



430 Hartsell Avenue  
Lakeland, FL 33815

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<https://LakelandHousing.org>



## BOARD OF COMMISSIONERS

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

Commissioner Emeritus  
Rev. Richard Richardson

## REGULAR BOARD MEETING

September 19, 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, September 19, 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 August 15, 2022**
- 3. FSS Graduate**
- 4. Public Forum**
- 5. Old Business**
- 6. New Business**
  - Employee of the Month
- 7. Secretary's Report**
  - Housing & Operations
  - Administration & Finance
- 8. Resolutions**

Resolution #22-1518 – The Board of Commissioners is requested to approve this resolution to satisfy a U.S. Department of Housing and Urban Development regulation.

Resolution # 22-1519 – The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the 2023 Fiscal Year Payment Standards for Housing Choice Voucher Program participants, effective October 1, 2022.

**9. Legal Report**

**10. Other Business**

**11. Adjournment**



# MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, August 15, 2022  
430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** Don Brown, Chairman  
Shelly Asbury, Commissioner  
David Samples, Commissioner  
Heena Raju Gandhi, Commissioner  
Richard Richardson, 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.

Commissioner Brown acknowledge his appreciation for all the condolences and kindness in the passing of his wife’s mother.

## **SWEARING OF COMMISSIONER**

Mr. Gilmore swore in the newly appointed Commissioner, Ms. Annie Gibson. She is a retired City of Lakeland employee and long-time community public interest worker and Polk County resident. Mr. Stevenson welcomed Commissioner Gibson to the LHA Board.

## **APPROVAL OF THE AGENDA**

- Motion to approve the agenda for August 15, 2022.

Motion by Commissioner Samples, seconded by Commissioner Gandhi.

Vote:

Don Brown – Aye	Annie Gibson – Aye
Shelly Asbury – Aye	Heena Gandhi – Aye
David Samples – Aye	

**ACCEPTANCE OF MINUTES**

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on July 18, 2022.

Motion by Commissioner Asbury, seconded by Commissioner Gandhi.

Vote:

Don Brown – Aye

Annie Gibson - Present

Shelly Asbury – Aye

Heena Gandhi – Aye

David Samples – Aye

**PUBLIC FORUM**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

Employee of The Month

Katherine Ruiz, a leasing agent for Villas of Bonnet and Colton Meadows is the Employee of the Month for July 2022. Gladys Delgado, Property Manager, presented Ms. Ruiz and spoke of her hard-working standards. She worked on the state audit for both properties to ensure that both were prepared and ready for the inspections. Both properties passed the audit with very good ratings. Ms. Delgado stated Ms. Ruiz is a very valued employee.

Mr. Stevenson stated that while Ms. Ruiz was working at the two properties preparing for the audit, she also was assisting the YouthBuild staff with the enrollment of the new students.

**SECRETARY’S REPORT**

**Twin Lakes Estate Phase III**

Mr. Stevenson stated staff is still talking with the Developer Partner about funding this phase while also exploring the RAD options. Phase III will consist of eighty-six units.

**Investment Partnerships**

## Zion Bank

Staff is still looking to close in the next 45 days pending the receipt of concept drawing from the architect to present to Zion Bank for funding approval. This development will consist of 99 two-, three- and four-bedroom housing units. The housing units will be available for sale via a lease purchase option or direct purchase. LHA will extend program to city and county workers, LHA employees and working-class individuals. The units must be leased for a minimum of 3 years, which is requirement of Zion Bank.

Mr. Stevenson stated the former City of Lakeland CRA Manager introduced him to a landowner that is selling a 4-acre property on Florida Avenue. LHA is looking to purchase this property to build traditional multi-family units. LHA is looking to close the deal in September or October.

LHA has an opportunity to partner with a developer, Housing Trust Group, which built Twin Lake Phase I & II and is preparing to build Phase III. They have a 96-unit property on Carter Road in Mulberry. In exchange for providing some financial assistance, LHA will manage the property and have the first option to purchase the property at the end of the tax credit compliance period.

Mr. Stevenson did an overview of Resolution 22-1516 about the Memorandum of Understanding with Housing Trust Group and other documents necessary for the development and management of the 7.45-acre Park Ridge Property.

- Motion to approve Resolution 22-1516.

Motion by Commissioner Samples seconded by Commissioner Gandhi.

Vote:

Don Brown – Aye

Annie Gibson - Aye

Shelly Asbury – Aye

Heena Gandhi – Aye

David Samples – Aye

Mr. Stevenson stated LHA partnered with Nu Jak Construction and Global Legacy apply for CARES ACT funds with Polk County. The original application was not successful but, he was informed recently by the County the partnership was selected to receive \$1 million in SHIP funds for an affordable housing development project. LHA staff is currently looking for a property to purchase and develop. Staff is discussing some options with the City of Bartow CRA.

Valerie Turner presented Resolution 22-1517 to the Board. Ms. Turner gave an overview of the resolution regarding a fire damaged building at Cecil Gober Villas that occurred May 2021 and explained the reasons why it is necessary to amend current construction contract.

- Motion to approve Resolution 22-1517.

Motion by Commissioner Gibson, Seconded by Commissioner Samples.

Vote:

Don Brown – Aye

Annie Gibson - Aye

Shelly Asbury – Aye

Heena Gandhi – Aye

David Samples – Aye

## **HOUSING AND OPERATIONS**

Carlos Pizarro stated LHA applied months ago for the housing choice vouchers for the Mainstream Program. This specialty program allows the Section 8 Housing Program to help families with disabled adults, ages 18 -61 years of age. LHA received thirty (30) additional vouchers. The vouchers will be advertised in three newspapers, the Lakeland Ledger, Orlando Sentinel, and the Gazette, this weekend. On Friday, August 26, 2022, 8:00 a.m. – 11:00 a.m., the LHA Office will accept applications allowing fifty (50) families to apply for these vouchers. The first thirty (30) applicants applying will receive a voucher if they qualify for the program. This process must be completed and leased up by November 30, 2022.

Mr. Pizarro mentioned a state audit that was conducted on the Colton Meadows and Villas of Bonnet properties. Both properties pass the audit with no findings.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Mr. Gilmore thanked the newly appointed Commissioner Annie Gibson for attending the Commissioner’s Training that his firm conducted last week.

## **OTHER BUSINESS**

The meeting adjourned at 6:52 P.M.

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Benjamin Stevenson, Secretary

# **SECRETARY'S REPORT**



**Secretary's Report**  
**September 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  
September 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. Due to illegal dumping, LHA has placed a fence around the property.

**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  
September 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.

**Eddie Woodard Apartments**

LHA staff has submitted a request to HUD for approval to use approximately \$2-2.3 million of the Arbor Manor sales proceeds to join a partnership with a Private Developer, Housing Trust Group, to manage a new construction affordable housing development in Mulberry. This is a 96-unit 100% affordable housing development. The Developer asked for LHA's assistance with the financial issues. The developer has also requested thirty-one (31) project-based vouchers for the property. In exchange, LHA will manage the property and have the right of first refusal at the end of the tax credit compliance period. HUD must approve the request for use of funds and PBVs associated with this project. The housing development was formerly known as Park Ridge Apartments. It has been changed to Eddie Woodard Apartments. Mr. Woodard is a well-known citizen of Mulberry.

**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 10<sup>th</sup> Street Homeownership Development project. With the 10<sup>th</sup> Street homeownership project, LHA is desiring to develop affordable homeownership units for low level professionals such as police officers, firefighters, teachers, and other workforce income eligible persons. LHA staff is scheduled to meet with the Lender representatives in St. Augustine on March 19, 2022.

**Secretary's Report  
September 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 with HOME funds. 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.

**Zion Bank**

**10<sup>th</sup> Street Apartments**

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 October/November 2022.

**4-Acre Site - Lakeland**

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

**Secretary's Report  
September 2022**

the due diligence process for this property. The Seller was a paid a \$5,000 no-refundable fee in exchange for giving our team a 60-day extension to purchase the property. Staff is also hope of completing this process by the end of October/November 2022. The Seller was a paid a \$7,500 no-refundable fee in exchange for giving our team a second 60-day extension to purchase the property.

**Bartow CRA**

LHA staff has also been in discussions with the City of Bartow CRA (Community Redevelopment Agency) about partnering on an affordable housing development that will include the redevelopment of an old commercial building. The affordable housing will be particularly funded by Polk County which awarded \$1 million dollars in SHIP funds for affordable housing development to a partnership that LHA in which LHA is a member.

**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**

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.

I served as a panelist on an affording housing panel at the Statewide Affordable Housing Conference hosted by Florida Housing Coalition. The dates of the event were August 29-31, 2022.

Respectfully submitted,

*Benjamin Stevenson*

Secretary

# **AFFORDABLE HOUSING REPORT**

**◀ Housing Report**

**◀ FSS & Resident Activities**



# Affordable Housing Department

## Board Report

### September 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
  - Youth-Build of Lakeland
  - Total number of visitors for the month of August 2022: 938

The Lakeland Housing Authority Housing Choice Voucher program received 30 Mainstream vouchers and 16 regular vouchers this month.

Program type: **All Relevant Programs/PH/S8HCV/Updated:08/31/2022**

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

#### Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	37%	61%	0%	0%	0%	0%	0%
FL105 Polk County	25%	74%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	25%	75%
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
8/30/2022	98%	9/07/2022

## Housing Choice Voucher Program

### Waiting Lists

#### Tenant-Based Waitlist

The tenant-based waiting list is currently closed. Waiting list was opened for the Mainstream voucher program only.

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

#### Port Ins

LHA currently has 4 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 24 vouchers to movers. We received 21 Requests for Tenancy Approvals during the month. We processed 2 initial move-in and 3 port-in, and 4 port outs were sent to another jurisdiction.

#### Active Clients

LHA is servicing 1,328 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1035
• Mainstream	43
• VASH	77
• Tenant Protection	105
• Port Out	6
• Port In	0
• Foster Youth	6

EOP – End of Participation

LHA processed 4 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	4
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	0
<b>Total</b>	<b>4</b>

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 140 annual certifications and 40 interim certifications.
- The Inspections Unit conducted a total of 117 inspections.
- A total of 0 hearing was conducted.

Repayment Agreements for Unreported Income

(No Changes reported)

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



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Williamstown
<b>Occupancy</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>99%</b>	<b>98%</b>	<b>100%</b>
Down units due to modernization/Insurance	4 offline fire units								
Vacant units	0	0	0	0	0	0	1	3	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	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	108	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 35 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:

- 1 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 - Open House July 20-21, 2022

- Family Self Sufficiency Open House – 35 participants
- Credit Counseling - 28
- Homeownership – 34 participants
- Rent Café – 17 participants

## **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.
- Solita's House meeting is scheduled for 09/20/2022



### Program Manager Report:

- On August 10, 2022, Zoom meeting was held with Luis Morales, Field Mobilization Manager for YouthBuild USA Affiliated Network. The purpose of this meeting was to identify all Political individuals to solicit their support for the increase in the overall Budget for YouthBuild programs.



- YouthBuild staff Earl Haynes Senior Program Manager (*pictured above left with Sheila Lucas-Stewart of FDC*), Willie Easmon, Academic Instructor (*pictured above right with a job fair attendee*) and Katherine Ruiz, Case Manager, participated in the Job Resource Fair hosted by the Florida Department of Correction on August 16, 2022. This event was held at the Lakeland Dream Center Located at 635- 5<sup>th</sup> Street, Lakeland.





- On August 18, 2022, YouthBuild-Lakeland staff attended CareerSource POLK 2022 Annual Meeting and Best Places to Work Fundraiser. The Lakeland Housing Authority was one of the recipients to receive Best Place to Work Award which was presented to Benjamin Stevenson CEO/President of Lakeland Housing Authority (*pictured above right*) by Stacy Campbell-Domineck, CEO/CareerSource POLK (*pictured above left*).
- On August 17, 2022, YBL Staff participated in the Youth Trauma and Resilience in Context Poverty webinar. Institute of Research-University of Wisconsin-Madison sponsored the training. The webinar was about the risk and protective factors for youth in conditions with exposure to poverty, racism, violence, and about how research, policy and practice has begun to change understanding of how toxic environment can affect young people, particularly African American boys, and young men.
- On August 22, 2022, meeting was scheduled to meet with the Office of the State Attorney Brian Haas, however, in his stead, Assistant State Attorney Tammy F. Glotfelty and Rex Dimmig met with us. YouthBuild-Lakeland representatives were Benjamin Stevenson, Lakeland Housing Authority's CEO/Executive Director, Earl W. Haynes, YouthBuild-Lakeland's Senior Program Manager, Willie Easmon, YouthBuild-Lakeland's Academic Instructor and Larry Mitchell, CEO/President of New Life Outreach Ministries, Inc. The purpose of this meeting was to begin a collaboration that will educate YouthBuild-Lakeland participants and to address several issues: (1) The goal of reducing gun violence in the communities of Polk County, (2) Alternative Programs/Counseling that are offered in Polk County, (3) About hosting workshops that could reduce the number of incarcerated Youth/Young adults ages 16-24, in juvenile and adult facilities, and (4) obtain information on the expungement process.
- All of YBL Staff participated in the 2021 Grant New Grantee Orientation on Tuesday, August 23, 2022, through Thursday, August 25, 2022.
- Annual Membership Dues for YouthBuild USA Affiliated Network was renewed during the month.

- On August 25,2022, Senior Program Manager monthly scheduled TA Coach call with Dawn Anderson was received. Topics of discussion, Medical Marijuana, Technology, Construction Plus and the start of Mental Toughness.

### **Academics**

During the month of August 2022, the staff of YouthBuild-Lakeland (YBL) welcomed participants for the Cycle 20 two-week Mental Toughness which started on August 23, 2022. The Mental Toughness Agenda included Welcome & Congratulations, Introductions, as well as overall expectations. Participants were given an Academic Presentation which centered on the expectations for the GED, Penn Foster, and HBI programs. The Academic program also reviewed updates/review sessions targeting TABE assessments and subject matter expectations. YBL Academics reviewed testimonial videos from past YBL participants which offered clear steps for overall academic success. The Academics department also continued to contact local High Schools/Educational Institutions/Agencies to discuss potential applicant availability, as well as best practices to streamline future needed documentation.

### **Recruiting**

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

### **Job Development and Placement**

During the month of August, the Job Placement Specialist:

- Continued to seek and explore placement opportunities and partnerships with local employers.
- Conducted career development activities during Cycle 20 Mental Toughness.
- Continued to communicate and provide employment placement and/or post-secondary services, employment retention assistance, and supportive services information to YBL graduates as needed while continuing follow-up on Cycle 19 graduates.

### **Case Management**

The month of August started with Cycle 20 Mental Toughness Orientation for our prospective YouthBuild-Lakeland Cycle 20 participants. During Mental Toughness, participants were observed on their behavior and attitude throughout a three-week period. Ice Breakers were conducted with the Case Manager to acquaint the participants with one another and practice networking skills.

### **Construction**

The month of August was the start for the prospective participants of YouthBuild-Lakeland Cycle 20 to begin their journey towards transformation and change. The Construction Training Supervisor was active in Mental Toughness. During Mental Toughness the participants were evaluated on a range of things like attitude, teamwork, tardiness, their ability to meet deadlines, and were introduced to an array of construction tools.

---

**Earl W. Haynes**  
**Senior Program Manager**

**Cynthia E. Zorn-Shaw**  
**Job Placement Specialist**

**Willie Easmon**  
**Academic Instructor**

**Derrick Bugg**  
**Construction Training Supervisor**

**Katherine Ruiz**  
**Case Manager**

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: September 14, 2022

RE: August 2022 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for periods ending August 31, 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
11. Williamstown, LLLP (AMP 5)

Note that I attached July 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

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**RE: For the current month and eight (8) months (Year to Date) ending August 31, 2022**

### Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):  
COCC has a Net Operating Income (NOI) of  $-\$167,561$  for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:  
HCV has a NOI of  $\$57,929$  for Program Administration and  $-\$165,040$  for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes, and Cecil Gober Villas):  
NOI is  $\$28,929$  for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is  $\$32,599$  for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is  $\$59,812$  for year-to-date.
6. Colton Meadow, LLLP:  
The NOI for Colton Meadow is  $\$38,498$  for the year.
7. Bonnet Shores, LLLP:  
Villas at Lake Bonnet has a NOI of  $-\$35,407$  for the year.
8. West Bartow Partnership, LTD, LLLP:  
The property has a NOI of  $\$80,088$  for the year.
9. Hampton Hills (AMP 4):  
This property has a NOI of  $-\$21,031$  for year-to-date.
10. YouthBuild:  
YouthBuild has an NOI of  $\$20,451$  for year to date.
11. Williamstown, LLLP (AMP 5):  
The property has a NOI of  $\$38,828$  for year-to-date.
12. West Lake 1, LTD (AMP 6):  
The property has a NOI of  $\$329,502$

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)	-\$167,561	-\$151,873
2	80	Housing Choice Voucher (HCV) Administration	\$57,929	\$71,799
		HCV Housing Assistance Payment (HAP)	-\$165,040	-\$130,610
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	\$28,929	-\$87,373
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$32,599	\$27,367
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$59,812	\$47,107
6	56	Colton Meadow, LLLP	\$38,498	\$33,727
7	57	Bonnet Shores, LLLP	-\$35,407	-\$35,610
8	62	West Bartow Partnership, Ltd., LLLP	\$80,088	\$71,794
9	12	Hampton Hills (AMP 4)	-\$21,031	-\$21,037
10	49	YouthBuild-Lakeland	\$20,451	Not Reported
11	99	Williamstown, LLLP (AMP 5)	\$38,828	\$30,743
12	100	West Lake 1, LTD (AMP 6)	\$329,502	\$287,589

**Conclusion:** Nine (9) of the twelve (12) properties continue to have positive Net Operating Income (NOI). Three (3) 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 mentioned above, YouthBuild-Lakeland received its first payment for the 2021 grant on August 4, 2022. Note that this payment was limited to costs allowed during the initial startup period. Accordingly, LHA matching funds will be used to funds costs administrative costs until Year 1 of the grant commences on September 1, 2022.

**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. However, LHA will continue to submit monthly reports for this property since it continues to receive operating subsidy from HUD.

**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 several unforeseen maintenance repairs and renewal of the crime and cyber insurance.



**Lakeland Housing Authority  
Central Office Cost Center  
Statement of Operations  
For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	750	-	0.00%		6,000	6,000	-	0.00%	<b>9,000</b>
Public Housing, Sec 8 and Other Mgmt. Income	34,808	45,588	(10,780)	-23.65%	<b>1</b>	293,851	364,705	(70,854)	-19.43%	<b>547,057</b>
Government Subsidy	-	-	-			-	-	-		-
Other Income	19,267	33,300	(14,033)	-42.14%	<b>2</b>	184,669	266,400	(81,731)	-30.68%	<b>399,600</b>
Grants Salary Cont.(YB-Director)	-	955	(955)	-100.00%	<b>3</b>	-	7,636	(7,636)	-100.00%	<b>11,455</b>
<b>Total Revenue</b>	<b>54,826</b>	<b>80,593</b>	<b>(25,767)</b>	<b>-31.97%</b>		<b>484,519</b>	<b>644,741</b>	<b>(160,222)</b>	<b>-24.85%</b>	<b>967,112</b>
Administrative Expenses	66,540	78,523	(11,983)	-15.26%	<b>4</b>	622,321	628,186	(5,864)	-0.93%	<b>942,278</b>
Tenant Services	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance Expense	3,050	650	2,400	369.26%	<b>5</b>	15,989	5,200	10,789	207.49%	<b>7,800</b>
General Expenses	499	499	-	0.00%	<b>6</b>	13,009	3,995	9,014	225.63%	<b>5,993</b>
Financing Expenses	157	121	36			760	966	(206)		<b>1,450</b>
Total Expense before depreciation	70,247	79,793	(9,546)	-11.96%		652,080	638,347	13,733	2.15%	<b>957,521</b>
<b>Operating Income (Loss) before Depreciation</b>	<b>(15,421)</b>	<b>799</b>	<b>(16,221)</b>	<b>(0)</b>		<b>(167,561)</b>	<b>6,394</b>	<b>(173,955)</b>	<b>(0)</b>	<b>9,591</b>
Depreciation/Amortization	3,580	3,580	(0)			28,641	17,900	10,740		<b>42,961</b>
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
<b>Total Expense</b>	<b>73,827</b>	<b>83,373</b>	<b>(9,546)</b>			<b>680,721</b>	<b>656,248</b>	<b>24,473</b>		<b>1,000,482</b>
<b>Net Operating Income (Loss)</b>	<b>(19,001)</b>	<b>(2,781)</b>	<b>(16,221)</b>			<b>(196,201)</b>	<b>(11,506)</b>	<b>(184,695)</b>	-	<b>(33,370)</b>

**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 Department of Labor (DOL) funded the first YouthBuild 2021 voucher on 8/4/2022. Although the grant will fund a portion of COCC costs associated with oversight of the grant, the agreement outlines that these costs are not to be drawn during the 90-day startup period. Accordingly, these costs could not be submitted to DOL until September 1, 2022.**
- 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. It also includes cleaning and treating for mold within the Finance and Development area and rehabilitation of the downstairs storage area.**
- 6 Variance in General Expenses for the year is cost associated with renewal of insurance policies for the year; which consisted of property, liability, cyber, and crime.**

**Lakeland Housing Authority  
Central Office Cost Center  
Balance Sheet  
as of August 31, 2022**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	359.82
Cash-Payroll	18,177.96
Total Unrestricted Cash	<u>18,537.78</u>
<b>TOTAL CASH</b>	<b>18,537.78</b>
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	212,221.38
A/R - ROSS/HUD	966.68
A/R - Youthbuild DOL	11,454.60
A/R - Capital Fund Grants/HUD	10,152.42
TOTAL: DUE FROM	<u>234,795.08</u>
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>178,958.68</b>
<b>OTHER CURRENT ASSETS</b>	
Prepaid Insurance	-998.84
<b>TOTAL CURRENT ASSETS</b>	<u><b>196,497.62</b></u>
<b>NONCURRENT ASSETS</b>	
<b>FIXED ASSETS</b>	
Furniture & Fixtures	32,301.60
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-42,290.54
Intangible Assets	0.00
Lease-Right of Use Asset	235,523.00
Lease Amortization	<u>104,558.53</u>
<b>TOTAL FIXED ASSETS (NET)</b>	<u><b>145,458.36</b></u>
<b>TOTAL NONCURRENT ASSETS</b>	<u><b>145,458.36</b></u>
<b>TOTAL ASSETS</b>	<u><b>341,955.98</b></u>

**LIABILITIES & EQUITY**

<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
A/P Vendors and Contractors	7,064.72
Workers Compensation	19,615.40
401 Plan Payable	339.46
457 Plan Payable	7.74
Health Insurance Payable	-1,424.11
Other Current Liabilities	65,458.31
Lease payable-Short Term	-50,109.69
Due to Polk County Housing Dev.	289,337.78
Due to Development	<u>165,500.00</u>
<b>TOTAL CURRENT LIABILITIES</b>	<b>515,282.87</b>
<b>NONCURRENT LIABILITIES</b>	
Accrued Compensated Absences-LT	33,964.24
Lease Payable	<u>146,755.15</u>
<b>TOTAL NONCURRENT LIABILITIES</b>	<u><b>180,719.39</b></u>
<b>TOTAL LIABILITIES</b>	<u><b>696,002.26</b></u>
<b>EQUITY</b>	
<b>RETAINED EARNINGS</b>	
Retained Earnings-Unrestricted Net As	<u>-354,046.28</u>
<b>TOTAL RETAINED EARNINGS:</b>	<u><b>-354,046.28</b></u>
<b>TOTAL EQUITY</b>	<u><b>-354,046.28</b></u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><b>341,955.98</b></u>

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

**For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	-3,726.89	359.82	4,086.71
Cash-Payroll	39,216.61	18,177.96	-21,038.65
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
<b>Total Cash</b>	<b>38,605.77</b>	<b>21,653.83</b>	<b>-16,951.94</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	60,467.12	359.82	-60,107.30
Cash-Payroll	54,766.87	18,177.96	-36,588.91
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
<b>Total Cash</b>	<b>118,350.04</b>	<b>21,653.83</b>	<b>-96,696.21</b>

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Statement of Operations - Program Administration**  
**For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	89,469	79,303	10,166	12.82%		782,307	634,424	147,883	23.31%	<b>951,636</b>
Other Income	-	1,175	(1,175)	-100.00%		2,241	9,400	(7,159)	-76.16%	<b>14,100</b>
<b>Total Revenue</b>	<b>89,469</b>	<b>80,478</b>	<b>8,991</b>	<b>11.17%</b>		<b>784,549</b>	<b>643,824</b>	<b>140,725</b>	<b>21.86%</b>	<b>965,736</b>
Administrative Expenses	100,943	78,725	22,219	28.22%	<b>7</b>	692,609	629,797	62,812	9.97%	<b>944,696</b>
Tenant Services	-	-	-	0.00%		203	-	203		-
Utilities	-	-	-	0.00%		-	-	-		-
Maintenance Expense	2,175	1,108	1,067	96.27%	<b>5</b>	15,263	8,866	6,397	72.16%	<b>13,299</b>
General Expenses (Insurance, etc.)	742	645	97	14.98%	<b>6</b>	18,545	5,161	13,384	259.32%	<b>7,742</b>
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	103,860	80,478	23,382	29.05%		726,620	643,824	82,796	12.86%	<b>965,736</b>
<b>Operating Income (Loss) before Depreciation</b>	<b>(14,391)</b>	<b>-</b>	<b>(14,391)</b>			<b>57,929</b>	<b>-</b>	<b>57,929</b>		<b>-</b>
Depreciation	267	267	0	0.01%		2,136	2,136	0	0.01%	<b>3,204</b>
Prior Period adjustment	-	-	-			-	-	-		-
Transfer In/Out	-	-	-			(534)	-	-		-
<b>Total Expense</b>	<b>104,127</b>	<b>80,745</b>	<b>23,382</b>	<b>28.96%</b>		<b>728,222</b>	<b>645,960</b>	<b>82,796</b>	<b>12.82%</b>	<b>968,940</b>
<b>Net Operating Income (Loss)</b>	<b>(14,658)</b>	<b>(267)</b>	<b>(14,391)</b>			<b>56,326</b>	<b>(2,136)</b>	<b>57,928</b>		<b>(3,204)</b>

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Statement of Operations - Housing Assistance Payments (HAP)**  
**For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,110,805	1,096,774	14,031	1.28%	<b>1</b>	8,827,066	8,774,192	52,874	0.60%	<b>13,161,288</b>
Other income	-	575	(575)	0.00%		(790)	4,600	(5,390)	0.00%	<b>6,900</b>
<b>Total Revenue</b>	<b>1,110,805</b>	<b>1,097,349</b>	<b>13,456</b>	<b>1.23%</b>		<b>8,826,276</b>	<b>8,778,792</b>	<b>47,484</b>	<b>0.54%</b>	<b>13,168,188</b>
Housing Assistance Payments	1,090,689	1,042,043	48,646	4.67%		8,555,772	8,336,344	219,428	2.63%	<b>12,504,516</b>
Tenant Utility Reimbursement	22,866	19,725	3,141	15.92%	<b>2</b>	175,289	157,800	17,489	11.08%	<b>236,700</b>
Port Out HAP Payments	22,444	27,741	(5,297)	-19.09%	<b>3</b>	200,675	221,928	(21,253)	-9.58%	<b>332,892</b>
FSS Escrow Payments	9,236	7,840	1,396	17.81%	<b>4</b>	64,323	62,720	1,603	2.56%	<b>94,080</b>
FSS Forfeitures & Adjustments	-	-	-			(4,743)	-	(4,743)		-
Program Expenses Before Depreciation	1,145,235	1,097,349	47,886	4.36%		8,991,316	8,778,792	212,524	2.42%	<b>13,168,188</b>
<b>Program Income (Loss) before Depreciation</b>	<b>(34,430)</b>	<b>-</b>	<b>(34,430)</b>	<b>(0)</b>		<b>(165,040)</b>	<b>-</b>	<b>(165,040)</b>	<b>(0)</b>	<b>-</b>
Total Expense	1,145,235	1,097,349	47,886	4.36%		8,991,316	8,778,792	212,524	2.42%	<b>13,168,188</b>
<b>Net Operating Income (Loss)</b>	<b>(34,430)</b>	<b>-</b>	<b>(34,430)</b>			<b>(165,040)</b>	<b>-</b>	<b>(165,040)</b>	<b>(0)</b>	<b>-</b>
	(49,088.29)					(108,713.92)				

Comments

- |   |  |
|---|--|
| <p><b>Administration:</b></p> <p><b>Administration:</b></p> <p><b>Administration/HAP Program:</b></p> | <p><b>1 HAP revenue for the year is consistent with amounts budgeted.</b></p> <p><b>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.</b></p> <p><b>3 Port-out activity is based on actual activity and is susceptible to monthly fluctuations.</b></p> <p><b>4 Variance in FSS escrow payments reflects current program participation.</b></p> <p><b>5 Variance is due to vehicle lease, storage fees, and other miscellaneous expenses.</b></p> <p><b>6 Variance in General Expenses is allowances for doubtful accounts.</b></p> <p><b>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.</b></p> |
|---|--|

**Lakeland Housing Authority**  
**Section 8 Housing Choice Voucher Program**  
**Balance Sheet**  
**as of August 31, 2022**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	-10,209.06
Cash-Payroll	2,673.58
Cash Operating 2B	-2,657.73
EHV Admin Cash Account	<u>42,010.60</u>
Total Unrestricted Cash	<u>31,817.39</u>
Restricted Cash	
Cash Restricted - FSS Escrow	234,310.64
Total Restricted Cash	<u>234,310.64</u>
TOTAL CASH	<u>266,128.03</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	248,900.66
Allowance for Doubtful Accounts-Tenants/Venc	-250,141.92
AR-TPA/Fraud Recovery	<u>455.68</u>
TOTAL: AR	-785.58
Allowance for Doubtful Accounts-Aff. Hsg. Sub	-4,550.48
Due from Section 8 Mainstream	12,467.55
Due from Section 8 Emergency Housing	144,120.00
A/R-Other Government	<u>-310.26</u>
TOTAL: DUE FROM	-310.26
	<u>0</u> <u>0.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>150,941.23</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	-403.60
Prepaid Software Licenses	21,955.43
S8 EHV Tenant Security Deposit	<u>46,111.45</u>
TOTAL OTHER CURRENT ASSETS	<u>67,663.28</u>
TOTAL CURRENT ASSETS	<u>484,732.54</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	26,461.08
Accum Depreciation- Misc FF&E	-42,096.73
Intangible Assets	<u>0.00</u>
TOTAL FIXED ASSETS (NET)	<u>264.35</u>
Non-Dwelling Equipment	<u>2,406.00</u>
TOTAL NONCURRENT ASSETS	<u>2,670.35</u>
TOTAL ASSETS	<u>487,402.89</u>

**LIABILITIES & EQUITY**

CURRENT LIABILITIES	
A/P Vendors and Contractors	-218,705.69
Due to Section 8	156,587.55
Due to Central Office Cost Center	33.80
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	<u>56,025.60</u>
TOTAL CURRENT LIABILITIES	<u>33,743.08</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	10,980.26
FSS Due to Tenant Long Term	<u>234,310.64</u>
TOTAL NONCURRENT LIABILITIES	<u>245,290.90</u>
TOTAL LIABILITIES	<u>279,033.98</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net A	<u>208,368.91</u>
TOTAL RETAINED EARNINGS:	<u>208,368.91</u>
TOTAL EQUITY	<u>208,368.91</u>
TOTAL LIABILITIES AND EQUITY	<u>487,402.89</u>



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

**For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	27,527.42	-10,209.06	-37,736.48
Cash-Payroll	456.75	2,673.58	2,216.83
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	53,411.20	-2,657.73	-56,068.93
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	42,010.60	-969.00
Cash Restricted - FSS Escrow	223,066.60	234,310.64	11,244.04
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>347,441.57</b>	<b>266,128.03</b>	<b>-81,313.54</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	6,667.85	-10,209.06	-16,876.91
Cash-Payroll	-44,738.06	2,673.58	47,411.64
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	185,085.98	-2,657.73	-187,743.71
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	42,010.60	-35,306.45
Cash Restricted - FSS Escrow	186,231.42	234,310.64	48,079.22
CARES ACT Restricted Cash	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>410,564.24</b>	<b>266,128.03</b>	<b>-144,436.21</b>

**Lakeland Housing Authority  
Public Housing (AMP 1)  
Statement of Operations  
For the Current and Eight Months Ended August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,179	15,125	(3,946)	-26.09%	1	99,145	121,000	(21,855)	-18.06%	181,500
Other Tenant Income	-	425	(425)	-100.00%		-	3,400	(3,400)	-100.00%	5,100
Government Subsidy Income	45,401	46,885	(1,485)	-3.17%	2	372,810	375,082	(2,272)	-0.61%	562,624
Interest Income Restricted	9,130	9,140	(10)	-0.11%		72,838	73,117	(279)	-0.38%	109,676
Other Income	125,223	-	125,223			128,169	-	128,169		-
<b>Total Revenue</b>	<b>190,932</b>	<b>71,575</b>	<b>119,357</b>	<b>166.76%</b>		<b>672,962</b>	<b>572,600</b>	<b>100,362</b>	<b>17.53%</b>	<b>858,900</b>
Administrative Expenses	41,122	31,098	10,023	32.23%	4	289,806	248,785	41,020	16.49%	373,178
Tenant Services Expenses	-	325	(325)	-100.00%	3	106	2,600	(2,494)	-95.92%	3,900
Utility Expense	9,468	11,568	(2,100)	-18.15%	3	90,719	92,545	(1,826)	-1.97%	138,817
Maintenance and Development Expenses	18,632	23,912	(5,279)	-22.08%	3	188,252	191,293	(3,041)	-1.59%	286,939
General Expenses	5,291	3,192	2,099	65.75%	5	66,865	25,537	41,328	161.83%	38,306
Housing Assistance Payments	(259)	1,480	(1,739)	-117.50%	3	8,285	11,840	(3,555)	-30.03%	17,760
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciation	74,254	71,575	2,679	3.74%		644,033	572,600	71,433	12.48%	858,900
<b>Net Operating Income (Loss)</b>	<b>116,678</b>	<b>(0)</b>	<b>116,678</b>			<b>28,929</b>	<b>(0)</b>	<b>28,929</b>		<b>(0)</b>
Depreciation	8,330	8,330	(0)	0.00%		66,639	66,639	0	0.00%	99,958
Capital Replacement Items	-	-	-	0		-	-	-		-
Transfer Out	-	-	-			(30,000)	-	(30,000)		-
Intra-Funds Transfer In	-	-	-			(128)	-	(128)		-
<b>Total Expenses</b>	<b>82,584</b>	<b>79,905</b>	<b>2,679</b>	<b>30</b>		<b>680,543</b>	<b>639,239</b>	<b>41,304</b>	<b>15</b>	<b>958,858</b>
<b>Net Income (Loss)</b>	<b>108,349</b>	<b>(8,330)</b>	<b>116,678</b>	<b>(28)</b>		<b>(7,581)</b>	<b>(66,639)</b>	<b>59,058</b>	<b>(15)</b>	<b>(99,958)</b>

**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 continues to be consistent with prior months.**
- 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 annual renewal of insurance policies which consisted of property, crime, liability, and cyber.**

**Lakeland Housing Authority  
Public Housing (AMP 1)  
Balance Sheet  
as of August 31, 2022**

**ASSETS**

CASH	
Unrestricted Cash	
Cash Operating 1	41,457.23
Cash-Payroll	7,571.50
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>49,828.73</u>
Restricted Cash	
Cash Restricted-Security Deposits	16,000.00
Cash Restricted - FSS Escrow	56,360.21
Total Restricted Cash	<u>72,360.21</u>
TOTAL CASH	<u>122,188.94</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	20,565.45
Allowance for Doubtful Accounts-Tenants/V	-9,304.41
AR-TPA/Fraud Recovery	593.31
TOTAL: AR	<u>11,854.35</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
Due from Arbor Manor LTD	190.95
Due from West Lake Management, LLC	522.40
A/R - Capital Fund Grants/HUD	345,871.16
Due From FSS	13,478.90
TOTAL: DUE FROM	<u>395,564.17</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	732,726.64
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,962,819.61</u>
OTHER CURRENT ASSETS	
Investments-Unrestricted	38,346.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	18,480.29
Prepaid Software Licenses	23,628.69
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>121,454.98</u>
TOTAL CURRENT ASSETS	<u>3,206,463.53</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	-9,995,916.33
Accum Depreciation- Misc FF&E	-666,349.55
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,624,306.22</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>2,110,900.56</u>
TOTAL ASSETS	<u>5,317,364.09</u>

**LIABILITIES & EQUITY**

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	-167.03
Tenant Security Deposits	15,900.00
Security Deposit Clearing Account	827.68
Security Deposit-Pet	1,200.00
Accrued Audit Fees	-47,000.00
Accrued audit fees - LHA	58,694.01
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	4,970.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	862.01
Accrued Compensated Absences-Curre	2,079.83
TOTAL CURRENT LIABILITIES	<u>378,479.15</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,862.55
FSS Due to Tenant Long Term	56,360.21
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>363,222.76</u>
TOTAL LIABILITIES	<u>741,701.91</u>
EQUITY	
RETAINED EARNINGS	
Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net As	-1,092,390.82
TOTAL RETAINED EARNINGS:	<u>4,575,662.18</u>
TOTAL EQUITY	<u>4,575,662.18</u>
TOTAL LIABILITIES AND EQUITY	<u>5,317,364.09</u>

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

**For the Current and Eight Months Ended August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	-3,504.10	41,457.23	44,961.33
Cash-Payroll	12,052.65	7,571.50	-4,481.15
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	57,013.26	56,360.21	-653.05
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>81,561.81</b>	<b>121,388.94</b>	<b>39,827.13</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	12,812.65	41,457.23	28,644.58
Cash-Payroll	9,941.53	7,571.50	-2,370.03
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	56,360.21	3,713.97
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
<b>Total Cash</b>	<b>95,300.42</b>	<b>121,388.94</b>	<b>26,088.52</b>

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Statement of Operations  
For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,674	13,786	(1,112)	-8.07%	1	107,310	110,288	(2,978)	-2.70%	165,432
Other Tenant Income	83	510	(427)	-83.73%	2	408	4,080	(3,672)	-89.99%	6,120
Government Subsidy	10,581	9,374	1,206	12.87%	3	84,202	74,994	9,209	12.28%	112,491
Other Income	-	20	(20)	-100.00%		-	160	(160)	-100.00%	240
<b>Total Revenue</b>	<b>23,338</b>	<b>23,690</b>	<b>(353)</b>	<b>-1.49%</b>		<b>191,921</b>	<b>189,522</b>	<b>2,399</b>	<b>1.27%</b>	<b>284,283</b>
Administrative Expenses	6,870	9,077	(2,207)	-24.32%	4	57,019	72,615	(15,596)	-21.48%	108,922
Tenant Services Expense	-	36	(36)	-100.00%	4	154	288	(134)	-46.45%	432
Utility Expense	701	1,981	(1,281)	-64.63%	4	16,395	15,851	544	3.43%	23,776
Maintenance Expense	7,001	6,359	642	10.10%	4	32,600	50,868	(18,268)	-35.91%	76,302
General Expenses	2,706	2,749	(42)	-1.54%	5	24,060	21,989	2,071	9.42%	32,984
Housing Assistance Payments	828	485	343	70.72%	6	5,334	3,880	1,454	37.47%	5,820
Financing Expenses	-	3,394	(3,394)	-100.00%	4	23,760	27,154	(3,394)	-12.50%	40,732
Operating Expenses before Depreciation	18,105	24,081	(5,975)	-24.81%		159,322	192,645	(33,323)	-17.30%	288,968
<b>Net Operating Income (Loss)</b>	<b>5,232</b>	<b>(390)</b>	<b>5,623</b>	<b>-1440.19%</b>		<b>32,599</b>	<b>(3,123)</b>	<b>35,722</b>	<b>-1143.74%</b>	<b>(4,685)</b>
Depreciation & Amortization	2,114	2,357	(243)	-10.32%		16,910	18,857	(1,947)	-10.32%	28,285
Capital Replacement Items	-	7,800	(7,800)	-100.00%		27,296	62,400	(35,104)	-56.26%	93,600
Reimburse Replacement Reserves	-	(7,800)	7,800	-100.00%		-	(62,400)	62,400	-100.00%	(93,600)
<b>Total Expense</b>	<b>20,219</b>	<b>26,438</b>	<b>(6,219)</b>	<b>-23.52%</b>		<b>203,528</b>	<b>211,502</b>	<b>(7,974)</b>	<b>-3.77%</b>	<b>317,253</b>
<b>Net Income (Loss)</b>	<b>3,118</b>	<b>(2,748)</b>	<b>5,866</b>	<b>-213.50%</b>		<b>(11,607)</b>	<b>(21,980)</b>	<b>10,373</b>	<b>-47.19%</b>	<b>(32,970)</b>

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.

**Lakeland Housing Authority  
Dakota Park Limited Partnership, LLLP  
d/b/a Carrington Place  
Balance Sheet  
as of August 31, 2022**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	25,802.92
Cash-Payroll	9,048.02
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	35,450.94
Restricted Cash	
Cash Restricted-Security Deposits	12,149.00
Cash Restricted-Reserve for Replacement	<u>9,409.34</u>
Total Restricted Cash	21,558.34
TOTAL CASH	<u>57,009.28</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	13,159.58
Allowance for Doubtful Accounts-Tenants/Ven	<u>-3,372.00</u>
TOTAL: AR	9,787.58
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	99,790.05
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	6,896.35
Prepaid Software Licenses	8,705.28
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	23,161.63
TOTAL CURRENT ASSETS	<u>179,960.96</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	-245,673.96
Accum Depreciation- Misc FF&E	-6,426.90
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)	696,101.57
TOTAL NONCURRENT ASSETS	<u>696,101.57</u>
TOTAL ASSETS	<u>876,062.53</u>

**LIABILITIES & EQUITY**

CURRENT LIABILITIES	
A/P Vendors and Contractors	142.22
Tenant Security Deposits	12,149.00
Security Deposit-Pet	300.00
Accrued Property Taxes	9,216.07
Accrued Interest - HOPE VI	742,876.07
Accrued Interest - HOPE VI	6,287.00
Accrued Interest - Future Advance	11,363.00
Accrued Audit Fees	293.00
Accrued audit fees - LHA	2,188.14
Due to (17) Renaissance Family Non-ACC	36,481.70
Tenant Prepaid Rents	2,234.60
Contract Retentions	19,974.37
Accrued Compensated Absences-Current	167.45
Note Payable PCHD	<u>239,503.97</u>
TOTAL CURRENT LIABILITIES	<u>1,083,176.59</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	310.98
FSS Due to Tenant Long Term	231.00
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>1,091,326.12</u>
TOTAL LIABILITIES	<u>2,174,502.71</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	-978,613.87
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-319,826.31</u>
TOTAL RETAINED EARNINGS:	<u>-319,826.31</u>
TOTAL EQUITY	<u>-1,298,440.18</u>
TOTAL LIABILITIES AND EQUITY	<u>876,062.53</u>

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

**Changes in Cash  
For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	42,682.16	25,802.92	-16,879.24
Cash-Payroll	6,149.00	9,048.02	2,899.02
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,849.00	12,149.00	300.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	8,742.67	9,409.34	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
<b>Total Cash</b>	<b>69,422.83</b>	<b>56,409.28</b>	<b>-13,013.55</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	17,778.93	25,802.92	8,023.99
Cash-Payroll	9,079.05	9,048.02	-31.03
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,949.00	12,149.00	1,200.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	9,075.98	9,409.34	333.36
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
<b>Total Cash</b>	<b>46,882.96</b>	<b>56,409.28</b>	<b>9,526.32</b>



**Lakeland Housing Authority**  
**Renaissance at Washington Ridge LTD., LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	75,580	79,954	(4,374)	-5.47%	<b>1</b>	612,011	639,632	(27,621)	-4.32%	<b>959,448</b>
Other Tenant Income	567	770	(203)	-26.35%	<b>2</b>	4,511	6,160	(1,649)	-26.77%	<b>9,240</b>
Government Subsidy	42,535	36,581	5,953	16.27%	<b>3</b>	326,986	292,652	34,335	11.73%	<b>438,977</b>
Other Income	172	145	27	18.41%		3,047	1,160	1,887	162.71%	<b>1,740</b>
<b>Total Revenue</b>	<b>118,853</b>	<b>117,450</b>	<b>1,403</b>			<b>946,556</b>	<b>939,604</b>	<b>6,952</b>		<b>1,409,405</b>
Administrative Expenses	49,059	42,344	6,715	15.86%	<b>4</b>	351,576	338,755	12,821	3.78%	<b>508,133</b>
Tenant Services	-	200	(200)	-100.00%	<b>4</b>	463	1,600	(1,137)	-71.05%	<b>2,400</b>
Utility Expense	4,897	8,135	(3,238)	-39.80%	<b>4</b>	64,563	65,080	(518)	-0.80%	<b>97,621</b>
Maintenance Expense	34,930	39,018	(4,087)	-10.48%	<b>4</b>	322,969	312,140	10,829	3.47%	<b>468,210</b>
General Expenses	9,706	9,479	228	2.40%	<b>5</b>	94,538	75,830	18,707	24.67%	<b>113,746</b>
Housing Assistance Payments	2,648	2,179	469	21.52%	<b>4</b>	15,940	17,432	(1,492)	-8.56%	<b>26,148</b>
Financing Expenses	4,687	(10,723)	15,410	-143.70%	<b>4</b>	36,695	38,869	(2,173)	-5.59%	<b>58,303</b>
Operating Expense before Depreciation	105,928	90,631	15,296	16.88%		886,744	849,707	37,037	4.36%	<b>1,274,560</b>
<b>Net Operating Income (Loss)</b>	<b>12,926</b>	<b>26,819</b>	<b>(13,893)</b>	<b>-51.80%</b>		<b>59,812</b>	<b>89,897</b>	<b>(30,085)</b>	<b>-33.47%</b>	<b>134,845</b>
Depreciation & Amortization	57,901	57,901	-	0.00%		463,210	463,210	-	0.00%	<b>694,815</b>
Capital Replacement Items	16,203	51,050	(34,847)	-68.26%		60,694	408,400	(347,706)	-85.14%	<b>612,600</b>
Reimburse Replacement Reserves	-	(51,050)	51,050	-100.00%		-	(408,400)	408,400	-100.00%	<b>(612,600)</b>
Intra-Funds Transfer In/Out	-	-	-			-	-	-		<b>-</b>
<b>Total Expense</b>	<b>180,032</b>	<b>250,633</b>	<b>(70,601)</b>			<b>1,410,648</b>	<b>2,129,717</b>	<b>(719,069)</b>		<b>1,969,375</b>
<b>Net Income (Loss)</b>	<b>(61,178)</b>	<b>(133,182)</b>	<b>72,004</b>	<b>-</b>		<b>(464,092)</b>	<b>(1,190,113)</b>	<b>726,021</b>	<b>-</b>	<b>(559,969)</b>

**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 is due to costs associated with annual renewal of insurance policies (property, liability, crime, and cyber) 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 August 31, 2022**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	-14,429.77
Cash-Payroll	27,730.59
Petty Cash	600.00
Total Unrestricted Cash	<u>13,900.82</u>
Restricted Cash	
Cash Restricted-Security Deposits	61,264.99
Cash Restricted - FSS Escrow	34,430.44
Cash Restricted-Reserve for Replacement	78,318.42
Cash Restricted - Reserve/Escrow	1,952,584.15
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	77,118.43
Restricted Cash - AA Reserve	47,549.18
Total Restricted Cash	<u>2,252,444.77</u>
Clearing	-3,226.67
<b>TOTAL CASH</b>	<b>2,263,118.92</b>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	41,918.16
Allowance for Doubtful Accounts-Tenants/Vendors	-5,937.90
<b>TOTAL: Accounts Receivable</b>	<b>35,980.26</b>
Due from Dakota Park Non-ACC	36,481.70
Due from Central Office Cost Center	65,458.31
<b>TOTAL: DUE FROM</b>	<b>101,940.01</b>
Renaissance Family-Operating Subsidy Receivable	30,492.00
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>168,412.27</b>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	34,566.07
Prepaid Software Licenses	27,359.35
Utility Deposit - Electric	20,500.00
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>83,425.42</b>

<b>TOTAL CURRENT ASSETS</b>	<b>2,514,956.61</b>
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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	-9,843,344.64
Accum Depreciation- Misc FF&E	-762,934.92
Accum Depreciation-Infrastructure	-2,252,763.64
Intangible Assets	0.00
Loan Costs	-6,131.00
Compliance Fees	-5.60
Monitoring Fees	-131,658.00
AA Compliance Fees	-8,113.20
AA Monitoring Fees	0.00
AA Loan Costs	0.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>11,822,091.02</b>
Dwelling Equipment	4,463.00
<b>TOTAL NONCURRENT ASSETS</b>	<b>11,826,554.02</b>

<b>TOTAL ASSETS</b>	<b>14,341,510.63</b>
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**LIABILITIES & EQUITY**

CURRENT LIABILITIES

A/P Vendors and Contractors	-38,950.66
Tenant Security Deposits	55,951.39
Security Deposit Clearing Account	994.00
Security Deposit-Pet	6,505.60
Accrued audit fees - LHA	4,527.14
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	7,042.58
Contract Retentions	38,732.51
State of FL Unclaimed Funds	-1,146.00
Accrued Compensated Absences-Current	<u>8,932.48</u>
<b>TOTAL CURRENT LIABILITIES</b>	<b>126,704.14</b>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	16,549.75
FSS Due to Tenant Long Term	34,430.44
Notes Payable-LT	381,200.32
Note Payable	2,031,210.59
Short Term - Note Payable	-31,947.63
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>2,431,443.47</b>

<b>TOTAL LIABILITIES</b>	<b>2,558,147.61</b>
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EQUITY

CONTRIBUTED CAPITAL

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

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Asset	-3,572,483.39
<b>TOTAL RETAINED EARNINGS:</b>	<b>-3,572,483.39</b>

<b>TOTAL EQUITY</b>	<b>11,783,363.02</b>
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<b>TOTAL LIABILITIES AND EQUITY</b>	<b>14,341,510.63</b>
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**Lakeland Housing Authority**  
**Renaissance at Washington Ridge LTD., LLLP**  
**Changes in Cash**  
**For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	58,621.34	-14,429.77	-73,051.11
Cash-Payroll	10,281.60	27,730.59	17,448.99
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,364.99	61,264.99	900.00
Cash Restricted - FSS Escrow	33,776.44	34,430.44	654.00
Cash Restricted-Reserve for Replacement	75,088.73	78,318.42	3,229.69
Cash Restricted - Reserve/Escrow	1,952,420.37	1,952,584.15	163.78
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,118.43	3.71
Restricted Cash - AA Reserve	47,547.99	47,549.18	1.19
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>2,316,395.34</b>	<b>2,265,745.59</b>	<b>-50,649.75</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	71,136.21	-14,429.77	-85,565.98
Cash-Payroll	25,156.33	27,730.59	2,574.26
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	58,564.99	61,264.99	2,700.00
Cash Restricted - FSS Escrow	28,422.44	34,430.44	6,008.00
Cash Restricted-Reserve for Replacement	52,502.04	78,318.42	25,816.38
Cash Restricted - Reserve/Escrow	2,133,919.79	1,952,584.15	-181,335.64
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,114.72	77,118.43	3.71
Restricted Cash - AA Reserve	47,547.99	47,549.18	1.19
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>2,495,543.67</b>	<b>2,265,745.59</b>	<b>-229,798.08</b>

**Lakeland Housing Authority**  
**Colton Meadow, LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	62,618	56,735	5,883	10.37%	<b>1</b>	450,978	453,880	(2,902)	-0.64%	<b>680,820</b>
Other Tenant Income	450	700	(250)	-35.71%	<b>2</b>	1,170	5,600	(4,430)	-79.11%	<b>8,400</b>
Other Income	12	16	(4)	-26.69%		87	128	(41)	-31.91%	<b>192</b>
<b>Total Revenue</b>	<b>63,080</b>	<b>57,451</b>	<b>5,629</b>	<b>9.80%</b>		<b>452,235</b>	<b>459,608</b>	<b>(7,373)</b>	<b>-1.60%</b>	<b>689,412</b>
Administrative Expense	15,913	16,912	(999)	-5.91%	<b>3</b>	124,336	135,295	(10,959)	-8.10%	<b>202,942</b>
Tenant Services	-	-	-	0.00%	<b>3</b>	-	-	-	0.00%	<b>-</b>
Utility Expense	7,071	8,630	(1,559)	-18.07%	<b>3</b>	71,346	69,040	2,306	3.34%	<b>103,560</b>
Maintenance Expense	21,664	18,030	3,634	20.16%	<b>3</b>	126,686	144,242	(17,556)	-12.17%	<b>216,363</b>
General Expense	8,668	8,735	(67)	-0.77%	<b>3</b>	58,119	69,881	(11,763)	-16.83%	<b>104,822</b>
Financing Expense	3,989	4,666	(677)	-14.51%	<b>3</b>	33,251	37,328	(4,077)	-10.92%	<b>55,992</b>
Operating Expense before Depreciation	57,305	56,973	332	0.58%		413,738	455,786	(42,049)	-9.23%	<b>683,680</b>
<b>Net Operating Income (Loss)</b>	<b>5,775</b>	<b>478</b>	<b>5,297</b>	<b>1108.86%</b>		<b>38,498</b>	<b>3,822</b>	<b>34,676</b>	<b>907.37%</b>	<b>5,732</b>
Depreciation & Amortization Expense	40,337	40,337	-	0.00%		322,693	322,693	-	0.00%	<b>484,039</b>
Capital Replacement Items	2,171	9,220	(7,049)	-76.45%		15,785	15,785	-	0.00%	<b>110,640</b>
Reimburse Replacement Reserves	-	(9,220)	9,220	-100.00%		-	(73,760)	73,760	-100.00%	<b>(110,640)</b>
Intra-Funds Transfer In/Out	-	-	-			-	-	-		<b>-</b>
<b>Total Expense</b>	<b>99,813</b>	<b>97,310</b>	<b>2,503</b>	<b>2.57%</b>		<b>752,215</b>	<b>720,504</b>	<b>31,711</b>	<b>4.40%</b>	<b>1,167,719</b>
<b>Net Operating Income (Loss)</b>	<b>(36,733)</b>	<b>(39,859)</b>	<b>3,126</b>	<b>-7.84%</b>		<b>(299,980)</b>	<b>(260,896)</b>	<b>(39,084)</b>	<b>14.98%</b>	<b>(478,307)</b>

Comments

- 1** Consists of 72 Tax Credit apartment units. Rental income for the year 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 August 31, 2022

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
<b>CASH</b>		<b>CURRENT LIABILITIES</b>	
Unrestricted Cash		A/P Vendors and Contractors	1,424.42
Cash Operating 1	422.84	Tenant Security Deposits	27,175.00
Cash-Payroll	12,515.12	Security Deposit Clearing Account	2,850.00
Petty Cash	600.00	Security Deposit-Pet	1,100.00
Total Unrestricted Cash	<u>13,537.96</u>	Accrued Property Taxes	25,556.56
Restricted Cash		Accrued Interest Payable	9,599.71
Cash Restricted-Security Deposits	28,275.00	Accrued Audit Fees	1,850.00
Cash Restricted-Operating Reserve	441,591.31	Due to Polk County Developers, Inc.	362,901.17
Cash Restricted-Reserve for Replacer	190,350.85	Tenant Prepaid Rents	2,733.87
Cash-Tax & Insurance Escrow	63,933.86	Accrued Compensated Absences-Cur	1,885.77
Total Restricted Cash	<u>724,151.02</u>	First Mortgage - TCAP	1,231,424.00
		Tax Credit Exchange Program (TCEP)	3,032,960.40
		HOME Funds	115,899.60
		Mortgage Note Payable	<u>450,845.00</u>
<b>TOTAL CASH</b>	<u>737,688.98</u>	<b>TOTAL CURRENT LIABILITIES</b>	<u>5,268,205.50</u>
 <b>ACCOUNTS AND NOTES RECEIVABLE</b>		 <b>NONCURRENT LIABILITIES</b>	
A/R-Tenants/Vendors	19,974.38	Accrued Compensated Absences-LT	3,502.14
Allowance for Doubtful Accounts-Tenants	<u>-495.95</u>	<b>TOTAL NONCURRENT LIABILITIES</b>	<u>3,502.14</u>
<b>TOTAL: AR</b>	<u>19,478.43</u>		
Due from Colton Meadow GP, Inc.	101,151.61		
<b>TOTAL: DUE FROM</b>	<u>101,151.61</u>		
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<u>120,630.04</u>		
 <b>OTHER CURRENT ASSETS</b>		 <b>TOTAL LIABILITIES</b>	
Eviction Deposit Acct.	1,000.00		<u>5,271,707.64</u>
Prepaid Expenses and Other Assets	1,688.15		
Prepaid Insurance	50,919.62		
Prepaid Software Licenses	7,461.65		
Utility Deposit	<u>5,000.00</u>		
<b>TOTAL OTHER CURRENT ASSETS</b>	<u>66,069.42</u>		
<b>TOTAL CURRENT ASSETS</b>	<u>924,388.44</u>		
 <b>NONCURRENT ASSETS</b>		 <b>EQUITY</b>	
<b>FIXED ASSETS</b>		<b>CONTRIBUTED CAPITAL</b>	
Land	300,000.00	Capital - LP	1,205,286.00
Buildings	856,353.89	GP Equity	<u>46.12</u>
Building Acquisition	2,010,000.00	<b>TOTAL CONTRIBUTED CAPITAL</b>	<u>1,205,332.12</u>
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	-5,339,736.18		
Intangible Assets	0.00		
Amortization Tax Credit Fees	-161,144.52		
Monitoring Fees	<u>208,695.00</u>		
<b>TOTAL FIXED ASSETS (NET)</b>	<u>6,819,393.25</u>	<b>RETAINED EARNINGS</b>	
Site Improvement	16,364.00	Retained Earnings-Unrestricted Net	<u>1,371,387.70</u>
Non-Dwelling Structures	28,019.32	<b>TOTAL RETAINED EARNINGS:</b>	<u>1,371,387.70</u>
Non-Dwelling Equipment	<u>60,262.45</u>		
<b>TOTAL NONCURRENT ASSETS</b>	<u>6,924,039.02</u>	<b>TOTAL EQUITY</b>	<u>2,576,719.82</u>
<b>TOTAL ASSETS</b>	<u>7,848,427.46</u>	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>7,848,427.46</u>

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

**For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	37,651.63	422.84	-37,228.79
Cash-Payroll	-4,719.41	12,515.12	17,234.53
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,275.00	28,275.00	0.00
Cash Restricted-Operating Reserve	441,583.81	441,591.31	7.50
Cash Restricted-Reserve for Replac	188,221.71	190,350.85	2,129.14
Cash-Tax & Insurance Escrow	54,788.28	63,933.86	9,145.58
<b>Total Cash</b>	<b>745,801.02</b>	<b>737,088.98</b>	<b>-8,712.04</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	42,022.41	422.84	-41,599.57
Cash-Payroll	9,547.59	12,515.12	2,967.53
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,305.00	28,275.00	-1,030.00
Cash Restricted-Operating Reserve	441,532.52	441,591.31	58.79
Cash Restricted-Reserve for Replac	175,743.44	190,350.85	14,607.41
Cash-Tax & Insurance Escrow	60,462.46	63,933.86	3,471.40
<b>Total Cash</b>	<b>758,613.42</b>	<b>737,088.98</b>	<b>-21,524.44</b>

**Lakeland Housing Authority**  
**Bonnet Shores, LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	61,425	56,754	4,671	8.23%	<b>1</b>	462,294	454,032	8,262	1.82%	<b>681,048</b>
Other Tenant Income	330	415	(85)	-20.48%	<b>2</b>	1,250	3,320	(2,070)	-62.35%	<b>4,980</b>
Other Income	13	20	(7)	-36.15%		95	160	(65)	-40.64%	<b>240</b>
<b>Total Revenue</b>	<b>61,768</b>	<b>57,189</b>	<b>4,579</b>	<b>8.01%</b>		<b>463,639</b>	<b>457,512</b>	<b>6,127</b>	<b>1.34%</b>	<b>686,268</b>
Administrative Expense	16,162	15,292	870	5.69%	<b>3</b>	141,881	122,337	19,543	15.98%	<b>183,506</b>
Tenant Services	-	25	(25)	-100.00%	<b>4</b>	195	200	(5)	-2.64%	<b>300</b>
Utility Expense	6,072	7,375	(1,303)	-17.67%	<b>5</b>	64,044	59,000	5,044	8.55%	<b>88,500</b>
Maintenance Expense	21,180	15,946	5,234	32.82%	<b>6</b>	140,784	127,572	13,213	10.36%	<b>191,357</b>
General Expense	8,493	8,037	455	5.67%	<b>7</b>	69,063	64,297	4,766	7.41%	<b>96,445</b>
Financing Expense	9,658	10,304	(646)	-6.27%	<b>4</b>	83,079	82,435	644	0.78%	<b>123,652</b>
Operating Expense before Depreciation	61,565	56,980	4,585	8.05%		499,046	455,840	43,205	9.48%	<b>683,761</b>
<b>Net Operating Income (Loss)</b>	<b>203</b>	<b>209</b>	<b>(6)</b>			<b>(35,407)</b>	<b>1,672</b>	<b>(37,078)</b>		<b>2,507</b>
Depreciation & Amortization Expense	41,152	41,760	(607.45)	-1.45%		329,219	334,079	(4,859.60)	-1.45%	<b>501,118</b>
Capital Replacement Items	1,867	10,060	(8,192.85)	-81.44%		32,464	80,480	(48,016.13)	-59.66%	<b>120,720</b>
Reimburse Replacement Reserve	-	(10,060)	10,060.00	-100.00%		-	(80,480)	80,480.00	-100.00%	<b>(120,720)</b>
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
<b>Total Expense</b>	<b>104,584</b>	<b>98,740</b>	<b>5,845</b>	<b>5.92%</b>		<b>860,729</b>	<b>789,919</b>	<b>70,809</b>	<b>8.96%</b>	<b>1,184,879</b>
<b>Net Income (Loss)</b>	<b>(42,817)</b>	<b>(41,551)</b>	<b>(1,266)</b>	<b>3.05%</b>		<b>(397,090)</b>	<b>(332,407)</b>	<b>(64,683)</b>	<b>19.46%</b>	<b>(498,611)</b>

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 background checks for new employees.**
- 4 Variance reflects expense being less than or comparable to amounts budgeted.**
- 5 Variance is due to increased costs for all utilities (electricity, garbage removal, water, and sewer).**
- 6 Maintenance expenses were higher than anticipated due to replacement of a toilet, water heater, and door hardware.**
- 7 Variance is costs associated with annual renewal of policies for property, general liability, crime, and cyber insurance.**



**Lakeland Housing Authority  
Bonnet Shores, LLLP  
Balance Sheet  
as of August 31, 2022**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	30,867.15
Cash-Payroll	21,232.62
Petty Cash	600.00
Total Unrestricted Cash	<u>52,699.77</u>
Restricted Cash	
Cash Restricted-Security Deposits	34,058.00
Cash Restricted-Operating Reserve	460,978.06
Cash Restricted-Reserve for Replacement	217,244.85
Cash-Tax & Insurance Escrow	57,505.53
Total Restricted Cash	769,786.44
TOTAL CASH	<u>822,486.21</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	7,906.00
Allowance for Doubtful Accounts-Tenants/Vend	<u>-1,819.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	6,087.00
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,645.40
Prepaid Insurance	40,111.13
Prepaid Software Licenses	7,461.65
Utility Deposit	<u>5,000.00</u>
TOTAL OTHER CURRENT ASSETS	<u>54,718.18</u>
TOTAL CURRENT ASSETS	<u>883,291.39</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	498.98
Furniture & Fixtures	24,842.11
Site Improvement-Infrastructure	437,374.39
Accum Depreciation-Buildings	688,655.00
Accum Depreciation- Misc FF&E	-455,215.07
Accum Depreciation-Infrastructure	-530,307.88
Intangible Assets	0.00
Loan Costs	41,419.00
Amortization Loan Cost	24,181.44
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-191,792.96
TOTAL FIXED ASSETS (NET)	<u>7,142,990.92</u>
TOTAL NONCURRENT ASSETS	<u>7,142,990.92</u>
TOTAL ASSETS	<u>8,026,282.31</u>

**LIABILITIES & EQUITY**

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	696.44
Tenant Security Deposits	28,375.00
Security Deposit Clearing Account	98.65
Security Deposit-Pet	3,400.00
Accrued Property Taxes	33,005.80
Accrued Management Fee Payable	9,512.00
Accrued Audit Fees	1,850.00
Due to Central Office Cost Center	11.00
Tenant Prepaid Rents	3,009.02
Accrued Compensated Absences-Current	2,052.07
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	<u>1,009,877.00</u>
TOTAL CURRENT LIABILITIES	5,792,483.03
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>3,810.98</u>
TOTAL NONCURRENT LIABILITIES	13,322.98
TOTAL LIABILITIES	<u>5,805,806.01</u>
EQUITY	
CONTRIBUTED CAPITAL	
Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	<u>-40,000.00</u>
TOTAL CONTRIBUTED CAPITAL	6,710,357.74
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Asset:	-4,489,881.44
TOTAL RETAINED EARNINGS:	<u>-4,489,881.44</u>
TOTAL EQUITY	<u>2,220,476.30</u>
TOTAL LIABILITIES AND EQUITY	<u>8,026,282.31</u>

**Lakeland Housing Authority  
Bonnet Shores, LLLP  
Changes in Cash  
For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	73,245.04	30,867.15	-42,377.89
Cash-Payroll	20,484.74	21,232.62	747.88
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	34,058.00	2,683.00
Cash Restricted-Operating Reserve	460,970.23	460,978.06	7.83
Cash Restricted-Reserve for Replacement	215,005.34	217,244.85	2,239.51
Cash-Tax & Insurance Escrow	47,608.19	57,505.53	9,897.34
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>848,688.54</b>	<b>821,886.21</b>	<b>-26,802.33</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	112,548.52	30,867.15	-81,681.37
Cash-Payroll	29,866.58	21,232.62	-8,633.96
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	34,058.00	13,383.00
Cash Restricted-Operating Reserve	460,916.68	460,978.06	61.38
Cash Restricted-Reserve for Replacement	199,985.20	217,244.85	17,259.65
Cash-Tax & Insurance Escrow	47,943.66	57,505.53	9,561.87
Investment 2	0.00	0.00	0.00
<b>Total Cash</b>	<b>871,935.64</b>	<b>821,886.21</b>	<b>-50,049.43</b>

**Lakeland Housing Authority**  
**West Bartow Partnership, LTD., LLLP**  
**Statement of Operations**  
**For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	83,177	87,750.00	(4,573)	-5.21%	<b>1</b>	689,631	702,000.00	(12,369)	-1.76%	<b>1,053,000</b>
Other Tenant Income	(407)	(495.00)	88	-17.88%	<b>2</b>	(4,817)	(3,960.00)	(857)	21.65%	<b>(5,940)</b>
Other Income	83	30.00	53	175.30%		299	240.00	59	24.54%	<b>360</b>
<b>Total Revenue</b>	<b>82,853</b>	<b>87,285</b>	<b>(4,432)</b>	<b>-5.08%</b>		<b>685,112</b>	<b>698,280</b>	<b>(13,168)</b>	<b>-1.89%</b>	<b>1,047,420</b>
Administrative Expenses	24,580	21,552.00	3,028	14.05%	<b>3</b>	176,335	172,416.00	3,919	2.27%	<b>258,624</b>
Tenants Service Expenses	77	74.58	3	3.63%	<b>4</b>	651	596.67	54	9.11%	<b>895</b>
Utility Expense	9,327	8,700.00	627	7.21%	<b>3</b>	70,743	69,600.00	1,143	1.64%	<b>104,400</b>
Maintenance Expense	14,423	18,777.51	(4,355)	-23.19%	<b>3</b>	117,123	150,220.08	(33,098)	-22.03%	<b>225,330</b>
General Expenses	9,558	8,595.98	962	11.20%	<b>5</b>	75,590	68,767.82	6,823	9.92%	<b>103,152</b>
Financing Expenses	16,605	21,263.89	(4,659)	-21.91%	<b>3</b>	164,582	170,111.12	(5,529)	-3.25%	<b>255,167</b>
Operating expense before depreciatio	74,571	78,964	(4,393)	-5.56%		605,024	631,712	(26,687)	-4.22%	<b>947,568</b>
<b>Net Operating Income (Loss)</b>	<b>8,282</b>	<b>8,321</b>	<b>(39)</b>	<b>-0.47%</b>		<b>80,088</b>	<b>66,568</b>	<b>13,520</b>	<b>20.31%</b>	<b>99,852</b>
Depreciation & Amortization	33,669	33,669	-	0.00%		269,356	269,356	-	0.00%	<b>404,033</b>
Capital/Operational Replacement Ite	48	11,175	(11,127)	-99.57%		5,986	89,400	(83,414)	-93.30%	<b>134,100</b>
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	<b>(134,100)</b>
<b>Total Expense</b>	<b>108,288</b>	<b>123,808</b>	<b>(15,520)</b>	<b>-12.54%</b>		<b>880,366</b>	<b>990,467</b>	<b>(110,102)</b>	<b>-11.12%</b>	<b>1,351,601</b>
<b>Net Operating Income (Loss)</b>	<b>(25,435)</b>	<b>(36,523)</b>	<b>11,088</b>	<b>-30.36%</b>		<b>(195,253)</b>	<b>(292,187)</b>	<b>96,934</b>	<b>-33.18%</b>	<b>(304,181)</b>

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 reflects annual renewal of property, general liability, crime, and cyber insurance.**

**Lakeland Housing Authority  
West Bartow Partnership, LTD., LLLP  
Balance Sheet  
as of August 31, 2022**

**ASSETS**

Unrestricted Cash	
Cash Operating 1	29,368.99
Cash-Payroll	47,793.05
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	77,762.04
Restricted Cash	
Cash Restricted-Security Deposits	10,800.00
Cash Restricted-Operating Reserve	19.62
Cash Restricted-Reserve for Replacement	217,028.19
Cash-Tax & Insurance Escrow	53,247.06
Restricted Investment	<u>156,518.58</u>
Total Restricted Cash	437,613.45
<b>TOTAL CASH</b>	<u><b>515,375.49</b></u>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants/Vendors	4,161.44
Allowance for Doubtful Accounts-Tenants/Ven	-3,926.00
Allowance for Doubtful Accounts-Tenants/Ven	<u>0.00</u>
<b>TOTAL: AR</b>	<u><b>235.44</b></u>
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<u><b>235.44</b></u>
<b>OTHER CURRENT ASSETS</b>	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	4,209.62
Prepaid Insurance	67,245.17
Prepaid Software Licenses	<u>9,946.83</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<u><b>81,901.62</b></u>
<b>TOTAL CURRENT ASSETS</b>	<u><b>597,512.55</b></u>
<b>NONCURRENT ASSETS</b>	
<b>FIXED ASSETS</b>	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-4,237,624.36
Accum Depreciation- Misc FF&E	-1,198,128.39
Accum Depreciation-Infrastructure	-468,469.32
Intangible Assets	0.00
Loan Costs	335,121.42
Amortization Loan Cost	245,119.32
Compliance Fees	200,558.00
Amortization Tax Credit Fees	<u>-176,038.28</u>
<b>TOTAL FIXED ASSETS (NET)</b>	<u><b>8,705,990.01</b></u>
Site Improvement	<u>711,597.00</u>
<b>TOTAL NONCURRENT ASSETS</b>	<u><b>9,417,587.01</b></u>
<b>TOTAL ASSETS</b>	<u><b>10,015,099.56</b></u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>	
A/P Vendors and Contractors	-7,644.34
Tenant Security Deposits	9,700.00
Security Deposit Clearing Account	-18.00
Security Deposit-Pet	1,100.00
Accrued Property Taxes	12,480.07
Accrued Interest NLP Loan	1,624.22
Accrued Interest - Pacific Life Loan	16,218.00
Accrued Audit Fees	-86.40
Tenant Prepaid Rents	1,741.00
Accrued Compensated Absences-Curre	880.02
Mortgage Note Payable	2,737,478.74
Second Mortgage Payable	850,000.00
Third Mortgage Payable	286,517.93
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fe	564,621.00
Deferred Development Fee	<u>29,841.91</u>
<b>TOTAL CURRENT LIABILITIES</b>	<u><b>4,904,454.15</b></u>
<b>NONCURRENT LIABILITIES</b>	
Accrued Compensated Absences-LT	1,634.31
Accrued Compensated Absences-LT	<u>5,000.00</u>
<b>TOTAL NONCURRENT LIABILITIES</b>	<u><b>6,634.31</b></u>
<b>TOTAL LIABILITIES</b>	<u><b>4,911,088.46</b></u>
<b>EQUITY</b>	
<b>CONTRIBUTED CAPITAL</b>	
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>
<b>TOTAL CONTRIBUTED CAPITAL</b>	<u><b>6,938,214.56</b></u>
<b>RETAINED EARNINGS</b>	
Retained Earnings-Unrestricted Net As:	-1,834,203.46
<b>TOTAL RETAINED EARNINGS:</b>	<u><b>-1,834,203.46</b></u>
<b>TOTAL EQUITY</b>	<u><b>5,104,011.10</b></u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><b>10,015,099.56</b></u>

**Lakeland Housing Authority  
West Bartow Partnership, LTD., LLLP  
Changes in Cash  
For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	101,223.07	29,368.99	-71,854.08
Cash-Payroll	37,301.75	47,793.05	10,491.30
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	214,095.16	217,028.19	2,933.03
Cash-Tax & Insurance Escrow	41,698.79	53,247.06	11,548.27
Investment 1	0.00	0.00	0.00
Restricted Investment	156,479.35	156,518.58	39.23
<b>Total Cash</b>	<b>561,717.74</b>	<b>514,775.49</b>	<b>-46,942.25</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	103,100.15	29,368.99	-73,731.16
Cash-Payroll	9,709.14	47,793.05	38,083.91
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	217,028.19	23,422.84
Cash-Tax & Insurance Escrow	76,122.97	53,247.06	-22,875.91
Investment 1	0.00	0.00	0.00
Restricted Investment	156,520.17	156,518.58	-1.59
<b>Total Cash</b>	<b>549,877.40</b>	<b>514,775.49</b>	<b>-35,101.91</b>

**Lakeland Housing Authority**

**Hampton Hills (AMP 4)**

**Statement of Operations**

**For the Current and Eight Months Ended August 31, 2022**

	<b>Current Month</b>					<b>Year to Date</b>				<b>Annual Budget</b>
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	-	620	(620)	-100.00%	<b>1</b>	2,005	4,960	(2,955)	-59.58%	<b>7,440</b>
Other Tenant Income	-	-	-	0.00%		-	-	-	0.00%	-
Grant Income	168	1,054	(885)	-84.02%	<b>2</b>	1,550	8,428	(6,878)	-81.61%	<b>12,642</b>
Other Income	-	-	-			(10,369)	-	(10,369)		-
<b>Total Revenue</b>	<b>168</b>	<b>1,674</b>	<b>(1,505)</b>	<b>-184.02%</b>		<b>(6,815)</b>	<b>13,388</b>	<b>(20,203)</b>	<b>-141.19%</b>	<b>20,082</b>
Administrative Expenses	75	838	(762)	-91.03%	<b>3</b>	14,429	6,701	7,728	115.33%	<b>10,052</b>
Tenant Services Expenses	-	5	(5)	-100.00%	<b>4</b>	-	40	(40)	-100.00%	<b>60</b>
Utility Expense	-	-	-	0.00%	<b>4</b>	-	-	-	0.00%	-
Maintenance and Development Expenses	-	700	(700)	-100.00%	<b>4</b>	561	5,600	(5,039)	-89.99%	<b>8,400</b>
General Expenses	87	129	(41)	-32.12%	<b>4</b>	(774)	1,029	(1,803)	-175.24%	<b>1,543</b>
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Depreciation	162	1,671	(1,509)	-323.15%		14,216	13,370	847	-249.89%	<b>20,055</b>
<b>Net Operating Income (Loss)</b>	<b>6</b>	<b>2</b>	<b>4</b>			<b>(21,031)</b>	<b>18</b>	<b>(21,049)</b>		<b>27</b>
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replacement	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
<b>Total Expenses</b>	<b>162</b>	<b>1,671</b>	<b>(1,509)</b>			<b>14,216</b>	<b>13,370</b>	<b>847</b>		<b>20,055</b>
<b>Net Income (Loss)</b>	<b>6</b>	<b>2</b>	<b>4</b>			<b>(21,031)</b>	<b>18</b>	<b>(21,049)</b>		<b>27</b>

**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 August 31, 2022**

**ASSETS**

CASH

Unrestricted Cash

Cash Operating 1	2,542.24
Cash-Payroll	339,392.07
Cash Operating 3	0.00
Total Unrestricted Cash	<u>341,934.31</u>

Restricted Cash

Cash Restricted-Security Deposit	84.00
Cash Restricted - FSS Escrow	0.00
Total Restricted Cash	<u>84.00</u>

TOTAL CASH 342,018.31

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 354.56

TOTAL OTHER CURRENT ASSETS 854.56

TOTAL CURRENT ASSETS 802,441.31

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 820,260.72

**LIABILITIES & EQUITY**

CURRENT LIABILITIES

Tenant Security Deposits 300.00

Lease Purchase Escrow 84.00

A/P Other 671.35

Accrued Audit Fees 125.94

Accrued audit fees - LHA 1,169.86

Accrued Compensated Absences-Cu 804.82

TOTAL CURRENT LIABILITIES 3,155.97

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 1,494.67

TOTAL NONCURRENT LIABILITIES 1,494.67

TOTAL LIABILITIES 4,650.64

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net 815,610.08

TOTAL RETAINED EARNINGS: 815,610.08

TOTAL EQUITY 815,610.08

TOTAL LIABILITIES AND EQUITY 820,260.72

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

**For the Current and Eight Months Ended August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	2,373.91	2,542.24	168.33
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	339,393.14	339,392.07	-1.07
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
<b>Total Cash</b>	<b>341,851.05</b>	<b>342,018.31</b>	<b>167.26</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	3,387.77	2,542.24	-845.53
Cash-Payroll	410.63	0.00	-410.63
Cash Operating 3	325,043.04	339,392.07	14,349.03
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
<b>Total Cash</b>	<b>329,525.44</b>	<b>342,018.31</b>	<b>12,492.87</b>



Lakeland Housing Authority

YouthBuild-DOL 2021 (49)

Statement of Operations

For the Current and Eight Months Ending August 31, 2022

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	39,267	26,026	13,241	50.88%	1	39,267	208,207	(168,940)	-81.14%	312,311
Other Income	-	-	-			-	-	-		-
<b>Total Revenue</b>	<b>39,267</b>	<b>26,026</b>	<b>13,241</b>	<b>50.88%</b>		<b>39,267</b>	<b>208,207</b>	<b>(168,940)</b>	<b>-81.14%</b>	<b>312,311</b>
Administrative Expenses	14,107	20,877	(6,770)	-32.43%	2	77,691	167,014	(89,323)	-53.48%	250,520
Tenant Services Expenses (Trainees)	-	4,616	(4,616)	-100.00%	3	-	36,926	(36,926)	-100.00%	55,390
Utility Expense	-	183	(183)	-100.00%	3	-	1,467	(1,467)	-100.00%	2,200
Maintenance and Development Expens	71	63	8	11.93%	4	970	507	463	91.38%	760
General Expenses	312	287	25	8.85%	4	22,368	2,294	20,074	875.06%	3,441
Operating expense before Depreciation	14,490	26,026	(11,536)	-44.32%		101,029	208,208	(107,179)	-51.48%	312,311
Transfer Out	-	-	-			(82,212)	-	(82,212)		-
<b>Net Operating Income (Loss)</b>	<b>24,777</b>	<b>(0)</b>	<b>24,777</b>			<b>20,451</b>	<b>(0)</b>	<b>20,451</b>		<b>0</b>
Depreciation	-	-	-			-	-	-		-
<b>Total Expenses</b>	<b>14,490</b>	<b>26,026</b>	<b>(11,536)</b>	<b>-44.32%</b>		<b>18,816</b>	<b>208,208</b>	<b>(189,391)</b>	<b>-90.96%</b>	<b>312,311</b>
<b>Net Income (Loss)</b>	<b>24,777</b>	<b>(0)</b>	<b>24,777</b>			<b>20,451</b>	<b>(0)</b>	<b>20,451</b>		<b>0</b>

**Comments**

- 1 Variance is due to timing of receipt of subsidy. During the startup period, reimbursements are limited to costs associated with recruiting program participants.**
- 2 Department of Labor only funds administrative costs associated with the Program Manager, Job Readiness Coordinator, and Case Manager. All other administrative costs associated with the grant must be paid by matching grant funds.**
- 3 Variance is due to expenses being less than or equal to amounts budgeted.**
- 4 Variance is due to costs being allocated to matching funds until the end of the initial startup period. Year 1 of the 2021 grant commenced on September 1, 2022.**

**Lakeland Housing Authority**  
**YouthBuild-DOL 2018 (49)**  
**Balance Sheet**  
**as of August 31, 2022**

**ASSETS**

**LIABILITIES & EQUITY**

<p>CASH</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Cash Operating 1</td> <td style="width: 20%; text-align: right;">845.59</td> </tr> <tr> <td>Cash-Payroll</td> <td style="text-align: right;">-2,511.73</td> </tr> <tr> <td>Petty Cash</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td>Total Unrestricted Cash</td> <td style="text-align: right; border-top: 1px solid black;">-666.14</td> </tr> <tr> <td><b>TOTAL CASH</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>-666.14</b></td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>OTHER CURRENT ASSETS</td> <td></td> </tr> <tr> <td>    Prepaid Insurance</td> <td style="text-align: right;">-624.29</td> </tr> <tr> <td><b>TOTAL CURRENT ASSETS</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>-1,290.43</b></td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>NONCURRENT ASSETS</td> <td></td> </tr> <tr> <td>    FIXED ASSETS</td> <td></td> </tr> <tr> <td>        Automobiles/Vehicles</td> <td style="text-align: right;">21,299.00</td> </tr> <tr> <td>        Accum Depreciation- Misc FF&amp;E</td> <td style="text-align: right;">-21,299.00</td> </tr> <tr> <td>    <b>TOTAL FIXED ASSETS (NET)</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>0.00</b></td> </tr> <tr> <td><b>TOTAL NONCURRENT ASSETS</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>0.00</b></td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td><b>TOTAL ASSETS</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>-1,290.43</b></td> </tr> </table>	Cash Operating 1	845.59	Cash-Payroll	-2,511.73	Petty Cash	1,000.00	Total Unrestricted Cash	-666.14	<b>TOTAL CASH</b>	<b>-666.14</b>			OTHER CURRENT ASSETS		Prepaid Insurance	-624.29	<b>TOTAL CURRENT ASSETS</b>	<b>-1,290.43</b>			NONCURRENT ASSETS		FIXED ASSETS		Automobiles/Vehicles	21,299.00	Accum Depreciation- Misc FF&E	-21,299.00	<b>TOTAL FIXED ASSETS (NET)</b>	<b>0.00</b>	<b>TOTAL NONCURRENT ASSETS</b>	<b>0.00</b>			<b>TOTAL ASSETS</b>	<b>-1,290.43</b>
Cash Operating 1	845.59																																			
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<b>TOTAL NONCURRENT ASSETS</b>	<b>0.00</b>																																			
<b>TOTAL ASSETS</b>	<b>-1,290.43</b>																																			

 CURRENT LIABILITIES   |  |                   | |--|-------------------| | A/P Vendors and Contractors            | 800.00            | | Due to Central Office Cost Center      | 11,454.60         | | Due to Central Office Cost Center      | -100.00           | | <b>TOTAL CURRENT LIABILITIES</b>       | <b>12,154.60</b>  | |  |                   | | <b>TOTAL LIABILITIES</b>               | <b>12,154.60</b>  | |  |                   | | EQUITY                                 |                   | | RETAINED EARNINGS                      |                   | | Retained Earnings-Unrestricted Net As  | -26,717.03        | | Retained Earnings - Restricted Net Ass | 13,272.00         | | <b>TOTAL RETAINED EARNINGS:</b>        | <b>-13,445.03</b> | |  |                   | | <b>TOTAL EQUITY</b>                    | <b>-13,445.03</b> | |  |                   | | <b>TOTAL LIABILITIES AND EQUITY</b>    | <b>-1,290.43</b>  | |

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

**For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	-4,132.78	845.59	4,978.37
Cash-Payroll	-18,872.36	-2,511.73	16,360.63
Negative Cash COCC Master	0.00	0.00	0.00
<b>Total Cash</b>	<b>-23,005.14</b>	<b>-1,666.14</b>	<b>21,339.00</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	19,203.04	845.59	-18,357.45
Cash-Payroll	-10,937.77	-2,511.73	8,426.04
Negative Cash COCC Master	0.00	0.00	0.00
<b>Total Cash</b>	<b>8,265.27</b>	<b>-1,666.14</b>	<b>-9,931.41</b>

**Lakeland Housing Authority  
Williamstown, LLLP  
Statement of Operations  
For the Current and Eight Months Ending August 31, 2022**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,584	11,920	664	5.57%	<b>1</b>	95,477	95,360	117	0.12%	<b>143,040</b>
Other Tenant Income	-	75	(75)	-100.00%	<b>2</b>	-	600	(600)	-100.00%	<b>900</b>
Government Subsidy	14,974	12,555	2,419	19.26%	<b>3</b>	119,161	100,440	18,721	18.64%	<b>150,660</b>
Other Income	0	10	(10)			0	80	(80)		<b>120</b>
<b>Total Revenue</b>	<b>27,558</b>	<b>24,550</b>	<b>3,008</b>	<b>12.25%</b>		<b>214,639</b>	<b>196,400</b>	<b>18,238</b>	<b>9.29%</b>	<b>294,720</b>
Administrative Expense	10,489	12,099	(1,610)	-13.31%	<b>4</b>	98,148	96,793	1,354	1.40%	<b>145,190</b>
Tenant Services	-	-	-	0.00%	<b>4</b>	-	-	-		<b>-</b>
Utility Expense	1,965	2,170	(205)	-9.45%	<b>4</b>	15,763	17,361	(1,598)	-9.21%	<b>26,042</b>
Maintenance Expense	5,077	7,837	(2,760)	-35.22%	<b>4</b>	45,153	62,699	(17,546)	-27.99%	<b>94,049</b>
General Expense	1,941	2,205	(264)	-11.96%	<b>4</b>	16,747	17,641	(894)	-5.07%	<b>26,462</b>
Operating Expense before Depreciat	19,473	24,312	(4,839)	-19.91%		175,810	194,495	(18,685)	-9.61%	<b>291,742</b>
<b>Net Operating Income (Loss)</b>	<b>8,085</b>	<b>238</b>	<b>7,847</b>	<b>3295.24%</b>		<b>38,828</b>	<b>1,905</b>	<b>36,923</b>	<b>1938.17%</b>	<b>2,978</b>
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		63,722	63,655	67	0.11%	<b>95,482</b>
Capital Replacement Items	48	6,900	(6,852)	-99.30%		48	55,200	(55,152)	-99.91%	<b>82,800</b>
Transfer in/Out	-	(6,900)	6,900	-100.00%		-	(55,200.00)	55,200	-100.00%	<b>(82,800)</b>
<b>Total Expense</b>	<b>27,486</b>	<b>32,269</b>	<b>(4,783)</b>	<b>-14.82%</b>		<b>239,581</b>	<b>258,150</b>	<b>(18,569)</b>	<b>-7.19%</b>	<b>387,225</b>
<b>Net Operating Income (Loss)</b>	<b>72</b>	<b>(7,719)</b>	<b>7,791</b>	<b>-100.93%</b>		<b>(24,942)</b>	<b>(61,750)</b>	<b>36,808</b>	<b>-59.61%</b>	<b>(92,505)</b>

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. 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 August 31, 2022**

**ASSETS**

CASH	
Unrestricted Cash	
Cash Operating 1	49,727.76
Cash-Payroll	28,605.63
Total Unrestricted Cash	78,333.39
Restricted Cash	
Cash Restricted-Security Deposits	15,000.00
Cash Restricted-Reserve for Replacem	38,999.65
Total Restricted Cash	53,999.65
 TOTAL CASH	 132,333.04
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	8,655.00
Allowance for doubtful accounts tenants	-1,607.00
TOTAL: AR	7,048.00
Williamstown Operating Subsidy Rec	20.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	7,068.00
 OTHER CURRENT ASSETS	
Prepaid Insurance	7,765.56
Prepaid Software Licenses	6,218.02
TOTAL OTHER CURRENT ASSETS	13,983.58
TOTAL CURRENT ASSETS	153,384.62
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	3,751,341.13
Buildings	8,494.29
Furniture & Fixtures	-345,552.40
Accum Depreciation-Buildings	-4,819.51
Accum Depreciation- Misc FF&E	0.00
Intangible Assets	0
TOTAL NONCURRENT ASSETS	3,409,463.51
TOTAL ASSETS	3,562,848.13

**LIABILITIES & EQUITY**

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,409.98
Tenant Security Deposits	14,700.00
Security Deposit Clearing Account	16.00
Security Deposit-Pet	1,200.00
Accrued Audit Fees	14,750.00
Accrued audit fees - LHA	28,352.26
Tenant Prepaid Rents	810.00
Accrued Compensated Absences-Current	1,119.91
TOTAL CURRENT LIABILITIES	62,358.15
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	2,079.83
TOTAL NONCURRENT LIABILITIES	2,079.83
TOTAL LIABILITIES	64,437.98
 EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	3,498,410.15
TOTAL RETAINED EARNINGS:	3,498,410.15
TOTAL EQUITY	3,498,410.15
TOTAL LIABILITIES AND EQUITY	3,562,848.13

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

**For the Current and Eight Months Ending August 31, 2022**

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	54,539.39	49,727.76	-4,811.63
Cash-Payroll	21,247.01	28,605.63	7,358.62
Cash Restricted-Security Deposits	15,300.00	15,000.00	-300.00
Cash Restricted-Reserve for Replacement	37,999.65	38,999.65	1,000.00
<b>Total Cash</b>	<b>129,086.05</b>	<b>132,333.04</b>	<b>3,246.99</b>
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Operating 1	18,425.22	49,727.76	31,302.54
Cash-Payroll	13,595.71	28,605.63	15,009.92
Cash Restricted-Security Deposits	15,300.00	15,000.00	-300.00
Cash Restricted-Reserve for Replacement	31,000.77	38,999.65	7,998.88
<b>Total Cash</b>	<b>78,321.70</b>	<b>132,333.04</b>	<b>54,011.34</b>

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 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	65,898.00	90.02	429,471.00	156.42
41099-999	Total Base Rent	65,898.00	90.02	429,471.00	156.42
41100-000	Vacancy Losses				
41105-000	Gain/Loss To Lease	20,393.00	27.86	175,129.22	63.79
41110-000	Vacancy Loss	-1,176.40	-1.61	-5,613.43	-2.04
41199-999	Total Vacancy Losses	19,216.60	26.25	169,515.79	61.74
41999-999	Total Rent Revenue	85,114.60	116.27	598,986.79	218.17
42000-000	Tenant Recovery Revenue				
42005-000	Bad Debt Recovery				
42006-000	Bad Debt Recovery	0.00	0.00	459.24	0.17
42009-999	Total Bad Debt Recovery	0.00	0.00	459.24	0.17
42500-000	Direct Billable Revenue				
42520-000	Direct Bill Revenue-Utilities				
42520-110	Direct Bill Rev-Electric	0.00	0.00	69.71	0.03
42520-160	Direct Bill Rev-Water & Sewer	2,953.53	4.03	30,985.58	11.29
42529-999	Total Direct Bill Revenue-Util	2,953.53	4.03	31,055.29	11.31
42599-000	Total Direct Billable Revenue	2,953.53	4.03	31,055.29	11.31
42999-999	Total Tenant Recovery Revenue	2,953.53	4.03	31,514.53	11.48
43000-000	Other Operating Revenue				
43010-000	Other Customer Revenue				
43015-000	Locks & Keys	0.00	0.00	6.77	0.00
43019-000	Late Fee	225.00	0.31	750.00	0.27
43020-000	NSF Fee	50.00	0.07	50.00	0.02
43020-500	Application Fee	0.00	0.00	110.00	0.04
43028-850	Washer / Dryer Tenant Income	4,507.50	6.16	29,244.00	10.65
43029-999	Total Other Customer Revenue	4,782.50	6.53	30,160.77	10.99
43099-999	Total Other Operating Revenue	4,782.50	6.53	30,160.77	10.99
49999-999	TOTAL OPERATING REVENUE	92,850.63	126.83	660,662.09	240.63
52000-000	Cost of Real Estate Operations				
52000-100	Admin & General Expense				
52010-000	Prop Mgmt Rent				
52013-000	Equipment Lease	89.90	0.12	840.75	0.31
52019-999	Total Prop Mgmt Rent	89.90	0.12	840.75	0.31
52020-000	Prop Mgmt Administrative				
52021-500	PM Payroll Processing Fees	99.30	0.14	637.71	0.23
52022-000	Office Supplies	25.40	0.03	318.10	0.12
52022-200	Safety Supplies	0.00	0.00	282.12	0.10
52023-000	Postal/Express Mail	190.90	0.26	911.93	0.33
52024-000	Bank Fees	0.00	0.00	15.00	0.01
52024-050	Late Fees & Interest	0.00	0.00	156.04	0.06
52024-500	Background/Credit Check	165.00	0.23	1,343.00	0.49
52025-000	Uniforms	0.00	0.00	110.82	0.04
52027-100	Trainings	250.00	0.34	1,750.00	0.64
52027-500	Incentive & Award Programs	800.00	1.09	2,100.00	0.76
52029-999	Total Prop Mgmt Administrative	1,530.60	2.09	7,624.72	2.78
52030-000	Prop Mgmt Travel & Meals				
52034-000	Meals	0.00	0.00	871.63	0.32
52039-000	Other Travel Exp	94.64	0.13	1,606.83	0.59
52039-999	Total Prop Mgmt Travel & Meals	94.64	0.13	2,478.46	0.90
52040-000	Bad Debt				
52042-000	Bad Debt Expense - Resident	0.00	0.00	-766.00	-0.28

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

	Period to Date	%	Year to Date	%	
52049-999	Total Bad Debt	0.00	0.00	-766.00	-0.28
52060-000	Audit & Tax Fees				
52061-000	Audit Fee	468.75	0.64	3,281.25	1.20
52063-000	Tax Consulting Fee	289.58	0.40	2,027.06	0.74
52069-999	Total Audit & Tax Fees	758.33	1.04	5,308.31	1.93
52070-000	Other Professional Fees				
52075-000	Third-Party Property Inspection	0.00	0.00	850.00	0.31
52077-000	Compliance Administration Fee	650.00	0.89	4,790.00	1.74
52079-999	Total Other Professional Fees	650.00	0.89	5,640.00	2.05
52999-999	Total Admin & General Expense	3,123.47	4.27	21,126.24	7.69
53000-000	Onsite Info & Technology Systems				
53010-000	Onsite IT Services				
53018-000	Onsite-Software	1,222.84	1.67	10,281.61	3.74
53019-999	Total Onsite IT Services	1,222.84	1.67	10,281.61	3.74
53999-999	Total Information & Technology Systems	1,222.84	1.67	10,281.61	3.74
54000-000	Sales & Marketing Expense				
54020-000	Advertising & Marketing				
54021-100	Online Advertising	-876.50	-1.20	1,153.50	0.42
54022-000	Promotional	0.00	0.00	131.52	0.05
54023-000	Gifts & Gift Cards	0.00	0.00	105.72	0.04
54024-000	Resident Functions/Parties	0.00	0.00	12.95	0.00
54029-999	Total Advertising & Marketing	-876.50	-1.20	1,403.69	0.51
54099-999	Total Sales & Marketing Expense	-876.50	-1.20	1,403.69	0.51
55000-000	Property Operations & Maintenance				
55010-000	R&M-Building				
55012-500	R&M-Elevator & Escalator	0.00	0.00	1,060.80	0.39
55012-600	R&M-Doors & Windows	130.28	0.18	1,136.08	0.41
55014-000	R&M-Painting	704.83	0.96	905.53	0.33
55015-000	R&M-Plumbing	-301.77	-0.41	292.94	0.11
55015-500	R&M-Lighting	20.32	0.03	1,887.82	0.69
55018-000	R&M-Locks & Keys	0.00	0.00	10.69	0.00
55019-000	R&M-Tools & Supplies	354.50	0.48	3,345.13	1.22
55019-999	Total R&M-Building	908.16	1.24	8,638.99	3.15
55020-000	R&M-Machinery				
55022-000	R&M-HVAC	0.00	0.00	3,492.86	1.27
55023-000	R&M-Elevator & Escalator Contract	458.66	0.63	3,196.10	1.16
55024-000	R&M-Fire Alarm & Sprinklers	309.60	0.42	3,025.92	1.10
55025-000	R&M-Security-Alarm	1,200.00	1.64	2,034.60	0.74
55026-000	R&M-Appliance	16.09	0.02	483.78	0.18
55029-999	Total R&M-Machinery	1,984.35	2.71	12,233.26	4.46
55030-000	R&M-Landscape				
55031-500	R&M-Landscape Contract	1,450.00	1.98	11,150.00	4.06
55034-000	R&M-Nonplant Supplies	0.00	0.00	33.36	0.01
55039-999	Total R&M-Landscape	1,450.00	1.98	11,183.36	4.07
55050-000	R&M-Janitorial & Cleaning				
55051-000	R&M-Cleaning Services	508.55	0.69	703.85	0.26
55056-000	R&M-Parking & Garage	0.00	0.00	261.20	0.10
55058-000	R&M-Pest Control Contract	142.50	0.19	997.50	0.36
55058-100	R&M-Termite Bond	204.42	0.28	204.42	0.07
55059-000	R&M-Cleaning Supplies	259.33	0.35	2,324.78	0.85
55059-999	Total R&M-Janitorial & Cleaning	1,114.80	1.52	4,491.75	1.64
55080-000	Non-Capitalized Expenditure				
55090-000	NCAP-Building				
55092-500	NCAP-Doors & Windows	0.00	0.00	5,588.50	2.04
55094-100	NCAP-Gutters and Downspouts	4,125.00	5.63	4,125.00	1.50
55099-999	Total NCAP-Building	4,125.00	5.63	9,713.50	3.54



West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

	Period to Date	%	Year to Date	%
55100-000	NCAP-Machinery			
55102-000	NCAP-HVAC	0.00	1,312.64	0.48
55103-700	NCAP-Computers & Softwares Setup	0.00	1,687.39	0.61
55109-999	Total NCAP-Machinery	0.00	3,000.03	1.09
55179-999	Total Non-Cap Expenditure	4,125.00	12,713.53	4.63
55180-000	Vacant Expense			
55190-000	OPEN			
55191-000	Vacant-Electric	184.71	556.99	0.20
55199-999	OPEN	184.71	556.99	0.20
55279-999	Total Vacant Expense	184.71	556.99	0.20
55580-000	Direct Billable Expense			
55600-000	Direct Billable-Utilities			
55600-160	Direct Bill-Water & Sewer	3,695.72	23,243.55	8.47
55609-999	Total Direct Billabl-Utilities	3,695.72	23,243.55	8.47
55679-900	Total Direct Billable Expense	3,695.72	23,243.55	8.47
55999-999	Total Property Operations & Maint	13,462.74	73,061.43	26.61
56000-000	Utilities Expense			
56010-000	Utilities			
56011-000	Utilities-Electric	1,628.28	7,047.29	2.57
56013-000	Utilities-Trash	1,579.00	11,053.00	4.03
56014-000	Utilities-Telephone	365.06	2,347.12	0.85
56019-900	Utilities-Other Utility Costs	412.10	2,795.05	1.02
56019-999	Total Utilities	3,984.44	23,242.46	8.47
56099-999	Total Utilities Expense	3,984.44	23,242.46	8.47
59999-999	Total Cost of Real Estate Operations	20,916.99	129,115.43	47.03
60000-000	Management Fee Expenses			
60000-010	Property Management Expense			
60010-000	Prop Mgmt Salaries/Wages			
60011-000	Prop Mgmt Salaries/Wages	10,432.37	71,660.71	26.10
60012-000	Prop Mgmt Benefits & Other	2,612.64	13,411.34	4.88
60014-000	Prop Mgmt Bonus	132.74	2,653.28	0.97
60015-000	Prop Mgmt Taxes	757.39	5,536.92	2.02
60017-000	Prop Mgmt Workers Comp	323.30	1,674.56	0.61
60019-999	Total Prop Mgmt Salaries/Wages	14,258.44	94,936.81	34.58
60020-000	Property Management Fees			
60021-000	Property Management Fees	5,505.94	39,600.93	14.42
60029-999	Total Property Management Fees	5,505.94	39,600.93	14.42
60099-999	Total Property Management Expenses	19,764.38	134,537.74	49.00
60999-999	Total Management Fee Expenses	19,764.38	134,537.74	49.00
61000-000	Property Tax Ins & Other Expenses			
62000-000	Property and Other Tax Expense			
62023-000	Licenses & Permits			
62023-200	Licenses	0.00	400.00	0.15
62023-999	Total Licenses & Permits	0.00	400.00	0.15
62099-999	Total Property and Other Tax Expense	0.00	400.00	0.15
63000-000	Property Insurance Expense			
63010-001	Property Insurance			
63011-000	Property Insurance	10,256.00	66,407.13	24.19
63019-999	Total Property Insurance	10,256.00	66,407.13	24.19
63099-999	Total Capitalized RE Tax & Ins Contra	10,256.00	66,407.13	24.19
69999-999	Total Property Tax Ins & Other Exp	10,256.00	66,807.13	24.33
77000-000	Professional Service Expense			
77030-000	Other Professional Fees			
77031-000	Third-Party Consultants	0.00	700.00	0.26
77039-999	Total Other Professional Fees	0.00	700.00	0.26
77099-999	Total Professional Service Exp	0.00	700.00	0.26

West Lake I, LTD (30004200)

**Income Statement**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

	Period to Date	%	Year to Date	%
79999-997 Total Corp General & Admin Expense	0.00	0.00	700.00	0.26
79999-998 TOTAL OPERATING EXPENSES	10,256.00	14.01	67,507.13	24.59
79999-999 NET OPERATING INCOME (LOSS)	41,913.26	57.25	329,501.79	120.01
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	59.69	0.08	154.16	0.06
80019-999 Total Interest Inc-Checking&MM	59.69	0.08	154.16	0.06
80049-999 Total Interest Income & Other	59.69	0.08	154.16	0.06
81019-999 TOTAL NON-OPERATING REVENUE	59.69	0.08	154.16	0.06
81501-000 Interest Expense & Finan Fees				
81510-000 Interest Expense-N/P & LOC				
81511-000 Int Exp-N/P-Promissory	21,015.03	28.71	133,735.55	48.71
81519-999 Total Interest Exp-N/P & LOC	21,015.03	28.71	133,735.55	48.71
81540-000 Financing Fee Expense				
81540-001 Loan Servicing Fee	461.42	0.63	3,268.14	1.19
81540-002 Loan Servicing Fee - W&D	833.33	1.14	5,833.31	2.12
81540-003 SAIL Loan Svc and Compliance Fee	916.50	1.25	6,415.50	2.34
81540-010 ELI Loan Svc and Compliance Fee	287.50	0.39	2,012.50	0.73
81540-011 Trustee Ordinary Fees	385.42	0.53	2,114.60	0.77
81540-012 Issuer Administration Fee	833.33	1.14	5,833.37	2.12
81549-999 Total Financing Fee Expense	3,717.50	5.08	25,477.42	9.28
81599-999 Total Interest Exp & Fin Fees	24,732.53	33.78	159,212.97	57.99
81600-000 Depreciation & Amortization				
81610-000 Dep/Amort-Fixed Assets				
81611-000 Depr-FA-Leasehold Improvements	46,860.32	64.01	328,022.24	119.47
81619-999 Total Dep/Amort-Fixed Assets	46,860.32	64.01	328,022.24	119.47
81640-000 Amort-Intangible Assets				
81641-000 Amort-Intangible Assets	2,079.88	2.84	14,559.16	5.30
81649-999 Total Amort-Intangible Assets	2,079.88	2.84	14,559.16	5.30
81699-999 Total Deprec & Amort	48,940.20	66.85	342,581.40	124.78
82001-000 Asset Management Fee				
82010-000 Asset Management Fee				
82011-000 Asset Management Fee	442.92	0.60	3,100.44	1.13
82015-100 Incentive Management Fee	41,064.00	56.09	99,317.15	36.17
82019-900 Total Asset Management Fee	41,506.92	56.70	102,417.59	37.30
82019-999 Total Asset Management Fee	41,506.92	56.70	102,417.59	37.30
83519-999 TOTAL NON-OPERATING EXPENSES	41,506.92	56.70	102,417.59	37.30
89999-990 TOTAL NON-OP INCOME (LOSS)	-115,119.96	-157.25	-604,057.80	-220.01
89999-999 NET INCOME (LOSS)	-73,206.70	-100.00	-274,556.01	-100.00

West Lake I, LTD (30004200)

### Balance Sheet

Period = Jul 2022

Book = Accrual ; Tree = ysi\_bs

		Current Balance
09999-000	BALANCE SHEET	
10000-000	ASSETS	
10001-000	ASSETS	
10100-000	Cash & Cash Equivalents	
10101-000	Cash	
10110-000	Operating Cash-Owner	
10111-000	Checking 1	212,713.33
10112-000	Checking 2	3,000.00
10115-000	Checking 5	26,160.00
10116-000	Checking 6	30,600.00
10149-999	Total Operating Cash-Owner	272,473.33
10190-000	Petty Cash	
10191-000	Petty Cash 1	500.00
10199-000	Total Petty Cash	500.00
10199-999	Total Cash	272,973.33
10399-999	Total Cash & Cash Equivalents	272,973.33
10500-000	Restricted Cash	
10501-000	Operating Impound Reserve	
10550-000	Operating Deficit Reserve	355,328.31
10590-000	Debt Service Reserves	8,802.38
10699-999	Total Operating Impound Resrve	364,130.69
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	595.28
10950-060	Bond Fund - Escrow Account	12,221.26
10950-070	Bond Fund - Replacement Reserve	70,088.86
10950-120	Bond Fund - Debt Service	0.01
10950-150	Bond Fund - Subordinate Loan	0.41
10950-999	Total Bond Reserve Accounts	82,906.01
10999-999	Total Restricted Cash	455,291.03
11000-000	Accounts Receivable-Net	
11001-000	Accounts Receivable	
11001-500	A/R-Accounts Receivable	
11011-000	A/R-Resident	1,298.70
11011-050	A/R-Subsidy	956.00
11069-999	Total A/R-Accounts Receivable	2,254.70
11099-999	Total Accounts Receivable	2,254.70
11199-999	Total Accounts Receivable-Net	2,254.70
12000-000	Due from Related Party-Net	

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_bs

		Current Balance
12100-000	Due from Affiliate-Net	
12112-000	A/R-Intercompany	448.50
12119-900	Total Due from Affiliate-Net	448.50
12130-000	Intercompany-Net	
12131-000	Intercompany Clearing	-4,158.37
12139-900	Total Intercompany-Net	-4,158.37
12199-999	Total Due from Related Party-Net	-3,709.87
12200-000	Prepaid Expenses	
12501-000	Prepaid Operating Expense	
12510-000	Prepaid Cost of RE Operations	
12510-620	Prepaid Property Insurance	80,880.00
12510-650	Prepaid Admin & General	4,665.09
12519-999	Total Prepaid Cost of RE Ops	85,545.09
12599-999	Total Prepaid Operating Expense	85,545.09
12699-999	Total Prepaid Expenses	85,545.09
16000-000	Operating Property-Net	
16001-000	Operating Property	
16010-000	OP-Land	
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	-322,110.20
16219-999	Total A/D-OP-Site Improvements	-322,110.20
16220-000	A/D-OP-Building	
16220-700	A/D-OP-Bldg-Amort	-991,766.91
16229-999	Total A/D-OP-Building	-991,766.91
16299-999	Total Accumulated Depreciation	-1,313,877.11
16399-999	Total Operating Property-Net	12,735,604.77
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

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_bs

		Current Balance
17100-000	Accumulated Deprec & Amort	
17120-000	A/D-FA-Furniture	
17120-700	A/D-FA-Furniture-Amort	-491,807.25
17129-999	Total A/D-FA-Furniture	-491,807.25
17199-999	Total Accum Deprec & Amort	-491,807.25
17299-999	Total Fixed Assets-Net	273,982.15
18500-000	Other Assets & Deposits	
18501-000	Assets Deposits	
18513-200	Utility Deposits	5,592.00
18519-900	Total Assets 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	-18,811.61
19359-999	Total A/A-Franchise Licenses	-18,811.61
19399-999	Total Accumulated Amortization	-18,811.61
19499-999	Total Goodwill&Intngibles-Net	69,062.39
19900-000	Suspense	
19901-000	Suspense Clearing	
19913-000	Suspense Clearing	2,000.00
19915-050	A/R Clearing-Subsidy Suspense	-1,567.00
19919-999	Total Suspense Clearing	433.00
19999-900	Total Suspense	433.00
19999-998	TOTAL ASSETS	13,897,028.59
19999-999	TOTAL ASSETS	13,897,028.59
20000-000	LIABILITIES & EQUITY	
20001-000	LIABILITIES	
20100-000	Accounts Payable-Net	
20101-000	Accounts Payable-Trade	
20111-000	A/P-Trade	47,727.37
20119-999	Total Accounts Payable-Trade	47,727.37
20399-999	Total Accounts Payable-Net	47,727.37
20500-000	Accrued Expenses & Other Liab	
20501-000	Accrued Property Expenses	
20510-000	Accrued Operating Cost	
20510-650	Accrued Admin & General Expense	10,274.69

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_bs

	<b>Current Balance</b>	
20510-680	Accrued Audit Fee	3,281.25
20510-700	Accrued Tax Consulting Fee	5,127.06
20510-720	Accrued Assets Management Fees	-2,214.56
20519-999	Total Accrued Operating Cost	16,468.44
20530-000	Accrued Prop Mgmt Salaries/Wages	
20530-710	Accrued PM Salaries/Wages	14,225.00
20539-999	Total Accrued Prop Mgmt Salaries/Wages	14,225.00
20599-999	Total Accrued Property Expenses	30,693.44
20600-000	Accrued Corporate G&A Exp	
20640-000	Accrued Financing Cost	
20641-720	Accrued Trustee Fees	1,739.60
20641-725	Accrued Issuer Fees	4,166.65
20641-735	Accrued Service Fee	2,329.43
20641-745	Accrued SAIL & ELI Servicing & Compliance Fee	8,428.00
20649-999	Total Accrued Financing Cost	16,663.68
20699-999	Total Accrued Corporate G&A Exp	16,663.68
20999-999	Total Accrued Exp & Other Liab	47,357.12
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	89,860.69
21519-999	Total I/P-N/P-Promissory	89,860.69
21599-999	Total Int Pay-N/P-Promissory	89,860.69
21999-999	Total Interest Payable-Net	89,860.69
22000-000	Due to Related Party-Net	
22001-000	Due to Affiliates-Net	
22012-000	A/P-Intercompany	1,612.68
22019-999	Total Due to Affiliates-Net	1,612.68
22299-999	Total Due to Related Party-Net	1,612.68
23000-000	Notes Payable-Net	
23001-000	Note Payable-Promissory	
23010-000	N/P-Promissory	
23010-100	N/P-Promissory-Initial Advance	10,219,727.49
23019-999	Total N/P-Promissory	10,219,727.49
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	51,262.11
23069-999	Total A/A-Loan Fee-N/P-Prom	51,262.11
23099-999	Total Note Payable-Promissory	9,697,983.38
23199-999	Total Notes Payable-Net	9,697,983.38

West Lake I, LTD (30004200)

**Balance Sheet**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_bs

		Current Balance
27000-000	Unearned Revenue	
27001-000	Unearned Tenant Rent	
27011-000	Prepaid Rent-Residents	3,090.93
27099-999	Total Unearned Tenant Rent	3,090.93
27399-999	Total Unearned Revenue	3,090.93
28500-000	Liability Deposits	
28501-000	Other Liability Deposits	
28520-000	Tenant Security Deposits	
28520-300	Tenant Security Deposit	30,600.00
28529-999	Total Tenant Security Deposits	30,600.00
28560-000	Deposits & Other Liabilities	
28560-230	Unclaimed Property-received	473.57
28569-999	Total Deposits & Other Liabilities	473.57
28599-900	Total Other Liability Deposits	31,073.57
28599-999	Total Liability Deposits	31,073.57
29999-999	TOTAL LIABILITIES	9,918,705.74
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	-0.47
30199-900	Total Control Partner Equity	6,008,632.06
30199-999	Total Control Ptnr Equity-Net	6,008,632.06
39000-000	Retained Earnings	
39001-000	Retained Earnings	
39010-700	Retained Earnings	-2,030,309.21
39099-900	Total Retained Earnings	-2,030,309.21
39099-999	Total Retained Earnings	-2,030,309.21
39999-990	TOTAL EQUITY	3,978,322.85
39999-998	TOTAL LIABILITIES & EQUITY	13,897,028.59
39999-999	NET BALANCE SHEET	0.00
99999-999	TOTAL ALL ACCOUNTS	0.00

**LAKELAND HOUSING AUTHORITY**  
**Grant Report**  
 Updated as of September 14, 2022

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
<b>Capital Fund Program (HUD)</b>								
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
			<b>CFP Total:</b>	<b>\$ 6,902,546.00</b>	<b>\$ 6,212,291.40</b>	<b>\$ 3,705,352.87</b>	<b>\$ 3,704,889.85</b>	<b>\$ 3,197,656.15</b>
<b>Replacement Housing Factor (HUD)</b>								
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	\$ -
			<b>RHF Total:</b>	<b>\$ 2,162,608.00</b>	<b>\$ 1,946,347.20</b>	<b>\$ 2,162,608.00</b>	<b>\$ 2,162,608.00</b>	<b>\$ -</b>
<b>HOPE VI (HUD)</b>	04-05-00		12-31-17	<b>\$ 21,842,801.00</b>	<b>\$ 19,658,520.90</b>	<b>\$21,842,801.00</b>	<b>\$21,842,801.00</b>	<b>\$ -</b>
<b>Safety &amp; Security Grant (HUD)</b>	03-20-13	03-19-14	03-19-15	<b>\$ 250,000.00</b>	<b>\$ 225,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ -</b>
			<b>Safety &amp; Security Total:</b>	<b>\$ 250,000.00</b>	<b>\$ 225,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ 250,000.00</b>	<b>\$ -</b>
<b>Resident Opportunities and Self Sufficiency (HUD)</b>								
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	05-31-24	\$ 198,900.00	\$ 179,010.00	\$ 70,470.47	\$ 70,470.47	\$ 128,429.53
ROSS-Family Self Sufficiency 2021	01-01-2022	12-31-2022	12-31-22	\$ 127,574.00	\$ 114,816.60	\$ 85,196.10	\$ 85,196.10	\$ 42,377.90
			<b>ROSS Total:</b>	<b>\$ 398,474.00</b>	<b>\$ 358,626.60</b>	<b>\$ 142,470.47</b>	<b>\$ 227,666.57</b>	<b>\$ 170,807.43</b>
<b>YouthBuild 2018 Grant (DOL)</b>	01-01-19		08-31-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
<b>YouthBuild 2021 Grant</b>	05-01-22		09-01-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 39,266.81	\$ 39,266.81	\$ 1,460,733.19
			<b>YouthBuild Total:</b>	<b>\$ 2,575,472.00</b>	<b>\$ 2,317,924.80</b>	<b>\$ 1,114,738.81</b>	<b>\$ 1,114,738.81</b>	<b>\$ 1,460,733.19</b>
<b>CARES Act</b>								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	05-01-20	12-31-20	12-31-20	\$ 104,415.00	\$ 93,973.50	\$ 104,415.00	\$ 104,415.00	\$ -
AMP 2 (Dakota Park dba Carrington Place)	05-01-20	12-31-20	12-31-20	\$ 14,635.00	\$ 13,171.50	\$ 14,635.00	\$ 14,635.00	\$ -
AMP 3 (Renaissance at Washington Park)	05-01-20	12-31-20	12-31-20	\$ 64,418.00	\$ 57,976.20	\$ 64,418.00	\$ 64,418.00	\$ -
AMP 4 (Hampton Hills)	05-01-20	12-31-20	12-31-20	\$ 2,391.00	\$ 2,151.90	\$ 2,391.00	\$ 2,391.00	\$ -
AMP 5 (Williamstown)	05-01-20	12-31-20	12-31-20	\$ 17,105.00	\$ 15,394.50	\$ 17,105.00	\$ 17,105.00	\$ -
AMP 6 (Twin Lakes Estates)	05-01-20	12-31-20	12-31-20	\$ 7,677.00	\$ 6,909.30	\$ 7,677.00	\$ 7,677.00	\$ -
			<b>CARES Act Total:</b>	<b>\$ 210,641.00</b>	<b>\$ 189,576.90</b>	<b>\$ 210,641.00</b>	<b>\$ 210,641.00</b>	<b>\$ -</b>
<b>Emergency Rental Assistance Program (ERAP-Polk County)</b>	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	\$ -
			<b>ERAP Total:</b>	<b>\$ 2,421,446.06</b>	<b>\$ 2,179,301.45</b>	<b>\$ 2,421,446.06</b>	<b>\$ 2,421,446.06</b>	<b>\$ -</b>



# **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 #22-1518**

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

**2. Who is making request:**

A. Entity: LHA

B. Project: Approval of the LHA 2023 Agency Plan including but not limited to the Capital Funds Plans and Budgets, Administrative Plan for the Housing Choice Voucher, the ACOP for the Public Housing Program, Limited English Proficiency Plan (LEP/LAP), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance policy, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and signing the *PHA Certification of Compliance with the PHA Plans and Related Regulations*, forms 50075-ST (ST Performance Agency) and 50077's.

C. Originator: Carlos R. Pizarro An

**3. Cost Estimate:**

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

**Narrative:**

Annually, the Board of Commissioners of a Public Housing Agency is required to have its Chair (or other authorized official sign) the Department of Housing and Urban Development's *PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance*

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

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

**Attachment:**

- *2023 Agency Plan, PHA Certification of Compliance with the PHA Plans (Agency Annual Plan, Capital Fund Plans and Budgets, Administrative Plan for the HCV Program, the ACOP for the Public Housing Program, Limited English Proficiency (LEP/LAP Plan), Analysis of Impediments, Family Self Sufficiency Plan, Flat Rents Schedule, ADA 504 policy, Mold Policy, New Salary Ranges Schedule, Maintenance Policy, Preventative Maintenance policy, Voluntary Conversion, demolition and development activities, Procurement policy, Organizational Chart, Housing Choice Voucher (Section 8) Homeownership Plan and Related Regulations, forms 50075-HP and 50077 CR and SL, etc.*

## ***2023 Agency Plan***

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

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

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

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

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

One of the requirements of the Agency Plan is to schedule public meetings for community review and a *question and answer* period. The Public Forum and meetings for this year's Plan were held at the LHA Administration building.

The process to develop LHA's 2023 PHA plan spanned nearly three months and involved the collaboration of LHA staff, Public Housing residents, participants in the Housing Choice Voucher Program, stakeholders in the community, the City of Lakeland and, of course, LHA Board of Commissioners.

## RESOLUTION NO. 22-1518

### APPROVING THE 2023 AGENCY PLAN AND POLICIES

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

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

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

**WHEREAS**, the Housing Authority of the City of Lakeland circulated the 2023 *Agency Plan* to its public housing residents, its Housing Choice Voucher participants, the Resident Advisory Board of the Housing Authority of the City of Lakeland, and other interested parties: and

**WHEREAS**, the Housing Authority of the City of Lakeland conducted public meetings to obtain the public's input and comments on its one-year 2023 Agency Plan;

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

### CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted the Resolution No. 22-1518, dated September 19, 2022.

Attested by:

\_\_\_\_\_  
**Benjamin Stevenson, Secretary**

\_\_\_\_\_  
**Don Brown, Chairman**



# Lakeland Housing Authority Agency Plan 2023

<b>Annual PHA Plan (Standard PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

**Definitions.**

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

A.	PHA Information.														
A.1	<p><b>PHA Name:</b> <u>The Housing Authority of the City of Lakeland</u> <b>PHA Code:</b> <u>FL011</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/01/2023  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>255</u> <b>Number of Housing Choice Vouchers (HCVs) Total Combined Units/Vouchers</b> <u>1686</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan will be available at the following locations:</p> <p>Housing Authority of the City of Lakeland 430 Hartsell Avenue Lakeland, FL 33815</p> <p>All the properties and locations within the Housing Authority of the City of Lakeland portfolio.</p> <p>Housing Authority of the City of Lakeland’s website: <a href="https://lakelandhousing.org/">https://lakelandhousing.org/</a></p> <p>City of Lakeland Community Redevelopment Agency 228 South Massachusetts Avenue Lakeland, FL 33801</p> <p>City of Lakeland - Public Library Larry R. Johnson Branch Library 1700 North Florida Avenue Lakeland, FL 33805</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) <b>Not applicable.</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

<b>B.</b>	<b>Plan Elements</b>					
<b>B.0 Financial Resources: Planned Sources and uses</b>						
This section lists the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Revision: Updated table of financial sources and uses below.						
<b>Sources</b>		<b>Planned \$</b>		<b>Planned Uses</b>		
<b>1. Federal Grants (FY2022 grants)</b>						
a)	Public Housing Operating Fund	\$1,341,596		PH Development/Modernization/ Job Readiness		
b)	Available Public Housing Capital Fund	\$5,605,422 minus any obligated funds		Modernization and Development		
c)	Annual Contributions for Section 8 Tenant-Based Assistance	\$12,416,179		Voucher, VASH, M5, TP, FY, etc....		
d)	Resident Opportunity and Self-Sufficiency Grants	\$198,000		3 Year grant		
<b>Other Federal Grants (list below)</b>						
	Low Income Housing Tax Credits (SAIL)	\$0.00				
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>						
	CFP 2023 (Estimated)	\$889,780		Modernization and PH Development		
	CFP 2022	\$889,780		Modernization and PH Development		
	CFP 2021	\$1,085,963		Modernization and PH Development		
	CFP 2020	\$1,115,701		Modernization and PH Development		
	CFP 2019	\$971,182		Modernization and PH Development		
	CFP 2018	\$934,727		Modernization and PH Development		
	CFP 2017	\$608,069		Modernization and PH Development		
	URP/HOPE VI	\$0.00		Modernization/ PH Development		
	DOL Youth Build	\$1,500,000		Youth Build Program		
	FSS Grant (Sec.8 HCV and Public Housing combined)	\$135,000		Resident Services		
<b>3. Public Housing Dwelling Rental Income</b>		\$699,444		PH		
<b>4. Other income (list below)</b>						
	Investment Income	\$2,600,000 Unaudited		PH		
<b>Total resources</b>		\$24,495,641				



**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**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 the ACOP-Public Housing**

The Lakeland Housing Authority is amending its PHA Annual Plan and ACOP. Implementing the following: the PHA will give the over-income family (\*Two years after the family becomes over-income) at least thirty days' notice to vacate the unit when the unit is needed for rental to an eligible family. We are incorporating this amendment as part of our statement of deconcentration and other policies that govern eligibility, selection, and admissions.

**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 using Project-Based Vouchers (PBVs), 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, 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.

**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 affordable family 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 choose 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.

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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 choose to return.

The LHA entered into a Master Development Agreement with the Housing Trust Group (HTG) for the redevelopment project. 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.

**B.2 New Activities.**

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

Y N

- Hope VI or Choice Neighborhoods (**Closing HOPE VI in progress**)
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

**Section B.2 - HUD-50075: New Activities**

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

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

LHA envisions a range of options that will be employed to achieve its goal to transform its portfolio which may include but not be limited to: modernization of existing public housing units; demolition of selected units and construction of new units; introduction of market rate and for-sale units; Rental Assistance Demonstration (RAD) Program: acquisition and development of new units in, around and outside of LHA properties; and wholesale redevelopment of its public housing communities. LHA plans to convert all Public Housing ACC Faircloth units to RAD Project Based Vouchers.

LHA was granted Low Income Housing Tax Credits to developed and built a 100-unit’s community (Phase 1) the community is currently fully operational and occupied; this community has replaced approximately 25 units of existing Public Housing units located within the West Lake Apartments community (AMP-1). Additionally, LHA was granted additional Low-Income Housing Tax Credits (LIHTC) for Phase 2 to develop 132 units, the community is currently fully operational and occupied, 64 existing Public Housing units were disposed and demolished. The Agency is currently working on Phase 3 to replace the remaining 34 Public Housing units located within the West Lake Apartments community, all 34 units will be disposed and demolished and replaced with 84 LIHTC units, 80 of those units will be HCV Project Based Vouchers. More specifically LHA plans to submit applications for the next rounds of the Florida Housing Finance Corporation LIHTC application season, for our Public Housing Developments in the coming year(s).

To expedite the closure of its 10 plus year old HOPE VI Grant, LHA requested HUD to amend the Revitalization Plan and associated budget revisions as required. LHA is working with its auditing and finance firms on the following options for closeout of the grant:

- Micro-Cottages: The authority has developed and built a 48 affordable housing units’ community and a community building with a combination of RHF funds from FY 2009 – 2014 and/or HOPE VI funds. The community is fully operational and 100% occupied.
- Cecil Gober, Renaissance and Carrington Place Modernization: These three communities must go through a modernization process. The GPNA and PNA that was performed for the sites supports modernization of the sites. As part of the modernization, LHA is seeking to correct deficiencies outlined by the GPNA and a most recent PNA as well as reconfigure the units. The agency has secured a HUD approved loan to start the remedial modernization process for Renaissance.
- Renaissance 15 lots: LHA is working to build additional Low-Income Housing to help with the demand for affordable housing.

	<ul style="list-style-type: none"> <li>West Lake Apartments (Third Phase): LHA will be submitting a mixed-finance application/proposal to HUD and will pursue the construction of new Public Housing/Mixed Financed units using Low Income Housing Tax Credits and Public Housing funds earmarked for the development of Affordable Housing. The First and Second Phases are fully operational and occupied.</li> </ul> <p>Any balance of remaining CFP funds received to date, along with future CFP grant funding, will be accumulated and used for the potential redevelopment of LHA's other public housing communities and/or for other projects under the mixed- finance development approach. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals. Note that "Forced Labor" will be our first choice when performing any construction, repairs and/or replacement of systems.</p> <p>Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan commensurate with the LHA Strategic Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP) and/or private financing and/or any other available financing or loan program. CFFP/RAD involves borrowing against future flow of annual Capital Funds.</p> <p>LHA plans to pursue public housing/mixed financed/market development activities and will utilize its Development Department and/or other subsidiary entities for development, financing, and the formation of a variety of ownership structures as well as utilize its management entity for the operation of public and non-public housing programs.</p> <p>The Authority intends to use Capital Funds and other public and private funds to redevelop existing or new family and/or elderly developments. LHA will either self-develop or partner with a master developer for Westlake Apartments and/or other (s) site (s) and conduct a community engagement process to arrive at a master plan for redevelopment.</p> <p>LHA will continue to self-develop and operate affordable housing. Some of the proposed self –developing project will either be located on the 10.56-acre site located on W. 10th Street (120 affordable condos or townhomes will be built for sale or for rent depending on the type of financing), the 4 acres site within the downtown area of the city of Lakeland, and other sites that are currently under review for future development. The Housing Authority obtained SAC HUD Approval to sell the 17.06-acre site at Hunter field PUD (Arbor Manor), sale closed on June 17, 2022. The HA is researching building additional affordable housing for sale or rent at the John Wright Homes or Washington Ridge 15 vacant lots or any other available site. LHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities. LHA may also use Capital Funds to purchase affordable housing within the Polk County Area.</p>
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**Demolition and/or Disposition and/or Development/Projects (New and existing)**

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

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

LHA has been working with residents and the City of Lakeland to define a strategy for the Cecil Gober rehabilitation project, Arbor Manor sale, the West Lake Apartments disposition, the Section 8 Homeownership program, the 10<sup>th</sup> Street project, the Renaissance at Washington Ridge rehabilitation project, the Dakota rehabilitation project, (other future projects) and the Section 32 Public Housing Homeownership program. The Section 32 disposition plan for the 12 houses at Hampton Hills was approved by the Special Application Center in November 2013. The implementing agreement was executed in March 2014. LHA will amend the agreement as needed to implement the strategy. Individual houses within the Hampton Hills community may be sold to qualified residents, retained as public housing, or sold to third parties in accordance with the strategy and HUD regulations. Note: All the houses within the Hampton Hills community were sold, the project is considered closed.

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

Table #1 Demolition/Disposition/Modernization Activity Description

1a. Development name: Hampton Hills Houses  
 1b. Development (project) number: FL01100004  
 2. Activity type: Disposition X  
 3. Application status (select one)  
 Approved X  
 Submitted, pending approval  
 Planned application  
 4. Date application approved, submitted, or planned for submission: 11/14/2014  
 5. Number of units affected: 12 (Sold 12)  
 6. Coverage of action (select one)  
 Part of the development  
 Total development: X  
 7. Timeline for activity: 48 months  
 a. Actual or projected start date of activity: 7/1/2012 b. Projected end date of activity: 05/31/2022: **Project is closed.**  
 Note\*: Section 32 Approved Disposition

Table #2 Demolition/Disposition/Modernization Activity Description

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

5. Number of units affected: 120  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 1/01/2011  
b. Projected end date of activity: 12/31/2024  
Note\*: SAIL LIHTC Approved Phase 1 and 2, we are planning on using up to 80 HCV Project Based Vouchers for Phase 3.

Table #3 Modernization Activity Description

1a. Development name: Cecil Gober Villas  
1b. Development (project) number: FL01100001  
2. Activity type: Modernization: X  
3. Application status (select one) Approved  
Submitted, pending approval.  
Planned application: X  
4. Date application approved, submitted, or planned for submission: 12/1/2015  
5. Number of units affected: 37  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 12/01/2015  
b. Projected end date of activity: 12/31/2023  
Note\*: Capital Funds will be used.

Table #4 Demolition/Disposition/Modernization Activity Description

1a. Development name: Arbor Manor (Hunter field PUD)  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved Submitted, pending approval: X Planned application  
4. Date application approved, submitted, or **planned for submission**: 2020-2023  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2020  
b. Projected end date of activity: 06/17/2022  
Note\*: **Land sold**. Funds received from the sale will be used to develop or purchase additional "Affordable Housing".

Table #5 Demolition/Disposition/Modernization Activity Description

1a. Development name: 10th Street in front of Colton Meadow Apartments, Lakeland, Polk County, Florida  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval.  
Planned application: X.  
4. Date application approved, submitted, or **planned for submission**: 2020-2024  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2022-24  
Note\*: Planning to build up to 120+ Affordable Condos/Townhomes for sale or rent depending on the funding or loan conditions.

Table #6 Development Activity Description

1a. Development name: 15 Vacant Parcels at Washington Park, FL29P011003, HOPE VI Site  
1b. Development (project) number: FL01100003  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: X Planned application:  
4. Date application approved, submitted, or planned for submission: 11/12/2014  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2023  
b. Projected end date of activity: 12/31/2022-25  
Note\*: Funding pending

Table #7 Demolition/Disposition/Modernization Activity Description

1a. Development name: Vacant Parcels at John Wright Homes  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2023  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2023  
b. Projected end date of activity: 12/31/2025  
Note\*: Funding pending

Table #8 Demolition/Disposition/Modernization Activity Description

1a. Development name: Dakota Park Apartments  
1b. Development (project) number: FL01100002  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2023  
5. Number of units affected: 20 or 40 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2022  
b. Projected end date of activity: 12/31/2024  
Note\*: Funding pending, considering RAD conversion.

Table #9 Demolition/Disposition/Modernization Activity Description

1a. Development name: Renaissance at Washington Ridge  
1b. Development (project) number: FL01100003  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2021  
5. Number of units affected: 108 or 196 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2023  
Note\*: Funding pending, considering RAD conversion

Table #10 Demolition/Disposition/Modernization Activity Description

1a. Development name: 4 Acres Downtown  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2022  
5. Number of units affected: 100 to 120 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2023  
Note\*: Funding pending

Table #11 Demolition/Disposition/Modernization Activity Description

1a. Development name: City of Mulberry Project- Park Ridge  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2022  
5. Number of units affected: 92 to 96 with up to 20 Project Based Vouchers and LIHTC.  
6. Coverage of action (select one)  
Part of the development

Total development: X

7. Timeline for activity:

a. Actual or projected start date of activity: 2022

b. Projected end date of activity: 12/31/2023

Note\*: Funding pending

### Project-Based Vouchers

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

A PHA can use up to 20 percent (20 percent of the total number of vouchers, note that any project based vouchers used within a 62 and over senior community are excluded from the mandatory 20 percent pursuant HUD rules and regulations) of its authorized voucher units to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. In certain cases, the PHA may use an additional 10 percent of its authorized voucher units for PBV assistance if units serving homeless; veterans; providing supportive housing for elderly or disabled; or located in areas where vouchers are difficult to use.

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

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

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

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

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

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

LHA may project-base units or convert all of LHA's communities to RAD including but not limited to Carrington Place, John Wright, Cecil Gober, Twin Lakes Estates, any new development and Renaissance at Washington Ridge Development project (s). LHA is also planning on utilizing the full available Faircloth allowable maximum number of units to convert or develop new affordable units.

LHA utilized 80 project-based vouchers within the final phase of the West Lake Apartments Low Income Housing Tax Credit project and 99 for the Manor at West Bartow this 179 PBV units are exempted from the total number of units calculated using the maximum 20% of the PHA Consolidated Annual Contract pursuant HUD rules and regulations as these units are set aside for Elderly and Disabled families. 18 PBV are being utilized at Villas of Lake Bonnet for families. The PHA Consolidated Annual Contract counts with 1656 Section 8 units, the PHA can convert up to 20% (330 Vouchers) of these units into PBV. Additionally, another 10% (165) can be converted following the below requirements. Based on the before mentioned Project Based Vouchers numbers the PHA vouchers conversion availability is 298.

Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-21] The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories if the total number of units does not exceed the 10 percent cap.

Units qualify under this exception if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless.
- Are specifically made available to house families that are comprised of or include a veteran. - Veteran means an individual who has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24CFR 5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent Census.

Notice PIH 2015-05 (Project-Based Voucher (PBV) Guidance):

a. "Section I – Timely Reporting of the Family Report (form HUD-50058 and form HUD 50058 MTW) into the Inventory Management System/Public Indian Housing Information Center (IMS/PIC) and Timely Submission into the Voucher Management System (VMS) for Project Based Vouchers" is adopted with updates to VMS reporting per page 6 of 67 VMS User's Manual release 8.9.0.0 (April 2016). (Appendix III)

b. "Section II – Maximum Amount of PBV Assistance (20 Percent Limit) in the PBV Program and PHA Submission requirements under 24 CFR 983.6(d)" is superseded by HOTMA, under which a PHA may project base up to 20 percent of its Consolidated Annual Contributions Contract authorized units, instead of 20 percent of its voucher budget authority. This notice revises the requirements for PHA notification to HUD of the intent to project-base.

Notice PIH 2015-10 (Project-Basing HUD-Veterans Affairs Supportive Housing (VASH) Vouchers. HOTMA authorizes PHAs to project-base Family Unification Program (FUP) and HUD-Veterans Affairs Supportive Housing (VASH) vouchers without requiring additional HUD approval. Prior to HOTMA, PHAs were prohibited from project-basing vouchers awarded for FUP. HUD-VASH vouchers could be project-based but required HUD review and approval in accordance with Notice PIH 2015-10 (this applied to HUDVASH vouchers the PHA chose to project-base and not to HUD-VASH units awarded under a HUD-VASH PBV allocation as described in Attachment F of this notice). HOTMA authorizes a PHA to attach PBV assistance to not more than 20 percent of its ACC authorized units instead of 20 percent of its voucher budget authority. For purposes of this provision, the term "authorized units" means the number of units under the PHA's current ACC.



**B.3**

**Progress Report.**

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

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

Goal #1: Increase the number of affordable housing units by at least 50%. We were able to build 100 Senior units for PHASE 1 of the Twin Lakes Development and PHASE 2 with 132 units of affordable housing. PHASE 3 is seeking funding to add another 78 to 82 units. The Williamstown Community added 48 Public Housing) was approved, built, and is now fully occupied. The agency is planning to develop 120 condos or townhomes for sale or rent on the 10<sup>th</sup> Street site and is selling the mixed-use land at the Arbor Manor site, the proceeds will be used to continue developing more affordable housing. We are in the planning stages of developing other communities that will be named soon. Develop and/or purchase another 1000 home units of affordable housing.

Goal #2: Maintain and/or obtain the "High Performer" status in Public Housing and Section 8. We were designated a Standard Performer Agency for Public Housing and High Performer Agency for the Housing Choice Voucher Program on the most recent evaluation.

Maintain a public housing vacancy rate of 5% or less. LHA has been able to maintain the vacancy at or below 3%. Maintain an average work order response time of less than three days. Collect at least 95% of the rent and other charges excluding fraud recovery and major tenant abuse due to LHA. Reduce utility usage (including water) by 25% by December 31, 2027.

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

Goal #3: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.

Goal #4: Be the premier innovative and effective affordable housing provider in Florida.

Apply for additional housing choice vouchers as they become available.

Seek out new funding opportunities as they become available including but not limited to LIHTC. Develop, rehab and/or build new communities in all LHA owned land or parcels and re-develop the West Lake Apartments community, John Wright Homes, Carrington Place, Renaissance at Washington Ridge and other future projects to be name in the near future.

Implement and run a successful Section 8 Homeownership program.

Incorporate non-traditional entrepreneurial methods and practices that positively impact affordable housing in LHA's jurisdiction. Incorporate financially feasible Green and Sustainability Best Practices in all future developments. Obtain at least \$10 million in grants and/or leveraging from all sources by December 31, 2023.

Goal #5: Increase and encourage the self-sufficiency efforts of all residents. (On-going)

Increase the usage of LHA educational and computer literacy programs by 25% by December 31, 2023. Substantially increase the number of LHA seniors and people with disabilities using LHA sponsored programs by December 31, 2023.

Goal #6: Maintain a high level of employee relations and morale. (On-going)

Enhance lines of communications through staff meetings and other necessary internal communications to provide updates and progress reports about agency activities.

Continue to reward performance through the timely implementation of a performance management system and the incentive pay program. Continue to operate as a management and realty company incentivizing the staff (s) through bonuses, commissions, and other forms of profit sharing.

Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints.

Conduct an annual employee satisfaction survey and update the salary charts.

The Housing Authority of the City of Lakeland continues to comply with the Violence Against Women Act ("VAWA") which protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. The Housing Authority of the City of Lakeland applies the VAWA policy to all programs funded by the U.S. Department of Housing and Urban Development.



<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 5-year action plan for 2018 to 2022 was approved by HUD on 06/20/2019. The new 5-year 2023 to 2027 plan will be entered into EPIC for HUD approval. The “Forced account” method will be used as a way of saving funds while servicing the communities and making the necessary maintenance repairs and/or modernization work including but not limited to capital items, replacement of systems, etc....</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>		
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 459 1451 997"> <tr> <td data-bbox="180 459 1451 499"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 499 1451 997"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL is committed to affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> <li>● Conducting an analysis to identify impediments to fair housing choice;</li> <li>● Taking appropriate actions to overcome the effects of any impediments identified through this analysis; and</li> <li>● Maintaining records reflecting the analysis and actions taken. The objectives of this process are broad, including</li> <li>● Analyzing and eliminating housing discrimination in the jurisdiction;</li> <li>● Promoting fair housing choice for all persons;</li> <li>● Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability or national origin;</li> <li>● Promoting housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and</li> <li>● Fostering compliance with the nondiscrimination provisions of the federal Fair Housing Act.</li> </ul> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL is committed to affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> <li>● Conducting an analysis to identify impediments to fair housing choice;</li> <li>● Taking appropriate actions to overcome the effects of any impediments identified through this analysis; and</li> <li>● Maintaining records reflecting the analysis and actions taken. The objectives of this process are broad, including</li> <li>● Analyzing and eliminating housing discrimination in the jurisdiction;</li> <li>● Promoting fair housing choice for all persons;</li> <li>● Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability or national origin;</li> <li>● Promoting housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and</li> <li>● Fostering compliance with the nondiscrimination provisions of the federal Fair Housing Act.</li> </ul>
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## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

### B. Plan Elements. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups

residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

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

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

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

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

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

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

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

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

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

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

**HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications and proposals. The application and approval process for

Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

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

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03.](#) (24 CFR §903.7(e))

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

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

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

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

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

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved.

PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

**Civil Rights Certification**  
**(Qualified PHAs)**

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

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning January 1, 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Lakeland Housing Authority  
PHA Name

FL011  
PHA Number/HA Code

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

Name of Executive Director: Benjamin Stevenson		Name of Board Chairperson: Don Brown	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Carlos R. Pizarro An, the Senior Vice-President of Housing

*Official's Name*

*Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2023 and/or Annual PHA Plan for fiscal year 2023 of the Housing Authority of the City of Lakeland is consistent with the

*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Polk County/City of Lakeland

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

1. Inclusive community and housing, 2. Capital Improvements, 3. Attractive and environmentally friendly communities, 4. Develop housing that is safe and affordable for all residents including but not limited to seniors, young professionals, and families.
5. To encourage greater mix of income in neighborhoods and to assist in fair housing efforts, the City will continue to support the Lakeland Housing Authority's applications for additional funding for its Section 8, subsidized housing program
6. Assist the City of Lakeland with their Analysis of impediments to fair housing choices, it will be reviewed every five years in conjunction with the update of the City's Consolidated Plan and Strategy for expenditure of federal funding. Plans will be developed and implemented on an ongoing basis to remove identified impediments to fair housing choice to the greatest extent possible.

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 Executive Director: Benjamin Stevenson

Name Board Chairperson: Don Brown

Signature

Date

Signature

Date

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING**  
**Lakeland Housing Authority**  
**FY 2023 Agency Plan**

The Lakeland Housing Authority (LHA) has scheduled two public meetings on its FY 2023 Agency Plan with the Resident Advisory Board and the general public at 9:00 a.m. on July 14, 2022, and July 28, 2022, at 8:30 am, the meeting (s) will be conducted inside the Lakeland Housing Authority Conference Room. The plan will be posted at [www.lakelandhousing.org](http://www.lakelandhousing.org) for forty-five (45) days starting June 17, 2022. You can also send your comments in writing to 430 Hartsell Avenue, Lakeland Florida 33815, attention “Agency Plan 2022”.

**The Public Hearing is scheduled for August 4, 2022, at 8:30 a.m.**

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

The Agency Plan, Capital Funds budgets, policies and addendums are available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 17, 2022, and ending on August 1, 2022. The plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Senior-Vice-president of Housing, at [cpizarro@lakelandhousing.org](mailto:cpizarro@lakelandhousing.org) and/or Valerie Brown, Vice-president of Administration, at [vbrown@lakelandhousing.org](mailto:vbrown@lakelandhousing.org) and/or Florida Relay services at 711 and/or by visiting: [www.LakelandHousing.org](http://www.LakelandHousing.org).

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

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

The Housing Authority of the City of Lakeland dated June 17, 2022.

L2023 06/17; 2022-Public and Legal Notice





<b>Annual PHA Plan (Standard PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

**Definitions.**

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

A.	PHA Information.														
A.1	<p><b>PHA Name:</b> <u>The Housing Authority of the City of Lakeland</u> <b>PHA Code:</b> <u>FL011</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/01/2023  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>255</u> <b>Number of Housing Choice Vouchers (HCVs) Total Combined Units/Vouchers</b> <u>1686</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan will be available at the following locations:</p> <p>Housing Authority of the City of Lakeland 430 Hartsell Avenue Lakeland, FL 33815</p> <p>All the properties and locations within the Housing Authority of the City of Lakeland portfolio.</p> <p>Housing Authority of the City of Lakeland’s website: <a href="https://lakelandhousing.org/">https://lakelandhousing.org/</a></p> <p>City of Lakeland Community Redevelopment Agency 228 South Massachusetts Avenue Lakeland, FL 33801</p> <p>City of Lakeland - Public Library Larry R. Johnson Branch Library 1700 North Florida Avenue Lakeland, FL 33805</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) <b>Not applicable.</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
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		PH	HCV												
Lead PHA:															

<b>B.</b>	<b>Plan Elements</b>					
<b>B.0 Financial Resources: Planned Sources and uses</b>						
This section lists the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Revision: Updated table of financial sources and uses below.						
<b>Sources</b>			<b>Planned \$</b>		<b>Planned Uses</b>	
<b>1. Federal Grants (FY2022 grants)</b>						
a)	Public Housing Operating Fund		\$1,341,596		PH Development/Modernization/ Job Readiness	
b)	Available Public Housing Capital Fund		\$5,605,422 minus any obligated funds		Modernization and Development	
c)	Annual Contributions for Section 8 Tenant-Based Assistance		\$12,416,179		Voucher, VASH, M5, TP, FY, etc....	
d)	Resident Opportunity and Self-Sufficiency Grants		\$198,000		3 Year grant	
<b>Other Federal Grants (list below)</b>						
	Low Income Housing Tax Credits (SAIL)		\$0.00			
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>						
	CFP 2023 (Estimated)		<u>\$889,780</u>		Modernization and PH Development	
	CFP 2022		\$889,780		Modernization and PH Development	
	CFP 2021		\$1,085,963		Modernization and PH Development	
	CFP 2020		\$1,115,701		Modernization and PH Development	
	CFP 2019		\$971,182		Modernization and PH Development	
	CFP 2018		\$934,727		Modernization and PH Development	
	CFP 2017		\$608,069		Modernization and PH Development	
	URP/HOPE VI		\$0.00		Modernization/ PH Development	
	DOL Youth Build		\$1,500,000		Youth Build Program	
	FSS Grant (Sec.8 HCV and Public Housing combined)		\$135,000		Resident Services	
	<b>3. Public Housing Dwelling Rental Income</b>		\$699,444		PH	
<b>4. Other income (list below)</b>						
	Investment Income		\$2,600,000 Unaudited		PH	
<b>Total resources</b>			\$24,495,641			

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**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 the ACOP-Public Housing**

The Lakeland Housing Authority is amending its PHA Annual Plan and ACOP. Implementing the following: the PHA will give the over-income family (\*Two years after the family becomes over-income) at least thirty days' notice to vacate the unit when the unit is needed for rental to an eligible family. We are incorporating this amendment as part of our statement of deconcentration and other policies that govern eligibility, selection, and admissions.

**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 using Project-Based Vouchers (PBVs), 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, 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.

**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 affordable family 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 choose 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.

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The LHA entered into a Master Development Agreement with the Housing Trust Group (HTG) for the redevelopment project. 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.

**B.2 New Activities.**

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

Y N

- Hope VI or Choice Neighborhoods (**Closing HOPE VI in progress**)
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

**Section B.2 - HUD-50075: New Activities**

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

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

LHA envisions a range of options that will be employed to achieve its goal to transform its portfolio which may include but not be limited to: modernization of existing public housing units; demolition of selected units and construction of new units; introduction of market rate and for-sale units; Rental Assistance Demonstration (RAD) Program: acquisition and development of new units in, around and outside of LHA properties; and wholesale redevelopment of its public housing communities. LHA plans to convert all Public Housing ACC Faircloth units to RAD Project Based Vouchers.

LHA was granted Low Income Housing Tax Credits to developed and built a 100-unit’s community (Phase 1) the community is currently fully operational and occupied; this community has replaced approximately 25 units of existing Public Housing units located within the West Lake Apartments community (AMP-1). Additionally, LHA was granted additional Low-Income Housing Tax Credits (LIHTC) for Phase 2 to develop 132 units, the community is currently fully operational and occupied, 64 existing Public Housing units were disposed and demolished. The Agency is currently working on Phase 3 to replace the remaining 34 Public Housing units located within the West Lake Apartments community, all 34 units will be disposed and demolished and replaced with 84 LIHTC units, 80 of those units will be HCV Project Based Vouchers. More specifically LHA plans to submit applications for the next rounds of the Florida Housing Finance Corporation LIHTC application season, for our Public Housing Developments in the coming year(s).

To expedite the closure of its 10 plus year old HOPE VI Grant, LHA requested HUD to amend the Revitalization Plan and associated budget revisions as required. LHA is working with its auditing and finance firms on the following options for closeout of the grant:

- Micro-Cottages: The authority has developed and built a 48 affordable housing units’ community and a community building with a combination of RHF funds from FY 2009 – 2014 and/or HOPE VI funds. The community is fully operational and 100% occupied.
- Cecil Gober, Renaissance and Carrington Place Modernization: These three communities must go through a modernization process. The GPNA and PNA that was performed for the sites supports modernization of the sites. As part of the modernization, LHA is seeking to correct deficiencies outlined by the GPNA and a most recent PNA as well as reconfigure the units. The agency has secured a HUD approved loan to start the remedial modernization process for Renaissance.
- Renaissance 15 lots: LHA is working to build additional Low-Income Housing to help with the demand for affordable housing.

	<ul style="list-style-type: none"> <li>West Lake Apartments (Third Phase): LHA will be submitting a mixed-finance application/proposal to HUD and will pursue the construction of new Public Housing/Mixed Financed units using Low Income Housing Tax Credits and Public Housing funds earmarked for the development of Affordable Housing. The First and Second Phases are fully operational and occupied.</li> </ul> <p>Any balance of remaining CFP funds received to date, along with future CFP grant funding, will be accumulated and used for the potential redevelopment of LHA's other public housing communities and/or for other projects under the mixed- finance development approach. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals. Note that "Forced Labor" will be our first choice when performing any construction, repairs and/or replacement of systems.</p> <p>Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan commensurate with the LHA Strategic Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP) and/or private financing and/or any other available financing or loan program. CFFP/RAD involves borrowing against future flow of annual Capital Funds.</p> <p>LHA plans to pursue public housing/mixed financed/market development activities and will utilize its Development Department and/or other subsidiary entities for development, financing, and the formation of a variety of ownership structures as well as utilize its management entity for the operation of public and non-public housing programs.</p> <p>The Authority intends to use Capital Funds and other public and private funds to redevelop existing or new family and/or elderly developments. LHA will either self-develop or partner with a master developer for Westlake Apartments and/or other (s) site (s) and conduct a community engagement process to arrive at a master plan for redevelopment.</p> <p>LHA will continue to self-develop and operate affordable housing. Some of the proposed self –developing project will either be located on the 10.56-acre site located on W. 10th Street (120 affordable condos or townhomes will be built for sale or for rent depending on the type of financing), the 4 acres site within the downtown area of the city of Lakeland, and other sites that are currently under review for future development. The Housing Authority obtained SAC HUD Approval to sell the 17.06-acre site at Hunter field PUD (Arbor Manor), sale closed on June 17, 2022. The HA is researching building additional affordable housing for sale or rent at the John Wright Homes or Washington Ridge 15 vacant lots or any other available site. LHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities. LHA may also use Capital Funds to purchase affordable housing within the Polk County Area.</p>
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**Demolition and/or Disposition and/or Development/Projects (New and existing)**

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

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

LHA has been working with residents and the City of Lakeland to define a strategy for the Cecil Gober rehabilitation project, Arbor Manor sale, the West Lake Apartments disposition, the Section 8 Homeownership program, the 10<sup>th</sup> Street project, the Renaissance at Washington Ridge rehabilitation project, the Dakota rehabilitation project, (other future projects) and the Section 32 Public Housing Homeownership program. The Section 32 disposition plan for the 12 houses at Hampton Hills was approved by the Special Application Center in November 2013. The implementing agreement was executed in March 2014. LHA will amend the agreement as needed to implement the strategy. Individual houses within the Hampton Hills community may be sold to qualified residents, retained as public housing, or sold to third parties in accordance with the strategy and HUD regulations. Note: All the houses within the Hampton Hills community were sold, the project is considered closed.

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

**Table #1 Demolition/Disposition/Modernization Activity Description**

- 1a. Development name: Hampton Hills Houses
  - 1b. Development (project) number: FL01100004
  - 2. Activity type: Disposition
  - 3. Application status (select one)  
 Approved   
 Submitted, pending approval  
 Planned application
  - 4. Date application approved, submitted, or planned for submission: 11/14/2014
  - 5. Number of units affected: 12 (Sold 12)
  - 6. Coverage of action (select one)  
 Part of the development  
 Total development:
  - 7. Timeline for activity: 48 months  
 a. Actual or projected start date of activity: 7/1/2012 b. Projected end date of activity: 05/31/2022: **Project is closed.**
- Note\*: Section 32 Approved Disposition

**Table #2 Demolition/Disposition/Modernization Activity Description**

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

5. Number of units affected: 120  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 1/01/2011  
b. Projected end date of activity: 12/31/2024  
Note\*: SAIL LIHTC Approved Phase 1 and 2, we are planning on using up to 80 HCV Project Based Vouchers for Phase 3.

Table #3 Modernization Activity Description

1a. Development name: Cecil Gober Villas  
1b. Development (project) number: FL01100001  
2. Activity type: Modernization: X  
3. Application status (select one) Approved  
Submitted, pending approval.  
Planned application: X  
4. Date application approved, submitted, or planned for submission: 12/1/2015  
5. Number of units affected: 37  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 12/01/2015  
b. Projected end date of activity: 12/31/2023  
Note\*: Capital Funds will be used.

Table #4 Demolition/Disposition/Modernization Activity Description

1a. Development name: Arbor Manor (Hunter field PUD)  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved Submitted, pending approval: X Planned application  
4. Date application approved, submitted, or **planned for submission**: 2020-2023  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2020  
b. Projected end date of activity: 06/17/2022  
Note\*: **Land sold**. Funds received from the sale will be used to develop or purchase additional "Affordable Housing".

Table #5 Demolition/Disposition/Modernization Activity Description

1a. Development name: 10th Street in front of Colton Meadow Apartments, Lakeland, Polk County, Florida  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval.  
Planned application: X.  
4. Date application approved, submitted, or **planned for submission**: 2020-2024  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2022-24  
Note\*: Planning to build up to 120+ Affordable Condos/Townhomes for sale or rent depending on the funding or loan conditions.

Table #6 Development Activity Description

1a. Development name: 15 Vacant Parcels at Washington Park, FL29P011003, HOPE VI Site  
1b. Development (project) number: FL01100003  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: X Planned application:  
4. Date application approved, submitted, or planned for submission: 11/12/2014  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2023  
b. Projected end date of activity: 12/31/2022-25  
Note\*: Funding pending

Table #7 Demolition/Disposition/Modernization Activity Description

1a. Development name: Vacant Parcels at John Wright Homes  
1b. Development (project) number: FL01100001  
2. Activity type: Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2023  
5. Number of units affected: 0  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2023  
b. Projected end date of activity: 12/31/2025  
Note\*: Funding pending

Table #8 Demolition/Disposition/Modernization Activity Description

1a. Development name: Dakota Park Apartments  
1b. Development (project) number: FL01100002  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2023  
5. Number of units affected: 20 or 40 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2022  
b. Projected end date of activity: 12/31/2024  
Note\*: Funding pending, considering RAD conversion.

Table #9 Demolition/Disposition/Modernization Activity Description

1a. Development name: Renaissance at Washington Ridge  
1b. Development (project) number: FL01100003  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2021  
5. Number of units affected: 108 or 196 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2023  
Note\*: Funding pending, considering RAD conversion

Table #10 Demolition/Disposition/Modernization Activity Description

1a. Development name: 4 Acres Downtown  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2022  
5. Number of units affected: 100 to 120 depending on funding or financing type.  
6. Coverage of action (select one)  
Part of the development  
Total development: X  
7. Timeline for activity:  
a. Actual or projected start date of activity: 2021  
b. Projected end date of activity: 12/31/2023  
Note\*: Funding pending

Table #11 Demolition/Disposition/Modernization Activity Description

1a. Development name: City of Mulberry Project- Park Ridge  
1b. Development (project) number: FL01100001  
2. Activity type: Demolition-Disposition: X  
3. Application status (select one) Approved  
Submitted, pending approval: **X Planned application:**  
4. Date application approved, submitted, or planned for submission: 2022  
5. Number of units affected: 92 to 96 with up to 20 Project Based Vouchers and LIHTC.  
6. Coverage of action (select one)  
Part of the development

Total development: X

7. Timeline for activity:

a. Actual or projected start date of activity: 2022

b. Projected end date of activity: 12/31/2023

Note\*: Funding pending

### Project-Based Vouchers

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

A PHA can use up to 20 percent (20 percent of the total number of vouchers, note that any project based vouchers used within a 62 and over senior community are excluded from the mandatory 20 percent pursuant HUD rules and regulations) of its authorized voucher units to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. In certain cases, the PHA may use an additional 10 percent of its authorized voucher units for PBV assistance if units serving homeless; veterans; providing supportive housing for elderly or disabled; or located in areas where vouchers are difficult to use.

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

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

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

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

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

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

LHA may project-base units or convert all of LHA's communities to RAD including but not limited to Carrington Place, John Wright, Cecil Gober, Twin Lakes Estates, any new development and Renaissance at Washington Ridge Development project (s). LHA is also planning on utilizing the full available Faircloth allowable maximum number of units to convert or develop new affordable units.

LHA utilized 80 project-based vouchers within the final phase of the West Lake Apartments Low Income Housing Tax Credit project and 99 for the Manor at West Bartow this 179 PBV units are exempted from the total number of units calculated using the maximum 20% of the PHA Consolidated Annual Contract pursuant HUD rules and regulations as these units are set aside for Elderly and Disabled families. 18 PBV are being utilized at Villas of Lake Bonnet for families. The PHA Consolidated Annual Contract counts with 1656 Section 8 units, the PHA can convert up to 20% (330 Vouchers) of these units into PBV. Additionally, another 10% (165) can be converted following the below requirements. Based on the before mentioned Project Based Vouchers numbers the PHA vouchers conversion availability is 298.

Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-21] The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories if the total number of units does not exceed the 10 percent cap.

Units qualify under this exception if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless.
- Are specifically made available to house families that are comprised of or include a veteran. - Veteran means an individual who has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24CFR 5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent Census.

Notice PIH 2015-05 (Project-Based Voucher (PBV) Guidance):

a. "Section I – Timely Reporting of the Family Report (form HUD-50058 and form HUD 50058 MTW) into the Inventory Management System/Public Indian Housing Information Center (IMS/PIC) and Timely Submission into the Voucher Management System (VMS) for Project Based Vouchers" is adopted with updates to VMS reporting per page 6 of 67 VMS User's Manual release 8.9.0.0 (April 2016). (Appendix III)

b. "Section II – Maximum Amount of PBV Assistance (20 Percent Limit) in the PBV Program and PHA Submission requirements under 24 CFR 983.6(d)" is superseded by HOTMA, under which a PHA may project base up to 20 percent of its Consolidated Annual Contributions Contract authorized units, instead of 20 percent of its voucher budget authority. This notice revises the requirements for PHA notification to HUD of the intent to project-base.

Notice PIH 2015-10 (Project-Basing HUD-Veterans Affairs Supportive Housing (VASH) Vouchers. HOTMA authorizes PHAs to project-base Family Unification Program (FUP) and HUD-Veterans Affairs Supportive Housing (VASH) vouchers without requiring additional HUD approval. Prior to HOTMA, PHAs were prohibited from project-basing vouchers awarded for FUP. HUD-VASH vouchers could be project-based but required HUD review and approval in accordance with Notice PIH 2015-10 (this applied to HUDVASH vouchers the PHA chose to project-base and not to HUD-VASH units awarded under a HUD-VASH PBV allocation as described in Attachment F of this notice). HOTMA authorizes a PHA to attach PBV assistance to not more than 20 percent of its ACC authorized units instead of 20 percent of its voucher budget authority. For purposes of this provision, the term "authorized units" means the number of units under the PHA's current ACC.





**B.3**

**Progress Report.**

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

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

Goal #1: Increase the number of affordable housing units by at least 50%. We were able to build 100 Senior units for PHASE 1 of the Twin Lakes Development and PHASE 2 with 132 units of affordable housing. PHASE 3 is seeking funding to add another 78 to 82 units. The Williamstown Community added 48 Public Housing) was approved, built, and is now fully occupied. The agency is planning to develop 120 condos or townhomes for sale or rent on the 10<sup>th</sup> Street site and is selling the mixed-use land at the Arbor Manor site, the proceeds will be used to continue developing more affordable housing. We are in the planning stages of developing other communities that will be named soon. Develop and/or purchase another 1000 home units of affordable housing.

Goal #2: Maintain and/or obtain the "High Performer" status in Public Housing and Section 8. We were designated a Standard Performer Agency for Public Housing and High Performer Agency for the Housing Choice Voucher Program on the most recent evaluation.

Maintain a public housing vacancy rate of 5% or less. LHA has been able to maintain the vacancy at or below 3%. Maintain an average work order response time of less than three days. Collect at least 95% of the rent and other charges excluding fraud recovery and major tenant abuse due to LHA. Reduce utility usage (including water) by 25% by December 31, 2027.

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

Goal #3: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.

Goal #4: Be the premier innovative and effective affordable housing provider in Florida.

Apply for additional housing choice vouchers as they become available.

Seek out new funding opportunities as they become available including but not limited to LIHTC. Develop, rehab and/or build new communities in all LHA owned land or parcels and re-develop the West Lake Apartments community, John Wright Homes, Carrington Place, Renaissance at Washington Ridge and other future projects to be name in the near future.

Implement and run a successful Section 8 Homeownership program.

Incorporate non-traditional entrepreneurial methods and practices that positively impact affordable housing in LHA's jurisdiction. Incorporate financially feasible Green and Sustainability Best Practices in all future developments. Obtain at least \$10 million in grants and/or leveraging from all sources by December 31, 2023.

Goal #5: Increase and encourage the self-sufficiency efforts of all residents. (On-going)

Increase the usage of LHA educational and computer literacy programs by 25% by December 31, 2023. Substantially increase the number of LHA seniors and people with disabilities using LHA sponsored programs by December 31, 2023.

Goal #6: Maintain a high level of employee relations and morale. (On-going)

Enhance lines of communications through staff meetings and other necessary internal communications to provide updates and progress reports about agency activities.

Continue to reward performance through the timely implementation of a performance management system and the incentive pay program. Continue to operate as a management and realty company incentivizing the staff (s) through bonuses, commissions, and other forms of profit sharing.

Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints.

Conduct an annual employee satisfaction survey and update the salary charts.

The Housing Authority of the City of Lakeland continues to comply with the Violence Against Women Act ("VAWA") which protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. The Housing Authority of the City of Lakeland applies the VAWA policy to all programs funded by the U.S. Department of Housing and Urban Development.

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 5-year action plan for 2018 to 2022 was approved by HUD on 06/20/2019. The new 5-year 2023 to 2027 plan will be entered into EPIC for HUD approval. The “Forced account” method will be used as a way of saving funds while servicing the communities and making the necessary maintenance repairs and/or modernization work including but not limited to capital items, replacement of systems, etc....</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>		
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 459 1451 997"> <tr> <td data-bbox="180 459 1451 499"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 499 1451 997"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL is committed to affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> <li>● Conducting an analysis to identify impediments to fair housing choice;</li> <li>● Taking appropriate actions to overcome the effects of any impediments identified through this analysis; and</li> <li>● Maintaining records reflecting the analysis and actions taken. The objectives of this process are broad, including</li> <li>● Analyzing and eliminating housing discrimination in the jurisdiction;</li> <li>● Promoting fair housing choice for all persons;</li> <li>● Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability or national origin;</li> <li>● Promoting housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and</li> <li>● Fostering compliance with the nondiscrimination provisions of the federal Fair Housing Act.</li> </ul> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL is committed to affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> <li>● Conducting an analysis to identify impediments to fair housing choice;</li> <li>● Taking appropriate actions to overcome the effects of any impediments identified through this analysis; and</li> <li>● Maintaining records reflecting the analysis and actions taken. The objectives of this process are broad, including</li> <li>● Analyzing and eliminating housing discrimination in the jurisdiction;</li> <li>● Promoting fair housing choice for all persons;</li> <li>● Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability or national origin;</li> <li>● Promoting housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and</li> <li>● Fostering compliance with the nondiscrimination provisions of the federal Fair Housing Act.</li> </ul>
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## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

### B. Plan Elements. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups

residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

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

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

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

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

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

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

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

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

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

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

**HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications and proposals. The application and approval process for

Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

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

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03.](#) (24 CFR §903.7(e))

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

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

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

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

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

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved.

PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



**Civil Rights Certification**  
**(Qualified PHAs)**

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

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning January 1, 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Lakeland Housing Authority  
PHA Name

FL011  
PHA Number/HA Code

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

Name of Executive Director: Benjamin Stevenson		Name of Board Chairperson: Don Brown	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Carlos R. Pizarro An, the Senior Vice-President of Housing

*Official's Name*

*Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2023 and/or Annual PHA Plan for fiscal year 2023 of the Housing Authority of the City of Lakeland is consistent with the

*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Polk County/City of Lakeland

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

1. Inclusive community and housing, 2. Capital Improvements, 3. Attractive and environmentally friendly communities, 4. Develop housing that is safe and affordable for all residents including but not limited to seniors, young professionals, and families.
5. To encourage greater mix of income in neighborhoods and to assist in fair housing efforts, the City will continue to support the Lakeland Housing Authority's applications for additional funding for its Section 8, subsidized housing program
6. Assist the City of Lakeland with their Analysis of impediments to fair housing choices, it will be reviewed every five years in conjunction with the update of the City's Consolidated Plan and Strategy for expenditure of federal funding. Plans will be developed and implemented on an ongoing basis to remove identified impediments to fair housing choice to the greatest extent possible.

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 Executive Director: Benjamin Stevenson

Name Board Chairperson: Don Brown

Signature

Date

Signature

Date

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING**  
**Lakeland Housing Authority**  
**FY 2023 Agency Plan**

The Lakeland Housing Authority (LHA) has scheduled two public meetings on its FY 2023 Agency Plan with the Resident Advisory Board and the general public at 9:00 a.m. on July 14, 2022, and July 28, 2022, at 8:30 am, the meeting (s) will be conducted inside the Lakeland Housing Authority Conference Room. The plan will be posted at [www.lakelandhousing.org](http://www.lakelandhousing.org) for forty-five (45) days starting June 17, 2022. You can also send your comments in writing to 430 Hartsell Avenue, Lakeland Florida 33815, attention “Agency Plan 2022”.

**The Public Hearing is scheduled for August 4, 2022, at 8:30 a.m.**

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

The Agency Plan, Capital Funds budgets, policies and addendums are available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 17, 2022, and ending on August 1, 2022. The plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Senior-Vice-president of Housing, at [cpizarro@lakelandhousing.org](mailto:cpizarro@lakelandhousing.org) and/or Valerie Brown, Vice-president of Administration, at [vbrown@lakelandhousing.org](mailto:vbrown@lakelandhousing.org) and/or Florida Relay services at 711 and/or by visiting: [www.LakelandHousing.org](http://www.LakelandHousing.org).

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

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

The Housing Authority of the City of Lakeland dated June 17, 2022.

L2023 06/17; 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 # 22-1519**

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2023 (2022-2023) Payment Standards for Housing Choice Voucher Program participants effective October 1, 2022.

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Lakeland
- B. re: 2023 Fair Market Rent rates/Payment Standards
- C. Originator: Carlos R. Pizarro An

**3. Cost Estimate:**

n/a

**Narrative:**

In order to provide its Section 8 residents with numerous housing choices for a larger number of families, the Housing Authority of the City of Lakeland must maintain an adequate pool of available housing units. This inventory of available housing units is maintained and enhanced by paying current and prospective landlords a fair and reasonable rent based on the local market.

The Department of Housing and Urban Development has published Final Fiscal Year 2023 (Effective 10/01/2022) Fair Market Rent rates for the Lakeland-Winter Haven Metropolitan Statistical Area with the option to increase/decrease the rent rates by up to 10% depending on the need. After market analysis, the Housing Authority of the City of Lakeland staff determined that in order to maintain the current pool of housing to attract other housing opportunities; and to serve as many families as possible, should adopt the Department of Housing and Urban Development’s final rent rates at 110% of the published Fair Market Rent for the jurisdiction its serves.

Therefore, the Housing Authority of the City of Lakeland staff is recommending the following payment standards for its Section 8 program effective October 1,2022 and/or implementing within 90 days of approval for annual certifications.

PAYMENT STANDARDS BY UNIT BEDROOMS					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<b>HUD Final Fiscal Year 2023 Fair Market Rent as published</b>	930	935	1157	1565	1971
<b>Proposed Payment Standard 2023 Effective 10/01/2022 (110% of Fair Market Rent)</b>	<b>1023</b>	<b>1028</b>	<b>1272</b>	<b>1721</b>	<b>2168</b>
<b>Current Payment Standard Effective 2021/2022 (110% of 2021/2022 Fair Market Rent)</b>	913	919	1161	1559	1987

## **RESOLUTION NO. 22-1519**

### **APPROVING THE PAYMENT STANDARD FOR FISCAL YEAR 2023 (Effective 10/01/2022)**

**WHEREAS**, the Housing Authority of the City of Lakeland desires to provide its Section 8 eligible residents a wide range of housing units; and

**WHEREAS**, to accomplish this availability, the Housing Authority of the City of Lakeland desires to establish a rent structure that is not only attractive to the current Housing Authority landlords but will also attract future landlords; and

**WHEREAS**, the Department of Housing and Urban Development yearly publishes a Fair Market Rent rate structure.

**WHEREAS**, the Department of Housing and Urban Development establishes in 24CFR982.503 that the PHA may adopt payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD).

**WHEREAS**, the Housing Authority of the City of Lakeland staff's evaluation of the published Department of Housing and Urban Development rate structure against local market analysis indicated that it would be in the best interest of the Housing Authority's Section 8 residents to increase the Housing Authority of the City of Lakeland's Payment Standards structure at 110% of the Department of Housing and Urban Development's published rate in order to maintain an adequate number of housing units and to increase the number of families participating in the program (see attached matrix);

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves its Fiscal Year 2023 Payment Standards to be 110% of the rate published by the Department of Housing and Urban Development--effective October 1, 2022, and/or implementing within 90 days of approval for annual certifications.

#### **CERTIFICATE OF COMPLIANCE**

This is to certify that the Board of Commissioners of The Housing Authority of the City of Lakeland has approved and adopted this Resolution 22-1519 dated September 19, 2022.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Don Brown, Chair



# FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2023 Lakeland-Winter Haven, FL MSA FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
FY 2023 FMR	\$930	\$935	\$1,157	\$1,565	\$1,971
<a href="#">FY 2022 FMR</a>	\$830	\$836	\$1,056	\$1,418	\$1,807

Polk County, FL is part of the Lakeland-Winter Haven, FL MSA, which consists of the following counties: Polk County, FL. All information here applies to the entirety of the Lakeland-Winter Haven, FL MSA.

### Fair Market Rent Calculation Methodology

— [Show/Hide Methodology Narrative](#) —

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the estimate is statistically reliable. For FY2023, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2016-2020 5-year estimate, HUD checks whether the area has had at least 1 minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2023 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2023.

2. **[Calculate the Basis for Recent Mover Adjustment Factor](#)**: HUD has changed the calculation of the FY2023 Recent Mover Factor from previous years due to the unavailability of ACS<sub>2020</sub> 1-year estimates. The Census Bureau did not release standard 1-year estimates from the 2020 American Community Survey (ACS) due to the impacts of the COVID-19 pandemic on data collection. For FY2023, HUD uses a multi-pronged approach that includes private sources of rental data.

In order to calculate rents that are "as of" 2020, HUD takes the average of the recent mover factor from 1-year ACS<sub>2019</sub> recent mover rent inflated by 2019-2020 gross rent change; and the factor from 5-year ACS<sub>2020</sub> recent mover rent. For areas where private data is available, the 2019-2020 gross rent change uses a weighted average of private sources and the Consumer Price Index (CPI) to calculate the annual percentage change in rents plus utilities from annual 2019 to annual 2020. For areas where private data is not available, the 2019-2020 gross rent change is based only on the CPI.

3. **Adjust for Inflation:** In order to calculate rents that are "as of" 2021, for areas where private data is available, HUD calculates the relevant (regional or local) change in gross rent inflation using a weighted average of private data sources and the Consumer Price Index (CPI) from annual 2020 to annual 2021. For areas where private data is not available, HUD uses only the CPI, which is the same process used in previous years.
4. **Calculate the Trend Factor:** To further inflate rents from 2021 to FY2023, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2023.
5. **Multiply the Factors:** HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum:** FY2023 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios:** HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR:** FY2023 FMRs may not be less than 90% of FY2022 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

### The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2020 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Lakeland-Winter Haven, FL MSA.

Area	ACS <sub>2020</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS <sub>2020</sub> 5-Year 2- Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Lakeland- Winter Haven, FL MSA	<a href="#">\$867</a>	\$14	$\frac{\$14}{\$867} = 0.01615$	6	0.01615 < .5 6 ≥ 4 Use ACS <sub>2020</sub> 5-Year Lakeland- Winter Haven, FL MSA 2-

Bedroom  
Adjusted  
Standard  
Quality  
Gross Rent

Since the ACS<sub>2020</sub> Margin of Error Ratio is less than .5, HUD uses the ACS<sub>2020</sub> Lakeland-Winter Haven, FL MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2023 Base Rent
Lakeland-Winter Haven, FL MSA	\$867

2. **Recent Mover Adjustment Factor Calculation**

Since Lakeland-Winter Haven, FL MSA is covered by at least 3 private data sources, the calculation of the recent mover adjustment factor is as follows:

Area	ACS <sub>2019</sub> 1-Year Adjusted Standard Quality Recent- Mover Gross Rent	Average of Private Sources Annual Rent % Change 2019- 2020	CPI Shelter Rent % Change 2019- 2020	Combination of Private Sources and CPI (Shelter Rent Change)	Gross Rent Inflation Factor Calculation (Weighted Average of Shelter Rent and Utilities Changes)	ACS <sub>2019</sub> Recent Mover Rent Inflated to 2020	ACS <sub>2020</sub> 5-year All Mover Rent	Ratio
Lakeland- Winter Haven, FL MSA	\$982	1.03903	1.03361	(1.03903 * 0.6) + (1.03361 * 0.4) = 1.03686	(1.03686 * 0.8392) + (1.00426 * 0.1608) = 1.03162	\$982 * 1.03162 = \$1,013	\$867	\$1,013 / \$867 = 1.1684

Area	ACS <sub>2020</sub> 5-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS <sub>2020</sub> 5-year All Mover Rent	Ratio
Lakeland-Winter Haven, FL MSA	\$948	\$867	\$948 / \$867 = 1.09343

Area	Average of Recent- Mover Ratios	Final Recent-Mover Adjustment Factor
Lakeland-Winter Haven, FL MSA	(1.09343+1.1684)/2 = 1.13091	1.13091 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.13091

3. **Inflation Adjustment Factor Calculation**

Since Lakeland-Winter Haven, FL MSA is covered by at least 3 private data sources, the calculation of the inflation adjustment factor is as follows: Compute the average change in rent measured by available private sector rent data sources between 2020 and 2021, compute the change in shelter rent between 2020 and 2021 measured by CPI local or regional CPI, compute a weighted average of the private and CPI rent changes, then compute the gross rent inflation factor as a weighted average of the combined private and CPI shelter rent increases and local or regional CPI utility price increases. The result inflates gross rents to be "as of" 2021.

	<b>Average of Private Sources Annual Shelter Rent % Change 2020-2021</b>	<b>CPI Shelter Rent % Change 2020-2021</b>	<b>Combination of Private Sources and CPI (Shelter Rent Change)</b>	<b>Gross Rent Inflation Factor Calculation (Weighted Average of Shelter Rent and Utilities Changes)</b>	<b>Type</b>
Inflation Update Factor	1.11939	1.02993	$(1.11939 * 0.6) + (1.02993 * 0.4) = 1.08361$	$(1.08361 * 0.82981) + (1.04226 * 0.17019) = 1.07657$	Private Sources + CPI Update Factor

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2021 to 2023 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2023.

	<b>Trend Factor</b>	<b>Trend Factor Type</b>
Trend Factor	<a href="#">1.09628</a>	Region

5. **Combination of Factors**

The FY 2023 2-Bedroom Fair Market Rent for Lakeland-Winter Haven, FL MSA is calculated as follows:

<b>Area</b>	<b><u>Base Rent</u></b>	<b><u>Recent-Mover Adjustment Factor</u></b>	<b><u>Annual 2020 to 2021 Gross Rent Inflation Adjustment</u></b>	<b><u>Trending 2021 to FY2023</u></b>	<b>FY 2023 2-Bedroom FMR</b>
Lakeland-Winter Haven, FL MSA	\$867	1.13091	1.07657	1.09628	$\$867 * 1.13091 * 1.07657 * 1.09628 = \$1,157$

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2023 FMR is checked to ensure that it does not fall below the state minimum.

<b>Area</b>	<b>Preliminary FY2023</b>	<b>FY 2023 Florida</b>	<b>Final FY2023 2-Bedroom FMR</b>



	<b>2-Bedroom FMR</b>	<b>State Minimum</b>	
Lakeland-Winter Haven, FL MSA	\$1,157	<a href="#">\$826</a>	$\$1,157 \geq \$826$ Use Lakeland-Winter Haven, FL MSA FMR of \$1,157

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

<b>FY 2023 FMRs By Unit Bedrooms</b>					
	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
FY 2023 FMR	\$930	\$935	\$1,157	\$1,565	\$1,971

8. **Comparison to Previous Year**

The FY2023 FMRs for each bedroom size must not be below 90% of the FY2022 FMRs.

	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
FY2022 FMR	\$830	\$836	\$1,056	\$1,418	\$1,807
FY2022 floor	\$747	\$753	\$951	\$1,277	\$1,627
FY 2023 FMR	\$930	\$935	\$1,157	\$1,565	\$1,971
Use FY2022 floor for FY2023?	No	No	No	No	No

**Final FY2023 Rents for All Bedroom Sizes for Lakeland-Winter Haven, FL MSA**

<b>Final FY 2023 FMRs By Unit Bedrooms</b>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
Final FY 2023 FMR	\$930	\$935	\$1,157	\$1,565	\$1,971

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

[http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023\\_code/2023summary.odn?&year=2023&fmrtype=Final&selection\\_type=county&fips=1210599999](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn?&year=2023&fmrtype=Final&selection_type=county&fips=1210599999)

**Select a different area**

Press below to select a different county within the same state (same primary state for metropolitan areas):

Alachua County, FL  
Baker County, FL  
Bay County, FL  
Bradford County, FL  
Brevard County, FL

Select a new county

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Select a Final FY 2023 Metropolitan FMR Area:

Lakeland-Winter Haven, FL MSA

Select Metropolitan FMR Area

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