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BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

July 18, 2022

Benjamin Stevenson, Executive Director

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

Monday, July 18, 2022, 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 June 20, 2022**
- 3. Public Forum**
- 4. Old Business**
- 5. New Business**
 - Employee of the Month
- 6. Secretary's Report**
 - Housing and Operations
 - Administration & Finance Report

7. Resolution

Resolution No.# 22-1514 – Requesting Authorization to obtain the Move to Work designation and submit an Application to the U.S. Department of Housing and Urban Development.

Resolution No. # 22-1515 – Requesting authorization for the Executive Director to submit a Significant Amendment and modification of the LHA Annual Plan to the U.S. Department of Housing and Urban Development.

8. Legal Report

9. Other Business

10. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, June 20, 2022
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Don Brown, Commissioner, Chairman
David Samples, Commissioner
Dewey Chancey, Commissioner
Lorenzo Robinson, Commissioner
Heena Raju Gandhi, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore – Via Zoom

The meeting was called to order at 6:00 p.m. by Chairman Brown.

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

APPROVAL OF THE AGENDA

- Motion to approve the agenda for July 18, 2022.
Motion by Commissioner Samples, seconded by Commissioner Chancy.

Vote:

Don Brown- Aye	Dewey Chancey – Aye
David Samples – Aye	Heena Gandhi – Aye

ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on June 20, 2022.

Motion by Commissioner Chancey, seconded by Commissioner Gandhi

Vote:

Don Brown- Aye	Dewey Chancey – Aye
David Samples – Aye	Heena Gandhi – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Ana Iglesias, June 2022 Employee of the Month, was presented by Valerie Turner, Vice-President of Finance and Administration. Ms. Ingelesia is Finance Coordinator in the Finance Department. She is a very dependable and committed worker that has a pleasant attitude, good working relationship with her co-workers as well as brings a valued skillset to the agency.

Mr. Stevenson also acknowledged Ms. Ingelesia as a very valued worker that brings a unique work ethic and skills to the agency. He congratulated and thanked her for being a part of the LHA Team.

SECRETARY'S REPORT

Twin Lakes Estate Phase III

Mr. Steveson stated a fence is being purchased to surround the property. The next step will be demolition. Mr. Stevenson stated he is in conversation with the Developer Partner the financing for Phase III and other potential properties in Polk County.

Investment Partnership

Arbor Manor

Mr. Stevenson stated the sale of the Arbor Manor property is closed and funds has been deposited into the accounts.

Zion Bank

Things are moving slowly but surely. We are discussing construction costs and details with the Developer and other contractors.

The Team is also making progress on the 4-acres site. We are talking with the seller/owner about an extension of time for the closing.

HOUSING AND OPERATIONS

Mr. Pizarro stated Cecil Gober apartments renovation is coming along well.

The repairs at the Renaissance and Dakota properties are also going well. LHA will engage Bessolo Design Group, Inc., to do the design work at these properties.

Staff is constantly working with families to find affordable housing and rent assistance. Families are not finding housing with Section-8 voucher due to the rising price of rents in the local housing market. The Section-8 wait list is currently being reviewed to try and assist families with affordable rents.

Commissioners asked, “what could be done to assist families in this struggle with not being able to afford rent?” Mr. Pizzaro stated it would help if people wrote letters and made calls to their congressmen.

FINANCE AND ADMINISTRATION

Valerie Turner gave a through overview of the Finance Report and grant updates.

LEGAL REPORT

Mr. Gilmore stated he has received most of the responses regarding the Executive Director’s annual review. Once he receives the ones that are outstanding, he will a report to the Board.

Mr. Gilmore also stated he was questioned about the proper procedure when a commissioner was not present at the previous meeting and responds “present” during the voting of on the approval of the minutes.

OTHER BUSINESS

None.

The meeting adjourned at 6:34 P.M.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report
July 2022
DEVELOPMENT UPDATES

West Lake Phase I

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

West Lake Phase II

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

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



West Lake Phase III

The Developer Partner successfully obtained the Local Government Contribution designation from the Polk County Board of Commissioners in 2021. The Local Government Contribution is a requirement in order to be eligible to submit an application for 9% tax credits. Unfortunately, the project did not receive a favorable lottery number, so our team did not apply for 9% tax credits. Polk County staff has agreed to allow LHA to keep the \$460,000 contribution and use it with another 9% tax credit application

Secretary's Report

July 2022

this coming Fall 2022. The Developer Partner will also submit a SAIL (State Apartment Incentive Loan) Program application. LHA will also make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal.

LHA has engaged a consultant to assist with submitting an application for Replacement Section 8 vouchers to be used for Phase III. These vouchers will be converted into Project Based Vouchers to be used as a part of the 9% tax credit financing structure.

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 has been completed. 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.

All families have been relocated off-site. LHA will now begin the demolition process for the old housing units within the next 30-60 days.

Renaissance at Washington Ridge

The repair work on the air conditioning units inside each housing unit has been completed. Staff has now started the roof repair process

Carrington Place formerly known as Dakota Apartments

LHA staff has started to explore funding opportunities for the redevelopment of this property. Staff attended a meeting with the Polk County Housing Department staff to discuss using HOME funds for the rebuilding of this property. The County is seeking applications for affordable rental housing projects that can start construction in 2022. Staff is also exploring using the Rental Assistance Demonstration (RAD) process in combination with a 4% bond, Polk County HOME Funds, and Public Housing Capital Fund to finance demolition and new construction at this site. HUD made some revisions to the RAD application process that provides extra incentives for projects that combine RAD and 4% bonds.

Arbor Manor

Staff submitted a request to the HUD-SAC and HUD-Jacksonville Field Office for approval for a potential buyer, Alliance Realty Partners, Inc., to purchase the 17.5-acre property known as Arbor Manor.

Secretary's Report

July 2022

Previously, staff discussed disposition of the property with LHA Legal Counsel and the HUD-Jacksonville Field Office. The letter was submitted to the HUD-SAC and HUD-Jacksonville Field Office explaining the changes/updates to the previous HUD-SAC approval letter dated June 2, 2021. The previous approval request included an updated Phase I environmental assessment and appraisal. The sale of the property was approved by HUD on September 2, 2021. A copy of the approval letter was included in the September 2021 Board Packet under Old Business. The sales proceeds will be used for future affordable housing development purposes. The financial closing for the sale of the property was completed on June 17, 2022.

Investment Partner Activities

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

Global Legacy Development Group identified a potential Financial Investment Partner. This new investment partner is willing to offer LHA a Venture Capital opportunity whereby they will provide 100% financing for the 10th Street Homeownership Development project. With the 10th Street homeownership project, LHA is desiring to develop affordable homeownership units for low level professionals such as policemen, firemen, teachers, and other workforce income eligible persons. LHA staff is scheduled to meet with the Lender representatives in St. Augustine on March 19, 2022.

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

LHA partnered with the Investment Partner and NuJak Construction company to submit an application to Polk County for HOME American Rescue Plan (ARP) funds. The project was not selected for funding. We were recently notified by Polk County that the application was selected to receive \$1 million in SHIP funds. LHA is collaborating with the partners on the application to identify a project for development.

10th Street Apartments

Zion Bank

Secretary's Report

July 2022

A resolution was approved in June 2021 by the Board of Commissioners granting permission for the Executive Director to complete all necessary documents to apply and receive funding for this new development with Zions Bank and partners. A proposal was submitted to the lender. (A copy of the proposal/project description is included in Resolution #22-1213). LHA received verbal approval. Later, LHA staff received the written approval letter. The offer letter, however, included a stipulation that the lender had to also serve as the developer. This stipulation means LHA would have to serve as a development partner, while the Lender serves as Project Developer while providing the financing for construction of the development. The Lender will also select the General Contractor.

Staff is considering purchase and construction build options with Zions Bank at two locations. The first project will be construction of a 100-unit lease purchase affordable housing community. Basically, a portion of the properties will be made available for purchase by the potential buyer leasing the unit for a 3-year period prior to completing the purchase. LHA legal counsel, Saxon Gilmore, has written a Developer Agreement for this project. We have agreed on terms and hope to execute the document within the next week or so. The agreement will be used as a template for future projects with Zion Bank.

Resolution #22-1513 was presented to the Board at the Special Board meeting held on June 13, 2022. This resolution requested authorization for the Executive Director to sign all documents necessary to complete a financial closing for this project. Staff is hopeful that we can complete terms for the closing by the end of August 2022.

LHA also has a second offer for an approximately 4-acre site on N. Florida Avenue. The owner has agreed to sell the property to LHA. Staff has completed a Contract to Purchase Offer with the Seller. The sales price is \$450,000 plus a \$150,000 credit for a donation to LPHC. Staff is currently completing the due diligence process for this property. The Seller was paid a \$5,000 no-refundable fee in exchange for giving our team a 60-day extension to purchase the property. Staff is also hopeful of completing this process by the end of August 2022.

OTHER BUSINESS

Agency Plan

LHA Staff has started the process for submittal of the 2023 Agency Plan to HUD. The Plan will be submitted to the LHA Board in August 2022 for review and approval. HUD guidelines required a public comment process to be complete prior to submitting the Plan. The process will include public and strategic meetings with the LHA Board of Commissioners, the City of Lakeland, the residents/participants, and the general public. A copy of the Plan will be emailed to each Board member as well as posted on the LHA website. Copies will also be sent to the Resident Advisory Board, City of Lakeland and other community partners for review and comment.

Community and Other Activities

Secretary's Report

July 2022

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

Staff has negotiated an interlocal agreement with the Bartow Housing Authority for LHA affiliate, West Lake Management, to assist BHA with preparation for a HUD Real Estate Assessment Center (REAC) property inspection. BHA may request additional assistance in the future. At this time, we are not sure if this partnership will continue.

I have been invited to serve as a panelist on an affording housing panel at the Statewide Affordable Housing Conference hosted by Florida Housing Coalition. The dates of the event are August 29-31, 2022.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

July 2022

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake
 2. West Lake Addition
 3. Cecil Gober
 4. John Wright Homes
 5. Carrington Place (Formerly known as Dakota Apartments)
 6. Renaissance/Washington Ridge
 7. Villas at Lake Bonnet
 8. Colton Meadow
 9. The Manor at West Bartow
 10. The Micro-Cottages at Williamstown
 11. Twin Lakes Estates Senior PHASE I and II
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Total number of visitors for the month of June 2022: 852

HUD Receives Significant Funding Increase in House Proposal

The House Appropriations Committee approved legislation on June 30 that would increase funding for the Department of Housing and Urban Development by \$8.9 billion or 17% in FY 2023, in order to combat the impacts of inflation and rent increases. The bill now moves to the full House floor for consideration, though the timeline for floor activity is unclear.

The bill passed by a partisan vote of 32-24 and included three amendments. It was approved last week by the House Appropriations Transportation, Housing and Urban Development Subcommittee by voice vote.

Overall, the Transportation-HUD bill was increased by \$11.5 billion, 77% of which was allocated to HUD. The strong preference for HUD funding ensured that all HUD accounts were either increased or at least level funded. The Senate is expected to begin its appropriations work following the 4th of July Congressional recess, though that timeline is also still unclear.

NAHRO thanks its members for being strong advocates for HUD programs and the House Appropriations THUD Subcommittee for recognizing the importance of HUD programs.

NAHRO also urges its members to continue to thank their elected representatives to thank them for these increases and to keep them informed about local housing and community development needs. Please participate in Congressional meetings during our Summer Symposium's Virtual Hill Day on August 3, and in our August Advocacy campaign.

Read the In-Depth Analysis on the legislation below:

- Public Housing
- Community Development
- Section 8

Summary

- **Public Housing Capital Fund:** \$3.4 billion, \$200 million higher than FY 2022
- **Public Housing Operating Fund:** \$5.039 billion, level funding with FY 2022
- **Choice Neighborhoods:** \$450 million, \$100 million higher than FY 2022

- **Section 8 Housing Assistance Payment Renewals:** \$26.184 billion, \$2.089 billion higher than FY 2022
- **New General-Purpose Vouchers:** \$1.1 billion, \$900 million more than FY 2022
- **Administrative Fees:** \$2.757 billion, \$346 million higher than FY 2022
- **Family Self-Sufficiency:** \$125 million, \$16 million higher than FY 2022
- **Section 8 Project-Based Rental Assistance:** \$14.94 billion, \$1 billion higher than FY 2022
- **Community Development Block Grant:** \$3.3 billion, level funding with FY 2022
- **HOME Investment Partnerships:** \$1.675 billion, \$175 million higher than FY 2022
- **Economic Development Initiative:** \$1.975 billion, \$475 million higher than FY 2022
- **Housing Opportunity for Persons with AIDS:** \$600 million, \$150 million higher than FY 2022
- **Homeless Assistance Grants:** \$3.604 billion, \$391 million higher than FY 2022

Public Housing

Moving to Work (MTW)

Like the president's budget, the House bill would provide agencies that are a part of the MTW Expansion the ability to use previously appropriated funds flexibly permanently. The House bill would not provide HUD a three-year extension to allow housing agencies to enter the demonstration, as was requested by HUD. Currently, 70 out of 100 agencies have entered into the MTW Expansion.

Public Housing Fund

Like the FY 2022 Appropriations Act, the House bill combines all federal grants necessary for PHAs to operate, maintain, and make capital improvements to public housing into the Public Housing Fund. The House bill proposes \$8.734 billion for the Public Housing Fund, an increase over FY 2022 funding and the president's budget.

Public Housing Capital Fund

The House bill proposes \$3.4 billion for the Capital Fund. This is \$200 million more than FY 2022 enacted and the President's budget. Importantly, this represents the projected accrual of needs across the inventory per year, estimated in 2010 to be \$3.4 billion annually. Even though this amount is likely to be much higher in 2022 dollars, this would still be the highest funding level for the Capital Fund ever.

HUD is currently engaged on a portfolio-wide study that assesses the usefulness of underlying capital needs data available to HUD, how PHAs estimate capital needs, best practices, and estimates the nationwide capital needs of public housing.

The House bill would require that HUD issue Capital Fund formula grants to PHAs no later than 60 days after passage of an Appropriations Act.

Climate Resilient Investments: The House bill proposes \$75 million to improve energy or water efficiency or climate resiliency of public housing, including competitive grants to PHAs for capital improvements to achieve such purposes. This is \$225 million less than funding included in the President's budget for cost-effective, energy efficient, green, and healthy retrofits to public housing properties.

The fund would also include \$20 million to advance Public Housing utilities benchmarking. Funding would provide robust technical assistance to support agencies that voluntarily participate in a pilot utilities benchmarking effort, as well as support for HUD feasibility studies and IT systems upgrades to support longer-term changes to HUD systems. This is \$3 million less than the president's budget.

Public Housing Operating Fund: The House bill would provide \$5.039 billion for public housing Operating Fund formula grants. This is level with FY 2022 enacted and \$4 million more than the president's budget. While HUD projects that this request would amount to slightly higher than 100% proration for the Operating Fund, NAHRO remains concerned that the rapid rise of inflation and increases to tenant account receivables may lead to a lower proration in FY 2023. NAHRO will continue expressing this concern to HUD and to Congress.

Operating Fund Shortfall Funding: Similar to FY 2022 enacted, the House bill proposes \$25 million for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. This is level with the president's budget. After all shortfall needs are met, HUD may distribute any remaining funds to all PHAs via the Operating Fund formula.

Emergency Capital Needs: The House bill would provide \$65 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding presidentially declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. This is \$10 million less than FY 2022, but \$25 million more than the president's budget. The bill also proposes \$10 million to be made available for safety and security measures, \$10 million less than the president's budget.

Competitive Lead-Based Paint Grants: The House bill would provide \$25 million for competitive grants to PHAs to evaluate and reduce lead-based paint hazards in public housing, level with the president's budget.

Competitive Housing Health Hazards Grants: The House bill would provide \$65 million in competitive grants to PHAs to evaluate and reduce housing-related hazards including carbon monoxide, radon, mold, and fire safety in public housing.

REAC and Receiverships: The House bill would provide \$50 million to support ongoing Public Housing Financial and Physical Assessment activities. This is \$17 million more than FY 2022 enacted and level with the president's budget.

The House bill would also provide \$45 million for the cost of administrative and judicial receiverships. This is level with FY 2022 funding and the president's budget.

Asset Improvement Grants: The House bill includes \$15 million in competitive grants for public housing asset improvements. PHAs that are designated as troubled or substandard would be eligible to apply.

Public Housing Subsidy Flexibility

The House bill carries forward the FY 2015 appropriations provision increasing the limit on fungibility for PHAs with 250 or more units of public housing to transfer up to 25% of their annual Capital Fund grant to operations. Through the Housing Opportunity Through Modernization Act of 2016 (HOTMA), PHAs are also allowed to transfer 20% of their operating subsidy to their Capital Fund grant. The president's budget proposed full Operating and Capital Fund subsidy flexibility.

As in previous years, the House bill would provide HUD the authority to waive the transfer limit to fund activities related to anti-crime and anti-drug activities, including the costs of providing adequate security for Public Housing residents such as above-baseline police service agreements.

Small agencies retain their flexibility to make fungible 100% of their annual grants.

Correction of Allocation Errors

The House bill would provide HUD the authority to correct formula errors for any HUD formula program on a prospective basis by offsetting amounts from any previously overpaid grantee award in the current fiscal year and distributing them to grantees that received less formula funding than they would have as a result of the error in the prior fiscal year.

Self Sufficiency Programs

Family Self-Sufficiency (FSS): The House bill would provide \$125 million for the FSS program, a \$16 million increase from FY 2022 and \$5 million more than the president's budget. According to HUD, this amount would provide one-year renewal funding for all existing FSS Service Coordinators plus fund more than 150 additional coordinators.

The House bill does not include a provision in the FY 2022 Appropriations Act that prohibits HUD from making funding decisions for FSS based on performance metrics.

Jobs-Plus Initiative: The House bill would provide \$15 million to the Jobs Plus Initiative, level with FY 2022 and \$5 million less than the president's budget.

Resident Opportunities and Self-Sufficiency (ROSS): The House bill proposes \$35 million for the ROSS program. This is level to FY 2022 enacted and the president's budget.

Rental Assistance Demonstration

Unlike the president's budget, the House bill would not make certain changes to the Rental Assistance Demonstration (RAD), including eliminating the sunset date for participation in RAD or allowing residents in converted Public Housing to continue participating in the Jobs-Plus Initiative, Resident Opportunities for Self-Sufficiency (ROSS), and Congregate Housing Services Program (CHSP).

Exemption from Asset Management

The House bill includes a provision that exempts PHAs that own and operate 400 or fewer public housing units from asset management requirements.

Choice Neighborhoods Initiative

The House bill would provide \$450 million for the Choice Neighborhoods Initiative – a \$100 million increase from 2022 enacted and \$200 million more than the president's budget. Not less than \$225 million of the funding would be awarded to PHAs, and not more than \$10 million of the funds can be used for planning grants.

PHA Employee Compensation

The House bill includes language that would prohibit PHAs from using any Tenant-Based Voucher, Operating Fund, or Capital Fund dollars to pay any amount of salary above the base rate of pay for level IV of the Executive Schedule for 2023. This restriction includes salary as well as bonuses or other incentive pay. This provision affirms a policy which is already in place, since the 2015 omnibus extended the restrictions to all future appropriations acts.

Community Development

Community Development Fund

The House bill would provide \$5.299 billion for the Community Development Fund program. Of this amount, \$3.3 billion would be made available for the Community Development Block Grant (CDBG) Program. This is \$445 million less than the President's budget with no increase from FY 2022. Like the President's budget, \$25 million would be made available for activities related to the SUPPORT for Patients and Communities Act, which includes activities related to substance use-disorder prevention related to opioid recovery and treatment. Lastly, the fund includes \$1.974 billion for the Economic Development Initiative (EDI) to finance a variety of targeted housing, economic, and community development investments. These investments are often referred to as earmarks, and a list of the specific activities funded by the bill can be found in the manager's report.

HOME Investment Partnerships Program (HOME)

The House bill proposes \$1.675 billion for the HOME program, \$175 million more than what was enacted in FY 2022. However, this amount is less than the President's budget by \$275 million. Of the \$175 million increase to HOME, \$50 million is dedicated to homeownership support.

The bill also includes a provision that suspends the program's statutory 24-month commitment requirement for HOME funds that expired or are set to expire in 2016 through 2025 due to this requirement. The bill also includes language requiring HUD to notify HOME grantees of their formula allocations within 60 days of enactment.

Self-Help and Assisted Homeownership Opportunity Program (SHOP)

The House bill would provide \$62.5 million to the SHOP account, which includes funding for SHOP, Capacity Building for Community Development and Affordable Housing (Section 4, which funds technical assistance activities through organizations like Enterprise, Habitat for Humanity and the Local Initiatives Support Corporation), and rural capacity building. This is \$2.5 million more than FY 2022 enacted levels and the President's proposed budget. Of the total amount, \$12.5 million would support SHOP, \$45 million would be made available to capacity building entities, not less than \$5 million would be made available to rural capacity building entities, and \$5 million would be made available for national rural housing organizations.

Homeless Assistance Grants

The House bill would provide \$3.604 billion to fund HUD's Homeless Assistance Grants program. This is \$391 million more than FY 2022 enacted and \$28 million more than the President's proposed budget. Of the total amount, \$3.2 billion would be reserved for the Continuum of Care (CoC) and Rural Housing Stability Assistance programs, not less than \$290 million would be made available for the Emergency Solutions Grants (ESG) program, and \$7 million would be for technical assistance for the Homeless Management Information System (HMIS) through the national homeless data analysis project.

The \$3.604 billion also includes \$52 million in grants for rapid re-housing projects and supportive service projects providing coordinated entry, \$107 million for a demonstration on a comprehensive approach for providing services to homeless youth age 24 and under in 25 communities, with a priority for rural communities, with not less than \$25 million for youth homelessness system improvement grants to support communities and up to \$10 million to provide technical assistance on youth homelessness, and for collection, analysis, reporting data and performance measures to serve homeless youth.

Similar to language in the 2022 Appropriations Act, the House bill allows HUD to award one-year transition grants to program grantees that are transitioning from one program component to another. The budget would also carry forward a provision allowing CoC grant recipients to count program income towards meeting their match requirement. The House bill also includes language requiring HUD to award CoC grants based on CoC's system performance and to prioritize funding for CoCs that strategically reallocate to high performing projects.

Housing Opportunities for Persons with AIDS (HOPWA)

The House bill would provide \$600 million for the HOPWA program, \$145 million more than the President's budget and \$150 million more than FY 2022 enacted.

Section 202 and Section 811

The House bill provides \$1.2 billion for the Section 202 Housing for the Elderly program, \$345 million more than FY 2022 and \$234 million more than the President's Budget. This includes \$125 million for service coordinators. Additionally, the bill provides \$400 million for Section 811 Housing for Persons with Disabilities program, \$173 million more than FY 2022 and \$112 million more than the President's proposed budget.

Section 108 Community Development Loan Guarantee Program

The House bill would provide \$300 million for the Section 108 Loan Guarantees program account, level with FY 2022 enacted and the President's proposed budget.

Section 8

The House THUD bill provides robust funding for several of the voucher and project-based related accounts, including the following:

- \$26.184 billion for Housing Assistance Payments renewal funding;
- \$2.757 billion for administrative fees (which NAHRO estimates to be a 93% proration);
- \$1.1 billion in new general-purpose vouchers; and
- \$14.94 billion for project-based rental assistance.

Tenant-Based Rental Assistance (TBRA)

Housing Choice Voucher (HCV) Housing Assistance Payments (HAP): The House bill includes \$26.184 billion for HAP renewals. This is a \$2.089 billion increase over the enacted Fiscal Year (FY) 2022 level and \$50 million less than the President's proposed budget.

HAP Renewal Formula: The House bill calls for HAP renewal funding based on validated calendar year (CY) 2022 voucher management system (VMS) leasing and cost data adjusted by an inflation factor set by HUD and by making any adjustments for costs associated with the first-time renewal of vouchers. The House bill also includes new language first proposed by the President's proposed budget which would also include costs associated with forgone increases in tenant rent payments due to the implementation of rent incentives (e.g., from the Jobs Plus program) in the renewal formula.

Proration Authority: The House bill gives HUD the authority to prorate HAP allocations, including for MTW agencies.

MTW Agencies: The House bill states that MTW agencies shall be funded according to their contracts or the requirements of the demonstration program (i.e., the MTW operating notice).

Emergency Spending Measure:

Exceeding ACC Caps: The House bill includes language allowing HAP renewal funding to be used to exceed the Annual Contributions Contract (ACC) unit caps, except for MTW agencies, which would be governed by their contracts.

Notification Provisions: The House bill includes language stating that HUD must notify PHAs of their annual budgets by the later of March 1, 2023, or 60 days after enactment, though HUD may extend this timeline with written notice given to the Congressional appropriation committees.

NRA/ HUD-Held HAP Reserves Offset: The House bill authorizes HUD to offset PHAs' CY 2023 allocations based on the excess amounts of PHAs' net restricted assets accounts, including HUD-held programmatic reserves (in accordance with VMS data in calendar year 2022 that is verifiable and complete). Housing agencies participating in the Moving to Work (MTW) demonstration would be subject to any offset, except MTW agencies' single-fund amounts are excluded. The Department must use any offset amount to prevent the termination of rental assistance for families and avoid or reduce the proration for renewal funding allocations. The House bill does not include new language from the President's budget to allow HUD to use offset amounts to enable HCV programs with high utilization rates and a demonstrated capacity to serve additional families to assist more families.

Reallocation of Authorized Units: The House bill does not include new language in the President's proposed budget allowing HUD to reallocate authorized units from PHAs with a history of significant under-leasing and utilization to certain other PHAs to receive funds to assist more families and that have under lease all, or nearly all, of their authorized units.

HAP Set-Aside Funds: The House bill would obligate \$100 million for HAP set-aside funding to seven categories: (1) PHAs that experience a significant increase in renewal costs of vouchers resulting from unforeseen circumstances or from portability; (2) vouchers that were not in use during the previous 12-month period in order to be available to meet project-based voucher commitments or an adjustment for a funding obligation not yet expended for a MTW-eligible activity to develop affordable housing; (3) costs experienced with HUD-VASH vouchers; (4) PHAs

that would be required to terminate rental assistance despite taking cost-saving measures; (5) for adjustments in allocations for PHAs in high-cost areas that are not MTW agencies; (6) for withheld payments in the previous year that were subsequently made related to the correction of inspection deficiencies; and (7) PHAs that have experienced increased costs or loss of units in Presidentially-declared emergency areas. The House bill adds category (5), which was removed from the President's proposed budget, though it was in the FY 2022 enacted budget.

Tenant Protection Vouchers: The House bill would allocate \$230 million for new Tenant Protection Vouchers (TPVs). This amount would be a \$130 million increase over the FY 2022 enacted budget and \$10 million more than the President's proposed budget. The House bill allows TPVs to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) the family unification program; (4) witness relocation; (5) enhanced vouchers; (6) Choice Neighborhoods vouchers; (7) mandatory and voluntary conversion of public housing; and (8) tenant protection assistance for elderly residents of properties formerly assisted under section 202. The House bill adds language allowing TPVs to be used for youth aging out of foster care, which was not in the FY 2022 enacted budget, but was in the President's proposed budget. Up to \$10 million of this amount may be used for certain units that will lose their affordability protection in in calendar years 2022 or 2023.

The House bill notes that when a public housing development is submitted for demolition or disposition, HUD may provide rental assistance when the units pose an imminent health and safety risk. Additionally, TPVs may also be used to assist families under a project-based rental assistance contract, where the owner has received a notice of default and the units pose an imminent health and safety risk to residents. The House bill also includes a \$5 million set-aside for residents residing in low-vacancy areas who may have to pay rents greater than 30% of household income for certain reasons like the expiration of certain contracts.

The House bill states that these TPVs sunset unless HUD specifies otherwise by notice. HUD may only provide replacement vouchers for units that were occupied within the previous 24 months that are no longer available as assisted housing.

Administrative Fees: The House bill allocates \$2.757 billion for administrative fees (\$2.747 billion for ongoing administrative fees and \$10 million for additional administrative fees). This is \$346 million more than the FY 2022 enacted budget and \$257 million less than the President's proposed budget. At this time, NAHRO estimates that this will be a 93% proration. The House bill continues to instruct HUD to use the current administrative fee formula. It also gives HUD the ability to prorate the administrative fee and utilize unobligated balances to increase the proration, except for those special purpose vouchers for which administrative fees have already been allocated. MTW agencies shall be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they will also be subject to any administrative fee proration. The administrative fee may only be used for "activities related to the provision of tenant-based rental assistance [including related development activities]" under section 8.

The additional administrative fees, which would be available to PHAs that need additional funding to administer their HCV program, include fees associated with tenant protection rental assistance, disaster-related vouchers, HUD-VASH, and other special purpose incremental vouchers.

Mainstream Vouchers: The House bill allocates \$667 million for the renewal of mainstream vouchers, including their associated administrative fees, which is \$208 million more than the FY 2022 enacted budget and is the same amount in the President's proposed budget. The House bill includes language stating that administrative fees for these vouchers are subject to the same requirements as other HCV administrative fees, which was removed in the President's proposed budget. HUD must allocate these funds based on need and upon turnover, these vouchers must be provided to non-elderly people with disabilities.

The House bill allocates a \$10 million set-aside for mainstream vouchers for (1) adjustments in the allocation for PHAs that experienced significant cost increases from unforeseen circumstances and (2) for PHAs that, despite taking cost savings measures, would otherwise be required to terminate the rental assistance for mainstream families.

The House bill also states that up to \$5 million shall be available for a pilot program for PHAs that partner with "administering entities" under the Project for Assistance in Transition from Homelessness (PATH) program or other HUD-determined eligible entities to help people with serious mental illness. The funding for this shall be used for new vouchers. HUD may give bonus points in awarding these vouchers to PHAs giving preference to individuals referred from the Coordinated Entry System (CES) or operating a Family Self-Sufficiency (FSS) program. HUD may also waive certain requirements in administering this program.

HUD-VASH Tribal: The House bill would allocate up to \$5 million for HUD-VASH tribal funding for veterans who are experiencing homelessness or at risk of homelessness, including administrative fees. These amounts are for renewal grants for prior recipients of these vouchers.

HUD-VASH: The House bill allocates \$50 million for new HUD-VASH vouchers. The president's proposed budget did not allocate any new HUD-VASH vouchers. The FY 2022 enacted budget allocated \$50 million for new HUD-VASH vouchers. Up to \$5 million may be allocated to PHAs administering temporary case management and supportive services to HUD-VASH eligible veterans that have not received a referral from the Department of Veterans Affairs.

Family Unification Program: The House bill would allocate \$30 million for the Family Unification Program (FUP) program, including Foster Youth to Independence. The president's proposed budget did not allocate any new FUP vouchers. The FY 2022 enacted budget allocated \$30 million for FUP (including Foster Youth to Independence) vouchers.

Of the \$30 million, \$5 million would be for new FUP vouchers and \$25 million would be for new vouchers to assist foster youth. Of the \$25 million, up to \$15 million would be available on a noncompetitive basis to PHAs that partner with public child welfare agencies.

New Incremental Vouchers: The House bill allocates \$1.1 billion for new general-purpose vouchers, which is \$450 million less than the President's proposed budget and \$900 million more than the FY 2022 enacted budget. The House bill would allow HUD to add "terms and conditions" to ensure that PHAs use vouchers for survivors of domestic violence or individuals who are homeless or at risk of homelessness. The House bill states that the vouchers are to be allocated according to a formula which may include factors such as "severe cost burden, overcrowding, substandard housing for very low-income renters, homelessness, and administrative capacity."

Mobility Services: The House bill allocates \$25 million for mobility services. This is \$420 million less than the President's proposed budget and the same amount as the FY 2022 enacted budget. This funding will be for mobility-related services—as defined by HUD—for voucher families with children modeled after services provided with the mobility demonstration (now called the "Community Choice Demonstration"). The bill specifies that HUD awards the funds on a competitive basis, but that it give preference to PHAs with higher concentrations of HCV families with children residing in high-poverty neighborhoods. It also gives HUD the authority to recapture unused balances from PHAs based on use of the awards to reallocate funding to other agencies based on need.

Additional HUD Waiver Authority for Certain Special Purpose Vouchers: The House bill would provide HUD with waiver authority to "waive, or specify alternative requirements" for statutory and regulatory provisions in connection with the Mainstream program, the HUD-VASH program (in consultation with the Department of Veterans Affairs), and the family unification program (including the Foster Youth to Independence program). HUD may not waive requirements related to "fair housing, nondiscrimination, labor standards, and the environment."

Supplemental RAD Funding: The bill does not include supplemental RAD funding.

Project-Based Rental Assistance (PBRA)

The PBRA program assists approximately 1.2 million extremely low- to low-income households in obtaining decent, safe, and sanitary homes. The House bill would allocate \$14.94 billion for the project-based rental assistance account. This is \$1 billion more than the FY 2022 enacted budget and \$60 million less than the President's proposed budget. New language proposed by the House bill would also include costs associated with forgone increases in tenant rent payments due to the implementation of rent incentives (e.g., from the Jobs Plus program) in covering the costs of contract renewals. The President's proposed budget would also provide up to \$375 million for project-based contract administrators. This funding also includes up to \$250 million for certain rental adjustments and up to \$25 million to address health and safety deficiencies. Finally, the funding includes \$31 million to support budget-based adjustments for service coordinators for the elderly.

Other Section 8 Policy Provisions

Jobs Plus Rent Incentive: As previously mentioned in the "HAP renewal formula" and the "Project-based Rental Assistance" sections, new language proposed by the House bill would also include costs associated with forgone increases in tenant rent payments due to the implementation of rent incentives (e.g., from the Jobs Plus program) in the renewal formula for HCV HAP renewals and PBRA contract renewals.

Student Rule: For the purposes of determining Section 8 eligibility, the House bill counts as income any assistance from private sources or institutions of higher education in excess of amounts received for tuition and any other required fees, except for persons over the age of 23 with dependent children. This provision also states restrictions on students receiving Section 8 funding.

MTW PHA Reserve Flexibility: This provision would allow PHAs that are designated as MTW agencies to use their fungibility for funding in their reserves, including voucher account reserves.

Denying Renewal of Mod. Rehab. Projects: The House bill removes a provision from the proposed President's budget that would prohibit PHAs from renewing Mod. Rehab. contracts after Sept. 30, 2027.

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	40%	59%	0%	0%	0%	0%	0%
FL105 Polk County	26%	71%	0%	0%	1%	0%	0%

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

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

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
6/30/2022	97.94%	7/07/2022

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

Port Ins

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

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 45 vouchers to movers. We received 30 Requests for Tenancy Approvals during the month. We processed 26 initial move-in and 5 port-in, and 5 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,410 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	936
• Mainstream	43
• VASH	77
• Tenant Protection	186
• Port Out	6
• Port In	0
• Foster Youth	6
• EHV	51

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	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	1
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	0
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
6/30/2022	102.78%	7/07/2022

General information and activities for the month

- The Housing Choice Voucher Department processed 100 annual certifications and 76 interim certifications.
- The Inspections Unit conducted a total of 34 inspections.
- A total of 3 hearing was conducted.

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	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino	Vanessa C. Johnson

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

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Section 8 (HCV)	20	104	43	41%

Escrow Balances

- The balance of the Section 8 FSS escrow is \$209,360.64
- The average amount is \$2,013.08

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 May the 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 June.

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
- Homeownership information, Solita's House, was given to participants.
- A great deal of our clients need assistance with fuel and transportation. Most of our participants are eager to receive educational assistance, The Agricultural and Labor Program, Inc has many resources within their program that will be of great benefit.

Community Networking

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

Family Self-Sufficiency (Public Housing Program)

FSS Program Statistics

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

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

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (PH):

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

(PH) Termination/Forfeiture/Transfer/Disbursement:

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

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

Completed Contract of Participation:

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

Services needed to complete Contract of Participation:

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

Community Networking

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

ROSS Program (Public Housing Program)

ROSS Statistics

- Families Visited: 222
- ROSS Potential: 196
- Fulltime Case Management: 16 families, 14 Seniors and 2 employment search assistance. 2 families signed up for the program this month.

June 2022 Report



Program Manager's Report

- During the month of June 2022:



- Program Manager and staff shifted to full recruitment mode. Program flyers and applications were distributed in person and/or via e-mail to more than 500 contacts that included businesses, churches, high schools, human services agencies, community organizations, summer programs, convenience stores, hair salons, barbershops, YouthBuild-Lakeland Alumni and more.

- On Saturday, June 18, 2022, the YBL Senior Program Manager, Academic Instructor and Construction Training Supervisor participated in a Juneteenth event coordinated by the Class of 1974. The host-site of the event was the Dr. John S. Jackson Park. There were numerous vendors, speakers, music, and more. On that same day, the Job Placement Specialist attended a Juneteenth event at the Freedom Park in Polk City. The event was coordinated by Wanda Lisbon-Gaines, CEO/Event Coordinator of New Outlook LLC. Both events offered great opportunity for recruitment and sharing information about YouthBuild-Lakeland.
- On June 1, 2022, the Job Placement Specialist attended the Agency Connections Network monthly meeting via ZOOM.
- On June 27, 2022, all YBL Staff attended the Pre-New Grantee Orientation (NGO) Fiscal Live Q&A Session via YouthBuild USA ZOOM.
- On June 27, 2022, all YBL staff attended the Group Call on Education Trends for YouthBuild Staff and Academic Instructors via YouthBuild USA ZOOM.
- The Job Placement Specialist, Academic Instructor and Construction Training Supervisor continued to follow-up with Cycle 18 and 19 graduates, mentoring and encouraging them as they move forward.
- YBL staff continued to serve graduates of previous cycles as needed to provide supportive services, employment retention assistance, employment opportunity leads and/or case management.
- The Job Placement Specialist continued to seek new placement opportunities for YBL graduates.

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Specialist

Willie Easmon
Academic Instructor

Derrick Bugg
Construction Training Supervisor

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: July 14, 2022

RE: June 2022 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending June 30, 2022, 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 – This report was not submitted since program did not receive access to submit vouchers until July 2022.
11. Williamstown, LLLP (AMP 5)

I have attached May 2022 financial statements for the entity listed below. These statements were prepared by our third-party development partner.

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 also unaudited but are prepared 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 six (5) months (Year to Date) ending June 30, 2022

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of $-\$127,553$ for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of $\$76,593$ for Program Administration and $-\$81,216$ for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes, and Cecil Gober Villas):
NOI is $-\$44,835$ for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is $\$24,116$ for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is $\$38,036$ for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is $\$29,189$ for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has a NOI of $-\$17,655$ for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of $\$64,503$ for the year.
9. Hampton Hills (AMP 4):
This property has a NOI of $-\$22,515$ for year-to-date.
10. YouthBuild:
YouthBuild is not being reported since it was fully expended on December 31, 2021. YouthBuild-Lakeland gained access to submit voucher under the new grant in July 2022. Accordingly, we will resume financial reporting on this grant in August.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of $\$27,290$ for year-to-date.
12. West Lake 1, LTD (AMP 6):
The NOI for West Lake 1, LTD is $\$248,849$.





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	NOI Prior Period
1	96	Central Office Cost Center (COCC)	-\$127,553	-\$76,205
2	80	Housing Choice Voucher (HCV) Administration	\$76,593	\$98,392
		HCV Housing Assistance Payment (HAP)	-\$81,216	\$17,599
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	-\$44,835	-\$47,316
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$24,116	-\$953
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$38,036	\$37,951
6	56	Colton Meadow, LLLP	\$29,189	\$27,287
7	57	Bonnet Shores, LLLP	-\$17,655	-\$7,936
8	62	West Bartow Partnership, Ltd., LLLP	\$64,503	\$67,292
9	12	Hampton Hills (AMP 4)	-\$22,515	-\$14,703
10	49	YouthBuild-Lakeland	Not Reported	Not Reported
11	99	Williamstown, LLLP (AMP 5)	\$27,290	\$15,422
12	100	West Lake 1, LTD (AMP 6)	\$248,849	\$203,008

Conclusion: Seven (7) of the twelve (12) properties have positive Net Operating Income (NOI). One (1) program was not reported because the grant has been fully expended. Four (4) of the properties continued to have negative NOI.

Central Office Costs Center (COCC): This property continues to experience negative NOI because the budget anticipated having an overlapping YouthBuild grant award. As previously reported, on April 26, 2022, LHA received notification that YouthBuild-Lakeland received a Fiscal Year 2021 Grant from the Department of Labor (DOL). The performance period commenced on May 2, 2022. However, DOL had questions regarding several budget line items within the grant. Staff submitted a response on June 1, 2022. DOL is in the process of reviewing the response. However, in July 2022 DOL granted access for the program to submit vouchers. Our August financial reports will reflect YouthBuild grant income at that time.

Public Housing General (AMP 1): Subsidy levels reported reflect the 2021 subsidy levels approved by the Department of Housing and Urban Development (HUD) for AMP1. Amounts approved are not enough to support the loan that AMP 1 has with Bonnet Shores, LLLP. LHA continues to work with its Development Partner to obtain funding for the third and final phase of Twin Lakes Estates. Design documents for demolition of the remaining 32





units is scheduled to occur once relocation activities are complete, and a contractor is procured to demolish the remaining buildings.

Operating subsidy and rental income received from the remaining 57 units that comprise AMP1 at John Wright Apartments and Cecil Gober Villas will not generate enough income to support this mortgage note. However, the note will continue to accrue interest as allowed by the recorded loan documents until its maturity date, which is January 17, 2043. The initial 15-year tax credit compliance period with Florida Housing Finance Agency (FHFC) ends on April 28, 2027. Accordingly, staff is analyzing LHA's financial position to determine what is in the best interest of continuing its extended low-income housing agreement with FHFC for the 75 affordable units that comprise Bonnet Shores, LLLP. Upon completion of the analysis, staff will recommend to either forgive the loan or require that the loan be repaid to AMP1 at redemption of the property from the Investor.

Hampton Hills: This project is officially closed out.

Bonnet Shores, LLLP: Although this property had a negative NOI during this reporting period, staff does not have concerns about the long-term viability of this property at this time. Negative NOI for this property reflects payment of Florida Housing Finance Corporation's annual asset management fee.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Six Months Ending June 30, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	750	-	0.00%		4,500	4,500	-	0.00%	9,000
Public Housing, Sec 8 and Other Mgmt. Income	34,906	45,588	(10,682)	-23.43%	1	224,078	273,529	(49,451)	-18.08%	547,057
Government Subsidy	-	-	-			-	-	-		-
Other Income	19,267	33,300	(14,033)	-42.14%	2	145,426	199,800	(54,374)	-27.21%	399,600
Grants Salary Cont.(YB-Director)	-	955	(955)	-100.00%	3	-	5,727	(5,727)	-100.00%	11,455
Total Revenue	54,923	80,593	(25,669)	-31.85%		374,004	483,556	(109,552)	-22.66%	967,112
Administrative Expenses	98,974	78,523	20,451	26.04%	4	482,289	471,139	11,150	2.37%	942,278
Tenant Services	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance Expense	984	650	334	51.45%	5	10,352	3,900	6,452	165.43%	7,800
General Expenses	5,910	499	5,411	1083.49%	6	8,389	2,996	5,393	179.97%	5,993
Financing Expenses	75	121	(46)			528	725	(197)		1,450
Total Expense before depreciation	105,944	79,793	26,150	32.77%		501,558	478,760	22,797	4.76%	957,521
Operating Income (Loss) before Depreciation	(51,020)	799	(51,820)	(1)		(127,553)	4,796	(132,349)	(0)	9,591
Depreciation/Amortization	3,580	3,580	(0)			21,481	17,900	3,580		42,961
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	109,524	83,373	26,150			523,038	496,661	26,378		1,000,482
Net Operating Income (Loss)	(54,601)	(2,781)	(51,820)			(149,034)	(13,105)	(135,929)	-	(33,370)

Comments

- 1 Fees from Public Housing and Section 8 Administration continue to be less than anticipated but are consistent with prior months.**
- 2 Variance in Other Income is due to management fee income received from various HUD programs being less than budgeted but are also consistent with prior months.**
- 3 Although the budget is still under review, DOL granted access to submit vouchers in July 2022. COCC will commence receiving fees from the program at that time.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 5 Variance is due to costs associated with maintenance and repair of the vehicles.**
- 6 Variance in General Expenses is cost associated with property and liability insurance. Note that these expenses are accrued monthly to ensure that funds are available to pay at policy renewal.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of June 30, 2022**

ASSETS

Unrestricted Cash	
Cash Operating 1	11,444.71
Cash-Payroll	66,650.58
Total Unrestricted Cash	<u>78,095.29</u>
TOTAL CASH	78,095.29
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	212,221.38
A/R - ROSS/HUD	6,283.42
A/R - Youthbuild DOL	11,454.60
A/R - Capital Fund Grants/HUD	10,152.42
TOTAL: DUE FROM	<u>240,111.82</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	184,275.42
OTHER CURRENT ASSETS	
Prepaid Insurance	-0.06
TOTAL CURRENT ASSETS	<u>262,370.65</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	32,301.60
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-41,558.45
Intangible Assets	0.00
Lease-Right of Use Asset	235,523.00
Lease Amortization	<u>98,130.45</u>
TOTAL FIXED ASSETS (NET)	<u>152,618.53</u>
TOTAL NONCURRENT ASSETS	152,618.53
TOTAL ASSETS	<u>414,989.18</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	8,954.43
Workers Compensation	19,615.40
401 Plan Payable	9,319.08
457 Plan Payable	2,438.59
Health Insurance Payable	118.44
Other Current Liabilities	65,458.31
Lease payable-Short Term	-38,820.39
Due to Polk County Housing Dev.	289,337.78
Due to Development	<u>165,500.00</u>
TOTAL CURRENT LIABILITIES	541,414.90
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	33,964.24
Lease Payable	<u>146,755.15</u>
TOTAL NONCURRENT LIABILITIES	180,719.39
TOTAL LIABILITIES	<u>722,134.29</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	<u>-307,145.11</u>
TOTAL RETAINED EARNINGS:	-307,145.11
TOTAL EQUITY	<u>-307,145.11</u>
TOTAL LIABILITIES AND EQUITY	<u>414,989.18</u>

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

For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,312.40	11,444.71	-1,867.69
Cash-Payroll	59,070.01	66,650.58	7,580.57
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	75,498.46	81,211.34	5,712.88

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,467.12	11,444.71	-49,022.41
Cash-Payroll	54,500.62	66,650.58	12,149.96
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	118,083.79	81,211.34	-36,872.45

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Six Months Ending June 30, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	88,882	79,303	9,579	12.08%		605,855	475,818	130,037	27.33%	951,636
Other Income	148	1,175	(1,027)	-87.45%		2,241	7,050	(4,809)	-68.21%	14,100
Total Revenue	89,030	80,478	8,552	10.63%		608,097	482,868	125,229	25.93%	965,736
Administrative Expenses	102,055	78,725	23,330	29.64%	7	509,795	472,348	37,447	7.93%	944,696
Tenant Services	-	-	-	0.00%		150	-	150		-
Utilities	-	-	-	0.00%		-	-	-		-
Maintenance Expense	2,063	1,108	955	86.16%	5	8,482	6,649	1,832	27.56%	13,299
General Expenses (Insurance, etc.)	6,694	645	6,049	937.56%	6	13,078	3,871	9,207	237.86%	7,742
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	110,812	80,478	30,334	37.69%		531,504	482,868	48,636	10.07%	965,736
Operating Income (Loss) before Depreciation	(21,782)	-	(21,782)			76,593	-	76,593		-
Depreciation	267	267	0	0.01%		1,602	1,602	0	0.01%	3,204
Prior Period adjustment	-	-	-			-	-	-		-
Transfer Out	-	-	-			(534)	-	-		-
Total Expense	111,079	80,745	30,334	37.57%		532,572	484,470	48,636	10.04%	968,940
Net Operating Income (Loss)	(22,049)	(267)	(21,782)			75,524	(1,602)	76,592		(3,204)

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Six Months Ending June 30, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,070,861	1,096,774	(25,913)	-2.36%	1	6,640,143	6,580,644	59,499	0.90%	13,161,288
Other income	(148)	575	(427)	0.00%		(862)	3,450	(4,312)	0.00%	6,900
Total Revenue	1,070,713	1,097,349	(26,340)	-2.40%		6,639,281	6,584,094	55,187	0.84%	13,168,188
Housing Assistance Payments	1,108,995	1,042,043	66,952	6.43%		6,395,653	6,252,258	143,395	2.29%	12,504,516
Tenant Utility Reimbursement	23,465	19,725	3,740	18.96%	2	130,827	118,350	12,477	10.54%	236,700
Port Out HAP Payments	28,421	27,741	680	2.45%	3	151,845	166,446	(14,601)	-8.77%	332,892
FSS Escrow Payments	8,648	7,840	808	10.31%	4	46,915	47,040	(125)	-0.27%	94,080
FSS Forfeitures & Adjustments	-	-	-			(4,743)	-	(4,743)		-
Program Expenses Before Depreciation	1,169,529	1,097,349	72,180	6.58%		6,720,497	6,584,094	136,403	2.07%	13,168,188
Program Income (Loss) before Depreciation	(98,816)	-	(98,520)	(0)		(81,216)	-	(81,216)	(0)	-
Total Expense	1,169,529	1,097,349	72,180	6.58%		6,720,497	6,584,094	136,403	2.07%	13,168,188
Net Operating Income (Loss)	(98,816)	-	(98,520)			(81,216)	-	(81,216)	(0)	-
	(120,864.70)					(5,691.85)				

Comments

- | | |
|---|--|
| <p>Administration:</p> <p>Administration:</p> <p>Administration/HAP Program:</p> | <p>1 HAP revenue for the year is consistent with amounts budgeted.</p> <p>2 Costs associated with tenant utility reimbursement are higher than budgeted. Payments are based on utility allowances. The change in utility allowances for Lakeland, Polk County, Florida occurred after the Board approved LHA's 2022 Budget.</p> <p>3 Port-out activity is based on actual activity and is susceptible to monthly fluctuations.</p> <p>4 Variance in FSS escrow payments reflects current program participation.</p> <p>5 Variance is due to vehicle lease, storage fees, and other miscellaneous expenses.</p> <p>6 Variance in General Expenses is allowances for doubtful accounts.</p> <p>7 Variance in Administrative Expenses resulted from background checks and drug screenings for new employees. There were also additional consulting costs for inspections and revisions to the digital model administrative plan.</p> |
|---|--|

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of June 30, 2022

ASSETS

Unrestricted Cash	
Cash Operating 1	45,826.42
Cash-Payroll	-2,900.93
EHV Admin Cash Account	42,979.60
	<hr/>
Total Unrestricted Cash	185,721.20

Restricted Cash	
Cash Restricted - FSS Escrow	223,386.62
Total Restricted Cash	223,386.62

TOTAL CASH	<hr/> 409,107.82
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	248,894.16
Allowance for Doubtful Accounts-Tenants/Venc	-250,141.92
AR-TPA/Fraud Recovery	771.52
	<hr/>
TOTAL: AR	-1,004.17
Allowance for Doubtful Accounts-Aff. Hsg. Sub	-4,550.48
Due from Section 8 Mainstream	18,698.77
Due from Section 8 Emergency Housing	80,928.00
A/R-Other Government	-310.26
	<hr/>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	93,761.86

OTHER CURRENT ASSETS

Prepaid Insurance	1,080.02
Prepaid Software Licenses	1,046.88
S8 EHV Tenant Security Deposit	45,157.45
	<hr/>
TOTAL OTHER CURRENT ASSETS	47,284.35
TOTAL CURRENT ASSETS	<hr/> 550,154.03

NONCURRENT ASSETS

FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	26,461.08
Accum Depreciation- Misc FF&E	-41,562.66
Intangible Assets	0.00
	<hr/>
TOTAL FIXED ASSETS (NET)	798.42
Non-Dwelling Equipment	2,406.00
	<hr/>
TOTAL NONCURRENT ASSETS	3,204.42

TOTAL ASSETS	<hr/> 553,358.45
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	-188,243.10
Due to Section 8	99,626.77
Due to Central Office Cost Center	21.25
Tenant Prepaid Rents	12,422.31
State of FL Unclaimed Funds	20,932.76
Accrued Compensated Absences-Curr	5,912.45
Deferred Revenue	534.30
Deferred Revenue EHV	56,979.60
	<hr/>
TOTAL CURRENT LIABILITIES	8,186.34

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	10,980.26
FSS Due to Tenant Long Term	223,386.62
	<hr/>
TOTAL NONCURRENT LIABILITIES	234,366.88

TOTAL LIABILITIES	<hr/> 242,553.22
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net A	310,805.23
	<hr/>
TOTAL RETAINED EARNINGS:	310,805.23

TOTAL EQUITY	<hr/> 310,805.23
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TOTAL LIABILITIES AND EQUITY	<hr/> 553,358.45
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Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Changes in Cash

For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,168.76	45,826.42	35,657.66
Cash-Payroll	-22,471.55	-2,900.93	19,570.62
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	245,925.34	99,816.11	-146,109.23
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
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	42,979.60	42,979.60	0.00
Cash Restricted - FSS Escrow	214,738.62	223,386.62	8,648.00
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	491,340.77	409,107.82	-82,232.95

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,667.85	45,826.42	39,158.57
Cash-Payroll	-45,161.81	-2,900.93	42,260.88
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	184,923.98	99,816.11	-85,107.87
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
EHV Admin Account	0.00	0.00	0.00
EHV Admin Cash Account	77,317.05	42,979.60	-34,337.45
Cash Restricted - FSS Escrow	186,231.42	223,386.62	37,155.20
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	409,978.49	409,107.82	-870.67

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Six Months Ended June 30, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,635	15,125	(3,490)	-23.07%	1	75,159	90,750	(15,591)	-17.18%	181,500
Other Tenant Income	-	425	(425)	-100.00%		-	2,550	(2,550)	-100.00%	5,100
Government Subsidy Income	76,928	46,885	30,042	64.08%	2	282,009	281,312	697	0.25%	562,624
Interest Income Restricted	9,130	9,140	(10)	-0.11%		54,778	54,838	(60)	-0.11%	109,676
Other Income	-	-	-			705	-	705		-
Total Revenue	97,692	71,575	26,117	36.49%		412,651	429,450	(16,799)	-3.91%	858,900
Administrative Expenses	32,986	31,098	1,888	6.07%	4	220,474	186,589	33,885	18.16%	373,178
Tenant Services Expenses	-	325	(325)	-100.00%	3	-	1,950	(1,950)	-100.00%	3,900
Utility Expense	17,011	11,568	5,443	47.05%	3	67,025	69,409	(2,384)	-3.43%	138,817
Maintenance and Development Expen	28,230	23,912	4,318	18.06%	3	112,466	143,469	(31,004)	-21.61%	286,939
General Expenses	16,095	3,192	12,903	404.21%	5	49,765	19,153	30,612	159.83%	38,306
Housing Assistance Payments	855	1,480	(625)	-42.23%	3	7,757	8,880	(1,123)	-12.65%	17,760
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciatio	95,176	71,575	23,601	32.97%		457,486	429,450	28,036	6.53%	858,900
Net Operating Income (Loss)	2,516	(0)	2,516			(44,835)	(0)	(44,834)		(0)
Depreciation	8,330	8,330	-	0.00%		49,979	49,979	0	0.00%	99,958
Capital Replacement Items	-	-	-	0		-	-	-		
Transfer Out	-	-	-			(30,000)	-	(30,000)		-
Intra-Funds Transfer In	-	-	-			(128)	-	(128)		-
Total Expenses	103,506	79,905	23,601	3		477,337	479,429	(2,092)	(229)	958,858
Net Income (Loss)	(5,814)	(8,330)	2,516	(3)		(64,685)	(49,979)	(14,706)	229	(99,958)

Comments

- 1 Property consists of 57 public housing units (John Wright and Cecil Gober Villas). Moving forward rental income will be less than budgeted since the remaining six (6) families that were living at WestLake have been relocated.**
- 2 Subsidy received from HUD for the period was higher than anticipated. Accordingly, amounts received for the year are now consistent with the budget.**
- 3 Variance reflects expenses being less than or comparable to the budget.**
- 4 Variance for the year is primarily due to additional auditing fees associated with closeout of the HOPE VI grant and addition of five (5) blended component units to the LHA audit.**
- 5 Variance is due to costs associated with renewal of the property and liability insurance.**

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of June 30, 2022**

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	14,159.75
Cash-Payroll	17,181.80
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>32,141.55</u>
Restricted Cash	
Cash Restricted-Security Deposits	16,000.00
Cash Restricted - FSS Escrow	56,426.26
Total Restricted Cash	<u>72,426.26</u>
TOTAL CASH	<u>104,567.81</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	15,635.83
Allowance for Doubtful Accounts-Tenants/ AR-TPA/Fraud Recovery	-9,304.41
	830.65
TOTAL: AR	<u>7,162.07</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - ROSS/HUD	15,652.80
Due from Arbor Manor LTD	190.95
A/R - Capital Fund Grants/HUD	345,871.16
Due From FSS	41,274.31
TOTAL: DUE FROM	<u>403,536.22</u>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	720,103.18
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,953,475.92</u>
OTHER CURRENT ASSETS	
Investments-Unrestricted	38,346.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	29,062.07
Prepaid Software Licenses	2,079.89
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>110,487.96</u>
TOTAL CURRENT ASSETS	<u>3,168,531.69</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	-9,988,898.11
Accum Depreciation- Misc FF&E	-656,708.08
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,607,646.53</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>2,127,560.25</u>
TOTAL ASSETS	<u>5,296,091.94</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	15,354.66
Tenant Security Deposits	16,000.00
Security Deposit Clearing Account	827.68
Security Deposit-Pet	1,200.00
Accrued Audit Fees	-47,000.00
Accrued audit fees - LHA	80,936.61
Due to Central Office Cost Center	212,221.38
Dakota Park Subsidy Payable	9,326.50
Renaissance Subsidy Payable	30,493.00
Williamstown Subsidy Payable	20.00
Twin Lake I Subsidy Payable	1,594.50
Twin Lake II Subsidy Payable	2,584.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	1,399.03
Accrued Compensated Absences-Curr	2,079.83
TOTAL CURRENT LIABILITIES	<u>414,521.17</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,862.55
FSS Due to Tenant Long Term	56,426.26
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>363,288.81</u>
TOTAL LIABILITIES	<u>777,809.98</u>
EQUITY	
RETAINED EARNINGS	
Invested in Capital Assets-Net of Deb	5,668,053.00
Retained Earnings-Unrestricted Net A	-1,149,771.04
TOTAL RETAINED EARNINGS:	<u>4,518,281.96</u>
TOTAL EQUITY	<u>4,518,281.96</u>
TOTAL LIABILITIES AND EQUITY	<u>5,296,091.94</u>

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

For the Current and Six Months Ended June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	55,820.26	14,159.75	-41,660.51
Cash-Payroll	7,541.95	17,181.80	9,639.85
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	16,000.00	16,000.00	0.00
Cash Restricted - FSS Escrow	55,771.26	56,426.26	655.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	135,133.47	103,767.81	-31,365.66

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,812.65	14,159.75	1,347.10
Cash-Payroll	9,665.33	17,181.80	7,516.47
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	19,900.00	16,000.00	-3,900.00
Cash Restricted - FSS Escrow	52,646.24	56,426.26	3,780.02
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	95,024.22	103,767.81	8,743.59

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Six Months Ending June 30, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,881	13,786	95	0.69%	1	80,581	82,716	(2,135)	-2.58%	165,432
Other Tenant Income	-	510	(510)	-100.00%	2	325	3,060	(2,735)	-89.37%	6,120
Government Subsidy	13,948	9,374	4,573	48.79%	3	63,041	56,245	6,796	12.08%	112,491
Other Income	-	20	(20)	-100.00%		-	120	(120)	-100.00%	240
Total Revenue	27,829	23,690	4,138	17.47%		143,948	142,141	1,806	1.27%	284,283
Administrative Expenses	7,234	9,077	(1,843)	-20.30%	4	41,841	54,461	(12,620)	-23.17%	108,922
Tenant Services Expense	-	36	(36)	-100.00%	4	101	216	(115)	-53.14%	432
Utility Expense	3,681	1,981	1,699	85.76%	7	13,580	11,888	1,692	14.23%	23,776
Maintenance Expense	6,091	6,359	(268)	-4.21%	4	21,621	38,151	(16,530)	-43.33%	76,302
General Expenses	2,703	2,749	(45)	-1.65%	5	18,648	16,492	2,156	13.07%	32,984
Housing Assistance Payments	820	485	335	69.07%	6	3,676	2,910	766	26.32%	5,820
Financing Expenses	3,394	3,394	-	0.00%		20,366	20,366	-	0.00%	40,732
Operating Expenses before Depreciatio	23,923	24,081	(158)	-0.66%		119,832	144,484	(24,652)	-17.06%	288,968
Net Operating Income (Loss)	3,906	(390)	4,296	-1100.39%		24,116	(2,342)	26,458	-1129.51%	(4,685)
Depreciation & Amortization	2,114	2,357	(243)	-10.32%		12,682	14,143	(1,460)	-10.32%	28,285
Capital Replacement Items	1,005	7,800	(6,795)	-87.12%		27,296	46,800	(19,504)	-41.68%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(46,800)	46,800	-100.00%	(93,600)
Total Expense	27,042	26,438	604	2.28%		159,810	158,626	1,184	0.75%	317,253
Net Income (Loss)	787	(2,748)	3,534	-128.64%		(15,863)	(16,485)	622	-3.78%	(32,970)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is less than budgeted, but consistent with prior months.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Subsidy received from HUD was higher than anticipated but consistent with the prior month. It also included additional subsidy to compensate for amounts previously withheld.**
- 4 Variance is due to most expenses being less than or consistent with amounts budgeted.**
- 5 Variance in General Expenses is reduction in rental income resulting from allowances for doubtful accounts.**
- 6 Variance in HAP payments is tenant utility reimbursement. Amounts paid are based on new utility allowances for Lakeland, Polk County, Florida that went into effect after the Board approved LHA's 2022 budget.**
- 7 This month costs for all utilities (water, sewer, electric, and garbage) have been higher than budgeted.**

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of June 30, 2022**

ASSETS

Unrestricted Cash	
Cash Operating 1	34,035.96
Cash-Payroll	8,514.05
Petty Cash	600.00
Total Unrestricted Cash	<u>43,150.01</u>
Restricted Cash	
Cash Restricted-Security Deposits	11,849.00
Cash Restricted-Reserve for Replacement	8,076.00
Total Restricted Cash	<u>19,925.00</u>
TOTAL CASH	<u>63,075.01</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	8,003.58
Allowance for Doubtful Accounts-Tenants/Ven	<u>-3,372.00</u>
TOTAL: AR	4,631.58
Due from Renaissance FAM Non ACC	5,424.10
Due from LPHC	75,251.87
Dakota Park-Operating Subsidy Receivable	<u>9,326.50</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>94,634.05</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	10,473.21
Prepaid Software Licenses	766.25
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>18,799.46</u>
TOTAL CURRENT ASSETS	<u>176,508.52</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,332.43
Accum Depreciation-Buildings	-241,620.18
Accum Depreciation- Misc FF&E	-6,253.20
Intangible Assets	0.00
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	<u>-41,744.00</u>
TOTAL FIXED ASSETS (NET)	<u>700,329.05</u>
TOTAL NONCURRENT ASSETS	<u>700,329.05</u>
TOTAL ASSETS	<u>876,837.57</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,979.72
Tenant Security Deposits	11,549.00
Security Deposit-Pet	300.00
Accrued Property Taxes	7,380.41
Accrued Interest - HOPE VI	739,481.76
Accrued Interest - HOPE VI	6,287.00
Accrued Interest - Future Advance	11,363.00
Accrued Audit Fees	5,885.00
Accrued audit fees - LHA	4,687.40
Due to (17) Renaissance Family Non-ACC	36,481.70
Tenant Prepaid Rents	3,320.60
Contract Retentions	19,974.37
Accrued Compensated Absences-Current	167.45
Note Payable PCHD	<u>239,503.97</u>
TOTAL CURRENT LIABILITIES	<u>1,088,361.38</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	310.98
FSS Due to Tenant Long Term	77.00
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>1,091,172.12</u>
TOTAL LIABILITIES	<u>2,179,533.50</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 Assets	<u>-324,082.06</u>
TOTAL RETAINED EARNINGS:	<u>-324,082.06</u>
TOTAL EQUITY	<u>-1,302,695.93</u>
TOTAL LIABILITIES AND EQUITY	<u>876,837.57</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and Six Months Ending June 30, 2022**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	25,083.64	34,035.96	8,952.32
Cash-Payroll	2,227.93	8,514.05	6,286.12
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,849.00	11,849.00	0.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	7,409.33	8,076.00	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	46,569.90	62,475.01	15,905.11

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	17,778.93	34,035.96	16,257.03
Cash-Payroll	9,079.05	8,514.05	-565.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,949.00	11,849.00	900.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	9,075.98	8,076.00	-999.98
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	46,882.96	62,475.01	15,592.05

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	79,917	79,954	(37)	-0.05%	1	461,643	479,724	(18,081)	-3.77%	959,448
Other Tenant Income	375	770	(395)	-51.33%	2	2,920	4,620	(1,700)	-36.80%	9,240
Government Subsidy	55,096	36,581	18,514	50.61%	3	241,917	219,489	22,428	10.22%	438,977
Other Income	-	145	(145)	-100.00%		2,876	870	2,006	230.54%	1,740
Total Revenue	135,387	117,450	17,937			709,355	704,703	4,652		1,409,405
Administrative Expenses	48,000	42,344	5,656	13.36%	4	257,619	254,066	3,553	1.40%	508,133
Tenant Services	-	200	(200)	-100.00%	4	463	1,200	(737)	-61.40%	2,400
Utility Expense	17,556	8,135	9,421	115.81%	4	49,744	48,810	934	1.91%	97,621
Maintenance Expense	43,597	39,018	4,579	11.74%	5	254,488	234,105	20,383	8.71%	468,210
General Expenses	11,385	9,479	1,907	20.11%	6	70,779	56,873	13,907	24.45%	113,746
Housing Assistance Payments	2,496	2,179	317	14.55%	4	10,760	13,074	(2,314)	-17.70%	26,148
Financing Expenses	4,562	(10,723)	15,286	-142.54%	4	27,464	29,151	(1,687)	-5.79%	58,303
Operating Expense before Depreciation	127,596	90,631	36,965	40.79%		671,319	637,280	34,039	5.34%	1,274,560
Net Operating Income (Loss)	7,791	26,819	(19,028)	-70.95%		38,036	67,423	(29,386)	-43.59%	134,845
Depreciation & Amortization	57,901	57,901	-	0.00%		347,407	347,407	-	0.00%	694,815
Capital Replacement Items	4,267	51,050	(46,783)	-91.64%		39,765	306,300	(266,535)	-87.02%	612,600
Reimburse Replacement Reserves	-	(51,050)	51,050	-100.00%		-	(306,300)	306,300	-100.00%	(612,600)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	189,765	250,633	(60,868)			1,058,491	1,597,287	(538,796)		1,969,375
Net Income (Loss)	(54,378)	(133,182)	78,805	-		(349,136)	(892,585)	543,448	-	(559,969)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Rental income is less than amounts budgeted but are consistent with prior months.**
- 2 Variance reflects timely payment of rents and residents not causing damages to their units.**
- 3 Subsidy received from HUD has been higher than budgeted and consistent with prior months. Subsidy received included additional funds to compensate for amounts withheld during prior months.**
- 4 Variance reflects expenses that are less than or comparable to amounts budgeted.**
- 5 Variance in Maintenance Expense reflects costs associated with replacement of HVAC units and pressure washing.**
- 6 Variance is due to costs associated with general liability insurance as well as a reduction in rental income caused by allowances for doubtful accounts.**

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of June 30, 2022

ASSETS

Unrestricted Cash	
Cash Operating 1	54,325.65
Cash-Payroll	8,621.71
Petty Cash	600.00
Total Unrestricted Cash	<u>63,547.36</u>
Restricted Cash	
Cash Restricted-Security Deposits	61,864.99
Cash Restricted - FSS Escrow	33,122.44
Cash Restricted-Reserve for Replacement	68,635.39
Cash Restricted - Reserve/Escrow	1,952,420.37
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	77,114.72
Restricted Cash - AA Reserve	47,547.99
Total Restricted Cash	<u>2,241,885.06</u>
TOTAL CASH	<u>2,305,432.42</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	31,159.29
Allowance for Doubtful Accounts-Tenants/Vendors	-5,937.90
TOTAL: Accounts Receivable	<u>25,221.39</u>
Due from Dakota Park Non-ACC	36,481.70
Due from Central Office Cost Center	65,458.31
TOTAL: DUE FROM	<u>101,940.01</u>
Renaissance Family-Operating Subsidy Receivable	30,492.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>157,653.40</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	53,978.81
Prepaid Software Licenses	2,408.12
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>77,886.93</u>
TOTAL CURRENT ASSETS	<u>2,540,972.75</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,105,584.03
Building Improvements	438,566.64
Machinery & Equipment	150,483.39
Automobiles/Vehicles	9,800.00
Furniture & Fixtures	596,331.81
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-9,749,252.30
Accum Depreciation- Misc FF&E	-761,573.78
Accum Depreciation-Infrastructure	-2,232,910.68
Intangible Assets	0.00
Loan Costs	91,967.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-68.48
AA Monitoring Fees	-131,658.00
AA Loan Costs	-10,837.71
TOTAL FIXED ASSETS (NET)	<u>12,026,677.77</u>
Dwelling Equipment	4,463.00
TOTAL NONCURRENT ASSETS	<u>12,031,140.77</u>
TOTAL ASSETS	<u>14,572,113.52</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	-25,118.86
Tenant Security Deposits	55,651.39
Security Deposit Clearing Account	994.00
Security Deposit-Pet	6,505.60
Accrued audit fees - LHA	17,127.88
Due to (13) Dakota Park Public Housing	2,672.05
Due to (16) Dakota Park Non-ACC	2,752.05
Due to West Lake Mgmt.	40,998.00
HAP Overpayments	900.00
Tenant Prepaid Rents	7,000.30
Contract Retentions	38,732.51
State of FL Unclaimed Funds	-1,146.00
Accrued Compensated Absences-Current	8,932.48
TOTAL CURRENT LIABILITIES	<u>147,166.40</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	16,549.75
FSS Due to Tenant Long Term	33,122.44
Notes Payable-LT	381,200.32
Note Payable	2,031,210.59
Short Term - Note Payable	-24,017.94
TOTAL NONCURRENT LIABILITIES	<u>2,438,065.16</u>
TOTAL LIABILITIES	<u>2,585,231.56</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,924,129.41
Capital - GP2	7,123,264.00
GP Equity	1,308,453.00
TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asse	-3,368,964.45
TOTAL RETAINED EARNINGS:	<u>-3,368,964.45</u>
TOTAL EQUITY	<u>11,986,881.96</u>
TOTAL LIABILITIES AND EQUITY	<u>14,572,113.52</u>

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	46,109.27	54,325.65	8,216.38
Cash-Payroll	6,065.65	8,621.71	2,556.06
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,964.99	61,864.99	900.00
Cash Restricted - FSS Escrow	32,026.44	33,122.44	1,096.00
Cash Restricted-Reserve for Replacement	68,635.39	68,635.39	0.00
Cash Restricted - Reserve/Escrow	1,952,420.37	1,952,420.37	0.00
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,114.72	0.00
Restricted Cash - AA Reserve	47,547.99	47,547.99	0.00
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,292,063.98	2,304,832.42	12,768.44

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,136.21	54,325.65	-16,810.56
Cash-Payroll	24,934.98	8,621.71	-16,313.27
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	58,564.99	61,864.99	3,300.00
Cash Restricted - FSS Escrow	28,422.44	33,122.44	4,700.00
Cash Restricted-Reserve for Replacement	52,502.04	68,635.39	16,133.35
Cash Restricted - Reserve/Escrow	2,133,919.79	1,952,420.37	-181,499.42
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,114.72	0.00
Restricted Cash - AA Reserve	47,547.99	47,547.99	0.00
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,495,322.32	2,304,832.42	-190,489.90

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	55,442	56,735	(1,293)	-2.28%	1	327,005	340,410	(13,405)	-3.94%	680,820
Other Tenant Income	30	700	(670)	-95.71%	2	630	4,200	(3,570)	-85.00%	8,400
Other Income	11	16	(5)	-31.63%		64	96	(32)	-33.43%	192
Total Revenue	55,483	57,451	(1,968)	-3.43%		327,699	344,706	(17,007)	-4.93%	689,412
Administrative Expense	16,333	16,912	(579)	-3.42%	3	93,771	101,471	(7,700)	-7.59%	202,942
Tenant Services	-	-	-	0.00%	3	-	-	-	0.00%	-
Utility Expense	9,829	8,630	1,199	13.90%	3	54,957	51,780	3,177	6.13%	103,560
Maintenance Expense	15,524	18,030	(2,507)	-13.90%	3	86,206	108,182	(21,975)	-20.31%	216,363
General Expense	11,626	8,735	2,891	33.09%	3	38,972	52,411	(13,439)	-25.64%	104,822
Financing Expense	3,989	4,666	(677)	-14.51%	3	24,603	27,996	(3,393)	-12.12%	55,992
Operating Expense before Depreciation	57,301	56,973	327	0.57%		298,510	341,840	(43,330)	-12.68%	683,680
Net Operating Income (Loss)	(1,818)	478	(2,295)	-480.51%		29,189	2,866	26,323	918.40%	5,732
Depreciation & Amortization Expense	40,337	40,337	-	0.00%		242,020	242,020	-	0.00%	484,039
Capital Replacement Items	2,412	9,220	(6,808)	-73.84%		13,614	13,614	-	0.00%	110,640
Reimburse Replacement Reserves	-	(9,220)	9,220	-100.00%		-	(55,320)	55,320	-100.00%	(110,640)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	100,049	97,310	2,739	2.82%		554,143	542,153	11,990	2.21%	1,167,719
Net Operating Income (Loss)	(44,566)	(39,859)	(4,708)	11.81%		(226,444)	(197,447)	(28,997)	14.69%	(478,307)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rental income is less than budgeted but consistent with prior months.
- 2** Variance reflects reflect timely payment of rents and residents causing less damages to their units.
- 3** Variance reflects expenses that are less than or comparable to amounts budgeted.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

as of June 30, 2022

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	51,624.99
Cash-Payroll	4,925.20
Petty Cash	600.00
Total Unrestricted Cash	<u>57,150.19</u>
Restricted Cash	
Cash Restricted-Security Deposits	27,875.00
Cash Restricted-Operating Reserve	441,576.31
Cash Restricted-Reserve for Replace	186,092.61
Cash-Tax & Insurance Escrow	45,642.88
Total Restricted Cash	<u>701,186.80</u>
 TOTAL CASH	 <u>758,336.99</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	20,260.56
Allowance for Doubtful Accounts-Tenant	-495.95
TOTAL: AR	<u>19,764.61</u>
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>120,916.22</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	1,875.74
Prepaid Insurance	63,207.18
Prepaid Software Licenses	656.77
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>71,739.69</u>
TOTAL CURRENT ASSETS	<u>950,992.90</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	-5,261,381.80
Intangible Assets	0.00
Amortization Tax Credit Fees	-158,825.68
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>6,900,066.47</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>7,004,712.24</u>

TOTAL ASSETS

7,955,705.14

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	17,446.26
Tenant Security Deposits	27,175.00
Security Deposit Clearing Account	2,850.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	20,507.76
Accrued Interest Payable	19,572.03
Accrued Audit Fees	9,900.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	7,526.05
Accrued Compensated Absences-Cu	1,885.77
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	3,032,960.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>5,301,993.04</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,502.14
TOTAL NONCURRENT LIABILITIES	<u>3,502.14</u>

TOTAL LIABILITIES

5,305,495.18

EQUITY

CONTRIBUTED CAPITAL

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

RETAINED EARNINGS

Retained Earnings-Unrestricted Net	1,444,877.84
TOTAL RETAINED EARNINGS:	<u>1,444,877.84</u>

TOTAL EQUITY

2,650,209.96

TOTAL LIABILITIES AND EQUITY

7,955,705.14

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

For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	59,770.85	51,624.99	-8,145.86
Cash-Payroll	3,656.07	4,925.20	1,269.13
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,275.00	27,875.00	-400.00
Cash Restricted-Operating Reserve	441,569.05	441,576.31	7.26
Cash Restricted-Reserve for Replacement	183,963.65	186,092.61	2,128.96
Cash-Tax & Insurance Escrow	36,497.67	45,642.88	9,145.21
Total Cash	753,732.29	757,736.99	4,004.70
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,022.41	51,624.99	9,602.58
Cash-Payroll	9,501.74	4,925.20	-4,576.54
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,305.00	27,875.00	-1,430.00
Cash Restricted-Operating Reserve	441,532.52	441,576.31	43.79
Cash Restricted-Reserve for Replacement	175,743.44	186,092.61	10,349.17
Cash-Tax & Insurance Escrow	60,462.46	45,642.88	-14,819.58
Total Cash	758,567.57	757,736.99	-830.58

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	56,495	56,754	(259)	-0.46%	1	340,526	340,524	2	0.00%	681,048
Other Tenant Income	337	415	(78)	-18.80%	2	950	2,490	(1,540)	-61.85%	4,980
Other Income	12	20	(8)	-42.10%		70	120	(50)	-41.63%	240
Total Revenue	56,844	57,189	(345)	-0.60%		341,546	343,134	(1,588)	-0.46%	686,268
Administrative Expense	17,745	15,292	2,453	16.04%	3	109,359	91,753	17,606	19.19%	183,506
Tenant Services	-	25	(25)	-100.00%	4	-	150	(150)	-100.00%	300
Utility Expense	12,870	7,375	5,495	74.50%	4	46,058	44,250	1,808	4.09%	88,500
Maintenance Expense	19,649	15,946	3,703	23.22%	4	91,692	95,679	(3,987)	-4.17%	191,357
General Expense	6,624	8,037	(1,413)	-17.58%	5	50,268	48,223	2,045	4.24%	96,445
Financing Expense	9,658	10,304	(646)	-6.27%	4	61,825	61,826	(1)	0.00%	123,652
Operating Expense before Depreciatio	66,546	56,980	9,566	16.79%		359,201	341,880	17,321	5.07%	683,761
Net Operating Income (Loss)	(9,703)	209	(9,912)			(17,655)	1,254	(18,909)		2,507
Depreciation & Amortization Expense	41,152	41,760	(607.45)	-1.45%		246,914	250,559	(3,644.70)	-1.45%	501,118
Capital Replacement Items	1,812	10,060	(8,248.49)	-81.99%		15,537	60,360	(44,822.60)	-74.26%	120,720
Reimburse Replacement Reserve	-	(10,060)	10,060.00	-100.00%		-	(60,360)	60,360.00	-100.00%	(120,720)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	109,510	98,740	10,770	10.91%		621,653	592,439	29,214	4.93%	1,184,879
Net Income (Loss)	(52,666)	(41,551)	(11,116)	26.75%		(280,107)	(249,305)	(30,802)	12.36%	(498,611)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is consistent with the budget and prior months.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 The variance in Administrative Expense is due to payment of the annual asset management fee to Florida Housing Finance Agency.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**
- 5 Variance is due to a reduction in rental income caused by an allowance for doubtful accounts.**

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of June 30, 2022

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash			
Cash Operating 1	119,395.24		
Cash-Payroll	27,604.65		
Petty Cash	600.00		
Total Unrestricted Cash	147,599.89		
Restricted Cash			
Cash Restricted-Security Deposits	30,575.00		
Cash Restricted-Operating Reserve	460,962.40		
Cash Restricted-Reserve for Replacement	212,765.87		
Cash-Tax & Insurance Escrow	38,971.90		
Total Restricted Cash	743,275.17		
TOTAL CASH	890,875.06		
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	8,127.99		
Allowance for Doubtful Accounts-Tenants/Ver	-1,819.00		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	6,308.99		
OTHER CURRENT ASSETS			
Eviction Deposit Acct.	500.00		
Prepaid Expenses and Other Assets	1,847.57		
Prepaid Insurance	50,574.97		
Prepaid Software Licenses	656.77		
Utility Deposit	5,000.00		
TOTAL OTHER CURRENT ASSETS	58,579.31		
TOTAL CURRENT ASSETS	955,763.36		
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	-4,822,433.32		
Accum Depreciation- Misc FF&E	-454,741.01		
Accum Depreciation-Infrastructure	-522,656.16		
Intangible Assets	0.00		
Loan Costs	41,419.00		
Amortization Loan Cost	23,836.28		
Compliance Fees	246,589.00		
Amortization Tax Credit Fees	-189,053.08		
TOTAL FIXED ASSETS (NET)	7,224,431.94		
TOTAL NONCURRENT ASSETS	7,224,431.94		
TOTAL ASSETS	8,180,195.30		
		LIABILITIES	
		CURRENT LIABILITIES	
		A/P Vendors and Contractors	15,350.81
		Tenant Security Deposits	27,975.00
		Security Deposit Clearing Account	98.65
		Security Deposit-Pet	3,400.00
		Accrued Property Taxes	26,484.56
		Accrued Management Fee Payable	9,512.00
		Accrued Audit Fees	9,900.00
		Due to Central Office Cost Center	11.00
		Tenant Prepaid Rents	5,280.00
		Accrued Compensated Absences-Current	2,052.07
		First Mortgage - TCAP	3,819,255.00
		HOME Funds	131,028.00
		Mortgage Note Payable	1,009,877.00
		TOTAL CURRENT LIABILITIES	5,829,413.47
		NONCURRENT LIABILITIES	
		Accrued Compensated Absences-LT	3,810.98
		TOTAL NONCURRENT LIABILITIES	13,322.98
		TOTAL LIABILITIES	5,842,736.45
		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	6,710,357.74
		RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net Asse	-4,372,898.89
		TOTAL RETAINED EARNINGS:	-4,372,898.89
		TOTAL EQUITY	2,337,458.85
		TOTAL LIABILITIES AND EQUITY	8,180,195.30

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	102,206.94	119,395.24	17,188.30
Cash-Payroll	43,342.89	27,604.65	-15,738.24
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	31,375.00	30,575.00	-800.00
Cash Restricted-Operating Reserve	460,954.82	460,962.40	7.58
Cash Restricted-Reserve for Replacem	210,526.56	212,765.87	2,239.31
Cash-Tax & Insurance Escrow	30,335.78	38,971.90	8,636.12
Investment 2	0.00	0.00	0.00
Total Cash	878,741.99	890,275.06	11,533.07

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	112,548.52	119,395.24	6,846.72
Cash-Payroll	29,866.58	27,604.65	-2,261.93
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	20,675.00	30,575.00	9,900.00
Cash Restricted-Operating Reserve	460,916.68	460,962.40	45.72
Cash Restricted-Reserve for Replacem	199,985.20	212,765.87	12,780.67
Cash-Tax & Insurance Escrow	47,943.66	38,971.90	-8,971.76
Investment 2	0.00	0.00	0.00
Total Cash	871,935.64	890,275.06	18,339.42

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	88,286	87,750.00	536	0.61%	1	519,077	526,500.00	(7,423)	-1.41%	1,053,000
Other Tenant Income	(620)	(495.00)	(125)	25.25%	2	(3,757)	(2,970.00)	(787)	26.50%	(5,940)
Other Income	44	30.00	14	46.37%		171	180.00	(9)	-5.01%	360
Total Revenue	87,710	87,285	425	0.49%		515,491	523,710	(8,219)	-1.57%	1,047,420
Administrative Expenses	27,901	21,552.00	6,349	29.46%	3	131,055	129,312.00	1,743	1.35%	258,624
Tenants Service Expenses	282	74.58	207	277.93%	4	574	447.50	126	28.21%	895
Utility Expense	9,885	8,700.00	1,185	13.62%	3	52,441	52,200.00	241	0.46%	104,400
Maintenance Expense	12,874	18,777.51	(5,903)	-31.44%	3	85,649	112,665.06	(27,016)	-23.98%	225,330
General Expenses	10,781	8,595.98	2,185	25.42%	5	54,663	51,575.86	3,087	5.99%	103,152
Financing Expenses	20,868	21,263.89	(396)	-1.86%	3	126,606	127,583.34	(977)	-0.77%	255,167
Operating expense before depreciati	82,591	78,964	3,627	4.59%		450,988	473,784	(22,796)	-4.81%	947,568
Net Operating Income (Loss)	5,119	8,321	(3,202)	-38.48%		64,503	49,926	14,577	29.20%	99,852
Depreciation & Amortization	33,669	33,669	-	0.00%		202,017	202,017	-	0.00%	404,033
Capital/Operational Replacement Ite	192	11,175	(10,983)	-98.28%		5,938	67,050	(61,112)	-91.14%	134,100
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(134,100)
Total Expense	116,453	123,808	(7,356)	-5.94%		658,942	742,850	(83,909)	-11.30%	1,351,601
Net Operating Income (Loss)	(28,743)	(36,523)	7,780	-21.30%		(143,451)	(219,140)	75,690	-34.54%	(304,181)

Comments

- 1 Property consists of 100 senior apartments comprised of 99 Tax Credit/Project-Based Section 8 Voucher units and one maintenance unit. Tenant rents are less than budgeted but consistent with prior months.**
- 2 Variance reflects management charging residents for causing damages to their units. Management is also enforcing collection of late fees for delinquent payment of rents.**
- 3 Variance reflects expenses that are less than or consistent with amounts budgeted.**
- 4 Variance reflects actual costs of the monthly resident newsletter.**
- 5 Variance is actual cost of property and general liability insurance. Note that we accrue funds for these costs monthly to ensure that funds are available to pay the policy when it renews.**

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of June 30, 2022

ASSETS

Unrestricted Cash	
Cash Operating 1	85,456.19
Cash-Payroll	40,068.25
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	126,124.44
Restricted Cash	
Cash Restricted-Security Deposits	10,800.00
Cash Restricted-Operating Reserve	19.62
Cash Restricted-Reserve for Replacemen	211,166.39
Cash-Tax & Insurance Escrow	30,150.52
Restricted Investment	<u>156,473.13</u>
Total Restricted Cash	408,609.66
TOTAL CASH	<u>534,734.10</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	11,740.00
AR Port in Hap-Suspense	86.00
Allowance for Doubtful Accounts-Tenants/Ve	<u>-4,012.00</u>
TOTAL: AR	<u>7,814.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>7,814.00</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	5,248.18
Prepaid Insurance	84,738.97
Prepaid Software Licenses	<u>873.65</u>
TOTAL OTHER CURRENT ASSETS	<u>91,360.80</u>
TOTAL CURRENT ASSETS	<u>633,908.90</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-4,183,372.08
Accum Depreciation- Misc FF&E	-1,196,303.17
Accum Depreciation-Infrastructure	-462,539.34
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	242,016.34
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>-173,809.86</u>
TOTAL FIXED ASSETS (NET)	<u>8,773,328.89</u>
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	<u>9,484,925.89</u>

TOTAL ASSETS

10,118,834.79

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	31,108.69
Tenant Security Deposits	9,800.00
Security Deposit Clearing Account	-18.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	10,857.07
Accrued Interest NLP Loan	569.04
Accrued Interest - Pacific Life Loan	16,218.00
Accrued Audit Fees	7,963.60
Tenant Prepaid Rents	1,426.56
Accrued Compensated Absences-Curr	880.02
Mortgage Note Payable	2,749,764.36
Second Mortgage Payable	850,000.00
Third Mortgage Payable	286,517.93
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact F	564,621.00
Deferred Development Fee	<u>25,578.78</u>

TOTAL CURRENT LIABILITIES

4,956,387.05

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	1,634.31
Accrued Compensated Absences-LT	<u>5,000.00</u>
TOTAL NONCURRENT LIABILITIES	<u>6,634.31</u>

TOTAL LIABILITIES

4,963,021.36

EQUITY

CONTRIBUTED CAPITAL

Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	1,530,905.56
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>6,938,214.56</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net A	<u>-1,782,401.13</u>
TOTAL RETAINED EARNINGS:	<u>-1,782,401.13</u>

TOTAL EQUITY

5,155,813.43

TOTAL LIABILITIES AND EQUITY

10,118,834.79

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	110,358.21	85,456.19	-24,902.02
Cash-Payroll	12,765.48	40,068.25	27,302.77
Cash Restricted-Security Deposits	10,900.00	10,800.00	-100.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	208,237.96	211,166.39	2,928.43
Cash-Tax & Insurance Escrow	120,535.05	30,150.52	-90,384.53
Investment 1	0.00	0.00	0.00
Restricted Investment	156,467.98	156,473.13	5.15
Total Cash	619,284.30	534,134.10	-85,150.20

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	103,100.15	85,456.19	-17,643.96
Cash-Payroll	9,709.14	40,068.25	30,359.11
Cash Restricted-Security Deposits	10,800.00	10,800.00	0.00
Cash Restricted-Operating Reserve	19.62	19.62	0.00
Cash Restricted-Reserve for Replacement	193,605.35	211,166.39	17,561.04
Cash-Tax & Insurance Escrow	76,122.97	30,150.52	-45,972.45
Investment 1	0.00	0.00	0.00
Restricted Investment	156,520.17	156,473.13	-47.04
Total Cash	549,877.40	534,134.10	-15,743.30

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Six Months Ended June 30, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	-	620	(620)	-100.00%	1	2,005	3,720	(1,715)	-46.10%	7,440
Other Tenant Income	-	-	-	0.00%		-	-	-	0.00%	-
Grant Income	-	1,054	(1,054)	-100.00%	2	1,213	6,321	(5,108)	-80.81%	12,642
Other Income	-	-	-			(10,369)	-	(10,369)		-
Total Revenue	-	1,674	(1,674)	-200.00%		(7,151)	10,041	(17,192)	-126.91%	20,082
Administrative Expenses	7,725	838	6,887	822.19%	3	14,279	5,026	9,253	184.11%	10,052
Tenant Services Expenses	-	5	(5)	-100.00%	4	-	30	(30)	-100.00%	60
Utility Expense	-	-	-	0.00%	4	-	-	-	0.00%	-
Maintenance and Development Expens	-	700	(700)	-100.00%	4	561	4,200	(3,639)	-86.65%	8,400
General Expenses	87	129	(41)	-32.12%	4	524	772	(248)	-32.12%	1,543
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Depreciator	7,812	1,671	6,141	590.07%		15,363	10,027	5,336	-34.66%	20,055
Net Operating Income (Loss)	(7,812)	2	(7,814)			(22,515)	14	(22,529)		27
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replacement	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	7,812	1,671	6,141			15,363	10,027	5,336		20,055
Net Income (Loss)	(7,812)	2	(7,814)	-341724.78%		(22,515)	14	(22,529)		27

Comments

- 1** Property was comprised of twelve (12), Section 32 Public Housing lease-to-purchase units. The last home was sold on March 17, 2022.
- 2** This project is officially closed out. The only other reporting requirements to HUD will occur as part of the submission of LHA's 2022 financial data schedule and audit; which are due on February 28, 2023 and September 30, 2023 respectively.
- 3** Administrative Expenses were over budget due to outside legal and title work services required by law to sell the home.
- 4** Variance reflects expenses being less than budgeted.

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Balance Sheet
as of June 30, 2022**

ASSETS

CASH

Unrestricted Cash

Cash Operating 1 733.37

Cash-Payroll 339,394.47

Cash Operating 3 0.00

Total Unrestricted Cash 340,127.84

Restricted Cash

Cash Restricted-Security Deposits 84.00

Cash Restricted - FSS Escrow 0.00

Total Restricted Cash 84.00

TOTAL CASH 340,211.84

ACCOUNTS AND NOTES RECEIVABLE

Due from Public Housing General 57,497.99

TOTAL: DUE FROM 57,497.99

Lakeridge Homes 2nd Mortgage 402,070.45

0 0.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE 459,568.44

OTHER CURRENT ASSETS

Eviction Deposit Acct. 500.00

Prepaid Insurance 529.12

TOTAL OTHER CURRENT ASSETS 1,029.12

TOTAL CURRENT ASSETS 800,809.40

NONCURRENT ASSETS

FIXED ASSETS

Buildings 17,819.41

Furniture & Fixtures 2,248.94

Accum Depreciation- Misc FF&E -2,248.94

Intangible Assets 0.00

TOTAL FIXED ASSETS (NET) 17,819.41

TOTAL NONCURRENT ASSETS 17,819.41

TOTAL ASSETS 818,628.81

LIABILITIES & EQUITY

CURRENT LIABILITIES

Tenant Security Deposits 300.00

Lease Purchase Escrow 84.00

A/P Other 671.35

Accrued Audit Fees -500.00

Accrued audit fees - LHA 1,647.66

Accrued Compensated Absences-Cu 804.82

0 0.00

TOTAL CURRENT LIABILITIES 3,007.83

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 1,494.67

TOTAL NONCURRENT LIABILITIES 1,494.67

TOTAL LIABILITIES 4,502.50

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net 814,126.31

TOTAL RETAINED EARNINGS: 814,126.31

TOTAL EQUITY 814,126.31

TOTAL LIABILITIES AND EQUITY 818,628.81

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

For the Current and Six Months Ended June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	733.37	733.37	0.00
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	347,044.94	339,394.47	-7,650.47
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	347,862.31	340,211.84	-7,650.47
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,387.77	733.37	-2,654.40
Cash-Payroll	410.63	0.00	-410.63
Cash Operating 3	325,043.04	339,394.47	14,351.43
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	0.00	-600.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	329,525.44	340,211.84	10,686.40

Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Six Months Ending June 30, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	10,999	11,920	(921)	-7.73%	1	72,026	71,520	506	0.71%	143,040
Other Tenant Income	-	75	(75)	-100.00%	2	-	450	(450)	-100.00%	900
Government Subsidy	22,292	12,555	9,737	77.55%	3	89,214	75,330	13,884	18.43%	150,660
Other Income	-	10	(10)			-	60	(60)		120
Total Revenue	33,291	24,550	8,741	35.60%		161,240	147,300	13,940	9.46%	294,720
Administrative Expense	12,260	12,099	161	1.33%	4	76,547	72,595	3,952	5.44%	145,190
Tenant Services	-	-	-	0.00%	4	-	-	-		-
Utility Expense	2,479	2,170	309	14.22%	4	11,405	13,021	(1,616)	-12.41%	26,042
Maintenance Expense	5,057	7,837	(2,781)	-35.48%	4	33,134	47,024	(13,891)	-29.54%	94,049
General Expense	1,627	2,205	(578)	-26.20%	4	12,864	13,231	(367)	-2.77%	26,462
Operating Expense before Depreciat	21,423	24,312	(2,889)	-11.88%		133,950	145,871	(11,921)	-8.17%	291,742
Net Operating Income (Loss)	11,868	238	11,630	4883.71%		27,290	1,429	25,861	1810.03%	2,978
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		47,792	47,741	51	0.11%	95,482
Capital Replacement Items	-	6,900	(6,900)	-100.00%		-	41,400	(41,400)	-100.00%	82,800
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(41,400.00)	41,400	-100.00%	(82,800)
Total Expense	29,389	32,269	(2,880)	-8.93%		181,742	193,612	(11,871)	-6.13%	387,225
Net Operating Income (Loss)	3,902	(7,719)	11,621	-150.56%		(20,502)	(46,312)	25,811	-55.73%	(92,505)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collection is consistent with amounts budgeted.**
- 2 Variance reflects timely payment of rents and residents causing less damages to their units.**
- 3 Subsidy received from HUD has been higher than anticipated but was consistent with prior month. It also contained additional subsidy to compensate for underpayments during prior months.**
- 4 Variance reflects expenses being less than or comparable to amounts budgeted.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of June 30, 2022

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	50,368.39
Cash-Payroll	18,174.71
Total Unrestricted Cash	<u>68,543.10</u>
Restricted Cash	
Cash Restricted-Security Deposits	15,600.00
Cash Restricted-Reserve for Replacem	36,999.81
Total Restricted Cash	<u>52,599.81</u>
TOTAL CASH	<u>121,142.91</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	6,365.00
Allowance for doubtful accounts tenants	-1,607.00
TOTAL: AR	<u>4,758.00</u>
Williamstown Operating Subsidy Rec	20.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>4,778.00</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	11,648.30
Prepaid Software Licenses	547.29
TOTAL OTHER CURRENT ASSETS	<u>12,195.59</u>
TOTAL CURRENT ASSETS	<u>138,116.50</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	296,687.00
Buildings	3,751,341.13
Furniture & Fixtures	8,494.29
Accum Depreciation-Buildings	-329,923.02
Accum Depreciation- Misc FF&E	-4,518.30
Intangible Assets	0
TOTAL NONCURRENT ASSETS	<u>3,722,081.10</u>
TOTAL ASSETS	<u>3,860,197.60</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,363.03
Tenant Security Deposits	14,700.00
Security Deposit Clearing Account	16.00
Security Deposit-Pet	1,200.00
Accrued Audit Fees	13,250.00
Accrued audit fees - LHA	25,991.14
Tenant Prepaid Rents	940.00
Accrued Compensated Absences-Current	1,119.91
TOTAL CURRENT LIABILITIES	<u>58,580.08</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	2,079.83
TOTAL NONCURRENT LIABILITIES	<u>2,079.83</u>
TOTAL LIABILITIES	<u>60,659.91</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	3,799,537.69
TOTAL RETAINED EARNINGS:	<u>3,799,537.69</u>
TOTAL EQUITY	<u>3,799,537.69</u>
TOTAL LIABILITIES AND EQUITY	<u>3,860,197.60</u>

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

For the Current and Six Months Ending June 30, 2022

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,315.06	50,368.39	38,053.33
Cash-Payroll	15,837.77	18,174.71	2,336.94
Cash Restricted-Security Deposits	15,600.00	15,600.00	0.00
Cash Restricted-Reserve for Replacement	35,999.97	36,999.81	999.84
Total Cash	79,752.80	121,142.91	41,390.11
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	18,425.22	50,368.39	31,943.17
Cash-Payroll	13,595.71	18,174.71	4,579.00
Cash Restricted-Security Deposits	15,300.00	15,600.00	300.00
Cash Restricted-Reserve for Replacement	31,000.77	36,999.81	5,999.04
Total Cash	78,321.70	121,142.91	42,821.21

Income Statement

Period = May 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
40000-000	INCOME (LOSS) STATEMENT				
40000-010	OPERATING INCOME (LOSS)				
40000-100	OPERATING REVENUE				
41001-000	Rent Revenue				
41010-000	Base Rent				
41018-000	Gross Mkt Rent Potential	59,535.00	68.80	297,675.00	165.66
41099-999	Total Base Rent	59,535.00	68.80	297,675.00	165.66
41100-000	Vacancy Losses				
41105-000	Gain/Loss To Lease	26,143.00	30.21	135,610.22	75.47
41110-000	Vacancy Loss	949.93	1.10	-2,376.62	-1.32
41199-999	Total Vacancy Losses	27,092.93	31.31	133,233.60	74.14
41999-999	Total Rent Revenue	86,627.93	100.11	430,908.60	239.80
42000-000	Tenant Recovery Revenue				
42005-000	Bad Debt Recovery				
42006-000	Bad Debt Recovery	130.00	0.15	459.24	0.26
42009-999	Total Bad Debt Recovery	130.00	0.15	459.24	0.26
42500-000	Direct Billable Revenue				
42520-000	Direct Bill Revenue-Utilities				
42520-110	Direct Bill Rev-Electric	0.00	0.00	69.71	0.04
42520-160	Direct Bill Rev-Water & Sewer	3,060.86	3.54	25,096.20	13.97
42529-999	Total Direct Bill Revenue-Util	3,060.86	3.54	25,165.91	14.00
42599-000	Total Direct Billable Revenue	3,060.86	3.54	25,165.91	14.00
42999-999	Total Tenant Recovery Revenue	3,190.86	3.69	25,625.15	14.26
43000-000	Other Operating Revenue				
43010-000	Other Customer Revenue				
43015-000	Locks & Keys Income	6.77	0.01	6.77	0.00
43019-000	Late Fee Revenue	0.00	0.00	525.00	0.29
43020-500	Application Fee	25.00	0.03	85.00	0.05
43028-850	Washer / Dryer Tenant Income	3,930.00	4.54	20,236.50	11.26
43029-999	Total Other Customer Revenue	3,961.77	4.58	20,853.27	11.60
43099-999	Total Other Operating Revenue	3,961.77	4.58	20,853.27	11.60
49999-999	TOTAL OPERATING REVENUE	93,780.56	108.38	477,387.02	265.67
52000-000	Cost of Real Estate Operations				
52000-100	Admin & General Expense				
52010-000	Prop Mgmt Rent				
52013-000	Equipment Lease	44.95	0.05	224.75	0.13
52019-999	Total Prop Mgmt Rent	44.95	0.05	224.75	0.13
52020-000	Prop Mgmt Administrative				
52021-500	PM Payroll Processing Fees	78.44	0.09	424.43	0.24
52022-000	Office Supplies	11.26	0.01	292.70	0.16
52023-000	Postal/Express Mail	155.23	0.18	602.79	0.34
52024-000	Bank Fees	0.00	0.00	15.00	0.01
52024-050	Late Fees & Interest	0.00	0.00	156.04	0.09
52024-500	Background/Credit Check	165.00	0.19	885.00	0.49
52025-000	Uniforms	64.94	0.08	91.79	0.05
52027-100	Trainings	250.00	0.29	1,250.00	0.70
52027-500	Incentive & Award Programs	0.00	0.00	1,300.00	0.72
52029-999	Total Prop Mgmt Administrative	724.87	0.84	5,017.75	2.79
52030-000	Prop Mgmt Travel & Meals				
52034-000	Meals	-27.61	-0.03	790.34	0.44
52039-000	Other Travel Exp	41.85	0.05	1,406.35	0.78
52039-999	Total Prop Mgmt Travel & Meals	14.24	0.02	2,196.69	1.22
52060-000	Audit & Tax Fees				
52061-000	Audit Fee	468.75	0.54	2,343.75	1.30
52063-000	Tax Consultant Fee	289.58	0.33	1,447.90	0.81

Income Statement

Period = May 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
52069-999	Total Audit & Tax Fees	758.33	0.88	3,791.65	2.11
52070-000	Other Professional Fees				
52075-000	Third-Party Property Inspection	850.00	0.98	850.00	0.47
52077-000	Compliance Administration Fee	890.00	1.03	3,490.00	1.94
52079-999	Total Other Professional Fees	1,740.00	2.01	4,340.00	2.42
52999-999	Total Admin & General Expense	3,282.39	3.79	15,570.84	8.67
53000-000	Onsite Info & Technology Systems				
53010-000	Onsite IT Services				
53018-000	Onsite-Software	1,170.75	1.35	6,001.86	3.34
53019-999	Total Onsite IT Services	1,170.75	1.35	6,001.86	3.34
53999-999	Total Information & Technology Systems	1,170.75	1.35	6,001.86	3.34
54000-000	Sales & Marketing Expense				
54020-000	Advertising & Marketing				
54021-100	Online Advertising	-1,624.00	-1.88	1,624.00	0.90
54022-000	Promotional	131.52	0.15	131.52	0.07
54023-000	Gifts & Gift Cards	25.39	0.03	105.72	0.06
54024-000	Resident Functions/Parties	12.95	0.02	12.95	0.01
54029-999	Total Advertising & Marketing	-1,454.14	-1.68	1,874.19	1.04
54099-999	Total Sales & Marketing Expense	-1,454.14	-1.68	1,874.19	1.04
55000-000	Property Operations & Maintenance				
55010-000	R&M-Building				
55012-500	R&M-Elevator & Escalator	1,060.80	1.23	1,060.80	0.59
55014-000	R&M-Painting	0.00	0.00	157.09	0.09
55015-000	R&M-Plumbing	215.55	0.25	594.71	0.33
55015-500	R&M-Lighting	0.00	0.00	1,867.50	1.04
55018-000	R&M-Locks & Keys	0.00	0.00	10.69	0.01
55019-000	R&M-Tools & Supplies	42.77	0.05	2,990.63	1.66
55019-999	Total R&M-Building	1,319.12	1.52	6,681.42	3.72
55020-000	R&M-Machinery				
55022-000	R&M-HVAC	854.93	0.99	1,852.81	1.03
55023-000	R&M-Elevator & Escalator Contract	502.34	0.58	2,278.77	1.27
55024-000	R&M-Fire Alarm & Sprinklers	1,713.40	1.98	2,438.12	1.36
55025-000	R&M-Security-Alarm	834.60	0.96	1,112.80	0.62
55026-000	R&M-Appliance	165.85	0.19	438.60	0.24
55029-999	Total R&M-Machinery	4,071.12	4.70	8,121.10	4.52
55030-000	R&M-Landscape				
55031-500	R&M-Landscape Contract	2,450.00	2.83	8,250.00	4.59
55034-000	R&M-Nonplant Supplies	33.36	0.04	33.36	0.02
55039-999	Total R&M-Landscape	2,483.36	2.87	8,283.36	4.61
55050-000	R&M-Janitorial & Cleaning				
55051-000	R&M-Cleaning Services	0.00	0.00	195.30	0.11
55056-000	R&M-Parking & Garage	0.00	0.00	261.20	0.15
55058-000	R&M-Pest Control Contract	142.50	0.16	712.50	0.40
55059-000	R&M-Cleaning Supplies	10.00	0.01	2,065.45	1.15
55059-999	Total R&M-Janitorial & Cleaning	152.50	0.18	3,234.45	1.80
55080-000	Non-Capitalized Expenditure				
55090-000	NCAP-Building				
55092-500	NCAP-Doors & Windows	0.00	0.00	5,588.50	3.11
55099-999	Total NCAP-Building	0.00	0.00	5,588.50	3.11
55100-000	NCAP-Machinery				
55102-000	NCAP-HVAC	1,312.64	1.52	1,312.64	0.73
55103-700	NCAP-Computers & Softwares Setup	0.00	0.00	1,687.39	0.94
55109-999	Total NCAP-Machinery	1,312.64	1.52	3,000.03	1.67
55179-999	Total Non-Cap Expenditure	1,312.64	1.52	8,588.53	4.78
55180-000	Direct Vacant Expense				

Income Statement

Period = May 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
55190-000	Direct Vacant-Utilities				
55191-000	Utilities - Electric (Vacant)	58.61	0.07	163.01	0.09
55199-999	Total Direct Vacant-Utilities	58.61	0.07	163.01	0.09
55279-999	Total Direct Vacant Expense	58.61	0.07	163.01	0.09
55580-000	Direct Billable Expense				
55600-000	Direct Billable-Utilities				
55600-160	Direct Bill-Water & Sewer	3,116.46	3.60	16,015.02	8.91
55609-999	Total Direct Billabl-Utilities	3,116.46	3.60	16,015.02	8.91
55679-900	Total Direct Billable Expense	3,116.46	3.60	16,015.02	8.91
55999-999	Total Property Operations & Maint	12,513.81	14.46	51,086.89	28.43
56000-000	Utilities Expense				
56010-000	Utilities				
56011-000	Utilities-Electric	1,032.91	1.19	4,274.20	2.38
56013-000	Utilities-Trash	1,579.00	1.82	7,895.00	4.39
56014-000	Utilities-Telephone	357.49	0.41	1,594.01	0.89
56019-900	Utilities-Other Utility Costs	389.80	0.45	1,991.90	1.11
56019-999	Total Utilities	3,359.20	3.88	15,755.11	8.77
56099-999	Total Utilities Expense	3,359.20	3.88	15,755.11	8.77
59999-999	Total Cost of Real Estate Operations	18,872.01	21.81	90,288.89	50.25
60000-000	Management Fee Expenses				
60000-010	Property Management Expense				
60010-000	Prop Mgmt Salaries/Wages				
60011-000	Prop Mgmt Salaries/Wages	9,341.44	10.80	48,922.90	27.23
60012-000	Prop Mgmt Benefits & Other	2,716.34	3.14	8,289.76	4.61
60014-000	Prop Mgmt Bonus	0.00	0.00	543.22	0.30
60015-000	Prop Mgmt Taxes	695.00	0.80	3,857.78	2.15
60017-000	Prop Mgmt Workers Comp	250.66	0.29	1,130.36	0.63
60019-999	Total Prop Mgmt Salaries/Wages	13,003.44	15.03	62,744.02	34.92
60020-000	Prop Mgmt Fees				
60021-000	Property Management Fees	5,809.25	6.71	28,910.45	16.09
60029-999	Total Prop Mgmt Fees	5,809.25	6.71	28,910.45	16.09
60099-999	Total Property Management Exp	18,812.69	21.74	91,654.47	51.01
60999-999	Total Management Fee Expenses	18,812.69	21.74	91,654.47	51.01
61000-000	Property Tax Ins & Other Expenses				
63000-000	Property Insurance Expense				
63010-001	Property Insurance				
63011-000	Property Insurance	10,256.00	11.85	45,895.13	25.54
63019-999	Total Property Insurance	10,256.00	11.85	45,895.13	25.54
63099-999	Total Capitalized RE Tax & Ins Contra	10,256.00	11.85	45,895.13	25.54
69999-999	Total Property Tax Ins & Other Exp	10,256.00	11.85	45,895.13	25.54
77000-000	Professional Service Expense				
77030-000	Other Professional Fees				
77031-000	Third-Party Consultants	0.00	0.00	700.00	0.39
77039-999	Total Other Professional Fees	0.00	0.00	700.00	0.39
77099-999	Total Professional Service Exp	0.00	0.00	700.00	0.39
79999-997	Total Corp General & Admin Expense	0.00	0.00	700.00	0.39
79999-998	TOTAL OPERATING EXPENSES	10,256.00	11.85	46,595.13	25.93
79999-999	NET OPERATING INCOME (LOSS)	45,839.86	52.97	248,848.53	138.48
80000-000	NON-OPERATING INCOME (LOSS)				
80000-100	NON-OPERATING REVENUE				
80001-000	Interest Income & Other				
80010-000	Interest Income-Checking & MM				
80011-000	Int Inc-Checking & MM	28.79	0.03	58.56	0.03
80019-999	Total Interest Inc-Checking&MM	28.79	0.03	58.56	0.03
80049-999	Total Interest Income & Other	28.79	0.03	58.56	0.03

Income Statement

Period = May 2022

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
81019-999	TOTAL NON-OPERATING REVENUE	28.79	0.03	58.56	0.03
81501-000	Interest Expense & Finan Fees				
81510-000	Interest Expense-N/P & LOC				
81511-000	Int Exp-N/P-Promissory	21,046.66	24.32	105,389.64	58.65
81519-999	Total Interest Exp-N/P & LOC	21,046.66	24.32	105,389.64	58.65
81540-000	Financing Fee Expense				
81540-001	Loan Servicing Fee	461.42	0.53	2,345.30	1.31
81540-002	Loan Servicing Fee - W&D	833.33	0.96	4,166.65	2.32
81540-003	SAIL Loan Svc and Compliance Fee	916.50	1.06	4,582.50	2.55
81540-010	ELI Loan Svc and Compliance Fee	287.50	0.33	1,437.50	0.80
81540-011	Trustee Ordinary Fees	385.42	0.45	1,343.76	0.75
81540-012	Issuer Administration Fee	833.33	0.96	4,166.71	2.32
81549-999	Total Financing Fee Expense	3,717.50	4.30	18,042.42	10.04
81599-999	Total Interest Exp & Fin Fees	24,764.16	28.62	123,432.06	68.69
81600-000	Depreciation & Amortization				
81610-000	Dep/Amort-Fixed Assets				
81611-000	Depr-FA-Leasehold Improvements	46,860.32	54.15	234,301.60	130.39
81619-999	Total Dep/Amort-Fixed Assets	46,860.32	54.15	234,301.60	130.39
81640-000	Amort-Intangible Assets				
81641-000	Amort-Intangible Assets	2,079.88	2.40	10,399.40	5.79
81649-999	Total Amort-Intangible Assets	2,079.88	2.40	10,399.40	5.79
81699-999	Total Deprec & Amort	48,940.20	56.56	244,701.00	136.18
82001-000	Asset Management Fees				
82010-000	Asset Management Fee				
82011-000	Asset Management Fee	442.92	0.51	2,214.60	1.23
82015-100	Incentive Management Fee	58,253.15	67.32	58,253.15	32.42
82019-900	Total Asset Management Fee	58,696.07	67.83	60,467.75	33.65
82019-999	Total Asset Management Fees	58,696.07	67.83	60,467.75	33.65
83519-999	TOTAL NON-OPERATING EXPENSES	58,696.07	67.83	60,467.75	33.65
89999-990	TOTAL NON-OP INCOME (LOSS)	-132,371.64	-152.97	-428,542.25	-238.48
89999-999	NET INCOME (LOSS)	-86,531.78	-100.00	-179,693.72	-100.00

Balance Sheet

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
09999-000	BALANCE SHEET	
10000-000	ASSET	
10001-000	ASSETS	
10100-000	Cash & Cash Equivalents	
10101-000	Cash	
10110-000	Operating Cash-Owner	
10111-000	Checking 1	177,484.37
10112-000	Checking 2	3,000.00
10115-000	Checking 5	26,160.00
10116-000	Checking 6	30,000.00
10119-999	Total Operating Cash-Owner	236,644.37
10190-000	Petty Cash	
10191-000	Petty Cash 1	500.00
10199-000	Total Petty Cash	500.00
10199-999	Total Cash	237,144.37
10399-999	Total Cash & Cash Equivalents	237,144.37
10500-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10550-000	Operating Deficit Reserve	355,316.43
10590-000	Debt Service Reserves	5,423.24
10699-999	Total Operating Impound Resrve	360,739.67
10700-000	Investing Impound Reserve	
10750-000	Other Escrow	8,254.33
10799-999	Total Investing Impound Resrve	8,254.33
10950-000	Bond Reserve Accounts	
10950-010	Bond Fund - Interest Fund	0.19
10950-020	Bond Fund - Principal	594.63
10950-060	Bond Fund - Escrow Account	4,078.78
10950-070	Bond Fund - Replacement Reserve	65,019.17
10950-999	Total Bond Reserve Accounts	69,692.77
10999-999	Total Restricted Cash	438,686.77
11000-000	Accounts Receivable-Net	
11001-000	Accounts Receivable	
11001-500	A/R-Accounts Receivable	
11011-000	A/R-Resident	566.86
11011-050	A/R-Subsidy	781.01
11069-999	Total A/R-Accounts Receivable	1,347.87
11099-999	Total Accounts Receivable	1,347.87
11199-999	Total Accounts Receivable-Net	1,347.87
12000-000	Due from Related Party-Net	
12130-000	Intercompany-Net	
12131-000	Intercompany Clearing	-4,141.46
12139-900	Total Intercompany-Net	-4,141.46
12199-999	Total Due from Related Party-Net	-4,141.46
12200-000	Prepaid Expenses	
12501-000	Prepaid Operating Expense	
12510-000	Prepaid Cost of RE Operations	
12510-620	Prepaid Property Insurance	101,100.00
12510-650	Prepaid Admin & General	3,269.51
12519-999	Total Prepaid Cost of RE Ops	104,369.51
12599-999	Total Prepaid Operating Expense	104,369.51
12699-999	Total Prepaid Expenses	104,369.51
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	

Balance Sheet

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
16010-100	OP-Land-Acquisition	190,625.00
16019-999	Total OP-Land	190,625.00
16020-000	OP-Site Improvements	
16020-100	OP-SI-Acquisition	1,504,669.88
16029-999	Total OP-Site Improvements	1,504,669.88
16030-000	OP-Building	
16030-100	OP-Bldg-Acquisition	12,354,187.00
16039-999	Total OP-Building	12,354,187.00
16099-999	Total Operating Property	14,049,481.88
16200-000	Accumulated Depreciation	
16210-000	A/D-OP-Site Improvements	
16210-700	A/D-OP-SI-Amort	-305,391.64
16219-999	Total A/D-OP-Site Improvements	-305,391.64
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-940,291.13
16229-999	Total A/D-OP-Building	-940,291.13
16299-999	Total Accumulated Depreciation	-1,245,682.77
16399-999	Total Operating Property-Net	12,803,799.11
17000-000	Fixed Assets-Net	
17001-000	Fixed Assets	
17020-000	FA-Furniture	
17020-200	FA-Furniture-Addition	765,789.40
17029-999	Total FA-Furniture	765,789.40
17099-999	Total Fixed Assets	765,789.40
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-466,280.95
17129-999	Total A/D-FA-Furniture	-466,280.95
17199-999	Total Accum Deprec & Amort	-466,280.95
17299-999	Total Fixed Assets-Net	299,508.45
18500-000	Other Assets & Deposits	
18501-000	Asset Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Asset Deposits	5,592.00
18599-999	Total Other Assets & Deposits	5,592.00
19000-000	Goodwill & Intangibles-Net	
19200-000	Intangible Assets	
19250-000	Tax Credit Fee	
19250-200	Tax Credit Fee-addition	87,874.00
19259-999	Total Tax Credit Fee	87,874.00
19299-999	Total Intangible Assets	87,874.00
19300-000	Accumulated Amortization	
19350-000	A/A-Tax credit Fees	
19350-700	A/A-Tax Credit Fees-Amort	-17,835.23
19359-999	Total A/A-Franchise Licenses	-17,835.23
19399-999	Total Accumulated Amortization	-17,835.23
19499-999	Total Goodwill&Intngibles-Net	70,038.77
19900-000	Suspense	
19901-000	Suspense Clearing	
19913-000	Suspense Clearing	2,000.00
19915-050	A/R Clearing-Subsidy Suspense	-5,026.00
19919-999	Total Suspense Clearing	-3,026.00
19999-900	Total Suspense	-3,026.00
19999-998	TOTAL ASSETS	13,953,319.39
19999-999	TOTAL ASSET	13,953,319.39

Balance Sheet

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	6,680.60
20119-999	Total Accounts Payable-Trade	6,680.60
20399-999	Total Accounts Payable-Net	6,680.60
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-650	Accrued Admin & General Expense	11,849.31
20510-680	Accrued Audit Fee	2,343.75
20510-700	Accrued Tax Consulting Fee	4,547.90
20510-720	Accrued Asset Management Fees	-3,100.40
20519-999	Total Accrued Operating Cost	15,640.56
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	13,081.88
20539-999	Total Accrued Prop Mgmt Salaries/Wages	13,081.88
20599-999	Total Accrued Property Expenses	28,722.44
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	968.76
20641-725	Accrued Issuer Fees	2,499.99
20641-735	Accrued Service Fee	1,406.59
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	6,020.00
20649-999	Total Accrued Financing Cost	10,895.34
20699-999	Total Accrued Corporate G&A Exp	10,895.34
20999-999	Total Accrued Exp & Other Liab	39,617.78
21500-000	Interest Payable-Net	
21501-000	Int Payable-N/P-Promissory	
21510-000	I/P-N/P-Promissory	
21510-700	I/P-N/P-Promissory-Accrual	95,227.35
21519-999	Total I/P-N/P-Promissory	95,227.35
21599-999	Total Int Pay-N/P-Promissory	95,227.35
21999-999	Total Interest Payable-Net	95,227.35
22000-000	Due to Related Party-Net	
22001-000	Due to Affiliates-Net	
22012-000	A/P-Intercompany	1,084.68
22019-999	Total Due to Affiliates-Net	1,084.68
22299-999	Total Due to Related Party-Net	1,084.68
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,226,786.76
23019-999	Total N/P-Promissory	10,226,786.76
23050-000	Loan Fee-N/P-Promissory	
23050-200	Loan Fee-N/P-Promissory-Addn	-573,006.22
23059-999	Total Loan Fee-N/P-Promissory	-573,006.22
23060-000	A/A-Loan Fee-N/P-Promissory	
23060-700	A/A-Loan Fee-N/P-Prom-Amort	48,078.73
23069-999	Total A/A-Loan Fee-N/P-Prom	48,078.73
23099-999	Total Note Payable-Promissory	9,701,859.27
23199-999	Total Notes Payable-Net	9,701,859.27
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	

Balance Sheet

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
27011-000	Prepaid Rent-Residents	5,190.54
27099-999	Total Unearned Tenant Rent	5,190.54
27399-999	Total Unearned Revenue	5,190.54
28500-000	Other Liability Deposits	
28501-000	Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	30,000.00
28529-999	Total Tenant Security Deposits	30,000.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	473.57
28569-999	Total Deposits & Other Liabilities	473.57
28599-900	Total Liability Deposits	30,473.57
28599-999	Total Other Liability Deposits	30,473.57
29999-999	TOTAL LIABILITIES	9,880,133.79
30000-000	EQUITY	
30100-000	Controlling Ptnr Equity-Net	
30101-000	Controlling Partner Equity	
30110-300	Contributions-Gross Capital Call	6,053,521.00
30120-200	Distributions-Return of Capital	-44,888.47
30120-210	Distributions-Return on Capital	-0.01
30199-900	Total Control Partner Equity	6,008,632.52
30199-999	Total Control Ptnr Equity-Net	6,008,632.52
39000-000	Retained Earnings	
39001-000	R/E-Retained Earnings	
39010-700	Retained Earnings	-1,935,446.92
39099-900	Total R/E-Retained Earnings	-1,935,446.92
39099-999	Total Retained Earnings	-1,935,446.92
39999-990	TOTAL EQUITY	4,073,185.60
39999-998	TOTAL LIABILITIES & EQUITY	13,953,319.39
39999-999	NET BALANCE SHEET	0.00
99999-999	TOTAL ALL ACCOUNTS	0.00

LAKELAND HOUSING AUTHORITY
Grant Report
 Updated as of July 14, 2022

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	07-15-11	08-03-13	08-02-15	\$ 562,980.00	\$ 506,682.00	\$ 562,980.00	\$ 562,980.00	\$ -
CFP - 2012	03-12-12	03-11-14	03-11-16	\$ 327,414.00	\$ 294,672.60	\$ 327,414.00	\$ 327,414.00	\$ -
CFP - 2013	08-09-13	09-08-15	09-08-17	\$ 251,538.00	\$ 226,384.20	\$ 251,538.00	\$ 251,538.00	\$ -
CFP - 2014	05-01-14	05-01-16	05-01-18	\$ 341,004.00	\$ 306,903.60	\$ 341,004.00	\$ 341,004.00	\$ -
CFP - 2015	04-13-15	04-12-17	04-12-19	\$ 345,575.00	\$ 311,017.50	\$ 345,575.00	\$ 345,575.00	\$ -
CFP - 2016	04-13-16	04-12-18	04-12-20	\$ 358,393.00	\$ 322,553.70	\$ 358,393.00	\$ 358,393.00	\$ -
CFP - 2017	08-16-17	08-15-20	08-15-22	\$ 608,069.00	\$ 547,262.10	\$ 583,721.87	\$ 583,258.85	\$ 24,810.15
CFP - 2018	05-29-18	11-28-21	11-28-23	\$ 934,727.00	\$ 841,254.30	\$ 934,727.00	\$ 934,727.00	\$ -
CFP - 2019	04-16-19	10-15-22	10-15-24	\$ 971,182.00	\$ 874,063.80	\$ -	\$ -	\$ 971,182.00
CFP - 2020	03-26-20	09-25-23	09-25-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ -	\$ -	\$ 1,115,701.00
CFP - 2021	02-23-21	02-22-23	02-22-25	\$ 1,085,963.00	\$ 977,366.70	\$ -	\$ -	\$ 1,085,963.00
			CFP Total:	\$ 6,902,546.00	\$ 6,212,291.40	\$ 3,705,352.87	\$ 3,704,889.85	\$ 3,197,656.15
Replacement Housing Factor (HUD)								
RHF - 2009(a)	09-15-09	10-29-16	07-29-17	\$ 282,108.00	\$ 253,897.20	\$ 282,108.00	\$ 282,108.00	\$ -
RHF - 2009(b)	04-02-10	10-29-16	07-29-17	\$ 149,804.00	\$ 134,823.60	\$ 149,804.00	\$ 149,804.00	\$ -
RHF - 2010	07-15-10	10-29-16	07-29-18	\$ 441,385.00	\$ 397,246.50	\$ 441,385.00	\$ 441,385.00	\$ -
RHF - 2011	08-03-11	10-29-16	10-29-18	\$ 380,321.00	\$ 342,288.90	\$ 380,321.00	\$ 380,321.00	\$ -
RHF - 2012(b)	03-12-12	10-29-16	10-29-18	\$ 70,661.00	\$ 63,594.90	\$ 70,661.00	\$ 70,661.00	\$ -
RHF - 2013(a)	09-09-13	10-29-18	04-12-19	\$ 208,904.00	\$ 188,013.60	\$ 208,904.00	\$ 208,904.00	\$ -
RHF - 2013(b)	09-09-13	10-29-16	10-29-18	\$ 62,529.00	\$ 56,276.10	\$ 62,529.00	\$ 62,529.00	\$ -
RHF - 2014	05-13-14	10-29-18	04-12-19	\$ 185,710.00	\$ 167,139.00	\$ 185,710.00	\$ 185,710.00	\$ -
RHF - 2015	04-13-15	10-29-18	04-12-19	\$ 187,612.00	\$ 168,850.80	\$ 187,612.00	\$ 187,612.00	\$ -
RHF - 2016	04-13-16	10-29-18	04-12-20	\$ 193,574.00	\$ 174,216.60	\$ 193,574.00	\$ 193,574.00	\$ -
			RHF Total:	\$ 2,162,608.00	\$ 1,946,347.20	\$ 2,162,608.00	\$ 2,162,608.00	\$ -
HOPE VI (HUD)	04-05-00		12-31-17	\$ 21,842,801.00	\$ 19,658,520.90	\$21,842,801.00	\$21,842,801.00	\$ -
Safety & Security Grant (HUD)	03-20-13	03-19-14	03-19-15	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
			Safety & Security Total:	\$ 250,000.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	01-01-21	12-31-21	12-31-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	06-01-21	05-31-24	5/31/2024	\$ 198,900.00	\$ 179,010.00	\$ 44,556.93	\$ 44,556.93	\$ 154,343.07
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12/31/2022	\$ 127,574.00	\$ 114,816.60	\$ 60,371.57	\$ 60,371.57	\$ 67,202.43
			ROSS Total:	\$ 398,474.00	\$ 358,626.60	\$ 116,556.93	\$ 176,928.50	\$ 221,545.50
YouthBuild 2018 Grant (DOL)	01-01-19		04-30-2022	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
			YouthBuild Total:	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
CARES Act								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	05-01-20	12-31-20	12-31-20	\$ 104,415.00	\$ 93,973.50	\$ 104,415.00	\$ 104,415.00	\$ -
AMP 2 (Dakota Park dba Carrington Place)	05-01-20	12-31-20	12-31-20	\$ 14,635.00	\$ 13,171.50	\$ 14,635.00	\$ 14,635.00	\$ -
AMP 3 (Renaissance at Washington Park)	05-01-20	12-31-20	12-31-20	\$ 64,418.00	\$ 57,976.20	\$ 64,418.00	\$ 64,418.00	\$ -
AMP 4 (Hampton Hills)	05-01-20	12-31-20	12-31-20	\$ 2,391.00	\$ 2,151.90	\$ 2,391.00	\$ 2,391.00	\$ -
AMP 5 (Williamstown)	05-01-20	12-31-20	12-31-20	\$ 17,105.00	\$ 15,394.50	\$ 17,105.00	\$ 17,105.00	\$ -
AMP 6 (Twin Lakes Estates)	05-01-20	12-31-20	12-31-20	\$ 6,909.30	\$ 6,909.30	\$ 7,677.00	\$ 7,677.00	\$ -
			CARES Act Total:	\$ 210,641.00	\$ 189,576.90	\$ 210,641.00	\$ 210,641.00	\$ -
Emergency Rental Assistance Program (ERAP-Polk County)	06-01-21	10-31-22	12-31-21	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -
			ERAP Total:	\$ 2,421,446.06	\$ 2,179,301.45	\$ 2,421,446.06	\$ 2,421,446.06	\$ -

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 # 22-1514

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to obtain a Moving to Work designation under the 4th cohort of the Moving to Work expansion and to submit the required application to the U.S. Department of Housing and Urban Development.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Submittal of the Moving to Work Application
- C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

MTW allows PHAs to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by permitting PHAs to use assistance received under Sections 8 and 9 of the United States Housing Act of 1937, as amended, 42 U.S.C. 1437, et seq., (1937 Act) more flexibly and by allowing certain exemptions from existing Public Housing and Housing Choice Voucher (HCV) program rules, as approved by the U.S. Department of Housing and Urban Development. Asset Building Initiatives are defined as activities that encourage the growth of savings accounts and/or aim to build credit for assisted households.

The MTW Demonstration Program was originally authorized by Section 204 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996, P.L. 104-134; 42 U.S.C. 1437f note (1996 MTW Statute). Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 (2016 MTW Expansion Statute), authorizes the U.S. Department of Housing and Urban Development. to expand the MTW Demonstration Program by designating an additional 100 PHAs over seven years (here after, the "MTW Expansion").

LHA is choosing the program option that will report the public housing rent payments of public housing households that enroll in the program through an informed consent

process to one or more credit bureaus with the goal of building credit for those households. Approval by the U.S. Department of Housing and Urban Development requires LHA to apply for the MTW designation as described above and to submit an application to the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 22-1514

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE LAKELAND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO OBTAIN A MOVING TO WORK DESIGNATION UNDER THE 4th COHORT OF THE MOVE TO WORK EXPANSION AND SUBMIT THE REQUIRED APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development offers eligible Public Housing Agencies the opportunity for admission into the Moving to Work Demonstration Program; and

WHEREAS, the Moving to Work designation allows selected PHAs to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by permitting PHAs to use assistance offered under Sections 8 and 9 of the United States Housing Act of 1937, as amended, 42 U.S.C 1437, et seq., (1937 Act) more flexibly by allowing certain exemptions to existing Public Housing and Housing Choice Voucher (HCV) program rules; and

WHEREAS, the Lakeland Housing Authority is eligible to apply for Moving to Work status, and must submit a Moving to Work Plan and application package to HUD by July 28, 2022; and

WHEREAS, the staff of the Lakeland Housing Authority has reviewed and determined Cohort #4 – Asset Building Cohort to be most advantageous for residents, applicants, and the Housing Authority; and

WHEREAS, the Lakeland Housing Authority will comply with the Moving to Work objectives, the Moving to Work statutory requirements, and the Moving to Work Operations Notice; and

WHEREAS, the Lakeland Housing Authority has complied with the public process, in that, notice of the Housing Authority's intention to participate in the Moving to Work Demonstration Program was provided and posted on the Housing Authority website, a public notice advertisement was published, and a public hearing was held on July 1, 2022; and

WHEREAS, the Lakeland Housing Authority is committed to implement the Asset Building activities, Option #2: Credit Building Option, proposed in the Moving to Work Plan and application package.

NOW THEREFORE, BE IT RESOLVED, the Commissioners of the Lakeland Housing Authority authorize the Executive Director to proceed with the Moving to Work Plan and application package for Cohort #4 – Asset Management, Option #2: Credit Building Option.

Resolution adopted as read on motion by Commissioner: _____

Seconded by Commissioner: _____

Vote: ____ Approved

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Lakeland, hereby, agrees:

1. That the Executive Director (or his designee) is hereby authorized and directed to prepare, submit, and obtain the Moving to Work (MTW) designation; and
2. That the Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners are hereby authorized to execute said application on behalf of the Housing Authority of the City of Lakeland and to submit same to the U.S. Department of Housing and Urban Development.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 22-1514, dated July 18, 2022.

Attested by:

Benjamin Stevenson, Executive Director

Don Brown, Chairman

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known</i> : Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, <i>if applicable</i> : _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

ATTACHMENT I
Moving to Work Certifications of Compliance

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with HUD and Federal Requirements and Regulations:
Board Resolution to Accompany Application to the Moving to Work Demonstration Program

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the application to the Moving to Work (MTW) Demonstration Program for the PHA and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the application and implementation thereof:

- (1) The PHA will adhere to the MTW Operations Notice or successor notice and all requirements therein.
- (2) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act throughout the PHA's participation in the MTW Demonstration Program.
- (3) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in establishing a reasonable rent policy that is designed to encourage employment and self-sufficiency.
- (4) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to assist substantially the same total number of eligible low-income families as would have been served absent MTW throughout the PHA's participation in the MTW Demonstration Program.
- (5) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program throughout the PHA's participation in the MTW Demonstration Program.
- (6) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary throughout the PHA's participation in the MTW Demonstration Program.
- (7) The PHA published a notice that a hearing would be held, that the application and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the application by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the application and invited public comment.
- (8) The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the application by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the application.

- (9) The PHA certifies that the Board of Commissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (10) The PHA certifies that it will carry out its application in conformity with: Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4); the Fair Housing Act (42 USC 3601-19); Section 504 of the Rehabilitation Act of 1973 (29 USC 794); Title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.); all regulations implementing these authorities; other applicable Federal, State, and local civil rights laws; and that it will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)).
- (11) The PHA will carry out its plan in conformity with HUD's Equal Access Rule at 24 CFR 5.105(a)(2) and will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (12) The application is consistent with the applicable Comprehensive Plan (or any plan incorporating such provisions of the Comprehensive Plan) for the jurisdiction in which the PHA is located.
- (13) The application certifies that according to the appropriate State or local officials that the application is consistent with the applicable Consolidated Plan.
- (14) The PHA complies with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (15) The PHA complies with the Violence Against Women Act and its implementing regulations at 24 C.F.R. Part 5, Subpart L and Parts 960 and 966.
- (16) The PHA complies with the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (17) The PHA complies with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (18) The PHA complies with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (19) The PHA complies with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (20) The PHA complies with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (21) The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (22) The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (23) With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (24) The PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (25) The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (26) The PHA will comply with the requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Rewards at 2 CFR Part 200.
- (27) The application and all attachments are available at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

PHA NAME

PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.S. §3729, 3802).

NAME OF AUTHORIZED OFFICIAL*

TITLE

SIGNATURE

DATE

*** Must be signed by either the Chairperson or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.**

MTW Demonstration Program

The Moving to Work (MTW) Demonstration Program was originally authorized by Congress in 1996 as a way for local Housing Authorities to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families. The idea was that where there are almost 3,500 Housing Authorities in the United States, a small number of Housing Authorities could be test sites for new ideas, and local initiatives. Based on what was learned from those sites, HUD could then promulgate changes in regulations and budgetary processes throughout the 3,500 sites.

In 2016, MTW was expanded to allow an additional 100 PHAs, over a seven-year period, opportunities to participate in specific studies, or cohorts, to test new ideas in public housing. Most of these positions are now taken. Applications for the final cohort are now being accepted by HUD. This cohort is Asset Building, with three options. Option 1. For selected PHAs to open bank accounts in the name of resident households, and deposit \$10.00 per month in these bank accounts over a period of 24 months. Option 2. For PHAs to provide credit reports to credit agencies for up to 24 months for public housing residents who choose to participate. And Option 3. Some combination of the first two as designed by the local PHA in consultation with HUD. The LHA wishes to pursue Option 2.

The participating agencies are designated as MTW agencies. This is a highly sought-after status, and it gives PHA's the opportunity to function with far less Federal and HUD regulation; and allows for fungibility of almost all local budgets, such that PHA's can do more locally preferred projects, more resident services, and more housing development, based on their own local decision making.

This requires that an MTW Plan be developed and that the Board of Commissioners ratify the Plan and Pass a Resolution to support the application. Qualifying applications will be placed in a lottery for final selection. This is the final round for Housing Authorities to get MTW status as of now. About 30 PHA's will be given MTW status in Cohort #4, this year.

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING

Lakeland Housing Authority

FY 2022/23 Moving to Work (MTW) Cohort #4: Asset Building Agency Plan (Draft)

The Lakeland Housing Authority (LHA) has scheduled one (1) public meeting on its FY 2022/23 Moving to Work (MTW) Cohort #4: Asset Building Agency Plan for the general public at 8:30 a.m. on July 1, 2022, the meeting (s) will be conducted inside the Lakeland Housing Authority Conference Room. The plan will be posted at www.lakelandhousing.org for thirty days starting June 28, 2022. You can also send your comments in writing to 430 Hartsell Avenue, Lakeland Florida 33815, attention "MTW".

The Public Hearing is scheduled for July 1, 2022, at 8:30 a.m.

LHA has developed its Moving to Work (MTW) Cohort #4: Asset Building Agency Plan in accordance with HUD rules and regulations including, but not limited to, additional updates received from the Department of Housing and Urban Development.

The Moving to Work (MTW) Cohort #4: Asset Building Agency Plan, is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 28, 2022, and ending on July 28, 2022. The plan will be posted for 30 days. Inquiries and comments may be directed to Carlos Pizarro, Senior-Vice-president of Housing, at cpizarro@lakelandhousing.org and/or Valerie Brown, Vice-president of Administration, at vbrown@lakelandhousing.org and/or Florida Relay services at 711 and/or by visiting: www.LakelandHousing.org.

The Housing Authority of the City of Lakeland dated June 28, 2022.

L2023 06/28; 2022-Public and Legal Notice



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

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

Re: Resolution # 22-1515

The Board of Commissioners is requested to authorize the Executive Director to submit a Significant Amendment and/or Modification of the 2022 LHA Annual Plan to the U.S. Department of Housing and Urban Development.

2. Who is making request:

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

B. Project: Significant Amendment and/or Modification of the LHA Annual Plan

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

Significant Amendment and/or Modification to the Five-Year Plan and/or Annual Plan:

A Significant Amendment and/or Modification to the Annual Plan is a change in policy pertaining to the operation of the Housing Authority (HA). The HA will consider the following actions as a Significant Amendment and/or Modification to the Five-Year Plan and/or Annual Plan:

Amendment to HCV Administrative Plan
Lakeland Housing Authority

The Lakeland Housing Authority is amending its PHA Annual Plan to include new activity related to the issuance of Project-Based Vouchers to the project known as Twin Lake Estates Phase III. If the project will be using Project-Based Vouchers (PBV), the PHA Plan Template HUD-50075-ST requires the PHA to provide the projected number of project-based units and general locations and describe how adding PBV would be consistent with the PHA Plan.

- a) Projected number of project-based units: 80
- b) Location: Twin Lakes Estates, Phase III, 501 Hartsell Avenue, Lakeland, Polk County, Florida 33815
- c) Twin Lakes Estates Phase III complies with the PHA goals to deconcentrate poverty and expand housing and economic opportunities and is consistent with Site and Neighborhood Standards for new construction.

Project Overview

Twin Lakes Estates, Phase III (“Phase III”) is the last phase of a master plan to redevelop West Lake Apartments, a 120-unit obsolete public housing complex built in the 1940s. Combined, the three phases of the West Lake Apartments redevelopment will return 318 affordable units to the community (24 ACC, 80 senior PBV, 80 replacement family PBV, and 134 LIHTC). Phases I and II were completed in 2018 and 2020, respectively, and are fully occupied.

Phase III redevelopment plan will consist of 86 multi-family affordable housing units distributed in four four-story buildings on a 3.17-acre lot. To deconcentrated poverty, 77 will be LIHTC affordable housing units for households at sixty percent (60%) of Area Median Income (AMI) and nine units will be LIHTC affordable housing units for households at forty percent (40%) of AMI. In addition, Phase III will be expanding housing and economic opportunities by building 86 units where, previously, there were only 32 units. The neighborhood is not in a qualified census tract and is not an area of minority concentration. In addition, the site has access to public transportation, and services and community amenities like those of market rate units.

The new units will replace West Lake Apartments public housing units demolished in Phases II and III and receive Project-Based Voucher assistance. The former residents will receive priority preference for return to the redeveloped property if they desire to return.

The ownership structure for the proposed project includes LHA as the lessor of a 65-year ground lease. In addition, affiliate entities of the LHA and HTG formed a Limited Partnership named Twin Lakes III, Ltd. to own and operate the project.

We will attach the new policy to the 2022 Approved Agency Plan as required.

RESOLUTION NO. 22-1515

THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LAKELAND APPROVES AND AUTHORIZES THE EXECUTIVE DIRECTOR TO SUBMIT A SIGNIFICANT AMENDMENT AND/OR MODIFICATION TO THE 2022 PHA ANNUAL PLAN

WHEREAS, the U.S. Department of Housing and Urban Development requires that any significant amendment to the Agency Plan be approved by the Board of Commissioners; and

WHEREAS, The Housing Authority of the City of Lakeland is amending its PHA 2022 Annual Plan to include new activity related to the issuance of Project-Based Vouchers to the project known as Twin Lake Estates Phase III. If using Project-Based Vouchers (PBV), the PHA Plan Template HUD-50075-ST requires the PHA to provide the projected number of project-based units and general locations and describe how project basing would be consistent with the PHA Plan. a) Projected number of project-based units: 80, b) Location: Twin Lakes Estates, Phase III, 501 Hartsell Avenue, Lakeland, Polk County, Florida 33815, c) Twin Lakes Estates Phase III complies with the PHA goals to deconcentrate poverty and expand housing and economic opportunities and is consistent with Site and Neighborhood Standards for new construction; and

WHEREAS, the Lakeland Housing Authority is eligible to project based 80 units; and

WHEREAS, the Lakeland Housing Authority will be expanding housing and economic opportunities by building 86 units where, previously, there were only 32 units.; and

WHEREAS, the Lakeland Housing Authority is in compliance with U.S. Department of Housing and Urban Development rules and regulations; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Lakeland, hereby, authorize the Executive Director to proceed with the amendment and/or modification to the 2022 Agency Plan.

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. 22-1515, dated July 18, 2022.

Attested by:

Benjamin Stevenson, Executive Director

Don Brown, Chairman

Annual Plan Attachment No. 1-2022

Criteria for Substantial Deviation and Significant Amendments **24 CFR Part 903.7 (r) (2)**

Significant Amendment or Modification to the Five-Year Plan and/or Annual Plan:

A Significant Amendment or Modification to the Annual Plan is a change in policy pertaining to the operation of the Housing Authority (HA). The HA will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and/or Annual Plan:

Amendment to HCV Administrative Plan
Lakeland Housing Authority

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- a) Projected number of project-based units: 80
- b) Location: Twin Lakes Estates, Phase III, 501 Hartsell Avenue, Lakeland, Polk County, FL 33815
- c) Twin Lakes Estates, Phase III complies with the PHA goals to deconcentrate poverty and expand housing and economic opportunities and is consistent with Site and Neighborhood Standards for new construction.

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minority concentration. In addition, the site has access to public transportation, and services and community amenities like those of market rate units.

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The ownership structure for the proposed project includes LHA as the lessor of a 65-year ground lease. In addition, affiliate entities of the LHA and HTG formed a Limited Partnership named Twin Lakes III, Ltd. to own and operate the project.

We will attach the new policy to the 2022 Approved Agency Plan as required.

Signature of the Executive Director

Date

Signature of Chairman-Board of Commissioners

Date

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

The Lakeland Housing Authority (LHA) has scheduled one public meeting to discuss a Significant Amendment to the FY 2022 Agency Plan specifically the Housing Choice Voucher Administrative Plan with the general public at 9:00 a.m. on May 20th, 2022, at the LHA Administrative Offices, 430 Hartsell Avenue, Lakeland.

The Public Hearing is scheduled for May 20th, 2022, at 9:00 a.m.

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

The Significant Amendment for the Housing Choice Voucher Program is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on May 9, 2022. The Significant Amendment to the Agency Plan will be posted for 45 days or until June 24th, 2022. Inquiries and comments may be directed to Carlos Pizarro, Senior Vice-president of Housing, at cpizarro@lakelandhousing.org and/or Sendia Garcia, at Sgarcia@lakelandhousing.org and/or Florida Relay services at 711 and/or by visiting: www.LakelandHousing.org.

Copies of the Significant Amendment to the Agency Plan will only be available for review at the at the main LHA office:

430 Hartsell Avenue, Lakeland, Florida 33815

The Housing Authority of the City of Lakeland dated May 9, 2022.

L2022 05/09-2022-Public and Legal Notice

