lake Redevelopment Project
- ❖ Begin process to obtain all HUD approvals necessary for completion of the financial closing for the Phase I of the West Lake Redevelopment Project
- ❖ Obtained low income housing tax credits for Phase II of the West Lake Redevelopment Project
- ❖ Successfully completed the requirements of the HACL Recovery Plan
- ❖ Began outreach for public private partnerships that provide opportunities for the development of affordable housing
- ❖ Submitted an application with Developer Partner for low income housing tax credits for Phase III of the West Lake Apartments Redevelopment Project

Major Accomplishments - Fiscal Year 2018

- ❖ Completed process to obtain all HUD approvals necessary for completion of the financial closing for the Phase I of the West Lake Redevelopment Project
- ❖ Started construction activity for Phase I of the West Lake Redevelopment Project
- ❖ Obtained HUD Special Application Center approval demolition and disposal of Phases II of the West Lake Redevelopment Project
- ❖ Complete financial closing for the Phase I of the West Lake Redevelopment Project
- ❖ Submit an application for low-income housing tax credits for Phase I of the Arbor Manor Redevelopment Project
- ❖ Selected as Housing Authority of the Year for the State of Florida by the Florida Association of Housing and Redevelopment Officials
- ❖ Best Practice award from the Florida Association of Housing and Redevelopment Officials for the Micro-Cottages at Williamstown project
- ❖ Best Practice award from the Florida Association of Housing and Redevelopment Officials for the YouthBuild Lakeland program
- ❖ Awarded \$1 million grant by the U.S. Department of Labor for the YouthBuild-Lakeland program

Major Accomplishments - Fiscal Year 2019

- ❖ Received Award of Merit from the National Association of Housing and Redevelopment Officials for the Micro-Cottages at Williamstown Project
- ❖ Completed process to obtain all HUD approvals necessary for completion of the financial closing for the Phase II of the West Lake Redevelopment Project
- ❖ Completed financial closing with Florida Housing Finance Corporation or the Phase II of the West Lake Redevelopment Project
- ❖ Begin construction activity for Phase II of the West Lake Redevelopment Project
- ❖ Submitted an application for low-income housing tax credits for Phase III of the West Lake Redevelopment Project

Major Accomplishments - Fiscal Year 2020

- ❖ Continued construction activity for Phase II of the West Lake Redevelopment Project
- ❖ Started occupancy of multi-family housing units in Phase II of the West Lake Redevelopment Project
- ❖ Obtained HUD Special Application Center approval demolition and disposal of Phase III of the West Lake Redevelopment Project
- ❖ Started relocation of families currently occupying Phase III of the West Lake Redevelopment Project

Goals - Fiscal Years – 2021 - 2025

Major goals for the HACL include:

- ❖ Complete construction activity for the Micro-Cottages at Williamstown Redevelopment Project and begin occupancy and management process
- ❖ Complete construction activity for Phase I of the West Lake Redevelopment Project and begin occupancy and management process.
- ❖ Obtain low income housing tax credits and other financing for Phase III of the West Lake Redevelopment Project
- ❖ Begin construction activity for Phase II of the West Lake Redevelopment Project
- ❖ Complete financial closing for the Phase III of the West Lake Redevelopment Project
- ❖ Begin construction activity for Phase III of the West Lake Redevelopment Project
- ❖ Complete construction activity for Phases II and III of the West Lake Redevelopment Project and begin occupancy and management process
- ❖ Establish a public-private partnership that provides opportunities for the development of additional affordable housing rental units
- ❖ Establish a public-private partnership that provides opportunities for the development of additional affordable homeownership units for first time homebuyers
- ❖ Establish public-private relationships and partnership to ensure the long-term financial stability of the housing authority
- ❖ Develop and promote activities that improve the quality of life for the residents of HACL communities



Utilizing the Sustainability Plan

The HACL will utilize and ensure the success of the Plan in the following ways:

President/CEO: The CEO will ensure accountability and alignment with the Plan through periodic reviews and incorporating Plan progress and outcomes into the board package on a quarterly basis.

Sustainability Monitor: A sustainability monitor has been appointed to monitor the plan and reporting progress. The Board of Commissioners established a Finance and Sustainability Review Committee to serve as the sustainability monitor. The committee consists of at least two (2) members of the Board of Commissioners and works collaboratively with the HACL staff.

Regular written reports: HACL leadership will continue to provide updates and regular written reports on Plan progress and challenges.

Priority setting: The HACL will continue to use the Plan to establish budget priorities in the HACL's annual proposed budget. The priorities and other required activities will be included in the Annual PHA Plan and other documents as appropriate.

Metrics and Transparency: Demonstrate progress on a regular basis through reporting and access to completed reports.

Annual Report: Continue to create an annual report on progress across the HACL and incorporate best practices and lessons learned.

RESIDENT SUPPORT



Investing in Our Residents

The HACL understands that its most important stakeholders are our residents that reside within our communities. Our success is not only contingent on ensuring residents reside in safe and sanitary housing but also that we play a part in enhancing their lives through targeted programs and supportive services. This is why specific goals aimed at resident education, wellness and financial security have been included in the Plan.



As indicated, the HACL recognizes the needs of the residents of our communities and strives to align those needs with the physical improvements necessary to achieve more livable and sustainable communities. Delivering results that improve the quality of life for residents by creating new tools and educating our residents is essential to the HACL's success.

HACL will continue to support the residents of our communities and try to enrich their lives through the various programs that we have established. These programs include but are not limited to: job training, life skills training, career planning and development training, employability skills training, credit improvement, budgeting, homeownership opportunities, outreach activities, after school programs and FCAT tutoring.

Many of the HACL's resident programs are provided with the assistance of community partners. These existing programs are designed to benefit every household residing in HACL communities and as we move forward the HACL will seek to provide additional opportunities for the residents of our communities.

Some of the established programs include the following:

- Family Self Sufficiency
- Job Search/Access Florida
- Office Skills Training
- Maintenance Skills Training
- 21st Century Community Learning
- Youth Build
- Section 3

Resident Support

Goals, Strategies and Targets

Recognize and promote the central importance of resident life in achieving physical and community sustainability at HACL sites.

- Educate residents on key HACL goals and plans that promote HACL sustainability
- Ensure adequate funding for resident supportive services and programs
- Educate residents on energy-efficiency and how to decrease

Improve HACL's communications platform to help residents understand the significant impact that they have in achieving HACL goals.

- Develop a newsletter for properties within the HACL portfolio
- Implement (Revise) energy-efficiency policies across the HACL's portfolio. Communicate policies to residents
- Increase awareness of existing resident services and programs.

Engage in best practices, both within the HACL and in collaboration with local community partners in order to continuously promote and enhance healthy living conditions for residents.

- Identify new local partners and best practices that can be implemented at the HACL

Identify and establish new strategies that lead to educational and economic opportunities for HACL residents.

- Increase resident participation in local training opportunities and programs
- Obtain a ROSS grant to provide training opportunities for public housing residents as well as the other residents of the HACL communities

Targets

Short and Long-Term Outcomes

Recognize and promote the central importance of resident life in achieving physical and social communal sustainability at HACL properties.

- Desired Outcomes

Help residents to obtain and maintain a sense of pride in their housing community

Create an effective communications tool to help residents understand the significant impact that they have in achieving HACL goals

- Desired Outcomes

Help residents to see they are a valued member of the HACL family

Engage in best practices, both within HACL and in collaboration with local community partners in order for residents of HACL communities to continuously benefit from enhanced healthy living conditions.

- Desired Outcomes

Improve the quality of life for residents of HACL communities

Build on successful development and resident services projects

Continue to create public-private partnerships that provide training

educational and economic opportunities for HACL residents

Identify and establish new strategies and public and/or private partnerships that create opportunities to sustain the economic and financial viability of the HACL

- Desired Outcomes

Maintain self-sufficiency training opportunities and programs for very low- and low-income families and individuals

Develop and maintain partnerships with local community and supportive services entities

HOUSING PRESERVATION AND REDEVELOPMENT



Strengthening the HACL ensures we can satisfy the basic need for housing and the long-term sustainability of our Agency



Preserving and Redeveloping HACL Communities

In the past, the HACL has played a major role in providing affordable housing opportunities for the residents of the city of Lakeland. The goals in the Plan are designed to preserve our portfolio, create public-private partnerships to redevelop and/or acquire new affordable housing opportunities for the residents of the city of Lakeland.

Preserving communities and redeveloping affordable housing are among the most important goals in achieving long-term sustainability for the HACL. The HACL must ensure that we provide affordable, safe, sanitary and decent housing for the residents of our communities. This objective will be accomplished in part through the effective planning and use of capital improvement funding and other funds designated for housing development purposes as well as exploring non-federal sources of revenue. In addition, the HACL must evaluate the condition of aged physical structures and make decisions in regard to the long-term stability of our communities. When appropriate, redevelopment may be the most feasible option for the agency.

Housing Preservation and Redevelopment Goals, Strategies and Targets

Preserve existing public housing

- Evaluate capital needs
- Create plan to address identified needs
- Implement plan at target properties
- Complete rehab work at Cecil Gober property
- Maintain quality of housing at John Wright and Williamstown properties

Preserve existing mixed income communities

- Evaluate physical needs
- Maintain quality of housing Renaissance HOPE VI site
- Maintain quality of housing of Manor at West Bartow
- Maintain quality of housing of Colton Meadows
- Maintain quality of housing of Villas at Lake Bonnet

Expand Affordable Housing Opportunities

- Redevelop Senior Housing at West Lake property
- Redevelop multi-family mixed income housing at West Lake property
- Identify HACL owned properties that may be sold
- Identify off-site affordable housing communities for purchase and rehab

Pursue public private partnerships

- Pursue opportunities to create non-federal revenue streams
- Pursue opportunities to create partnerships for social services
- Pursue opportunities to manage non-HACL properties
- Pursue opportunities to purchase private properties and/or apartments
- Pursue opportunities to create partnerships for private developments

Targets

Short and Long-Term Outcomes

Preserve existing public housing

- Maintain affordable rental housing opportunities for very low- and low-income families and individuals
- Maintain existing affordable rental housing communities in HACL portfolio
- Expand affordable housing opportunities
- Build additional public housing rental units

Preserve/maintain existing mixed income/affordable communities

- Maintain affordable rental housing opportunities for very low-, low-, and moderate-income families and individuals
- Maintain existing affordable rental housing communities in HACL

Identify partnerships that create opportunities for the development of affordable housing units

- Form partnerships with local, public and private sector entities

Identify partnerships that create opportunities for property management by the HACL

- Form partnerships that enhance and/or provide contracting opportunities for West Lake Management

Identify partnerships that create opportunities for homeownership sales by the HACL

- Form partnerships that enhance and/or provide contracting opportunities for West Lake Realty

FINANCIAL STABILITY



Financial Sustainability Requires a Collaborative Effort



Striving for Financial Sustainability

To ensure the longevity of the HACL the agency must be financially stable and have long-term sustainability of our finances. To do so requires the collaborative efforts of HACL staff, Board of Commissioners and community partners. Achieving financial sustainability is an ongoing process that must continue to be part of our daily operations. This includes careful planning and implementation of goals and objectives and the effective administration of HACL finances.

The HACL is committed to utilizing a comprehensive approach to maintaining the short-term financial stability and achieving long-term financial sustainability for our agency. The comprehensive approach includes effective financial planning, utilizing effective financial controls goals, effectively managing and monitoring finances and creating partnerships that provide independent revenue streams.

Financial Stability

Goals, Strategies, Targets

Effective Financial Planning

Ensure that financial plans, including the HACL Sustainability Plan and annual budgets are updated periodically as the result of a participatory process involving HACL executive leadership staff and the Board of Commissioners

Ensure that HACL staff uses current plans and budgets and financial reports to guide all major program decisions

Ensure adequate funding allocations to each community

Ensure asset management strategy used by all managers of HACL communities and properties

Ensure Collaboration with the Board, HACL leadership and staff

Establish a committee to review financial sustainability progress
This committee will replace the Recovery Plan Review Committee

Board of Commissioners are involved in the review of financial plans and budgets

HACL staff to provide minimum monthly updates of financial status



Engage in best practices for financial sustainability

Seek opportunities to learn successful financial strategies used by other housing and redevelopment authorities

Review lessons learned from HACL successful projects and activities

Identify, explore and establish new strategies that lead to new income streams

Establish public-private partnerships and collaborations

Explore strategies partnerships with financial institutions

Financial Reporting

Internal Reporting - Agency-wide and program-specific financial reports for the Board of Commissioners and HACL leadership. The reports will be completed in a timely manner. In addition, the reports will be reviewed and utilized regularly for decision making purposes.

External Financial Reporting – Required financial reports for external review by HUD and other agencies.

Annual Audits- Annual audits are conducted timely and recommendations are fully implemented.

Targets

Short and Long-Term Outcomes

- Effective Financial Planning
 - Train managers of HACL communities in the value of effective asset management
 - Ensure successful monitoring of HACL financial assets

- Collaboration with Board of Commissioners, HACL executive leadership
 - Keep Board of Commissioners informed of major activities
 - Share all significant financial ventures with

- Engage in best practices for financial sustainability
 - Continue to review best practices at other housing and redevelopment authorities
 - Continue to explore ways to establish partnerships and joint ventures with investors and financial entities

- Timely and Accurate Financial Reporting
 - Provide updated financial reports to the Board of Commissioners on a minimum monthly basis
 - Advise Board of Commissioners of any potential partnerships with major investors



ACKNOWLEDGEMENTS

The success of any organization depends largely upon the support and efforts of a team. In that regard, the HACL would like to acknowledge and express our deepest appreciation to our team members and community partners including the Board of Commissioners; Lakeland Polk Housing Corporation Board of Directors; Mayor, City Commission and staff of the City of Lakeland; residents of HACL communities; and all other stakeholders whose contributions help to make this agency one that we can all be proud of.