



Board of Commissioners Meeting

Tuesday, April 30, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Ben Dacheballi

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

Board of Commissioners Meeting Tuesday, April 30, 2019

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15. Legal

* Employees of the month, Geraldine Barnes Award Recipients and THA Calendar of Events found in **left** inside pocket

** NTHDC Nonprofit information found in **right** inside pocket



April 30, 2019

PLEASE APPROACH MICROPHONE TO SPEAK AND STATE YOUR NAME FOR THE RECORD, THANK YOU

I. REGULAR MEETING

- Call to Order
 - Roll Call
 - Moment of Silent Prayer and/or Personal Meditation
 - Pledge of Allegiance to the Flag
 - Reading of the Mission Statement
-

MISSION STATEMENT

Cultivating affordable housing
while empowering people and communities.

II. APPROVAL OF MINUTES

- Workshop Board Meeting of March 8, 2019
- Regular Board Meeting of March 20, 2019

III. PUBLIC FORUM

- Maximum three-minute limit per speaker
- Speakers must register prior to the Board Meeting with the form available at the entrance to the meeting room.

IV. EMPLOYEES OF THE MONTH (Central Administration/Properties)

- Administration ~ [Sarah Jimenez](#)
- Properties ~ [John Gutowski](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipients ~ [Sierra Grant](#) and [Bethelney Killins](#)

VI. RESOLUTIONS

2019-4114 David Iloanya	A RESOLUTION REQUESTING APPROVAL TO ENTER INTO A CONTRACTUAL AGREEMENT FOR CONSTRUCTION OF THE COMMUNITY JOB TRAINING CENTER AT ENCORE.
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AGENDA FOR THE REGULAR BOARD MEETING

Of The Housing Authority of the City of Tampa, Florida

VI. RESOLUTIONS (Continued)

2019-4119 Susie Begazo-McGourty	RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA.
2019-4120 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH LEGACY/COLLIER RESIDENTIAL LLC FOR THE SALE OF LOT 11 AT ENCORE.

VII. PRESIDENT/CEO’s REPORT

Finance and Related Entities ~ [Susie Begazo-McGourty](#)

- North Tampa Housing Development Corp. ~ [Don Shea](#)

Operations and Real Estate Development ~ [Leroy Moore](#)

- Human Resources ~ [Kenneth Christie](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

Minutes of the Workshop Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

March 8, 2019

I. WORKSHOP

The workshop of the Tampa Housing Authority Board of Commissioners began at 8:12 a.m. Chairwoman Susan Johnson-Velez, Commissioners Bemetra Simmons and Billi Johnson-Griffin were present for this workshop; Commissioners Rubin Padgett, Dr. Hazel Harvey and James Clear did not attend this workshop. THA's executive staff was also present for this workshop.

II. ITEMS OF DISCUSSION

The President/CEO, Mr. Jerome Ryans stated the two items of discussion for this workshop as listed below:

- Budget Fiscal Year 2019-2020
- Strategic Plan

The SVP/CFO, Ms. Susi Begazo-McGourty began by introducing two new members of the Accounting team, both present for this workshop, adding that following her presentation Mr. Davis would also be presenting:

- Finance Director, Mr. Eric Davis
 - Presented all the Resident Services Programs and Related Entities
- Comptroller, Mr. Gary Sirotzke

Ms. Begazo-McGourty began her presentation with a budget summary; first was good news, responding to newest strategic directions and taking advantage of new opportunities.

After a brief break, the Sr. VP/COO, Mr. Leroy Moore proceeded to discuss the agency's Strategic Plan, he introduced the Director of Information Technology, Mr. Kevin Janes who proceeded to show a couple of short videos. The first video showed the shortfalls of capturing strategic planning information. The second video featured the Envisio software program, a cloud based program that encapsulates information in one place where everyone has access to update and see information in real time.

Mr. Moore reviewed the previous strategic plan referencing to a draft report prepared by CVR Associates; he began with a review of the executive summary containing the agency's previous score card of the completed FY2013-2018 strategic plan. The next strategic plan will cover 2019-2023 five-year plan and will be presented to the Board at next month's Board meeting.

The COO reviewed the CVR draft, which included the new thirteen strategic goals, the old and new mission statement, the SWOT analysis and HUD's Agency Priority Goals for FY 2018-2019.

Next, Mr. Moore reviewed the Plan of Action document that included all thirteen goals and each goal's objectives; directors had an opportunity to add or comment if there were questions by staff or Commissioners present.

A reminder that the Tempo grand opening was scheduled for Friday, March 15 at 10 a.m. was mentioned before concluding this workshop.

III. ADJOURNMENT

There being no further business, this workshop adjourned at 11:45 a.m.

Approved this 30th day of April 2019,

Chairperson

Secretary

Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

March 20, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:40 a.m. Other Board members present were Rubin Padgett, James Cloar, Ben Dachevall, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioners Bemetra Simmons and Dr. Hazel Harvey were not present for this meeting.

The Chair began by asking everyone for a moment of silent prayer and/or personal meditation; those in attendance were also asked to stand for the Pledge of Allegiance; recital of the agency's mission statement followed.

II. MINUTES

A motion to approve the Minutes of the Board Meeting of February 20, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Padgett	Present	Commissioner Dachevall	Present
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

III. PUBLIC FORUM (3 Minute limit allotted per speaker)

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Natalee Newson](#)
- Properties ~ [Michelle Ferrer](#)

V. RESOLUTIONS

The Sr. VP/COO, Mr. Leroy Moore asked Board members to table resolution 2019-4114 to a future Board meeting; this resolution received three bids and all three bids were over budget.

2019-4114 Tabled	A RESOLUTION REQUESTING APPROVAL TO ENTER INTO A CONTRACTUAL AGREEMENT FOR CONSTRUCTION OF THE COMMUNITY JOB TRAINING CENTER AT ENCORE.
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Mr. Moore continued with the next resolution 2019-4115; the new mission statement was made part of this resolution as a result of strategic planning meetings that took place over the last 9-10 months by staff and included Board members. All thirteen goals were read for the Board, each goal has a number of objectives that include action steps for each objective.

2019-4115	A RESOLUTION APPROVING THE STRATEGIC BUSINESS PLAN FOR 2019-2023 INCLUSIVE OF NEW GOALS AND OBJECTIVES AND A NEW MISSION STATEMENT FOR THE HOUSING AUTHORITY OF THE CITY OF TAMPA.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Padgett	Yes	Commissioner Dachevall	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

Next, Mr. Moore presented resolutions 2019-4116 and 2019-4117.

2019-4116	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH TRANSWESTERN ACQUISITIONS COMPANY FOR THE SALE OF LOT 9 AT ENCORE.
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Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Padgett	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

2019-4117	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH FLORIDAYS DEVELOPMENT CO. FOR THE SALE OF LOT 10 AT ENCORE.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

Commissioner Padgett	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

Before presenting resolution 2019-4118, the Sr. VP/CFO, Ms. Susi Begazo-McGourty provided some highlights of the 2020 budget and asked Commissioners to follow along the budget book also provided to Board members. A memo was included with the budget book, which explained the full budget. Commissioners were properly briefed through one-on-one meetings and/or the March 8th workshop.

2019-4118	A RESOLUTION TO APPROVE THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2020, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

Commissioner Padgett	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

VI. PRESIDENT/CEO'S REPORT

Finance and Related Entities

After concluding with the budget presentation, the CFO asked Board members if there were any questions regarding the report provided in their information packet for which there was none.

Operations and Real Estate Development

Mr. Moore stated that he would be brief with his report, adding that two of his departments were presenting following his update. Next month, Mr. Moore hoped to bring a purchase and sale contract to the Board for lot 11. Lot 12 was being looked at by a grocer developer. Lot 5 had no offer as of yet, this lot was being marketed by THA's marketing team. Lot 8 will be the final mixed income building to be built in partnership with Bank of America at Encore; lot 8 was purposely delayed from placing in development phase, in order to continue staging all Encore projects from this lot. Total units at Encore with the opening Tempo was currently at 662 that for 75 years only supplied 473 units of public housing. Additionally, there were currently 102 market-rate units at the Encore site. The ground floor theater (99 seats) will be resolicited soon for an operator.

Two letters of intent have been acquired for the West River redevelopment; one for parcel R1 located just south of Main Street, directly across the street from the old administrative offices, a three acre parcel. The LOI is from a hotel developer for 140-180 keys hotel; a contract may be brought to the Board to consider by next month. The second LOI is from a market rate residential rental developer for parcel T4, located at Willow. There is a third LOI under negotiations, not executed yet for 70 townhome units for parcel T7 and T8.

A question by Commissioner Johnson-Griffin regarding more affordable housing at THA's new redevelopment was addressed by Mr. Moore, Mr. Ryans and attorney Gilmore.

The Director of Facilities, Mr. Terrance Brady elaborated details from his report. Mr. Brady was followed by the Director of Asset Management, Mr. Leonard Burke who also provided updates and a few details from his report.

Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

VII. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer informed Board members of upcoming conferences: NAHRO in Arlington Virginia, April 7-9; and FAHRO in Orlando Florida, June 27-29. Information regarding both conferences and any others in the near future will be provided as soon as available.

VIII. LEGAL MATTERS

Attorney Gilmore informed Board member that he will schedule a workshop for Friday April 12th from 9 a.m. to 2:30 or 3:00 p.m.; the location was usually at the Cypress office. Although the workshop was usually for new Commissioners, senior Commissioners and/or staff are invited to attend to use as a refresher. This meeting will be properly noticed.

Ms. Stringer mentioned that on April 12th there will be a Tampa Downtown Partnership half day workshop from 7:30 a.m. to noon, some staff and Board members were scheduled to attend.

IX. UNFINISHED BUSINESS

None to come before this forum

X. NEW BUSINESS

Commissioner Clear mentioned that he will not be present for the April 17th Board meeting, neither will Mr. Moore. Board members agreed to keep the meeting on the calendar, although may consider canceling or postponing at a later date closer to the day of the meeting depending on what developed.

XI. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:57 a.m.

Approved this 30th day of April 2019,

Chairperson

Secretary

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa, Florida

4. RESOLUTIONS

Board Meeting of the Housing Authority of the City of Tampa, Florida

Note:

Resolution No. 2019-4114 was tabled in March and is scheduled to be a walk-on at this meeting if information becomes available.

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2019-4119

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa Florida, (“AUTHORITY”) to fund a member loan to Central Park Development Group, LLC for the continuation of support in furtherance of the redevelopment of the Encore Tampa.

2. Requestor:

- A. **Department:** Office of the Chief Financial Officer (CFO)
- B. **Project:** Central Park Development Group, LLC (CPDG, LLC)
- C. **Originator:** Susi Begazo-McGourty

3. Cost Estimate (if applicable):

Purchase price: \$400,000

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa Florida, (“AUTHORITY”) to fund a member loan to Central Park Development Group, LLC for the continuation of support in furtherance of the redevelopment of the Encore Tampa.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution

Attachments:

Thirteenth Promissory Note

M E M O R A N D U M

Date: April 30, 2019

To: Board of Commissioners Jerome

Through: D. Ryans, President/CEO

From: Susi Begazo-McGourty, Senior Vice-President/CFO

Subject: **Resolution 2019-4119**

RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA

From time to time the Members in the Central Park Development Group LLC (Bank of America and THA) make member loans to the company to support the ongoing operations of the company. Such member loans are then secured through a Promissory Note issued by the Company. Member Loans are then retired as land sales take place. Staff is seeking to make a Member Loan to Central Park Development Group, LLC in the amount of \$400,000.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Susi Begazo-McGourty at (813) 341-9101 ext. 3640.

RESOLUTION 2019-4119

RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA

WHEREAS, the Housing Authority of the City of Tampa and Bank of America CDC are partners in the redevelopment of Central Park Village, now known as Encore Tampa;

WHEREAS, Central Park Development Group, LLC’s Partnership Agreements call for each Member to be able to support the operating needs of the Company (Central Park Development Group, LLC), with Member Loans made and secured in accordance with the Operating Agreement;

WHEREAS, each Member have been active in extending Member Loans to the Company, each such Member Loan accrue a member rate of return until they are retired from proceeds of land sales as they occur;

WHEREAS, the Housing Authority of the City of Tampa wishes to make another Member Loan to the Company in the amount of \$400,000 to support the administrative and operational needs of the Company through this current calendar year; and,

WHEREAS, the Member Loan will be secured through a Promissory Note issued by Central Park Development Group, LLC in accordance with previous similar notes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa, Florida, authorizes the President/CEO to extend a Member Loan in

the amount of \$400,000, from non-federal sources, to Central Park Development Group, LLC in accordance with the terms and conditions of the Operating Agreement, and to evidence such Member Loan in the form of an Thirteenth Promissory Note.

Adopted this ^{30th} day of April 2019.

Chairperson

Secretary

THIRTEENTH PROMISSORY NOTE

\$400,000.00

April 30, 2019 (“Effective Date”)
Tampa, Florida

FOR VALUE RECEIVED, the undersigned (“Borrower”), promises to pay to the order of the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic, organized and existing under the laws of the State of Florida (“Lender”), at 5301 West Cypress Street, Tampa, Florida 33607, or at such other place as Lender may direct from time to time in writing, the principal sum of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00), or so much of the principal sum as has been disbursed to, or on behalf of, Borrower from time to time pursuant to Section 1 hereof and remains unpaid, together with interest thereon at the rate per annum designated herein. Capitalized terms used in this Thirteenth Promissory Note, which are not defined herein, shall have the meanings given to such terms in the Amended and Restated Limited Liability Company Operating Agreement of Borrower dated as of November 17, 2010, as amended from time to time (the “Agreement”).

1. Disbursements: Lender shall disburse funds from time to time not to exceed an aggregate sum of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) to, or on behalf of, Borrower for payment of reasonable third party costs incurred for certain predevelopment activities associated with the advancement of the mixed-income, mixed-use community known as “Encore” (collectively, “Predevelopment Costs”), which Predevelopment Costs are subject to verification by Borrower. Lender shall provide Borrower with documentation substantiating the Predevelopment Costs, including the date that the Predevelopment Costs were disbursed, at which time interest shall accrue at the rate set forth hereinbelow. The date of disbursement of funds for payment of Borrower-verified Predevelopment Costs shall be the date that the Predevelopment Costs were paid by Lender on behalf of Borrower to the third party.

2. Interest Rate: Commencing on the Effective Date of this Thirteenth Promissory Note, interest on the principal amount, from time to time remaining unpaid shall accrue and be payable at the rate of twelve percent (12%) per annum, calculated on the basis of a 360-day year.

3. Repayment Terms: The entire outstanding principal sum, together with all accrued and unpaid interest, shall be due and payable in full on the Closing Date (as defined in the Amended and Restated Contract for Purchase and Sale of Real Property dated as of November 17, 2010, by and between Borrower and Lender, as amended from time to time), including any extension thereof, or, if the Borrower lacks sufficient funds to repay such amount, on such later date as determined in writing by the Lender and Borrower (the “Maturity Date”). This Thirteenth Promissory Note shall be subordinate to the Promissory Note, the Second Promissory Note, the Third Promissory Note, the Fourth Promissory Note, the Fifth Promissory Note, the Sixth Promissory Note, the Seventh Promissory Note, the Eighth Promissory Note, the Ninth Promissory Note, the Tenth Promissory Note, the Eleventh Promissory Note and the Twelfth Promissory Note and shall be subordinate to any Member Loan made to Borrower by BACDC in accordance with Section 3.3 of the Agreement at any time prior to repayment of this Thirteenth Promissory Note. Lender shall sign a document evidencing the subordination of this Thirteenth Promissory Note at Borrower’s request.

FLORIDA DOCUMENTARY STAMPS REQUIRED TO BE PAID ON THE INDEBTEDNESS EVIDENCED HEREBY HAVE BEEN PAID.

4. Application of Payments: All payments on this Thirteenth Promissory Note shall be applied first to accrued interest and then to principal due. Any remaining funds shall be applied to the reduction of principal.

5. Prepayment: Except as may be otherwise herein specifically provided, Borrower shall have the privilege to prepay the principal and any accrued but unpaid interest in full or in part at any time without premium.

6. Events of Default; Acceleration: Each of the following shall constitute an event of default hereunder (“Event of Default”): (a) failure by Borrower to keep, perform or observe any agreement, covenant, or condition contained herein; or (b) failure by Borrower to pay any amount required to be paid by this Thirteenth Promissory Note when due. Upon the happening of an Event of Default, Lender may, at Lender’s option, declare the entire principal amount outstanding, together with all accrued interest, to be immediately due and payable.

7. Governing Law; Changes: This Thirteenth Promissory Note may not be changed orally and shall be governed by and construed in accordance with the laws of the State of Florida without regard to principles of conflict of laws.

8. Jurisdiction; Venue: Borrower: (a) submits to personal jurisdiction in the State of Florida, the courts thereof and the United States District Courts sitting therein, for the enforcement of this Thirteenth Promissory Note; (b) waives any and all personal rights under the law of any jurisdiction to object on any basis (including, without limitation, inconvenience of forum) to jurisdiction or venue within the State of Florida for the purpose of litigation to enforce this Thirteenth Promissory Note; and (c) agrees that service of process may be made upon Borrower in any manner prescribed by applicable federal rules of civil procedure or by applicable local rules or laws of civil procedure for the giving of notice to Borrower. Nothing herein contained, however, shall prevent Lender from bringing any action or exercising any rights against Borrower personally, and against any assets of Borrower, within any other state or jurisdiction.

9. Payments Not to Violate Law: Nothing herein contained nor any transaction related thereto shall be construed or so operate as to require Borrower to pay interest at a rate greater than the Maximum Lawful Rate (as defined below), or to make any payment or to do any act contrary to applicable law, and Lender shall reimburse Borrower for any interest paid in excess of the Maximum Lawful Rate or any other payment which may inadvertently be required by Lender to be paid contrary to applicable law; and if any clauses or provisions herein contained operate or would prospectively operate to invalidate this Thirteenth Promissory Note, in whole or in part, then such clauses and provisions only shall be held for naught, as though not herein contained, and the remainder of this Thirteenth Promissory Note shall remain operative and in full force and effect. As used herein, the term “Maximum Lawful Rate” means at any time the highest rate of interest permitted by applicable law, calculated on the basis of a 360-day year, after taking into consideration all sums paid or agreed to be paid to Lender for the use, forbearance or detention of the indebtedness evidenced by this Thirteenth Promissory Note, and all other charges constituting interest on the indebtedness evidenced by this Thirteenth Promissory Note.

10. Attorneys' Fees: In the event that this Thirteenth Promissory Note is collected by law or through attorneys at law, or under advice therefrom, Borrower agrees to pay all costs of collection, including reasonable attorneys' fees and costs (including charges for paralegals and others working under the direction or supervision of Lender's attorneys) and all sales or use taxes thereon, whether or not suit is brought, and whether incurred in connection with collection, trial, appeal, bankruptcy or other creditors' proceedings or otherwise.

11. Miscellaneous: Borrower hereby waives presentment for payment, demand, protest, notice of nonpayment or dishonor and of protest, and any and all other notices and demands whatsoever, and agrees to remain bound under this Thirteenth Promissory Note until the principal and interest are paid in full, notwithstanding any extensions of time for payment which may be granted even though the period or periods of extension be indefinite and notwithstanding any inaction by, or failure to assert any legal rights available to the holder of this Thirteenth Promissory Note. Borrower acknowledges that Lender may reproduce (by electronic means or otherwise) any of the documents evidencing and/or securing this Thirteenth Promissory Note and thereafter may destroy the original documents. Borrower hereby agrees that any document so reproduced shall be the binding obligation of Borrower enforceable and admissible in evidence against Borrower to the same extent as if the original documents had not been destroyed. The proceeds of this Thirteenth Promissory Note shall be used solely to acquire or carry on a business, professional, investment, or commercial enterprise or activity.

BORROWER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT BORROWER MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS THIRTEENTH PROMISSORY NOTE AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONNECTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF BORROWER. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER TO MAKE THE LOAN EVIDENCED BY THIS THIRTEENTH PROMISSORY NOTE.

[Signature Page Follows]

IN WITNESS WHEREOF, this Thirteenth Promissory Note has been executed as of the day and year first above written.

**CENTRAL PARK DEVELOPMENT GROUP,
LLC**, a Florida limited liability company

By: BANC OF AMERICA COMMUNITY
DEVELOPMENT CORPORATION, a
North Carolina corporation, Its Member

By: _____
Eileen M. Pope, Senior Vice President

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2019-4120

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDG LLC) with Legacy/Collier Residential LLC for the sale of Lot 11 at Encore.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Lot 11 at Encore
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDG LLC) with Legacy/Collier Residential LLC for the sale of Lot 11 at Encore

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments: Purchase and Sale Contract for Lot 11 at Encore

M E M O R A N D U M

Date: April 23, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4120**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH LEGACY/COLLIER RESIDENTIAL LLC FOR THE SALE OF LOT 11 AT ENCORE

This resolution is necessary in order to authorize the President/CEO of the Housing Authority of the City of Tampa to enter into a Purchase and Sale Agreement with Legacy/Collier Residential, LLC for Lot 11 at Encore. Legacy/Collier Residential is seeking to acquire this property for the development of a Class A multifamily residential apartment community consisting of up to 250 market-rate units and related amenities.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813-341-9101 ext. 3690.

RESOLUTION NO. FY2019-4120

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH LEGACY/COLLIER RESIDENTIAL LLC FOR THE SALE OF LOT 11 AT ENCORE

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a development partnership with Bank of America CDC (BACDC) for the redevelopment of the former Central Park Village public housing site into Encore Tampa, a 28 acre 12 city block mixed-income/mixed-use community featuring residential, retail and other commercial uses;

WHEREAS, Central Park Development Group, LLC is the company that was formed by THA and BACDC to act as the master development entity for Encore Tampa;

WHEREAS, CPDG LLC has a purchase and sale agreement for all available lots at Encore and is the entity under which THA and BACDC negotiate and assign rights to acquire lots within Encore Tampa;

WHEREAS, CPDG LLC and Legacy/Collier Residential, LLC (Legacy) has negotiated the business terms and contract for the purchase and sale of Lot 11 at Encore; and,

WHEREAS, the terms of the proposed sale include a sale price of \$4,160,000.00, a \$100,000.00 initial deposit, along with a 90 day due diligence period among other terms as found in the attached purchase and sale agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO, to enter into agreement on behalf of Central Park Development Group LLC for the sale of Lot 11 at Encore Tampa to Legacy/Collier Residential, LLC.

Adopted this 30th day of April 2019.

Chairperson

Secretary

Purchase and Sale Contract

THIS PURCHASE AND SALE CONTRACT (the "Agreement") is made as of the ____ day of April, 2019 (the "Effective Date"), by and between **CENTRAL PARK DEVELOPMENT GROUP, LLC**, a Florida limited liability company ("Seller"), and **LEGACY/COLLIER RESIDENTIAL LLC**, a Delaware limited liability company ("Buyer"), or its permitted successors and/or assigns. Seller and Buyer may be referred to in this Agreement individually as a "Party" or collectively as the "Parties."

RECITALS

This Agreement is made and entered into on the basis of the following facts and understandings of the Parties:

- A. Seller is the contract purchaser of the real property known as Central Park Village ("Encore") site pursuant to that certain Amended and Restated Contract for Purchase and Sale of Real Property dated November 17, 2010, as amended, between the Housing Authority of the City of Tampa ("THA"), as the owner of the Encore site, and Seller (the "Master Purchase Agreement").
- B. Seller represents to Buyer that, (i) pursuant to Sections 13.2 and 26 of the Master Purchase Agreement, Seller and THA have agreed that (a) Seller has the authority to enter into this Agreement, and (b) Seller has the authority to and is obligated to assign this Agreement to THA, and upon such assignment THA shall expressly assume same, prior to Closing (as defined below), and (ii) no third party approvals or authorizations are required for Seller's authority hereunder, or for the assignment and assumption described above.
- C. Buyer is purchasing Lot 11 of the Encore site for the purpose of developing a Class A multifamily residential apartment community consisting of not less than 210, and not more than 250, market-rate multifamily units with related amenities (the "Proposed Development").

Upon completion of due diligence, Buyer will have been given a full and complete opportunity to conduct its own investigation as to any matter, fact or issue which might influence Buyer's decision to purchase and develop the Property (as defined below). Accordingly, except as expressly provided herein, Buyer is willing to purchase the Property from Seller at Closing without any representations or warranties whatsoever regarding the Property, except as expressly set forth in the closing documents, and on an "**AS IS/WHERE IS**" and "**WITH ALL FAULTS**" basis.

In consideration of the agreements contained in this Agreement, Buyer agrees to buy, and Seller agrees to assign this Agreement to THA, which will simultaneously expressly assume same and thereby become obligated to sell and convey pursuant to the terms hereof to Buyer, all land, improvements thereon, and easements, entitlements, and any and all other rights and appurtenances thereto described on **Exhibit "A"** attached to and made a part of this Agreement, such real property (Encore Lot 11) consisting of approximately 1.91 +/- acres and being in Hillsborough County, Florida (the "Property") together with entitlements sufficient to construct Buyer's Proposed Development, in compliance with City of Tampa, and all other governmental and quasi-governmental authorities having jurisdiction, laws, regulations and codes, on the Property. Seller shall deliver the Property in a pad-ready condition, including development entitlements of not less than 210, and not more than 250, market-rate multifamily units. In the event Buyer constructs improvements which require less than all of the entitlements assigned to Buyer in this Agreement, any unused entitlements shall revert to Seller for use, in Seller's sole discretion, on other real property within the Encore development.

Buyer and Seller further agree as follows:

1. The Recitals set forth above are true and correct and are hereby incorporated into this Agreement.

days and continues thereafter to prosecute such cure diligently and in good faith, provided, in any case, such Buyer's Default must be cured within twenty (20) days from receipt of Seller's notice of default).

5. (a) Buyer shall have until 5:00 p.m. Eastern Time two hundred forty (240) days following expiration of the Inspection Period (the "Permitting Period") to obtain (i) final, non-appealable approval of its site plan for Buyer's Proposed Development ("Site Plan"), and (ii) building permits ("Building Permits"), from the City of Tampa (and all other governmental and quasi-governmental authorities having jurisdiction) for the development and construction of Buyer's Proposed Development, on such terms and conditions as are acceptable to Buyer in its sole but commercially reasonable discretion. If the City of Tampa (or any other governmental or quasi-governmental authority having jurisdiction) does not approve the Site Plan or issue any Building Permits thereby precluding Buyer from commencing construction of its Proposed Development, or Buyer determines in its reasonable discretion that the City of Tampa (or any other governmental or quasi-governmental authority having jurisdiction) will not approve the Site Plan or issue Building Permits, Buyer can terminate this Agreement within the Permitting Period and receive a prompt refund of the Deposit that has not already been released to Seller. If Buyer does not terminate this Agreement within the Permitting Period, Buyer will have waived its right to terminate this Agreement under the terms of this paragraph, and will proceed to Closing in accordance with the terms and conditions of subparagraph (b) below. Upon the expiration of the Permitting Period, all of the Deposit not already released to Seller will be considered non-refundable, except in the case of a Seller's Default.

Upon final approval of the Site Plan by the City of Tampa, One Hundred Thousand and 00/100 Dollars (\$100,000) of the Deposit will be released to Seller and considered non-refundable, except in the case of a Seller's Default.

Upon issuance of the Building Permits by the City of Tampa, One Hundred Thousand and 00/100 Dollars (\$100,000) of the Deposit will be released to Seller and considered non-refundable, except in the case of a Seller's Default.

(b) This transaction shall be closed (the "Closing") upon the earlier of (i) thirty (30) days after Buyer receives final Site Plan approval and Building Permits, or (ii) three hundred and sixty (360) days following the Effective Date (the "Closing Date"), by delivery of a special warranty deed from Seller to Buyer conveying the Property, subject only to the Permitted Exceptions (described below). Seller will also execute and deliver at Closing a certificate of non-foreign status, an owner's affidavit as required by the Title Company (as defined below), closing statements and such other documents as may be reasonably required by Buyer or the Title Company. The Closing will occur at a mutually acceptable time at the office of the Escrow Agent or such other place and time as the Escrow Agent shall notify Buyer and Seller, or Closing may be handled as a mail away. Seller and Buyer shall be required to provide authorizing resolutions showing the authority of the person who is executing documents for Seller or Buyer, as the case may be, closing statements and such other documents as may be reasonably required by the Party benefited thereby and the Title Company.

6. Possession of the Property shall be delivered by Seller to Buyer no later than time of Closing, free and clear of any and all leases and persons in possession.
7. Real estate taxes and rents, if any, pertaining to the Property shall be prorated as of the date of Closing.
8. Seller shall pay documentary stamp taxes on the special warranty deed. Buyer shall pay: i) the cost of recording the special warranty deed, ii) costs for the issuance of the Title Insurance Commitment, iii) premiums for the Owner's and any Mortgagee title insurance policies issued, together with all endorsements attached thereto; iv) costs for the preparation of any survey, v) all Buyer's financing costs, if any, and vi) all Buyer's due diligence expenses, if any. Each Party shall pay its own attorneys' fees.

9. Buyer's obligation to close is contingent upon fulfillment prior to Closing of the following conditions, the failure of one or more of which, at the option of Buyer, shall render this Agreement terminated and the non-refundable portion of the Deposit, if any (plus accrued interest), shall be released to Seller; provided, however, should Closing fail to occur as a result of Seller's inability to provide: i) proper title pursuant to section 9(a) below; or ii) such approvals pursuant to section 9(b) below, the Deposit (plus accrued interest), will be refunded to Buyer:
- (a) **Marketability of Title.** The ability of Seller to convey title to the Property such that the Escrow Agent, as an agent of Chicago Title Insurance Company (the "Title Company"), will issue at standard promulgated rates an ALTA Owner's and Lenders (if any) policy, free and clear of all liens, encumbrances and assessments, except (i) such licenses and easements, if any, for public utilities servicing only the Property; and (ii) restrictions and covenants common to the Encore site, to the extent that items (i) and (ii) are either accepted or deemed accepted by Buyer in accordance with this subparagraph (a), and (iii) ad valorem taxes on the Property for the calendar year of Closing, which are not yet due and payable (the "Permitted Exceptions"). The Escrow Agent shall obtain and deliver to Buyer a title insurance commitment (the "Commitment"), and Buyer shall obtain an ALTA Boundary Survey prepared by a licensed surveyor (the "Survey") within thirty (30) days after the Effective Date. Buyer shall have thirty (30) days from receipt of each of the Commitment and Survey to provide notice to Seller ("Buyer's Title Objection Notice") of any objections to any items ("Objectionable Exceptions") found in the Commitment or Survey. Buyer's failure to timely notify Seller as to any Objectionable Exceptions shall be deemed a waiver of such Objectionable Exceptions. If Buyer has timely notified Seller of any Objectionable Exceptions, Seller shall provide Buyer with written notice of its election as to whether or not it will cure the Objectionable Exceptions, within fifteen (15) days after Seller's receipt of Buyer's Title Objection Notice ("Seller's Response"). If Seller notifies Buyer that it is unable or unwilling to cure any Objectionable Exceptions, Buyer shall have the option, to be exercised within fifteen (15) days of its receipt of Seller's Response, to either: (a) proceed to Closing and accept title in its existing condition without adjustment to the Purchase Price, or (b) terminate this Agreement by sending written notice of termination to Seller and Escrow Agent, and the entire Deposit plus accrued interest shall promptly be returned to Buyer. Any title or survey matters appearing on record after the date of the Commitment or Survey shall be treated as new Objectionable Exceptions. Notwithstanding the foregoing, (i) Seller shall satisfy all mortgages and other monetary liens and encumbrances on or before Closing, and (ii) Buyer shall be entitled to object to any licenses, restrictions, easements and covenants applicable to the Property, in which case Seller shall either cure such title objections as provided above on or before Closing, or Buyer shall have the options as provided herein. Further there shall be no parties in possession or other contracts affecting the Property which Buyer has not agreed to in writing.
 - (b) **Seller's Approval.** Seller has received the final, non-appealable approvals with respect to the requirements set forth in Section 15(a) and (b) of this Agreement.
 - (c) **Zoning Approvals.** Buyer, at its sole cost, in addition to obtaining the Building Permits, is responsible for obtaining all other approvals and permits which are necessary for Buyer's Proposed Development, including but not limited to, zoning approvals and special exceptions and permits from the Southwest Florida Water Management District, and all permits from local, state and federal agencies having jurisdiction over the Property (the "Zoning Approvals"). This Agreement shall serve as Seller's statement of ownership and Seller's consent for Buyer to apply for and obtain any or all of the Zoning Approvals, provided the Buyer shall have no right to apply to modify existing storm water management permits or to modify DOT agreements absent express written consent from the Seller. The Buyer shall apply for required permits no later than five (5) business days following receipt of Seller's consent with respect to the requirements set forth in Section 11 of this Agreement. Notwithstanding the foregoing, in the event that a jurisdiction will not accept

this Agreement as authorizing the Zoning Approvals, Seller shall provide any written affidavit as to ownership or authorization required by the Zoning Approvals within five (5) business days of receipt of Buyer's written request of same. Seller shall cooperate with Buyer and promptly execute and deliver upon request such governmental and quasi-governmental applications and documents as may be reasonably requested from time to time by Buyer to facilitate Buyer's Proposed Development, provided that such are at no cost or liability to Seller (except as otherwise expressly set forth in this Agreement), and such documentation does not bind the Seller or the Property prior to Closing. Seller acknowledges that approval of the Site Plan is consistent with the foregoing.

- (d) Engineering and Data. The Buyer's inspection of the Property disclosing no surface or sub-surface conditions which would materially affect the cost of developing the Property for the Buyer's Proposed Development by interfering with same or by increasing the normal cost of improving same. At its sole expense, at any time after the Effective Date, Buyer may, through its agents, consultants, employees and engineers, enter into and upon the Property for the purpose of making such surveys, maps, drawings, testing, inspections, and the collection of engineering data as it may in its sole discretion require during the period of this Agreement. If the Buyer determines that surface or sub-surface conditions exist which would materially interfere with or affect the cost of developing the Property for Buyer's Proposed Development, the Buyer shall provide notice to the Seller prior to the end of the Inspection Period. If the Buyer fails to so notify the Seller, this condition shall be deemed satisfied and the Buyer shall be deemed to have accepted surface and sub-surface conditions of the Property as is. If any damage is done to the Property by activities of Buyer permitted by this Paragraph, Buyer shall expediently take all necessary action to return the Property to the same condition as it was prior to the Effective Date, at its sole cost. Buyer hereby indemnifies and holds harmless Seller from any claims of injuries or direct damages caused to persons or property by or on account of activities of Buyer, its agents, consultants or employees on the Property during the period of this Agreement and Buyer agrees to defend Seller against any claim or suit which may be filed against Seller on account of any such activity. In connection with such entry onto the Property, Buyer agrees at all times during the entries onto the Property that it will cause its agents to maintain in effect commercial general liability insurance on an occurrence basis (including contractual liability, contractor's protective liability and personal injury coverage) in a combined single limit of at least One Million and 00/100 Dollars (\$1,000,000.00), and provide Seller with evidence of such insurance coverage prior to any entry onto the Property. Such insurance may be maintained directly by Buyer or by Buyer's affiliates, members or contractors. Before any such entry, Buyer shall provide Seller with a certificate of insurance naming Seller as an additional insured and with insurance limits as provided for herein. Notwithstanding anything in this Agreement to the contrary, Buyer shall not be liable to Seller for any diminution in the value of the Property resulting from the discovery or exacerbation of any pre-existing environmental or any other condition, except for negligent acts of the Buyer and any of its agents proximately causing same. Buyer shall utilize applicable industry standard techniques with respect to environmental, soil, subsoil and groundwater inspections and testing.
- (e) Utilities. Buyer shall have obtained proof satisfactory to Buyer that all needed electricity, water, telephone, and sanitary sewage facilities ("Utility Capacity") are available to the Property in amounts and capacities sufficient to serve the Property for the Proposed Development, including, without limitation, storm water retention off-site of the Property with connection available at the perimeter of the Property. The Buyer shall request proof of Utility Capacity within five (5) business days of receipt of the Seller's approval with respect to the requirements set forth in Section 11 of this Agreement. Notwithstanding anything in this Agreement to the contrary, the Purchase Price shall be inclusive of, and Seller shall provide for Buyer's benefit at Seller's sole initiative and expense on or before Closing: (1) water and sewer stubbed to the Property boundary; (2) chilled water stubbed to the Property boundary; (3) a master storm-water system serving the Property off-site;

and (4) all required off-site improvements, including without limitation roads, turn lanes, signals, sidewalks etc., all of which are currently present and available for the Buyer's inspection for adequacy for its Proposed Development. Seller will not provide any additional roads, turn lanes, signals or sidewalks.

- (f) Environmental Matters. The Buyer's satisfaction that there are no environmental matters or conditions of whatsoever kind or nature, nor any endangered, threatened or protected species on in or under the Property which may result in any delay of the Buyer's development of the Property for Buyer's Proposed Development. If the Buyer does not terminate this Agreement prior to the end of the Inspection Period, this condition shall be deemed satisfied and the Buyer shall be deemed to have accepted the environmental condition of the Property as is.
- (g) Leases. Seller represents there are no leases encumbering the Property and will convey the Property free of all leases and persons in possession at Closing.
- (h) Representations and Warranties. Seller's representations and warranties expressly stated in this Agreement shall be true and correct in all material respects as of the Effective Date and Closing.
- (i) Performance. As of Closing, Seller shall have performed its obligations under this Agreement.
- (j) No Actions, Suits, Etc. There shall exist no actions, suits, arbitrations, claims, attachments, proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization or other proceedings, pending or threatened against Seller, that would materially and adversely affect the operation, value or developability of the Property for Buyer's Proposed Development, or Seller's ability to perform its obligations under this Agreement.
- (k) Pending or Threatened Actions. There shall exist no pending or threatened action, suit or proceeding with respect to the Seller before or by any court or administrative agency which seeks to restrain or prohibit, or to obtain damages with respect to, this Agreement or the consummation of the transactions contemplated hereby.
- (l) No Material Adverse Change. There shall be no material adverse change in any condition of or affecting the Property not caused by Buyer or its contractors, employees, affiliates or other related or similar parties, that has first occurred after the Inspection Period, including, without limitation: (1) any dumping or discovery of refuse or environmental contamination; (2) access; or (3) the imposition of any moratorium which would prohibit or delay the commencement of construction.
- (m) No Off-site Obligations. There shall be no off-site obligations required in connection with the development of the Proposed Development other than those as disclosed in this Agreement or agreed to in writing by Buyer or those which result from governmental or quasi-governmental approvals resulting from Buyer's application therefor.

10. Intentionally deleted.

11. The Buyer acknowledges that: 1) the Seller requires the Buyer to use the Chiller Plant provided by THA, used for cooling all improvements within Encore, with connections provided by Seller at Seller's sole expense at the perimeter of the Property (Seller agrees to provide Buyer with the terms of such use of the Chiller Plant within ten (10) days after the Effective Date), and 2) Green building design will be required, to be certified by an agency of Buyer's choosing. The following actions shall be taken by Buyer and Seller:

- (a) Required Submittals. Within sixty (60) days of the Effective Date, Buyer shall submit to Seller a proposed conceptual site plan, proposed elevations of all sides of the Proposed Development, site development plans for utilities and drainage, and a proposal regarding use of the Chiller Plant (collectively, the "Submittals"). Upon such submittal, Seller shall be entitled to draw from the Deposit up to Five Thousand and 00/100 Dollars (\$5,000.00) as a nonrefundable review fee (the "Review Fee Escrow Deposit") to be used to pay for the assistance of Seller's land use consultant (the "Land Use Consultant") in assisting in Seller's review of the Submittals. The amount of the Review Fee Escrow Deposit drawn by Seller from the Deposit per the foregoing shall not be applicable to the Purchase Price. In the event any portion of the Review Fee Escrow Deposit remains in escrow with Escrow Agent as of the Closing Date, such remaining amount will be applied to the Purchase Price. In the event that the charges by Seller's Land Use Consultant exceed the Review Fee Escrow Deposit, Seller shall be solely responsible for the payment of any and all excesses.
- (b) Buyer's Acknowledgement. Buyer acknowledges and agrees that neither the Land Use Consultant, nor the Land Use Consultant's firm, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., represent any interests of Buyer under the terms of this Agreement. All services rendered by the Land Use Consultant related to preparation of an acceptable development plan shall be in furtherance of the Land Use Consultant's obligations and duties in its continued representation of Seller.
- (c) Disbursement of Review Fee Escrow Deposit. During the term of this Agreement, the Land Use Consultant shall submit a request to pay invoices for services, which request shall be accompanied by copies of the invoices due and payable (a "Disbursement Request"). Upon receipt, the Escrow Agent shall deliver to Buyer and Seller a copy of the Disbursement Request. Three (3) business days after delivery of the Disbursement Request to Buyer and Seller, if the Escrow Agent has not been notified in writing by Buyer of an objection to the Disbursement Request, the Escrow Agent shall be authorized to disburse to the Land Use Consultant the funds necessary to pay the invoices included in the Disbursement Request. Buyer shall have the right to object to a Disbursement Request within three (3) business days of Buyer's receipt of same by delivery of a written objection to the Escrow Agent and the Land Use Consultant. Buyer and the Land Use Consultant shall independently work to resolve any objections to a Disbursement Request, and the Escrow Agent shall have no obligation to disburse funds on the Disbursement Request until Buyer and the Land Use Consultant deliver joint direction to the Escrow Agent to disburse funds in accordance with an approved subsequent Disbursement Request. Notwithstanding the foregoing, at no time shall the Escrow Agent be required to disburse funds to the Land Use Consultant if the Review Fee Escrow Deposit is insufficient to cover the amounts set forth in a Disbursement Request. Disbursement Requests will be delivered to the Escrow Agent not more frequently than once per month. The Escrow Agent shall not have any liability to any of the parties to this Agreement or to any third party arising out of its services as the Escrow Agent pursuant to the terms herein, except for damages directly resulting from the Escrow Agent's negligence or willful misconduct. The foregoing procedures shall only apply until such time as the Review Fee Escrow is depleted, at which time Seller shall be solely responsible for the payment of any and all charges to the Land Use Consultant.
- (d) Review and Comment. Seller shall have twenty (20) days from receipt of the Submittals to review and provide commercially reasonable written comments on same to Buyer. If Seller fails to respond within said twenty (20) day period, the Submittals are deemed approved. In the event Seller requests adjustments to the preliminary site plan and/or elevations, Buyer may submit a revised proposed

preliminary site plan and/or elevations consistent with Seller's comments within ten (10) days of receiving Seller's comments (the "Revised Submittals"), or Buyer may terminate the Agreement by such date and, notwithstanding anything to the contrary contained elsewhere in this Agreement, Buyer shall be refunded all the Deposit (plus accrued interest). Upon the Seller's approval of the Submittals, or Revised Submittals as applicable, and approval of the Buyer's proposal regarding use of the Chiller Plant, Seller shall fully cooperate with Buyer in Buyer's efforts to obtain the Zoning Approvals; provided, however, that Buyer acknowledges that the Zoning Approvals will not have been obtained by the expiration of the Inspection Period and no further extensions to the Inspection Period will be granted. Buyer shall submit its Submittals to the City of Tampa no later than ninety (90) days after the Effective Date.

12. Seller and Buyer recognize that the only real estate broker or agent involved in this transaction is Cushman & Wakefield of Florida, Inc. (the "Broker") and any real estate commission paid shall be the responsibility of Seller. Seller and Buyer hereby indemnify each other against any other claims for a real estate commission or other fee arising out of the actions of Seller or Buyer, as the case may be, which obligations shall survive Closing. The real estate commission shall be considered earned and paid on the Closing of the transaction with Buyer under terms of a separate Listing Agreement between Seller and Cushman & Wakefield of Florida, Inc.
13. If Seller shall be in default of its obligations under this Agreement ("Seller's Default") and if Buyer has notified Seller of the same and Seller has failed to cure Seller's Default within seven (7) days of receipt of such notice, Buyer shall have the right to either: (i) terminate this Agreement and obtain a return of the Deposit (plus accrued interest), and Seller shall reimburse Buyer for all direct and actual out-of-pocket expenses and costs incurred ("Buyer's Costs") (documented by paid invoices to third parties) in connection with this transaction, which Buyer's Costs shall not exceed Fifty Thousand Dollars (\$50,000.00), or (ii) pursue the remedy of specific performance of Seller's and THA's obligations under this Agreement and the Master Purchase Agreement; provided, however, that in the event the remedy of specific performance is not available to Buyer, Buyer may pursue any and all other legal and equitable remedies which Buyer may have against Seller under this Agreement, at law and in equity, including, without limitation, suing Seller for any and all damages incurred by Buyer. Notwithstanding anything in this Section 13 to the contrary, Seller will not be entitled to any notice or cure rights if such Seller's Default involves Seller's failure to close the transaction contemplated by this Agreement on the date set for Closing.
14. Seller hereby warrants and represents as follows:
 - (a) Condemnation. To Seller's actual knowledge, no action or proceeding is pending, threatened or instituted for condemnation of any part of the Property, and neither Seller, nor to Seller's knowledge, THA has received notice from any governmental or quasi-governmental agency or authority or potential condemnor concerning any right-of-way, utility or other taking. If any such action is threatened or filed, Seller shall promptly notify Buyer thereof in writing, and Buyer shall have the option of terminating this Agreement, entitling Buyer to the prompt refund of all the Deposit (plus accrued interest) or Closing under this Agreement with an assignment of any awards, either then paid or yet to be paid. Buyer shall exercise its option stated herein, within thirty (30) days of any such threat or filing, failing which Buyer shall have waived its right to terminate this Agreement hereunder.
 - (b) There are no actions, suits or proceedings pending or, to Seller's actual knowledge, threatened against Seller or THA relating to the Property.
 - (c) To Seller's actual knowledge, neither Seller nor THA has received notice from any governmental authorities regarding the presence of hazardous substances on, in, under or otherwise affecting the Property.

- (d) To Seller's actual knowledge, neither Seller nor THA has received any notices alleging default, breach or noncompliance with any governmental rules, regulations, laws, requirements, third party contracts and agreements, including any service contracts, regarding the ownership and use of the Property that remain uncured or unresolved to the reasonable satisfaction of the party alleging such default, breach or noncompliance.
- (e) Neither the execution and delivery of this Agreement by Seller, nor the consummation by Seller and THA of the transaction contemplated thereby, will (i) require Seller or THA to file or register with, notify or obtain any permit, authorization, consent, or approval of any person or entity (including any governmental, quasi-governmental or regulatory authority); (ii) violate or breach any provision of, or constitute a default (or an event which, with notice or lapse of time or both, would constitute a default) under any agreement or other instrument, commitment, or obligation to which Seller or THA is a party, or by which Seller, THA, or any of Seller's or THA's assets or the Property may be bound; or (iii) violate any order, writ, injunction, decree, judgment, statute, law, or ruling of any court or governmental authority applicable to Seller, THA, the Property or any of Seller's or THA's assets.
- (f) Except for matters set forth in the Master Purchase Agreement, the Property is not subject to (i) any contracts for the sale of all or any portion thereof, (ii) any options to purchase all or any portion of the Property, or (iii) any rights of first refusal with respect to the sale of all or any portion of the Property.
- (g) Unless consented to in writing by Buyer, Seller shall not grant or otherwise create or consent to the creation of any easement, restriction, lien, assessment, lease or amendment of any existing lease or encumbrance encumbering the Property, or pursue any re-zoning of the Property or any other land use approvals or amendments thereto relating to the Property.
- (h) To Seller's actual knowledge, neither Seller nor THA has received any written order or notice of governmental authority having jurisdiction over the Property or the Entitlements which has not been previously fully complied with or cured.
- (i) No commitments relating to the Property have been made by Seller or THA to any governmental authority, utility company, school board, church or other religious body, any property owners' association, or any other organization, group or individual which would impose an obligation upon Seller, THA or Buyer to make any contribution, or dedication of money or land or to construct, install or maintain any improvements of a public or private nature on or off the Property, except as otherwise expressly set forth herein.
- (j) The Master Purchase Agreement is in full force and effect, no event of default has occurred, or with the giving of notice or the passage of time or both shall occur, under the Master Purchase Agreement and neither party to the Master Purchase Agreement is in default of its obligations thereunder.
- (k) To Seller's actual knowledge, neither Seller nor THA has assigned or encumbered any of their respective rights and obligations under the Master Purchase Agreement with respect to the Property to any other party.

The representations and warranties of Seller set forth in this Section 14 shall survive the Closing for a period of six (6) months.

- 15. (a) If subdivision of the Property is required by local or state law or ordinance, Seller agrees to execute any subdivision plat required by Buyer, contingent upon Seller's approval of the proposed subdivision, provided that same shall not (i) adversely affect the marketability and insurability of the Property or other parcels owned by Seller or THA within Encore, as it existed before entering into

such documents or (ii) adversely affect the value, permitted uses or zoning of the Property or other parcels owned by Seller or THA within Encore. Buyer will pay for the preparation and recording of any such plat.

(b) THA has obtained from the U.S. Department of Housing and Urban Development a release from a Declaration of Trust on the Property and the THA Board of Commissioners has formally approved the sale of the Property pursuant to the terms of this Agreement.

16. Except as expressly set forth in this Agreement, neither party may assign this Agreement without the prior written consent of the other and any such prohibited assignment shall be void; provided, however, that Buyer may assign this Agreement without Seller's consent to any Affiliate as defined herein below. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. For the purposes of this paragraph, the term "Affiliate" means any entity that is under Legacy Control (as defined below). An entity that is under "Legacy Control" is an entity which (subject to customary equity investor or lender rights to co-manage or approve major decisions) any two (2) of the following individuals: Jon C. Wood, W. Dean Henry, Guy K. Hays, Robert Calleja, Don Huffner, and/or Robert Corina, individually or through a trust(s) have, contractually or otherwise, material and active involvement with respect to, and primary control over, the day to day activities pertaining to the transaction contemplated in this Agreement and the performance of the obligations under this Agreement. Notwithstanding an assignment to an Affiliate, the original Buyer hereunder shall not be released from its obligations under this Agreement until Closing occurs, and thereafter shall be deemed fully released.
17. This Agreement is governed by the internal laws of the State of Florida, without regard to such state's conflict of laws principles, and each Party consents to the jurisdiction of courts located in Hillsborough County, Florida.
18. Time is of the essence of this Agreement and every provision of this Agreement.
19. The risk of ownership and loss with regard to the Property shall belong to Seller until Closing.
20. Intentionally Omitted.
21. Subject to applicable law, including Government in Sunshine and Public Records laws, each Party agrees that it shall strictly maintain confidentiality of all information and data disclosed in this Agreement or in the performance of this Agreement and the Parties agree that the terms of this Agreement shall be considered confidential information; provided, however, the parties may disclose the terms hereof to their professional advisors, attorneys, potential lenders and investors, who agree to keep such information confidential, or as otherwise required by applicable law.
22. This Agreement constitutes the entire agreement between the Parties and all understandings and agreements concerning the Property heretofore held between the Parties are merged herein. The provisions in this Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective heirs, successors and assigns and the legal representatives of their estates, as the case may apply. This Agreement may not be changed orally, but only by an agreement in writing signed by Buyer and Seller.
23. If the Closing or the date of any act required hereunder falls on a Saturday, Sunday or legal holiday, such date will be automatically extended through the next business day, otherwise, all references to time periods shall be calculated based on calendar days. A business day is defined as any day of the week other than a Saturday, Sunday or national legal holiday.
24. All notices, demands, requests and other communications required or permitted hereunder (a "Notice") must be in writing, may be delivered by or to legal counsel for the respective Party, and will be deemed to have been duly given (a) upon the date of the Notice if delivered personally; (b)

upon the business day following the date of the Notice if delivered by overnight courier which provides a receipt, such as Fed Ex; or (c) three (3) business days after deposit, properly addressed with proper postage affixed, in the U.S. Mail, Certified Mail, Return Receipt Requested. If by U.S. Mail or overnight courier, the Notice must have adequate postage prepaid, addressed to the appropriate Party and marked to a particular individual's attention as provided in this Section 24. The Notice will be effective upon same being duly given in accordance with the foregoing. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no Notice was given will be deemed to be receipt of the Notice. If either Party changes its Notice address, that Party must notify the other Party(ies) of such change by Notice delivered in accordance with this Section 24. Notwithstanding anything in this Agreement to the contrary, Buyer may submit the Submittals and Revised Submittals by email. The initial addresses of the Parties:

- (a) Seller: Central Park Development Group, LLC
101 E. Kennedy Blvd.
6th Floor
Tampa, FL 33602
Attn: Eileen M. Pope
Telephone: 980-387-2727
E-mail: eileen.m.pope@baml.com
- Copies to: Housing Authority of the City of Tampa, Florida
5301 W. Cypress Street
Tampa, FL 33607
Attn: Leroy Moore
Telephone: 813-341-9101
Email: Leroy.Moore@THAFL.com
- Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.
150 West Flagler Street, Suite 2200, Miami,
Florida 33130
Telephone 305-789-4108
Email: rdeutsch@stearnsweaver.com
Attn: Richard E. Deutch, Jr., Esq.
- (b) Buyer: Legacy/Collier Residential LLC
122 Stone Hill Drive
Maitland, Florida 32751
Attn: Jon C. Wood
Telephone: 407-392-1980
Email: jwood@legacypartners.com
- Copies to: Legacy/Collier Residential LLC
950 Tower Lane, Suite 900
Foster City, CA 94404
Attention: Dean Henry, Chief Executive Officer
Phone: (650) 235-3010
Email: dhenry@legacypartners.com

And to: Winderweedle, Haines, Ward & Woodman, P.A.
329 Park Avenue North
2d Floor
Winter Park, Florida 32789
Attn: Craig A. Minegar, Esq.
Telephone: 407-246-8456
Email: cminegar@whww.com

(c) Land Use Consultant: Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.
401 East Jackson Street
Suite 2200
Tampa, FL 33602
Attn: David Smith
Telephone: 813-222-5010
Email: dsmith@stearnsweaver.com

(d) Closing Agent and Escrow Agent: Saxon Gilmore & Carraway, P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Telephone: 813-314-4500
Email jcv@saxongilmore.com
Attn: Jozette Chack-On, Esq.

25. If the Escrow Agent is in doubt as to its duties under this Agreement, the Escrow Agent may interplead the Earnest Money into a court of competent jurisdiction and thereupon shall have no further liability to Buyer or Seller. All interest earned will accrue to the Party entitled to the Earnest Money. Seller and Buyer agree that the status of THA's counsel as the Escrow Agent under this Agreement does not disqualify such law firm from representing THA in connection with this transaction and in any dispute that may arise between Buyer, Seller, and/or THA concerning this transaction, including any dispute or controversy with respect to the Earnest Money.
26. In the event that either Party finds it necessary to employ an attorney to enforce any provision of this Agreement, the prevailing Party will be entitled to recover from the other Party its reasonable attorneys' fees and costs incurred in connection therewith, at both trial and appellate levels; including bankruptcy proceedings. The requirement to pay the prevailing Party's reasonable attorneys' fees and costs will survive termination of this Agreement.
27. THE PARTIES DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EACH AND EVERY JURISDICTION IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES AGAINST THE OTHER OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.
28. Seller agrees that it will not sell any other undeveloped lots within the Encore Master Plan Community for market rate multifamily residential rental development (except for Lot 9) until the earlier of: (i) Buyer's Proposed Development, as constructed hereunder, reaches ninety-three percent (93%) occupancy for a minimum of three (3) months, or (ii) thirty-six (36) months from the date of Closing. The foregoing provision shall survive Closing for thirty-six (36) months.
29. Intentionally Omitted.

30. Buyer has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of Buyer hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which Buyer is a party or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement. Seller has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of Seller hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which Seller is a party or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement.
31. This Agreement may be executed in any number of counterparts, and each such counterpart will for all purposes be deemed an original, and all such counterparts shall constitute one and the same instrument. In order to expedite the transaction contemplated herein, facsimile or electronic signatures may be used in place of original signatures on this Agreement. Buyer and Seller intend to be bound by the signatures on the facsimile or electronically transmitted document, are aware that the other Party shall rely on the facsimile or electronic signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.
32. Buyer acknowledges that Buyer is purchasing the Property solely in reliance on Buyer's own investigation "as is, where is" and "with all faults and defects", latent or otherwise. Buyer expressly acknowledges that, in consideration of the agreement of Seller herein, and except as set forth in this Agreement, Seller makes and has made no representations or warranties, express or implied, or arising by operation of law, including, but not limited to, any warranty as to condition, merchantability or fitness for a particular use or purpose, with respect to the Property or any matter related thereto. Buyer acknowledges that the Property is subject to recorded restrictive covenants related to the "Encore" development which include, without limitation, mandatory membership in the Encore Community Association, Inc., a Florida not for profit corporation.
33. In the event the Buyer constructs improvements which require less than all of the entitlements assigned to the Buyer in this Agreement, any unused entitlements shall revert to the Seller for use, in the Seller's sole discretion, on other real property within the Encore development.
34. THE ENCORE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. At and as a condition of Closing, Seller shall provide Buyer with an estoppel letter which accurately discloses any and all assessments, charges or fees chargeable to the owner and against the Property as of the Closing Date, and any and all such assessments, charges or fees shall be paid by Seller on or before Closing.

35. Parties Acknowledgement Re; Zoning. The Parties acknowledge and understand that the subject property is located partially within the Central Business District (CBD) zoning, and partially within the Planned Development (PD) zoning, as such there will be certain zoning requirements that will need to be addressed and the Parties shall reasonably cooperate to address all such issues as needed to secure approval for Buyer's Planned Development.
36. **Radon.** RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY PUBLIC HEALTH UNIT.
37. **THA's Consent and Joinder.** Seller shall ensure that THA places this Agreement on the agenda for the first meeting of THA's Board of Directors scheduled to occur following the Effective Date of this Agreement in order to facilitate THA's prompt execution and delivery of THA's Consent and Joinder appended to this Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

This instrument shall be regarded as an offer by Buyer or Seller who first signs to the other and is open for acceptance by the other until 5:00 P.M. on the 16th day of April, 2019, by which time written acceptance of such offer must have been actually received by the offeror. The date of acceptance shall be the "Effective Date" of this Agreement and shall be entered at the top of the first page.

Witness

Buyer:

LEGACY/COLLIER RESIDENTIAL LLC, a Delaware limited liability company

By: [Signature]
Name: [Signature]
Officer Title: Senior Managing Director

Date: April 16, 2019

Witness

Seller:

CENTRAL PARK DEVELOPMENT GROUP, LLC, a Florida limited liability company

By: Banc of America Community Development Corporation, its Manager

By: _____
Eileen M. Pope,
Senior Vice President

Date: April ____, 2019

This instrument shall be regarded as an offer by Buyer or Seller who first signs to the other and is open for acceptance by the other until ___:___M. on the ___ day of April, 2019, by which time written acceptance of such offer must have been actually received by the offeror. The date of acceptance shall be the "Effective Date" of this Agreement and shall be entered at the top of the first page.

Witness

Buyer:

LEGACY/COLLIER RESIDENTIAL LLC, a Delaware limited liability company

By: _____
Name: _____
Officer Title: _____


Date: April ___, 2019

Witness

Seller:

CENTRAL PARK DEVELOPMENT GROUP, LLC, a Florida limited liability company

By: Banc of America Community Development Corporation,
its Manager

By: 

Eileen M. Pope,
Senior Vice President

Date: April 16, 2019

EXHIBIT A
Legal Description

LOT 11:

Lot 11, ENCORE, according to the Plat thereof as recorded in Plat Book 124, Page(s) 74 through 86, inclusive, of the Public Records of Hillsborough County, Florida.

Lot Info: 183341-0090

CONSENT AND JOINDER

Housing Authority of the City of Tampa, Florida ("THA") joins in the execution of this Agreement for the purpose of acknowledging and consenting to the terms thereof and acknowledging its obligations to accept and assume assignment of this Agreement and to convey the Property at Closing pursuant thereto.

The THA hereby represents and warrants to Buyer that it is the owner of the Property and that it has not conveyed or otherwise transferred or encumbered the Property or any portion thereof or interest therein to any third party or entered into any contract, option or other agreement to convey or encumber the Property or any portion thereof or interest therein to any third party. The THA further hereby represents and warrants to Buyer that the Master Purchase Agreement is in full force and effect and that neither party thereto is in default thereunder, and no circumstances exist which, with the passage of time, the giving of notice, or both, would constitute default thereunder.

In addition, the THA hereby affirms that as of the date hereof and as of the date of Closing all of the representations and warranties set forth in Section 7.1 of the Master Purchase Agreement are and shall be true and correct to the extent applicable to the Property and the conveyance thereof to Buyer pursuant to the Agreement. Buyer is and shall be a third-party beneficiary of (and shall be entitled to enforce) all of the terms and provisions of Section 7 of the Master Purchase Agreement, including, without limitation, Sections 7.2 and 7.4, and all of the representations, warranties and agreements set forth therein shall survive the Closing.

IN WITNESS WHEREOF, THA has executed this Consent and Joinder on this _____ day of _____, 2019.

HOUSING AUTHORITY OF THE CITY OF
TAMPA, FLORIDA

By: _____
Jerome D. Ryans, President/CEO

HOUSING AUTHORITY OF THE CITY OF TAMPA
DEPARTMENT OF HUMAN RESOURCES,
PROFESSIONAL DEVELOPMENT & COMPLIANCE
EMPLOYEE DEMOGRAPHICS
March 2019

Regular Full-Time Employees	186
Temporary Full-Time Employees	26
Temporary Part-Time Employees	5
Total Employees	217

GENDER

Male	89
Female	128
Total Employees	217

ETHNIC ORIGIN

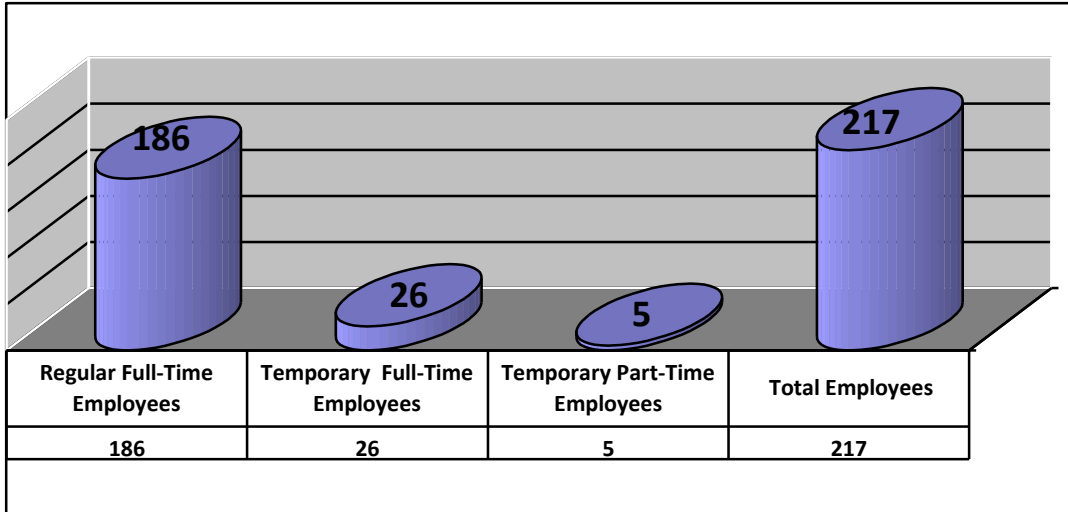
African American	120
Caucasian	28
Hispanic	62
Other	7
Total Employees	217
Residents Employment	(11) = 5.1%

	March	FY18
NEW HIRES	0	42
PROMOTIONS	0	16
TERMINATIONS	3	14
RESIGNATIONS	2	25
RETIREMENTS	0	7

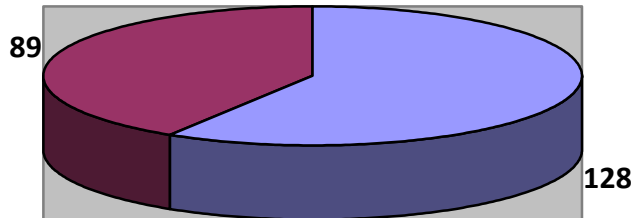
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>D-O-H</i>
<u>Assisted Housing</u>			
	Section 8	Homeownership Counselor	12/2/13
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			11

TOTAL STAFFING



GENDER

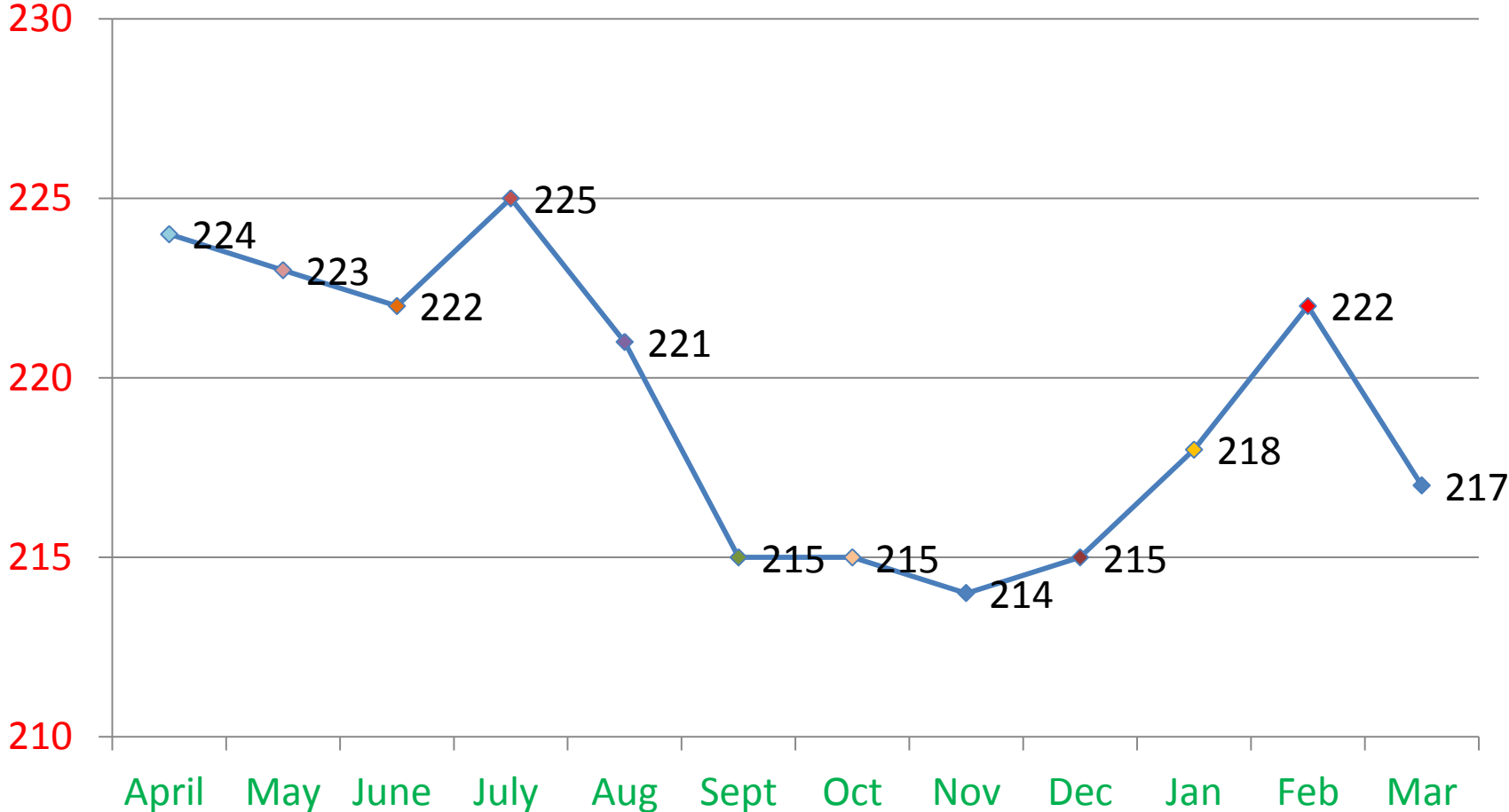


Female Male

Total Employees at Tampa Housing Fiscal Year 2019

Total
Employees

Total Employees Fiscal Year 2019



April Employee of the Month

PROPERTY: Robles Park



John Gutowski

John began learning carpentry at a young age; he was mentored by his father and uncle who were carpenters at the age of 11. By the time he was 18 John was installing tile flooring, marble and wood floors independently; he continued framing and interior trim work out of high school and built his own floor tiling business. John came to work for the Tampa Housing Authority on September 26, 2005, he was immediately assigned special carpentry, tile and trim projects where a higher level of expertise was needed. John remodeled the office for North Boulevard Homes and Portable previously located on West Main Street.

More recently John installed a much needed office floor at Robles Park; he also built a community garden fence for the Resident Council and numerous handicap ramps and railing throughout the community. John's willingness and eagerness to work where he is most needed the reason why he is this month's Employee of the Month.

April Employee of the Month

ADMINISTRATION: Assisted Housing



Sarah Jimenez

Sarah Jimenez has been with Tampa Housing Authority since March 2016 as a Support Specialist in the Assisted Housing department. Sarah is the “to go” person for Spanish translation. She does not mind putting her own work on halt, to assist other counselors who are not even on her team to assist with the translation. She understands that the needs to serve the families come first.

Sarah takes her job seriously, and although she is not a fan of new changes, once she gets into her groove, she will pour her heart and effort to it. She will be one of the first to point out any discrepancies.

On department events and fundraisers, Sarah is always ready to lend a hand. When a co-worker was out sick, she took the initiative to take over stuffing and mailing out hundreds of packets for that individual. On a recent department event, her colleagues in Assisted Housing picked her as “**The Helping Hand Award**” and “**The Best Support Award**”. While flattered and humbled by it, the usual outspoken Sarah was reduced to tears .

Sarah Jimenez is an asset to the Tampa Housing Authority and deserving of the recognition for this month’s Employee of the Month.

Human Resources Report April 2019



HOUSING AUTHORITY OF THE CITY OF TAMPA BOARD OF COMMISSIONERS MONTHLY REPORT

**Department of Program and Property Services
Stephanie Brown-Gilmore, Director
March 2019**

The Department of Program and Property Services monthly board report will consist of evaluating its departments programs. The Department of Program and Property Services is responsible for service delivery, health and wellness, social, recreational, and self-sufficiency of our residents.

The programs listed below are outlined in detail on the following pages:

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	65%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	0%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	48%
Village Link-Up	\$143,774	40%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	36%
Jobs Plus Initiative (JPI)	\$2,500,000	36%
City of Tampa Housing Counseling	\$60,000	33%
Johnson Controls	\$50,000	37%

**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
MARCH 2019**

**Location: Robles Park Village, Arbors at Padgett Estates, C. Blythe Andrews,
Seminole, and Moses White**

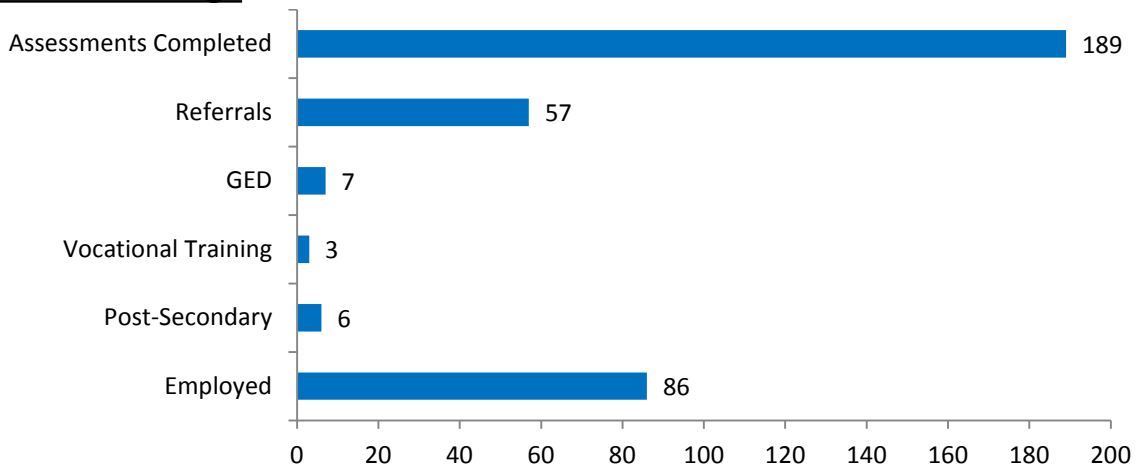
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

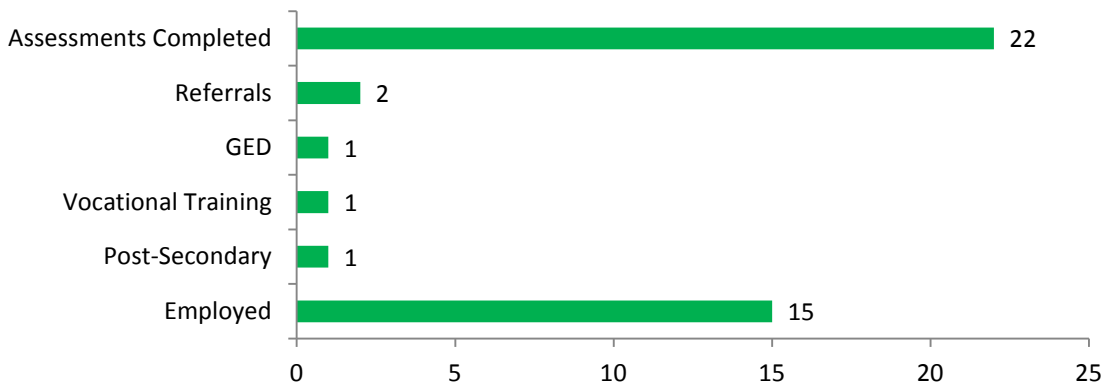
Completion Rate: 65%

This program is designed to assist public housing residents to comply with their lease, to become economically independent and free from welfare assistance. The program embraces the entire family structure by offering supportive services to residents. These services are coordinated through various community agencies to assist residents with educational, financial and emotional stability and help them become self-sufficient. Furthermore, case management services give the residents opportunities to obtain job skills training, vocational training, remedial assistance, and opportunities for entrepreneurship and homeownership.

Robles Park Village

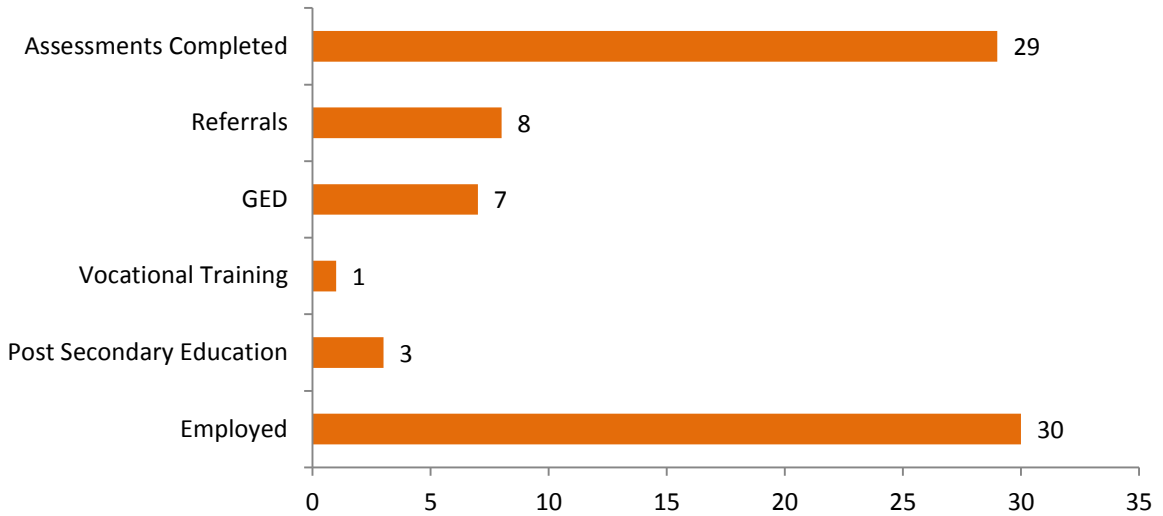


Arbors at Padgett Estates

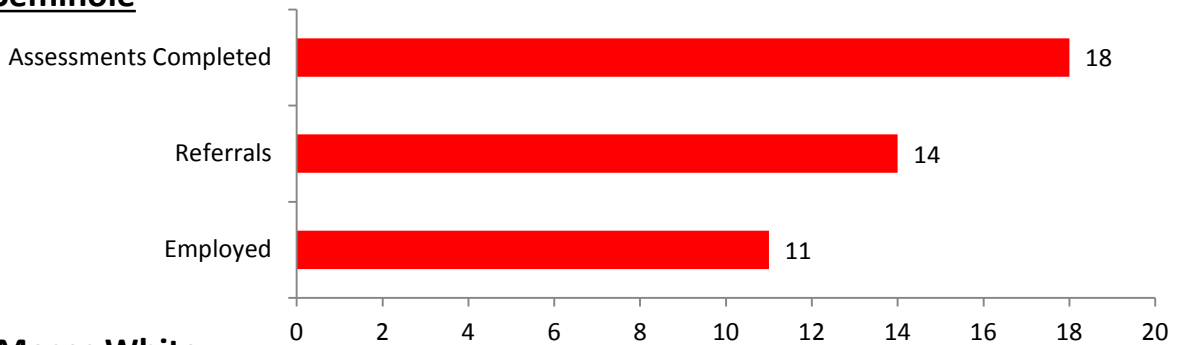


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
MARCH 2019**

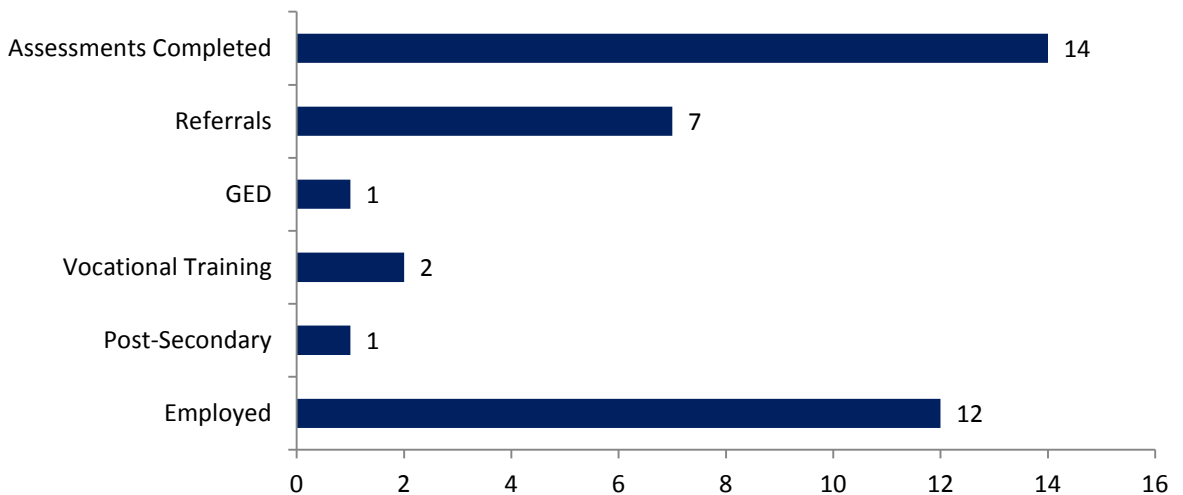
C. Blythe Andrews



Seminole



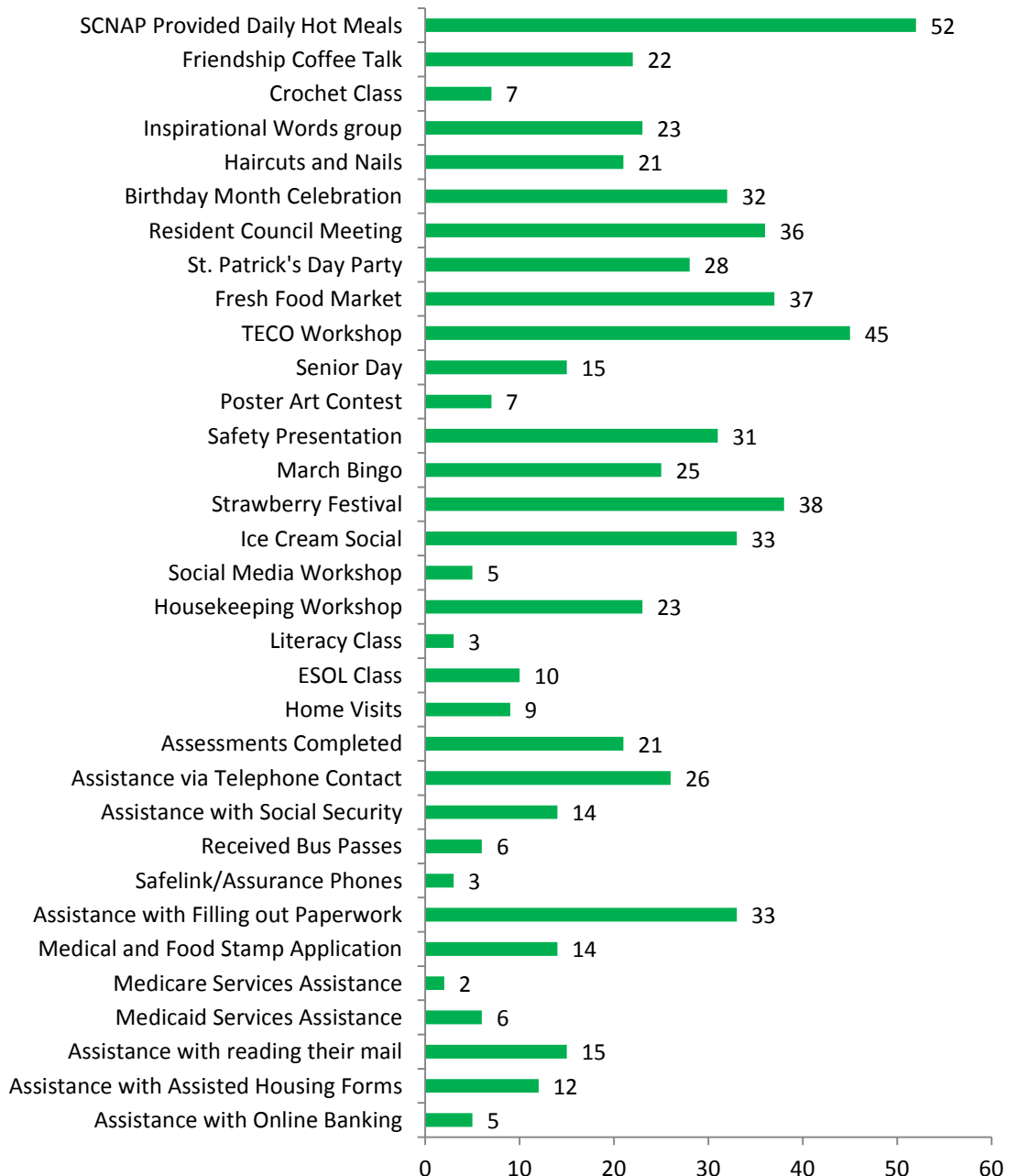
Moses White



ELDERLY SERVICES MARCH 2019

The Elderly Services Program is designed to assist seniors and persons with disabilities with educational, social, recreational, cultural, health, and wellness-related program activities. Elderly Services help the elderly and disabled residents with their daily average living skills. Many residents are on fixed incomes; therefore services and activities are provided throughout the year for the seniors at JL Young.

Monthly Activities and Resident Participation JL Young - 450 Units, 41 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

MARCH 2019

The Central Park Village Community and Supportive Services (CSS) Program is comprised of three phases, (1) Family Needs Assessments/Development of Case Plans, (2) Referral and Service Delivery, (3) Monitoring and Re-Assessments. Case Managers provide referral and assistance to the former residents who lived at Central Park Village and current ENCORE residents. This case management service offers specific programs that are designed, modified and tailored to fit the resident's individual lifestyle.

Choice Neighborhood Initiative (CNI)

Participant Enrollment

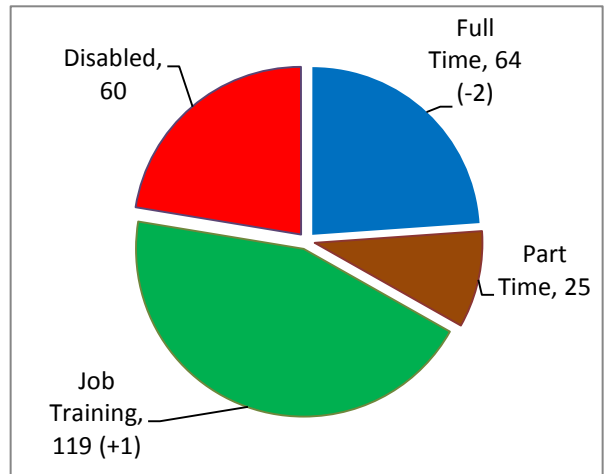
645 Participants Enrolled

179 Active Families

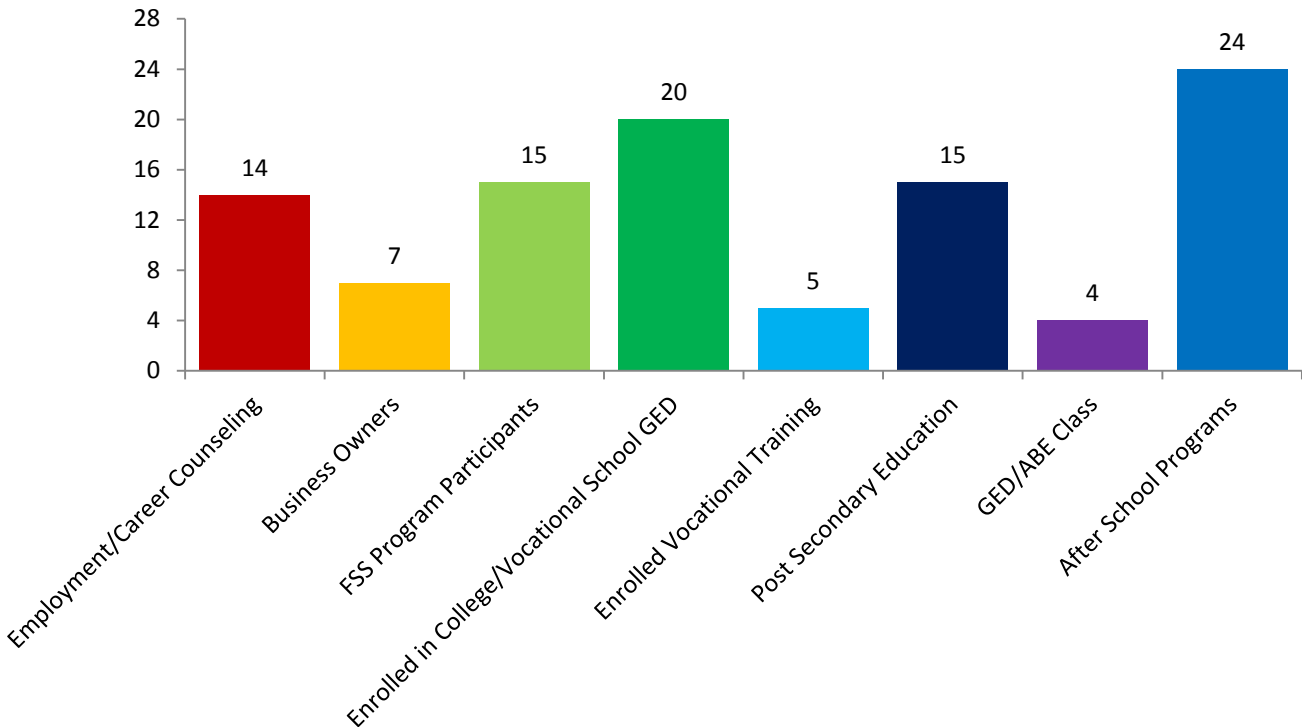
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (570)

- Ella – 123
- Reed – 210
- Trio - 237



Participant Services

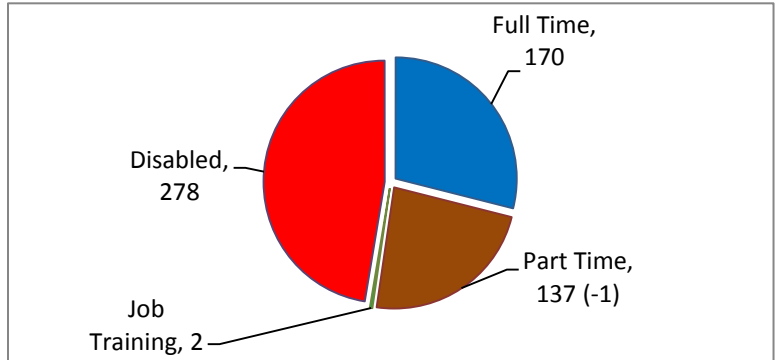


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
MARCH 2019**

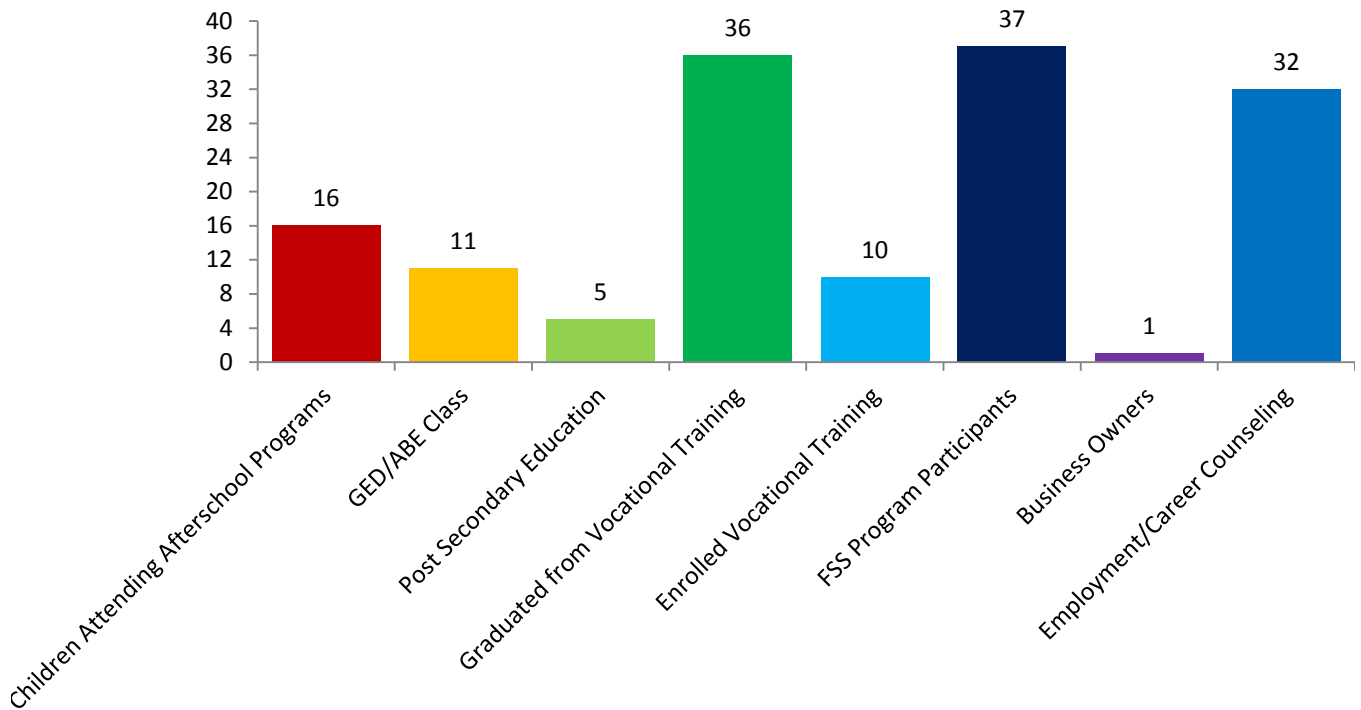
West River Initiative

Participant Enrollment

1696 Participants Enrolled
673 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Weekly workshops: Assisting residents with registering on CareerSource Tampa Bay for employment.
- Ongoing assistance is provided for afterschool program through the Boys & Girls Club, Robles Park Resource Center and various afterschool programs.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services

YOUTHBUILD MARCH 2019

Grant Period: February 1, 2019 – May 31, 2022
Grant Amount: \$1,075,472
Completion Rate: 0%

Program Description:

The THA YouthBuild Program is an initiative with the primary purpose of establishing employable job skills for at-risk and high school drop outs, ages 16-24. The Tampa Housing Authority is partnering with YouthBuild USA, which will assist in the administration of the Construction training of THA participants. The YouthBuild USA program is comprised of five (5) components: Leadership, Education, Case Management, Construction Training, and Career Development.

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students					
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%					
Attainment of Degree/ Certification	85%					
Placements Employment/ Secondary Education	74%					
Additional Certifications:						

Monthly Highlights:

- Staff continued to meet with partners to discuss MOU's and MOA's in order for all to understand the needs as described in the grant
- Conducted YB Orientations for the upcoming program
- Partners such as Bonafied and Cliff Stanley LLC came and conducted workshops that included; communication, Employability Skills, Job Search and other career pathways necessities.

Upcoming Events:

- Mental Toughness is the first two weeks of April
- New Grant Orientation in DC: April, 2019
- Cohort one will begin in May, 2019
- National Directors Orientation in DC: May, 2019

Location: Hillsborough County

Grant Period: July 1st, 2018 – June 30th, 2019

Grant Amount: \$191,724

Completion Rate: 48%

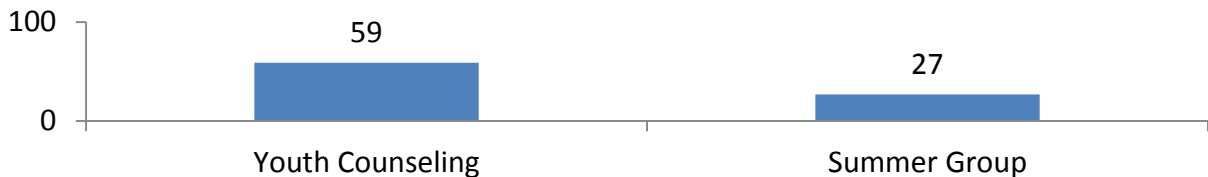
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors and reside in the high-risk zip codes as determined by the Florida Department of Juvenile Justice. Through clinical case management, group counseling, school and home visits, outreach, screenings and assessments, troubled youth and their families will be engaged in ongoing services to prevent delinquency, truancy and broken homes. Currently, there are eight (8) staff (Program Manager, Case Manager, Data Specialist, and five interns).

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2019

Accomplishments:

- Eighty-six (86) active cases in 2018-2019 Fiscal Year.



Monthly Highlights:

- March 4th - Recruitment Event @ RPV Basketball Court in partnership with Village Link-Up program
- March 7th - Program Manager attended peer review at residential & non-residential program, Family Resources (Bradenton)
- March 15th - DJJ Juvenile Justice Advisory Board Meeting
- March 21st - JPI Health and Educational Fair (1 new referral)
- March 23rd - (3) Interns set up vendor table at Hillsborough County Children's Services Community Fair
- March 28th - Case Staffing Committee Meeting
- Program has seen an increase in individual referrals due to school social workers becoming more aware of services provided

Upcoming Events:

- Planning group sessions at district schools (i.e. Plant City High School, Dover Elementary)
- April 8 - April 10 - Spring Quality Improvement Committee - Gainesville, FL
- Intern Last Days – S. Galvez 4/18 and K. Marcelli – 5/2

Location: Robles Park VillageGrant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$143,774

Completion Rate: 40%

Village Link-Up is a case management program funded by the Children's Board of Hillsborough County awarded on October 1, 2018. There are two case managers who will each have a caseload of 25 families, providing services to at least 25 individual parent / caregivers and at least 25 elementary age children. These case managers will coordinate services, ensure that families are enrolled in appropriate services, cajole families to participate fully, provide on-the-spot counseling and crisis intervention, as well as provide some direct service, etc. The staff will coordinate program activities and partners, facilitate workshops and events, and ensure the recording of program data and provide extra support for our clients.

THA will partner with each child's school to promote parent involvement through parent conferences, workshops, PTA, Parent University, and other school events. Throughout the program year THA will provide workshops that focus on parent engagement skills, learning how to navigate the school system, building tools for student success, relationship building, self-empowerment, and building social capital. These workshops will be relevant and taught in a safe environment by trained facilitators from Free4Ever Now International and Project Link. An essential part of this program will be to encourage our clients to become more engaged with their surrounding community and increasing their social capital.

Empowerment Evaluation Matrix/Work Plan OutcomesAt least **80%** of a minimum of 50 families have improved family wellbeingAt least **85%** of a minimum of 50 families have increased social supportsAt least **85%** of a minimum of 50 families have increased concrete supportsAt least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school**Monthly Highlights:**

- March 19th - Stress Management Workshop - Facilitated by Project Link
- March 21st - JPI Health and Educational Fair (3 new clients)
- We have a total of (13) children receiving tutoring services at this time.
- CATS (Children's Board Data Entry System) Program is now online. Program Manager and Case Managers attended CATS Training @ the Children's Board on Friday, March 8th.

Upcoming Events:

- April 5 – Children's Board Fiscal Site Visit
- April 5 – Green Dot Violence Prevention Training
- Data Integrity Site Visit – early May or early June

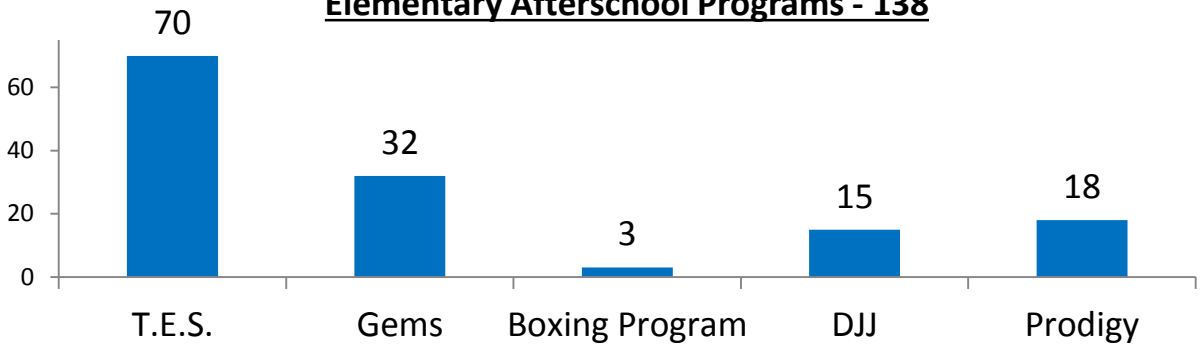
OAKS AT RIVERVIEW COMMUNITY CENTER MARCH 2019

The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a sound proof media room for movie viewing, gallery, and a patio for outdoor activities. Adjacent to the ORCC is a City of Tampa playground that offers playtime activities that includes an outdoor basketball court, an open field for other activities such as flag football, dodge ball, kickball, and soccer.

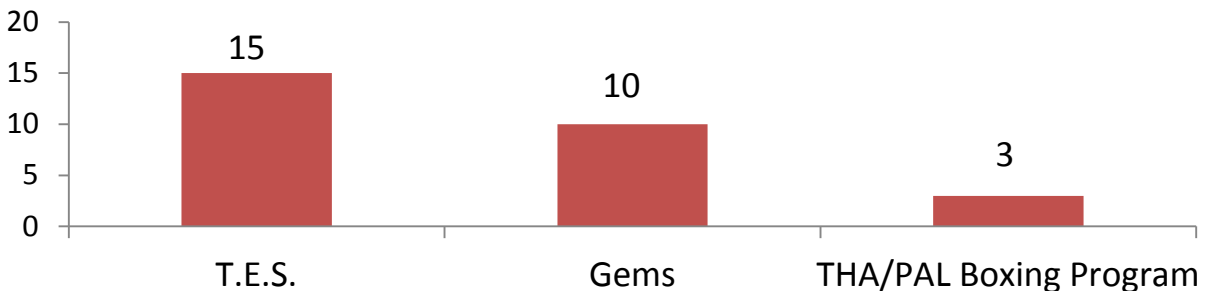
Oaks at Riverview Community Center Participation – Total Attendance – 166

Average Daily Participation - 89 (70 Elementary, 19 Middle/High School)

Elementary Afterschool Programs - 138



Middle/High School Programs - 28



Upcoming Program & Events

- April 19th good Friday Oaks will be closed
- April 26th Golf Tournament Oaks will be closed

Summer/After School Services Program MARCH 2019

Location: Oaks at Riverview Community Center

Grant Period: August 31st, 2017 – July 31st, 2020

Grant Amount: \$61,377

Completion Rate: 72%

The ORCC/ DJJ program is funded by Department of Juvenile Justice as of August 31st. This prevention program is for students between the ages of five (5) to seventeen (17) years old who have been identified as Potential at-risk youth. The purpose of the program is to prevent delinquency; divert children from the traditional juvenile justice system. The goal of the program is to take these youths that pose no real threat to public safety away from the juvenile system through programming that will support a safe environment and provide youth and their families' positive alternative for delinquent behavior.

Programming Location: Oaks at Riverview Community Center (ORCC)

Staff: ORCC DJJ Youth Counselor, ORCC/DJJ Youth and Family Service Intern, Florida Sheriff's Youth Instructor (One Week), More Health Safety Instructor (3 workshops per year)

Month	Total Number of Students Enrolled
April	15
May	15
June	15
July	15
August	12
September	14
October	14
November	14
December	14
January	16
February	16
March	16



Location: Oaks at Riverview Community Center

Grant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$60,000

Completion Rate: 36%

The THA Prodigy Cultural Arts program is funded by Hillsborough County as of October 1st and is the product of the University Area Community Development Corporation, Inc. (UACDC), a non-profit advocate. This prevention program is for students between the ages of six (6) to nineteen (19) years old to improve the lives of at-risk youth by exploring the extent to which community based organizations can engage youth successfully in artistic endeavors through art instruction. The purpose of the program is to improve the quality of life, promote community involvement, and the school performance of program participants. The participants are registered with an application, a pre/post survey, and an Individualized Goal Plan Sheet.

Staff: Site Manager, Program Assistant, Instructor Assistant, Visual Arts Instructor, Music Production Instructor, and ORCC Staff

Classes Offered – (Provided for 6 weeks):

- **Arts & Crafts Class - Peter Pachoumis** start date is February 4th - grade levels include Elementary School (**Mondays for 1 ½ hours –2:00pm – 4:30pm**)
- **Dance Class - Carrie Harmon** Start date is January 22nd – grade levels include Elementary School (**Tuesdays & Thursdays for 1 ½ hours –3:00pm – 4:30pm**)

Month	Number of Students Enrolled
December	7
January	20
February	9
March	4
Total	40



The Greater Tampa Bay Area Council provides staff and program assistance for weekly meetings at the 5 locations for all interested boys. We plan one off-site day trip per month in which the registered youth for any of the developments may participate. During the summer, we give the youth the opportunity for a week of Day Camp for Cub Scouts (elementary aged youth) and a week of overnight Summer Camp for Boy Scouts (middle and high school youth).

Monthly Participation – March 2019

	Property	# Registered Scouts	# Attended
Pack 803	Trio	26	12
Crew 803	Trio	9	9
Pack 804	Robles	57	50
Troop 804	Robles	48	23
Troop 804G	Robles	5	5
Pack 805	North Blvd	39	5
Troop 805	North Blvd	6	3
Pack 806	C. Blythe Andrews	10	8
Troop 806	C. Blythe Andrews	17	8
Pack 807	ORCC	12	15
Troop 807	ORCC	9	4
Troop 807G	ORCC	6	6
Total		244	148

Looking Forward

- April 5th – 7th – Scouts BSA Camporee
- April 26th - 28th – Cub Scout Splash-o-ree
- May 10th – 11th - Girls Scouts BSA Camping Trip
- May 18th - Spring Cub Fest

JOBS PLUS INITIATIVE

MARCH 2019

Location: Robles Park Village

Grant Period: April 1st, 2017 – March 31st, 2021

Grant Amount: \$2,500,000

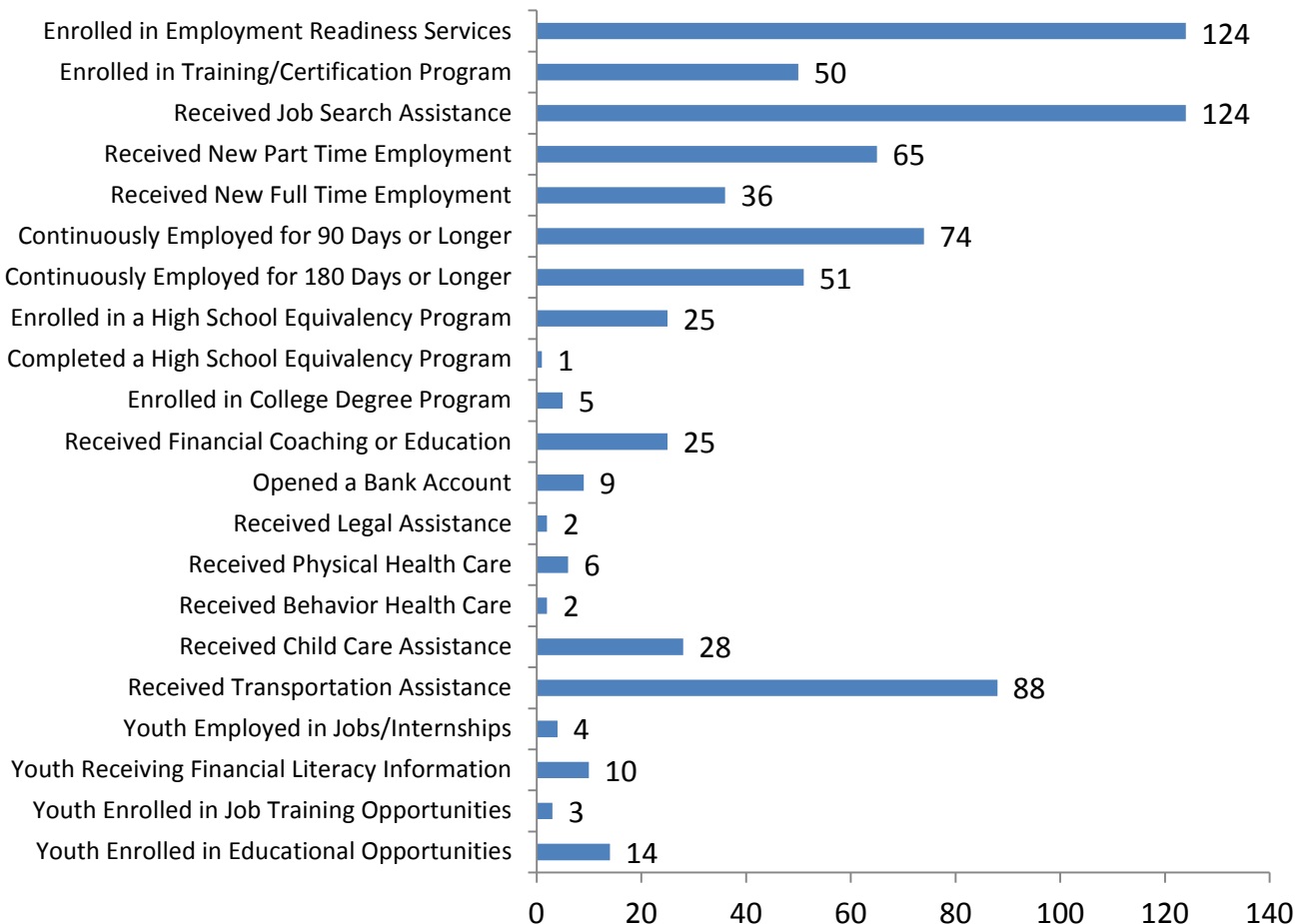
Completion Rate: 36%

The Jobs Plus program is a 4-year grant provided by HUD to support job development, training, employment, supportive services, income incentives and community support for residents of the Robles Park Village development.

Participant Enrollment

- 268 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 3 Participants enrolled in March
- 16 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)
- 8 Jobs Plus Events were held in March (341 during the Program Grant Period)
- 48 Participants have received the Earnings Disregard benefit for a total of \$214,221

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

MARCH 2019

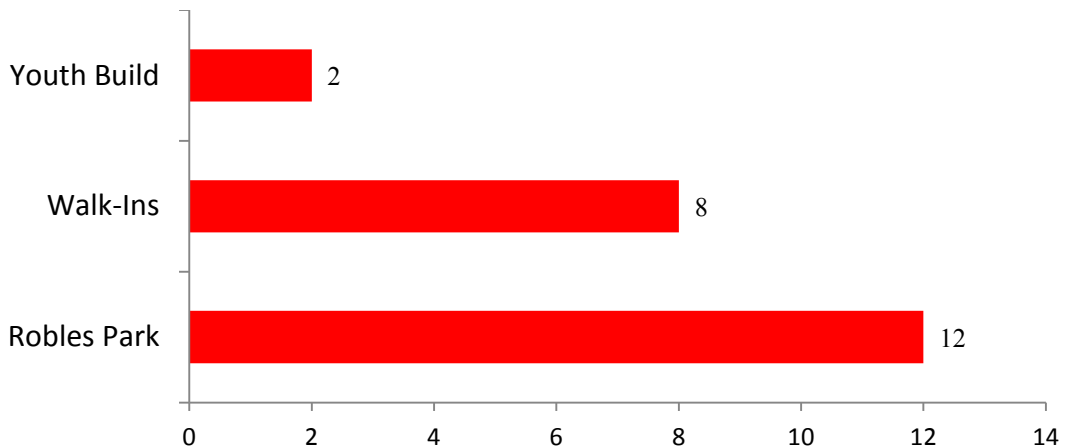
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

Total Number of Residents Serviced: **1,378** with **323** receiving employment since the start of the program.

Business met with to create a guaranteed hiring partnership based on our job preparation:

- Coca-Cola Bottling Company, Florida State Fairgrounds, Verizon, Bloomin' Brand, City of Tampa Fire and Rescue, Enterprise Rental Car, Rooms to Go Warehouse, T-Mobile, Citi Bank, Amalie Arena, Double Tree Hotel, Dress for Success, City of Tampa – Water Department, Seminole Hard Rock Hotel and Casino, and Hillsborough County Public Schools.

Job Development Workshop Attendance



Monthly Highlights

- Opmax hired 2 residents
- THA Hosted a Youth Job that attracted 400+ ages 14-21 and 15 vendors
- Transported 2 residents to Hospitality Staffing Solutions (2 residents were hired)
- JPI Job Development Workshops on Mondays
- Orientation for Youth Build
- Met with Starbucks twice to set up workshops and Job Fairs

Looking Forward

- Every Tuesday we will transport to a Job Fair

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

MARCH 2019

Homebuyer Education

For the month of March, the CFAH had fourteen (14) complete Homebuyer Education class.

First-Time Homebuyer Education Training is an 8-hour Saturday class from 8:00am-5:00pm held at the Cypress office monthly. All participants who successfully complete either class will receive a Certificate of Completion, which is valid for 1 year. The certificate is required if participants are seeking down payment assistance funds.

Pre-Purchase, Credit and Budget Counseling

Upon completion of the First-Time Homebuyer Education Training, participants receive pre-purchase one-on-one counseling as they pursue their goal of homeownership. Counselors review credit, develop action plans, set goals and create budget and saving plans. In addition, follow-up counseling sessions and constant communication is provided until final closing.

For the month of March, twenty-one (21) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

The Foreclosure Intervention & Default Counseling program provides assistance to residents facing difficulty making their mortgage payments due to loss of income or other financial hardship. Counselors act as a liaison on behalf of the client to mediate with the lending industry. Through education and counseling sessions, options are identified to determine the best alternative available for the client to avoid foreclosure.

For the month of March, there were no foreclosure prevention counseling clients.

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14	19										60
FTHB* Graduates	21	7	14										42
FTHB* Counseling	16	16	21										37
Foreclosure Counseling	0	0	0										0
Total Clients Served	16	16	21										37
FTHB New Clients	16	16	21										37
Foreclosure New Clients	0	0	0										0
Total New Clients	16	16	21										37
Non-Section 8 Purchased Home	2	0	0										2
Public Housing FTHB Attendees	0	0	0										0
Section 8 FTHB Attendees	2	0	0										2
Outreach and Distribution	30	36	45										109



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
March 2019

Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 37%

Tampa Housing Authority (THA) was awarded \$50,000 grant for three (3) years by Johnson Controls to support the Sustainability Ambassadors Program. The program is a resident driven initiative to provide training and education on water and energy saving practices. Each year, train the trainer energy patrol workshop is facilitated by National Energy Foundation. After the workshop, the ambassadors engage their fellow residents through workshops, one-on-one consumption audits, field trips, and linkages to job training opportunities. The Sustainability Ambassador Coach facilitates resident training, education and recruitment of sustainability ambassadors.

Staff: Part-Time Sustainability Ambassador Coach

Program Goals:

- Identify properties each year to target for resident training and education on energy saving measures
- Recruit resident volunteers each year
- Reduce energy and water consumption on our target properties
- Facilitate resident training/workshops and job placement in the fields of energy, water, and conservation

March Highlights

- Energy Conservation Workshop was held on 3/14/19 at JL Young by Tampa Electric Company (TECO). Total of 45 residents attended.
 - Topics of Discussion:
 - Be energy smart
 - Energy efficiency tips
 - How to conserve energy and save money
- Johnson Controls held a Career and Training Opportunities Workshop on 3/27 at Robles Park. 3 individuals attended.
- Sustainability Ambassador Coach resigned effective 3/15/19.

Fundraising and Special Projects

March 2019

Upcoming Events

11th Annual Charity Golf Tournament

- Confirmed Fundraising Amount: \$74,225
- Expected Number of Golfers: 120

April THA Monthly Raffle

- Amount Raised so far: \$155
- Prize: Ticket to THA Golf Tournament
- Total Gross Raised YTD: \$695

Upcoming Fundraisers

THA Employee Car Wash

- THA Vendor will wash employee cars and donate \$5 back to THA PPS department on a bi-weekly basis.

May THA Monthly Raffle

- We will raffle off a great gift for Mother's Day for next month's THA Internal raffle

Special Project:

Tampa Bay Lightning Community Hockey Program



- We met with the VP of the Lightning Community Hockey Department on Thursday, 3/28/2019
- They have agreed to put on a clinic for the youngsters, provide each with their own Lightning-logoed street hockey stick and ball, and also donate a complete set of street hockey gear (40-sticks, case of balls, 2-nets, 4-sets of protective goalie gear, and 40-reversible pinnies) to THA.
- If THA is interested, they would also assist in forming a competitive League for the children.

11TH ANNUAL CHARITY GOLF TOURNAMENT

Sponsored in Part By: Johnson Controls

SPECIAL GUEST
Steve "The Predator" Monroe
Professional Long Driver

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Tampa Housing Authority

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FOR MORE INFORMATION - Contact Jeanette Hordge-Smith (813)341-9101 EXT 2160



Geraldine Barnes Award Winner: Sierra Grant

Personal Development

Ms. Grant is a single mother of one residing at one of our properties Moses White. She enrolled in the Family Self Sufficient Program in May 2013. At the time of enrollment Ms. Grant had no employment, living off her credit cards to get by, and making the most of what she had. However, she had big dreams in mind.

Throughout the last five years I like to point out all her accomplishments. She completed financial literacy workshops, improved her credit, worked with creditors to pay off debts, and completed homebuyers' education training. She even went back to school at USF and obtained her Bachelors Degree in Health Science, graduating on 8/9/2014. She has obtained full-time employment at American Express Travel Services as their customer care professional. She has been with them for the last 3 years.

In January of this year Ms. Grant successfully graduated from the FSS Program earning \$17,804 in escrow funds, in which she is in the process of buying a home.

Looking back at her initial application to enroll in the program, she was asked "What do you want to accomplish in your career development in the next year?" She replied "Obtain a full-time job and earn at least \$30,000" Ms. Grant should be very proud as she has gone above and beyond of what she set out to accomplish and exceeded her \$30,000 income she wanted.

Ms. Grant's success shows that strength and growth comes only through continuous effort and struggle.

Nominator's Name: Eva Reale

Occupation: Assisted Housing FSS Counselor



Geraldine Barnes Award Winner: Bethelney Killins

Success without Boundaries

Ms. Beth Killins is the winner of the Geraldine Barnes Award for her continued success without boundaries.

Although very soft spoken Ms. Killins is a powerful force to be reckoned with. As a mother and sole provider to 13 children and a grandmother to 30 grandchildren she has seen her fair share of obstacles throughout the years. However, she never allowed anything to deter her from her goals. She has been a dedicated employee at Wal-Mart for over 13 years & has expressed to me she loves her career and hopes to go further. She instils the importance of education to her children and has them on a path to go to college when they graduate.

She keeps them out of trouble by keeping them involved in the community and in sports. Even with 8 minors to care for Beth still maintains a high credit score and is fantastic with keeping on budget, which is a must with feeding and buying shoes for her growing & forever eating boys as she puts it. Her diligence to strive for more for herself, and her children allowed Beth to complete all of the classes and volunteer hours to help build & purchase her 1st home through the Habitat for Humanity along with the THA S8 homeownership program. Her home is in the beautiful up and coming area of Tampa Heights and is actually Habitat's highest appraised home to date, while still remaining affordable for her.

Many community leaders came out to her home closing/dedication to wish her well on her new journey & Beth, as always, was gracious as ever and attributed her faith in God for her many blessings thus far and to come. For these reasons I want to nominate Beth for her continued success while overcoming significant boundaries to achieve success.

Nominator's Name: Brittney Richards

Occupation: Homeownership Counselor

Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: April 15, 2019
RE: Financial Reporting for the Month of March 2019

Financial Highlights March 31, 2019

Blended Components

Meridian River Development Corporation (MRDC)

For the Two Months Ended February 28, 2019

- MRDC's communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.9% occupied.
- The Net Income for the fiscal YTD after debt service was \$292,152.
- Operating Cash Balance was \$3,984,393.
- Replacement Reserves Cash Balance was \$378,727.

Related Entities

The Ella at Encore (ELLA)

For the Two Months Ended February 28, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$24,622.
- Operating Cash Balance was \$128,813.
- Replacement Reserve Cash Balance was \$289,565.

The Trio at Encore (TRIO)

For the Two Months Ended February 28, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 97.2% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$50,570.
- Operating Cash Balance was \$251,571.
- Replacement Reserve Cash Balance was \$189,320.

The Reed at Encore (REED)

For the Two Months Ended February 28, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 99.4% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$46,474.
- Operating Cash Balance was \$805,115.
- Replacement Reserve Cash Balance was \$161,375.

The Gardens at South Bay

For the Two Months Ended February 28, 2019

- The Gardens at South Bay, LTD is a mixed-finance project consisting of 216 apartment units and was 94.9% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(42,035).
- Operating Cash Balance was \$1,095,838.
- Replacement Reserves Cash Balance was \$362,832.

Osborne Landing LTD (OSB)

For the Three Months Ended March 31, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$(10,315).

Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One and Two Months Ended February 28, 2019

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues:								
Gross Potential Rent	\$452,861	\$473,454	(\$20,593)	\$903,075	\$946,908	(\$43,833)	5,681,448	\$648
(Loss) Gain to Lease	451	(26,368)	26,819	293	(52,736)	53,029	(316,416)	0
Vacancy	(10,054)	(23,805)	13,751	(21,598)	(47,610)	26,012	(285,660)	(15)
Bad Debt	(5,374)	(3,650)	(1,724)	(6,692)	(7,300)	608	(43,800)	(5)
Concessions	(10)	-	(10)	(334)	-	(334)	-	(0)
Other Income	18,529	8,015	10,514	30,413	17,030	13,383	101,355	22
Total Revenues	\$456,403	\$427,646	\$28,757	\$905,157	\$856,292	\$48,865	\$5,136,927	\$649
Expenses:								
Administrative Salaries	30,836	42,583	11,747	64,187	85,166	20,979	510,996	46
Advertising & Promotion	5,161	7,066	1,905	9,847	14,432	4,585	89,742	7
Maintenance	60,528	75,445	14,917	117,900	153,959	36,059	957,286	85
Turnover Expense	27,784	22,500	(5,284)	50,469	45,825	(4,644)	268,325	36
Administrative	20,151	11,112	(9,039)	28,152	22,464	(5,688)	118,569	20
Utilities	28,538	38,225	9,687	56,593	77,650	21,057	446,200	41
Management Fees	30,962	30,440	(522)	61,517	60,880	(637)	365,280	44
Professional Fees	12,344	10,941	(1,403)	14,639	21,882	7,243	133,092	11
Insurance and Taxes	36,116	39,971	3,855	72,232	79,942	7,710	479,652	52
Total Expenses	\$252,420	\$278,283	\$25,863	\$475,536	\$562,200	\$86,664	\$3,369,142	\$341
Net Operating Income	\$203,983	\$149,363	\$54,620	\$429,621	\$294,092	\$135,529	\$1,767,785	\$308
Debt Services	68,734	68,744	10	137,469	137,488	19	824,928	99
Income After Debt Services	\$135,249	\$80,619	\$54,630	\$292,152	\$156,604	\$135,548	\$942,857	\$210

Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One and Two Months Ended February 28, 2019

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$155,230	\$152,755	\$2,475	\$310,178	\$305,510	\$4,668	\$1,833,060
(Loss) Gain to Lease	-	(75)	\$75	-	(150)	150	(900)
Vacancy	(4,813)	(8,199)	\$3,386	(12,082)	(16,398)	4,316	(98,388)
Bad Debt	(251)	(2,500)	\$2,249	(251)	(5,000)	4,749	(30,000)
Concessions	(10)	-	(\$10)	(334)	-	(334)	-
Other Income	4,123	2,410	\$1,713	6,584	4,820	1,764	28,920
Total Revenues	\$154,279	\$144,391	\$9,888	\$304,095	\$288,782	\$15,313	\$1,732,692
Expenses:							
Administrative Salaries	9,812	14,857	5,045	20,179	29,714	9,535	178,284
Advertising & Promotion	1,582	2,361	779	3,314	4,722	1,408	31,132
Maintenance	18,070	26,553	8,483	42,693	55,825	13,132	323,942
Turnover Expense	14,899	8,075	(6,824)	28,371	16,625	(11,746)	92,550
Administrative	1,881	2,801	920	4,698	6,642	1,944	36,027
Utilities	16,730	21,275	4,545	33,716	42,550	8,834	255,300
Management Fees	11,994	11,885	(109)	23,858	23,770	(88)	142,620
Professional Fees	4,153	6,383	2,230	4,753	12,766	8,013	76,596
Insurance and Taxes	8,370	8,413	43	16,740	16,826	86	100,956
Total Expenses	\$87,491	\$102,603	15,112	\$178,322	\$209,440	\$31,118	\$1,237,407
Net Operating Income	\$66,788	\$41,788	\$25,000	\$125,773	\$79,342	\$46,431	\$495,285
Debt Services	11,471	11,474	3	22,943	22,948	5	137,688
Income After Debt Services	\$55,317	\$30,314	\$25,003	\$102,830	\$56,394	\$46,436	\$357,597

Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations For The One and Two Months Ended February 28, 2019

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$211,929	\$226,877	(\$14,948)	\$422,819	\$453,754	(\$30,935)	\$2,722,524
(Loss) Gain to Lease	451	(18,000)	18,451	631	(36,000)	36,631	(216,000)
Vacancy	(4,199)	(11,329)	7,130	(6,864)	(22,658)	15,794	(135,948)
Bad Debt	(5,163)	(900)	(4,263)	(6,481)	(1,800)	(4,681)	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	11,520	4,300	7,220	18,835	8,600	10,235	51,300
Total Revenues	\$214,538	\$200,948	\$13,590	\$428,940	\$401,896	\$27,044	\$2,411,076
Expenses:							
Administrative Salaries	10,550	15,819	5,269	22,296	31,638	9,342	189,828
Advertising & Promotion	1,794	2,680	886	3,279	5,660	2,381	33,360
Maintenance	27,540	32,728	5,188	44,707	66,506	21,799	427,266
Turnover Expense	11,421	12,500	1,079	17,627	24,700	7,073	149,700
Administrative	12,892	4,343	(8,549)	16,372	9,006	(7,366)	50,546
Utilities	8,753	13,200	4,447	15,839	26,400	10,561	141,400
Management Fees	13,432	13,049	(383)	26,711	26,098	(613)	156,588
Professional Fees	4,288	1,745	(2,543)	5,383	3,490	(1,893)	20,940
Insurance and Taxes	18,021	17,684	(337)	36,042	35,368	(674)	212,208
Total Expenses	\$108,691	\$113,748	\$5,057	\$188,256	\$228,866	\$40,610	\$1,381,836
Net Operating Income	\$105,847	\$87,200	\$18,647	\$240,684	\$173,030	\$67,654	\$1,029,240
Debt Services	48,103	48,109	6	96,207	96,218	11	577,308
Income After Debt Services	\$57,744	\$39,091	\$18,653	\$144,477	\$76,812	\$67,665	\$451,932

Tampa Housing Authority

Meridian River Development Corporation - River Place

Statement of Operations For The One and Two Months Ended February 28, 2019

	Current Month			Fiscal YTD			Annual Budget 2018
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues:							
Gross Potential Rent	\$85,702	\$93,822	(\$8,120)	\$170,078	\$187,644	(\$17,566)	\$1,125,864
(Loss) Gain to Lease	-	(8,293)	8,293	(338)	(16,586)	16,248	(99,516)
Vacancy	(1,042)	(4,277)	3,235	(2,652)	(8,554)	5,902	(51,324)
Bad Debt	40	(250)	290	40	(500)	540	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	2,886	1,305	1,581	4,994	3,610	1,384	21,135
Total Revenues	\$87,586	\$82,307	\$5,279	\$172,122	\$165,614	\$6,508	\$993,159
Expenses:							
Administrative Salaries	10,474	11,907	1,433	21,712	23,814	2,102	142,884
Advertising & Promotion	1,785	2,025	240	3,254	4,050	796	25,250
Maintenance	14,918	16,164	1,246	30,500	31,628	1,128	206,078
Turnover Expense	1,464	1,925	461	4,471	4,500	29	26,075
Administrative	5,378	3,968	(1,410)	7,082	6,816	(266)	31,996
Utilities	3,055	3,750	695	7,038	8,700	1,662	49,500
Management Fees	5,536	5,506	(30)	10,948	11,012	64	66,072
Professional Fees	3,903	2,813	(1,090)	4,503	5,626	1,123	35,556
Insurance and Taxes	9,725	13,874	4,149	19,450	27,748	8,298	166,488
Total Expenses	\$56,238	\$61,932	\$5,694	\$108,958	\$123,894	\$14,936	\$749,899
Net Operating Income	\$31,348	\$20,375	\$10,973	\$63,164	\$41,720	\$21,444	\$243,260
Debt Services	9,160	9,161	1	18,319	18,322	3	109,932
Income After Debt Services	\$22,188	\$11,214	\$10,974	\$44,845	\$23,398	\$21,447	\$133,328

LEASING SUMMARY:

RIVERPINES						
	TOTAL	TOTAL				
LEASED	<u>ALL</u>	<u>AVAIL.</u>	<u>LEASED</u>	<u>NOT LEASED</u>	<u>LEASED %</u>	
Efficiencies	120	120	117	3	97.5%	
1-Bedroom	180	179	174	5	97.2%	
	<u>300</u>	<u>299</u>	<u>291</u>	<u>8</u>	<u>97.3%</u>	
	TOTAL	TOTAL				
OCCUPIED	<u>ALL</u>	<u>AVAIL.</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>	
Efficiencies	120	120	117	3	97.5%	
1-Bedroom	180	179	171	8	95.5%	
	<u>300</u>	<u>299</u>	<u>288</u>	<u>11</u>	<u>96.3%</u>	

MERIDIAN						
	TOTAL	TOTAL				
LEASED	<u>ALL</u>	<u>AVAIL.</u>	<u>LEASED</u>	<u>NOT LEASED</u>	<u>LEASED %</u>	
1-Bedroom	222	223	223	-	100.0%	
2-Bedroom	58	56	56	-	100.0%	
	<u>280</u>	<u>279</u>	<u>279</u>	<u>-</u>	<u>100.0%</u>	
	TOTAL	TOTAL				
OCCUPIED	<u>ALL</u>	<u>AVAIL.</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>	
1-Bedroom	222	223	220	3	98.7%	
2-Bedroom	58	56	55	1	98.2%	
	<u>280</u>	<u>279</u>	<u>275</u>	<u>4</u>	<u>98.6%</u>	

RIVERPLACE						
	TOTAL	TOTAL				
LEASED	<u>ALL</u>	<u>AVAIL.</u>	<u>LEASED</u>	<u>NOT LEASED</u>	<u>LEASED %</u>	
Efficiencies	40	40	40	-	100.0%	
1-Bedroom	64	64	64	-	100.0%	
2-Bedroom	16	16	16	-	100.0%	
	<u>120</u>	<u>120</u>	<u>120</u>	<u>-</u>	<u>100.0%</u>	
	TOTAL	TOTAL				
OCCUPIED	<u>ALL</u>	<u>AVAIL.</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>	
Efficiencies	40	40	40	-	100.0%	
1-Bedroom	64	64	64	-	100.0%	
2-Bedroom	16	16	16	-	100.0%	
	<u>120</u>	<u>120</u>	<u>120</u>	<u>-</u>	<u>100.0%</u>	

MERIDIAN RIVER DEVELOPMENT CORP.

Occupancy -

Feb-19

RIVERPINES				
	<u>TOTAL</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>
Efficiencies	120	117	3	97.5%
1-Bedroom	179	171	8	95.5%
	<u>299</u>	<u>288</u>	<u>11</u>	<u>96.3%</u>

MERIDIAN				
	<u>TOTAL</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>
1-Bedroom	223	220	3	98.7%
2-Bedroom	56	55	1	98.2%
	<u>279</u>	<u>275</u>	<u>4</u>	<u>98.6%</u>

RIVERPLACE				
	<u>TOTAL</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>
Efficiencies	40	40	-	100.0%
1-Bedroom	64	64	-	100.0%
2-Bedroom	16	16	-	100.0%
	<u>120</u>	<u>120</u>	<u>-</u>	<u>100.0%</u>

City, ST.: **Tampa, FL** M/AVP: **Dawn A. Wolter**
 Month/Year: **February-19** Units: **160**

Ella at Encore
Monthly Executive Summary

Physical Occupancy **98.75%**
 Ending Cash **\$128,813** Payables **\$0**
 Accruals **\$21,469**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$56,448.00	\$54,244.00	\$2,204	4%	\$112,544.00	\$108,488.00	\$4,056	4%
Rent Rev - Tenant Subsidy Payment	\$63,606.00	\$59,810.00	\$3,796	6%	\$127,564.00	\$119,461.00	\$8,103	7%
TOTAL MARKET RENT	\$120,054.00	\$114,054.00	\$6,000	5%	\$240,108.00	\$227,949.00	\$12,159	5%
Rent Rev - Foregone (Lost) Rent	(\$5,288.00)	(\$6,759.00)	\$1,471	22%	(\$11,157.00)	(\$13,677.00)	\$2,520	18%
Rent Rev - Excess Income	\$3,919.00	\$3,532.00	\$387	11%	\$7,937.00	\$7,064.00	\$873	12%
GROSS POSSIBLE	\$118,685.00	\$110,827.00	\$7,858	7%	\$236,888.00	\$221,336.00	\$15,552	7%
Vacancy - Apartments	(\$1,558.00)	(\$3,422.00)	\$1,864	54%	(\$4,046.00)	(\$6,839.00)	\$2,793	41%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$1,558.00)	(\$3,422.00)	\$1,864	54%	(\$4,046.00)	(\$6,839.00)	\$2,793	41%
2 NET RENTAL INCOME	\$117,127.00	\$107,405.00	\$9,722	9%	\$232,842.00	\$214,497.00	\$18,345	9%
Laundry & Vending Rev	\$420.50	\$483.00	(\$63)	13%	\$889.75	\$966.00	(\$76)	8%
Tenant Charges	\$480.00	\$420.00	\$60	14%	(\$6,004.27)	\$670.00	(\$6,674)	996%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$605.83	\$0.00	\$606	100%	\$652.83	\$0.00	\$653	100%
Misc Rev	\$1,674.41	\$55.00	\$1,619	2944%	\$2,862.14	\$410.00	\$2,452	598%
TOTAL OTHER REVENUE	\$3,180.74	\$958.00	\$2,223	232%	(\$1,599.55)	\$2,046.00	(\$3,646)	178%
3 TOTAL REVENUE	\$120,307.74	\$108,363.00	\$11,945	11%	\$231,242.45	\$216,543.00	\$14,699	7%
4 Administrative Exp	\$10,524.50	\$12,098.00	\$1,574	13%	\$22,599.80	\$25,306.00	\$2,706	11%
5 Payroll Exp	\$26,774.26	\$28,542.00	\$1,768	6%	\$52,426.54	\$57,084.00	\$4,657	8%
6 Utilities Exp	\$20,364.94	\$20,751.00	\$386	2%	\$41,311.91	\$42,015.00	\$703	2%
7 Supplies & Repairs	\$1,413.10	\$1,720.00	\$307	18%	\$4,114.74	\$5,267.00	\$1,152	22%
8 Contract Services	\$8,347.82	\$8,651.00	\$303	4%	\$12,783.25	\$14,102.00	\$1,319	9%
9 Turnkey/Lease Exp	\$381.31	\$1,195.00	\$814	68%	\$1,116.31	\$2,100.00	\$984	47%
10 Other Operating Exp	\$11,621.69	\$1,813.00	(\$9,809)	541%	\$13,945.94	\$3,357.00	(\$10,589)	315%
11 Taxes & Insurance	\$8,465.13	\$8,683.00	\$218	3%	\$17,110.26	\$17,866.00	\$756	4%
12 COST OF OPERATIONS	\$87,892.75	\$83,453.00	(\$4,440)	5%	\$165,408.75	\$167,097.00	\$1,688	1%
13 PROFIT/LOSS FROM OPERATIONS	\$32,414.99	\$24,910.00	\$7,505	30%	\$65,833.70	\$49,446.00	\$16,388	33%
14 Financial Expenses	\$19,606.09	\$19,346.00	(\$260)	1%	\$39,212.18	\$39,502.00	\$290	1%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$2,000.00	\$2,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$11,808.90	\$4,564.00	\$7,245	159%	\$24,621.52	\$7,944.00	\$16,678	210%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$116,656.40	\$116,656.00	(\$0)	0%
19 NET PROFIT OR LOSS	(\$46,519.30)	(\$53,764.00)	\$7,245	13%	(\$92,034.88)	(\$108,712.00)	\$16,677	15%
20 Reserves	\$184.92	\$53.00	(\$132)	249%	\$356.20	(\$670.00)	(\$1,026)	153%
21 NET CASH SURPLUS	(\$46,704.22)	(\$53,817.00)	\$7,113	13%	(\$92,391.08)	(\$108,042.00)	\$15,651	14%
22 Capital Expenditure	\$11,191.00	\$16,191.00	\$5,000	31%	\$11,191.00	\$21,191.00	\$10,000	47%

ECONOMIC OCCUPANCY

101.15%

101.36%

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**
 Month/Year: **February-19** Units: **141**

TRIO AT ENCORE
Monthly Executive Summary

Physical Occupancy **97.16%**
 Ending Cash **\$251,571** Payables **\$0**
 Accruals **\$11,337**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$83,682.00	\$73,640.00	\$10,042	14%	\$169,341.00	\$147,170.00	\$22,171	15%
Rent Rev - Tenant Subsidy Payment	\$62,703.00	\$64,669.00	(\$1,966)	3%	\$123,621.00	\$129,338.00	(\$5,717)	4%
TOTAL MARKET RENT	\$146,385.00	\$138,309.00	\$8,076	6%	\$292,962.00	\$276,508.00	\$16,454	6%
Rent Rev - Foregone (Lost) Rent	(\$7,044.00)	(\$8,991.00)	\$1,947	22%	(\$14,606.00)	(\$18,092.00)	\$3,486	19%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
GROSS POSSIBLE	\$139,341.00	\$129,318.00	\$10,023	8%	\$278,356.00	\$258,416.00	\$19,940	8%
Vacancy - Apartments	(\$3,007.79)	(\$6,915.00)	\$3,907	57%	(\$8,195.79)	(\$13,825.00)	\$5,629	41%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$1,250.00)	(\$1,250.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$3,632.79)	(\$7,540.00)	\$3,907	52%	(\$9,445.79)	(\$15,075.00)	\$5,629	37%
2 NET RENTAL INCOME	\$135,708.21	\$121,778.00	\$13,930	11%	\$268,910.21	\$243,341.00	\$25,569	11%
Laundry & Vending Rev	\$310.00	\$350.00	(\$40)	11%	\$310.00	\$700.00	(\$390)	56%
Tenant Charges	\$525.00	\$2,040.00	(\$1,515)	74%	\$1,475.00	\$3,980.00	(\$2,505)	63%
Tenant Charges - Water Sewer Reimb	\$5,611.66	\$9,984.00	(\$4,372)	44%	\$18,751.83	\$19,558.00	(\$806)	4%
Damages & Cleaning	\$1,638.74	\$350.00	\$1,289	368%	\$1,792.24	\$700.00	\$1,092	156%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	(\$100.00)	\$0.00	(\$100)	100%
Misc Rev	\$1,687.21	\$150.00	\$1,537	1025%	\$2,419.90	\$600.00	\$1,820	303%
TOTAL OTHER REVENUE	\$9,772.61	\$12,874.00	(\$3,101)	24%	\$24,648.97	\$25,538.00	(\$889)	3%
3 TOTAL REVENUE	\$145,480.82	\$134,652.00	\$10,829	8%	\$293,559.18	\$268,879.00	\$24,680	9%
4 Administrative Exp	\$13,121.04	\$12,535.00	(\$586)	5%	\$26,194.10	\$26,504.00	\$310	1%
5 Payroll Exp	\$25,457.34	\$29,804.00	\$4,347	15%	\$51,436.00	\$59,920.00	\$8,484	14%
6 Utilities Exp	\$21,830.93	\$20,056.00	(\$1,775)	9%	\$40,190.32	\$40,651.00	\$461	1%
7 Supplies & Repairs	\$2,322.44	\$2,010.00	(\$312)	16%	\$4,609.54	\$3,805.00	(\$805)	21%
8 Contract Services	\$7,743.23	\$7,715.00	(\$28)	0%	\$12,751.50	\$11,319.00	(\$1,433)	13%
9 Turnkey/Lease Exp	\$1,546.65	\$740.00	(\$807)	109%	\$3,473.11	\$1,480.00	(\$1,993)	135%
10 Other Operating Exp	\$163.27	\$600.00	\$437	73%	\$738.36	\$2,565.00	\$1,827	71%
11 Taxes & Insurance	\$15,619.14	\$15,955.00	\$336	2%	\$31,418.28	\$31,910.00	\$492	2%
12 COST OF OPERATIONS	\$87,804.04	\$89,415.00	\$1,611	2%	\$170,811.21	\$178,154.00	\$7,343	4%
13 PROFIT/LOSS FROM OPERATIONS	\$57,676.78	\$45,237.00	\$12,440	27%	\$122,747.97	\$90,725.00	\$32,023	35%
14 Financial Expenses	\$37,191.47	\$37,917.00	\$726	2%	\$74,382.94	\$77,372.00	\$2,989	4%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$2,000.00	\$2,000.00	\$0	0%
16 Insurable Losses	(\$22,310.60)	\$0.00	\$22,311	100%	(\$4,205.07)	\$0.00	\$4,205	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$41,795.91	\$6,320.00	\$35,476	561%	\$50,570.10	\$11,353.00	\$39,217	345%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$114,378.00	\$106,000.00	(\$8,378)	8%
19 NET PROFIT OR LOSS	(\$15,393.09)	(\$46,680.00)	\$31,287	67%	(\$63,807.90)	(\$94,647.00)	\$30,839	33%
20 Reserves	(\$10,067.96)	(\$14,370.00)	(\$4,302)	30%	(\$20,135.92)	(\$30,278.00)	(\$10,142)	33%
21 NET CASH SURPLUS	(\$5,325.13)	(\$32,310.00)	\$26,985	84%	(\$43,671.98)	(\$64,369.00)	\$20,697	32%
22 Capital Expenditure	(\$13,910.00)	\$8,333.00	\$22,243	267%	(\$13,910.00)	\$33,160.00	\$47,070	142%
ECONOMIC OCCUPANCY	105.06%				105.25%			

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**
 Month/Year: **February-19** Units: **158**

REED AT ENCORE
Monthly Executive Summary

Physical Occupancy **99.36%**
 Ending Cash **\$805,115** Payables **\$0**
 Accruals **\$7,417**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$48,959.82	\$31,810.00	\$17,150	54%	\$98,066.64	\$63,620.00	\$34,447	54%
Rent Rev - Tenant Subsidy Payment	\$99,185.00	\$100,157.00	(\$972)	1%	\$198,223.00	\$200,314.00	(\$2,091)	1%
TOTAL MARKET RENT	\$148,144.82	\$131,967.00	\$16,178	12%	\$296,289.64	\$263,934.00	\$32,356	12%
Rent Rev - Foregone (Lost) Rent	(\$16,099.82)	(\$16,565.00)	\$465	3%	(\$32,525.65)	(\$33,130.00)	\$604	2%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
GROSS POSSIBLE	\$132,045.00	\$115,402.00	\$16,643	14%	\$263,763.99	\$230,804.00	\$32,960	14%
Vacancy - Apartments	\$0.00	(\$3,959.00)	\$3,959	100%	(\$899.99)	(\$7,918.00)	\$7,018	89%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$27.94)	\$0.00	(\$28)	100%
TOTAL VACANCIES	\$0.00	(\$3,959.00)	\$3,959	100%	(\$927.93)	(\$7,918.00)	\$6,990	88%
2 NET RENTAL INCOME	\$132,045.00	\$111,443.00	\$20,602	18%	\$262,836.06	\$222,886.00	\$39,950	18%
Laundry & Vending Rev	\$311.00	\$446.00	(\$135)	30%	\$800.00	\$892.00	(\$92)	10%
Tenant Charges	\$150.00	\$180.00	(\$30)	17%	\$250.00	\$345.00	(\$95)	28%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Misc Rev	\$1,015.29	\$222.00	\$793	357%	\$1,592.57	\$944.00	\$649	69%
TOTAL OTHER REVENUE	\$1,476.29	\$848.00	\$628	74%	\$2,642.57	\$2,181.00	\$462	21%
3 TOTAL REVENUE	\$133,521.29	\$112,291.00	\$21,230	19%	\$265,478.63	\$225,067.00	\$40,412	18%
4 Administrative Exp	\$11,101.08	\$11,834.00	\$733	6%	\$21,165.54	\$24,280.00	\$3,114	13%
5 Payroll Exp	\$24,238.62	\$27,585.00	\$3,346	12%	\$51,258.17	\$55,339.00	\$4,081	7%
6 Utilities Exp	\$23,775.01	\$20,457.00	(\$3,318)	16%	\$48,128.51	\$41,210.00	(\$6,919)	17%
7 Supplies & Repairs	\$875.00	\$2,595.00	\$1,720	66%	\$2,515.60	\$4,380.00	\$1,864	43%
8 Contract Services	\$3,638.51	\$6,795.00	\$3,156	46%	\$11,721.04	\$13,922.00	\$2,201	16%
9 Turnkey/Lease Exp	\$400.00	\$175.00	(\$225)	129%	\$539.65	\$350.00	(\$190)	54%
10 Other Operating Exp	\$2,833.17	\$2,900.00	\$67	2%	\$2,833.17	\$3,767.00	\$934	25%
11 Taxes & Insurance	\$9,914.53	\$9,547.00	(\$368)	4%	\$19,829.05	\$19,594.00	(\$235)	1%
12 COST OF OPERATIONS	\$76,775.92	\$81,888.00	\$5,112	6%	\$157,990.73	\$162,842.00	\$4,851	3%
13 PROFIT/LOSS FROM OPERATIONS	\$56,745.37	\$30,403.00	\$26,342	87%	\$107,487.90	\$62,225.00	\$45,263	73%
14 Financial Expenses	\$29,495.11	\$52,112.00	\$22,617	43%	\$59,013.67	\$107,977.00	\$48,963	45%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$2,000.00	\$2,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$26,250.26	(\$22,709.00)	\$48,959	216%	\$46,474.23	(\$47,752.00)	\$94,226	197%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$132,108.00	\$132,108.00	\$0	0%
19 NET PROFIT OR LOSS	(\$39,803.74)	(\$88,763.00)	\$48,959	55%	(\$85,633.77)	(\$179,860.00)	\$94,226	52%
20 Reserves	(\$2,208.55)	\$9,844.00	\$12,053	122%	(\$4,385.67)	\$19,688.00	\$24,074	122%
21 NET CASH SURPLUS	(\$37,595.19)	(\$98,607.00)	\$61,012	62%	(\$81,248.10)	(\$199,548.00)	\$118,300	59%
22 Capital Expenditure	\$2,591.90	\$10,000.00	\$7,408	74%	\$2,591.90	\$10,000.00	\$7,408	74%

ECONOMIC OCCUPANCY

112.19%

112.33%

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Two Months Ended February 28, 2019

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues							
Gross Potential Rent	\$ 177,802	178,500	\$ (698)	\$ 351,747	357,000	\$ (5,253)	\$ 814
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(7,379)	(5,000)	(2,379)	(13,138)	(10,000)	(3,138)	(30)
Economic Rent	\$ 170,423	173,500	(3,077)	338,609	347,000	(8,391)	784
HUD Public Housing Subsidy	7,597	8,000	(403)	16,071	16,000	71	37
Concessions	(388)	(750)	362	(726)	(1,500)	774	(2)
Other Non-Rental Income	9,715	6,875	2,840	13,195	13,100	95	31
Bad Debt	(11,588)	(3,400)	(8,188)	(9,899)	(7,300)	(2,599)	(23)
Total Rental Revenue	\$ 175,759	\$ 184,225	\$ (8,466)	\$ 357,250	\$ 367,300	\$ (10,050)	\$ 827
Interest Income	171	-	171	171	-	171	0
Total Revenue	\$ 175,930	\$ 184,225	\$ (8,295)	\$ 357,421	\$ 367,300	\$ (9,879)	\$ 827
Expenses							
Salaries	13,283	15,658	2,375	28,175	31,316	3,141	65
Advertising & Promotion	965	1,049	84	2,046	2,298	252	5
Maintenance	26,804	28,735	1,931	59,394	62,820	3,426	137
Administrative	7,253	7,590	337	13,583	15,505	1,922	31
Turnover Expenses	5,318	10,400	5,082	14,128	20,400	6,272	33
Utilities	5,726	8,800	3,074	12,553	17,600	5,047	29
Professional Fees	5,580	4,200	(1,380)	12,565	8,400	(4,165)	29
Insurance and Taxes	15,654	15,995	341	30,758	31,990	1,232	71
Management Fee	8,355	8,850	495	16,971	17,700	729	39
Total Expenses	\$ 88,938	\$ 101,277	\$ 12,339	\$ 190,174	\$ 208,029	\$ 17,855	\$ 440
Net Operating Income	\$ 86,992	\$ 82,948	\$ 4,044	\$ 167,247	\$ 159,271	\$ 7,976	\$ 387
Debt Service - (Mortgage Principle)	19,224	19,317	93	38,448	38,541	93	89
Interest	53,134	45,801	(7,333)	106,362	91,696	(14,666)	246
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,088	(5,358)	56,892	46,176	(10,716)	132
Replacement Reserves	3,790	3,790	-	7,580	7,580	-	18
Building Improvements	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle	\$ (17,602)	\$ (9,048)	\$ 16,642	\$ (42,035)	\$ (24,722)	\$ (17,313)	\$ (97)
Payment and Replacement Reserves							

LEASING SUMMARY:

LEASED	<u>TOTAL ALL</u>	<u>TOTAL AVAIL.</u>	<u>LEASED</u>	<u>NOT LEASED</u>	<u>LEASED %</u>
Public housing	25	25	25	-	100.0%
Project based	54	54	52	2	96.3%
Tax credit	117	117	114	3	97.4%
Market	20	20	20	-	100.0%
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	216	216	211	-	97.7%
OCCUPIED	<u>TOTAL ALL</u>	<u>TOTAL AVAIL.</u>	<u>OCCUPIED</u>	<u>VACANT</u>	<u>OCCUPANCY %</u>
Public housing	25	25	25	-	100.0%
Project based	54	54	48	6	88.9%
Tax credit	117	117	112	5	95.7%
Market	20	20	20	-	100.0%
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	216	216	205	11	94.9%

Tampa Housing Authority

Osborne Landing, LTD.

43 Units

Statement of Operations for the and One and Three Months Ended March 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 24,961	\$ 20,401	\$ 4,560	\$ 71,795	\$ 61,202	\$ 10,593	\$ 244,808	\$ 557
Subsidies / Grant Income	8,345	9,583	(1,238)	23,659	28,750	(5,091)	115,000	\$ 183
Other Revenue	-	-	-	-	-	-	-	\$ -
Total Revenue	\$ 33,306	\$ 29,984	\$ 3,322	\$ 95,454	\$ 89,952	\$ 5,502	\$ 359,808	\$ 740
Expenses								
Admin Salaries / Benefits	4,446	4,206	(240)	12,803	12,619	(183)	50,477	\$ 99
Administrative Expenses	2,894	3,505	611	8,167	10,514	2,347	38,550	\$ 63
Management Fees	1,360	1,360	-	4,103	4,080	(23)	16,320	\$ 32
Utilities	1,123	782	(341)	3,039	2,345	(694)	9,380	\$ 24
Maintenance Salary / Benefits	5,159	4,505	(654)	13,993	13,515	(478)	54,061	\$ 108
Maintenance Expenses	1,516	2,125	609	6,026	6,375	349	25,500	\$ 47
Contracted Maintenance Services	4,391	4,400	8	13,519	13,199	(319)	52,797	\$ 105
General Expenses	19,429	8,620	(10,810)	36,594	25,860	(10,735)	109,296	\$ 284
Total Expenses	\$ 40,318	\$ 29,503	\$ (10,815)	\$ 98,244	\$ 88,508	\$ (9,736)	\$ 356,382	\$ 762
Net Operating Income	\$ (7,012)	\$ 481	\$ (7,493)	\$ (2,790)	\$ 1,444	\$ (4,234)	\$ 3,426	\$ (22)
Replacement Reserve	2,508	2,508	-	7,525	7,525	-	30,100	\$ 58
Operating Income after Reserves	\$ (9,520)	\$ (2,027)	\$ (7,493)	\$ (10,315)	\$ (6,081)	\$ (4,234)	\$ (26,674)	\$ (80)

Tampa Housing Authority
Osborne Landing LTD.
Occupancy - March 31, 2019

Program	Units	Occupied	Vacant	% Occupied
Tax Credit Unit, 2 Bedroom	32	32	0	100.0%
Tax Credit Unit, 3 Bedroom	11	11	0	100.0%
Total	43	43	0	100.0%

Osborne Landing, LTD
Aged Receivables - Six Month Trend
As of March 31, 2019

Description	October	November	December	January
Rent	\$ 606	\$ 726	\$ 4,081	\$ 3,883
Voucher Subsidy	198	720	1,106	2,412
Subsidy Suspense	-	-	-	-
Application fee	-	-	-	-
Return check fee	-	-	-	-
Maintenance Charge	-	-	-	-
Security Deposit	-	-	350	350
Late Fees	-	213	309	75
Water Deposit	-	-	50	50
Water Fee	1,613	261	396	247
	\$ 2,417	\$ 1,920	\$ 6,292	\$ 7,018

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
March 2019

Department of Asset Management

Leonard Burke, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of March 2019, the Asset Management Department conducted a community safety meeting at C.Blythe Andrews Apartments to address the concerns of the residents. Representatives of the Tampa Housing Authority, Tampa Police Department and residents, were present during this meeting. Several areas of concerns were discussed. A safety plan was developed that involves the residents, management and TPD.

Asset Management department collaborated with the Assistant Housing department on conducting an informational presentation on THA's RAD program for the City of Tampa Human Rights Department. The presentation was designed to help educate the City's Human Right Dept. on the process for family eligibility with the Assistant Housing Dept and the approval process at the community site level.

Robles Park Apartment hosted several events for the residents and the community at large. One event was a Health and Education Resource Fair. The other event was a career opportunities workshop sponsored by Johnson Controls. The last event was a HUB professional engineering internship program open house for high school students sponsored by HOPEww and CPWG engineering firm.

Encore Properties

Tempo at Encore grand opening was a great success. The property received final Certificate of Occupancy for the entire building. Management has successfully moved seventy (141) families, including sixty (60) market units into their new home.

Cedar Pointe Apartments

Cedar Pointe Phase II was turned over to the property management team. Management started moving families in and is currently 100% occupied. Cedar Pointe Phase II consist of 24 one, two and three bedroom units.

Meridian River Development Corporation

River Pines Apartment has systematically renovated some of the apartments within the community as the residents move out. The renovations include new kitchen appliances, cabinets, interior painting, flooring, and bathroom fixtures. To date, 113 units have been renovated out of the 300 units.

West River

The branding consultant for West River Tampa Prismatic, organized a meeting with our co-development partner Banc of America CDC, Related Urban Group, THA and former NBH and Bethune Hi-Rise residents to create a new name for the T1 lot. The previous name for the lot was "The Renaissance at West River" but must change due to naming rights concerns.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Mar-19

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.76%	97.77%
Robles, LLC	97.67%	95.82%
Scruggs Manor, LLC	99.53%	99.13%
Azzarelli	99.39%	96.67%
Scruggs Manor	99.68%	100.00%
Seminole, LLC	99.05%	97.63%
Seminole Park	98.45%	98.00%
Moses White Estates	99.64%	97.10%
Shimberg, LLC	99.61%	98.18%
Shimberg Estates	99.57%	97.44%
Squire Villa	99.78%	100.00%
C. Blythe Andrews	99.47%	98.25%
Arbors, LLC	99.15%	96.33%
Arbors at Padgett Estates	99.76%	95.80%
Azeele	100.00%	100.00%
Bay Ceia Apartments	99.75%	95.00%
Soho Place Apartments	96.57%	100.00%
St. Louis/St. Conrad	93.64%	100.00%
Overall Average	99.13%	97.17%

March-19**Tenant Accounts Receivable**

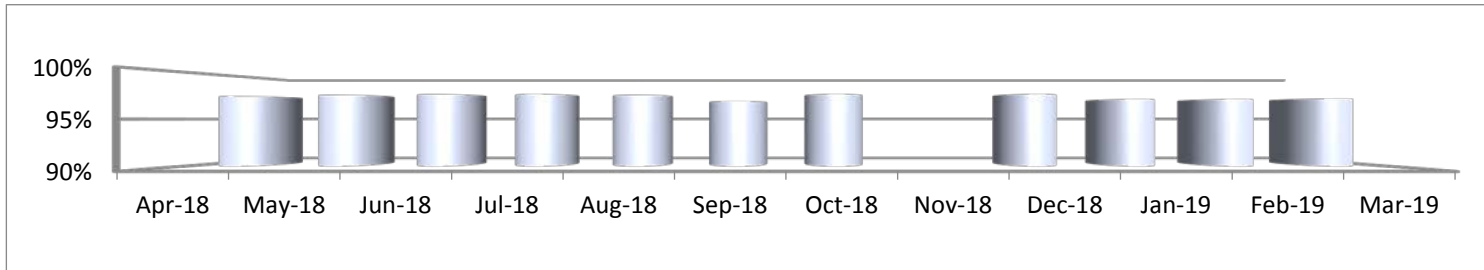
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$1,558,832.00	\$4,760.00	\$586.00	\$0.00	\$471.00	\$3,703.00	99.76%
Robles Park, LLC	\$577,410.00	\$46,091.00	\$20,678.00	\$0.00	\$11,951.00	\$13,462.00	97.67%
Scruggs Manor, LLC	\$343,236.00	\$4,831.00	\$3,462.00	\$0.00	\$0.00	\$1,369.00	99.53%
Azzarelli	\$92,707.00	\$2,659.00	\$2,089.00	\$0.00	\$0.00	\$570.00	99.39%
Scruggs Manor	\$250,529.00	\$2,172.00	\$1,373.00	\$0.00	\$0.00	\$799.00	99.68%
Seminole Park, LLC	\$530,614.00	\$10,299.00	\$4,760.00	\$0.00	\$0.00	\$5,539.00	99.05%
Seminole Park	\$304,722.00	\$7,868.00	\$3,132.00	\$0.00	\$0.00	\$4,736.00	98.45%
Moses White Estates	\$225,892.00	\$2,431.00	\$1,628.00	\$0.00	\$0.00	\$803.00	99.64%
Shimberg, LLC	\$468,967.00	\$3,081.00	\$1,002.00	\$0.00	\$0.00	\$2,079.00	99.61%
Shimberg Estates	\$220,478.00	\$1,808.00	\$855.00	\$0.00	\$0.00	\$953.00	99.57%
Squire Villa	\$62,417.00	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00	99.78%
C.B. Andrews	\$186,072.00	\$1,138.00	\$147.00	\$0.00	\$0.00	\$991.00	99.47%
Arbors, LLC	\$522,493.00	\$11,937.00	\$2,099.00	\$0.00	\$5,384.00	\$4,454.00	99.15%
Arbors at Padgett	\$316,793.00	\$6,241.00	\$1,830.00	\$0.00	\$3,640.00	\$771.00	99.76%
Azeele	\$18,154.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$118,175.00	\$2,242.00	\$197.00	\$0.00	\$1,744.00	\$301.00	99.75%
Soho Place	\$35,137.00	\$1,278.00	\$72.00	\$0.00	\$0.00	\$1,206.00	96.57%
St. Louis/St. Conrad	\$34,234.00	\$2,176.00	\$0.00	\$0.00	\$0.00	\$2,176.00	93.64%
Totals	\$4,001,552.00	\$80,999.00	\$32,587.00	\$0.00	\$17,806.00	\$30,606.00	99.13%

**Reporting Month: March 2019
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	439	10	10	97.77%
Robles, LLC	433	1	1	0	431	413	18	15	95.82%
Scruggs Manor, LLC	116	0	0	0	116	115	1	1	99.13%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	86	0	0	100.00%
Seminole Park, LLC	169	0	0	0	169	165	4	4	97.63%
Seminole Park	100	0	0	0	100	98	2	2	98.00%
Moses White Estates	69	0	0	0	69	67	2	2	97.10%
Shimberg, LLC	165	0	0	0	165	162	3	3	98.18%
Shimberg Estates	78	0	0	0	78	76	2	2	97.44%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	184	7	7	96.33%
Arbors at Padgett	119	0	0	0	119	114	5	5	95.80%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	38	2	2	95.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,524	2	1	0	1,521	1,478	43	40	97.17%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

97.17%



Agency Wide	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Dec-18	Jan-19	Feb-19	Mar-19
Total Units	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043
Service/Non-Dwelling	2	2	2	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0	0	0	0	0
Demolition units	821	821	821	821	821	821	821	821	821	821	821
Modernization	2	2	2	2	2	2	2	0	0	0	0
Available	1,519	1,519	1,519	1,519	1,519	1,519	1,519	1,521	1,521	1,521	1,521
Occupied	1,480	1,482	1,483	1,483	1,482	1,472	1,484	1,485	1,477	1,477	1,478
Vacant	39	37	36	36	37	47	35	36	44	44	43
% Occupancy Rate	97.43%	97.56%	97.63%	97.64%	97.56%	96.90%	97.64%	97.64%	97.10%	97.10%	97.17%

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
March 2019

Department of Assisted Housing
Margaret Jones, Director

The funding notice has been received from HUD as of April 12th, 2019 for calendar year 2019. THA received approximately \$84 million with an average HAP payment of \$717. Average HAP costs have increased due to the implementation of the Small Area Fair Market rents and rising rents. Also received was notification of the administrative fee of \$58 which is an 80% pro-ration of \$72.49. Upon notification of the funding, will now begin issuing 75% of attrition vouchers to the RAD/PB properties and begin issuing from the HCV waitlist. Within the next year, I anticipate opening the HCV waitlist as we are down to 1,800 families.

Anita Barrett, QC Supervisor, has started the SEMAP review for submission May 2019.

THA is moving forward with pilot testing of a scanning KIOSK for participants. This will allow customers to scan documents into the system. It will start off with one scanning doc then if it appears to be beneficial, will move forward with offsite scanners at the properties. Company implementing the scanners is ARDEXO. Installation of the equipment begins March 16th, 2019. There will be a trial period of testing. If it goes well then there will be a total of 4 scanning stations in the customer service area.

Janice Justiniano and Donald MacInnis have been working on a more accessible sign-in system for the customer service area. It should be ready for launching by the end of March 2019.

The first 3 floors of TEMPO have passed the HQS inspections and leasing will begin for those floors. The total number of units that will be project based is 122. The TEMPO waitlist has approximately 7,000 families.

THA was awarded an additional 80 FUP vouchers effective January 1st, 2019. Meetings have already taken place to start the referral process. The goal is to receive more Youth Aging Out of Foster Care. Youth can remain on the program for 3 years or 5 years if they join the FSS program. Contemplating placing an RFP to project base these and VASH vouchers.

The agency will be moving forward with Yard's Rent Café. This Yardi module will allow the agency to conduct business through tenant and landlord portals. The most exciting feature will be the ability to conduct re-certifications online. THA has also arranged for a quarterly phone call with other housing agencies that utilize Yardi to get feedback on their experiences.

Current baseline is now at 10,235 with approximately 75 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	395
Workshops	1
Escrows	229
Graduates	3
Homeownership	1
Escrow	58%
March Graduates	Shaveda Williams Latronette Wilson Shadae Arenas
New Home Owner	Cherline Francois-Vernet

SPECIAL GRANT PROGRAMS

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three year grant instead of one year as previously awarded.

Permanent Supportive Housing grants were successfully submitted 08/2018 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families. Grant was awarded to the agency for \$483,029.

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations:

Families for whom the lack of adequate housing is a primary factor in:

- a. The imminent placement of the family’s child or children in out-of-home care, or
- b. The delay in the discharge of the child or children to the family from out-of-home care.

The baseline for the FUP program is 485 vouchers.

HUD-VASH

The HUDVASH program is administered to assist 783 homeless veterans. This program began July 1, 2008 with 105 vouchers and was increased by 35 vouchers October 1, 2009. June 1, 2010 THA was awarded an additional 150 VASH vouchers. August 1, 2011 the agency was awarded an additional 75 vouchers. THA was awarded another 75 effective April 1, 2012. THA received another award of 205 HUD-VASH Vouchers effective August 1, 2013. Another increment of 22 vouchers was received October 1, 2014 and another 12 December 2014. We have partnered with the Department of Veterans Affairs which is responsible to refer families to the agency. THA then proceeds with the necessary steps to determine eligibility. THA received an additional 45 HUDVASH vouchers effective May 1, 2015. THA was approved for an additional HUDVASH project based vouchers November 1, 2015. THA received an additional 39 vouchers effective June 2016. November 1st, 2016 an additional 20 were added to the Project Based HUDVASH voucher inventory.

NED

250 designated housing vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose. The family does not have to be listed on the PHA's voucher waiting list. Instead they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

SECTION 811 MAINSTREAM VOUCHERS

55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution.

PORTABILITY

The agency currently administers **286** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

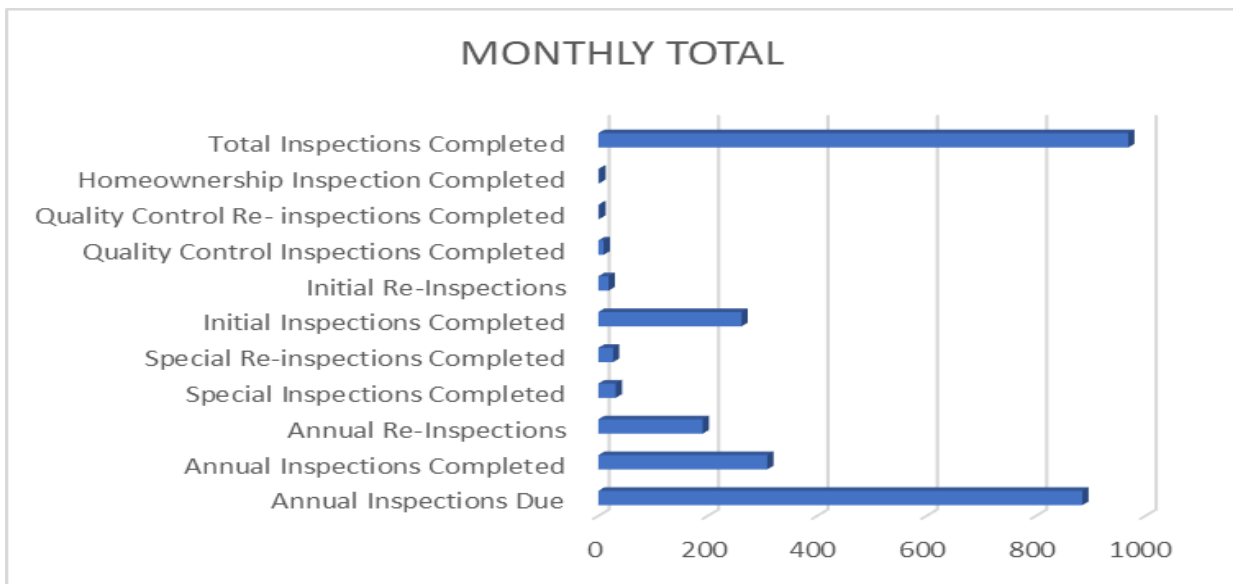
The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD is 15.5 families a month
 The current attrition rate for VREG is 46 families a month
 Average HAP is \$690

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,251	96% Monthly	
RAD	1,601	1,515	95% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEAED PROGRAMS	\$7,090,802	\$6,777,441	96%	100%

SEMAP REVIEW

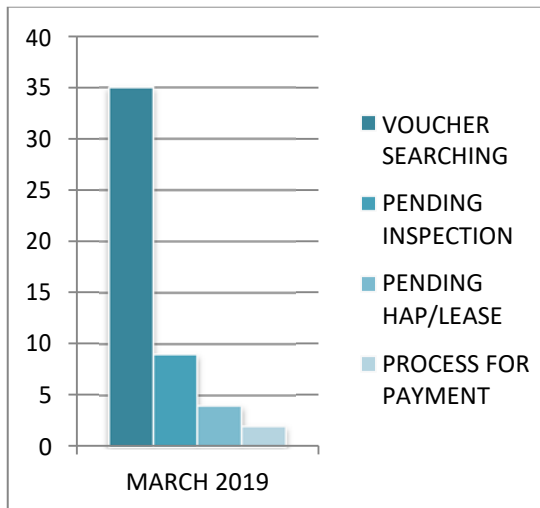
	Possible	FY2017-18	February 2019
	Points	Actual	
Indicator 1: Selection from the Waiting List	15	15	15
Indicator 2: Rent Reasonableness	20	20	20
Indicator 3: Determination of Adjusted Income	20	20	15
Indicator 4: Utility Allowance Schedule	5	5	5
Indicator 5: HQS Quality Control Inspections	5	0	5
Indicator 6: HQS Enforcement	10	10	10
Indicator 7: Expanding Housing Opportunities	5	5	5
BONUS Indicator: Deconcentration	0	0	0
Indicator 8: Payment Standards	5	5	5
Indicator 9: Annual Reexaminations	10	10	10
Indicator 10: Correct Tenant Rent Calculations	5	5	5
Indicator 11: Pre-Contract HQS Inspections	5	5	5
Indicator 12: Annual HQS Inspections	10	10	0
Indicator 13: Lease-Up	20	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10	10
TOTALS	145	140	140
	100%	96%	96.6%

	MONTHLY TOTAL
INSPECTION TYPE	
Annual Inspections Due	885
Annual Inspections Completed	309
Annual Re-Inspections	191
Special Inspections Completed	32
Special Re-inspections Completed	27
Initial Inspections Completed	262
Initial Re-Inspections	19
Quality Control Inspections Completed	10
Quality Control Re- inspections Completed	2
Homeownership Inspection Completed	2
Total Inspections Completed	969

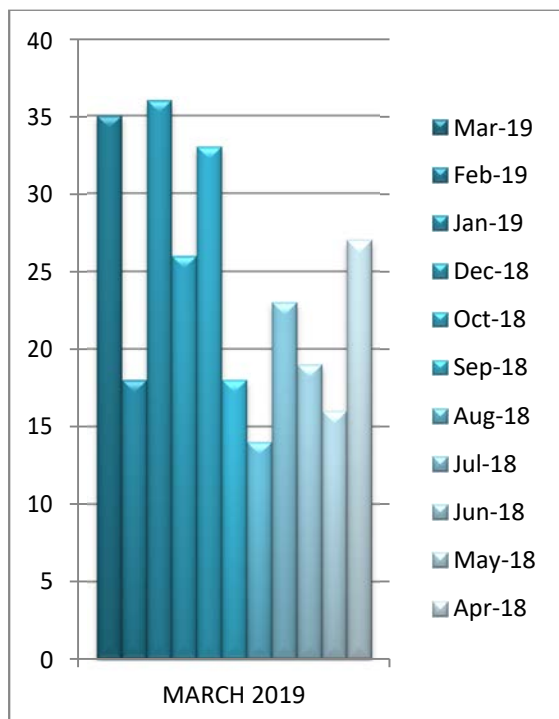


WAITING LIST REPORT MARCH 2019

VOUCHER SEARCHING	35
PENDING INSPECTION	9
PENDING HAP/LEASE	4
PROCESS FOR PAYMENT	2
To issue 4/5/2019	

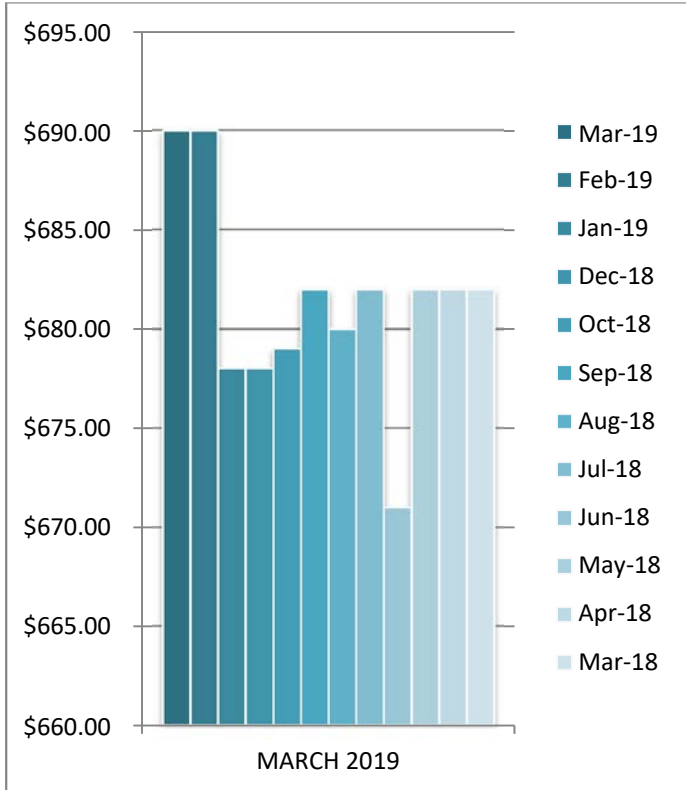


NEW PARTICIPATING OWNERS



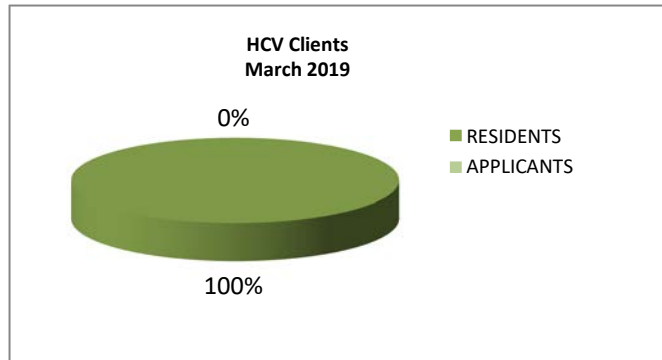
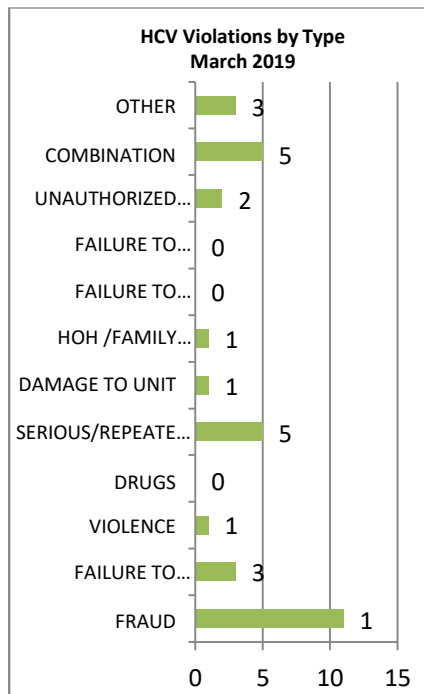
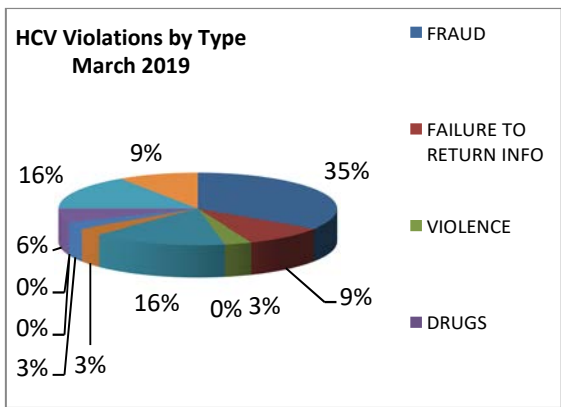
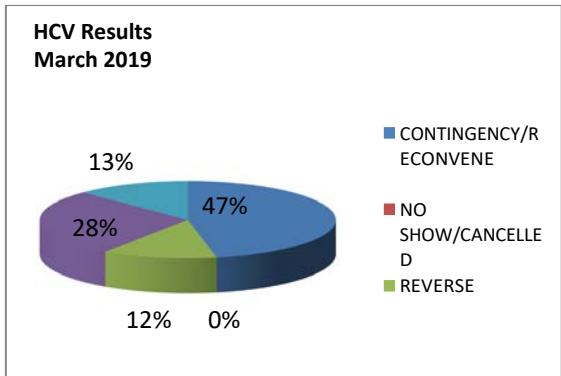
MARCH 2019	35
FEBRUARY 2019	18
JANUARY 2019	36
DECEMBER 2018	26
OCTOBER 2018	33
SEPTEMBER 2018	18
AUGUST 2018	14
JULY 2018	23
JUNE 2018	19
MAY 2018	16
APRIL 2018	27

HOUSING ASSISTANCE PAYMENTS MARCH 2019



MARCH 2019	\$690.00
FEBRUARY 2019	\$690.00
JANUARY 2019	\$678.00
DECEMBER 2018	\$678.00
OCTOBER 2018	\$679.00
SEPTEMBER 2018	\$682.00
AUGUST 2018	\$680.00
JULY 2018	\$682.00
JUNE 2018	\$671.00
MAY 2018	\$682.00
APRIL 2018	\$682.00
MARCH 2018	\$682.00

HCV HEARINGS	
CONTINGENCY/RECONVENE	15
NO SHOW/CANCELLED	0
REVERSE	4
UPHOLD	9
RESCHEDULED/OTHER	4
TOTAL	32
FRAUD	11
FAILURE TO RETURN INFO	3
VIOLENCE	1
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	5
DAMAGE TO UNIT	1
HOH /FAMILY MEMBER AWAY FROM UNIT	1
FAILURE TO MAINTAIN HQS	0
FAILURE TO MAINTAIN UTILITIES	0
UNAUTHORIZED PERSON/MOVE	2
COMBINATION	5
OTHER	3
TOTAL	32
RESIDENTS	32
APPLICANTS	



HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
March 2019

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

In an attempt to try and keep our car insurance premiums down Mr. Kenneth C. Christie, Director of Human Resources and Compliance, Ms. Tina Washington, Director of Contracts and Procurement and Mr. Bill Jackson, Director of Public Safety are putting together a driver safety and education course for everyone that drives a THA vehicle. The course will include defensive driving tactics, driving laws which include inattentive driving, texting while driving and how to address an accident if involved in one. Our goal is to present the training course to our executive staff for approval by August 2019.

Hurricane season is just around the corner and initial reports indicate that we will be having an active season; in preparation, the Public Safety Department has started inventorying all of our property-based and central office hurricane supply rooms. This is to ensure all outdated supplies are replaced and each room is fully stocked with the proper tools, supplies and equipment. The public safety department is also gearing up for our annual employee and resident hurricane preparedness meetings. These are to ensure everyone knows what their responsibilities are and where to go if and when an emergency or disaster was to take place.

The Tampa Police Department continues to work the Robles Park off duty program and it has shown some very positive results in the short period it has been in place. From January thru March 2019 the overall crime rate at Robles Park has dropped by 86%. The program will be re-evaluated in the next four months to determine its continued effectiveness and to see if it will continue for a longer period of time.

POLICE REPORT REQUEST

The Public Safety Department receives court orders from various agencies and departments requesting we conduct a diligent search of our data bases in an attempt to try and locate parents and/or guardians, or obtain police reports from various jurisdictions as a follow up to cases they are currently investigating.

FRAUD HOT LINE

Our Human Resource Department and the Public Safety Department work hand-in-hand to reduce program fraud by operating the "Fraud Hotline," conducting follow up investigations, making referrals for criminal prosecution and restitution.

PARKING POLICY ENFORCEMENT

The Public Safety Department continues to work with THA Property Management to reduce the unauthorized and junk vehicles parked in our communities. Vehicles that do not have a THA parking sticker are subject to be towed at the expense of the owner. Vehicles are also removed from the properties that are inoperable, have no valid registration, and are parked on the grass or other illegal parking.

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

The Tampa Police Department and The Hillsborough County Sheriff's Office continue to work very closely with the Tampa Housing Authority. Both departments continue to have officers assigned to our properties and they work very hard to combat crime in our communities. Officers that have been assigned to our properties conduct their own investigation and make arrests. The Public Safety Department has also been meeting with residents to help form Crime Watch Communities in an effort to help combat crime in our communities.

The Tampa Police Department ROC officers working all of our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing properties are reported to the Public Safety Department. Residents, residents' family members and residents' guests arrested on public housing properties are subject to eviction.

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
March 2019**

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Ruth Foster	3/12/2019	3/12/2019	19119236	Public Safety Dept.
Amos Sentmanat Diaz	3/21/2019	3/22/2019	1976106	Public Safety Dept.
Gloria Canino	3/21/2019	3/22/2019	Under investigation	Public Safety Dept.
Arbors Padget	3/21/2019	3/22/2019	19127871	Public Safety Dept.
JL Young	3/26/2019	3/26/2019	19120644	Public Safety Dept.
Jama Langston	3/25/2019	3/29/2019	19257623	Public Safety Dept.
Kira Williams	3/29/2019	3/29/2019	18386624	Public Safety Dept.
Ricky Denmark	3/27/2019	3/29/2019	18795535	Public Safety Dept.

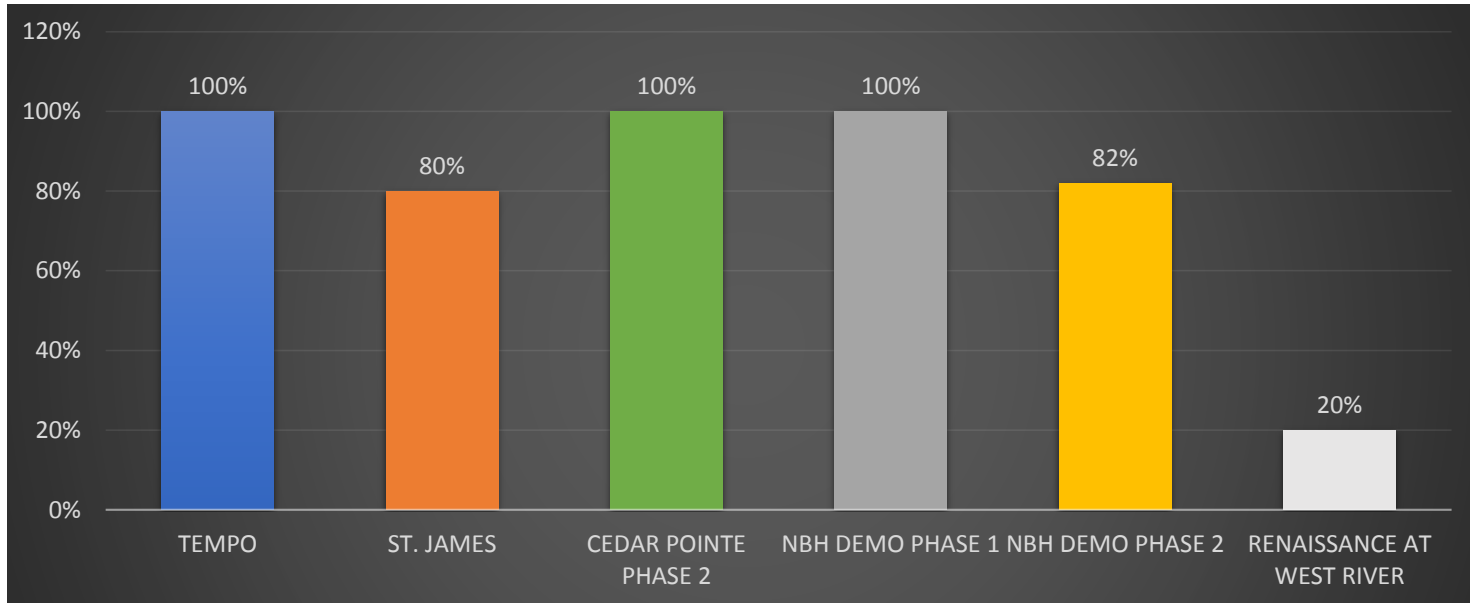
TAG & TOW								
PROPERTY	MAKE	MODEL	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
C. Blythe Andrew	Chevy	Tahue	2007	Red	605RKN	Unauthorized Parking	N/A	3//07/19
Scruggs Manor	Cadillac	DHS	N/A	Beige	29674Q	Exp. Tag	3/12/19	N/A
Scruggs Manor	Nissan	Altima	N/A	Blue	N/A	No Tag	3/12/19	N/A
Bay Ceia	Chrysler	PT Cruiser	N/A	White	5073VK	Exp. Tag	3/11/19	N/A
Bay Ceia	Mazda	S	2010	Blue	BCE589	No Parking Permit	N/A	3/11/19
Azeele Apts.	Saturn	Ion	1996	Gray	N/A	No Permit	N/A	3/11/19
Scruggs Manor	Cadillac	DHS	N/A	Gold	2967UQ	Exp. Tag	3/12/19	N/A
Scruggs Manor	Nissan	Altima	N/A	Blue	N/A	No Tag	3/12/19	N/A
Osborne Landing	Buick	Lucerne	N/A	Gold	ITNGS8	Exp. Tag	3/15/19	N/A
Azzarelli Apts	VW	Toua Red	N/A	Blue	N/A	No Tag	3/24/19	N/A

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Zackary Puello	2/26/2019	3/06/2019	No Records Found	HCSO
Kimberly Fivecoat	3/07/2019	3/07/2019	No Records Found	PCSO
Eric W. Garcia	3/07/2019	3/07/2019	No Records Found	ChildNet
Briella Johnson	3/06/2019	3/14/2019	No Records Found	HCSO
Veronica Lovinggood	2/26/2019	3/14/2019	No Records Found	HCSO
Fernando Pineda Chavez	3/21/2019	3/21/2019	No Records Found	HCSO

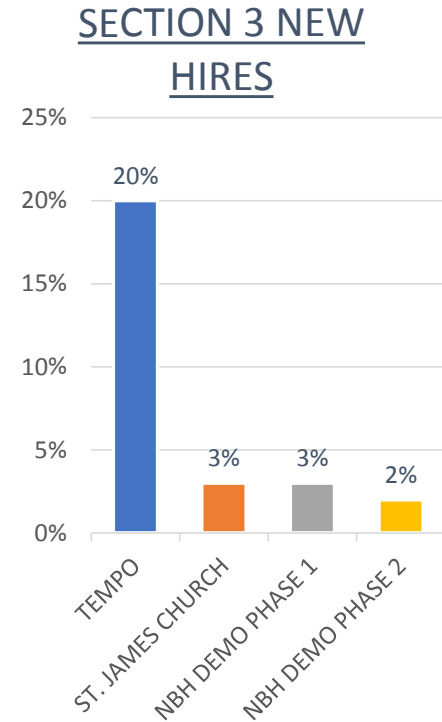
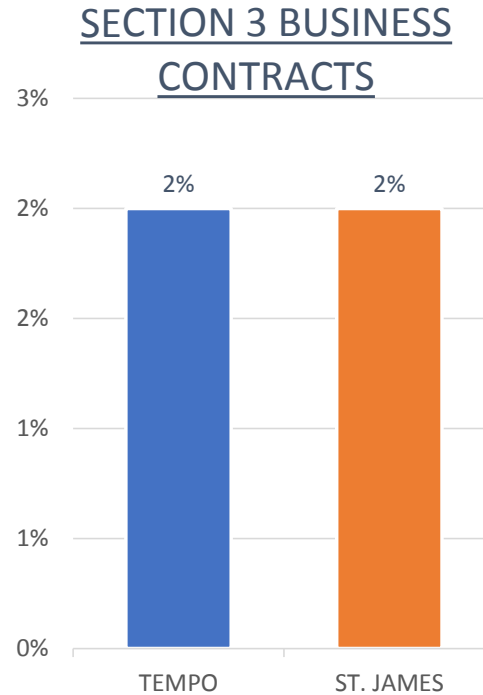
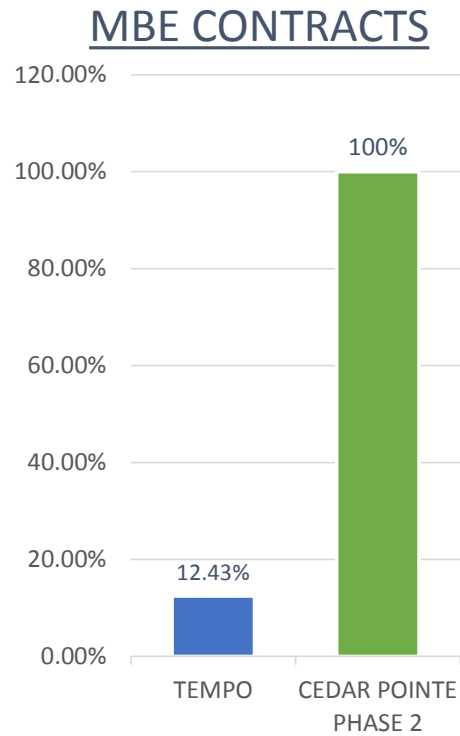
**HOUSING AUTHORITY of the CITY of TAMPA
BOARD SUMMARY REPORT
March 2019**

Department of Real Estate Development
David Iloanya, Director

MAJOR ACTIVE PROJECTS



MBE and HUD Section 3 Contractors & Individuals

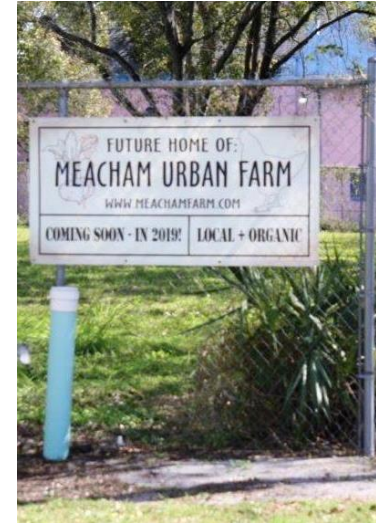
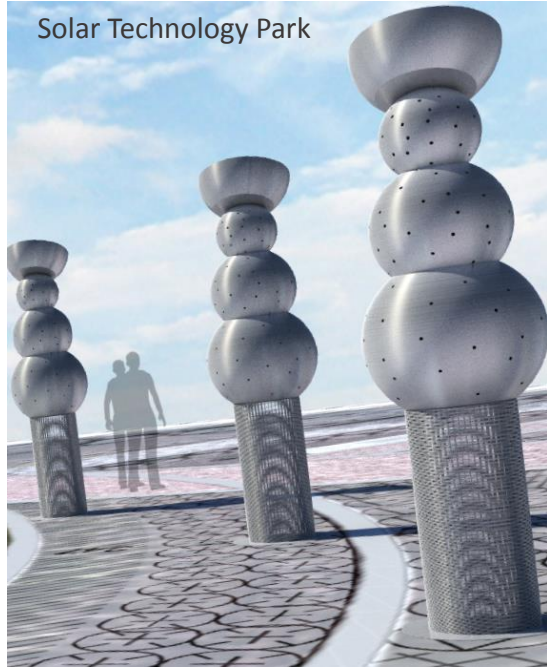




CNI / ENCORE DEVELOPMENTS

- **Solar Technology Park** – Met with USF to discuss shading elements to be selected. Proto-typing for the steel drums and water bearers are underway at the artists studio.
- **Tempo** – Construction is complete. In Close-out Phase. Final punch out in progress. Currently, 144 of the 203 units are occupied.
- **Urban Farm** – Green House Plans and specs are being certified to meet Florida Building and Wind Codes, prior to submission to City of Tampa’s Permit Dept.

Solar Technology Park



Community Learning Center



CNI / ENCORE
Developments continued...

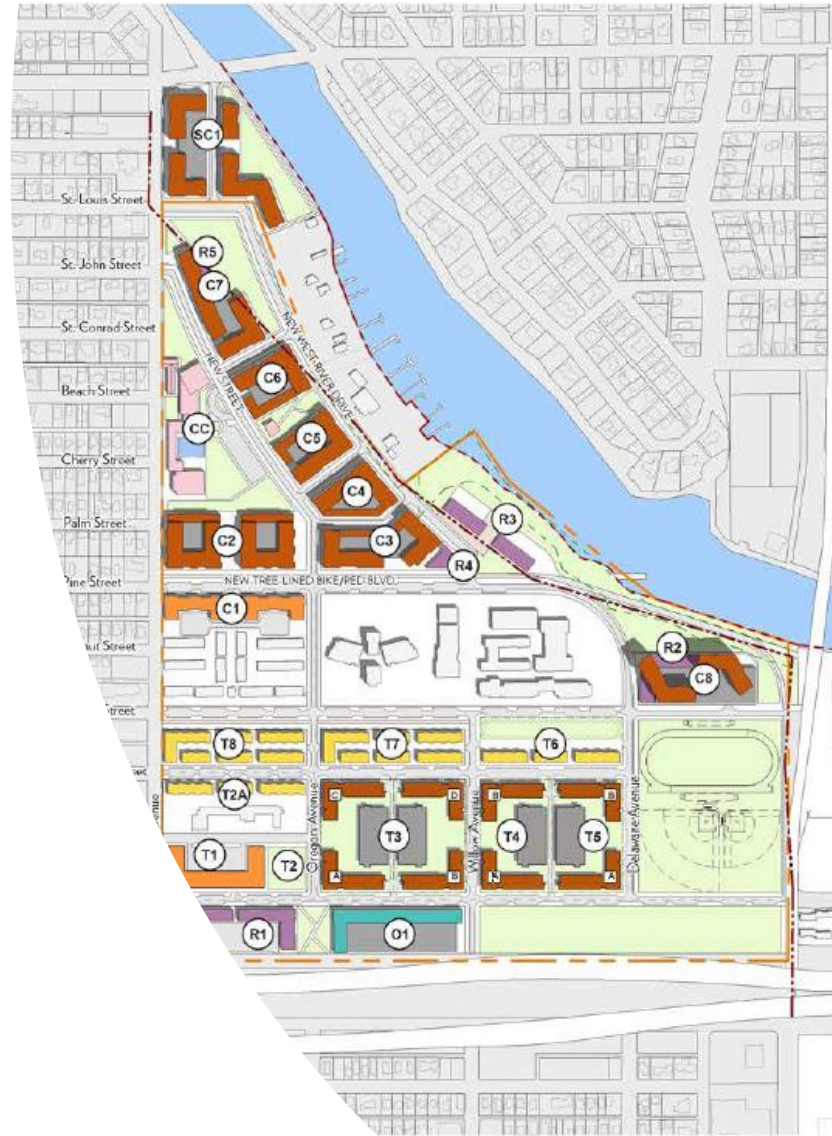


34th Street Redevelopment with the CDC of Tampa

- Carpets will be installed
- Remaining sidewalks have been formed and poured.
- Properties are listed on MLS.
- One of the homes will be staged for viewing by the end of the month.
- There are interested buyers waiting to view the homes.

West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR. Completion is expected for March 2020.
- T2A-Mary Bethune, is under pre-construction for 150 senior housing units. Development partner, Related Group.
- T3A-Funded 9% Tax Credit, 118 units. In design phase.
- T3B-Funded 9% Tax Credit, 130 units. In design phase.
- T3C-Funded 4% Tax Credit, 118 units. Pre-design phase.
- T3D-Under application process for 100 units.
- T4-Under contract, 310 units – Third party development.
- T5-Developed by partnership with Related Group
- R1-Under contract, hotel





Renaissance at West River - Construction is Underway

**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD SUMMARY REPORT**

March 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measures are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently at Scruggs Manor.

The Tampa Housing Authority (THA) continues to work with the HUD's Better Building Challenge (BBC), a joint partnership with HUD and DOE to reduce utility consumption in buildings; this partnership also positions THA to receive additional grant opportunities.

Encore Chiller Plant

When Tempo goes on line we will reevaluate our EnerNOC agreement with TECO.

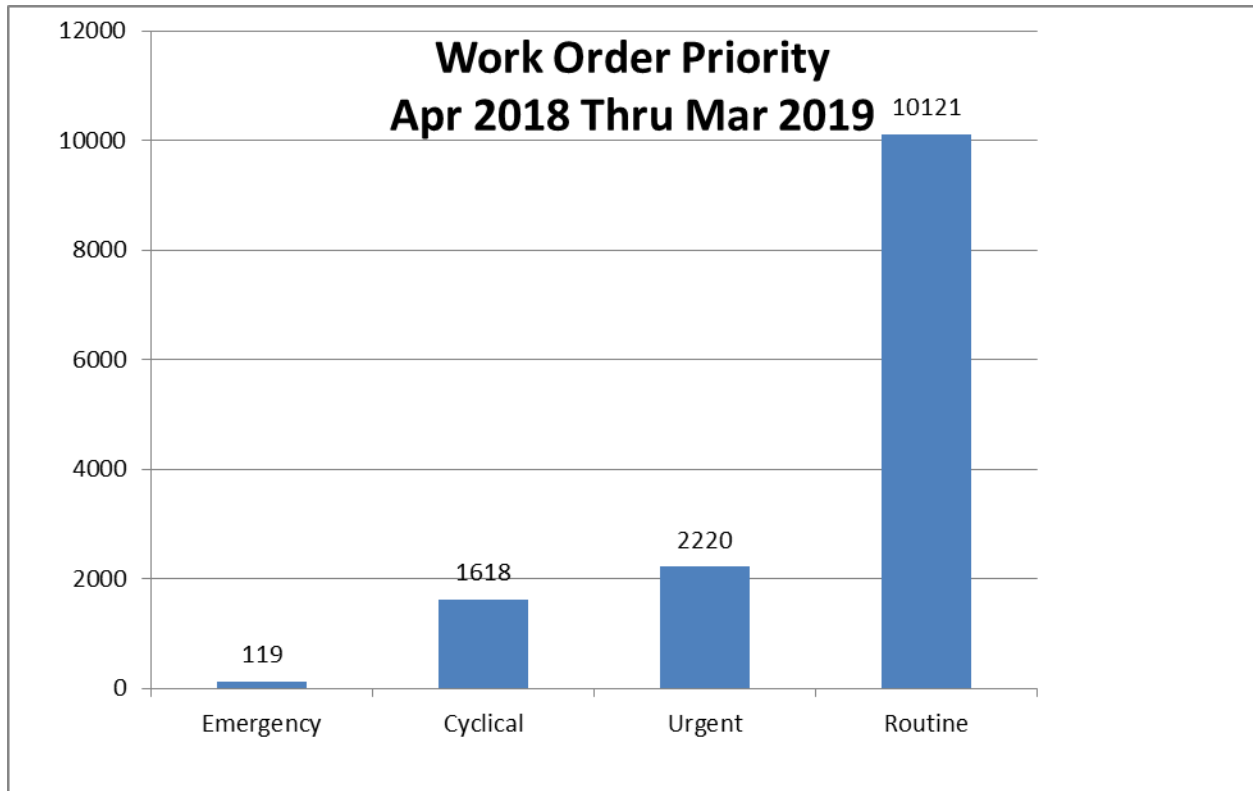
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase in utility consumption or residents ask for more information on energy costs, additional meetings are scheduled to address these issues. The Sustainability Ambassadors Grant Program also provides training and education to our residents.

Special Project Activities:

In 1999 THA began a pro-active policy to control and eliminate elevated blood lead levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 8 years of age for environmental intervention blood lead levels (EIBLL) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl.

Facilities:

Our Focus is on improving data collection from work orders to measure and control costs and inventory. We are reviewing the RFQ response for after hour answering service that will report data to THA in a data searchable format.



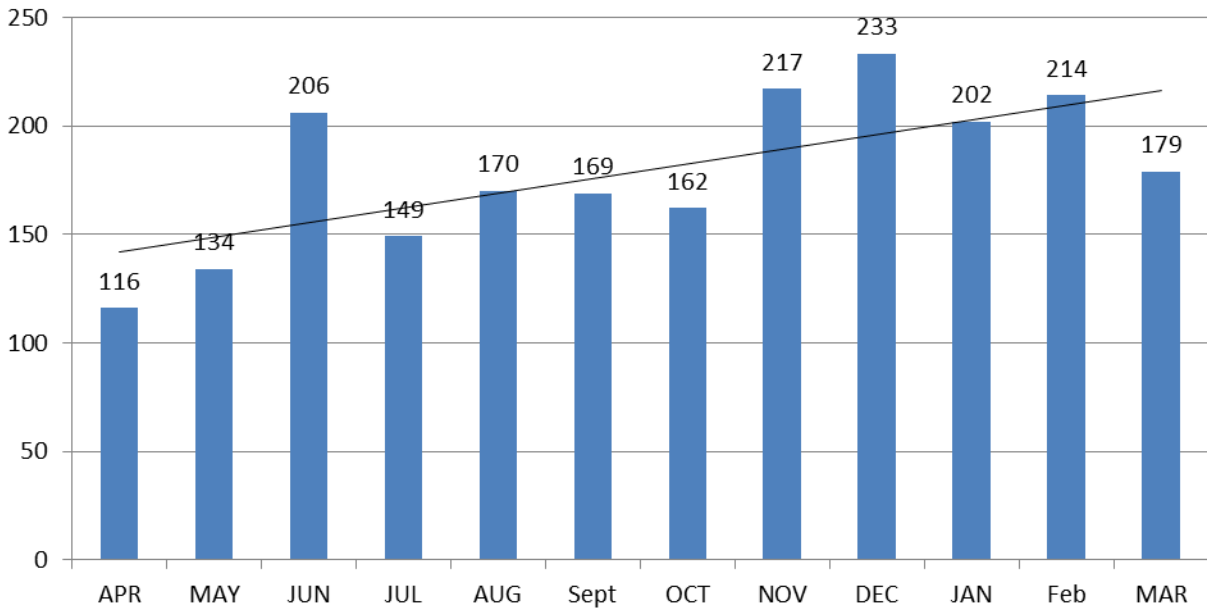
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident's normal or expected living conditions and will be addressed within **24 hours**.

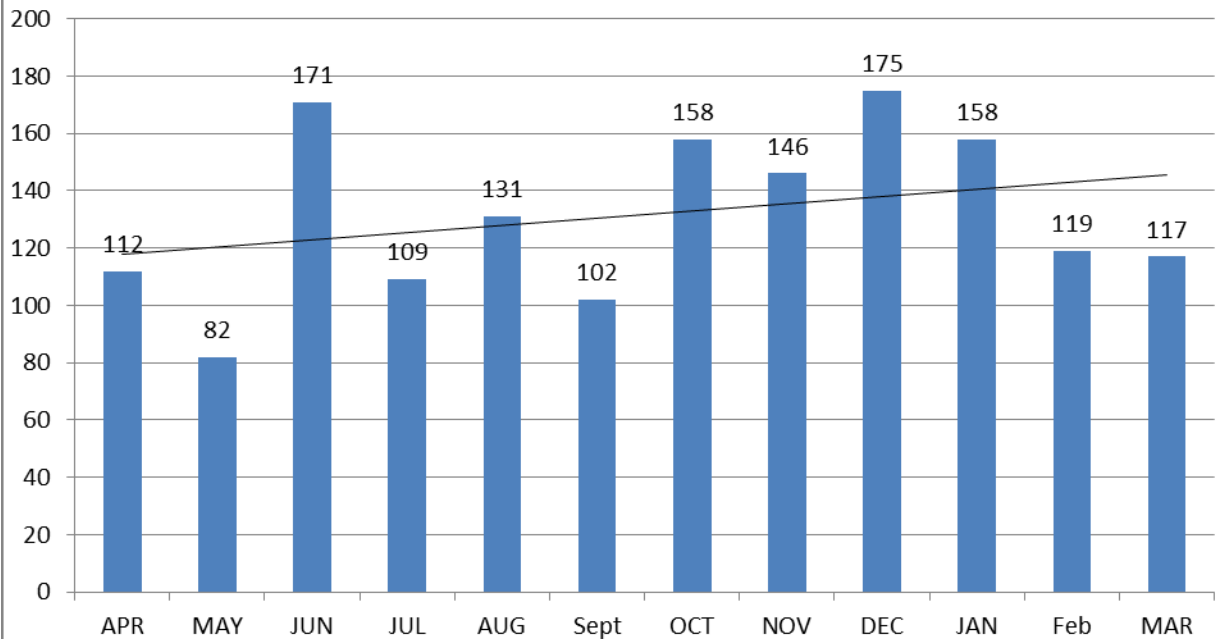
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property, and will be responded to within **24 to 48 hours**.

Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

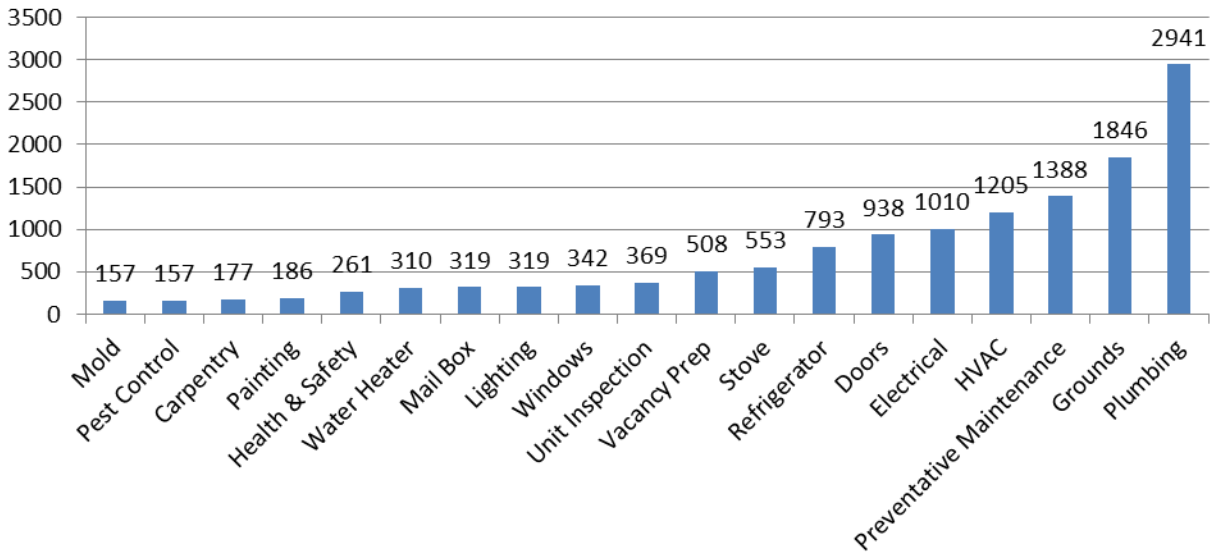
After Hour Call Ins Apr 2018 Thru Mar 2019



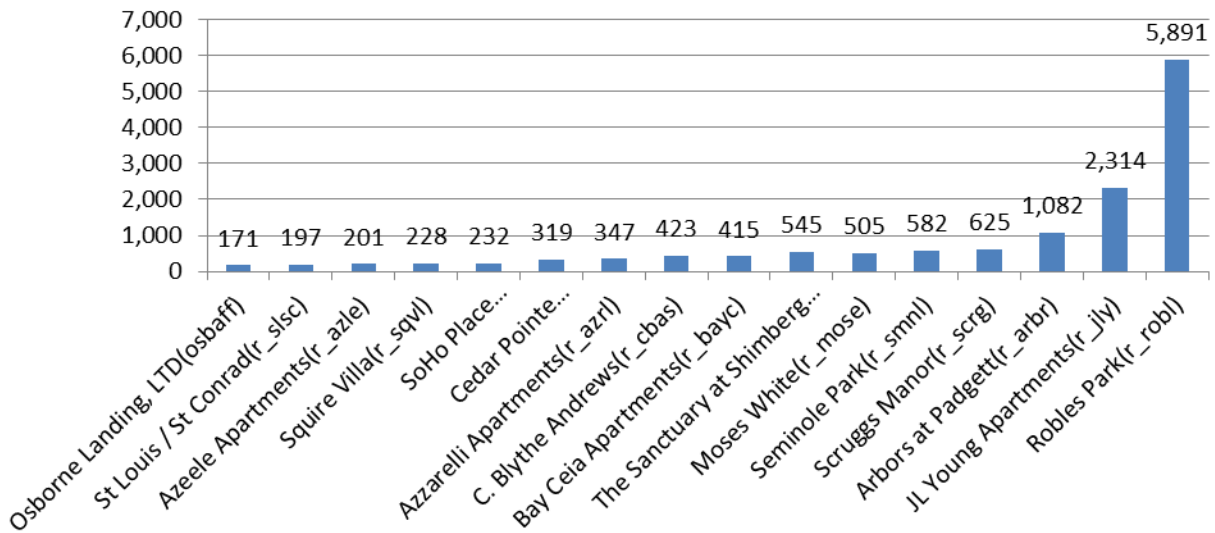
After Hour Call Outs Apr 2018 Thru Mar 2019



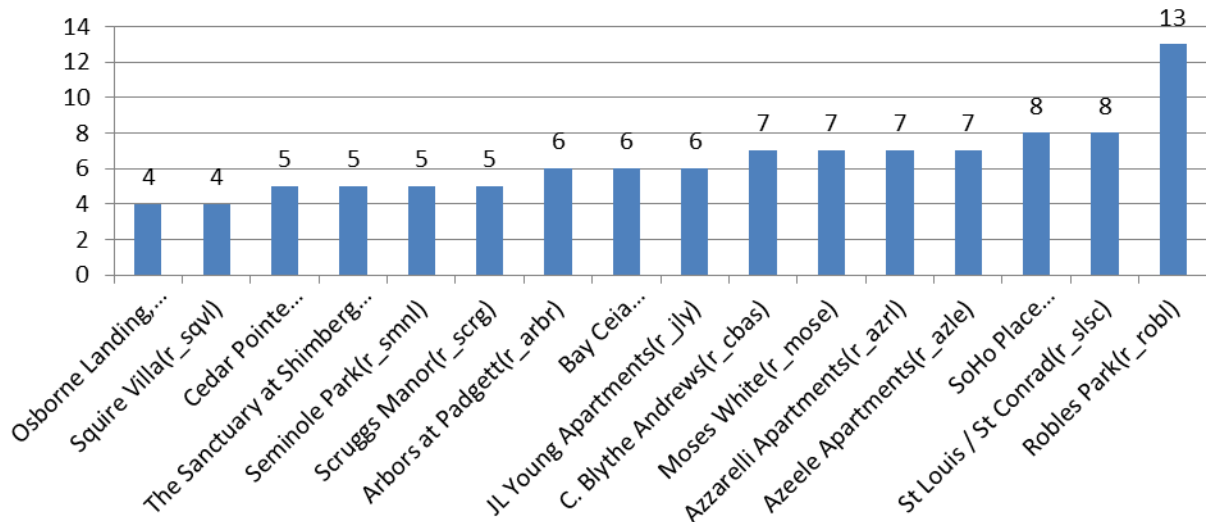
Work Order Category Apr 2018 Thru Mar 2019



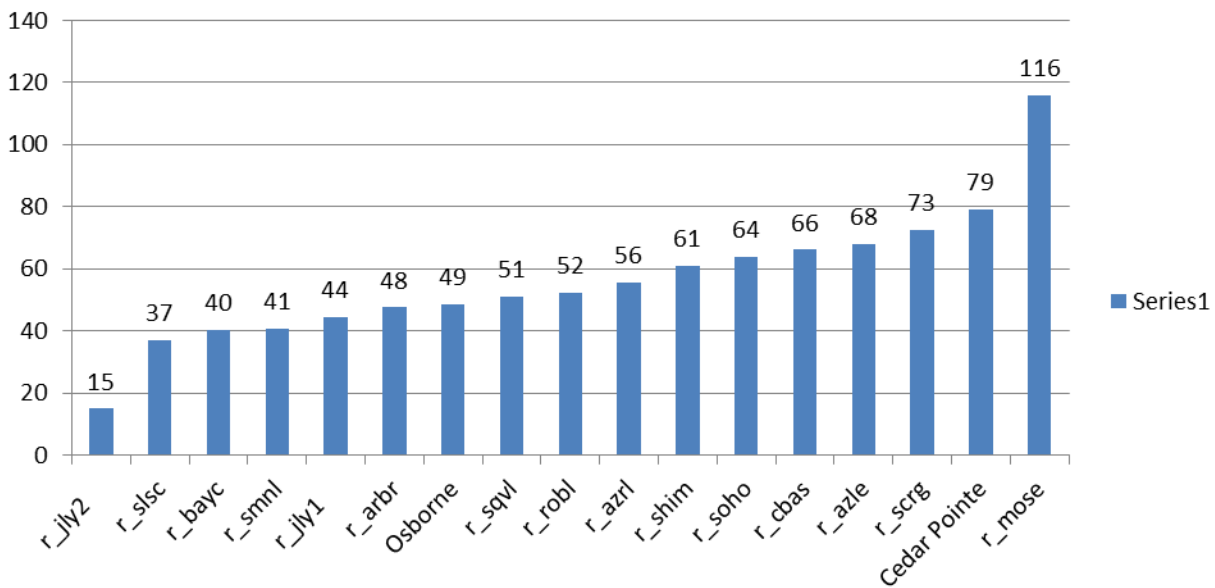
Work Order per Property Apr 2018 Thru Mar 2019



Work Orders per Unit Apr 2018 Thru Mar 2019



March 2019 Gals per Person per Day



THA average number of Gallons per Person per Day (GPD) for January is 56
The average Tampa Single-family residential customer uses an estimated 76 GPD

Nine of monthly consumption numbers are a month old as we are waiting on City of Tampa Water Department billing.

Contract Register March 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	MBE
Cooper Johnson Smith Architects & Town P	A&E Services for Job Training Center Facility	12/13/2013	7/13/2019	\$89,932.00	FY12-IFB-02b	
CGI Federal Inc.	Housing Quality Inspection Services	10/31/2017	10/30/2019	\$1,900,000.00	FY14-RFP-04	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	10/26/2019	\$175,415.00	FY16-RFP-01	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2019	\$120,067.53	FY16-RFQ-08	
Tyson and Billy Architects, P.C.	Indefinite Quantity contract	9/1/2017	9/1/2019	\$620,200.00	FY17-RFP-01c	
Cardno, Inc.	Environmental Consultant contract (Task Orders)	2/15/2018	2/14/2020	\$300,000.00	FY17-RFQ-03b	
Atlas Eco Pest Control Lawn and Termite	Pest control services for THA properties.	8/1/2017	5/31/2019	\$2,880.00	FY17-IFB-03a	
Florida Pest Control & Chemical Co.	Pest control services for THA properties.	8/1/2017	5/31/2019	\$64,700.00	FY17-IFB-03b	
Howard Jimmie LLC	Phase 2 Demolition of North Boulevard Homes	5/7/2018	7/31/2019	\$1,920,000.00	FY17-IFB-07	Y

Contract Register March 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	MBE
CareerSource Tampa Bay	Job Plus Initiative Grant w/CareerSource of Tampa Bay	8/15/2017	3/31/2021	\$148,275.00	FY17-MOA-05	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	FY17-MOA-06	Y
Project Link, Inc.	Jobs Plus Partnership @Robles Park Village	4/1/2017	5/31/2019	\$20,000.00	FY17-MOA-08	Y
City Plan, Inc.	Community Support for Work @ Robles Park Village	4/1/2018	5/31/2019	\$18,916.00	FY17-MOA-20	
GLE Associates, Inc	Indefinite Quantities for AE Services	9/1/2017	9/1/2019	\$600,000.00	FY17-RFP-01a	
CVR Associates Inc	Consulting services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	FY17-RFP-03	
Abbie J. Weist, Inc.	Professional Grant Writing Consultant (NTE \$80,000) Contract between VADM&PPS	5/2/2018	5/3/2019	\$90,000.00	FY17-RFP-04	
Meacham Urban Farmers LLC	Establishment and operation of a full blown urban farm at the designated Encore Site.	1/9/2018	1/8/2023	\$341,162.00	FY17-RFQ-02	
GLE Associates, Inc	Environmental Consultant contract	2/15/2018	2/14/2020	\$300,000.00	FY17-RFQ-03	

Contract Register March 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	MBE
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$97,787.99	FY17-IFB-06	
TCC Enterprise Inc.	Professional Landscaping Services for THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	FY18-IFB-07a	Y
TCC Enterprise Inc.	Professional Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	FY18-IFB-07b	Y
TCC Enterprise Inc.	Landscaping Services for Robles Park	5/1/2019	3/31/2020	\$26,400.00	FY18-IFB-07c	Y
Promise Care LLC	Professional Landscaping Services For J L Young & Annex	5/1/2019	3/31/2020	\$15,648.00	FY18-IFB-07d	Y
Promise Care LLC	Professional Landscaping South Scattered Sites	5/1/2019	3/31/2020	\$54,736.55	FY18-IFB-07e	Y
Golden Sun LLC	Professional Landscaping Services for Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	FY18-IFB-07f	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	5/31/2019	\$15,000.00	FY18-MOA-05	Y
Greater Tampa Bay Area Council	GTBAC is to offer and provide services to the youth of Public Housing	4/1/2018	5/31/2019	\$30,000.00	FY18-MOA-06	

Contract Register March 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	MBE
Iraida V. Carrion	Provide direct clinical supervision to the counselors and case managers for the Tampa Housing Authority Youth and Family Services program	10/1/2018	9/30/2019	\$15,000.00	FY18-MOA-12	Y
Free4Ever Now International, Inc.	Village Link-Up partnership with THA.	1/1/2019	9/30/2020	\$14,090.00	FY18-MOA-16	Y
Tec-Link, LLC	Installation for all computers, laptops, software, hardware for Smart Home Technology Program(SHTP) at Cedar Pointe Apartments	11/1/2018	1/1/2019	\$30,000.00	FY18-RFQ.01	Y
JMG Realty, Inc.	Construction Management Services for water main replacement at Seminole Apartments	2/27/2019	7/27/2019	\$12,600.00	FY18.RFQ.03	
Faithful Cleaning Service, LLC	Janitorial Services for the Oaks of Riverview Community Center, N.Rome, Encore Trailer	4/24/2018	6/24/2019	\$30,260.00	FY18-MOA-02	Y
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	6/30/2019	\$262,400.00	FY18-MOA-17	
Project Link, Inc.	Provide Case Management and support for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	FY18-MOA-22	Y
Yardi System, Inc.	Rent Café- PHA Online Applicant/Residential/Landlord Portal	7/25/2016	8/31/2019	\$22,737.98	FY18-SC-001	
Mourer and Mourer Inc	Assisted Housing hallway Carpet Replacement	4/12/2019	5/31/2019	\$26,890.00	FY19.RFQ.01	
				\$7,572,418.07		31%

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
March, 2019**

**Department of Community Affairs
Lillian C. Stringer, Director**

Keeping the agency involved with our community is a key element in terms of engagement. By participating in community activities, events, meetings and other activities, we are demonstrating that we are concerned regarding what is going on in the overall community, not just housing functions, but also important to us are those activities that involve and provide services for our residents and their families. We are proud to lend our voice, participation, time and energy towards improving the role of the Tampa Housing Authority in the community.

Community Engagement for the Month of March

TEMPO GRAND OPENING

The long-awaited opening of this community offering mixed use, multi-family housing at its finest, was well worth the wait. The grand-opening ceremony was deemed a success with great participation from Tampa Housing Authority Board Members, former residents, the surrounding community, Alesia Scott-Ford from the Jacksonville HUD Office, Mayor Bob Buckhorn, representation from the offices of Senator Marco Rubio, State Senator Daryl Rouson, Congresswoman Kathy Castor, County Commissioners such as Kimberly Overman, Mariella Smith and Pat Kemp, as well as representatives from the Hillsborough County Housing Finance Agency, the Florida Housing Finance Corporation and Bank of America, CDC. News organizations present included WFLA-TV 8, Bay News 9, Fox 13, Tampa Bay Times, 83 Degrees and the Florida Sentinel Bulletin.... and the beat goes on!

LEADERSHIP SERIES FEATURING CITY COUNCIL CANDIDATES

We continue to provide opportunities to keep staff politically up-to-date by preparing them to be informed voters. This leadership series serves as a forum for them to hear the Mayoral and City Council candidates' platform and allows them to ask pertinent questions regarding the communities where they live. The City Council candidates participating during this month included Joseph Citro, John Dingfelder, Stephen Lytle, Jeffery Rhodes, Walter Smith and Orlando Gudes.

BOARD WORKSHOP

Held at Stetson College of Law, this proved to be a very informative workshop with participation from our Board Members. The agency's Strategic Plan was reviewed as well as the suggested new Tampa Housing Authority mission statement, which was approved as follows: ***Cultivating affordable housing while empowering people and communities.***

2019 THA Calendar of Events

April		
Friday, April 26, 2019	6:30 AM	11th Annual Charity Golf Tournament, Saddlebrook Resort, Wesley Chapel
Friday, April 26, 2019	3:00 PM	Cancer Relay For Life, Robinson High School, 6311 S Lois Ave, Tampa
Tuesday, April 30, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
May		
Saturday, May 04, 2019	6:00 PM	Lecture Series/Gala Night, Westshore Grand, 4860 W Kennedy Blvd, Tampa
Sunday, May 05, 2019	all day	Cinco De Mayo
Monday, May 06, 2019	8:00 AM	Bay Area Apt Assoc BOD Mtg, THA Cypress
Tuesday, May 07, 2019	9:00 AM	CPR Training, THA Cypress
Thursday, May 09, 2019	9:00 AM	Resident Meeting, PPS, THA Cypress (2 days)
Sunday, May 12, 2019	all day	Mother's Day
Tuesday, May 14, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, May 15, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, May 16, 2019	12:00 PM	Women's Health, WC, THA Cypress
Thursday, May 16, 2019	4:00 PM	Homebuyer's Education, THA Cypress
Friday, May 17, 2019	10:00 AM	Elderly Affairs Day, THA Oaks at Riverview Comm Ctr, 202 E Broad St, Tampa
Saturday, May 18, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Saturday, May 18, 2019	10:00 AM	Encore Board Retreat, THA Cypress
Monday, May 20, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress (2 days)
Wednesday, May 22, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, May 23, 2019	10:00 AM	Sexual Harassment & Discrimination Practices, THA Cypress
Monday, May 27, 2019	all day	Memorial Day
Thursday, May 30, 2019	11:30 AM	Lifetime Achievement Award Luncheon, Doubletree, 4500 W Cypress St, Tampa
Thursday, May 30, 2019	1:30 PM	Bay Area Apt Assoc BOD Mtg, THA Cypress
June		
Tuesday, June 04, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress (3 days)
Friday, June 14, 2019	12:00 PM	Men's Health, THA Cypress
Sunday, June 16, 2019	all day	Father's Day
Monday, June 17, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, June 18, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, June 19, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, June 19, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, June 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, June 22, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Sunday, June 23, 2019	all day	SERC NAHRO Annual Conference, Orlando FL (4 days)
Thursday, June 27, 2019	all day	FAHRO Annual Conference, Orlando FL (3 days)
July		
Thursday, July 04, 2019	all day	Independence Day
Wednesday, July 17, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, July 18, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Friday, July 19, 2019	9:00 AM	Health Fair, WC, THA Cypress
Tuesday, July 23, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, July 24, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, July 25, 2019	1:30 PM	Bay Area Apt Assoc Board of Directors Meeting, THA Cypress
Saturday, July 27, 2019	5:00 PM	Homebuyer's Education, THA Cypress
August		
Thursday, August 15, 2019	12:00 PM	Recipe Revamp, WC, THA Training
Tuesday, August 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, August 21, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, August 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, August 24, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, August 26, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, August 29, 2019	1:30 PM	Bay Area Apt Assoc Education Seminar, THA Cypress



PUBLIC NOTICE

BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Ben Dachevall

Hazel S. Harvey

Billi Johnson-Griffin

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5301 West Cypress Street
Tampa, Florida 33607

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OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Board of Commissioners of the above identified Authority is scheduled for **Tuesday, April 30, 2019 at 8:30 a.m.** at the **Administration Offices, 5301 West Cypress Street, Tampa Florida 33607.**

The following Meetings of the **Board of Directors** *may* take place immediately following above meeting:

- Affordable Housing Development Corporation*
- Encore Affordable Housing Development Corporation*
- JL Young Apartments Incorporated*
- Mary Bethune Development Corporation*
- Meridian River Development Corporation*
- North Tampa Housing Development Corporation*
- Tampa Housing Authority Development Corporation*
- Tampa Housing Funding Corporation*

Dated this 23rd day of April 2019

All board meetings are open to the public.

NOTICE: Any person, who might wish to appeal any decision made by the Board of Commissioners, with respect to any matter considered at this meeting, is advised that he/she will need a record of the proceedings; for such purpose, he/she may need to ensure that a verbatim record of the proceedings be made, which will include the testimony and evidence upon which the appeal is to be asked.

“Building a World-Class Community, One Family and One Neighborhood at a Time”

Marin City public housing revitalization set to take shape

Marin Independent Journal, By Richard Halstead | rhalstead@marinij.com |
PUBLISHED: 3/23/19 | UPDATED: 3/23/19 at 6:31 pm

New Jersey-based Michaels Development Co. is set to begin a draft revitalization plan to rehabilitate Golden Gate Village, Marin's largest public housing project. County supervisors on Tuesday authorized the Marin Housing Authority to enter into an agreement with the New Jersey-based developer, which will spend about nine months on the draft that will serve as the basis for environmental review. Under the agreement, Michaels Development and Marin Housing Authority will share the cost of the pre-development and scoping process equally, each contributing \$100,000. Revitalization of the 296-unit public housing development in Marin City will require both an environmental impact report and an environmental impact statement, which is the federal version of an EIR. John Mimms, a Michaels development officer, said his company would be consulting closely with Golden Gate Village residents. "Preservation and no displacement are two key concerns that we've already heard that we'll be looking to confirm and reinforce as we go through this process," said Mimms, who said hiring residents to help do the renovation work will be a big part of his company's "empowerment" plan. Built in 1960, Golden Gate Village consists of eight high-rise and 20 low-rise buildings on about 32 acres in Marin City.



Golden Gate Village public housing. (Robert Tong/Marin Independent Journal)

Due to decades of insufficient funding from the federal government, it has been estimated the complex requires \$16 million in immediate improvements to bring it up to minimum Department of Housing and Urban Development standards and another \$50 million in work for complete rehabilitation using energy-saving and green building approaches. Some Golden Gate Village residents have expressed concern that the revitalization will result in current tenants being displaced and have opposed the idea of building new market-rate units to help finance the project. They fear that fully-subsidized units will be replaced with market-rate units. The group, led by longtime Golden Gate Village resident Royce McLemore, wants the buildings preserved and rehabilitated. To this end, they scored a minor victory by obtaining national historic status for Golden Gate Village. The complex is the work of Frank Lloyd Wright disciple Aaron Green, nationally known Modernist architect John Carl Warnecke and Marin's own renowned landscape architect Lawrence Halprin. The historical designation will make it more difficult for any developer to secure approvals to substantially alter the complex.

At Tuesday's meeting, Barbara Bogard of Mill Valley questioned whether Michaels Development will really take the wishes of Golden Gate Village into account when developing the revitalization plan. She said she spoke with a Michaels representative when the company was introducing itself to the community several months ago. She said she asked if a decision had been made about including new market-rate units in the development plan. "I was told absolutely not," Bogard said, "that nothing was set in stone and that it would all depend on their conversations with the residents." Bogard pointed out that the Housing Authority's written agreement with Michaels states, "the authority determined that it is in the best interest of the existing community and the authority to redevelop the site with rehabilitated and new units in conjunction with a private developer partner." Bogard also asked the Michaels representative if he had read the residents' plan for revitalization, and he said no but would do so right away. Bogard said another Michaels representative told a member of the Marin City Community Development Corp. they didn't know there was a residents' plan.

A group made up of Golden Gate Village and Marin City residents have formed a new task force to put the Green New Deal into action at Golden Gate Village, Bogard said. "You will be hearing from us," Bogard said. Asked after the meeting if a decision has been made regarding new units, Marin Housing Authority Executive Director Lewis Jordan said, "That formal decision has not been made. There has been no formal decision on anything. We're in the process of exploring options. "We're starting from the premise that there will not be involuntary displacement," Jordan added. "It all goes back to not displacing people." In January 2018, the Board of Supervisors, acting as the Housing Authority's board, accepted a report from Tampa-based CVR Associates assessing possible revitalization scenarios and recommending an approach that would feature a mix of new market rate and subsidized units. In its report, CVR wrote, "The new construction would precede the renovations of the existing buildings, so that the new construction could house the relocated residents during the construction process." The report also noted, "While the Golden Gate Village Resident Council maintained throughout the process that it had a plan, it has not provided any written plan." Jordan said a group of residents submitted a brief document titled, "Golden Gate Village Resident Led Plan for Revitalization/Place Matters a Path to Equity in Development." He said he interpreted the remarks in the CVR report more as a commentary on the quality of the residents' document rather than a literal assertion that no such document exists. The residents' plan states, "There is no reason to doubt that Golden Gate Village can become a 'state-of-the-art local economy' demonstrating the ability to create new science in sustainable design, retrofit and rehab, preserving historic legacy in architecture, place and people."

Talk of merging Brooksville and Hernando County housing authorities rises again.

Merger could finally resolve problem of abandoned low-income housing developments

Tampa Bay Times, By Barbara Behrendt, bbehrendt@tampabay.com, (352) 848-1434 | Published April 3, 2019

BROOKSVILLE — Facing federal deadlines to unload its abandoned public housing units, an official with the Brooksville Housing Authority said this week that the agency has a plan.

Cliff Manuel, vice chairman of the Brooksville Housing Authority, told the Tampa Bay Times that he wants the agency to merge with the Hernando County Housing Authority, and he has applied for the open seat on its board.

The Brooksville authority wants to sell Hillside Estates, one of its two low-income developments, Manuel said, and use the proceeds to raze and rebuild Summit Villas, its other development.

Last month, the U.S. Department of Housing and Urban Development, which oversees housing authorities, told the Brooksville authority to dispose of its long-abandoned housing units, perhaps by handing them over to the county housing authority.

Previous coverage: Federal official tells Brooksville Housing Authority to dispose of properties and prepare to dissolve

On March 22, the Brooksville authority ran a public notice seeking bidders on its Hillside Estates property.

The merger idea has come up several times, most recently in 2017 when federal officials asked the Hernando County authority to take over the Brooksville authority. HUD offered no funding, however, and the idea went nowhere.

Previous coverage: Federal official asks Brooksville and Hernando housing authorities to merge

Manuel said his board hasn't acted on any of the options yet. He thinks HUD should pay the Hernando County authority executive director Donald Singer to manage the Brooksville properties. Randy Woodruff, chairman of the Brooksville authority, could not be reached for comment.

Paul Sullivan, chairman of the county housing authority, said a merger would be the right thing but only under fair circumstances.

"It makes no sense to have two authorities," he said. "It makes sense to have one, but not if we're doing all of the work and they're getting all of the money," he said.

The Brooksville authority got an appraisal on Hillside Estates, a 52-unit development on 24.1 acres on Continental Drive. The advertisement seeking bids had an April 29 deadline.

The Brooksville authority has heard numerous pitches from potential developers over the years, including one from a veterans group and another from Habitat for Humanity of Hernando County. Habitat made a new pitch to the county authority last week, suggesting the nonprofit help to turn the concrete-block duplexes into homes owned by its clients.

In 2015, the city of Brooksville conducted a so-called brownfields study of Hillside Estates and found chemicals in the soil and asbestos in the buildings. Remediation would complicate any redevelopment.

Manuel said the Brooksville authority wants to sell Hillside Estates so it can redevelop Summit Villas, a three-building, single-story apartment complex on two acres on Dr. Martin Luther King Boulevard. The authority owns another acre alongside the development.



LUIS SANTANA | Times --Buildings that once housed low-income families in Brooksville at Hillside Estates have been abandoned for years. At the urging of the U.S. Department of Housing and Urban Development, the Brooksville Housing Authority recently advertised for proposals to take over the site.

Talk of merging Brooksville and Hernando County housing authorities rises again.

Merger could finally resolve problem of abandoned low-income housing developments

Tampa Bay Times, By Barbara Behrendt, bbehrendt@tampabay.com, (352) 848-1434 | Published April 3, 2019

The Brooksville authority has discussed razing the existing structures, which also contain asbestos according to the city's environmental report, Manuel said, and building a facility like Magnolia Gardens, a Hernando County Housing Authority project opened on Barnett Road in Brooksville in 2012.

Previous coverage: Magnolia Gardens earns water savers award

Many of the elderly, low-income residents at Summit Villas went to Magnolia Gardens after Summit and Hillside closed seven years ago, Manuel said.

The units were closed because of their deteriorating condition.

In the years since, the Brooksville authority has continued to employ executive director Tommy Brooks and entertained a number of unsolicited proposals to redevelop the sites.

In its March letter, HUD told the Brooksville authority that Brooks' federally funded salary -- \$54,642 according to the authority's 2017 budget -- ends on May 31. The agency must present a plan for Summit Villas by April 30 and turn over both developments to a management company or the Hernando County Housing Authority by May 31.

Manuel said the agency's deadline is "too tight." He and his fellow Brooksville authority board members struggled to fix the troubled agency, he said, despite following every rule set by federal officials.

"It took forever to get clear communications back," Manuel said. "We were a lay board trying to deal with a very large organization in HUD and trying to make the right decisions, but stubbing our toes along the way."

The board discussed various options and proposals, Manuel said, but didn't have the knowledge or the ability to determine which were good offers. Instead, they sought the independent appraisal which now forms the basis for their request for bids.

Manuel said he hopes that good response to the request and a merger with the county authority finally will resolve the housing problems.



LUIS SANTANA | Times --What used to be Brooksville Housing Authority's Hillside Estates is now boarded up and abandoned.



LUIS SANTANA | Times --Brooksville Housing Authority's Summit Villas is boarded up and abandoned.

Feature

Women Playing Major Roles In Tampa's NCAA Final Four

BY KENYA WOODARD
Sentinel Feature Writer

For **Bemetra Simmons**, the NCAA Women's Final Four is more than just a tournament of her favorite sport.

It's how the former Christian Brothers University basketball player was introduced to the city she now calls home.

"I came as a guest in 2008," she said. "So when my job offered me the chance to relocate here some years later, I had a positive view of Tampa."

This year's tournament – 11 years since her first visit to root for the Tennessee Volunteers – **Simmons** will be more than a spectator. She's one of several Black women who are part of the planning and promotion of the championship games and related events – which is expected to pump millions into the local economy.

Friday's semifinal matchups – Baylor vs. Oregon and Notre Dame vs. UConn – along with Sunday's national title game and other events is expected to attract thousands to the downtown area throughout the weekend.

Simmons, a banking executive, said she was "pumped" to be part of the



BEMETRA SIMMONS
..Tampa Bay Local Advisory Committee

Tampa Bay Local Advisory Committee that's rallying support for the Final Four.

"To have the Final Four here is a testament to our city," she said. "It allows us to show off this beautiful asset we call Tampa."

Advisory committee member **Trimeka Benjamin**, owner of marketing firm Swim Digital Group, said Tampa's third selection as host city of the tournament puts it in an elite class.

"It explains that we are one of the most superior cities in the world," she said.



TRIMEKA BENJAMIN
...Owner Of Marketing Firm

While the games are sure to generate much attention and excitement, it's the philanthropic gestures – such as renovation of an outdoor playing court at Dowdell Middle School and a donation from Kay Yow Cancer Fund to Moffitt Cancer Center – that will make a deep imprint, **Benjamin** said.

"These are the types of ties that bind," she said. "These are the types of things that pull people together."

Claire Lessinger, Executive Director of the Women's Final Four Local Organizing Committee, concurred.

"Those social impact initiatives leave a lasting impact," she said.

ESPN announcer **Tiffany Greene** won't be



CLAIRE LESSINGER
...Executive Director,
Women's Final Four Local Organizing Committee

calling the games, but has participated in various events leading up to the tournament, including Press Pass, a mentoring program for aspiring journalists.

Greene said the world-class tournament making its third appearance in hometown is proof that the area is more than beautiful beaches and great weather – it's a serious ball town, too.

"Tampa continues its reputation as a destination for premiere sporting events," she said. "I believe we have continued to set the standard from our programming activities around an event to the overall execution."

If You Go
Here's a list of 2019 NCAA

Women's Final Four events:

National Semifinal Games

Catch the action at 7 and 9:30 p. m. Friday, April 5, at Amalie Arena. Tickets start at \$35. Visit www.ncaa.com/wbbtickets for more information.

Women's Final Four Tournney Town

Free Festival Friday, April 5 – Sunday, April 7 at the Tampa Convention Center with interactive games, giveaways, youth clinics, basketball contests and more. Visit www.ncaa.com for times.

Women's Final Four Bounce

Youth ages 18 and younger are invited to participate in this unique parade starting at 1 p. m. on Sunday, April 7 at Curtis Hixon Park. The first 2,000 participants will receive a free basketball and shirt.

Party on the Plaza

Both the semifinal and championship games will kick off with a free party Friday, April 5 – Sunday, April 7, outside Amalie Arena, featuring live music, merchandise, and interactive games. Visit www.ncaa.com for times.

Super Saturday

Free event from 6 to 11 p. m., Saturday, April 6 at Curtis Hixon Park featuring live music and fireworks.

National Championship

Tip off starts at 6 p. m. at the Amalie Arena. Tickets can be purchased online at www.ncaa.com/wbbtickets.

Influencers make history in Tampa, Hillsborough County

83 DEGREES | KATHY STEELE | TUESDAY, APRIL 09, 2019

Page | 1



Hillsborough County ushered in a historic leadership moment last November that largely has gone unnoticed but is a major point of pride for those involved and for many observers.

Tamara Shamburger was elected by her peers to chair the Hillsborough County School Board. And Les Miller, Jr. was chosen by his peers to chair the Hillsborough County Commission.

(L-R) Les Miller Jr., Tamara Shamburger, and Frank Reddick at Café con Tampa.

They thus joined Tampa City Council Chairman Frank Reddick who took over the duties of Council leadership in 2015. For the first time in Hillsborough County's history, all three governmental bodies that serve the county and the city are led by blacks. "It's so amazing to be a part of this important history for our city," Shamburger says. "I got chills when the reality sunk in." She had called to congratulate Miller and came away with a history lesson.

The news has received little fanfare. The *Florida Sentinel-Bulletin* wrote the first story. The trio spoke about the accomplishment at a recent Café con Tampa breakfast and afterward, a Channel 10 reporter interviewed them. "We were disappointed," says Reddick, about the lack of attention. But he recalled how gratifying it was to be selected City Council chairman in 2015, and now to see history made with Shamburger and Miller. It shows that you "have the trust and respect of your colleagues," Reddick says. "You can govern this body and be a leader."

Leading by example

Reddick says he hopes the next generation of potential future leaders takes note and feels inspired. "I think it sets a goal for younger people who have an interest in getting into politics," says Reddick. Miller, a former Florida State Senate Minority Leader and longtime community leader in Tampa, agrees. "I am honored to be part of history and I hope that this will happen again," he says. "I hope young black people see this and understand the significance of running for office. It's one of the most rewarding things you can do. You are doing things to help people in your community."

To underscore the importance of having three blacks in leadership roles, Miller recalls that for years governing bodies never had more than one black serving at a time. And, only one black -- civil rights leader Leon Lowry -- ever won a countywide race, Miller says. Lowry was the first black to serve on the school board. Miller's wife, Gwen Miller, was the first black woman elected to City Council and, also the first to serve as that body's chairwoman. Blacks struggled to get there. "It took blood, sweat, tears, heartaches, and actual crying," says Miller. Miller grew up in Tampa during Jim Crow days when blacks rode at the back of the bus, drank from colored-only water fountains, and waited for food service, if it was available, at a restaurant's back window.

Miller attended black-only schools before desegregation. He received a bachelor's degree in political science from the University of South Florida; and, an honorary degree in humane letters from Florida A & M University. Miller has served as vice president and dean of students at USF. His public service includes stints in the Florida House and Senate. He was elected to the county commission in 2010, and served his first term as chairman in 2013, overlapping for a time with Reddick. They made history even then. It was the first-time two blacks had led city and county governing bodies.

Influencers make history in Tampa, Hillsborough County

83 DEGREES | KATHY STEELE | TUESDAY, APRIL 09, 2019

Reddick is a generation behind Miller. He grew up in Tampa with his mother and sister and was among the first blacks to desegregate Hillsborough's schools. He attended Blake High School but when boundary lines were redrawn, Reddick says, "They shipped us out to Plant [High School]." He is a Paine College graduate; president and chief executive officer for the Sickle Cell Association of Hillsborough County; and, the chief operations officer for the Sickle Cell Association of Florida. He was interim city councilman before winning his first full term in 2011, and the chairmanship four years later. Now history again is being made.

Making leadership count

The school board chairwoman wants to make this moment count. "I would hope we could try to leverage this opportunity to move our agendas forward to focus on diversity," she says. "I would like something worthwhile to be done if it's just to show the younger generation they can keep going forward."



Shamburger grew up in a military household, often moving to new places. But Tampa and Hillsborough County have always been home base. In the seventh grade, her family returned to Hillsborough after a few years away. Shamburger graduated from Bloomingdale High School, in Brandon. She has a liberal arts degree from Hillsborough Community College, a degree in political science from USF, and a master's degree in business administration from St. Leo University. Shamburger is a businesswoman in the insurance industry. She was elected to the school board in 2006 from the county's District 5. Advocating for diversity is a passion, she says. "It's all about equity, making sure there is equal access for all students," Shamburger says. But she says, "I think there is still a lot of room for improvement. This country is in a difficult place. We have a long way to go in race relations. We've taken a step back even."

Reddick wants to see more progress. But he worries that in coming years there could be fewer blacks elected to city council. The explosive growth in downtown Tampa is changing the demographics of District 5, which now is predominately black. It is trending less so into the future. The master-planned development of **Encore** at the edge of downtown displaced some residents; newer and sometimes less diverse populations are moving into apartments and condominiums downtown and in Channel District. For Reddick, there is hope amid frustration. "I think once Trump was elected president [that] it motivated people to run for office," he says. "I have seen people running that I would never have thought would run."

Miller believes similar growth and population trends could affect his county district, and possibly Shamburger's school board district. "As these things continue to happen in four, eight or 12 years, you could well have no African-American sitting on elected boards," he says.

Miller is thinking of retirement when he is term-limited in 2020, though some are encouraging him to run countywide for a commission seat. Reddick recently announced plans to run for Miller's seat.

He, Miller, and Shamburger are putting their faith in the younger generation to pursue public service and make their own history. "I think it's a very important time," Shamburger says. "It shows the strength of the black community and passion in the black community to be leaders."

Consultant got \$3,600 to teach St. Pete housing CEO to be nicer, stop screaming at staff

In 2017 the consultant coached St. Petersburg Housing Authority CEO Tony Love on how to treat staff better. But the complaints haven't stopped.

Tampa Bay Times | Published 4/10/19 | By Christopher O'Donnell, codonnell@tampabay.com, (813) 226-3446

St. Petersburg Housing Authority CEO Tony Love had a simple explanation for claims made by some of his senior staffers that he belittled and shouted at them.

"I have a heavy voice," Love told a *Tampa Bay Times* reporter in February. He said complaints about his management style could be the result of employees struggling to deal with a new CEO.

But records show that in 2017, the authority was so concerned about that management style that it paid a consultant \$3,650 to address Love's failings as a boss.

In a five-hour meeting with the consultant, Love acknowledged he "screamed" at staffers and on one occasion made them do non-agency work for him. Among the recommendations made by the consultant was that Love stop criticizing employees in front of others and refrain from making friends with the owners of outside firms paid to work for the agency.

The consultant's efforts may have been in vain: Four days after Love spoke to the *Times*, another top authority worker filed a formal grievance complaining that the CEO bullied, intimidated and degraded her.

"Mr. Love has consistently verbally abused, harassed and degraded me and other senior staff members, especially female staff members, through one-way interrogations, baseless chastising, insults and bullying," read the complaint from Robin Adams, the authority's asset management officer. Her complaint states that she has been receiving counseling to deal with the "extreme stress" and anxiety caused by Love, who is paid \$157,000 annually to run the agency.

The complaint is another sign of turmoil in the authority's highest echelons. St. Petersburg Mayor Rick Kriseman recently announced he will remove three of the authority's governing board members for failing to adequately oversee the agency and its CEO. He cited the same reason for recently declining to reappoint two other board members.

Among his concerns is that the board approved a 7 percent pay raise for Love even though some board members had not seen his evaluation. The housing agency was also cited by the U.S. Department of Housing and Urban Development because Love lived rent-free for nine months in an apartment designated for low-income families. He also approved using agency funds to furnish the apartment and to pay his electric bills.

Adams filed her grievance after a Feb. 14 meeting with the CEO and other employees to discuss unpaid rents in properties the authority owns. During the meeting, she said, Love belittled, berated and talked over her. The same behavior has been "ongoing and continuous since he was hired in January 2016," her complaint said.

"This was a 'last straw' incident for me," wrote Adams, who joined the authority in 2009. She stated that she wanted a written apology and a commitment from Love to improve the way he treats her and other staffers.

Authority spokeswoman Michelle Ligon said Tuesday that the consultant was hired in 2017 as a "coaching exercise" to come up with ways to encourage staff to be more receptive to new ideas.

"The effectiveness of team building, through consensus, is challenging but not impossible," she said, "as shown by virtue of the compelling fact that in a very short period of time, the agency has transitioned in management, operations, and industry matters."

But the consultant's report only addresses the behavioral issues raised by Love's employees.



St. Petersburg Housing Authority CEO Tony Love seen during a February board meeting. [CHRIS URSO | Times]

Consultant got \$3,600 to teach St. Pete housing CEO to be nicer, stop screaming at staff

In 2017 the consultant coached St. Petersburg Housing Authority CEO Tony Love on how to treat staff better. But the complaints haven't stopped.

Tampa Bay Times | Published 4/10/19 | By Christopher O'Donnell, codonnell@tampabay.com, (813) 226-3446

Adams' description of Love's behavior is consistent with the hostile work environment described by Rachel Gelbmann, who was let go about 12 days before the end of her three-month probationary period in November. Similar complaints were also made in 2017 by some senior agency employees who were asked to fill out anonymous questionnaires about their boss as part of his first evaluation 18 months after he was hired.

The authority told the *Times* that the questionnaires, which are public record, could not be found.

Two questionnaires obtained by the *Times* from former employees included complaints of low morale, bullying, and disrespect for women on staff.

Other concerns were about Love's judgment. On one occasion, he ordered three employees to spend more than three hours making "goody bags" for his upcoming fraternity golf event. He also appeared intoxicated at the 2016 St. Petersburg Grand Prix where the agency had a concession booth set up to raise funds, an employee wrote. Love was also taking beers that were intended to be sold, that complaint said.

Shortly after the questionnaires were completed, the authority hired Massachusetts housing consultant Leo Dauwer to work with Love. Dauwer, who runs Dower Associates, had previously conducted the authority's search to find a successor to former CEO Darrell Irions, who retired in 2015.

Dauwer was mailed copies of the questionnaires and held a face-to-face meeting with Love in August 2017.

In his five-page report of the meeting, Dauwer praised Love for his willingness to listen to criticism and to use it as a "learnable moment."

The report includes responses from Love to some of the accusations made in the staff questionnaires. Love stated that he only ordered staff to do work to benefit his fraternity just once. He disputed Dauwer's comment that he needed to "refrain from giving the image he has consumed too much alcohol at social functions or at any time when such drinking may impact his judgment or behavior while at work."

"This is the only time I was near staff with any alcohol," Love wrote of the 2016 Grand Prix complaint. "This comment was embellished to be more than what happened. I'm a fish in a fish bowl in this instance."

Dauwer, 90, said he was aware that Love had some issues at his previous job as executive director of the Inkster Housing Commission in Michigan. But he said the St. Petersburg housing agency had wanted a CEO who could not only administer housing but also put together financing for development of new affordable and low-income housing.

"Could he handle people a little better? I suppose so, but he was introducing change that not everybody thought was a good idea," Dauwer told the *Times*.

Affordable Housing Trust Fund Eyed For Hillsborough County

WJCT All Things Considered, By STEVE NEWBORN | Originally published on April 18, 2019 9:51 am

Hillsborough County Commissioners Wednesday took a step toward creating its first dedicated source of money for affordable housing. It comes after other money has been repeatedly diverted from a state housing fund.

The move wouldn't create a dedicated trust fund, which supporters had pushed for. But the vote does direct Hillsborough County to try to find \$10 million in the upcoming budget, and every year after. It would help people who are being priced out of the area's housing market to cover the cost.

County Commissioner Pat Kemp said she committed to supporting the fund during a visit two weeks ago to the community group HOPE, the Hillsborough Organization for Progress and Equality. That group has been pressing for a solution to burgeoning housing costs.

"A few other commissioners went to the **Tampa Housing Authority** in the last few weeks and we heard something about their wait list," Kemp said. "What I was told the other day is their wait list - including their public housing and Section 8 - people waiting for it is 22,000 people in Hillsborough County."

The vote doesn't make this a done deal. At least two commissioners said they don't support locking in recurring money, in case a disaster hits and funds must be diverted.

Beth Veeneman is with St. Mark's Episcopal Church in Tampa, as well as HOPE. She said the group has been lobbying county commissioners for six years to create a dedicated housing fund.

"For a community of our size, and with a severe housing crisis that we have, we probably need \$100 million dollars a year to solve this crisis," she told commissioners. "But \$10 million annually will make a substantial difference in the development of needed housing in our county."



Pastor Stephen Kauffman of Good Shepherd Lutheran Church in Tampa addresses county commissioners. [Hillsborough County TV](#)

FAIR HOUSING?

- Title VIII of the proposed Civil Rights Act of 1968 was known as the Fair Housing Act. This section of the act prohibited discrimination concerning the sale, rental and financing of housing based on race, religion, national origin or sex.
- The Fair Housing Act was the last major act of legislation of the civil rights movement. In practice, housing remained segregated in many areas of the United States.
- From 1950 to 1980, the total black population in America's urban centers increased from 6.1 million to 15.3 million. During these three decades, many white Americans moved out from cities into the suburbs. With this housing movement into suburbia, much employment, too, moved into suburbia.
- This trend led to the growth of inner-city communities with large minority populations that were plagued by unemployment and crime.
- In 1988, Congress passed the Fair Housing Amendments Act. This act expanded the law to prohibit discrimination in housing based on disability and family status. This action brought the enforcement of the Fair Housing Act under the control of the U.S. Department of Housing and Urban Development (HUD).

Source: The History Channel

THE ARTIST

Michael Parker is a working artist based in the Tampa area. He has a versatile approach to engaging community members in the process of public art and making it accessible to anyone.

Although Parker was raised in Boston, he calls the Tampa area home. He has extensive experience working with communities on public and community art projects. Parker has taught a wide range of art courses, including unique community classes, as a member of the arts faculty at the University of South Florida, the University of Montana and Hillsborough Community College.

He is currently very active in the Tampa Bay arts community, and as president of the SouthShore Arts Council, is directing a community arts program that allows artists to collaborate with and engage the Southshore community.

In addition to his numerous public art commissions, Parker's work has been exhibited in such places as the Tampa Museum of Art, the Gulf Coast Museum of Art, The Matthews Gallery in Tampa, Piazza Signorelli in Cortona, Italy and the Missoula Art Museum in Missoula, Mont.

Parker has had numerous public art commissions across the country, including

a mural for Boston's Metropolitan District Commission. He is a 2008 Ucross Foundation resident fellow.

In addition to *In and Out*, the mural at Rowlett Park, depicted on the cover of this publication, Parker created *Leaders' Row*, a three-dimensional public art installation at **Perry Harvey Sr. Park in Tampa**. The installation is a memorial to seven black leaders from the historic Central Avenue neighborhood.

"Leadership takes on many forms. Some leaders are forceful and dominant, while others work behind the scenes and offer quiet support and encouragement," writes Robin Nigh, manager of the Art Programs Division for the City of Tampa.

"Regardless of style, the substance is the same. Michael Parker's work demonstrates leadership in all its forms in his *Leaders' Row*. Motivating, prodding, assisting, nurturing, financing the dreams and aspirations of single individuals and whole communities, the men and women featured here provided both a bedrock foundation to build upon and boundless success to strive toward. Each one left their mark on the city and on the lives of those they inspired."



Artist Michael Parker of Ruskin poses in front of his mural named *Exactly* at the Rowlett Park racquetball courts in Tampa. [Luis Santana | Times] 2012

PUBLIC ART

GOING BEYOND THE TEXT

Art can be a very effective means of communication. Think about how our culture uses art to communicate ideas. Make a list of all the methods you can think of (cartoons, graphic novels, posters, advertising). Some other cultures have used pictures and symbols as a means of communication: hieroglyphics, pictographs and cave drawings. What impact did this form of communication have on each culture? How do we use pictures and symbols to communicate? Look through the *Tampa Bay Times* for examples of symbols that represent communication or make a specific statement. Using the articles and images in the *Times* as a guide, write a news article using only symbols. Share your story with your class.

BANNING DISCRIMINATION

There were two key points in the Civil Rights Act of 1968 that addressed the issue of fair housing:

- **OPEN HOUSING:** When the Senate returned the civil rights bill to the House, it contained a controversial administration-backed open-housing provision banning racial discrimination. The showdown vote in the House was on April 10 on a motion to order the previous question on a resolution to accept the Senate version of the bill without change. The motion was adopted by a 229-195 vote.
- **HOUSING:** On May 28, the senate passed a \$5 billion housing and urban development bill to facilitate home ownership by low- and moderate-income families. The vote was 67-4. As cleared later by the House, it was the most far-reaching housing legislation since the Housing Act of 1949. On July 26, the House adopted the conference report on the administration-backed Housing and Urban Development Act. The conference report deleted strict House limits on the income of families receiving aid to buy or rent homes, permitting more families to qualify than the House originally favored. The vote was 228-135.

Source: Congressional Quarterly

“Housing, like food and clothing, is an essential commodity.”

— NAACP Tampa Branch Housing Committee Report, 1961



Former City of Tampa Office of Community Relations administrators stand in the lobby of the Robert W. Saunders Public Library in front of a portrait of Saunders, former Florida NAACP Field Secretary. From left to right are Fred Hearn, John Daniel, Bobby Bowden and George Davis. Photo is courtesy of Fred Hearn and Jacqueline Davis.

PUSH FOR OPEN HOUSING IN TAMPA

By Charles F. “Fred” Hearn

On July 23, 1961, the housing committee of the Tampa Branch of the National Association for the Advancement of Colored People (NAACP) made the following observation in a letter to its branch membership. The committee reasoned that “Everybody needs food, clothing and shelter.”

The local committee’s simple and to-the-point statement was intended to bolster the branch’s ongoing push for Tampa Mayor Julian B. Lane, property owners and the business community to support open housing for all citizens: black, white and Hispanic.

Beginning with President Franklin D. Roosevelt in the late 1930s, it was the federal government that helped create the segregated housing patterns that plagued Tampa and other cities across America. When **North Boulevard Homes**, a subdivision, was built in West Tampa, the federal government restricted public housing funds to projects built specifically for black families (North Boulevard Homes in West Tampa), white families (Riverview Terrace in North Tampa) or Hispanic families (Ponce de Leon Homes in East Tampa).

There could be no “race mixing” in public housing developments in America. Housing patterns close to these developments generally reflected the makeup of these large apartment complexes.

In the early 1960s, Lane worked with NAACP Florida field secretary Robert W. Saunders to bring black and white parties together, although many came to the table reluctantly. Tampa weathered its Open-Housing storm during Lane’s administration without any major civil disturbances.

In *A synopsis of the civil rights struggle in Tampa and the role of the Tampa Branch of the National Association for the Advancement of Colored People*, Saunders, a Tampa native, wrote, “as pressures for institutional change mounted, so did the attitudes of a large number of white citizens.” No longer were Tampa’s black communities content to accept segregation in housing or in other aspects of their lives, and many white citizens began to change old attitudes.

John W. Daniel, Bobby L. Bowden and George A. Davis contributed to the content in this article.

CIVIL RIGHTS

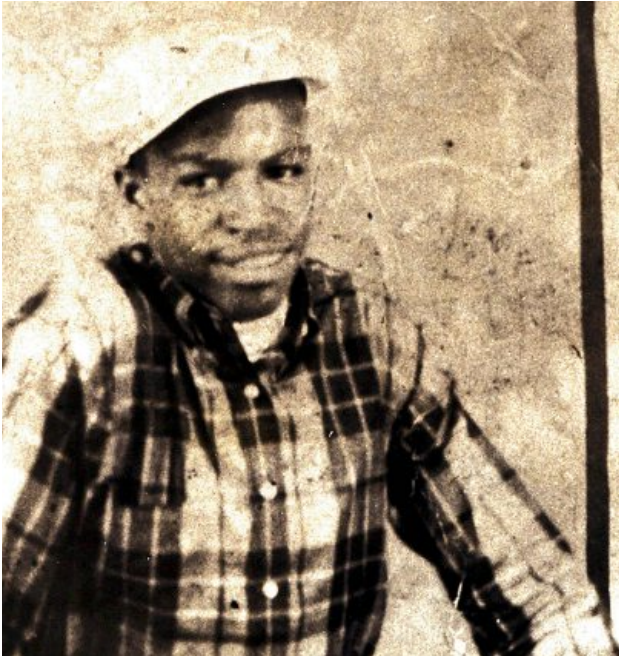
GOING BEYOND THE TEXT

What does the term Civil Rights mean? Research this term with your class. At the same time black Americans were struggling to achieve civil rights in America, Mexican-American farmworkers started movements to secure their rights as laborers. A key leader in this movement was Cesar Chavez, who was born into a family of migrant workers in Yuma, Arizona in 1927. Throughout the agricultural regions of the U.S., Latino families worked long hours harvesting crops for inadequate wages and no protection from poor working conditions. Learn about the United Farm Workers (UFW) at ufw.org. Research the UFW. Compare the struggles of Mexican-Americans to black Americans. Find a current issue regarding black and or Mexican-Americans in the *Tampa Bay Times*. Add the current information you find to your research and create a graphic organizer or infographic to show your comparison. Share what you have learned with your class.

Source: History Channel and Washington Times Newspaper in Education program

 THE BEGINNING OF THE END

FROM CALM TO CALAMITY



Martin Chambers, killed by Tampa Police in 1967. The shooting touched off riots. File photo from the 1967 "Riots" in Central Park Village. Times

Sunday, June 11, 1967, began as a typically warm day to close out the weekend. Grownups were leaving the Lincoln Theater on Central Avenue, where Harrison Street came to a dead end. Giggling teenagers stood in line to get their tickets to the next show and complained about their friends being late. Couples dressed in their finest outfits entered Henry Joyner's stylish Cotton Club for a meal before the live music began. The aroma of the Greek Stand's bean soup, Cozy Corner's fried chicken sandwiches and the beef stew at Rogers' Dining Room told you that you were loved in this space.

Women strutted down the street and the men did their best to get their attention. This was the same street that stars like Ella Fitzgerald, Duke Ellington, Cab Calloway, Ray Charles, Hank Ballard and the Midnighters and baseball great Jackie Robinson had walked down years earlier.

Grandmothers sat on their porches to mind their grandchildren while they played in a yard that was half dirt, half grass. A boy walked down the sidewalk with his little dog close behind. A young mother headed for the store around the corner with her two small kids tagging along at her side. It was a typical Sunday afternoon on Central Avenue, two blocks to the east of **Central Park Village**.

And then it happened. In a matter of seconds, life changed forever in this special place.

A tragic consequence

Martin Chambers, who lived on Joed Court with his mother, Janie Bell Chambers, and his siblings had left home earlier that day. Suddenly, the 19-year-old and a few other black youth came running as fast as they could toward **Central Park Village**. They came running from the direction of a burglary downtown and were headed toward the projects.

A young white police officer named James Calvert gave chase. Martin came to a barrier and, some said, he threw his hands up as if he was surrendering. Calvert fired a single shot. Maybe it was meant to be a warning shot. But Chambers, whose friends called him Darby, fell limp

and soon died.

As a large crowd gathered, *Florida Sentinel-Bulletin* photographer the Rev. Marion Newman, whose church was nearby, took an iconic photograph of Chambers' body being lifted into a police car for transport to a hospital. That picture appeared in the local black newspaper that week.

The Tampa riots

When night fell that Sunday evening, the young people in the community took out their years of frustration with a system that seemed to despise them just for being black.

They set fires to buildings on Central Avenue and in the surrounding area. They pillaged and then

destroyed several businesses. They grabbed unsuspecting white people who passed through the area and pummeled them.

They fired shots at firefighters who attempted to put out the flames and at police officers who tried to calm them. A sergeant from the Hillsborough County Sheriff's Office died of a heart attack on the scene. It took the police three hours to restore a measure of calm after the initial violence. By then four buildings had been severely burned and many stores had been looted.

As a result of what happened that day, Tampa made international news: first with the civil disturbance that stretched out over three nights and



Martin Chambers, a 19-year-old black man whose June 11 death touched off days of rioting in the Cigar City's ghetto areas, was buried. About 350 persons, all black residents jammed the Greater Mount Moriah Primitive Baptist Church, where Chambers was eulogized by the Rev. W.L. Webb. Times

TAKING A STAND

GOING BEYOND THE TEXT

Tampa resident Clarence Fort was among the 4,200 attendees at the Rev. Dr. Martin Luther King Jr.'s speech in Tampa. Interviewed by a local television station in early 2011, Fort remembered King's speech. "You could see people all dressed up in their Sunday best. Well, it was just very motivating, and it gave you the sense that you really wanted to go out and do something; that you wanted to demonstrate. You didn't worry about whether you might lose your job - but you just wanted to go for the equal rights and what it meant to us as African-Americans." Fort continued, "Our eyes did not begin to come open until Dr. King came into town and he started telling us about the injustices that, as a race of people, we faced every day."

What does the word "injustice" mean? Do you think injustice is prevalent in your community? Why do people risk their lives to challenge injustice? Would you? Make a list of examples of injustice that you have seen or heard about. Then, look in the *Tampa Bay Times* for additional examples. Choose at least one example from personal experience and one from the *Times*. Focusing on the issue of injustice, write an argument paper. Use the examples to support your claims.

Fair Housing

second with the procedures used to restore calm. Dubbed the “Tampa Method,” the procedures involved sending young black men wearing white hats out to patrol the streets.

Dr. James O. Brookins came up with the concept during a hastily called meeting of black leaders in the community. The white hats made the men easy to distinguish from others in the area and gave them a sense of having some authority. It worked.

The tragedy brought newspaper reporters from near and far. Norris “Monalisa” Morrow, Carr Brazelton, Wallace Roby, Henry “Pokey” Gyden and Eddie Mitchell emerged as leaders of the White Hats. Gov. Claude Kirk came to Central Avenue within a few days and presented certificates to some 120 White Hats members. Authorities flew Morrow to Washington, D.C. to testify about the need for more opportunities for youth in America’s inner cities.

Tampa in the national spotlight

A few days after Chambers’ death, Hillsborough County State Attorney Paul Antinori ruled that the shooting was justified. The decision angered the people of **Central Park Village**. But then, within a few weeks, their lives went on without much change. The fires and the looting on Central Avenue marked the beginning of the end for the street that once had been called the Harlem of the South.

With the national spotlight on Tampa during the summer of 1967, some reporters turned their attention to the residents of Central Park Village. The news people wanted to know about the housing conditions there. How far did the residents go in school and what jobs were available to them? Did they have the option to live in housing other than that located in black neighborhoods? Where did they see themselves living and working in five years? In 10 years?

Central Park Resident Council President Essie Mae Reed remembered that Chambers had only 27 cents in his pocket when he was shot. She saw that as symbolic of the poverty and hopelessness many of the area’s residents grew up with, lived with and died with. Something had to change, she said.

A new brand

The Reed Building at the Encore Project, which replaced Central Park Village, was named in Essie Mae Reed’s honor when it opened Dec. 18, 2012. When the building opened, it had been 45 years



A crowd gathered near the area where Martin Chambers was shot in the back by a Tampa patrolman. The crowd was watching as police officers examined the area. The shooting of the black man by a white officer led to several days of violence. Times (1967)



Possible blood stain is taken as evidence while James Calvert leans on fence. This is the probable location where Martin Chambers is killed by Tampa Police. Chambers, who was unarmed, was killed when patrolman Calvert was investigating a burglary near downtown June 11, 1967. Times (1967)

since Chambers’ death. There is a three-dimensional tribute to Chambers, showing him sitting in front of his apartment. Reed is featured in the wall art, too, surrounded by Girl Scouts and Brownies. Reed had raised money to buy their uniforms.

It had been Reed’s dream to move back into what replaced Central Park Village – a multi million-dollar development named Encore. The Reed section of the project cost more than \$30 million to construct. All the buildings at Encore – as in – bring back the joy – along Ray Charles Boulevard have musical names: the Ella, for Ella Fitzgerald; the Trio; the Tempo; and Reed, which is a sliver of wood that goes on the mouthpiece of a woodwind instrument such as a clarinet or a saxophone.

Working arm of the mayor’s committee

The City of Tampa created the Commission of Community Relations in 1964 as a “working arm and sounding board of the Mayor’s Bi-Racial

THE BEGINNING OF THE END



National Guardsmen, on patrol, walk past a smashed storefront on June 12, 1967, during a second night of rioting in Tampa after Martin Chambers, an unarmed black teenager was shot in the back by white patrolman James Calvert, who was chasing three robbery suspects. Chambers’ death sparked three nights of rioting. Times (1967)



Work got underway to clean up the debris left behind by days of looting and rioting near Central Avenue after the shooting of Martin Chambers in 1967. Times (1967)

Committee.” The Rev. A. Leon Lowry served as the commission’s chairman for years. The commission was the grandchild of the original biracial committee.

In 1965, Tampa native James Hammond became the first employee of the City of Tampa Commission on Community Relations. His job was to focus on human rights issues, including open housing. Hammond, Robert Saunders and Tampa NAACP Branch President Robert “Bob” Gilder took the lead in addressing the mayor, the Tampa Housing Authority board of directors, the Chamber of Commerce and other seats of power about the city’s discriminatory housing practices. Soon the stakes were about to rise.

The office’s proposal for funding the City of Tampa Commission on Community Relations Young Adult Council said, “White Hats” – youth and young adults who grow up in the slums, particularly those who have failed repeatedly both at school and in the employment market – rarely perceive any possibility for ever succeeding in doing

work, which carries society’s respect and in which they themselves can take pride. The experience they have had offers them little encouragement to feel they have any control over their lives, or a voice in the decisions made by them.”

In 1967, the office was awarded the prestigious Lane Bryant Award and \$1,000 in a ceremony in New York City for its efforts in the field of human relations.

In addition to working with residents after the civil disturbance following Chambers’ death, the staff addressed a number of other issues. They began investigating housing discrimination complaints. Without a local ordinance or a strong state or federal law, Hammond’s team did these investigations by using persuasive tactics. They relied on voluntary compliance by housing providers and lending institutions.

[The content on these pages was written by Charles F. “Fred” Hearn; John W. Daniel, Bobby L. Bowden and George A. Davis contributed to this content.]

SEPARATE AND NOT EQUAL: Tampa housing, the 1940s-1960s

HUMAN RIGHTS AND OPEN HOUSING

By Charles F. "Fred" Hearn

Mayor Julian B. Lane encountered numerous incidents centered around human rights and open housing during his one term in office, from 1959 to 1963:

- The 1960 sit-in demonstrations at the F. W. Woolworth department store
- The eventual desegregation of the Tampa Theatre and other businesses on Franklin Street
- The 1961 bomb threat made as the Rev. Dr. Martin Luther King Jr. arrived at West Tampa's Fort Homer Hesterly Armory to give a speech at a Freedom Fund rally to thousands of supporters
- The euphoria of the Nov. 18, 1963 visit to Tampa by President John F. Kennedy, contrasted against the shock America endured when it received the news of his assassination four days later in Dallas.

A compelling story

How Tampa went from being a typical southern town in the 1940s plagued by slums created by racism, segregation and discrimination to a municipality that today earns national recognition from HUD fair housing officials is a compelling story.

Tampa began turning the corner on attacking racial discrimination in housing as early as 1959. That year Elder Warren Banfield, pastor of the Mount Calvary Seventh Day Adventist Church, located on Scott Street, and one-time president of the Tampa branch of the NAACP, had an inspiration.

Banfield went to businessman Morris Wolf and asked if he would donate funds to help people

living in poverty in the Scrub – a poverty-stricken community located just blocks from downtown Tampa.

The Wolf Brothers opened their first store in 1899, and it was a popular city treasure. It was known for decades for its high-quality clothing, hats and shoes. Franklin Street in Tampa in the 1950s was the equivalent of today's shopping mall. A lot of black and white professionals bought their special outfits there.

The Scrub

The residents in and around **Central Park Village Public Housing** in the old Scrub community had many needs. The Scrub is where most formerly enslaved blacks settled following Tampa emancipation days in 1864. The local Union Army, which included some black American soldiers from Maryland, and the U. S. Navy captured Tampa's Fort Brooke then with little resistance. Most of Tampa's Confederate defenders were away on a cattle drive.

On that Great Day of Jubilee, black people in Tampa must have felt that they would be free to live wherever they chose. Or would they? Could they? No, not in 1864 nor in 1964.

Banfield was very familiar with the Scrub: It surrounded his church on East Scott Street. Some of his congregation lived there. The **Tampa Housing Authority** built Central Park Village in 1954, right across the street from Mount Calvary. Although the buildings were new, they still were segregated public housing apartments.



The City of Tampa Office of Community Relations was first housed in the 1960s in this building at the corner of 34th Street and Lake Avenue in East Tampa. Photo courtesy of Fred Hearn.

Most residents were trapped in a cycle of poverty, with few skills, training and job placement opportunities available. Many children dropped out of high school before graduating, and there were frequent tensions with police officers.

Building alliances

Wolf agreed to work with the pastor to help bring business and community leaders together. They began holding meetings and organized an informal biracial group.

In 1961, the small group that Banfield and Wolf formed became the foundation for Lane's Bi-Racial Committee. It was one of the first such public-private biracial partnerships in Florida. Some of the early black members of the committee, which became a commission, were chairman the Rev. A. Leon Lowry, Perry Harvey, C. Blythe Andrews, Raynell Sloan, the Rev. W. H. Calhoun, Clarence Wilson and attorney (later Hillsborough County judge) George Edgecomb.

Early white commission members were attorney Cody Fowler, Sandy Moffett, Bob Thomas, A. R. Ragsdale, the Rev. Wilson Dodd, Byron Bushnell, Dr. Conrad Ferlita and Robert L. Cromwell.

In 1927, Fowler befriended Tampa Urban League executive director Benjamin Mays as Mays and Arthur Raper prepared a document titled "A Study of Negro Life in Tampa, Florida, also known as "The Raper Report." Mays interviewed people who lived in the Scrub, and the study included photographs taken there.

This ethnographic report highlighted the deplorable living conditions that lead to high infant mortality, unemployment and general despair that existed within a 15-minute walk to City Hall.

The 1934 Federal Housing Administration's impact

The Great Depression, which began in 1929, wiped out the wealth of millions of families across the United States. Black families suffered disproportionately during this

era, in employment and in home ownership. Many people who owned homes sold them for what equity they could get. Millions more who were renting moved in with relatives or became homeless. By the time President Franklin Delano Roosevelt took office on March 4, 1933, the public was crying out for relief from the federal government.

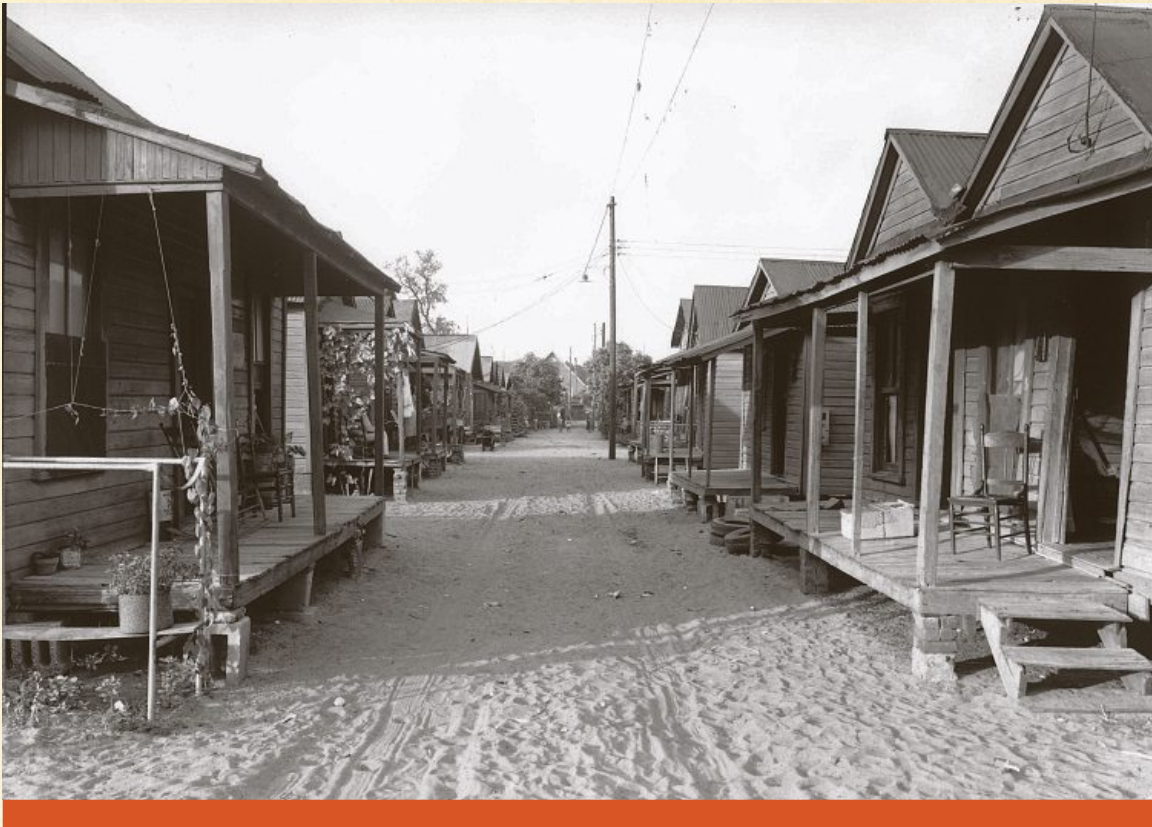
In 1934, Congress approved the National Housing Act. This led to the creation of the Federal Housing Administration (FHA). The FHA was designed, in part, to guarantee mortgage payments when homeowners could not make their payments and to build public housing for those who needed it.

However, the federal government was not exempt from the Jim Crow culture, which allowed segregation to permeate its housing services.

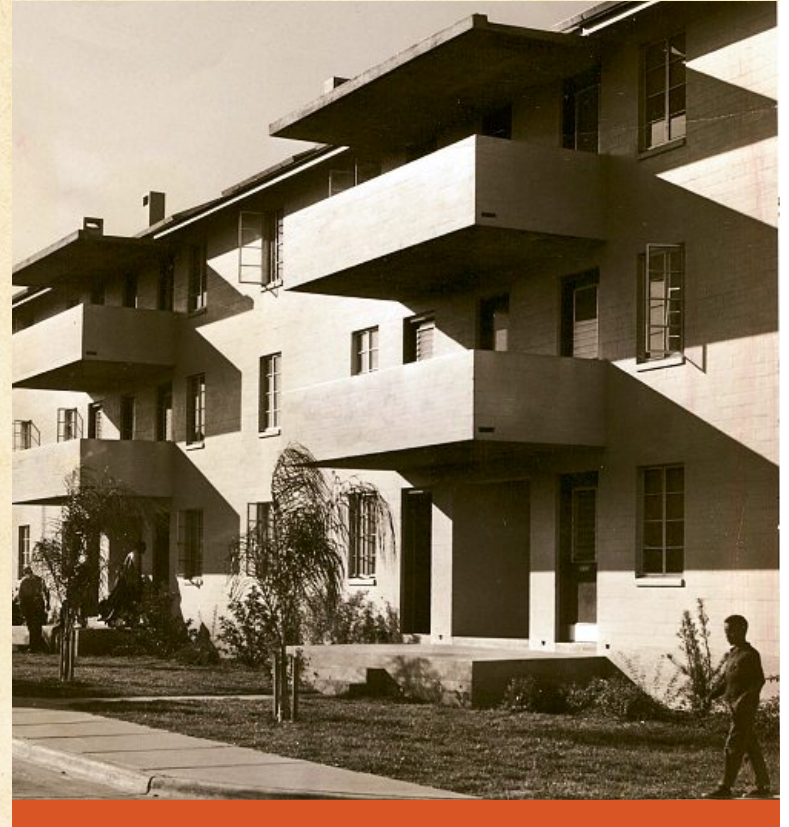
The Jim Crow culture

"The Raper Report," cries from the NAACP and the FHA notwithstanding, the relief of

SEPARATE AND NOT EQUAL: Tampa housing the 1940s – 1960s



Looking north at houses on Lula Street in the Scrub section of Tampa. November 15, 1951. The Scrub section was torn down to become Central Park Village. Times



Central Park Village public housing complex in Tampa at the time of its opening in 1954. Times

public housing did not come to Tampa until 1940. When relief did arrive, it came with stipulations. The City of Tampa and the FHA agreed that the **North Boulevard Homes** Development would be built in West Tampa. But federal housing regulations specified that funds would be distributed only to cities that separated ethnic groups, commonly called “races.” In Tampa that meant black, white and Hispanic families had to live in different areas.

North Boulevard Homes was built in 1940 for 500 black families in West Tampa. In 1941, Ponce de Leon Homes was erected for 500 Hispanic

families and Riverview Terrace Homes was built for 500 white families. Next, College Hill Homes was built for another 500 black families in East Tampa in 1945. In 1953, 500 white families moved into Robles Park Village in Tampa Heights.

The law of eminent domain

In an unfortunate twist of fate for black Americans, the Robles Park Project was built at the expense of several black homeowners. In spite of their protests, black people had to sell their property. Eminent domain required that they move.

Their problem was worsened by the arrival of white people who could afford to build large homes just east of Robles Park, along the western border of Nebraska Avenue. Many of these multi-room structures, converted to boarding houses during the era of “white flight” that accompanied desegregation during the 1960s and 1970s, are still standing.

The FHA helped white families borrow money to purchase homes and guaranteed their loans, while denying black families the same consideration for more than 30 years. Indeed, the FHA’s underwriting handbook required that communities

where black people lived in large numbers – primarily in West Tampa east of Armenia Avenue, Ybor City west of 15th Street, East Tampa south of Hillsborough Avenue and the community surrounding Central Avenue – were “red lined.” This meant that it was virtually impossible to borrow money to build a home in these communities.

The federal government provided shelter for black families by funding public housing for them during the 1940s, 1950s and early 1960s. But during these years, it required that they live only in the “projects.” This is the origin of this term, which

stigmatized these areas for years. FHA rules also punished black families by allowing landlords, banks, builders and others to blatantly discriminate against them.

These housing practices remained in place from 1949 until 1966.

[The content on these pages was written by Charles F. “Fred” Hearn; John W. Daniel, Bobby L. Bowden and George A. Davis contributed to this content.]

PEOPLE ARE PEOPLE

GOING BEYOND THE TEXT

Throughout history, many different groups have been treated poorly. Typically, those persecuted have done nothing wrong to prompt the actions taken by their aggressors. Most often, these groups are singled out for characteristics that are not harmful. Look in the *Tampa Bay Times* for examples of people or groups of people being treated unfairly. You can look at articles, photos or cartoons. Write down the points you see that identify unfair conditions or treatment. Once you have done that, write down some ways that this unfair treatment can be changed. Write a fully developed paragraph outlining the issues presented in the article, photo or cartoon and how changes can be made to improve the situation presented. Be sure to use specific examples from your sources to support your idea. Share your information with your classmates.

CELEBRATING THE SCRUB

Central Avenue has a special place in Tampa's history, particularly for the black community. The Encore District – and Perry Harvey Sr. Park – is a renewed place where generations can come together to share in that history.

Considered the crown jewel of the redevelopment project, the Encore District will be the most complex mixed-income, mixed-used multi family housing deal that the **Tampa Housing Authority** (THA) has ever been involved with. It is anticipated the redevelopment will greatly contribute to the quality of life for its residents and the community as a whole.

A joint venture agreement between the Housing Authority of the City of Tampa and the Bank of America Community Development Corp. has been established for this development. Through this partnership, a master plan for a mixed-used, mixed-income housing development consisting of the entire Central Park site is nearing completion.



*Perry Harvey Sr. Park in Tampa
LOREN ELLIOTT / Times (2017)*

When completed, the development will consist of 2,030 residential units, 50,000 square feet of commercial retail space and 59,000 square feet of office space, including a hotel, supermarket, St. James Church restoration, Perry Harvey restoration and Town Center. Construction of this project began in the fall of 2010. Four of the 11 residential spaces

will consist of THA owned affordable Housing market rate rental mixed-income rental units.

Ten percent of these affordable units will be public housing. The THA and its partners expect to receive a profit of approximately a half billion dollars from the sale of individual parcels of land that have been created from this plan to private developers. This profit and the revenues generated from the operation of the affordable rate rental properties will help THA achieve its goals of quality housing for its residents and thereby lessen economic dependence on HUD subsidies.

In December 2012, the THA received word that it had been chosen to receive a \$30 million Choice Neighborhood Grant for community improvements within the Central Park and Ybor City neighborhoods.

For upcoming events and the latest development news, visit encoretampa.com.



*Perry Harvey Sr. Park in Tampa
LOREN ELLIOTT / Times (2017)*

Harmony, renewal, vibration

The Encore District

represents urban renewal in harmony with a vibrant past. This 40-acre master-planned, mixed-use redevelopment community just north of downtown Tampa's urban core sits where Tampa's historic Central Avenue once boomed with innovative businesses and thrived as a music district where jazz legends penned songs and performed often.

Spanning 12 city blocks, this energetic new downtown neighborhood will be home to professionals, families and active seniors – a multigenerational mix – and a catalyst for continuing redevelopment between Tampa's Central Business District and Ybor City, Tampa Heights and other neighborhoods.

Once complete, Encore will have four residential buildings, which will reflect the musical heritage of the area: The Ella, the Reed, the Trio and the Tempo. Once complete, this \$425-million development will be home to 2,500 people and create 1,000 permanent jobs.

Named in honor of the rich musical history of downtown Tampa's Central Avenue in its heyday, Encore will create a symphony of new home choices for generations of people.

Celebrating the Scrub

On July 21, 2015, the City of Tampa broke ground for Perry Harvey Sr. Park. Yoselis Ramos of USF Public Media wrote: "The park celebrates the history of Central Avenue – the hub of black-owned businesses that flourished during segregation along that street, the black entertainers who passed through, and the local civil rights activists who left their footprints in Tampa."

The improvements for Perry Harvey Sr. Park celebrate the history of Central Avenue, its community leaders and its cultural influences. The strength of the Tampa community is built on its history. Central Avenue was the heart and soul of a community flourishing with leadership, entrepreneurship, strength and courage. The area was settled after the Civil War, when freed slaves relocated to an area northeast of downtown Tampa called the Scrub.

Over time, the area grew to become a successful black residential and commercial district. The cultural attractions became legendary, bringing nationally known musical artists to Tampa, including Ray Charles, Cab Calloway, Ella Fitzgerald, James Brown and Hank Ballard. In fact, it is said that the twist was invented at an entertainment

establishment along Central Avenue, inspiring the song written by Ballard, which was later made more famous by Chubby Checker. Celebrating a legacy, the Central Avenue community established itself just north of downtown Tampa and has played an important part in the history of the city. Over the years, the neighborhood of the Scrub developed a vibrant business district, and became a cultural mecca of sorts for a number of black musicians.

The area was booming, but began to decline with urban renewal and integration. In 1967, the shooting of 19-year-old Martin Chambers resulted in three days of rioting, which contributed to the downturn of the area.

In 1974, the last of the buildings along Central Avenue, Henry Joyner's Cotton Club, was closed and demolished. Five years later, in 1979, Perry Harvey Sr. Park was developed at the request of local youth looking for a place of their own to recreate near their homes. The park was named after Perry Harvey Sr., who was the founder and long time president of the International Longshoremen's Association Local 1402 and a local civil rights leader.

Harvey had a large impact on the lives of Tampa's black community. Among his many

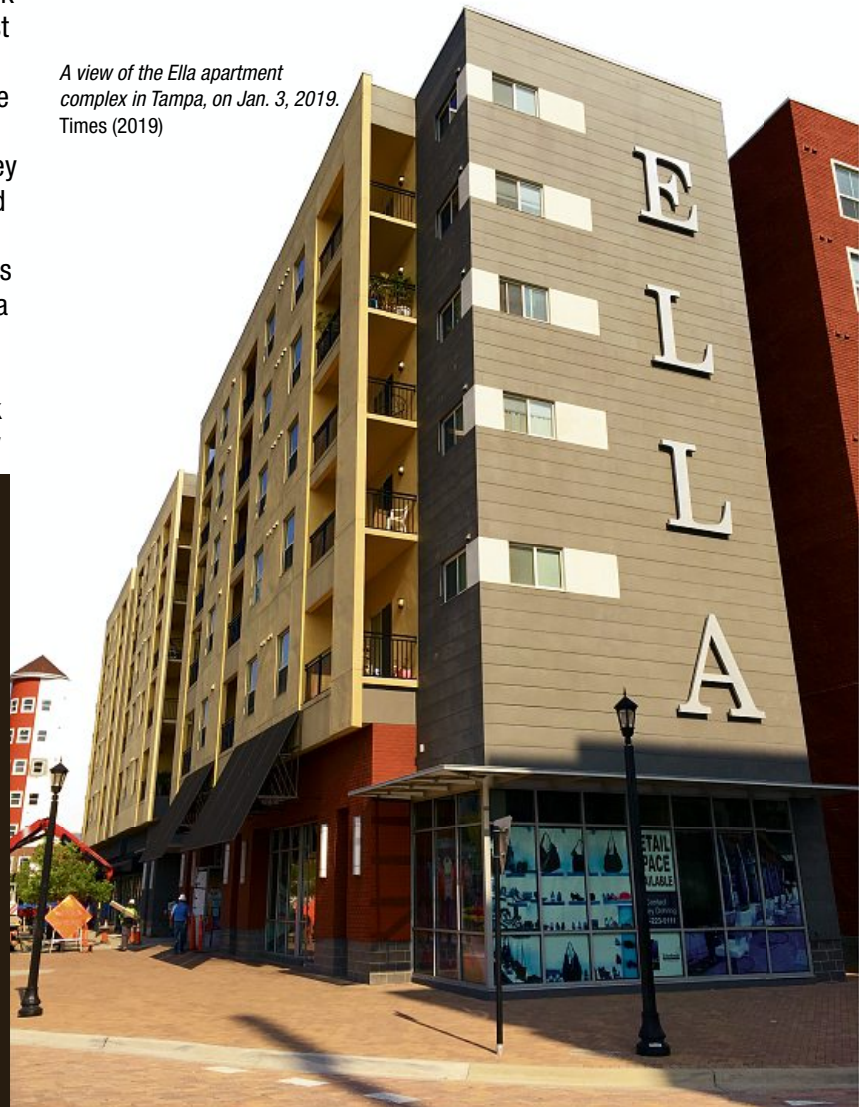


A view of the Ella apartment complex in Tampa, Florida on Thursday, January 3, 2019. After a two-year delay due to legal battles with contractors, one of whom was involved in affordable housing fraud, residents are finally moving into the Tempo at Encore, a public housing building on the edge of downtown Tampa. Times (2019)

accomplishments, he brought better wages, benefits and improved working conditions to Tampa's predominantly black dock workers. He helped create a black middle class in Tampa, helped create the first black-owned apartment building and plaza, and sought educational opportunities for all children in the community.

Sources: The City of Tampa, the Tampa Bay Times, the Tampa Bay History Center

A view of the Ella apartment complex in Tampa, on Jan. 3, 2019. Times (2019)



GOING BEYOND THE TEXT CHANGING TIMES

Watch the award-winning PBS film *Central Avenue Remembered*, which takes an intriguing look at the historic Central Avenue neighborhood in Tampa, Florida, which is now becoming Encore: video.wedu.org/video/wedu-documentaries-central-avenue-remembered. After viewing this film, analyze the film and the information depicted in the film. Respond to the following questions:

- What is the main focus of the film?
- What are the main ideas presented?
- What did you learn that you did not know before watching the film?
- What is the most interesting part of the film?
- Is there information that is missing?

Be sure to use specific evidence and examples from the film to support your responses. Next, read the movie reviews in the *Tampa Bay Times*. Write a movie review for *Central Avenue Remembered*. Format your review on the style of reviews in the *Times*.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa, Florida

