

**NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING**  
**Lakeland Housing Authority**  
**FY 2018 Agency Plan Amendment No. 2-2019**  
**Substantial Deviation and Significant Amendments**

The Lakeland Housing Authority (LHA) has scheduled one public meetings on its FY 2018 Agency Plan **Substantial Deviation and Significant Amendment No.2-2019** with the Resident Advisory Board and the general public at 9:00 a.m. on each July 3, 2019 at the LHA Administrative Offices, 430 Hartsell Avenue, Lakeland.

**The Public Hearing is scheduled for July 3, 2019 at 9:00 a.m.**

LHA has developed its Agency Plan **Substantial Deviation and Significant Amendment** 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 **Substantial Deviation and Significant Amendments** and its attachments are available for review at the Lakeland Housing Authority between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on June 3, 2019 and ending on July 19, 2019. The plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Vice-president of Housing, at [cpizarro@lakelandhousing.org](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).

The Housing Authority of the City of Lakeland dated June 3, 2019.

L2018 06/03; 2019-Public and Legal Notice



## Annual Plan Amendment No. 2-2019

### Criteria for Substantial Deviation and Significant Amendments

#### Section 22 of the United States Housing Act of 1937, (42 U.S.C. 1437t) (the 1937 Act) 24 CFR Part 972 subpart B

#### **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:

- Streamlined Voluntary Conversion of the Public Housing Portfolio
- This amendment was posted for 45 days starting on June 3, 2019
- Public Meeting and Resident Advisory Board Meeting is scheduled on July 3, 2019 at 9:00 am

#### **Purpose:**

Voluntary conversion allows a Public Housing Authority (PHA) to convert a part or the entire public housing project or projects to Housing Choice Vouchers (HCVs). This allows small PHAs greater flexibility to respond to local needs, allows them to pursue private financing, and provides greater housing choice and mobility to assisted households.

HUD is authorized under Section 22(b)(3) of the "Housing Act" to waive the conversion assessment or require a streamlined conversion assessment for "any public housing project or class of public housing projects." HUD can authorize its authority under Section 22(b)(3) of the 1937 Act to waive the conversion assessment for small PHAs as described at Sections 22(b)(1)(A)-(E) and 24 CFR 972.218(a)-(e). This waiver does not affect other voluntary conversion requirements or procedures under the statute, regulations, directives, or guidance.

#### **Background:**

The Housing Authority of the City of Lakeland's (HACL) mission is to provide quality, affordable housing and self-sufficiency opportunities in an effective and professional manner in the city of Lakeland and Polk County, Florida. To ensure the long-term stability of the agency, the Housing Authority must preserve the existing housing structures, rebuild when and where necessary, support the residents of the communities.

HUD and PHAs are committed to providing subsidized rental assistance to the nation's most vulnerable populations, including the elderly, disabled and formerly homeless

families. Meeting this commitment has been challenged due to significant capital backlog, combined with regulatory burdens and limited access to private capital. Voluntary conversion allows PHAs to voluntarily reposition public housing units to a more sustainable funding platforms in order to meet local objectives. HUD is committed to working with PHAs to achieve sustainability of assisted housing in its particular housing market and community, while balancing overall cost-effectiveness for the Federal government.

To achieve HACLs mission, Section 22(c) permits PHAs to convert a Section 9 public housing project (or portion thereof) (i.e., a public housing project or portion thereof receiving Section 9 assistance under the 1937Act) to Housing Choice Voucher (HCV) assistance if the PHA demonstrates the conversion will:

- 1) is not more expensive than continuing to operate as public housing;
- 2) principally benefits residents, the PHA, and the community; and
- 3) has no adverse effect on the availability of affordable housing in the community.

In accordance with Section 22(b)(1)(A) of the 1937 Act, as amended by Section 553 of the Quality Housing and Work Responsibility Act of 1996 (P.L. 105-276), and HUD's implementing regulations at 24 CFR 972.212 and 972.218, PHAs shall conduct a conversion assessment and provide a timeline identifying PHA actions to convert to HCV assistance. The conversion assessment consists of a cost analysis, market value analysis, rental market analysis, and an impact analysis on the neighborhood.

### **Development:**

Preserving and rebuilding the housing portfolio is vital to the HACL's sustainability. It is the intended of the HACL to convert the subsidy of the Public Housing portfolio to Housing Choice Voucher funding. This will ensure that HACLs physical structures are well maintained and safe. As part of the voluntary conversion the Housing Authority is planning redevelopment activities at the sites below.

- West Lake Redevelopment Project phases I-III
- Arbor Manor Redevelopment Project
- Micro-Cottages at Williamstown Redevelopment Project

The developments the will be impacted through the voluntary conversation are listed below.

- Westlake Apartments
- John Wright Homes
- Cecil Gober Villas
- Hampton Hills Homes
- Dakota Park
- Washington Renaissance I
- Washington Renaissance II

- Arbor Manor
- Williamstown

**Resident Involvement:**

The conversion plan will have input and participation from the residents as required by 24 CFR 972.227(c). The Housing Authority will summarize the resident comments from meetings and provide the agency's response to any significant issues raised by the commenters including a description of the action to be taken by the Housing Authority as a result of the comments.

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Signature of the President & Chief Executive Officer

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Date

\_\_\_\_\_  
Signature of Public Housing Director

\_\_\_\_\_  
Date