

## **Annual Plan Attachment No. 1-2022**

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

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

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

Amendment to HCV Administrative Plan  
Lakeland Housing Authority

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.

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

\_\_\_\_\_  
Signature of the Executive Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Chairman-Board of Commissioners

\_\_\_\_\_  
Date