



Board of Commissioners Meeting

Wednesday, August 21, 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 Dachepalli

Billi Johnson-Griffin

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
Wednesday, August 21, 2019**

Table of Contents

1. Agenda
2. Minutes from Previous Meeting
3. Response to Public Forum
4. Resolutions
5. HR/Employee of the Month (Page 5 & 6)*
6. PPS/Geraldine Barnes Award Recipient (Page 18)*
7. Financial Reporting
8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs, Notices and Updates, Calendar (Page 3)*
15. Legal

* **Commissioner's Note:**

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



NTHDC Board of Directors Meeting will follow regular meeting, information documents found in **right** inside pocket.

*** PLEASE APPROACH THE MIC TO SPEAK AND STATE YOUR NAME FOR THE RECORD ***

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

- Regular Board Meeting of July 17, 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 ~ [Jenneka Jenkins](#)
- Properties ~ [Ariel Montgomery](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Dietrick Pittman](#)

VI. RESOLUTIONS

2019-4125 David Iloanya	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO AWARD THE ST. JAMES CHURCH PHASE 3 HISTORIC PRESERVATION PROJECT TO CANE CONSTRUCTION, INC.
2019-4126 Susie Begazo-McGourty	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO SUBMIT AN APPLICATION TO HUD FOR CEDAR POINTE ANNEX TO PARTICIPATE IN THE FEDERAL RENTAL ASSISTANCE DEMONSTRATION PROGRAM. THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM ALLOWS HOUSING AUTHORITIES TO CONVERT LOW INCOME PUBLIC HOUSING PROPERTIES INTO LONG-TERM SECTION 8 PROPERTY-BASED UNITS.
2019-4127 Lorenzo Bryant	A RESOLUTION TO RATIFY THAT CERTAIN INTERAGENCY AGREEMENT EXECUTED BETWEEN THE HOUSING AUTHORITY OF THE CITY OF TAMPA ("THA") AND THE SCHOOL BOARD OF HILLSBOROUGH COUNTY ("HCSB") TO IMPLEMENT THE STRATEGIES OF SUPPORT FOR STUDENTS AND FAMILIES RESIDING IN THA'S PROPERTIES.

AGENDA FOR THE REGULAR BOARD MEETING Of the Housing Authority of the City of Tampa, Florida

VI. RESOLUTIONS (continued)

2019-4128 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2019-4129 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO THE BOULEVARD AT WEST RIVER (BOULEVARD, T3A) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2019-4130 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO T3B AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2019-4131 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO T3C AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2019-4132 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO T3D AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2019-4133 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO CREATE THE PARCEL T4 AT WEST RIVER ENTITIES (PARCEL T4), PREPARE AND EXECUTE OTHER NECESSARY AGREEMENTS AND PREPARE AND SUBMIT FLORIDA HOUSING FINANCE CORPORATION (FHFC), U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND OTHER APPLICATIONS FOR THE DEVELOPMENT OF PARCEL T4 AT WEST RIVER.
2019-4134 Eric Davis	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO APPROVE THE OPENING OF AN INVESTMENT ACCOUNT AND DESIGNATE INDIVIDUALS AS AUTHORIZED TO MAKE INVESTMENT DECISIONS.

VII. PRESIDENT/CEO's REPORT

- Finance and Related Entities ~ Susi Begazo-McGourty
- Operations and Real Estate Development ~ Leroy Moore
 - Contracting and Procurement ~ Don Shea
 - Asset Management ~ Lorenzo Bryant

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

**THA Board of Commissioners will reconvene for a Board of Directors meeting (NTHDC).*

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

REVISED

July 17, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:33 a.m. Other Board members present were James Cloar, Ben Dachepalli, Bemetra Simmons, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioners Rubin Padgett 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 May 15, 2019 was made by Commissioner Johnson-Griffin and seconded by Commissioner Simmons:

Commissioner Cloar	Yes	Commissioner Simmons	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachepalli	Yes		

A motion to approve the Minutes of the Board Meeting of June 19, 2019 was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachepalli:

Commissioner Cloar	Present	Commissioner Simmons	Present
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachepalli	Yes		

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

Current resident of the Tempo at Encore, Ms. Donna Edwards, addressed the Board concerning a high utility bill; she additionally provided copies of other Tempo residents' water bills for the Board to review. In her comments Ms. Edwards stated that she believed her high bills were incorrect, adding that she had been traveling during the month of May. Ms. Edwards concluded that she wanted to know what could be done to resolve her issue.

IV. EMPLOYEES OF THE MONTH

- Administration ~ Candid O. Cruz Gonzalez
- Properties ~ Raymond Lymous

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ Zulma Izquierdo

VI. RESOLUTIONS

The Acting Director of Asset Management, Mr. Leonard Burke presented resolution 2019-4124.

2019-4124 Leonard Burke	A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE AN AGREEMENT WITH THE CITY'S HOUSING AND COMMUNITY DEVELOPMENT DIVISION FOR RFP# 19-P-00546 PUBLIC FACILITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR IMPROVEMENTS AT THE WILBERT DAVIS BOYS AND GIRLS CLUB.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Simmons	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachepalli	Yes		

Commissioner Cloar commended Mr. Burke for his presentation during the Cedar Pointe Open House the day prior to this meeting.

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty provided a few updates before her presentation of the report. The Financial Data Schedule (FDS) had been submitted to HUD in June and was currently under review. It was very important that the THA audit be completed by the 1st of September, as it was required that the audit may not be older than six months after the fiscal year ending in March. The Finance department was working on reconciling the closing statement of the Mary Bethune Hi-Rise. The department was also working on permanent Tempo conversion to permanent financing and the next RAD conversion which will be the Boulevard. The CFO proceeded to present her report, included in the information packet prepared for this meeting.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore provided a few updates that began with three Encore lots still under contract, without any indication of cancelations at this time. Latest closing date was the 13th of November for lot 9 with Transwestern projecting to build 290-310 residential units. Closing date for lot 10 was in November, the lot under contract with Floridays, a hotel developer, to build both a hotel and residential over the hotel as well as some office space. Lot 11 was under contract with Legacy for 250 residential units with a closing day of April 2020, although their intent was to close before the end of this calendar year.

The Job Training facility for Encore was under contract; this site was about two blocks north of Encore, just north of the GTE building. The Job Training facility will be built on City of Tampa land that was conveyed to THA in 2018.

A contract had been awarded to the general contractor for the theater and restaurant space on the ground floor of the Tempo building; construction should be underway within the next two weeks.

Regarding West River, Board members were informed of the upcoming official groundbreaking for the Mary Bethune Hi-Rise building on Friday, July 19 at 1:30 pm; Mayor Jane Castor was confirmed to attend. The building was already under construction, adjacent the Renaissance building also under construction, a large crowd was intentionally not expected.

The other four buildings for West River were in various stages of closing, general contractors had been selected and designs were also in various stages, said the COO.

An application was in the works for a seventh building to be submitted to Florida Housing by November, for funding a 118-unit building, on the T4 parcel at West River.

THA was still in negotiations with a home builder to purchase the townhome lots, and staff was in discussions with several prospective tenants for an office building at West River, although none close enough to be identified.

Next, the COO spent some time talking about news coverage during the past three weeks regarding one of THA property, Robles Park Village (RPV), following are some of the highlights. The local investigative reporter that covered the story had done "an incredible job" researching the history of what it is now suspected to be Tampa's very first African American cemetery, named Zion Cemetery. The cemetery started in the 1900's and interred potentially as many as 800 bodies. The cemetery was a 2.5-acre area located along Florida Avenue, almost north to Virginia Street. The COO showed images indicating that 1-acre area of the cemetery was under four-five buildings of what was now Robles Park Village; this land was acquired through mostly 1940's eminent domain, a very different process from today's standards.

As part of an archeological assessment, THA has taken the position of putting together a Citizen Consultation Committee. People with personal interest were intentionally sought as members of this committee, their first meeting will be Friday morning, July 19.

The COO made clear that RPV was a 35-acre community and only one of those acres could be resting over what once was a cemetery. As soon as evidence, if any, is found of coffins in this area, immediate decisions will be made, potentially vacating those buildings and leaving that area for the discovery process, to take place very quickly. Reporting to the Board by the COO will be on a monthly basis, if not more frequently, as more information becomes available.

Attorney Ricardo Gilmore added for the record, if anyone is displaced from vacating the five RPV buildings mentioned by the COO, THA will proceed with a relocation process, immediately after evidence is found.

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

The Director of Program & Property Services, Ms. Stephanie Brown-Gilmore provided information regarding the department's organizational chart. After her presentation, the director introduced PPS Manager, Ms. Keara Thompson who presented an overview of the Jobs Plus Initiative (JPI) program, specifically benefiting Robles Park residents.

The Director of Public Safety, Mr. Bill Jackson presented highlights regarding the Public Safety department, what it does with the help of all THA directors and staff. The Shot Spotter program was highlighted in the director's report; this program's system triangulates shots fired to determine within 3 feet where shots were fired, without residents having to make calls to the Tampa Police Department.

Commissioner Johnson-Griffin asked regarding hurricane preparedness training for residents, specifically at privately managed properties. Mr. Ryans responded that the private managements should have their own training. Mr. Jackson added that he would reach out to the private managements and THA's Interim Director, Mr. Leonard Burke for resolution on this matter. Mr. Ryans also suggested a series of meetings with private managements to ensure that they have a plan. Mr. Burke also commented that the private managements did have a plan for hurricane preparedness.

Given general Board attendance, Commissioner Cloar informed the Board that he may not be present for the August Board meeting; the Commissioner also inquired regarding what constitutes a quorum. Attorney Gilmore stated that Dr. Harvey may participate in Board meetings until a new appointment is made, however, Commissioner Padgett's health may not allow him, adding that if four Commissioners are present there is a quorum. In response to Attorney Gilmore, Commissioner Cloar commented regarding the difficulties in achieving a quorum with only five Board members generally in attendance. Mr. Ryans stated that he was meeting with the Mayor to discuss Board appointments, he also informed the Board that he had received a letter from Commissioner Padgett mentioning his resignation from the Board as of July 14.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

None to come before this forum

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

None to come before this forum

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:13 a.m.

Approved this 21st day of August 2019,

Chairperson

Secretary



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Memo

To: THA Board of Commissioners
From: Lorenzo Bryant, Director of Asset Management
Subject: Response to Public Forum
Ref.: Tempo chilled water bill question/concern
Date: August 6, 2019

After the board meeting, a meeting was held with Ms. Donna Edwards and a THA staff member to fully understand her concerns and to retrieve all the documents related to her water/chilled water bill.

In July 2019, a work order was created for Ms. Edwards' air conditioning unit and was checked by a trained maintenance technician. There were no signs that the HVAC was not working properly. Ms. Edwards was advised by Yes Energy Management (utility billing company) that the temperature should be set at 78° when away from the unit and that it can be lowered, when she returns home, to a more comfortable temperature in order to control the utility cost.

In addition, Yes Energy Management has a technician scheduled to come out and look at her meter to ensure that it is functioning properly and to determine at that time if it needs to be repaired/replaced. The tentative timeline for their arrival is between 4-6 weeks due to demand and the availability of technicians. Management has been instructed to press for an earlier date for the inspection.

Ms. Edwards' utility bills have been reviewed and compared with 2 other apartments of the same size in the building, as well as, 3 other bills of the same size in the Trio, and the difference between Ms. Edwards' daily rate and the other apartments, is between 4-10%, which isn't that far off. The bill that Ms. Edwards' provided at the board meeting, was based on a 46-day billing cycle, which isn't the norm and which caused the bill to be much higher than it should have been. However, Ms. Edwards' meter will be checked for accuracy and if it is discovered that there was some type of error in the readings, then management will make the appropriate adjustments.

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4125

The Board of Commissioners is requested to approve the above-referenced resolution in order to award a new construction contract to Cane Construction, Inc., to complete the construction of St James Church Restoration at Phase 3.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: St. James Church Restoration, Phase 3
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

The Contractor's total base bid is \$488,153.00

Narrative:

The Housing Authority of the City of Tampa's Real Estate Development Department is seeking approval to award Cane Construction the contract for the reconstruction of St. James Church at Encore. This is the last phase of the Historic Preservation project of the historic Church, built in 1921. This phase will consist of mostly finishes relative to electrical, mechanical, HVAC and plumbing with miscellaneous site work. The project will be carried out as delineated in the contract document for the lowest bid amount of \$488,153.00. See the attached Resolution Memo, dated August 21, 2019.

Attachments (if applicable):

1. Memorandum providing further detail
2. Pre-Bid Conference Sign In Sheet
3. Bid Tabulation Resolution Number 2019-4125
5. Architect's Estimate & Recommendation Letter

RESOLUTION NO. 2019-4125

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO APPROVE THE AWARD OF THE ST. JAMES CHURCH PHASE 3 HISTORIC PRESERVATION PROJECT TO CANE CONSTRUCTION, INC.

Whereas, the Housing Authority of the City of Tampa publicly solicited bids with solicitation number FY19-IFB-02 from General Contractors, through Tampa Housing Authority Website from April 4, 2019 through April 29, 2019 and Tampa Bay Times for two consecutive weeks, on June 21, 2019, and June 28, 2019, for St. James Church, Phase 3 at the Encore;

Whereas, a total of twelve (12) General Contractors reviewed the advertisement and showed interest. Nonetheless, a total two (2) potential Contractors responded to the public advertisement by submitting the bid documents required for the bid.

Whereas, the Housing Authority of the City of Tampa had a bid opening on July 12, 2019, at 2:00PM, where the bids were publically opened and the bidders' names read aloud. At the conclusion of the bid opening, the company of Cane Construction, Inc., was the apparent low bidder with a base bid amount of \$488,153,000;

Whereas, the Housing Authority of the City of Tampa has conducted reference checks with several past clients of *Cane Construction, Inc.*, and found those references very positive and supportive of the professional services rendered by this company; and,

Whereas, the President and CEO of the Housing Authority of the City of Tampa, or his designee, intend to execute a construction contract to accomplish the St. James Church, Phase 3, Historic Preservation work at the Encore.

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to award a construction contract as stated above to the company of *Cane Construction, Inc.*

Adopted this 21st day of August 2019.

Chairperson

Secretary



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M E M O R A N D U M

August 21, 2019

TO: Board of Commissioners

THROUGH: Jerome Ryans, President/CEO
Leroy Moore, Sr. VP/Chief Operating Officer

FROM: David Iloanya, Director of Modernization & Construction Services

SUBJECT: Resolution No. 2019-4125 - Authorizing the President/CEO to award a Construction Contract No. FY19-IFB-02, for St. James Church Phase 3 Historic Preservation Project to Cane Construction, Inc.

The Housing Authority received sealed bids with Contract Number FY19-IFB-02, on July 12, 2019, at 2:00PM, for the Phase 3, Historic Preservation project at St. James Church. In response to the public solicitation through newspaper advertising for two consecutive weekends on June 21 and June 28, 2019, a total of twelve (12) potential General Contractors showed interest by reviewing the Construction Documents at THA Website. Nonetheless, at the pre-bid meeting held on June 27, 2019, only three (3) General Contractors showed interest. Subsequently, two (2) bids were finally received and publicly opened and the bidders' names and bid prices read aloud in compliance with HUD Regulations, 24CFR 85.36. The lowest and most responsive bidder was determined to be Cane Construction, Inc., whose bid amount of \$488,153.00 was analyzed and determined to be low and responsive. The Hayes Construction Company submitted a bid in the amount of \$598,800 and came second.

Cane Construction, Inc. has been in business of construction for over 9 years with credible and dependable results. Cane Construction, Inc. has satisfactorily completed various projects in the State of Florida similar to the scope of work envisioned for the Phase 3 project. The Housing Authority has conducted several references on Cane Construction, Inc. and found those references supportive of the qualifications provided by the Contractor.

Project Sequence:

1. Completed - Phase 1 Value Engineering Cost Basis \$43,000

This phase allowed the design team and construction team to work with THA to achieve cost savings on the project's phase 2 work.

2. Completed - Phase 2 Structural Stabilization and Envelope Construction: Constructon Cost \$904,310

The Building was in extremely deteriorated condition and now is re-built.

- a. Foundations are now installed to support wind and gravity loads.
- b. New load bearing steel studs now take wind and gravity loads from the roof into the foundations.

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



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Resolution No. 2019-4125 - Authorizing the President/CEO to award a Construction Contract No. FY19-IFB-02, for St. James Church Phase 3 Historic Preservation Project to Cane Construction, Inc.

- c. Historic but unstable brick walls are now attached to the new structural studs with stainless steel pins.
- d. All brick has been repointed with matching colored mortar.
- e. New roof trusses and roof decking are now in place.
- f. The building has been reroofed with underlayment and shingles and properly flashed.
- g. The bell tower brick, masonry, concrete and structural backup has been re-constructed.
- h. The shell of the building is now structurally sound and is complete.
- i. The windows and louvers are being replaced with historic replica wood components.

3. Current - Phase 3 Interior Build-Out: Interior Finishes, with MEP Systems. Construction Bid Amount \$488,153

Completion of the interior Scope of Work:

- New HVAC Ductwork, Electrical and Plumbing systems.
- Plumbing fixtures and lighting fixtures.
- Installation of insulation for walls and ceilings and finished drywall to be installed.
- Followed by the installation of all paint/sealants with all floor/wall and ceiling finishes.
- Cabinetry in the kitchen area.
- Completion of sitework, drainage, landscaping, irrigation and sitework concrete.
- Bell Monument project at center of West facing plaza

The historic replica wood window and HVAC are being installed by a separate Contractor. The window installation cost is \$127,500, and the cost for the HVAC installation is \$137,636. The combined total cost for the project through the phases is \$1,700,599.

FY19-IFB-02 St James Church Phase 3 PRE-BID MEETING				June 27, 2019 at 10:00am
COMPANY	ADDRESS	REPRESENTATIVE NAME	EMAIL	PHONE
IVY Group Consultants	2950 5th Ave. N.	Scott Biterli	SBITERLI@IVYGroupConsultants.com	787-295-8767
HAYBS Construction	2087 W. 15th St. Ft Myers	David Austin	daustin44@msn.com	239-218-9337
Matt Mason Strickland Const.	1441 East Grand Rd	Matt Mosh	Matt@StricklandConst.com	(907) 608-4120
Matson Construction	3023 N. Florida Ave	Andrew McNutt	Andrew.matsonconstruction.com	717-602-5565
Laura Howard Anthony	5301 W. Cypress	Yasmin Delbert	yasmin.delbert@thaf.com	813-341-9101
"	"	Lorenzo Reed	Lorenzo.Reed@thaf.com	813-341-9101
"	"	David Loomis	David.Loomis@thaf.com	"
"	"	David Mason Hollis	David.Hollis@thaf.com	"



BID TABULATION FY19-IFB-02 ST. JAMES CHURCH PHASE 3

CLOSE OUT 7/12/2019 @ 2:00 PM	DATE	TIME	BID FORM	HUD FORM 5369A	SWORN STATEMENT	AFFIDAVIT	SECTION 3 CERT.	ADDENDUM 1
BIDDER	RECEIVED	RECEIVED	TOTAL BASE BID	REP. & CERTS	ENTITY CRIMES	NON COLLUSIVE	FORM	FORM
CANE CONSTRUCTION INC.	7/12/19	12:18PM	\$488,153.00	✓	✓	✓	✓	✓
THE HAYES CONSTRUCTION CO	7/12/19	1:40PM	\$598,800.00	✓	✓	✓	✓	✓

SIGNATURE: *Tina D. Washington* 7/17/19

ST. JAMES PHASE 3 – ARCHITECTS COST ESTIMATE
JUNE 12, 2019



THIS ESTIMATE IS BASED UPON PERMIT APPLICATION REVISION 1 PLAN SET DATED 5-10-19, NOW UNDER CITY OF TAMPA PLAN REVIEW PROCESS. THIS ESTIMATE IS CONTINGENT UPON ACCEPTANCE OF THAT PLAN SET WITHOUT FURTHER REVISIONS UNDER EXISTING PERMIT BLD-17-0454466. SEE NOTES FOR ADDITIONAL INFORMATION.

Div. 1 General Conditions (Including Overhead & Profit)		
Supervision	\$ 19,200	\$1,200/wk for super plus travel (16 weeks)
Travel	\$ 2,000	For only non-prevailing jobs
Performance Bonds	\$ 18,500	Rate @ 2.5% of contracted work
OCP Insurance	\$ 300	Included in mark-up (.001*Bid)
General Liability Insurance	\$ 2,800	Included in mark-up (.01*Bid)
Office Eq. Supplies	\$ 1,000	\$250/month
Storage Trailers	\$ 1,000	\$250/month
Temporary Phone	\$ 400	\$100/month
Temporary Sanitation	\$ 1,200	\$200/mo x 6
Temporary Light & Power	\$ 1,800	\$300/mo x 6
Temporary Water	\$ 1,200	\$200/mo x 6
Security and Traffic Control	\$ 900	\$150/mo x 6 Temp Fencing Job & Controls
Scaffolding/Ladders/Hoists	\$ 11,000	Interior high work @ 1500/mo + 2000 set up/take down
OSHA and Safety	\$ 500	Expendible safety equipment
Trucking	\$ 500	Truck/trailer/hauling
Daily Cleanup	\$ 1,000	\$20/hr x 270mh
Final Cleanup	\$ 500	\$20/hr x 50mh
Dumpster Operations	\$ 3,000	\$600/pull x 5 pulls
Punchlist & Corrective	\$ 500	\$50/hr x 10 hrs
Small Tools Allowance	\$ 250	Expendible demo equipment
Lumber Allowance	\$ 2,000	Misc use lumber
Monthly Photos	\$ 150	\$100/mo x 6mo shoot/process
Project Management	\$ 8,000	\$50/hr x 160 hrs
Total General Conditions	\$ 77,700	10.1% of total project cost
Overhead & Profit	\$ 69,680	10% of total project cost
SUBTOTAL	\$ 147,380	

Div. 2 Sitework		
Demolition Site	\$ 2,500	Demo Ramp
Sitework	\$ 4,500	Cuts/Fills/Grading
Site Utilities	\$ 2,250	Yard Drains (2), tie to existing
Landscaping	\$ 6,670	Sod/Shrubs/Ground Cover
Irrigation	\$ 6,100	Allowance
Site Railings	\$ 26,600	Ext Rails mech cast aluminum
Brick Paver Tie-In and Repairs	\$ 2,500	Allowance
SUBTOTAL	\$ 51,120	

ST. JAMES PHASE 3 – ARCHITECTS COST ESTIMATE
JUNE 12, 2019



Div. 3 Concrete		
Concrete	\$ 12,500	Entrance Walks; Complete Fnd & Slab at chilled water access
SUBTOTAL	\$ 12,500	
Div. 4 Masonry (Misc)		
	\$ 7,500	Allowance for Interior Bell Tower & Window Opening Repair
Div. 5 Metals (Misc)		
	\$ 2,500	Metal Framing allowance for chilled water equipment access
SUBTOTAL	\$ 10,000	
Div. 6 Wood/Plastics		
Wood Framing	\$ 3,500	Misc bucking and bracing
Finish Carpentry	\$ 7,500	Trim and finish
SUBTOTAL	\$ 11,000	
Div. 7 Therm/Moisture		
Insulation	\$ 28,050	Attic/roof foam (3300 S.F.)
SUBTOTAL	\$ 28,050	
Div. 8 Doors/Windows		
Interior Doors	\$ 7,400	Doors, Window at Office & HM at Tower Access, finished
Historic Windows and Louvers	\$ 127,775	Wood Window Makeover Contract Value
Window Applique (Faux Etching)	\$ 7,500	Allowance pending approved by Historic ARC (27 units)
SUBTOTAL	\$ 142,675	
Div. 9 Finishes		
Drywall	\$ 20,757	Exterior walls w/batt insulation, tape, finish (3,774 S.F.)
Drywall	\$ 18,700	Interior partitions w/batts, tape, finish (3,400 S.F.)
Ceilings	\$ 24,400	5/8" w/o insulation, tape, finish (6,100 S.F.)
Tile at baths	\$ 6,000	Allowance Vinyl Base/Ceramic Tile to 4' AFF, Baths (334 S.F.)
Flooring and Base	\$ 5,608	Allowance Vinyl faux wook plank w/6" vinyl base (2804 S.F.)
Painting	\$ 13,274	Primer and two finish coats
Interior Bell Tower	\$ 2,210	5/8" Densglas/Plaster (221 S.F.)
SUBTOTAL	\$ 90,949	
Div. 10 Specialties		
Toilet Accessories and ADA	\$ 2,700	Bathrooms (3)
Fire Extinguishers and cabs	\$ 400	Allowance per Fire Marshall Approval (4)
Fire Alarm System & Knox Box	\$ 7,500	Allowance per Fire Marshall Approval
SUBTOTAL	\$ 10,600	
Div. 11 Equipment	\$ 5,000	Allowance for Kitchen Cabinets (14 L.F.)
Div. 12 NOT USED	\$ -	
Div. 13 NOT USED	\$ -	
Div. 14 NOT USED	\$ -	
SUBTOTAL	\$ 5,000	

ST. JAMES PHASE 3 – ARCHITECTS COST ESTIMATE
JUNE 12, 2019



Div. 15 Mech/Plumbing		
Plumbing	\$ 13,800	Bathrooms (3)
HVAC	\$ 120,000	Allowance for chilled water system and engineering
SUBTOTAL	\$ 133,800	

Div. 16 Electrical		
Electrical	\$ 123,400	Electrical & Lighting (w/provisions for future power & telecom)
SUBTOTAL	\$ 123,400	

Misc not Included		
Contingency	\$ -	
SUBTOTAL	\$ -	

TOTAL ESTIMATE FOR PHASE 3	\$ 766,474	
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Notes:

1. Net square footage of construction including HVAC mezzanines = 3,000 sf
2. Substantial wall areas, 16 ft. north/south walls, higher east and west walls, ceilings 16 ft to 22+ ft high. Walls/ceilings require scaffolding access. Trades (insulation, HVAC, electrical, drywall, painting) must access high walls & ceilings.
3. This is a 'PRELIMINARY ESTIMATE' prior to approved Construction Documents.
4. No Project Contingency has been added.

This estimate is based upon the architects knowledge of the project and the actual pricing from bids for the work with alternates dated February 2017. These actual bid numbers have been increased by 15% due to increasing costs and market conditions plus minor adjustments to the Scope of Work proposed for Phase 3.

Respectfully submitted on behalf of the firm,

Robert J. Bitterli AIA, NCARB, LEED AP
 President/CEO
 Ivy Group Consultants, Inc.

Scott Bitterli, CDT
 Director of Operations

J.C. 'Jack' Townley, RA, GC, CFLC
 Project Architect

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4126

The Board of Commissioners is requested to approve the above-referenced resolution in order to authorize the President/CEO of the Housing Authority of the City of Tampa, Florida to submit an application to HUD for Cedar Pointe Annex to participate in the Federal Rental Assistance Demonstration ("RAD") Program. The RAD Program allows Housing Authorities to convert Low Income Public Housing properties into long-term Section 8 Property-Based Units.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Cedar Pointe Annex RAD Conversion
- C. Originator: Susi Begazo-McGourty, Sr. VP/Chief Financial Officer

3. Cost Estimate (if applicable):

N/A.

Narrative:

On March 17, 2015 the Housing Authority of the City of Tampa, Florida received official notification that it has been awarded approval to participate in the Federal Rental Assistance Demonstration ("RAD") Program; during FY2016, the Tampa Housing Authority started the conversion of its entire portfolio to the RAD Program.

The first RAD conversion occurred during September of 2016 and converted 1073 units. Our second conversion took place during 2017 and converted 527 units.

We are currently working on the RAD conversion of the Tempo at Encore, 20 units, Cedar Pointe Phase I, 8 units, and Cedar Pointe Phase II, 13 units.

Through Board Resolution 2015-3976 the Board previously approved the conversion of the Tempo at Encore and Cedar Pointe Phase I. We are requesting approval for the Cedar Pointe Phase II, 13 units. These units were not included on Board Resolution 2015-3976.

Attachments (if applicable):

1. Resolution 2019-4126
2. RAD Organizational Chart
3. RAD Conversion Chart

RESOLUTIONS 2019-4126

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO SUBMIT AN APPLICATION TO HUD FOR CEDAR POINTE ANNEX TO PARTICIPATE IN THE FEDERAL RENTAL ASSISTANCE DEMONSTRATION PROGRAM. THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM ALLOWS HOUSING AUTHORITIES TO CONVERT LOW INCOME PUBLIC HOUSING PROPERTIES INTO LONG-TERM SECTION 8 PROPERTY-BASED UNITS.

WHEREAS, on March 17, 2015 the Housing Authority of the City of Tampa received official notification that it has been awarded approval to participate in the Federal Rental Assistance Demonstration Program; and

WHEREAS, that independent financial analysis and long-term funding projections revealed the conversion to property-based Section 8 subsidy under the Rental Assistance Demonstration program would provide significant financial benefits to the Authority over remaining part of the public housing operating subsidy program; and

WHEREAS, the Administration has held several informational Board workshops on the RAD conversion with residents, Board and staff, and is now recommending that the Authority submit financial plans and conversion documents for the designated public housing property to participate in the Rental Assistance Demonstration Program.

ADOPTED THIS 21st DAY OF AUGUST 2019.

CERTIFICATE OF COMPLIANCE

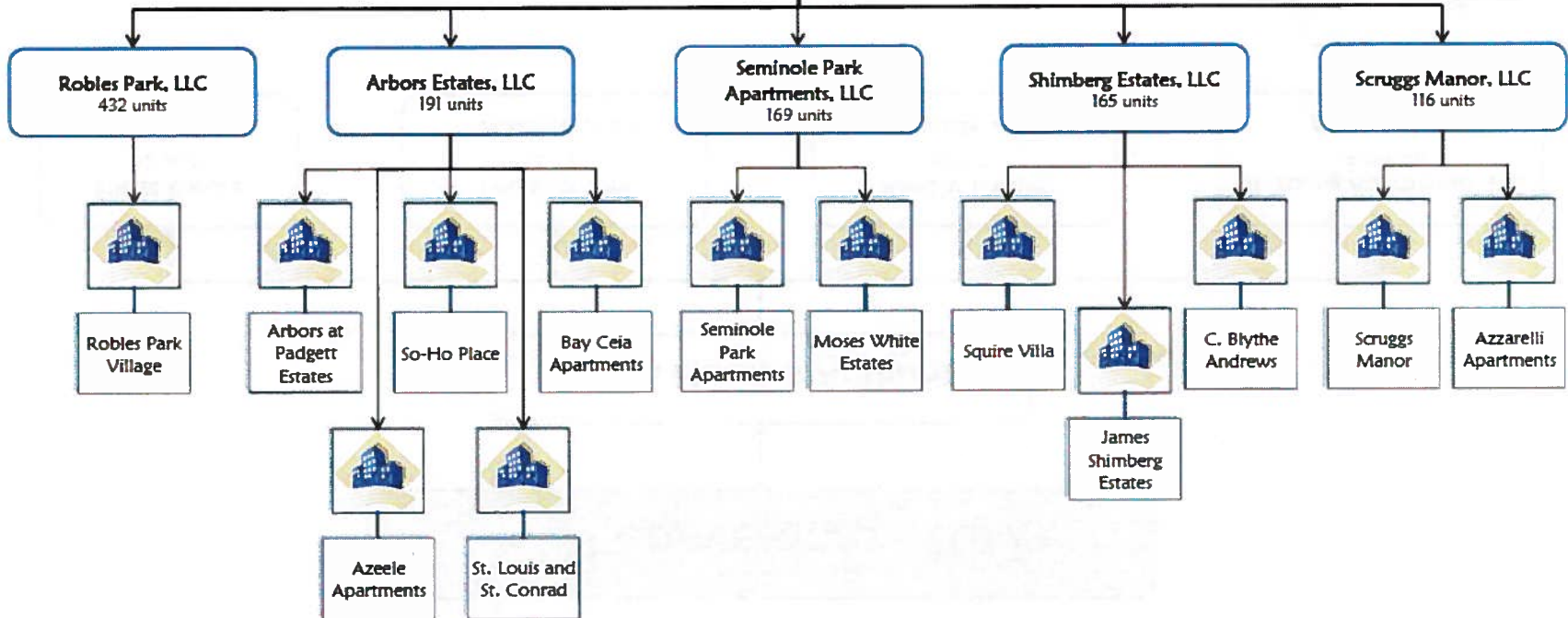
This is to certify that the THA Board of Commissioners has approved and adopted this Resolution numbered: 2019-4126 dated August 21, 2019.

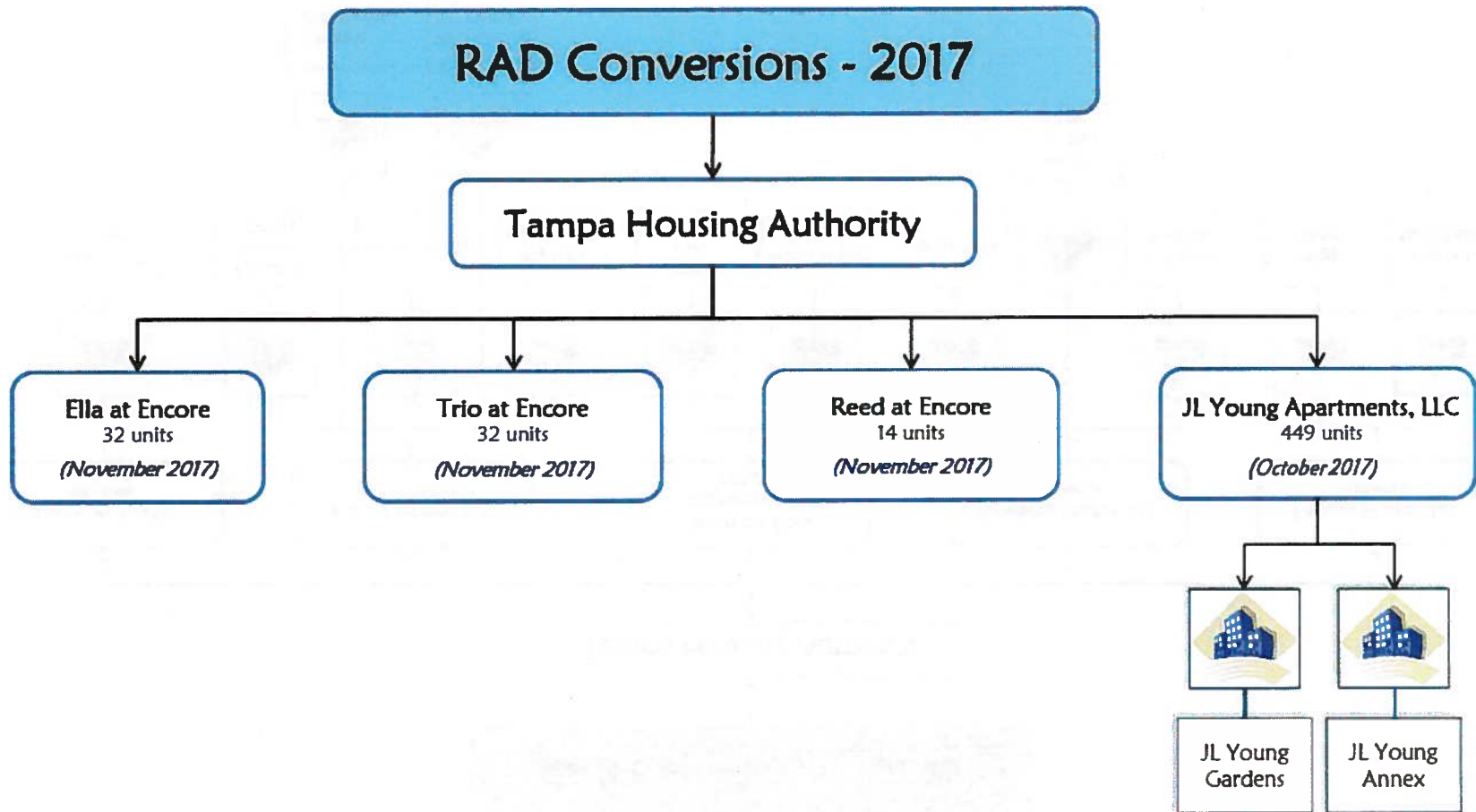
Jerome D. Ryans, Secretary

Susan Johnson-Velez, Chairperson

RAD Conversions - 2016

Tampa Housing Authority





RAD Conversions 2018 - 2019

Tampa Housing Authority

T1 - Renaissance at West River
160 units
(Nov 2018)
4% tax credit

T2A - Mary Bethune High Rise
150 units
(June 2019)
4% tax credit

Cedar Pointe
21 units
(October 2019)
Hillsborough County

Tempo at Encore
20 units
(October 2019)
4% tax credit

T3A - The Boulevard at West River
118 units
(December 2019)
9% tax credit

T3B
80 units
(December 2019)
4% tax credit

RAD CONVERSION CHART

Property Name	Total ACC Units Applied for Conversion	Converted to RAD Units	Units Awaiting Conversion
Arbors	119	119	0
Azeele Apts.	10	10	0
Azzarelli Apts.	30	30	0
Bay Ceia	40	40	0
C. Blythe Andrews	57	57	0
Ella at Encore	32	32	0
JL Young Annex	49	49	0
JL Young Gardens	400	400	0
Moses White	69	69	0
Reed at Encore	14	14	0
Robles Park Village	432	432	0
Scruggs Manor	86	86	0
Seminole	100	100	0
Shimberg Estates	78	78	0
So-Ho Apts.	14	14	0
Squire Villa	30	30	0
St. Louis/St. Conrad	8	8	0
Trio at Encore	32	32	0
West River Development			
Renaissance at West River	160	160	0
Bethune Hi-Rise	150	150	0
Boulevard at West River at T3A	96		96
T2A (North)	0		0
Parcel T3B	107		107
Parcel T3C	118		118
Parcel T3D	62		62
Parcel T4A	66		66
Parcel T4B	61		61
Hope VI			
Belmont Phase I	193		193
Belmont Phase II	102		102
Belmont Phase III	96		96
Oaks at Riverview	205		205
Cedar Pointe	21		21
Gardens at South Bay	25		25
The Tempo at Encore	20		20
TOTAL UNITS	3,082	1,910	1,173

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4127

The Board of Commissioners is requested to approve the above-referenced resolution in order to ratify the interagency agreement executed between the THA and the School Board of Hillsborough County to implement the strategies of support for students and families in THA's properties.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Existing RAD Portfolio
- C. Originator: Lorenzo Bryant, Director of Asset Management

3. Cost Estimate (if applicable):

N/A.

Narrative:

The truancy agreement between THA and HCSB is a part of completing objective 5.2 of the 5-year strategic plan goal. The objective was designed to increase parental involvement in ensuring that the children residing in THA's RAD communities attend school on a regular basis.

Attachments (if applicable):

- 1. Executed Interagency Agreement between THA and HCSB
- 2. Truancy implementation policy
- 3. Student information waiver form
- 4. Resolution 2019-4127

RESOLUTION NUMBER 2019-4127

A RESOLUTION TO RATIFY THAT CERTAIN INTERAGENCY AGREEMENT EXECUTED BETWEEN THE HOUSING AUTHORITY OF THE CITY OF TAMPA (“THA”) AND THE SCHOOL BOARD OF HILLSBOROUGH COUNTY (“HCSB”) TO IMPLEMENT THE STRATEGIES OF SUPPORT FOR STUDENTS AND FAMILIES RESIDING IN THA’S PROPERTIES

WHEREAS, THA and HCSB have negotiated the attached Interagency Agreement between the agencies for the purpose of implementing strategies of support for students and families residing in THA’s properties; and

WHEREAS, the intended effect of the Interagency Agreement is to have an established mechanism to promote the mutual goals of getting students that reside in THA properties prepared for school, to monitor attendance records, to monitor discipline issues, to head off and prevent early dropout rates, as well as encourage and celebrate successes at school and graduation; and

WHEREAS, the Interagency Agreement was executed previously by both agencies to ensure that the agreement would be implemented and in place prior to the beginning of the start of the upcoming school year.

NOW, THEREFORE, BE IT RESOLVED THAT

The attached Interagency Agreement is hereby ratified as to THA’s execution of the agreement prior to this resolution being passed by the Board of Commissioners.

ADOPTED THIS 21st DAY OF AUGUST 2019.

Susan Johnson-Velez, *Chairperson*

Jerome D. Ryans, *Secretary*

Chapter 19 - TRUANCY POLICY

PURPOSE

- A. To prevent or eliminate truancy among Tampa Housing Authority (THA) residents between the ages of 6 and 16 years and who are subject to compulsory school attendance, thereby increasing attendance, reduce the risk of early drop outs and improve academic performance.
- B. To establish enforcement components for the THA's Truancy Policy which provides for placing leaseholder parents/legal guardians with chronic truants, into the legal process for eviction. Eviction shall be the last resort in a comprehensive THA Truancy program to encourage school attendance and promote leaseholder accountability. This will be accomplished through THA's Lease provision that provides:

"The THA reserves the right to initiate eviction proceedings against any leaseholder, who has custody and control of a habitual truant violating the State of Florida's Compulsory Attendance provisions."

19.2 DEFINITIONS

- A. Truant – If a student has had at least 5 unexcused absences within a calendar month or 10 within 90 calendar days, a school team can determine that a pattern of truancy is developing.
- B. Habitual Truant – shall be defined as a child subject to compulsory school attendance and who has 15 unexcused absences within 90 calendar days with or without the knowledge of the student's parent.

19.3 PROCESS

- A. Notice to Families – The Tampa Housing Authority property management shall send a notice to all families before the school year to explain the THA Truancy Policy. All families under lease who have custody of school-aged children (6-16) shall be required to fill out the Student Information Waiver form attached to this policy. Each head of household will sign the student information waiver form as well as the lease/addendum with the new truancy policy.
- B. Referrals of Families by Hillsborough County Public Schools to Tampa Housing Authority Case Manager Supervisor.
 - a. Five (5) Day Unexcused Absences

School personnel identify a child who has five (5) unexcused absences. A 5-day letter is sent to the family with a copy to THA's case manager supervisor. THA

case manager supervisor will forward the notice to the appropriate resident services and property management staff. The resident services youth counselor, or other THA resident services case manager assigned to do so, will conduct a home visit within 24 hours of receiving notice and provide counseling to the family, including urging them to participate in intervention efforts of their school. With the home visit, the THA youth coordinator will counsel families regarding THA on-site social services and also make referrals to appropriate off-site social service agencies.

- b. School personnel (social worker, truancy worker, counselors, etc.) shall make a concerted effort to involve the THA youth coordinator in the intervention process when student is determined to be exhibiting early patterns of truancy (having received a 5-day unexcused absence letter).
- c. School personnel will notify THA case manager supervisor if and when a Probable Cause Affidavit is filed on the adult parent for failure to comply with school attempts to include the parent in the intervention process and failure to address their child's attendance responsibilities. If a PCA is filed against a THA parent/leaseholder, as described above, THA case manager supervisor will notify the property manager of the PCA and then property manager will automatically issue a 7-day curable notice for violation of the lease. A copy of the 7-day curable issued to the section 8 counselor and case manager. In the event the parents/guardians fail to cooperate in the intervention process and the School Board fails to issue a PCA, THA retains the right to issue a 7- day curable notice under 3c below.
- d. THA will work with the YMCA Family Management to receive notice when Case Staffing recommends a "Child In Need of Services" (CINS) petition (youth aged 10-17 who are ungovernable, habitual truant, and runaway).

2. Demonstration of Parent/Guardian Efforts to Cure Lease Violation:

- a. Parent/guardian must be receptive to counseling and assistance from THA Resident Services staff.
- b. Parent/guardian must have demonstrated that they have been receptive to and willing to work with THA referrals to outside agencies, if needed, to assist/counsel the student and family.
- c. Parent/guardian must demonstrate they have cooperated with school officials in an effort to cure the child/student's truancy pattern (as part of the school's intervention efforts) and that THA can verify this cooperation with school officials.
- d. If the parent/guardian/tenant successfully complies with items a-c above, THA will continue to work with the family to cure the truancy lease violation and not proceed to eviction. However, if the parent/guardian (THA resident) fails to

demonstrate compliance with a-c above, THA reserves the right to file an eviction in court for failure to cure the lease violation.

3. Delay in enforcing this policy – This policy shall go into effect for the 2019 - 2020 academic year: However, THA staff shall not pursue any lease enforcement pursuant to this policy during the first two quarters of the 2019 - 2020 academic year.

19.4 Prohibition against Signing a Declaration of Intent to Terminate School Enrollment

Currently Florida law states that when a student reaches 16 years of age he/she is no longer required to attend school if he/she files the required formal declaration of intent to terminate school enrollment with the school district *and the declaration is signed by the parent.*

The declaration must acknowledge that leaving school will likely reduce the student's earning potential. The school district is required to notify the child's parent or legal guardian that the student has filed a declaration of intent to leave school.

THA hereby *prohibits* any adult leaseholder from signing such a declaration authorizing their child to drop out of high school prior to the age of 18 unless enrolled in an alternative educational institution.

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Submit notes

Student Information Waiver Form
(complete a form for each child aged 6-16)

Child's Name: _____
(Last) (First) (Middle)

Date of Birth _____ Student ID Number: _____

Current School _____ Teacher _____ Grade _____

Parent/Guardian: _____
(Last) (First) (Middle)

Relationship to child: _____

Address: _____
(Street) (City) (Zip)

Home Phone: _____

Email Address: _____

Does your child participate in the free / reduced lunch program? Yes _____ / No _____

I, _____, as parent/guardian authorize my child's school (Hillsborough County School Board) to release information regarding attendance records and academic performance concerning my child to the Tampa Housing Authority. It is understood that all information given is confidential and will only be shared with appropriate Tampa Housing Authority personnel. This release of information is *valid with all Hillsborough County Schools* and continues throughout the duration of my lease with the Housing Authority.

Parent/Guardian Signature

Date

f:\forms\tha student information waiver form.docx

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

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

Re: FY2019-4128

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 advance capital in the form of a member loan to West River Development Group, LLC (WRDGLLC) in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West River Development Group, LLC (WRDGLLC)
- 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 advance capital in the form of a member loan to West River Development Group, LLC (WRDGLLC) in accordance with the operating agreement to further the development needs of the project.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution

Attachments: West River Cash Needs

M E M O R A N D U M

Date: August 12, 2019
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2019-4128**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to West River Development Group, LLC (WRDGLLC) to support the needs of the Master Development entity. WRDGLLC, as the master development entity, is the company we created to conduct master planning, master infrastructure development, securing development entitlement, marketing and branding the entirety of the 44 acre THA-owned assets throughout the West River community.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively required to equally (50/50) support the financial needs of the project through predevelopment and conversion to permanent financing. Support of the project is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds generated by the operations of the Company (developer fees, land sales, etc). And Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for the master entity WRDGLLC based on the attached sources and uses totaling approximately \$800,000. Of this amount THA and RUDG will have previously contributed a total of \$600,000 and we are now anticipating as additional \$200,000 in uses for the master development activities. Each Member will contribute their respective 50% share.

Therefore we are seeking Board authorization to advance up to \$100,000 in additional Capital to support the needs of WRDGLLC through the next year of operations. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. THA proposes to use a combination of THA Development (THADEV) and NTHDC non-federal funding for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

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. FY2019-4128

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of West River which is the revitalization of our 44 acre North Boulevard Homes and Mary Bethune Hirise communities along with surrounding public and private lands all totaling 150+/- acres;

WHEREAS, WRDGLLC is the entity formed to undertake this master development project;

WHEREAS, WRDGLLC as the master development entity undertake and is involved with the master planning, placemaking, infrastructure design and construction, marketing, branding and associated activities to promote and nurture the redevelopment of the 150+/- acre area known as West River;

WHEREAS, the operating agreement for WRDGLLC requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs foreseeable at this time is now projected at \$800,000 and the Members are required to each contribute up to \$400,000 in Member Loans as needed to support the needs of the Company;

WHEREAS, the Members have already advanced a total of \$600,000 toward the needs of the Company through previous authorizations and now require an additional \$200,000 in capital (\$100,000 from each Member); and,

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make an additional Member Loan in the aggregate amount up to and not to exceed \$100,000, in accordance with its operating agreement to West River Development Group, LLC (WRDGLLC).

Adopted this 21st day of August 2019.

Chairperson

Secretary

West River Development Group LLC - 129580z01

Albert Milo / Brett Green

Address 120 Acres bounded by Rome Ave, Columbus Ave and I-275

Category	Segment Description	Prior to Date Jun-19	Jul-19	Incurrd to Date Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Six Months Totals	7-12 Months	Thereafter	Incurrd to Date Plus Cash Needs
Intang-Fees-Addition		3,000		3,000	1,250	1,250	1,250	1,250	1,250	1,250	7,500	-	-	10,500
INTANGIBLE ASSETS		3,000	-	3,000	1,250	1,250	1,250	1,250	1,250	1,250	7,500	-	-	10,500
LAND		3,000	-	3,000	1,250	1,250	1,250	1,250	1,250	1,250	7,500	-	-	10,500
Architect-Design		-	-	-	-	15,000	5,000	5,000	5,000	2,000	32,000	10,000	-	42,000
ARCHITECTURAL FEES		-	-	-	-	15,000	5,000	5,000	5,000	2,000	32,000	10,000	-	42,000
Engineering-civil engineer		101,800	-	101,800	5,000	5,000	-	-	-	-	10,000	8,818	-	121,418
Engineering-surveyor		15,000	-	15,000	2,000	2,000	-	-	-	-	4,000	-	-	19,000
Engineering-environmental		5,000	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Consulting-market studies		7,200	-	7,200	-	-	-	-	-	-	-	-	-	7,200
Consulting-plans plans reproduction		888	-	888	-	-	-	-	-	-	-	-	-	888
ENGINEERING & CONSULTING		129,787	-	129,787	7,000	7,000	-	-	-	-	14,000	8,818	-	152,343
M&M fees-licensing permits		3,554	-	3,554	-	-	-	-	-	-	-	-	-	3,554
MUNICIPAL FEES		3,554	-	3,554	-	-	-	-	-	-	-	-	-	3,554
Legal-legal counsel		88,873	-	88,873	-	-	8,500	-	-	8,000	12,500	28,000	-	160,173
LEGAL FEES		88,873	-	88,873	-	-	8,500	-	-	8,000	12,500	28,000	-	160,173
Admin costs-office expense		1,780	-	1,780	-	-	-	-	-	-	-	-	-	1,780
Admin costs-licenses/fees		348	-	348	-	-	-	-	-	-	-	-	-	348
Admin costs-reimbursable costs		20,857	3,425	23,991	4,167	2,000	2,000	2,000	2,000	2,000	14,167	20,835	-	58,983
Admin costs-reimbursable costs	Marketing Services	14	-	14	-	-	-	-	-	-	-	-	-	14
ADMINISTRATIVE COSTS		22,678	3,425	26,164	4,167	2,000	2,000	2,000	2,000	2,000	14,167	20,835	-	61,108
Marketing and Advertising-Other		87,958	-	87,958	5,000	5,000	5,000	5,000	5,000	1,000	28,000	4,000	-	97,958
MARKETING & ADVERTISING		87,958	-	87,958	5,000	5,000	5,000	5,000	5,000	1,000	28,000	4,000	-	97,958
Branding fees		154	-	154	-	-	-	-	-	-	-	-	-	154
BRANDING FEES		154	-	154	-	-	-	-	-	-	-	-	-	154
SOFT COSTS		292,783	3,425	296,207	16,167	38,500	12,000	12,998	12,000	11,000	98,647	72,481	-	447,325
Other Administration Costs	WRDG MARY BETHUNE LP	4,471	-	4,471	-	-	-	-	-	-	-	-	-	4,471
Other Administration Costs		868	-	868	-	-	-	-	-	-	-	-	-	868
Legal-General		830	-	830	-	-	-	-	-	-	-	-	-	830
OPERATING EXPENSES		5,418	78,467	78,777	-	-	-	-	-	-	-	-	-	78,777
OPERATING ACTIVITIES		5,418	78,467	78,777	-	-	-	-	-	-	-	-	-	78,777
Management Fees		150,000	10,000	160,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000	46,000	-	260,000
CORPORATE O&A		150,000	10,000	160,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000	46,000	-	260,000
GENERAL & ADMINISTRATIVE		150,000	10,000	160,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000	46,000	-	260,000
USES		(461,183)	(83,891)	(538,984)	(27,417)	(48,750)	(23,250)	(23,250)	(23,250)	(23,250)	(160,187)	(113,481)	-	(813,792)
NET Assets-Addition	129580_HQCT_MEMBER	(270,000)	-	(270,000)	190,000	-	-	-	-	(80,000)	130,000	(140,000)	-	-
NOTES PAYABLE-NET		(270,000)	-	(270,000)	190,000	-	-	-	-	(80,000)	130,000	(140,000)	-	-
DEBT		(270,000)	-	(270,000)	190,000	-	-	-	-	(80,000)	130,000	(140,000)	-	-
External-Equity-Contrib		-	-	-	(540,000)	-	-	-	-	-	(540,000)	(273,792)	-	(813,792)
EQUITY-EXTERNAL		-	-	-	(540,000)	-	-	-	-	-	(540,000)	(273,792)	-	(813,792)
EQUITY		-	-	-	(540,000)	-	-	-	-	-	(540,000)	(273,792)	-	(813,792)
AP-Trade		(85,222)	(85,432)	(140,854)	140,854	-	-	-	-	-	140,854	-	-	-
ACCOUNTS PAYABLE AND ACCRUED EXPENSES		(85,222)	(85,432)	(140,854)	140,854	-	-	-	-	-	140,854	-	-	-
Intercompany Clearing	WRDG MARY BETHUNE LP	(1,848)	3,242	1,394	(1,394)	-	-	-	-	-	(1,394)	-	-	-
Intercompany Clearing	WRDG Mary Bethune Developer LLC	(82,000)	(7,781)	(7,781)	7,781	-	-	-	-	-	7,781	-	-	-
Intercompany Clearing	WRDG T3B	27,897	47,300	75,487	(75,487)	-	-	-	-	-	75,487	-	-	-
Intercompany Clearing	WRDG T4	348	-	348	-	(348)	-	-	-	-	-	-	-	-
Intercompany Clearing	WRDG West River T3C LLC	34,895	48,300	83,345	(83,345)	-	-	-	-	-	83,345	-	-	-
Intercompany Clearing	WRDG LLC	(22,828)	(11,846)	(34,771)	34,771	-	-	-	-	-	34,771	-	-	-
Intercompany Clearing	WRH Investments LLC	(2,830)	(841)	(3,771)	3,771	-	-	-	-	-	3,771	-	-	-
DUO TO/FROM AFFILIATE		95,708	18,562	114,269	(113,913)	(348)	-	-	-	-	(114,269)	-	-	-
Checking 1 (Operating-Regular)		48,321	(17,911)	31,310	105,841	(48,403)	(23,250)	(23,250)	(23,250)	87,750	87,459	(118,749)	-	-
CASH AND CASH EQUIVALENTS		48,321	(17,911)	31,310	105,841	(48,403)	(23,250)	(23,250)	(23,250)	87,750	87,459	(118,749)	-	-
WORKING CAPITAL		88,807	(83,891)	4,916	132,883	(48,750)	(23,250)	(23,250)	(23,250)	87,750	113,833	(118,748)	-	-
SOURCES		(181,183)	(83,891)	(265,084)	(271,417)	(48,750)	(23,250)	(23,250)	(23,250)	57,750	(268,187)	(182,481)	-	(813,792)
Sources and Uses Equity Suspense		(270,000)	-	(270,000)	-	-	-	-	-	-	-	-	-	(270,000)
EQUITY-INSIDE		(270,000)	-	(270,000)	-	-	-	-	-	-	-	-	-	(270,000)
SOURCES AND USES		0	0	0	-190,000	0	0	0	0	80,000	-130,000	-140,000	0	-270,000
EQUITY		270,000	-	270,000	(190,000)	80,000	80,000	80,000	80,000	80,000	60,000	(130,000)	(140,000)	-
CUMULATIVE EQUITY		270,000	270,000	270,000	80,000	80,000	80,000	80,000	80,000	140,000	140,000	-	-	-

Project Detail
 Redevelopment plan covers 120 acres bounded by Rome Ave, Columbus Ave I-275 and Hillsborough River
 Over 1 800 Units

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

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

Re: FY2019-4129

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 advance capital in the form of a member loan to the Boulevard at West River (WRDG T3A, LP) in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West River (WRDG T3A, LP)
- 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 advance capital in the form of a member loan to the Boulevard at West River (WRDG T3A, LP) in accordance with the operating agreement to further the development needs of the project

Attachments (if applicable):

- Resolution Summary Sheet
- Memo
- Resolution

Attachments: The Boulevard Cash Needs

M E M O R A N D U M

Date: August 12, 2019
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2019-4129**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO THE BOULEVARD AT WEST RIVER (WRDG T3A, LP) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to The Boulevard at West River (WRDG T3A, LP) to support the needs of the Vertical Development entity. The Boulevard at West River, as the vertical development entity for parcel T3A, is the company we created to conduct planning, financing, design and construction of the 118 unit mixed-income multi-family development to be known as Boulevard at West River.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively agreed to equally (50/50) support the financial needs of the Company through predevelopment and financial closing. Capital invested into the Company is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds included in development sources and are made available at financial closing. Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for this vertical development entity WRDG T3A, LP based on the attached sources and uses totaling approximately \$1,100,000. Of this amount THA and RUDG have previously funded a total of \$850,000 and we are now anticipating an additional \$250,000 in uses for WRDG T3A, LP's development activities through closing. Each Member will contribute their respective 50% share.

Therefore, we are seeking Board authorization to advance up to \$125,000 in additional Capital to support the needs of WRDG T3A, LP through the next few months in which we expect to close. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. THA proposes to use a combination of non-federal funding from NTHDC and THA Development (THADEV) for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

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. FY2019-4129

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO THE BOULEVARD AT WEST RIVER (WRDG T3A, LP) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of West River which is the revitalization of our 44-acre North Boulevard Homes and Mary Bethune Hirise communities along with surrounding public and private lands all totaling 150+/- acres;

WHEREAS, WRDG T3A, LP is the vertical development entity created to conduct planning, financing, design and construction of the 118 unit mixed-income, multi-family development to be known as Boulevard at West River;

WHEREAS, the operating agreement for WRDG T3A, LP requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs foreseeable at this time is now projected at \$1,100,000 and the Members are required to each contribute up to \$550,000 in Member Loans as needed to support the needs of the Company;

WHEREAS, the Members have already advanced a total of \$850,000 toward the needs of the Company through previous authorizations and now require an additional \$250,000 in capital (\$125,000 from each Member); and,

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make an additional Member Loan in the aggregate amount up to and not to exceed \$125,000, in accordance with its operating agreement to Boulevard at West River (WRDG T3A, LP).

Adopted this 21st day of August 2019.

Chairperson

Secretary

The Boulevard at West River - 129620p01

Albert Mho / Brett Green

Total Units 118
 Total Rentable Sqft 101,288
 Avg Size 858.37

Address Tampa

Category	Segment Description	Prior to Date Jun-19	Jul-19	Incurred to Date Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Six Months Totals	7-12 Months	Thereafter	Incurred to Date Plus Cash Needs
USES														
ACQUISITION DEPOSIT		-	25,000	25,000	-	-	-	117,500	-	-	117,500	-	-	142,500
INTANGIBLE ASSETS		3,000	-	3,000	-	-	-	-	-	-	-	-	-	3,000
ARCHITECTURAL FEES		239,259	7,083	246,342	174,717	-	-	58,041	-	-	229,758	-	-	476,100
ENGINEERING & CONSULTING		66,198	12,292	78,478	-	15,000	15,000	45,000	87,000	-	132,000	-	-	210,478
MUNICIPAL FEES		-	-	-	3,000	3,000	3,000	-	-	-	9,000	-	-	9,000
FINANCING COSTS		-	-	-	-	-	-	15,000	-	-	15,000	-	-	15,000
LEGAL FEES		17,325	-	17,325	-	2,000	2,000	3,000	5,000	-	12,000	-	-	29,325
ADMINISTRATIVE COSTS		1,135	-	1,135	-	-	-	-	-	-	-	-	-	1,135
BRANDING FEES		-	-	-	-	-	-	-	-	-	-	-	-	-
LIHTC APPLICATION FEES		500	-	500	-	-	-	-	-	-	-	-	-	500
UP-FRONT LIHTC ADMIN FEES		191,482	-	191,482	-	-	-	-	-	-	-	-	-	191,482
PHFC COMPLIANCE FEES		3,098	-	3,098	-	-	-	-	-	-	-	-	-	3,098
CAPITALIZED ASSET MANAGEMENT FEE		12,468	-	12,468	-	-	-	-	-	-	-	-	-	12,468
USES		534,852	44,375	579,227	177,717	20,000	20,000	235,541	82,000	-	515,258	-	-	1,094,885
SOURCES														
NP- Promissory-Addition		-	-	-	-	-	-	-	(1,064,085)	-	(1,064,085)	-	-	(1,064,085)
NP- Affiliates-Addition	Housing Authority of the City of Tampa FL	(260,000)	-	(260,000)	(150,000)	-	(110,000)	-	490,000	-	230,000	-	-	(30,000)
NOTES PAYABLE-NET		(260,000)	-	(260,000)	(150,000)	-	(110,000)	-	(834,085)	-	(834,085)	-	-	(1,094,885)
ACCOUNTS PAYABLE AND ACCRUED EXPENSES		(156,858)	(20,681)	(177,536)	177,536	-	-	-	-	-	177,536	-	-	-
CASH AND CASH EQUIVALENTS		142,403	(23,694)	118,709	(58,253)	(20,000)	200,000	(235,541)	(7,815)	-	(118,709)	-	-	(1,054,885)
SOURCES		(274,455)	(44,375)	(318,831)	(27,717)	(20,000)	90,000	(235,541)	(842,000)	-	(775,255)	-	-	(1,054,885)
EQUITY		260,000	-	260,000	150,000	-	110,000	-	(520,000)	-	(260,000)	-	-	-
CUMULATIVE EQUITY		260,000	260,000	260,000	419,000	419,000	529,000	529,000	529,000	-	(260,000)	-	-	-

Financing Scenario - TBD

Acquisition Cost	1,187,875	
Hard Cost	26,300,288	
Soft Cost	5,866,330	
Developer Fee	4,804,615	
Total Cost	38,159,108	
Sources		
Tax Credit Equity	4,114,098	20,570,442
Construction Loan	28,000,000	-
Permanent First Mortgage	-	11,750,000
Gap	450,000	450,000
City of Tampa	1,000,000	1,000,000
Seller Financing	1,187,875	1,187,875
RAID assistance payments	1,349,460	1,349,460
Deferred developer fee	3,407,145	1,851,331
Total	38,159,108	38,159,108

Project Timeline

Complete Construction drawings	6/28/2019
Obtain building permit	9/15/2019
Full HUD approval	10/10/2019
Financial Closing	11/15/2019

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

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

Re: FY2019-4130

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 advance capital in the form of a member loan to WRDG T3 B, LP at West River in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West River (WRDG T3B, LP)
- 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 advance capital in the form of a member loan to the Boulevard at West River (WRDG T3B, LP) in accordance with the operating agreement to further the development needs of the project

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments: WRDG T3B Cash Needs

M E M O R A N D U M

Date: August 12, 2019
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2019-4130**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WRDG T3B, LP AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to WRDG T3B, LP to support the needs of the Vertical Development entity. WRDG T3B, LP as the vertical development entity for parcel T3B is the company we created to conduct planning, financing, design and construction of the 130 unit mixed-income multi-family development being referred to as WRDG T3B, LP.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively agreed to equally (50/50) support the financial needs of the Company through predevelopment and financial closing. Capital invested into the Company is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds included in development sources and are made available at financial closing. Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for this vertical development entity WRDG T3B, LP based on the attached sources and uses totaling approximately \$950,000. Each Member will contribute their respective 50% share.

Therefore, we are seeking Board authorization to advance up to \$475,000 in Capital to support the needs of WRDG T3B, LP through the next 6-9 months in which we expect to close. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. THA proposes to use a combination of non-federal funding from NTHDC and THA Development (THADEV) for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

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. FY2019-4130

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WRDG T3B, LP AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of West River which is the revitalization of our 44-acre North Boulevard Homes and Mary Bethune Hirise communities along with surrounding public and private lands all totaling 150+/- acres;

WHEREAS, WRDG T3B, LP is the vertical development entity created to conduct planning, financing, design and construction of the 130 unit mixed-income, multi-family development being referred to as T3B at West River;

WHEREAS, the operating agreement for WRDG T3B, LP requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs foreseeable at this time is now projected at \$950,000 and the Members are required to each contribute up to \$475,000 in Member Loans as needed to support the needs of the Company;

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make an additional Member Loan in the aggregate amount up to and not to exceed \$475,000, in accordance with its operating agreement to WRDG T3B, LP.

Adopted this 21st day of August 2019.

Chairperson

Secretary

WRDG T3B - 129650p01

Albert Mila / Brett Green

Address Tampa

Category	Segment Description	Prior to Date Jun-19	Jul-19	Incurred to Date Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Six Months Totals	7-12 Months	Thereafter	Incurred to Date Plus Cash Needs
USES														
ACQUISITION DEPOSIT		-	25,000	25,000	-	-	-	132,000	-	-	132,000	-	-	157,000
INTANGIBLE ASSETS		-	-	-	-	-	-	-	-	-	-	-	-	3,900
ARCHITECTURAL FEES		-	47,500	47,500	14,400	-	165,000	80,000	75,000	-	314,400	-	-	361,900
ENGINEERING & CONSULTING		5,800	-	5,800	10,000	45,000	25,000	25,000	-	-	108,000	-	-	110,800
MUNICIPAL FEES		-	-	-	3,000	-	3,000	-	-	-	9,000	-	-	9,000
FINANCING COSTS		-	-	-	25,000	15,000	-	-	-	-	40,000	-	-	40,000
LEGAL FEES		-	-	-	2,500	2,500	2,000	2,000	-	-	9,000	-	-	9,000
ADMINISTRATIVE COSTS		608	-	608	1,000	1,000	1,000	1,000	1,000	-	5,000	-	-	5,608
BRANDING FEES		-	-	-	3,000	3,000	3,000	-	-	-	9,000	-	-	9,000
OTHER USES		1,850	-	1,850	-	-	-	-	-	-	-	-	-	1,850
LIHTC APPLICATION FEES		9,000	-	9,000	-	-	-	-	-	-	-	-	-	9,000
UP-FRONT LIHTC ADMIN FEES		-	213,750	213,750	-	-	-	-	-	-	-	-	-	213,750
FHFC COMPLIANCE FEES		-	3,158	3,158	-	-	-	-	-	-	-	-	-	3,158
CAPITALIZED ASSET MANAGEMENT FEE		14,317	-	14,317	-	-	-	-	-	-	-	-	-	14,317
USES		31,315	288,408	320,981	88,900	69,500	189,000	228,000	78,000	-	623,400	-	-	944,381
SOURCES														
NP-Promissory-Addition		-	-	-	-	-	-	-	(969,381)	-	(969,381)	-	-	(969,381)
NP-Affiliate-Addition		-	-	-	(250,000)	-	(185,000)	480,000	25,000	-	25,000	-	-	25,000
NOTES PAYABLE-NET		-	-	-	(250,000)	-	(185,000)	-	(509,381)	-	(844,381)	-	-	(844,381)
DUE TO/FROM AFFILIATE		(27,967)	(47,500)	(75,467)	75,467	-	-	-	-	-	75,467	-	-	-
CASH AND CASH EQUIVALENTS		-	-	-	120,120	(89,500)	171,000	(228,000)	(1,620)	-	-	-	-	-
SOURCES		(27,967)	(47,500)	(75,467)	(68,414)	(89,500)	(14,000)	(228,000)	(511,000)	-	(668,914)	-	-	(644,381)
EQUITY		3,608	241,806	245,514	4,487	-	185,000	-	(435,000)	-	(245,514)	-	-	-
CUMULATIVE EQUITY		3,608	245,514	245,514	350,000	250,500	435,000	435,000	-	-	-	-	-	-

Project Description			Close on transaction 04-2019
Acquisition Cost	849,600		
Hard Cost	30,782,970		
Soft Cost	6,651,993		
Developer Fee	5,541,534		
Total Cost	43,828,096		
Sources	Construction	Permanent	
Tax Credit Equity	4,607,039	23,035,196	
1st Mortgage	31,000,000	13,200,000	
THA Parking Garage Loan	2,500,000	2,500,000	
City of Tampa	750,000	750,000	
Seller Financing	849,600	849,600	
RAJ Assistance Payments	1,508,220	-	
Deferred Developer Fee	4,119,457	1,983,080	
Total	43,828,096	43,828,096	

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

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

Re: FY2019-4131

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 advance capital in the form of a member loan to WRDG T3 C, LP in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West River (WRDG T3C, LP)
- 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 advance capital in the form of a member loan to (WRDG T3C, LP) in accordance with the operating agreement to further the development needs of the project

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments: West River T3C Cash Needs

M E M O R A N D U M

Date: August 12, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4131**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WRDG T3C, LP IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to WRDG T3C, LP to support the needs of the Vertical Development entity. WRDG T3C, LP, as the vertical development entity for parcel T3C, is the company we created to conduct planning, financing, design and construction of the 120 unit mixed-income multi-family development being referred to as WRDG T3C, LP.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively agreed to equally (50/50) support the financial needs of the Company through predevelopment and financial closing. Capital invested into the Company is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds included in development sources and are made available at financial closing. Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for this vertical development entity WRDG T3C, LP based on the attached sources and uses totaling approximately \$950,000. Each Member will contribute their respective 50% share.

Therefore, we are seeking Board authorization to advance up to \$475,000 in Capital to support the needs of WRDG T3C, LP through the next 6-9 months in which we expect to close. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. THA proposes to use a combination of non-federal funding from NTHDC and THA Development (THADEV) for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

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. FY2019-4131

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WRDG T3C, LP IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of West River which is the revitalization of our 44-acre North Boulevard Homes and Mary Bethune Hirise communities along with surrounding public and private lands all totaling 150+/- acres;

WHEREAS, WRDG T3B, LP is the vertical development entity created to conduct planning, financing, design and construction of the 120 unit mixed-income, multi-family development being referred to as WRDG T3B, LP;

WHEREAS, the operating agreement for WRDG T3B, LP requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs foreseeable at this time is now projected at \$950,000 and the Members are required to each contribute up to \$475,000 in Member Loans as needed to support the needs of the Company;

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make an additional Member Loan in the aggregate amount up to and not to exceed \$475,000, in accordance with its operating agreement to WRDG T3B, LP.

Adopted this 21st day of August 2019.

Chairperson

Secretary

RUDG West River T3C LLC - 129750p01

Albert Mio / Brett Green

Address Tampa

Category	Segment Description	Prior to Data Jun-19	Jul-19	Incurred to Date Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Six Months Totals	7-12 Months	Thereafter	Incurred to Date Plus Cash Needs
USES														
ACQUISITION DEPOSIT		-	25,000	25,000	-	-	175,000	136,500	-	-	311,500	-	-	338,500
OWNER ITEMS		-	-	-	-	-	-	-	-	-	-	-	-	-
ARCHITECTURAL FEES		29,200	30,700	58,900	170,585	-	25,000	-	115,000	-	310,585	-	-	369,485
ENGINEERING & CONSULTING		7,850	5,000	12,850	15,000	13,500	15,220	23,588	57,000	-	124,220	-	-	136,870
MUNICIPAL FEES		-	-	-	5,000	5,000	3,000	3,000	-	-	16,000	-	-	18,000
FINANCING COSTS		25,551	-	25,551	-	-	15,000	-	-	-	15,000	-	-	45,551
LEGAL FEES		5,147	-	5,147	-	-	-	-	-	-	-	-	-	5,147
ADMINISTRATIVE COSTS		348	-	348	-	-	-	-	-	-	-	-	-	348
BRANDING FEES		-	-	-	3,000	3,000	3,000	3,000	-	-	12,000	-	-	12,000
LIHTC APPLICATION FEES		3,500	-	3,500	-	-	-	-	-	-	-	-	-	3,500
USES		78,356	60,700	131,896	161,585	21,500	238,220	168,000	172,000	-	759,315	-	-	929,411
SOURCES														
NIP -Promissory-Addition		-	-	-	-	-	-	-	(720,411)	-	(720,411)	-	-	(720,411)
NIP -Affiliate-Addition		-	-	-	(200,000)	-	(200,000)	-	200,000	-	(200,000)	-	-	(200,000)
NOTES PAYABLE-NET		-	-	(200,000)	(200,000)	-	(200,000)	-	(520,411)	-	(820,411)	-	-	(820,411)
DUE TO/FROM AFFILIATE		(34,895)	(35,700)	(70,695)	70,695	-	-	-	-	-	-	-	-	70,695
CASH AND CASH EQUIVALENTS		-	-	-	75,310	(21,500)	163,780	(166,000)	(51,590)	-	-	-	-	-
SOURCES		(34,895)	(35,700)	(70,695)	(53,996)	(21,500)	(36,220)	(166,000)	(572,000)	-	(849,716)	-	-	(929,411)
EQUITY		35,401	25,000	60,401	139,599	-	200,000	-	(400,000)	-	(60,401)	-	-	-
CUMULATIVE EQUITY		35,401	60,401	60,401	200,000	200,000	400,000	400,000	-	-	-	-	-	-

Acquisition Cost	856,800														Close on transaction Q4-2019
Hard Cost	24,624,481														
Soft Cost	6,161,496														
Developer Fee	5,420,829														
Total Cost	37,063,607														
Sources		Construction	Permanent												
Tax Credit Equity	4,313,011	14,378,702													
Bonds	23,000,000	13,650,000													
City of Tampa HOME	75,000	75,000													
PMM	856,800	856,800													
SAII	4,760,000	4,760,000													
RAID Assistance Payments	-	1,686,825													
Deferred Developer Fee	4,058,797	1,659,280													
Total	37,063,607	37,063,607													

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

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

Re: FY2019-4132

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 advance capital in the form of a member loan to WRDG T3D, LP in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** WRDG T3D, LP
- 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 advance capital in the form of a member loan to WRDG T3D, LP in accordance with the operating agreement to further the development needs of the project.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution
Attachments: T3D Cash Needs

M E M O R A N D U M

Date: August 12, 2019
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2019-4132**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WRDG T3D, LP IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to WRDG T3D, LP to support the needs of the Vertical Development entity. WRDG T3D, LP, as the vertical development entity for parcel T3D, is the company we created to conduct planning, financing, design and construction of the 132 unit mixed-income multi-family development being referred to as Parcel T3D + T2A North at West River.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively agreed to equally (50/50) support the financial needs of the Company through predevelopment and financial closing. Capital invested into the Company is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds included in development sources and are made available at financial closing. Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for this vertical development entity WRDG T3D, LP based on the attached sources and uses totaling approximately \$200,000 at this time. Each Member will contribute their respective 50% share.

Therefore, we are seeking Board authorization to advance up to \$100,000 in Capital to support the needs of WRDG T3D, LP through the next 6-9 months. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. THA proposes to use a combination of non-federal funding from NTHDC and THA Development (THADEV) for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

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. FY2019-4132

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WRDG T3D, LP IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of West River which is the revitalization of our 44-acre North Boulevard Homes and Mary Bethune Hirise communities along with surrounding public and private lands all totaling 150+/- acres;

WHEREAS, WRDG T3D, LP is the vertical development entity created to conduct planning, financing, design and construction of the 132 unit mixed-income, multi-family development being referred to as parcel T3D + T2A North at West River;

WHEREAS, the operating agreement for WRDG T3D, LP requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs foreseeable at this time is projected at \$200,000 for the next 12 months and the Members are required to each contribute up to \$100,000 in Member Loans as needed to support the needs of the Company;

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make an additional Member Loan in the aggregate amount up to and not to exceed \$100,000, in accordance with its operating agreement to WRDG T3D, LP.

Adopted this 21st day of August 2019.

Chairperson

Secretary

#NAME?

Tony DePozzo / Brett Green

Address 120 Acers bounded by Rome Ave, Columbus Ave and I-275
#NAME?

Category	Segment Description	Prior to Date Jul-19	Aug-19	Incurred to Date Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Six Months Totals	7-12 Months	Thereafter	Incurred to Date Plus Cash Needs
Land acc-closing appraisal fee		-	-	-	5,000	8,000	7,000	-	-	-	20,000	-	-	20,000
LAND CLOSING COSTS		-	-	-	5,000	8,000	7,000	-	-	-	20,000	-	-	20,000
LAND		-	-	-	5,000	8,000	7,000	-	-	-	20,000	-	-	20,000
Architect-design		-	-	-	50,000	60,000	40,000	-	-	-	150,000	-	-	150,000
ARCHITECTURAL FEES		-	-	-	50,000	60,000	40,000	-	-	-	150,000	-	-	150,000
Engineering-other		-	-	-	10,000	10,000	5,000	-	-	-	25,000	-	-	25,000
ENGINEERING & CONSULTING		-	-	-	10,000	10,000	5,000	-	-	-	25,000	-	-	25,000
Legal-general assistance		-	-	-	1,500	2,000	1,500	-	-	-	5,000	-	-	5,000
LEGAL FEES		-	-	-	1,500	2,000	1,500	-	-	-	5,000	-	-	5,000
Admin costs-licenses/fees		410	-	410	-	-	-	-	-	-	-	-	(410)	-
ADMINISTRATIVE COSTS		410	-	410	-	-	-	-	-	-	-	-	(410)	-
SOFT COSTS		410	-	410	61,500	72,000	46,500	-	-	-	180,000	-	-	180,000
Tax Credit Fee-application		3,000	-	3,000	-	-	-	-	-	-	-	-	(3,000)	-
LIHTC APPLICATION FEES		3,000	-	3,000	-	-	-	-	-	-	-	-	(3,000)	-
EQUITY SYNDICATION COSTS		3,000	-	3,000	-	-	-	-	-	-	-	-	(3,000)	-
USES		3,410	-	3,410	68,500	80,000	53,500	-	-	-	200,000	-	(3,410)	200,000
NP- Promissory-Add-on		-	-	-	(100,000)	-	-	-	-	-	(100,000)	-	100,000	-
NOTES PAYABLE-NET		-	-	-	(100,000)	-	-	-	-	-	(100,000)	-	100,000	-
DEBT		-	-	-	(100,000)	-	-	-	-	-	(100,000)	-	100,000	-
Intercompany Clearing	RUDD LLC	(3,410)	-	(3,410)	3,410	-	-	-	-	-	3,410	-	-	-
DUE TO/FROM AFFILIATE		(3,410)	-	(3,410)	3,410	-	-	-	-	-	3,410	-	-	-
Checking 1 (Operating-Regular)		-	-	-	130,080	(80,000)	(53,500)	-	-	-	(3,410)	-	3,410	-
CASH AND CASH EQUIVALENTS		-	-	-	130,080	(80,000)	(53,500)	-	-	-	(3,410)	-	3,410	-
WORKING CAPITAL		(3,410)	-	(3,410)	133,500	(80,000)	(53,500)	-	-	-	-	-	3,410	-
SOURCES		(3,410)	-	(3,410)	33,500	(80,000)	(53,500)	-	-	-	(100,000)	-	103,410	-
SOURCES AND USES		0	0	0	100,000	0	0	0	0	0	100,000	0	100,000	200,000
EQUITY		-	-	-	100,000	-	-	-	-	-	100,000	-	100,000	200,000
CUMULATIVE EQUITY		-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	200,000	200,000

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

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

Re: FY2019-4133

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 create the parcel T4 AT West River entities (parcel T4), prepare and execute other necessary agreements and prepare and submit Florida Housing Finance Corporation (FHFC) applications for the development of parcel T4 at West River.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West River (parcel T4)
- 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 create the parcel T4 AT West River entities (parcel T4), prepare and execute other necessary agreements and prepare and submit Florida Housing Finance Corporation (FHFC) applications for the development of parcel T4 at West River.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution
Attachments: NA

M E M O R A N D U M

Date: August 12, 2019
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2019-4133**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO CREATE THE PARCEL T4 AT WEST RIVER ENTITIES (PARCEL T4), PREPARE AND EXECUTE OTHER NECESSARY AGREEMENTS AND PREPARE AND SUBMIT FLORIDA HOUSING FINANCE CORPORATION (FHFC) APPLICATIONS FOR THE DEVELOPMENT OF PARCEL T4 AT WEST RIVER

This Resolution is necessary to authorize the President/CEO of the Housing Authority of the City of Tampa (THA) to perform a number of actions all necessary for the development of the Parcel T4 at West River, including but not limited to the following:

1. Creation and/or reconstitution of the owner and developer entities necessary for the development of Parcel T4 at West River.
2. Preparation and submission to Florida Housing Finance Corporation, U. S. Department of Housing and Urban Development, City of Tampa, Hillsborough County HFA, and other prospective funders certain funding applications for Parcel T4 at West River.
3. Preparation and execution of certain owner certifications and other required documents necessary for the various funding programs required by different lenders and equity providers.

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. FY2019-4133

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO CREATE THE PARCEL T4 AT WEST RIVER ENTITIES (PARCEL T4), PREPARE AND EXECUTE OTHER NECESSARY AGREEMENTS AND PREPARE AND SUBMIT FLORIDA HOUSING FINANCE CORPORATION (FHFC), U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND OTHER APPLICATIONS FOR THE DEVELOPMENT OF PARCEL T4 AT WEST RIVER

WHEREAS, the Housing Authority of the City of Tampa, Florida (“THA”) desires to provide low income and mixed-income housing for the residents of the City of Tampa;

WHEREAS, THA selected RUDG, LLC, a Florida limited liability company (“Related”) to co-develop with THA certain affordable and mixed-income housing owned by THA;

WHEREAS, THA Resolutions 2017-4046 and 2017-4047, previously approved in February 2017, authorized the President/CEO to enter into a master Operating Agreement and master Contract for Purchase and Sale of Real Property with RUDG, LLC for the redevelopment of West River and envisioned the creation of vertical development partnerships, vertical owner entities, and vertical purchase and sale agreements and other actions as necessary to implement the activities under the master Operating Agreement and master Contract for Purchase and Sale of Real Property;

WHEREAS, in connection with the Development, THA and Related desire to submit various applications to Florida Housing Finance Corporation, U. S. Department of Housing and Urban Development, and others for funding, including but not limited to competitive low income housing tax credits (LIHTC), and rental assistance demonstration (RAD), (the “Applications”); and

WHEREAS, in connection with the Applications, THA and Related has or will form Florida limited partnerships (“Owner Entities”), to serve as the owner of the Developments; THA has or will form Florida limited liability companies (“THA General Partners”), to serve as general partners of the Owner Entities; Related has or will form Florida limited liability companies (“Related General Partners”) to serve as general partners of the Owner Entities; and THA and Related jointly has or will form Florida limited liability companies (“Developer Entities”), to serve as the developer of the Developments;

WHEREAS, also in connection with the Applications, THA as seller and the Owner Entity as buyer will enter into Contracts for Purchase and Sale of Real Property for the Development sites (“Purchase Contracts”); and

WHEREAS, the THA General Partner, the Related General Partner, and THA as the limited partner, will enter into a Limited Partnership Agreement of the Owner Entities (“Partnership Agreements”);

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa hereby authorizes any one of the following THA officers to take

any and all necessary actions to develop and submit the Applications, to form the various entities, and to approve entering into the various documents in connection therewith including, but not limited to the Partnership Agreements, Operating Agreements, and the Purchase and Sale Agreements:

Jerome D. Ryans, President/CEO
Leroy Moore, Senior Vice-President/COO
Susi Begazo-McGourty, Senior Vice-President/CFO

CERTIFICATE OF COMPLIANCE

This is to certify that the Corporation's Board of Commissioners has approved and adopted these Resolutions numbered 2017-4133 dated August 21, 2019.

Chairperson

Secretary

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4134

The Board of Commissioners is requested to approve the above-referenced resolution in order to authorize the President/CEO of the Housing Authority of the City of Tampa, Florida to open an investment account and designate listed individuals as authorized to make investment decisions.

2. Who is making request:

- A. Department: Finance & Accounting
- B. Project: Investment Account
- C. Originator: Eric Davis, Director of Finance & Accounting

3. Cost Estimate (if applicable):

N/A.

Narrative:

Good business practice dictates that when cash balances exist, in excess of operating needs, such funds should be put to work drawing interest and thereby producing additional revenue. Such additional revenue can then be used to further the mission of the organization.

Attachments (if applicable):

1. Resolution 2019-4134
2. THA Investment Policy

RESOLUTION 2019-4134

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO APPROVE THE OPENING OF AN INVESTMENT ACCOUNT AND DESIGNATE THE BELOW INDIVIDUALS AS AUTHORIZED TO MAKE INVESTMENT DECISIONS

WHEREAS, The Tampa Housing Authority Investment Policy requires that the Board of Commissioners approve, in writing, the opening of any investment account and designate the authority employees authorized to make such investments;

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa, Florida hereby approves the opening of an Investment Account with its established banking partner, Wells Fargo, and authorizes the following individuals to make investments on its behalf:

Jerome D. Ryans, President/CEO
Leroy Moore, Sr. Vice-President/COO
Susi Begazo-McGourty, Sr. Vice-President/CFO
Eric D. Davis, Director of Finance & Accounting
Gary M. Sirotzke, Comptroller

CERTIFICATE OF COMPLIANCE

This is to certify that the THA Board of Commissioners has approved and adopted this Resolution numbered: 2019-4134 dated August 21, 2019.

Susan Johnson-Velez, Chairperson

Jerome D. Ryans, Secretary

TAMPA HOUSING AUTHORITY (THA)

Standard Operating Procedures for Critical Financial Functions

INVESTMENTS

1. General

- 1.1. The Tampa Housing Authority Board of Directors must approve, in writing, the opening of any investment account and must designate, in writing, the Authority employee(s) authorized to make investments in approved accounts for the Authority's benefit. An original copy of the written authorization will be placed in the employee's personnel file and the employee as well as the Director and Comptroller will keep a copy.
- 1.2. Any such employee, designated by the Board of Directors, must be coverable by the Authority insurance policy, i.e. bondable.
- 1.3. The Board of Directors must designate, in writing, the employee(s) authorized to cause the release from safekeeping of any securities or other investments held in the Authority's name. An original copy of written authorization will be placed in the employee's personnel file and the employee as well as the Director and Comptroller will keep a copy.

2. Safe Keeping

- 2.1. Investments shall only be of a character or type approved by HUD and shown in the HUD investment handbook.
- 2.2. Investments shall only be held in the name of the Tampa Housing Authority, except for FSS escrow accounts that are in the individuals' name.
- 2.3. All investment securities shall be locked in a safe deposit box, or preferably, on deposit with an insured corporate trustee.
- 2.4. Investments shall only be released to the individuals authorized by the Board of Directors.

3. Record Keeping

- 3.1. Detailed records will be maintained that show the following information for each investment:
 - 3.1.1. Date of acquisition and purchase amount/cost.
 - 3.1.2. Physical location of the securities/investment vehicle.
 - 3.1.3. Interest rate, dividend rate, and accrual/receipt date.
 - 3.1.4. Ownership by fund, if applicable.
- 3.2. An investments register will be maintained by the Director or Comptroller and sent to the Board of Directors and Executive Director on a monthly basis.
- 3.3. Detailed subsidiary records will be maintained and reconciled to control accounts and broker/safekeeping records.
- 3.4. The investment accounts will be reconciled on a monthly basis by the Staff Accountant who prepares the bank reconciliations.
- 3.5. Investment income will be recorded on a timely basis by fund. Journal entries necessary to accomplish this will be prepared as part of the reconciling process. The journal entries will be made by a Staff Accountant who does not have:
 - 3.5.1. access to the securities,
 - 3.5.2. authority to make investments, and
 - 3.5.3. any duties in the cash receipting area.
- 3.6. The calculations of fair value, investment income, and amortization of discounts or premiums will be reviewed each month by the Comptroller.

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

Regular Full-Time Employees	190
Temporary Full-Time Employees	26
Temporary Part-Time Employees	8
Total Employees	224

GENDER

Male	89
Female	135
Total Employees	224

ETHNIC ORIGIN

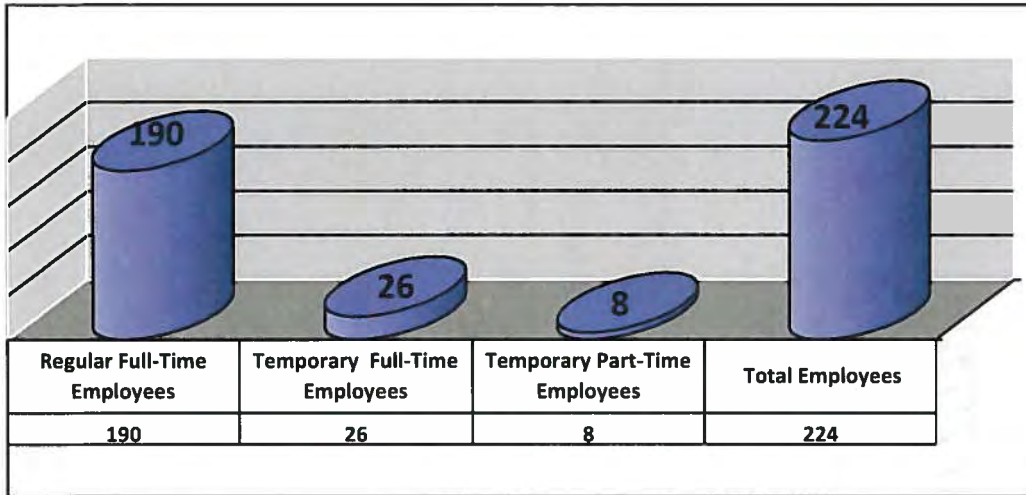
African American	124
Caucasian	29
Hispanic	64
Other	7
Total Employees	224
Residents Employment	(12) = 5.36%

	July	FY19
NEW HIRES	6	15
PROMOTIONS	2	3
TERMINATIONS	0	2
RESIGNATIONS	0	6
RETIREMENTS	0	0

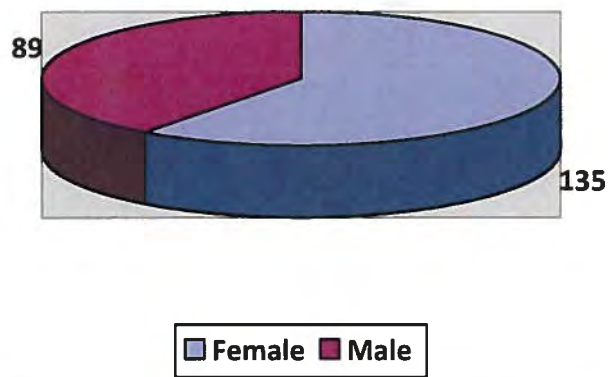
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

DEPARTMENT	PROPERTY	TITLE	D-O-H
<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
	C. Blythe Andrews	Sustainability Ambassador Coach	7/29/19
<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			12

TOTAL STAFFING



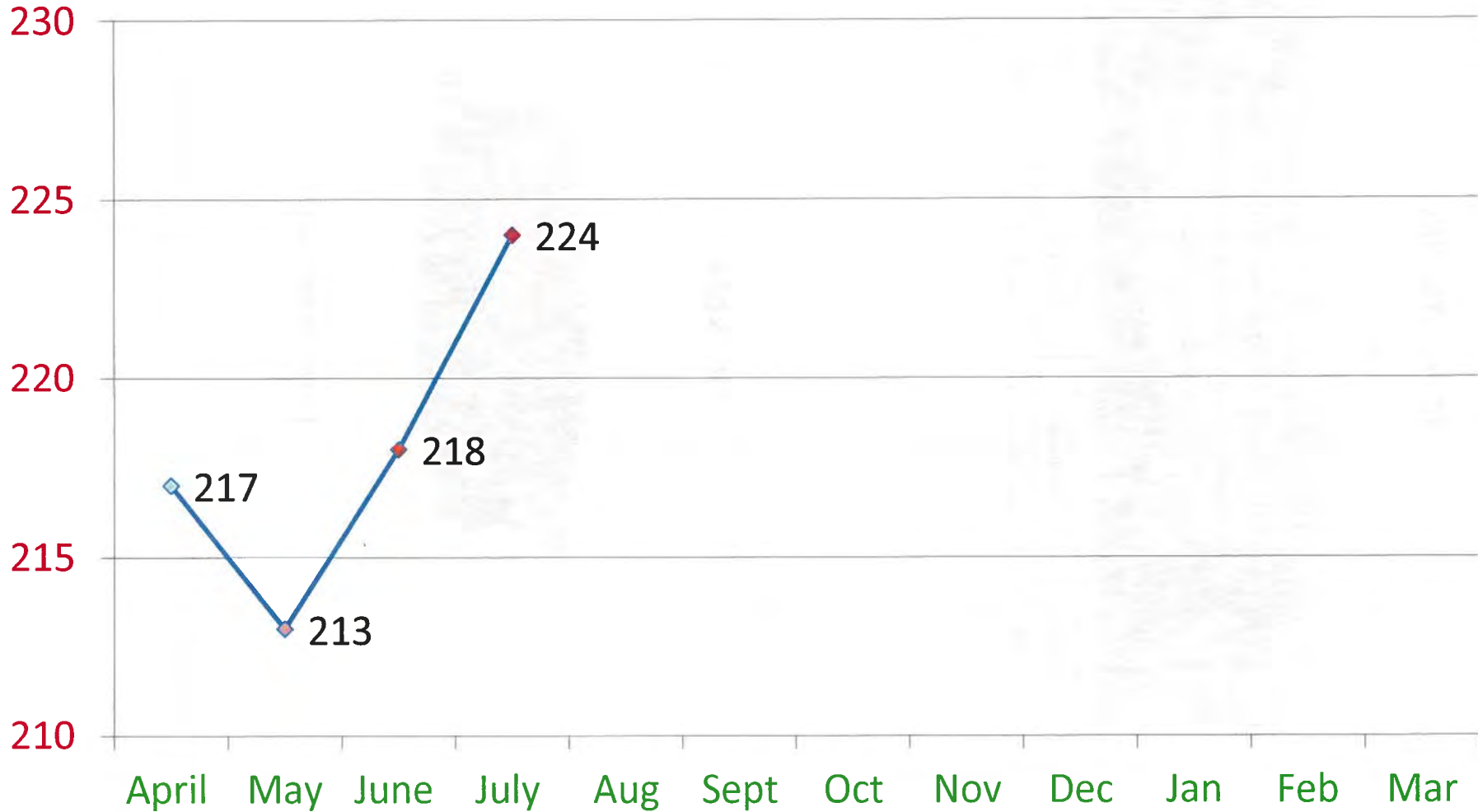
GENDER



Total Employees at Tampa Housing Fiscal Year 2020

Total
Employees

Total Employees Fiscal Year 2020



AUGUST Employee of the Month

Administration: Assisted Housing



Jenneka Jenkins

Jenneka Jennings, Support Specialist, has been with THA since 2014 and with Assisted Housing department since 2016, she started as a temp scanning files as the department worked towards going paperless. When that project ended, Jenneka was hired as a Support Specialist, as such, Jenneka not only performs the duties of all Support Specialists but has the unique responsibility of entering data in UNITY, the information system for Tampa Hillsborough County Continuum of Care's (THHI) Homeless Management Information System (HMIS). It is also Jenneka's responsibility to update data pertaining to clients on the VASH Program. When Jenneka started, updates were months behind the system, after completing the training offered by THHI, Jenneka was able to get the system caught up. Her efforts were recognized by the THHI's HMIS Manager who stated, *"the VASH data quality has improved significantly more than any other HMIS project this past year and it's made a huge difference in our system-wide reports. THANK YOU for making this happen."* Jenneka's goal is to be a Housing Specialist; in working towards that goal, she's learned to process interim changes and mentored by the VASH Housing Specialists, who often acknowledge her quality of work. For her hard work, desire to grow and in bringing recognition to the agency with the UNITY system, we selected Jenneka Jennings for the Employee of the Month.

August Employee of the Month

Properties: Asset Management



Ariel Montgomery

Ariel Montgomery is a hardworking and dedicated employee, she has worked for the Arbors Estate, LLC for the last 2 years and much of the property's success is attributed to her hard work. Ms. Montgomery oversees the lease-up process and has worked tirelessly over the past few months to fill the vacancies for the property; despite countless hurdles during this process, Ms. Montgomery's efficiency and organization has been key in achieving this goal. Ms. Montgomery is bright, enthusiastic and friendly, she is also well-liked by her colleagues and the residents. Most recently, Ms. Montgomery was evaluated by a secret shopper and she received great reviews for her customer service and willingness to go above and beyond to assist the client.

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

Department of Program and Property Services
Stephanie Brown-Gilmore, Director
July 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	82%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	7%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	75%
Village Link-Up	\$143,774	72%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative (JPI)	\$2,500,000	36%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	37%

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

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

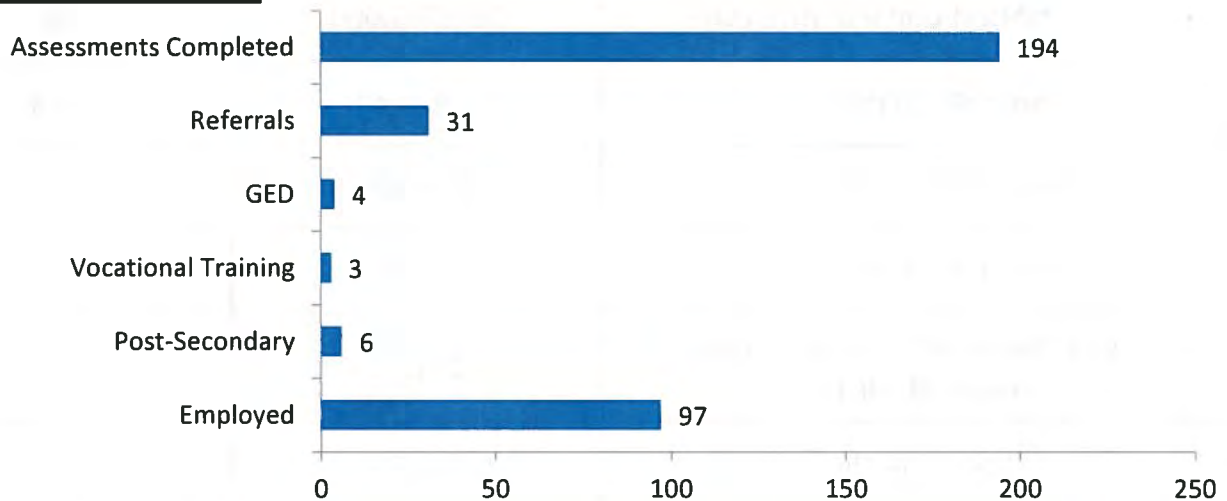
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

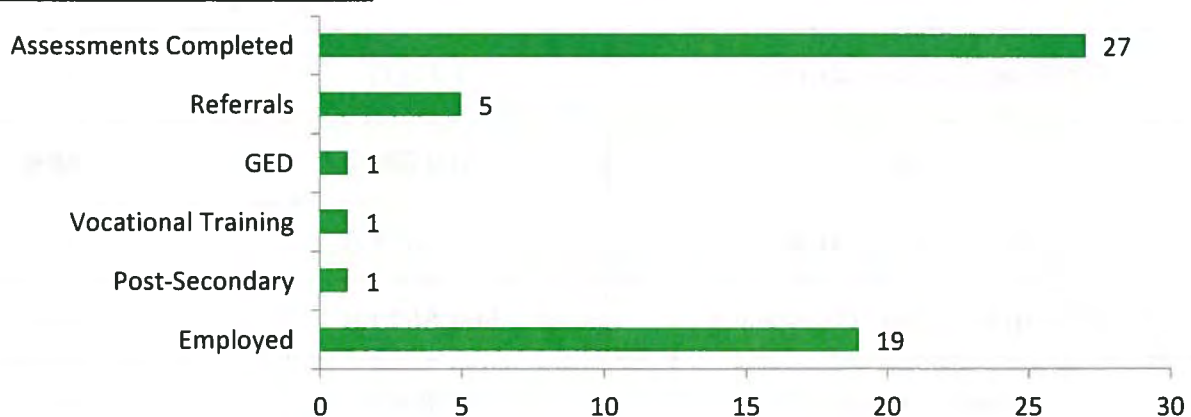
Completion Rate: 82%

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

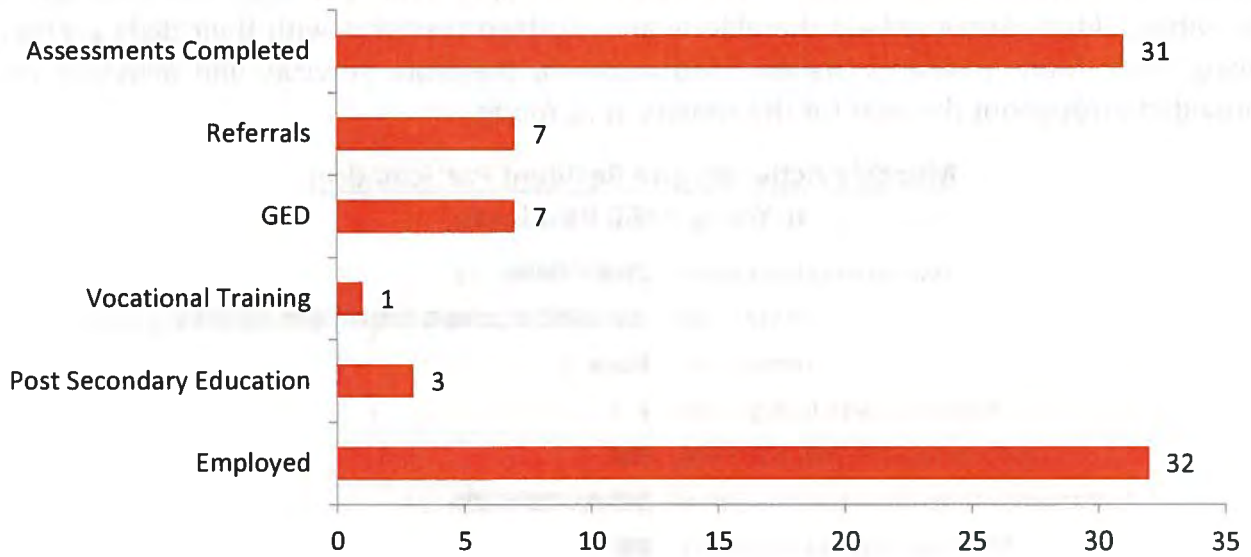


Arbors at Padgett Estates

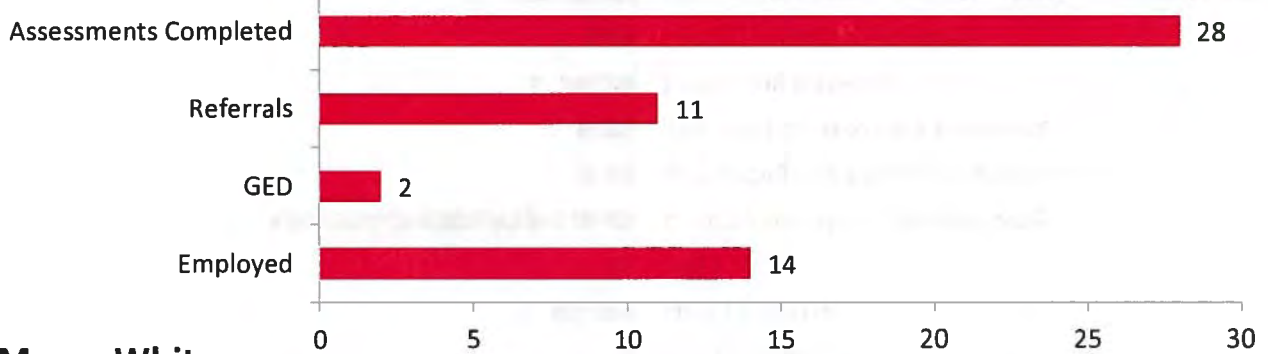


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JULY 2019**

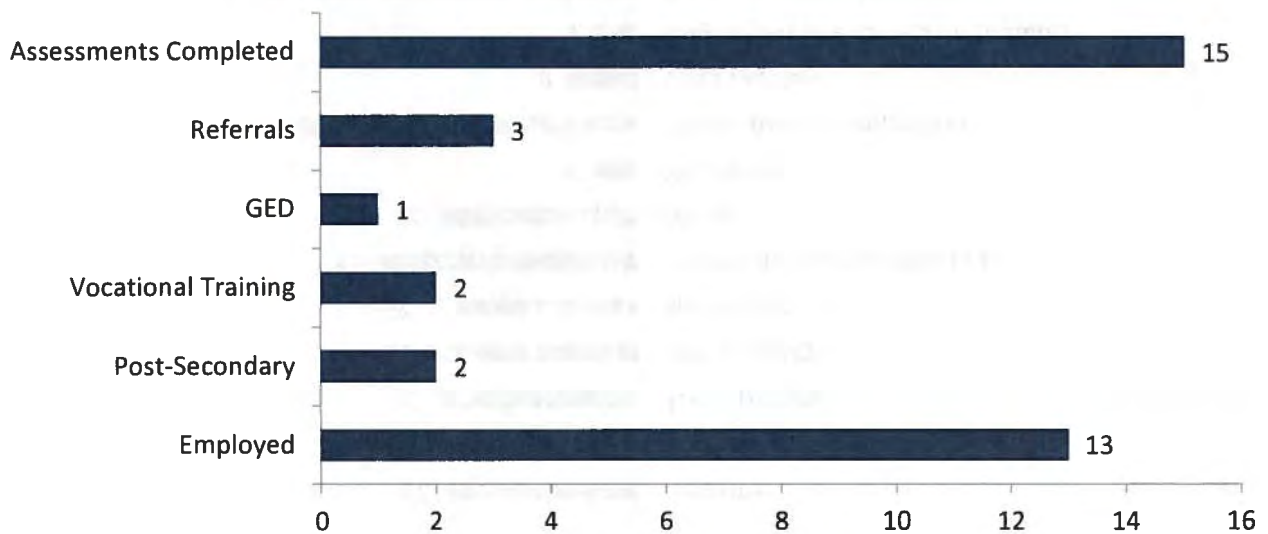
C. Blythe Andrews



Seminole



Moses White

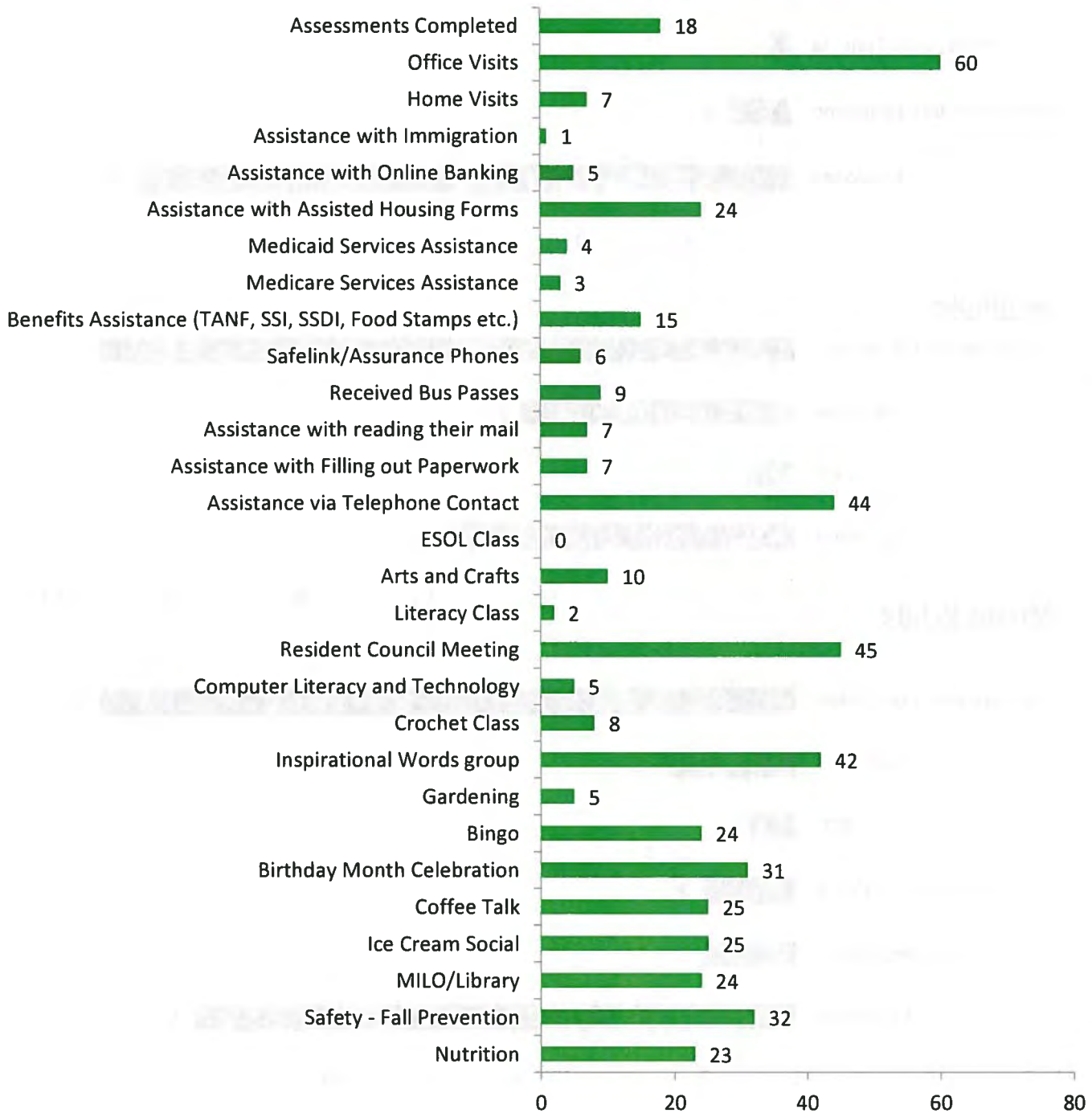


ELDERLY SERVICES JULY 2019

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 - 460 Residents



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM JULY 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.

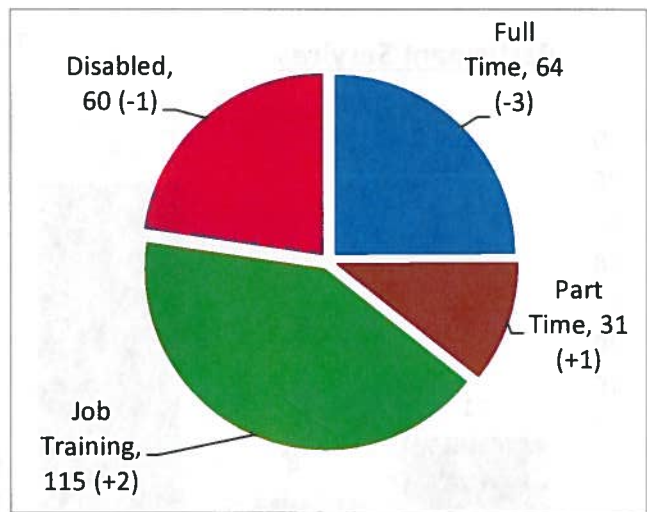
Choice Neighborhood Initiative (CNI)

Participant Enrollment

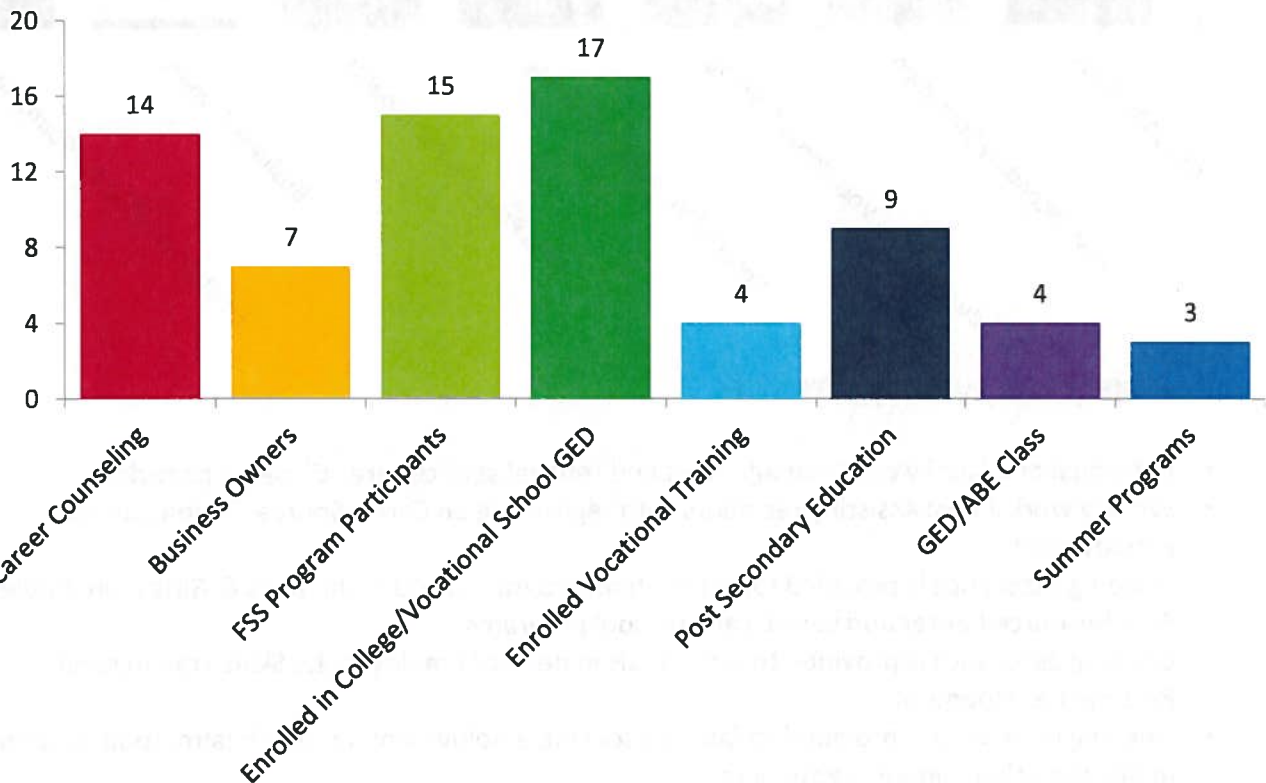
637 Participants Enrolled
175 Active Families

Original Residents who moved back to Encore (26)
Newly Targeted Residents at the Encore (877)

- Ella – 122
- Reed – 203
- Trio – 238
- Tempo – 314



Participant Services

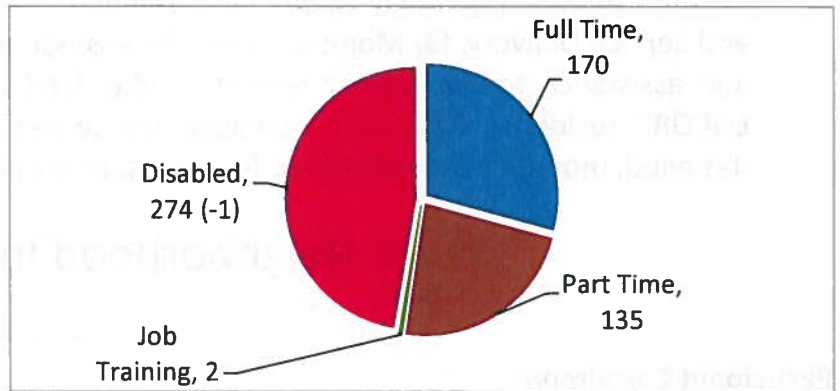


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
JULY 2019**

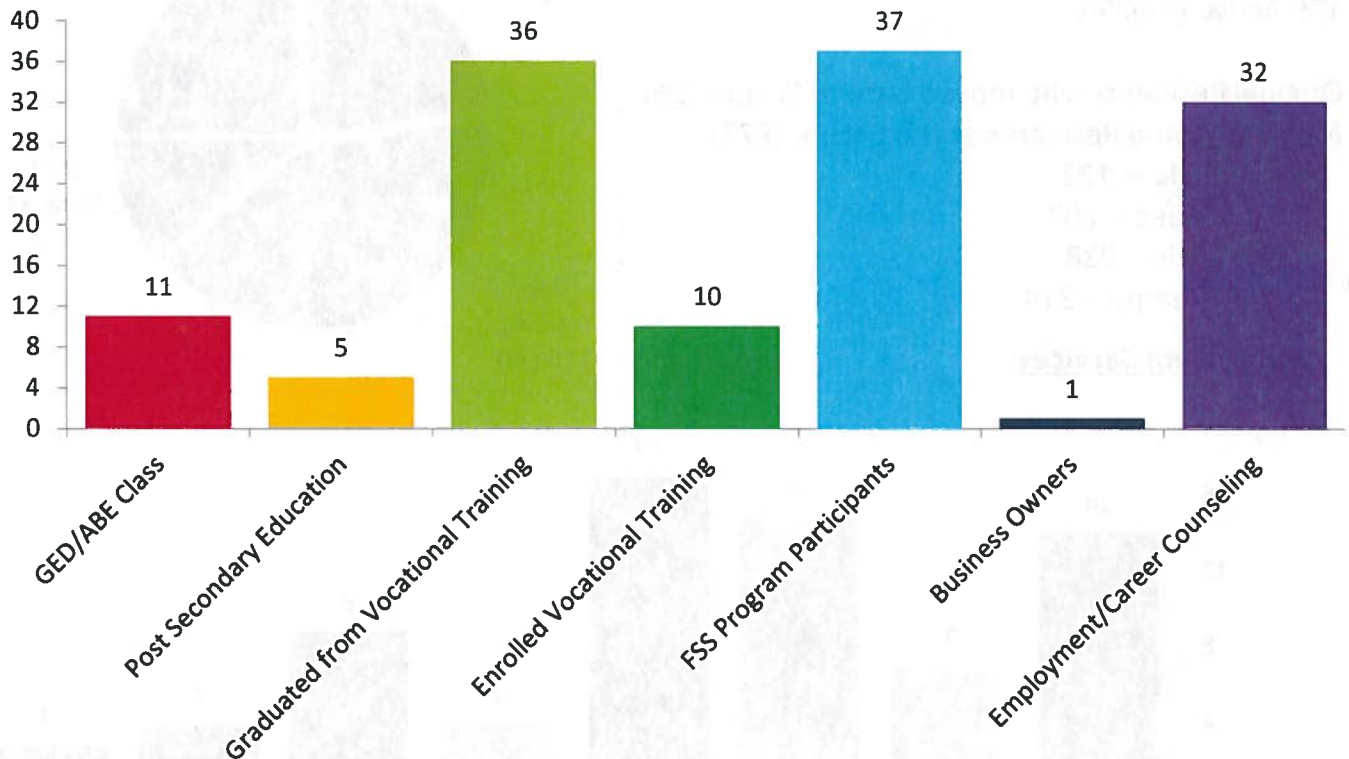
West River Initiative

Participant Enrollment

1678 Participants Enrolled
664 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 JULY 2019

Grant Period: February 1, 2019 – May 31, 2022

Grant Amount: \$1,075,472

Completion Rate: 7%

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	16				
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%					
Attainment of Degree/ Certification	85%					
Placements Employment/ Secondary Education	74%					
Additional Certifications:		3				

Monthly Highlights:

- Three THA YouthBuild students completed their OSHA 10 hour Certification
- YB students visited a summer camp held at the Glacier Children's Museum and talked about the YB Program and what their goals are
- YB Student W. Mitchell earned employment at Amateur Works (Steak Restaurant)
- YB Program Manager and Case Manager met with the City of Tampa to discuss the new YB Grant agreements and to establish a better relationship; we will be working to set up internships, community projects and employment opportunities .
- C.N.A Technical School came in and spoke to the YB students on the opportunity they can provide once they complete their NCCER Certification. Students wanting to earn their C.N.A certification will be able to as part of the Construction Plus.

Upcoming Events:

- August 14th - YB Program Manager and Coordinator will be attending the AmeriCorps Conference in Boston after receiving the new award
- Planning a college tour for the new cohort to take place in the fall

Location: Hillsborough County
Grant Period: July 1st, 2018 – June 30th, 2019
Grant Amount: \$191,724
Completion Rate: 75%

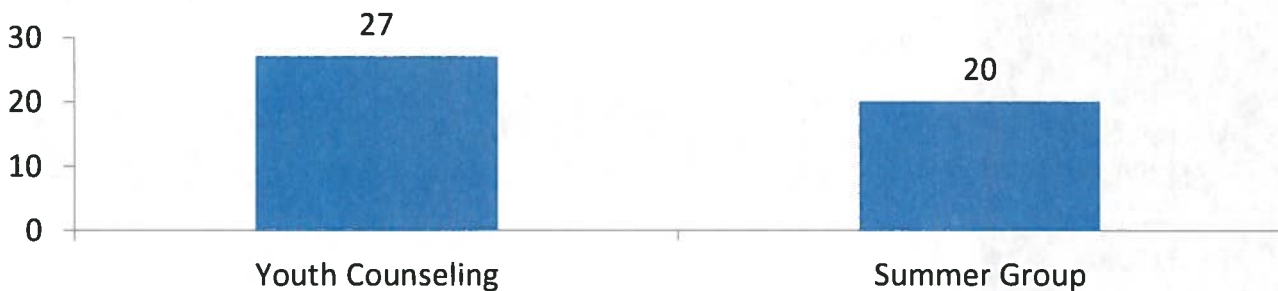
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors 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, 2020

Accomplishments:

- Forty-seven (47) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- July 18th - Youth Summer Group Field Trip - Pinchasers
- July 19th - DJJ Juvenile Justice Advisory Board Meeting
- July 25th - Youth Summer Group Field Trip - USF College Tour
- July 26th - YouthBuild Anger Management Class

Upcoming Events:

- August 6th - Final summer group session @ C. Blythe Andrews
- August 7th - Final summer group session @ Robles Park Village
- August 7th - August 9th - Quality Improvement Committee - Fort Myers, FL - Sanibel Marriott Resort



**VILLAGE LINK-UP
JULY 2019**



**Children's Board
HILLSBOROUGH COUNTY**
www.ChildrensBoard.org

Location: Robles Park Village

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

Grant Amount: \$143,774

Completion Rate: 72%

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.

Empowerment Evaluation Matrix/Work Plan Outcomes

Enroll at least 50 Families (**49 of 50 Completed**)

At least **80%** of a minimum of 50 families have improved family wellbeing

At least **85%** of a minimum of 50 families have increased social supports

At least **85%** of a minimum of 50 families have increased concrete supports (**18 of 18 completed**)

At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (**20 of 20 completed**)

Monthly Highlights:

- July 2nd – "Take Charge of Your Health and Wellbeing" Parent Workshop facilitated by Project Link, Inc.
- July 3rd – "Within Your Reach" Parent Workshop facilitated by Free 4 Ever International, Inc.
- July 12th – Q3 Site Visit
- July 17th – "Within Your Reach" Parent Workshop facilitated by Free 4 Ever International, Inc.
- July 17th – Submitted FY2020 Budget Narrative & Evaluation Matrix to Children's Board

Upcoming Events:

- August 14th – Parent Workshop facilitated by Free 4 Ever International, Inc.
- August 21st – Parent Workshop facilitated by Free 4 Ever International, Inc.
- August 28th - Parent Workshop facilitated by Free 4 Ever International, Inc.

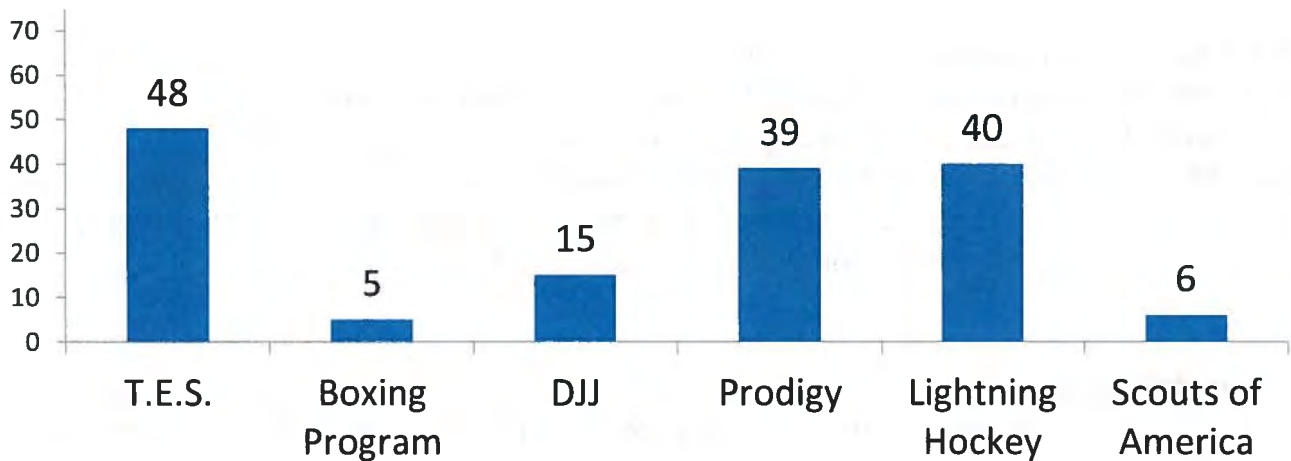
OAKS AT RIVERVIEW COMMUNITY CENTER JULY 2019

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.

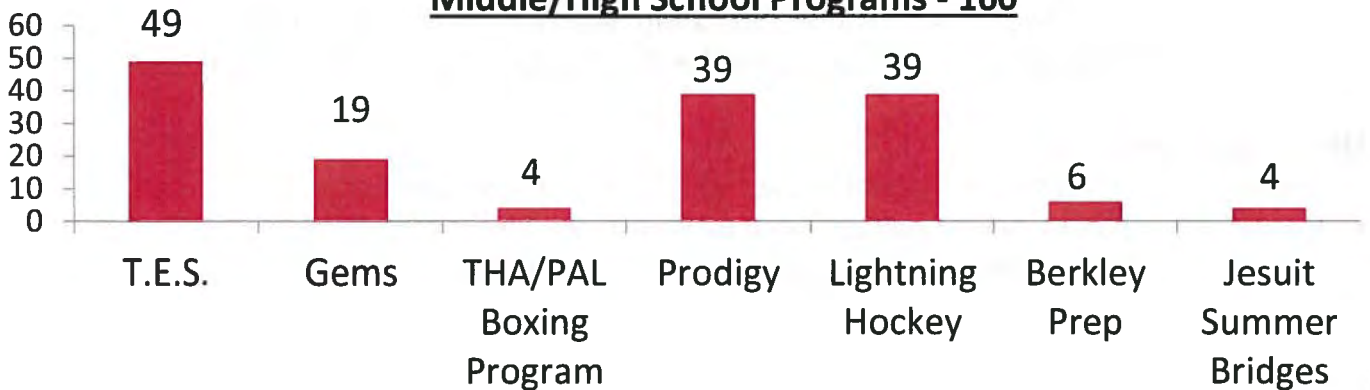
Oaks at Riverview Community Center Participation – Total Attendance – 313

Average Daily Participation - 86

Elementary Afterschool Programs – 153



Middle/High School Programs - 160



Summer/After School Services Program JULY 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
August	12
September	14
October	14
November	14
December	14
January	15
February	15
March	15
April	15
May	15
June	15
July	15



JULY 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$60,000

Completion Rate: 48%

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 during Month
February	9
March	4
April	17
May	17
June	43
July	78
Total (Unduplicated)	86



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).

July Monthly Participation

	Property	# Registered Scouts	# Attended
Pack 803	Trio	26	6
Crew 803	Trio	9	2
Pack 804	Robles	73	42
Troop 804	Robles	50	10
Troop 804G	Robles	8	8
Pack 805	North Blvd	39	11
Troop 805	North Blvd	6	2
Pack 806	C. Blythe Andrews	10	2
Troop 806	C. Blythe Andrews	18	2
Pack 807	ORCC	12	6
Troop 807	ORCC	9	4
Troop 807G	ORCC	7	6
Total		267	101

Trips

- June 30th – July 3rd - Webelos Resident Camp
- July 5th – July 8th - Scouts BSA Camp
- July 16th - Skating Day

Looking Forward

- We will be focusing on Cub and Scout recruitment
- We will moving from Summer Fun to the advancement based program as school begins

JOBS PLUS INITIATIVE JULY 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

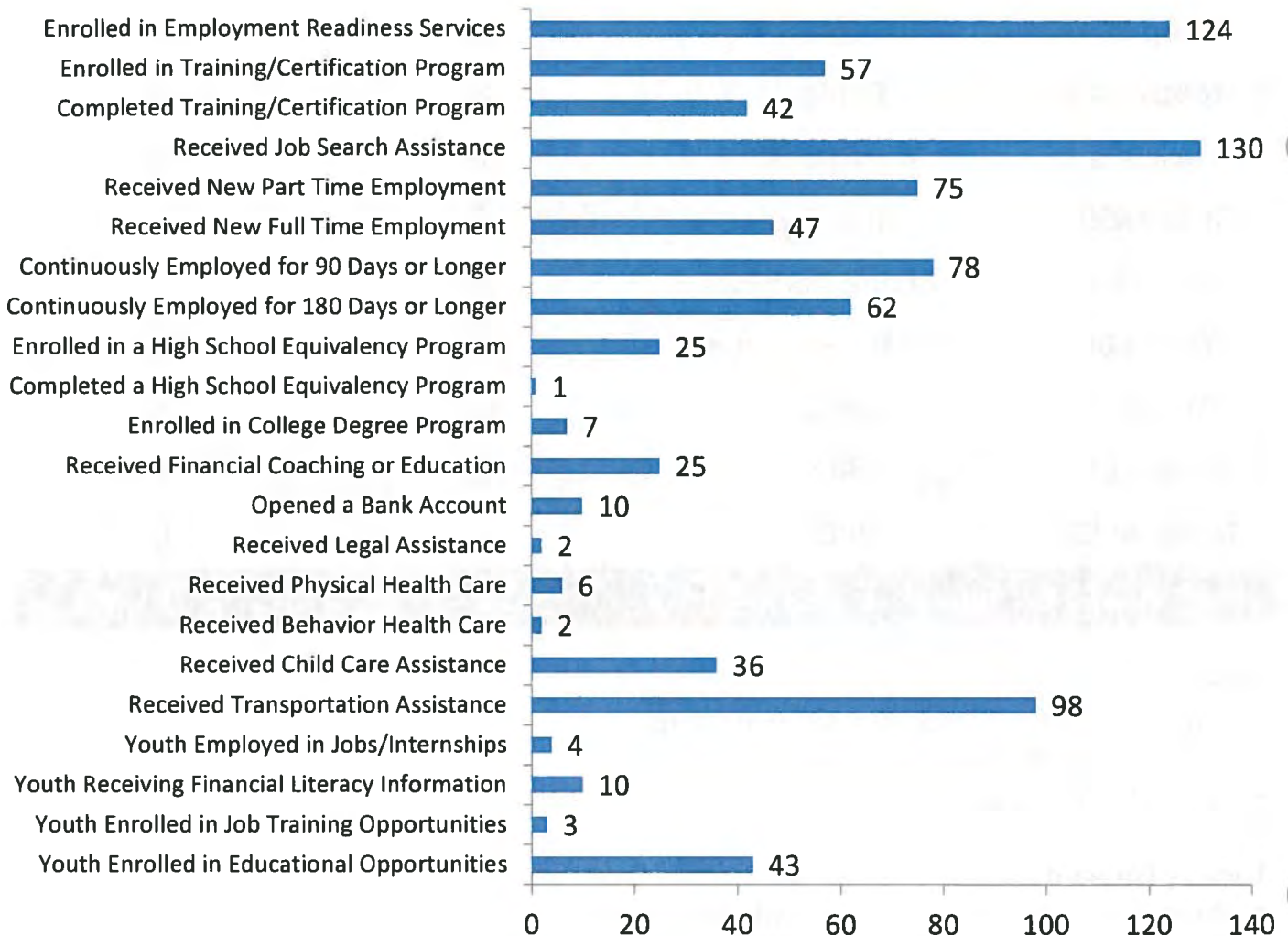
Completion Rate: 36%

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

- 281 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 1 Participant enrolled in July
- 43 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

JULY 2019

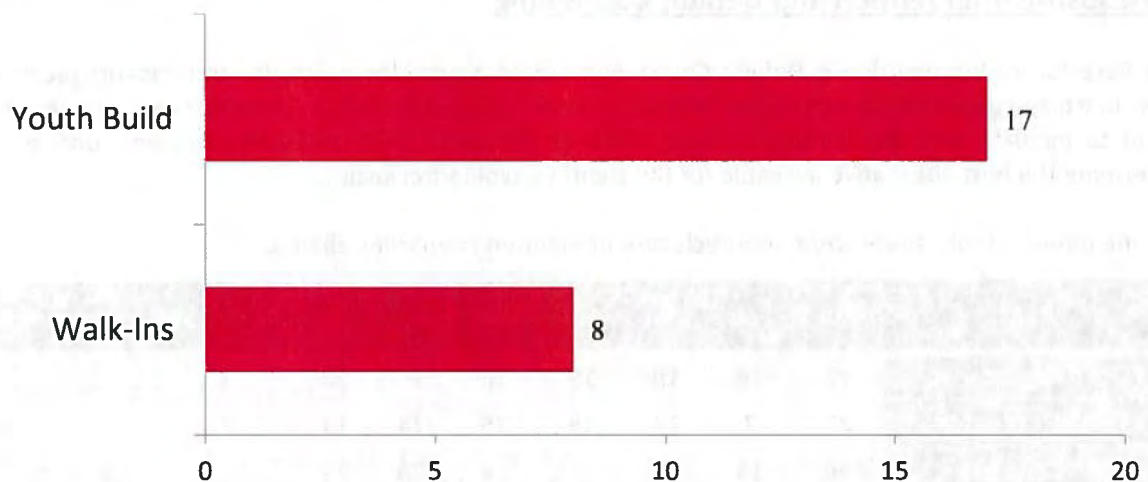
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

Total Number of Residents Served: **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

- Hosted JPI Job Development Workshops on Mondays
- Hosted workshops for Youth Build
- Hosted Starbucks Job Development Workshop at Concorde Career Institute and hosted 2 Starbucks Job Fair
- Hosted Greystone Medical job fair

Looking Forward

- Every Monday - Job Development Workshops
- Every Tuesday – We will transport to a job fair

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)
JULY 2019

Homebuyer Education

For the month of July, the CFAH had Thirteen (13) 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 July, Twenty-Five (25) 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 July, 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	19	28	20	20						147
FTHB* Graduates	21	7	14	19	26	14	13						114
FTHB* Counseling	16	16	21	25	22	25	25						134
Foreclosure Counseling	0	0	0	0	0	0	0						0
Total Clients Served	16	16	21	25	22	25	25						134
FTHB New Clients	16	16	21	25	22	25	25						134
Foreclosure New Clients	0	0	0	0	0	0	0						0
Total New Clients	16	16	21	25	22	25	25						134
Non-Section 8 Purchased Home	2	0	0	0	0	0	0						3
Public Housing FTHB Attendees	0	0	0	1	2	2	0						5
Section 8 FTHB Attendees	2	0	0	2	2	1	2						9
Outreach and Distribution	30	36	45	56	60	70	47						342



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 37%
July 2019

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

July Highlights

- Hired Sustainability Ambassador Coach, Charetha Parnell at C. Blythe Andrews
- Recruited one (1) new Sustainability Ambassador volunteer at C. Blythe Andrews
- National Energy Foundation and Johnson Control provided Train the Trainer for the Sustainability Ambassadors on July 30th. Six (6) Ambassadors, three (3) facilities maintenance staff, and four (4) PPS staff participated in the training



Geraldine Barnes Award Winner: Dietrick Pittman

Personal Development

I am beyond honored and excited to announce Ms. Dietrick Pittman as the winner of the Geraldine Barnes Recognition Award. Ms. Pittman captures the spirit of the Family Self-Sufficiency (FSS) Program.

Ms. Pittman enrolled in the FSS Program in November 2015. Ms. Pittman main goal was to become a homeowner. At a very young age Ms. Pittman became a teenage mom. She did not plan on being a single mom, but you have to deal with the cards you are dealt the best way you can. As we all know that being a single parent is twice the work, twice the stress and tears. However, she did not allow any obstacles to keep her from pursuing her dreams. Ms. Pittman obtained employment with Hillsborough County Schools in 2005 and slowly moved up within the School Board securing a lead position. Her hard work has helped her to grow financially to provide a stable home for her and her family.

I proudly announce Ms. Pittman reached the ultimate American Dream. She is now a Homeowner.

Ms. Pittman is truly worthy of this recognition and has shown significant improvement in personal development, as well in her children and economic status.

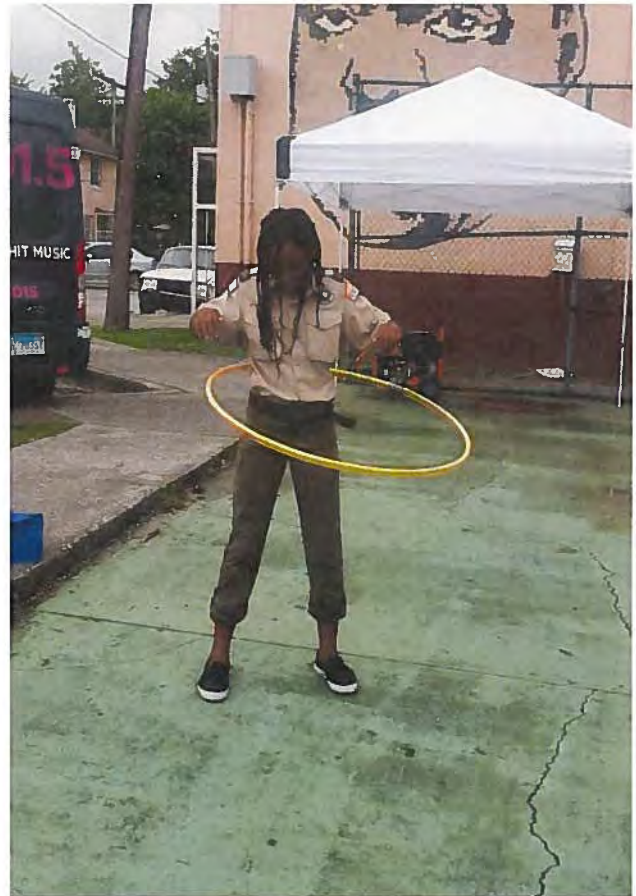
Nominators Name: Adriane Engram

Occupation: Family Self-Sufficiency Housing Specialist



BOY SCOUTS OF AMERICA®

GREATER TAMPA BAY AREA COUNCIL



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: August 13, 2019
RE: Financial Reporting for the Month of July 2019

Financial Highlights

July 31, 2019

Rental Assistance Demonstration (RAD)

For the Four Months Ended July 31, 2019

- As of July 31, 2019, RAD properties with a March 31st fiscal year end generated net cash from operations in the amount of \$310,769 after deducting the Operating Reserves in the amount of \$241,321; PPS, Youth, and Resident Enrichment funding in the amount of \$271,388; Transfers to the Corporate Overhead in the amount of \$155,921, and Replacement Reserves of \$297,774.
- The total RAD rents and other revenues budgeted for this period year to date was \$3,670,511 with actual revenues earned of \$3,787,114. This \$116,604 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$2,509,941 which represents \$119,436, or 4.5%, less than YTD budgeted expenses. This amount includes \$93,841 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing (AH)

For the Four Months Ended July 31, 2019

- The Voucher utilization for June 30, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative and Other Revenue was \$2,362,392 which represents a positive variance of \$90,802. YTD Expenditures were \$2,353,780 which represents a positive variance of \$116,608 compared to the YTD budget. The YTD net income is \$125,219.

Business Activities

Palm Terrace ALF (PALM)

For the Three Months Ended June 30, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$30,771).
- Operating Cash Balance was \$65,090.
- Replacement Reserves Cash Balance was \$95,303.

Cedar Pointe (CPNT)

For the Four Months Ended July 31, 2019

- Consists of two phases: Phase 1 operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$74,559 for both phases combined.
- Replacement Reserve for both phases combined was \$218,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Four Months Ended July 31, 2019

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance Based Contract Administration ("PBCA"). The contract includes the administration of approximately 460 contract properties covering approximately 40,900 assisted housing units. NTHDC earns administrative fees for managing the Section 8 Housing Vouchers throughout the State of Florida.

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$415,151.

Meridian River Development Corporation (MRDC)

For the Six Months Ended June 30, 2019

- MRDC's communities are Meridian River (280 units), River Place (120 units), and River Pines (300 units). MRDC consists of all market rate units and was 98.2% occupied.
- The Net Income for the fiscal YTD after debt service was \$868,690.
- Combined Operating Cash Balance was \$4,479,309.
- Combined Replacement Reserves Cash Balance was \$378,726.

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

Related Entities

The Ella at Encore (ELLA)

For the Six Months Ended June 30, 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 97.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$91,856.
- Operating Cash Balance was \$190,423.
- Replacement Reserve Cash Balance was \$308,353.

The Trio at Encore (TRIO)

For the Six Months Ended June 30, 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 94.3% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$78,636.
- Operating Cash Balance was \$325,198.
- Replacement Reserve Cash Balance was \$205,934.

The Reed at Encore (REED)

For the Six Months Ended June 30, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 98.1% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$164,745.
- Operating Cash Balance was \$940,227.
- Replacement Reserve Cash Balance was \$179,874.

The Tempo at Encore (Tempo)

For the Six Months Ended June 30, 2019

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 95.6% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$186,489.
- Operating Cash Balance was \$495,120.
- Replacement Reserve Cash Balance has not yet been established.

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The Gardens at South Bay (GSB)

For the Six Months Ended June 30, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 95.4% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(131,346).
- A total of \$2,449,286 has been collected related to a construction defect settlement fiscal year to date of which \$1,064,674 has been used to perform repairs on the property.
- Operating Cash Balance was \$1,971,977.
- Replacement Reserves Cash Balance was \$381,911.

Osborne Landing LTD (OSB)

For the Seven Months Ended July 31, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 97.7% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$42,998.

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

Tampa Housing Authority

RAD Properties Summary 1,073 Units

For the Four Months Ended July 31, 2019

Occupancy Percentage: 95.80%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	4 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 212,119	\$ 182,323	\$ 183,572	\$ 162,401	\$ 109,015	\$ 849,430	\$ 687,675	\$ 161,755	\$ 2,063,024	\$ 198
HAP Payments	1,321,786	447,669	368,267	\$ 398,500	343,696	2,879,918	2,982,836	(102,918)	8,948,508	\$ 671
Other Revenue	22,059	10,077	10,015	\$ 8,819	6,796	57,767	-	57,767	-	\$ 13
Total Revenue	\$ 1,555,964	\$ 640,069	\$ 561,854	\$ 569,720	\$ 459,508	\$ 3,787,114	\$ 3,670,511	\$ 116,604	\$ 11,011,532	\$ 882
Admin Salaries / Benefits	154,876	59,763	51,455	63,322	46,239	375,655	374,644	(1,011)	1,123,931	\$ 88
Administrative Expenses	44,094	26,381	11,646	14,206	6,603	102,930	180,326	77,397	540,979	\$ 24
Management Fees	124,863	49,969	41,667	43,443	34,921	294,863	294,863	-	884,589	\$ 69
Tenant Services Salary / Benefits	8,599	2,430	8,328	7,553	4,687	31,598	26,069	(5,529)	78,208	\$ 7
Tenant Service Expenses	12,920	4,524	4,196	2,077	1,863	25,579	21,083	(4,496)	63,249	\$ 6
Utilities	93,708	24,233	52,279	28,348	28,808	227,375	249,891	22,515	785,396	\$ 53
Maintenance Salary / Benefits	263,527	101,407	73,222	70,279	49,354	557,789	547,770	(10,018)	1,643,310	\$ 130
Maintenance Expenses	88,348	30,702	56,902	21,072	18,726	215,751	197,877	(17,875)	593,630	\$ 50
Contracted Maintenance Services	137,632	76,132	55,601	48,291	36,727	354,383	420,228	65,845	1,264,858	\$ 83
Protective Services Salary and Benefits	11,085	4,516	4,105	4,106	2,874	26,686	27,625	939	82,875	\$ 6
Protective Service Expenses	26,560	-	-	-	-	26,560	80,000	53,440	120,000	\$ 6
General Expenses	64,342	34,583	30,849	25,055	21,778	176,607	167,335	(9,272)	508,616	\$ 41
Bad Debt	72,292	-	8,978	6,101	6,470	93,841	40,000	(53,841)	120,000	\$ 22
Other Expenses	-	326	-	-	-	326	1,667	1,341	5,000	\$ 0
Total Expenses	\$ 1,102,845	\$ 414,966	\$ 399,228	\$ 333,853	\$ 259,048	\$ 2,509,941	\$ 2,629,377	\$ 119,436	\$ 7,814,641	\$ 585
Net Operating Income	\$ 453,118	\$ 225,103	\$ 162,625	\$ 235,867	\$ 200,459	\$ 1,277,173	\$ 1,041,133	\$ 236,040	\$ 3,196,891	\$ 298
Operating Reserves	99,269	40,798	39,389	35,698	26,168	241,321	241,321	-	723,962	\$ 56
Transfer to Corporate Overhead	62,775	27,755	24,558	23,977	16,856	155,921	155,921	-	467,763	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	16,024	5,868	5,939	5,798	4,076	37,706	37,705	-	113,116	\$ 9
Oaks at Riverview Youth Programs	58,711	24,042	22,448	21,917	15,408	142,527	142,526	-	427,578	\$ 33
Funding of PPS Salaries	38,739	14,187	14,357	14,017	9,855	91,155	91,155	-	273,466	\$ 21
Replacement Reserves	181,233	35,309	30,575	29,852	20,806	297,774	297,774	-	893,323	\$ 69
Total Other Out Flows	\$ 456,750	\$ 147,960	\$ 137,266	\$ 131,259	\$ 93,169	\$ 966,404	\$ 966,403	\$ -	\$ 2,899,208	\$ 225
Net Cash From Operations	\$ (3,632)	\$ 77,143	\$ 25,359	\$ 104,609	\$ 107,291	\$ 310,769	\$ 74,731	\$ 236,039	\$ 297,683	\$ 72

Tampa Housing Authority

Robles Park, LLC

432 Units

For the Four Months Ended July 31, 2019

Occupancy Percentage: 92.79%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 55,734	\$ 35,969	\$ 19,765	\$ 212,119	\$ 143,876	\$ 68,243	\$ 431,628	\$ 123
HAP Payments	311,138	350,408	(39,270)	1,321,786	1,401,632	(79,846)	4,204,897	\$ 765
Other Revenue	45	-	-	22,059	-	22,059	-	\$ 13
Total Revenue	\$ 366,917	\$ 386,377	\$ (19,460)	\$ 1,555,964	\$ 1,545,508	\$ 10,455	\$ 4,636,525	\$ 900
Admin Salaries / Benefits	39,359	38,240	(1,119)	154,876	152,958	(1,918)	458,874	\$ 90
Administrative Expenses	18,038	16,768	(1,270)	44,094	67,074	22,980	201,221	\$ 26
Management Fees	31,216	31,216	-	124,863	124,863	-	374,589	\$ 72
Tenant Services Salary / Benefits	2,286	749	(1,538)	8,599	2,994	(5,605)	8,983	\$ 5
Tenant Service Expenses	4,507	2,105	(2,401)	12,920	8,421	(4,499)	25,264	\$ 7
Utilities	20,737	17,269	(3,468)	93,708	69,076	(24,632)	226,621	\$ 54
Maintenance Salary / Benefits	68,352	61,027	(7,325)	263,527	244,106	(19,421)	732,319	\$ 153
Maintenance Expenses	35,438	16,222	(19,216)	88,348	64,888	(23,460)	194,663	\$ 51
Contracted Maintenance Services	41,959	33,746	(8,213)	137,632	134,983	(2,649)	404,949	\$ 80
Protective Services Salary and Benefits	2,990	2,993	3	11,085	11,973	888	35,919	\$ 6
Protective Service Expenses	8,497	20,000	11,503	26,560	80,000	53,440	120,000	\$ 15
General Expenses	17,616	14,368	(3,248)	64,342	56,635	(7,707)	172,063	\$ 37
Bad Debt	45,480	6,209	(39,271)	72,292	24,836	(47,456)	74,508	\$ 42
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 336,475	\$ 260,911	\$ (75,564)	\$ 1,102,845	\$ 1,042,807	\$ (60,038)	\$ 3,029,973	\$ 638
Net Operating Income	\$ 30,441	\$ 125,466	\$ (95,025)	\$ 453,118	\$ 502,701	\$ (49,583)	\$ 1,606,552	\$ 262
Operating Reserves	24,817	24,817	-	99,269	99,269	-	297,806	\$ 57
Transfer to Corporate Overhead	15,694	15,694	-	62,775	62,775	-	188,326	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	4,006	4,006	-	16,024	16,024	-	48,072	\$ 9
Oaks at Riverview Youth Programs	14,678	14,678	-	58,711	58,711	-	176,132	\$ 34
Funding of PPS Salaries	9,685	9,685	-	38,739	38,739	-	116,217	\$ 22
Replacement Reserves	45,308	45,308	-	181,233	181,233	-	543,698	\$ 105
Total Other Out Flows	\$ 114,188	\$ 114,188	\$ -	\$ 456,750	\$ 456,750	\$ -	\$ 1,370,251	\$ 264
Net Cash From Operations	\$ (83,746)	\$ 11,278	\$ (95,025)	\$ (3,632)	\$ 45,951	\$ (49,583)	\$ 236,302	\$ (2)

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Four Months Ended July 31, 2019

Occupancy Percentage: 96.86%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 48,052	\$ 36,190	\$ 11,862	\$ 182,323	\$ 144,758	\$ 37,565	\$ 434,274	\$ 239
HAP Payments	112,453	119,963	(7,510)	447,669	479,852	(32,183)	1,439,556	\$ 586
Other Revenue	-	-	-	10,077	-	10,077	-	\$ 13
Total Revenue	\$ 160,505	\$ 156,153	\$ 4,352	\$ 640,069	\$ 624,610	\$ 15,459	\$ 1,873,830	\$ 838
Admin Salaries / Benefits	16,274	14,494	(1,780)	59,763	57,974	(1,788)	173,923	\$ 78
Administrative Expenses	13,300	8,706	(4,593)	26,381	34,826	8,444	104,477	\$ 35
Management Fees	12,492	12,492	-	49,969	49,969	-	149,906	\$ 65
Tenant Services Salary / Benefits	978	491	(487)	2,430	1,966	(465)	5,897	\$ 3
Tenant Service Expenses	1,688	973	(715)	4,524	3,890	(634)	11,670	\$ 6
Utilities	2,975	7,950	4,975	24,233	31,800	7,567	101,449	\$ 32
Maintenance Salary / Benefits	27,602	25,633	(1,969)	101,407	102,531	1,124	307,594	\$ 133
Maintenance Expenses	10,396	10,790	394	30,702	43,158	12,456	129,475	\$ 40
Contracted Maintenance Services	25,124	19,242	(5,882)	76,132	76,967	834	235,075	\$ 100
Protective Services Salary and Benefits	1,218	1,133	(86)	4,516	4,531	15	13,593	\$ 8
General Expenses	10,135	9,545	(590)	34,583	37,813	3,230	114,760	\$ 45
Bad Debt	-	2,583	2,583	-	10,333	10,333	31000	\$ -
Other Expenses	-	417	417	326	1,667	1,341	5,000	\$ 0
Total Expenses	\$ 122,181	\$ 114,447	\$ (7,734)	\$ 414,966	\$ 457,424	\$ 42,458	\$ 1,383,818	\$ 543
Net Operating Income	\$ 38,324	\$ 41,705	\$ (3,381)	\$ 225,103	\$ 167,186	\$ 57,917	\$ 490,012	\$ 295
Operating Reserves	10,200	10,200	-	40,798	40,798	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	27,755	27,755	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	5,868	5,868	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	24,042	24,042	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	14,187	14,187	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	35,309	35,309	-	105,928	\$ 46
Total Other Out Flows	\$ 36,990	\$ 36,990	\$ -	\$ 147,960	\$ 147,960	\$ -	\$ 443,881	\$ 194
Net Cash From Operations	\$ 1,334	\$ 4,715	\$ (3,381)	\$ 77,143	\$ 19,226	\$ 57,917	\$ 46,131	\$ 101

Tampa Housing Authority
 Seminole Park Apartments, LLC 169 Units
 For the Four Months Ended July 31, 2019

Occupancy Percentage: 97.63%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 48,533	\$ 39,892	\$ 8,641	\$ 183,572	\$ 159,567	\$ 24,005	\$ 478,700	\$ 272
HAP Payments	87,932	90,319	(2,387)	368,267	361,277	6,990	1,083,832	\$ 545
Other Revenue	-	-	-	10,015	-	10,015	-	\$ 15
Total Revenue	\$ 136,465	\$ 130,211	\$ 6,254	\$ 561,854	\$ 520,844	\$ 41,010	\$ 1,562,532	\$ 831
Admin Salaries / Benefits	13,307	13,205	(101)	51,455	52,821	1,366	158,462	\$ 76
Administrative Expenses	3,090	6,116	3,027	11,646	24,464	12,818	73,393	\$ 17
Management Fees	10,417	10,417	-	41,667	41,667	-	125,002	\$ 62
Tenant Services Salary / Benefits	2,211	2,138	(73)	8,328	8,552	223	25,655	\$ 12
Tenant Service Expenses	1,078	824	(254)	4,196	3,294	(901)	9,883	\$ 6
Utilities	14,553	19,642	5,089	52,279	78,569	26,290	235,708	\$ 77
Maintenance Salary / Benefits	18,154	18,622	468	73,222	74,488	1,266	223,464	\$ 108
Maintenance Expenses	22,149	10,034	(12,115)	56,902	40,136	(16,767)	120,407	\$ 84
Contracted Maintenance Services	13,201	21,314	8,113	55,601	85,256	29,655	255,767	\$ 82
Protective Services Salary and Benefits	1,108	1,030	(78)	4,105	4,119	14	12,356	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	8,698	6,660	(2,038)	30,849	26,242	(4,606)	79,684	\$ 46
Bad Debt	-	542	542	8,978	2,167	(6,811)	6,500	\$ 13
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 107,964	\$ 110,543	\$ 2,579	\$ 399,228	\$ 441,775	\$ 42,547	\$ 1,326,281	\$ 591
Net Operating Income	\$ 28,501	\$ 19,668	\$ 8,833	\$ 162,625	\$ 79,069	\$ 83,556	\$ 236,251	\$ 241
Operating Reserves	9,847	9,847	-	39,389	39,389	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	24,558	24,558	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	5,939	5,939	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	22,448	22,448	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	14,357	14,357	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	30,575	30,575	-	91,725	\$ 45
Total Other Out Flows	\$ 34,317	\$ 34,317	\$ -	\$ 137,266	\$ 137,266	\$ -	\$ 411,798	\$ 203
Net Cash From Operations	\$ (5,816)	\$ (14,649)	\$ 8,833	\$ 25,359	\$ (58,197)	\$ 83,556	\$ (175,548)	\$ 38

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Four Months Ended July 31, 2019

Occupancy Percentage: 95.15%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 39,953	\$ 34,728	\$ 5,225	\$ 162,401	\$ 138,910	\$ 23,491	\$ 416,731	\$ 246
HAP Payments	92,824	101,033	(8,209)	398,500	404,130	(5,631)	1,212,391	\$ 604
Other Revenue	-	-	-	8,819	-	8,819	-	\$ 13
Total Revenue	\$ 132,777	\$ 135,760	\$ (2,983)	\$ 569,720	\$ 543,041	\$ 26,680	\$ 1,629,122	\$ 863
Admin Salaries / Benefits	15,734	16,162	428	63,322	64,649	1,327	193,947	\$ 96
Administrative Expenses	5,202	7,077	1,875	14,206	28,308	14,102	84,924	\$ 22
Management Fees	10,861	10,861	-	43,443	43,443	-	130,330	\$ 66
Tenant Services Salary / Benefits	2,007	1,937	(70)	7,553	7,748	195	23,245	\$ 11
Tenant Service Expenses	503	804	301	2,077	3,216	1,140	9,649	\$ 3
Utilities	6,759	10,608	3,849	28,348	42,433	14,086	133,646	\$ 43
Maintenance Salary / Benefits	18,154	18,791	637	70,279	75,163	4,884	225,489	\$ 106
Maintenance Expenses	7,610	6,901	(709)	21,072	27,603	6,531	82,810	\$ 32
Contracted Maintenance Services	18,911	18,058	(853)	48,291	72,231	23,941	216,694	\$ 73
Protective Services Salary and Benefits	1,108	1,030	(78)	4,106	4,119	13	12,357	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	6,952	5,883	(1,069)	25,055	23,190	(1,865)	70,935	\$ 38
Bad Debt	-	911	911	6,101	3,643	(2,458)	10,928	\$ 9
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 93,801	\$ 99,023	\$ 5,222	\$ 333,853	\$ 395,748	\$ 61,895	\$ 1,194,954	\$ 506
Net Operating Income	\$ 38,976	\$ 36,737	\$ 2,239	\$ 235,867	\$ 147,293	\$ 88,575	\$ 434,167	\$ 357
Operating Reserves	8,924	8,924	-	35,698	35,698	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	23,977	23,977	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	5,798	5,798	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	21,917	21,917	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	14,017	14,017	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	29,852	29,852	-	89,555	\$ 45
Total Other Out Flows	\$ 32,815	\$ 32,815	\$ -	\$ 131,259	\$ 131,259	\$ -	\$ 393,776	\$ 199
Net Cash From Operations	\$ 6,162	\$ 3,923	\$ 2,239	\$ 104,609	\$ 16,034	\$ 88,575	\$ 40,392	\$ 158

Tampa Housing Authority

Scruggs Manor, LLC 116 Units

For the Four Months Ended July 31, 2019

Occupancy Percentage: 96.55%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 25,722	\$ 25,141	\$ 581	\$ 109,015	\$ 100,564	\$ 8,452	\$ 301,691	\$ 235
HAP Payments	85,878	83,986	1,892	343,696	335,944	7,752	1,007,832	\$ 741
Other Revenue	-	-	-	6,796	-	6,796	-	\$ 15
Total Revenue	\$111,600	\$109,127	\$ 2,473	\$459,508	\$436,508	\$23,000	\$1,309,523	\$ 990
Admin Salaries / Benefits	12,280	11,560	(720)	46,239	46,241	2	138,724	\$ 100
Administrative Expenses	1,238	6,414	5,176	6,603	25,655	19,052	76,964	\$ 14
Management Fees	8,730	8,730	-	34,921	34,921	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,245	1,202	(43)	4,687	4,810	123	14,429	\$ 10
Tenant Service Expenses	720	565	(154)	1,863	2,261	398	6,783	\$ 4
Utilities	7,037	7,003	(34)	28,808	28,013	(795)	87,972	\$ 62
Maintenance Salary / Benefits	12,750	12,870	120	49,354	51,482	2,128	154,445	\$ 106
Maintenance Expenses	5,611	5,523	(88)	18,726	22,092	3,365	66,275	\$ 40
Contracted Maintenance Services	12,856	12,698	(158)	36,727	50,791	14,064	152,373	\$ 79
Protective Services and Benefits	775	721	(54)	2,874	2,883	10	8,650	\$ 6
General Expenses	5,978	4,958	(1,020)	21,778	19,593	(2,185)	59,588	\$ 47
Bad Debt	2,208	721	(1,487)	6,470	2,883	(3,587)	8,650	\$ 14
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 71,428	\$ 72,966	\$ 1,538	\$ 259,048	\$ 291,624	\$ 32,575	\$ 879,614	\$ 558
Net Operating Income	\$ 40,172	\$ 36,161	\$ 4,011	\$ 200,459	\$ 144,884	\$ 55,575	\$ 429,909	\$ 432
Operating Reserves	6,542	6,542	-	26,168	26,168	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	16,856	16,856	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	4,076	4,076	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	15,408	15,408	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	9,855	9,855	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	20,806	20,806	-	62,417	\$ 45
Total Other Out Flows	\$ 23,292	\$ 23,292	\$ -	\$ 93,169	\$ 93,169	\$ -	\$ 279,507	\$ 201
Net Cash From Operations	\$ 16,880	\$ 12,869	\$ 4,011	\$ 107,291	\$ 51,715	\$ 55,575	\$ 150,402	\$ 231

Tampa Housing Authority

JL Young Apartments, Inc 449 Units

For the Seven Months Ended July 31, 2019

Occupancy Percentage: 99.11%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 111,322	\$ 95,334	\$ 15,988	\$ 748,198	\$ 667,340	\$ 12	\$ 1,144,011	\$ 238
HAP Payments	210,081	206,556	3,525	1,450,891	1,445,893	(137)	2,490,998	\$ 462
Other Revenue	-	-	-	14,807	-	14,807	-	\$ 5
Total Revenue	\$ 321,403	\$ 301,890	\$ 19,513	\$ 2,213,896	\$ 2,213,896	\$ 16,023	\$ 3,635,009	\$ 704
Admin Salaries / Benefits	29,093	34,808	5,715	189,298	243,653	54,356	417,691	\$ 60
Administrative Expenses	6,428	13,892	7,463	61,530	97,241	35,712	166,700	\$ 20
Management Fees	24,233	24,233	-	169,634	169,634	-	290,801	\$ 54
Tenant Services Salary / Benefits	6,977	6,866	(110)	44,914	48,064	3,150	82,395	\$ 14
Tenant Service Expenses	4,699	2,190	(2,509)	14,188	15,333	1,145	26,285	\$ 5
Utilities	27,410	22,879	(4,531)	166,362	160,154	(6,208)	280,184	\$ 53
Maintenance Salary / Benefits	47,467	58,812	11,345	387,546	411,684	24,138	705,744	\$ 123
Maintenance Expenses	5,920	10,602	4,682	59,982	74,215	14,233	127,226	\$ 19
Contracted Maintenance Services	22,227	43,995	21,768	273,962	307,963	34,001	527,937	\$ 87
Protective Services Salary and Benefits	3,101	2,882	(219)	19,649	20,177	528	34,589	\$ 6
Protective Service Expenses	8,490	8,583	94	62,683	60,083	(2,599)	103,000	\$ 20
General Expenses	9,496	7,496	(2,000)	44,541	52,066	7,526	89,903	\$ 14
Bad Debt	820	1,773	953	3,893	12,413	8,520	21,279	\$ 1
Other Expenses	-	-	-	17	-	(17)	-	\$ 0
Total Expenses	\$ 196,361	\$ 239,012	\$ 42,652	\$ 1,498,199	\$ 1,672,681	\$ 174,482	\$ 2,873,734	\$ 477
Net Operating Income	\$ 125,042	\$ 62,878	\$ 62,164	\$ 715,697	\$ 541,215	\$ 190,505	\$ 761,274	\$ 228
Operating Reserves (1 Month)	21,996	21,996	-	153,969	153,969	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	114,180	114,180	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	27,612	27,612	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	66,753	66,753	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	171,281	171,281	-	293,624	\$ 54
Total Other Out Flows	\$ 76,256	\$ 76,256	\$ -	\$ 533,794	\$ 533,794	\$ -	\$ 915,075	\$ 170
Net Cash From Operations	\$ 48,786	\$ (13,378)	\$ 62,164	\$ 181,903	\$ 7,421	\$ 174,482	\$ (153,801)	\$ 58

Tampa Housing Authority

Corporate Overhead Income And Operating Expenses For the Four Months Ended July 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 392,324	\$ 392,324	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	598,923	598,923	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	208,402	208,402	-	625,205
Other Revenue	-	-	-	68,957	-	(68,957)	-
Total Revenue	\$ 299,912	\$ 299,912	\$ -	\$ 1,268,606	\$ 1,199,649	\$ (68,957)	\$ 3,598,946
Admin Salaries / Benefits	290,475	274,875	(15,600)	1,067,114	1,099,499	32,385	3,298,496
Administrative Expenses	48,847	46,672	(2,175)	181,147	186,687	5,540	560,061
Tenant Services Salary / Benefits	-	1,040	1,040	-	4,160	4,160	12,480
Tenant Service Expenses	399	208	(191)	3,422	833	(2,589)	2,500
Utilities	10,779	8,290	(2,489)	28,653	33,158	4,505	99,475
Maintenance Salary / Benefits	19,713	18,504	(1,209)	60,891	74,016	13,125	222,047
Maintenance Expenses	3,924	7,398	3,473	14,496	29,590	15,094	88,770
Contracted Maintenance Services	14,254	14,405	151	41,308	57,621	16,313	172,862
Protective Services Salary and Benefits	18,132	12,299	(5,833)	63,145	49,195	(13,950)	147,586
Protective Service Expenses	-	-	-	338	-	(338)	-
General Expenses	8,406	6,396	(2,010)	18,249	25,585	7,337	76,755
Other Expenses	-	4,167	4,167	11,680	16,667	4,987	50,000
Total Expenses	\$ 414,928	\$ 394,253	\$ (20,675)	\$ 1,490,442	\$ 1,577,011	\$ 86,569	\$ 4,731,032
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	221,167	221,167	-	663,500
Transfer from NTHD	39,049	39,049	-	156,195	156,195	-	468,586
Total Contributions from Other Sources	\$ 94,341	\$ 94,341	\$ -	\$ 377,362	\$ 377,362	\$ -	\$ 1,132,086
Net Income or (Loss)	\$ (20,675)	\$ (0)	\$ (20,675)	\$ 155,526	\$ (0)	\$ 155,526	\$ (0)

Tampa Housing Authority
 Assisted Housing Voucher Program
 Balance Sheet for the Four Months Ended July 31, 2019

Assets		Liabilities and Equity	
Cash		Current Liabilities	
Cash - Unrestricted	6,167,409	Accrued Liabilities	911,455
Cash - Restricted	2,291,337	Accrued Wages	288,470
Total Cash	\$ 8,458,746	Total Current Liabilities	\$ 1,199,925
Receivables		Restricted Liabilities	
Receivables - Fraud	753,701	FSS Liability	1,063,433
Other Receivables	1,046,782	Total Restricted Liabilities	\$ 1,063,433
Receivables - Landlord/Tenant	719,846	Total Long Term Liabilities	\$ 156,627
Allowance for Doubtful Accts - Other	(425,290)	Total Liabilities	\$ 2,419,985
Allowance for Doubtful Accts - Fraud	(753,701)	Fund Equity	
Total Receivables	\$ 1,341,338	Invested in Capital Assets	7,651
Prepaid Expenses		Restricted Retained Earnings	1,367,153
Prepaid Expenses	33,450	Unrestricted Retained Earnings	6,050,643
Total Prepaid Expenses	\$ 33,450	Total Fund Equity	\$ 7,425,448
Fixed Assets		Total Liabilities and Equity	\$ 9,845,432
Furniture Equipment Machinery	163,788		
Accumulated Depreciation	(151,889)		
Total Fixed Assets	\$ 11,899		
Total Assets	\$ 9,845,432		

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations- Administrative for the Four Months Ended July 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	\$ 656,684	\$ 563,008	\$ 93,676	\$ 2,339,765	\$ 2,246,170	\$ 93,595	\$ 6,785,409
Other revenue	5,203	6,355	(1,152)	22,627	25,420	(2,793)	211,492
Total Revenue	\$ 661,887	\$ 569,363	\$ 92,524	\$ 2,362,392	\$ 2,271,590	\$ 90,802	\$ 6,996,901
Admin Salaries / Benefits	357,142	369,679	12,537	1,363,853	1,479,116	115,263	4,436,546
Administrative Expenses	75,538	62,268	(13,270)	230,078	249,372	19,294	748,500
Management Fees	149,731	149,731	-	598,924	598,924	-	1,796,768
Tenant Service Expenses	4,247	-	(4,247)	16,986	-	(16,986)	10,000
Maintenance Expenses	1,264	1,508	244	5,565	6,032	467	18,100
General Expenses	5,094	5,084	(10)	21,767	20,336	(1,431)	85,006
Total Expenses	\$ 593,016	\$ 588,270	\$ (4,746)	\$ 2,237,172	\$ 2,353,780	\$ 116,608	\$ 7,094,920
Net Income	\$ 68,872	\$ (18,907)	\$ 87,779	\$ 125,219	\$ (82,190)	\$ 207,409	\$ (98,019)

Tampa Housing Authority

Palm Terrace Assisted Living Facility

For One and Three Months Ended June 30, 2019

Occupancy Percentage: 96%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019-2020	
Revenues								
Long term Care	54,738	46,500	8,238	160,598	139,500	21,098	596,400	733
Adult Daycare Services	8,418	5,925	2,493	18,921	19,256	(335)	77,859	86
Rental Income	22,851	22,000	851	69,608	66,000	3,608	252,000	318
Operating Income	53,670	49,700	3,970	155,711	149,100	6,611	570,000	711
Section 8 HAP	35,384	36,000	(616)	101,465	108,000	(6,535)	432,000	463
Personal Needs Allowances	(3,704)	(4,000)	296	(10,819)	(12,000)	1,182	(39,800)	(49)
Vacancy Loss	-	(5,000)	5,000	-	(15,000)	15,000	(60,000)	0
Total Tenant Revenues	171,357	151,125	20,232	495,484	454,856	25,628	1,828,459	\$ 2,077
Other Non-Rental Income	900	675	225	2,731	2,025	(706)	-	12
Total Income	172,257	151,800	20,457	498,215	456,881	24,922	1,828,459	\$ 2,086
Expenses								
Salaries Expense	83,454	76,299	(7,155)	290,467	264,756	(25,711)	1,024,640	1,326
Administration	3,678	3,028	(650)	10,669	9,369	(1,300)	37,976	49
Utilities	13,395	14,998	1,603	37,324	44,095	6,771	177,508	170
Maintenance	11,115	10,546	(569)	29,961	32,637	2,677	153,383	137
Advertising & Marketing	-	1,000	1,000	2,705	3,000	295	15,000	12
Management Fee	8,371	7,634	(736)	24,180	22,874	(1,307)	91,411	110
Asset Management Fee	1,863	1,863	-	5,590	5,590	-	22,360	26
Audit/Accounting Fees	3,159	3,159	0	23,975	9,477	(14,498)	37,900	109
Legal Fees	-	150	150	-	450	450	1,800	0
Insurance	7,435	4,210	(3,225)	21,296	12,630	(8,666)	50,520	97
Food Service	9,630	10,519	889	30,327	31,877	1,550	118,828	138
Adult Day Care	674	350	(324)	1,379	1,602	223	6,311	6
Residential Programs	4,931	4,127	(804)	12,581	12,442	(138)	52,830	57
Bad Debt	38,533	1,000	(37,533)	38,533	3,000	(35,533)	12,000	176
Total Expenses	186,238	138,885	(47,353)	528,986	453,799	(75,187)	1,802,468	\$ 2,415
Net Operating Income (Loss)	(13,981)	12,915	67,810	(30,771)	3,082	33,853	25,991	\$ (141)
Reserve for Replacement	2,150	2,150	-	6,450	6,450	-	25,800	29
Total Non Operating Expenses	2,150	2,150	-	6,450	6,450	-	25,800	29
Total Expenses	188,388	141,035	(47,353)	535,436	460,249	(75,187)	1,828,268	\$ 2,445
Net Income (Loss)	(16,131)	10,765	-	(37,221)	(3,368)	-	191	\$ (170)
Adjustment for Bad Debt	38,533	1,000		38,533	3,000	35,533		
Adjusted Net Income (Loss) Excluding Bad Debt	22,402	11,765		1,312	(368)	35,533		

Tampa Housing Authority

Cedar Pointe Apartments Phase 1 & 2 84 Units
For the One and Four Months Ended July 31, 2019

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 53,719	\$ 50,734	\$ 2,986	\$ 209,597	\$ 202,935	\$ 6,663	\$ 427,014	\$ 873
Subsidy / Grant Income	4,599	6,899	(2,300)	18,519	27,596	(9,077)	59,817	\$ 77
Other Income	568	-	568	5,540	-	5,540	-	\$ -
Total Revenue	\$ 58,886	\$ 57,633	\$ 1,254	\$ 233,657	\$ 230,530	\$ 3,126	\$ 486,831	\$ 974
Expenses								
Admin Salaries / Benefits	10,670	4,441	(6,228)	29,996	17,765	(12,231)	53,296	\$ 125
Administrative Expenses	3,671	11,574	7,903	11,419	46,296	34,877	138,887	\$ 48
Management Fees	3,165	3,165	-	12,660	12,660	-	37,980	\$ 53
Asset Management Fees	518	518	-	2,072	2,072	-	6,216	\$ 9
Utilities	5,111	6,139	1,028	13,659	24,557	10,898	73,671	\$ 57
Maintenance Salary and Benefits	5,747	7,122	1,374	22,480	28,486	6,007	85,459	\$ 94
Maintenance Expenses	4,652	3,984	(668)	12,807	15,935	3,128	47,805	\$ 53
Contracted Maintenance services	6,827	7,826	999	25,098	31,305	6,207	93,914	\$ 105
General Expenses	3,242	4,366	1,124	13,240	17,345	4,105	52,269	\$ 55
Total Expense	\$ 43,604	\$ 49,135	\$ 5,531	\$ 143,430	\$ 196,421	\$ 52,991	\$ 589,497	\$ 598
Net Income	\$ 15,283	\$ 8,498	\$ 6,785	\$ 90,227	\$ 34,109	\$ 56,117	\$ (102,666)	\$ 376
Capital Improvements	417	833	(416)	1,668	3,333	(1,665)	10,000	\$ 5
Replacement Reserve	3,500	3,500	-	14,000	14,000	-	42,000	\$ 42
Cash Flow Before Debt	\$ 11,366	\$ 4,165	\$ 7,201	\$ 74,559	\$ 16,776	\$ 57,783	\$ (154,666)	\$ 222
City Loan Repayment*	-	3,465	(3,465)	-	13,859	(13,859)	41,577	\$ -
Cash Flow	\$ 11,366	\$ 700	\$ 10,666	\$ 74,559	\$ 2,917	\$ 71,642	\$ (196,243)	\$ 311

*83% of Cash Flow

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the One and Four Months Ended July 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,031,785	\$ 1,007,047	\$ 24,738	\$ 4,062,012	\$ 4,028,187	\$ 33,825	\$ 12,084,560
Total Revenue	\$ 1,031,785	\$ 1,007,047	\$ 24,738	\$ 4,062,012	\$ 4,028,187	\$ 33,825	\$ 12,084,560
Expenses							
Administrative Salaries	25,512	22,844	(2,668)	92,598	91,375	(1,223)	274,124
Admin Operating Costs	434	692	257	2,657	2,767	109	54,600
Maintenance	(73)	133	206	2,752	533	(2,218)	1,000
Management Fees	8,333	8,333	-	33,333	33,333	-	100,000
Audit Fees	6,000	1,625	(4,375)	8,000	6,500	(1,500)	19,500
Legal Fees	-	4,583	4,583	174	18,333	18,159	55,000
Insurance Costs	12,100	12,223	123	48,569	48,890	321	148,610
Service Provider Contract Costs	668,268	615,580	(52,688)	2,639,023	2,462,321	(176,702)	7,831,405
Total Expenses	\$ 720,574	\$ 666,013	\$ (54,561)	\$ 2,827,106	\$ 2,664,052	\$ (163,054)	\$ 8,484,239
Net Operating Income	\$ 311,211	\$ 341,033	\$ (29,823)	\$ 1,234,905	\$ 1,364,134	\$ (129,229)	\$ 3,600,321
Affiliated Entities Operational Funding							
THA - Other Operational Funding Pending*	77,861	94,278	16,416	712,859	679,589	(33,270)	3,459,611
Affiliated Entities Operational Funding	\$ 77,861	\$ 94,278	\$ 16,416	\$ 712,859	\$ 679,589	\$ (33,270)	\$ 3,459,611
Net Income after Affiliated Funding	\$ 233,350	\$ 246,756	\$ (13,406)	\$ 522,046	\$ 684,545	\$ (162,499)	\$ 140,710

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the One and Four Months Ended July 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	\$ 1,610	\$ 8,027	\$ 6,416	\$ 9,377	\$ 32,107	\$ 22,730	\$ 47,984
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	100,368	100,368	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	45,503	45,503	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	55,828	55,828	-	167,483
THA - Funding of PPS	10,826	10,826	-	43,305	43,305	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	15,000	25,000	10,000	106,000	100,000	(6,000)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	2,600	2,600	-	262,500
THA - AHDC Funding	-	-	-	-	-	-	65,223
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	49,879	49,879	-	290,000
Affiliated Entities Operational Funding	\$ 77,861	\$ 94,278	\$ 16,416	712,859	679,589	(33,270)	\$ 3,459,611

Tampa Housing Authority

Meridian River Development Corporation - Consolidated
For The Six Months Ended June 30, 2019

Occupancy Percentage: 98.2%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$462,108	\$456,240	\$5,868	\$2,736,243	\$2,710,680	\$25,563	5,481,720	\$654
(Loss) Gain to Lease	341	-	341	2,649	-	2,649	-	1
Vacancy	(9,978)	(24,387)	14,409	(64,705)	(145,123)	80,418	(293,128)	(15)
Bad Debt	318	(3,650)	3,968	(8,250)	(21,900)	13,650	(43,800)	(2)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	16,976	9,990	6,986	90,483	63,400	27,083	123,315	22
Total Revenues	\$469,765	\$438,193	\$31,572	\$2,756,086	\$2,607,057	\$149,029	\$5,268,107	\$659
Expenses:								
Administrative Salaries	31,133	42,583	11,450	193,010	255,498	62,488	510,996	46
Advertising & Promotion	5,024	7,316	2,292	30,482	42,921	12,439	86,142	7
Maintenance	69,323	79,490	10,167	419,081	503,326	84,245	989,136	100
Turnover Expense	29,387	35,768	6,381	141,835	150,968	9,133	367,755	34
Administrative	7,004	9,807	2,803	59,092	64,632	5,540	125,149	14
Utilities	23,275	36,525	13,250	158,959	224,850	65,891	446,200	38
Management Fees	31,412	30,440	(972)	186,645	182,640	(4,005)	365,280	45
Professional Fees	5,406	16,341	10,935	69,190	98,046	28,856	196,092	17
Insurance and Taxes	36,116	39,006	2,890	216,696	234,036	17,340	468,072	52
Total Expenses	\$238,080	\$297,276	\$59,196	\$1,474,990	\$1,756,917	\$281,927	\$3,554,822	\$353
Net Operating Income	\$231,685	\$140,917	\$90,768	\$1,281,096	\$850,140	\$430,956	\$1,713,285	\$306
Debt Services	68,734	68,744	10	412,406	412,461	55	824,925	99
Income After Debt Services	\$162,951	\$72,173	\$90,778	\$868,690	\$437,679	\$431,011	\$888,360	\$208

Tampa Housing Authority

Meridian River Development Corporation - River Pines

For The Six Months Ended June 30, 2019

Occupancy Percentage: 98.3%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$158,139	\$155,215	\$2,924	\$937,942	\$924,165	\$13,777	1,865,430
(Loss) Gain to Lease	-	-	\$0	324	-	324	-
Vacancy	(2,675)	(8,401)	\$5,726	(23,873)	(50,049)	26,176	(100,953)
Bad Debt	318	(2,500)	\$2,818	(3,166)	(15,000)	11,834	(30,000)
Concessions	-	-	\$0	(334)	-	(334)	-
Other Income	2,080	3,210	(\$1,130)	16,373	19,260	(2,887)	38,520
Total Revenues	\$157,862	\$147,524	\$10,338	\$927,266	\$878,376	\$48,890	\$1,772,997
Expenses:							
Administrative Salaries	10,533	14,857	4,324	62,643	89,142	26,499	178,284
Advertising & Promotion	1,905	2,661	756	11,096	14,666	3,570	29,332
Maintenance	15,730	26,648	10,918	127,374	164,246	36,872	320,742
Turnover Expense	17,555	21,293	3,738	74,663	63,093	(11,570)	192,280
Administrative	1,845	2,951	1,106	15,091	19,596	4,505	36,027
Utilities	15,756	21,275	5,519	95,769	127,650	31,881	255,300
Management Fees	12,230	11,885	(345)	72,446	71,310	(1,136)	142,620
Professional Fees	2,380	7,783	5,403	23,287	46,698	23,411	93,396
Insurance and Taxes	8,370	8,413	43	50,220	50,478	258	100,956
Total Expenses	\$86,304	\$117,766	31,462	\$532,589	\$646,879	\$114,290	\$1,348,937
Net Operating Income	\$71,558	\$29,758	\$41,800	\$394,677	\$231,497	\$163,180	\$424,060
Debt Services	11,472	11,474	2	68,830	68,844	14	137,688
Income After Debt Services	\$60,086	\$18,284	\$41,802	\$325,847	\$162,653	\$163,194	\$286,372

Tampa Housing Authority
 Meridian River Development Corporation - Meridian
 For The Six Months Ended June 30, 2019

Occupancy Percentage: 99.6%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$216,971	\$214,628	\$2,343	\$1,282,742	\$1,274,493	\$8,249	2,580,846
(Loss) Gain to Lease	316	-	316	2,106	-	2,106	-
Vacancy	(3,037)	(11,666)	8,629	(24,216)	(69,334)	45,118	(140,263)
Bad Debt	-	(900)	900	(5,124)	(5,400)	276	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	9,590	5,100	4,490	53,675	30,450	23,225	60,900
Total Revenues	\$223,840	\$207,162	\$16,678	\$1,309,183	\$1,230,209	\$78,974	\$2,490,683
Expenses:							
Administrative Salaries	10,778	15,819	5,041	66,632	94,914	28,282	189,828
Advertising & Promotion	1,757	2,530	773	11,905	15,780	3,875	31,560
Maintenance	37,932	36,328	(1,604)	198,200	236,076	37,876	462,016
Turnover Expense	9,279	12,500	3,221	53,411	74,700	21,289	149,700
Administrative	2,936	4,028	1,092	28,776	26,948	(1,828)	53,766
Utilities	5,670	11,500	5,830	45,208	72,400	27,192	141,400
Management Fees	13,619	13,049	(570)	80,840	78,294	(2,546)	156,588
Professional Fees	1,513	4,245	2,732	23,435	25,470	2,035	50,940
Insurance and Taxes	18,021	16,999	(1,022)	108,126	101,994	(6,132)	203,988
Total Expenses	\$101,505	\$116,998	\$15,493	\$616,533	\$726,576	\$110,043	\$1,439,786
Net Operating Income	\$122,335	\$90,164	\$32,171	\$692,649	\$503,633	\$189,016	\$1,050,897
Debt Services	48,103	48,109	6	288,620	288,651	31	577,305
Income After Debt Services	\$74,232	\$42,055	\$32,177	\$404,029	\$214,982	\$189,047	\$473,592

Tampa Housing Authority

Meridian River Development Corporation - River Place
For The Six Months Ended June 30, 2019

Occupancy Percentage: 96.7%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$86,998	\$86,397	\$601	\$515,559	\$512,022	\$3,537	1,035,444
(Loss) Gain to Lease	25	-	25	219	-	219	-
Vacancy	(4,266)	(4,320)	54	(16,616)	(25,740)	9,124	(51,912)
Bad Debt	-	(250)	250	40	(1,500)	1,540	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	5,306	1,680	3,626	20,435	13,690	6,745	23,895
Total Revenues	\$88,063	\$83,507	\$4,556	\$519,637	\$498,472	\$21,165	\$1,004,427
Expenses:							
Administrative Salaries	9,822	11,907	2,085	63,735	71,442	7,707	142,884
Advertising & Promotion	1,362	2,125	763	7,481	12,475	4,994	25,250
Maintenance	15,661	16,514	853	93,507	103,004	9,497	206,378
Turnover Expense	2,553	1,975	(578)	13,761	13,175	(586)	25,775
Administrative	2,223	2,828	605	15,225	18,088	2,863	35,356
Utilities	1,849	3,750	1,901	17,981	24,800	6,819	49,500
Management Fees	5,563	5,506	(57)	33,359	33,036	(323)	66,072
Professional Fees	1,513	4,313	2,800	22,468	25,878	3,410	51,756
Insurance and Taxes	9,725	13,594	3,869	58,350	81,564	23,214	163,128
Total Expenses	\$50,271	\$62,512	\$12,241	\$325,867	\$383,462	\$57,595	\$766,099
Net Operating Income	\$37,792	\$20,995	\$16,797	\$193,770	\$115,010	\$78,760	\$238,328
Debt Services	9,159	9,161	2	54,956	54,966	10	109,932
Income After Debt Services	\$28,633	\$11,834	\$16,799	\$138,814	\$60,044	\$78,770	\$128,396

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

Ella at Encore
Monthly Executive Summary

Physical Occupancy 97.50%
 Ending Cash \$190,423 Payables \$0
 Accruals \$19,893

	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	\$61,979.00	\$54,244.00	\$7,735	14%	\$347,566.00	\$325,464.00	\$22,102	7%
Rent Rev - Tenant Subsidy Payment	\$68,841.00	\$60,976.00	\$7,865	13%	\$396,298.00	\$361,397.00	\$34,901	10%
TOTAL MARKET RENT	\$130,820.00	\$115,220.00	\$15,600	14%	\$743,864.00	\$686,861.00	\$57,003	8%
Rent Rev - Foregone (Lost) Rent	(\$8,383.00)	(\$5,849.00)	(\$2,534)	43%	(\$42,669.00)	(\$38,529.00)	(\$4,140)	11%
Rent Rev - Excess Income	\$2,510.00	\$3,532.00	(\$1,022)	29%	\$21,553.40	\$21,192.00	\$361	2%
GROSS POSSIBLE	\$124,947.00	\$112,903.00	\$12,044	11%	\$722,748.40	\$669,524.00	\$53,224	8%
Vacancy - Apartments	(\$1,991.00)	(\$3,457.00)	\$1,466	42%	(\$10,392.00)	(\$20,607.00)	\$10,215	50%
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	(\$1,991.00)	(\$3,457.00)	\$1,466	42%	(\$10,392.00)	(\$20,607.00)	\$10,215	50%
2 NET RENTAL INCOME	\$122,956.00	\$109,446.00	\$13,510	12%	\$712,356.40	\$648,917.00	\$63,439	10%
Laundry & Vending Rev	\$391.75	\$513.00	(\$121)	24%	\$2,572.75	\$2,958.00	(\$385)	13%
Tenant Charges	\$575.00	\$640.00	(\$65)	10%	(\$4,414.27)	\$2,540.00	(\$6,954)	274%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$293.82	\$0.00	\$294	100%	\$1,331.81	\$0.00	\$1,332	100%
Misc Rev	\$49.68	\$55.00	(\$5)	10%	\$4,153.65	\$930.00	\$3,224	347%
TOTAL OTHER REVENUE	\$1,310.25	\$1,208.00	\$102	8%	\$3,643.94	\$6,428.00	(\$2,784)	43%
3 TOTAL REVENUE	\$124,266.25	\$110,654.00	\$13,612	12%	\$716,000.34	\$655,345.00	\$60,655	9%
4 Administrative Exp	\$10,775.34	\$11,622.00	\$847	7%	\$77,600.44	\$84,648.00	\$7,048	8%
5 Payroll Exp	\$23,728.03	\$29,586.00	\$5,858	20%	\$149,974.93	\$173,877.00	\$23,902	14%
6 Utilities Exp	\$28,516.83	\$26,991.00	(\$1,526)	6%	\$137,399.72	\$134,269.00	(\$3,131)	2%
7 Supplies & Repairs	\$1,593.86	\$1,770.00	\$176	10%	\$12,957.77	\$15,237.00	\$2,279	15%
8 Contract Services	\$7,869.55	\$9,714.00	\$1,844	19%	\$39,806.40	\$47,866.00	\$8,060	17%
9 Turnkey/Lease Exp	\$516.31	\$480.00	(\$36)	8%	\$2,365.69	\$5,765.00	\$3,399	59%
10 Other Operating Exp	\$10,386.59	\$1,302.00	(\$9,085)	698%	\$29,603.79	\$11,148.00	(\$18,456)	166%
11 Taxes & Insurance	\$8,478.19	\$8,683.00	\$205	2%	\$50,775.51	\$52,598.00	\$1,822	3%
12 COST OF OPERATIONS	\$91,864.70	\$90,148.00	(\$1,717)	2%	\$500,484.25	\$525,408.00	\$24,924	5%
13 PROFIT/LOSS FROM OPERATIONS	\$32,401.55	\$20,506.00	\$11,896	58%	\$215,516.09	\$129,937.00	\$85,579	66%
14 Financial Expenses	\$19,606.09	\$19,864.00	\$258	1%	\$117,636.54	\$119,474.00	\$1,837	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$6,023.78	\$6,000.00	(\$24)	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$11,795.46	(\$358.00)	\$12,153	3395%	\$91,855.77	\$4,463.00	\$87,393	1958%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$349,969.20	\$349,968.00	(\$1)	0%
19 NET PROFIT OR LOSS	(\$46,532.74)	(\$58,686.00)	\$12,153	21%	(\$258,113.43)	(\$345,505.00)	\$87,392	25%
20 Reserves	\$240.04	(\$465.00)	(\$705)	152%	\$1,352.88	(\$3,046.00)	(\$4,399)	144%
21 NET CASH SURPLUS	(\$46,772.78)	(\$58,221.00)	\$11,448	20%	(\$259,466.31)	(\$342,459.00)	\$82,993	24%
22 Capital Expenditure	\$0.00	\$5,000.00	\$5,000	100%	\$13,746.55	\$41,191.00	\$27,444	67%

ECONOMIC OCCUPANCY

104.70%

102.92%

**Ella at Encore
Water Fall
June 30, 2019**

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$ 425,000
Cash Available as of June 30, 2019	190,143
Additional Cash Needed to Pay off Deferred Developer Fee	\$ 234,857

Cash Flow

Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

Cash Flow where positive is distributed in the following order of priority:

1. To pay special limited partner for priority distributions	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$ -
3. To pay any deferred developer fees.	\$ 425,000
4. To pay any development deficit loans or operating expense loans outstanding.	\$ 154,591
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 824,023
(b) The THA Land Loan	\$ 1,600,000
(c) The THA RHF loan	\$ 4,946,229
(d) The THA Capital Loan	\$ 2,563,806
(e) The THA NSP2 loan	\$ 1,000,000
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 2,500,000
(g) The THA AHP loan	\$ 1,000,000
6. To pay partnership management fees	\$ 30,000
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

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

Trio at Encore Monthly Executive Summary

Physical Occupancy **94.30%**
 Ending Cash **\$325,198** Payables **\$10,883**
 Accruals **\$14,063**

	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	\$89,615.00	\$74,030.00	\$15,585	21%	\$520,159.98	\$442,630.00	\$77,530	18%
Rent Rev - Tenant Subsidy Payment	\$56,962.00	\$66,080.00	(\$9,118)	14%	\$359,110.02	\$390,159.00	(\$31,049)	8%
TOTAL MARKET RENT	\$146,577.00	\$140,110.00	\$6,467	5%	\$879,270.00	\$832,789.00	\$46,481	6%
Rent Rev - Foregone (Lost) Rent	(\$4,463.00)	(\$7,190.00)	\$2,727	38%	(\$40,527.15)	(\$51,011.00)	\$10,484	21%
Rent Rev - Excess Income	\$429.00	\$0.00	\$429	100%	\$602.00	\$0.00	\$602	100%
GROSS POSSIBLE	\$142,543.00	\$132,920.00	\$9,623	7%	\$839,344.85	\$781,778.00	\$57,567	7%
Vacancy - Apartments	(\$10,556.62)	(\$7,006.00)	(\$3,551)	51%	(\$37,039.41)	(\$41,639.00)	\$4,600	11%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$3,750.00)	(\$3,750.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$11,181.62)	(\$7,631.00)	(\$3,551)	47%	(\$40,789.41)	(\$45,389.00)	\$4,600	10%
2 NET RENTAL INCOME	\$131,361.38	\$125,289.00	\$6,072	5%	\$798,555.44	\$736,389.00	\$62,166	8%
Laundry & Vending Rev	\$120.00	\$380.00	(\$260)	68%	\$825.00	\$2,160.00	(\$1,335)	62%
Tenant Charges	\$1,240.00	\$1,890.00	(\$650)	34%	\$5,760.00	\$11,624.00	(\$5,864)	50%
Tenant Charges - Water Sewer Reimb	\$7,432.45	\$9,984.00	(\$2,552)	26%	\$45,043.22	\$59,494.00	(\$14,451)	24%
Damages & Cleaning	\$533.94	\$350.00	\$184	53%	\$3,962.07	\$2,100.00	\$1,862	89%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$492.87	\$0.00	\$493	100%
Misc Rev	\$844.57	\$150.00	\$695	463%	\$5,500.84	\$1,500.00	\$4,001	267%
TOTAL OTHER REVENUE	\$10,170.96	\$12,754.00	(\$2,583)	20%	\$61,584.00	\$76,878.00	(\$15,294)	20%
3 TOTAL REVENUE	\$141,532.34	\$138,043.00	\$3,489	3%	\$860,139.44	\$813,267.00	\$46,872	6%
4 Administrative Exp	\$12,874.78	\$13,964.00	\$1,089	8%	\$86,485.22	\$90,623.00	\$4,138	5%
5 Payroll Exp	\$26,986.99	\$30,736.00	\$3,749	12%	\$157,001.62	\$180,464.00	\$23,462	13%
6 Utilities Exp	\$23,688.28	\$24,035.00	\$347	1%	\$133,914.21	\$125,826.00	(\$8,088)	6%
7 Supplies & Repairs	\$3,040.07	\$3,760.00	\$720	19%	\$14,202.59	\$16,015.00	\$1,812	11%
8 Contract Services	\$13,802.53	\$7,409.00	(\$6,394)	86%	\$42,468.66	\$36,240.00	(\$6,229)	17%
9 Turnkey/Lease Exp	\$1,490.00	\$1,330.00	(\$160)	12%	\$15,584.39	\$5,315.00	(\$10,269)	193%
10 Other Operating Exp	\$1,140.10	\$600.00	(\$540)	90%	\$6,613.61	\$4,890.00	(\$1,724)	35%
11 Taxes & Insurance	\$14,547.73	\$16,105.00	\$1,557	10%	\$93,123.37	\$97,048.00	\$3,925	4%
12 COST OF OPERATIONS	\$97,570.48	\$97,939.00	\$369	0%	\$549,393.67	\$556,421.00	\$7,027	1%
13 PROFIT/LOSS FROM OPERATIONS	\$43,961.86	\$40,104.00	\$3,858	10%	\$310,745.77	\$256,846.00	\$53,900	21%
14 Financial Expenses	\$37,086.69	\$38,942.00	\$1,855	5%	\$224,215.54	\$234,166.00	\$9,950	4%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$6,000.00	\$6,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$2,167.18	\$0.00	(\$2,167)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$5,875.17	\$162.00	\$5,713	3527%	\$78,363.05	\$16,680.00	\$61,683	370%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$343,134.00	\$318,000.00	(\$25,134)	8%
19 NET PROFIT OR LOSS	(\$51,313.83)	(\$52,838.00)	\$1,524	3%	(\$264,770.95)	(\$301,320.00)	\$36,549	12%
20 Reserves	(\$9,983.82)	(\$15,395.00)	(\$5,411)	35%	(\$30,245.91)	(\$92,884.00)	(\$62,638)	67%
21 NET CASH SURPLUS	(\$41,330.01)	(\$37,443.00)	(\$3,887)	10%	(\$234,525.04)	(\$208,436.00)	(\$26,089)	13%
22 Capital Expenditure	\$0.00	\$8,333.00	\$8,333	100%	(\$13,910.00)	\$96,498.00	\$110,408	114%
ECONOMIC OCCUPANCY	102.83%				104.76%			

**Trio at Encore
Water Fall
June 30, 2019**

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$ 750,000
Cash Available as of June 30, 2019	325,198
Additional Cash Needed to Pay off Deferred Developer Fee	\$ 424,802

Cash Flow

Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

Cash Flow where positive is distributed in the following order of priority:

1. To pay special limited partner for priority distributions.	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii).	\$ -
3. To pay any deferred developer fees.	\$ 750,000
4. To pay any development deficit loans or operating expense loans outstanding.	\$ -
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 2,886,467
(b) The THA Land Loan	\$ 1,425,000
(c) The THA RHF loan	\$ 2,836,374
(d) The THA Capital Loan	\$ 2,500,000
(e) The THA NSP2 loan	\$ 3,385,000
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 2,000,000
6. To pay partnership management fees.	\$ 10,000
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

Reed at Encore Monthly Executive Summary

	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	\$46,858.00	\$31,810.00	\$15,048	47%	\$288,847.64	\$190,860.00	\$97,988	51%
Rent Rev - Tenant Subsidy Payment	\$101,170.00	\$102,249.00	(\$1,079)	1%	\$599,554.00	\$603,763.00	(\$4,209)	1%
TOTAL MARKET RENT	\$148,028.00	\$134,059.00	\$13,969	10%	\$888,401.64	\$794,623.00	\$93,779	12%
Rent Rev - Foregone (Lost) Rent	(\$13,362.00)	(\$14,473.00)	\$1,111	8%	(\$90,935.68)	(\$96,569.00)	\$5,633	6%
Rent Rev - Excess Income	\$431.00	\$0.00	\$431	100%	\$478.00	\$0.00	\$478	100%
GROSS POSSIBLE	\$135,097.00	\$119,586.00	\$15,511	13%	\$797,943.96	\$698,054.00	\$99,890	14%
Vacancy - Apartments	(\$2,920.00)	(\$4,022.00)	\$1,102	27%	(\$9,106.99)	(\$23,839.00)	\$14,732	62%
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	(\$2,920.00)	(\$4,022.00)	\$1,102	27%	(\$9,134.93)	(\$23,839.00)	\$14,704	62%
2 NET RENTAL INCOME	\$132,177.00	\$115,564.00	\$16,613	14%	\$788,809.03	\$674,215.00	\$114,594	17%
Laundry & Vending Rev	\$419.00	\$476.00	(\$57)	12%	\$2,491.00	\$2,736.00	(\$245)	9%
Tenant Charges	\$50.00	\$520.00	(\$470)	90%	\$865.00	\$1,765.00	(\$900)	51%
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%	\$365.50	\$0.00	\$366	100%
Misc Rev	\$1,084.66	\$222.00	\$863	389%	\$3,889.42	\$2,332.00	\$1,557	67%
TOTAL OTHER REVENUE	\$1,553.66	\$1,218.00	\$336	28%	\$7,610.92	\$6,833.00	\$778	11%
3 TOTAL REVENUE	\$133,730.66	\$116,782.00	\$16,949	15%	\$796,419.95	\$681,048.00	\$115,372	17%
4 Administrative Exp	\$10,855.02	\$11,208.00	\$353	3%	\$68,987.49	\$78,536.00	\$9,549	12%
5 Payroll Exp	\$22,099.25	\$27,585.00	\$5,486	20%	\$135,265.44	\$165,848.00	\$30,583	18%
6 Utilities Exp	\$23,892.80	\$10,758.00	(\$13,135)	122%	\$135,312.81	\$112,321.00	(\$22,992)	20%
7 Supplies & Repairs	\$1,811.48	\$3,420.00	\$1,609	47%	\$6,274.65	\$16,150.00	\$9,875	61%
8 Contract Services	\$7,864.80	\$6,854.00	(\$1,011)	15%	\$36,751.32	\$40,457.00	\$3,706	9%
9 Turnkey/Lease Exp	\$32.10	\$1,035.00	\$1,003	97%	\$1,626.52	\$3,200.00	\$1,573	49%
10 Other Operating Exp	\$2,795.02	\$747.00	(\$2,048)	274%	\$7,457.69	\$5,059.00	(\$2,399)	47%
11 Taxes & Insurance	\$9,820.24	\$10,097.00	\$277	3%	\$59,415.01	\$58,600.00	(\$815)	1%
12 COST OF OPERATIONS	\$79,170.71	\$71,704.00	(\$7,467)	10%	\$451,090.93	\$480,171.00	\$29,080	6%
13 PROFIT/LOSS FROM OPERATIONS	\$54,559.95	\$45,078.00	\$9,482	21%	\$345,329.02	\$200,877.00	\$144,452	72%
14 Financial Expenses	\$29,391.81	\$55,505.00	\$26,113	47%	\$174,583.57	\$327,400.00	\$152,816	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$6,000.00	\$6,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$24,168.14	(\$11,427.00)	\$35,595	312%	\$164,745.45	(\$132,523.00)	\$297,268	224%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$396,324.00	\$396,324.00	\$0	0%
19 NET PROFIT OR LOSS	(\$41,885.86)	(\$77,481.00)	\$35,595	46%	(\$231,578.55)	(\$528,847.00)	\$297,268	56%
20 Reserves	(\$2,105.25)	\$9,844.00	\$11,949	121%	(\$10,742.22)	\$59,064.00	\$69,806	118%
21 NET CASH SURPLUS	(\$39,780.61)	(\$87,325.00)	\$47,544	54%	(\$220,836.33)	(\$587,911.00)	\$367,075	62%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$4,570.93	\$15,600.00	\$11,029	71%

ECONOMIC OCCUPANCY

109.57%

111.34%

Reed at Encore
Water Fall
June 30, 2019

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$ 493,485
Cash Available as of June 30, 2019	<u>940,227</u>
Additional Cash Needed to Pay off Deferred Developer Fee	<u>\$ -</u>

Cash Flow

Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

Cash Flow where positive is distributed in the following order of priority:

1. To pay special limited partner for priority distributions	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$ -
3. To pay any deferred developer fees.	\$ 493,485
4. To pay any development deficit loans or operating expense loans outstanding.	\$ -
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 1,498,709
(b) The THA Land Loan	\$ 1,570,000
(c) The THA RHF loan	\$ 2,191,747
(d) The THA Capital Loan	\$ -
(e) The THA NSP2 loan	\$ -
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 1,500,000
6. To pay partnership management fees	\$ 7,500
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

City, ST: Tampa FL AVP: Dawn A. Wolter
 Month/Year: June-19 Unit: 203

Tempo at Encore Monthly Executive Summary

Physical Occupancy 95.56%
 Ending Cash \$495,120 Payables \$22,991
 Accruals \$7,320

	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	\$117,268.89	\$197,139.00	(\$79,870)	41%	\$901,143.28	\$1,182,834.00	(\$281,691)	24%
Rent Rev - Tenant Subsidy Payment	\$80,895.11	\$0.00	\$80,895	100%	\$287,840.72	\$0.00	\$287,841	100%
TOTAL MARKET RENT	\$198,164.00	\$197,139.00	\$1,025	1%	\$1,188,984.00	\$1,182,834.00	\$6,150	1%
Rent Rev - Foregone (Lost) Rent	(\$1,865.43)	(\$685.00)	(\$1,180)	172%	(\$8,451.14)	(\$4,110.00)	(\$4,341)	106%
Rent Rev - Excess Income	\$1,715.00	\$0.00	\$1,715	100%	\$12,943.65	\$0.00	\$12,944	100%
GROSS POSSIBLE	\$198,013.57	\$196,454.00	\$1,560	1%	\$1,193,476.51	\$1,178,724.00	\$14,753	1%
Vacancy - Apartments	(\$18,794.69)	(\$9,857.00)	(\$8,938)	91%	(\$468,448.21)	(\$373,381.00)	(\$95,067)	25%
Admin Rent Free Unit	\$0.00	(\$1,300.00)	\$1,300	100%	\$0.00	(\$7,800.00)	\$7,800	100%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$18,693.88)	(\$6,350.00)	(\$12,344)	194%
TOTAL VACANCIES	(\$18,794.69)	(\$11,157.00)	(\$7,638)	68%	(\$487,142.09)	(\$387,531.00)	(\$99,611)	26%
2 NET RENTAL INCOME	\$179,218.88	\$185,297.00	(\$6,078)	3%	\$706,334.42	\$791,193.00	(\$84,859)	11%
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	(\$600.00)	\$0.00	(\$600)	100%
Tenant Charges	\$1,350.00	\$1,915.00	(\$565)	30%	\$12,575.00	\$11,115.00	\$1,460	13%
Tenant Charges - Water Sewer Reimb	\$8,068.07	\$10,658.00	(\$2,590)	24%	\$8,068.07	\$55,574.00	(\$47,506)	85%
Damages & Cleaning	\$72.00	\$0.00	\$72	100%	\$72.00	\$0.00	\$72	100%
Misc Rev	\$180.00	\$0.00	\$180	100%	\$3,508.01	\$0.00	\$3,508	100%
TOTAL OTHER REVENUE	\$9,670.07	\$12,573.00	(\$2,903)	23%	\$23,623.08	\$66,689.00	(\$43,066)	65%
3 TOTAL REVENUE	\$188,888.95	\$197,870.00	(\$8,981)	5%	\$729,957.50	\$857,882.00	(\$127,925)	15%
4 Administrative Exp	\$16,211.20	\$16,551.00	\$340	2%	\$88,021.84	\$97,268.00	\$9,246	10%
5 Payroll Exp	\$27,513.37	\$30,893.00	\$3,380	11%	\$189,814.47	\$201,303.00	\$11,489	6%
6 Utilities Exp	\$24,947.13	\$27,715.00	\$2,768	10%	\$102,965.95	\$164,426.00	\$61,460	37%
7 Supplies & Repairs	\$46.62	\$685.00	\$638	93%	\$9,967.55	\$8,510.00	(\$1,458)	17%
8 Contract Services	\$4,204.35	\$3,782.00	(\$422)	11%	\$17,806.83	\$22,533.00	\$4,726	21%
9 Turnkey/Lease Exp	\$129.36	\$535.00	\$406	76%	\$2,267.73	\$1,830.00	(\$438)	24%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,800.00	\$29,075.00	\$275	1%	\$153,974.03	\$171,998.00	\$18,024	10%
12 COST OF OPERATIONS	\$101,852.03	\$109,236.00	\$7,384	7%	\$565,720.50	\$667,868.00	\$102,148	15%
13 PROFIT/LOSS FROM OPERATIONS	\$87,036.92	\$88,634.00	(\$1,597)	2%	\$164,237.00	\$190,014.00	(\$25,777)	14%
14 Financial Expenses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
15 Corp/Partnership Rev	(\$677.40)	\$10,000.00	\$10,677	107%	(\$23,042.66)	\$60,000.00	\$83,043	138%
16 Insurable Losses	\$790.41	\$0.00	(\$790)	100%	\$790.41	\$0.00	(\$790)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$86,923.91	\$78,634.00	\$8,290	11%	\$186,489.25	\$130,014.00	\$56,475	43%
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
19 NET PROFIT OR LOSS	\$86,923.91	\$78,634.00	\$8,290	11%	\$186,489.25	\$130,014.00	\$56,475	43%
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
21 NET CASH SURPLUS	\$86,923.91	\$78,634.00	\$8,290	11%	\$186,489.25	\$130,014.00	\$56,475	43%
22 Capital Expenditure	(\$12,131.40)	\$0.00	\$12,131	100%	\$298,045.72	\$0.00	(\$298,046)	100%
ECONOMIC OCCUPANCY	100.08%				99.62%			

**Tempo at Encore
Water Fall
June 30, 2019**

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$ 124,998
Cash Available as of June 30, 2019	\$ 495,120
Additional Cash Needed to Pay off Deferred Developer Fee	\$ -

Cash Flow
Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

Cash Flow where positive is distributed in the following order of priority:

1. To pay special limited partner for priority distributions	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$ -
3. To pay any deferred developer fees.	\$ 124,998
4. To pay any development deficit loans or operating expense loans outstanding.	\$ -
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ -
(b) The THA Land Loan	\$ -
(c) The THA RHF loan	\$ -
(d) The THA Capital Loan	\$ -
(e) The THA NSP2 loan	\$ -
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ -
6. To pay partnership management fees	\$ -
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The Six Months Ended June 30, 2019

Occupancy Percentage: 95.4%

	Current Month			Fiscal YTD			Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 184,736	178,500	\$ 6,236	\$ 1,079,419	1,071,000	\$ 8,419	\$ 2,142,000	\$ 833
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(13,800)	(5,000)	(8,800)	(53,777)	(30,000)	(23,777)	(60,000)	(41)
Economic Rent	\$ 170,936	173,500	(2,564)	1,025,642	1,041,000	(15,358)	2,082,000	791
HUD Public Housing Subsidy	19,875	8,000	11,875	56,979	48,000	8,979	96,000	44
Concessions	-	(750)	750	(1,858)	(4,500)	2,642	(9,000)	(1)
Other Non-Rental Income	7,566	6,775	791	35,158	39,125	(3,967)	78,250	27
Bad Debt	1,420	(3,900)	5,320	(19,713)	(22,400)	2,687	(44,800)	(15)
Total Rental Revenue	\$ 199,797	\$ 183,625	\$ 16,172	\$ 1,096,208	\$ 1,101,225	\$ (5,017)	\$ 2,202,450	\$ 846
Interest Income	2,533	-	2,533	5,936	-	5,936	-	5
Total Revenue	\$ 202,330	\$ 183,625	\$ 18,705	\$ 1,102,144	\$ 1,101,225	\$ 919	\$ 2,202,450	\$ 850
Expenses								
Salaries	15,530	15,658	128	88,572	93,948	5,376	187,896	68
Advertising & Promotion	952	999	47	6,426	8,344	1,918	20,438	5
Maintenance	26,973	43,635	16,662	197,387	236,485	39,098	449,545	152
Administrative	5,922	6,230	308	35,590	46,220	10,630	88,940	27
Turnover Expenses	12,338	10,400	(1,938)	43,284	61,600	18,316	122,800	33
Utilities	4,626	8,800	4,174	43,234	52,800	9,566	105,600	33
Professional Fees	1,990	4,200	2,210	46,810	25,200	(21,610)	50,400	36
Insurance and Taxes	15,654	15,995	341	93,376	95,970	2,594	191,940	72
Management Fee	8,932	8,850	(82)	51,489	53,100	1,611	106,200	40
Total Expenses	\$ 92,918	\$ 114,767	\$ 21,849	\$ 606,167	\$ 673,667	\$ 67,500	\$ 1,323,759	\$ 468
Net Operating Income	\$ 109,412	\$ 68,858	\$ 40,554	\$ 495,978	\$ 427,558	\$ 68,420	\$ 878,691	\$ 383
Debt Service - (Mortgage Principle)								
Debt Service - (Mortgage Principle)	19,224	19,697	473	115,344	116,756	1,412	236,970	89
Interest	52,755	45,421	(7,334)	318,561	273,953	(44,608)	544,448	246
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,089	(5,357)	170,678	138,530	(32,148)	277,067	132
Replacement Reserves	3,790	3,790	-	22,740	22,740	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ 5,197	\$ (23,139)	\$ 52,772	\$ (131,346)	\$ (124,421)	\$ (6,925)	\$ (225,274)	\$ (101)

Tampa Housing Authority
 Osborne Landing, LTD. 43 Units
 For the Seven Months Ended July 31, 2019

Occupancy Percentage: 97.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 23,002	\$ 20,401	\$ 2,602	\$ 163,283	\$ 142,805	\$ 20,479	\$ 244,808	\$ 542
Subsidies / Grant Income	7,311	9,583	(2,272)	55,100	67,083	(11,983)	115,000	\$ 183
Other Revenue	-	-	-	2,118	-	2,118	-	\$ 7
Total Revenue	\$ 30,313	\$ 29,984	\$ 329	\$ 220,501	\$ 209,888	\$ 10,613	\$ 359,808	\$ 733
Expenses								
Admin Salaries / Benefits	4,035	4,206	172	30,079	29,445	(634)	50,477	\$ 100
Administrative Expenses	3,216	3,505	289	17,974	24,533	6,559	38,550	\$ 60
Management Fees	1,360	1,360	-	9,543	9,520	(23)	16,320	\$ 32
Utilities	944	782	(163)	5,986	5,472	(514)	9,380	\$ 20
Maintenance Salary / Benefits	4,331	4,505	174	30,930	31,535	605	54,061	\$ 103
Maintenance Expenses	2,210	2,125	(85)	19,384	14,875	(4,509)	25,500	\$ 64
Contracted Maintenance Services	5,943	4,400	(1,543)	28,607	30,798	2,191	52,797	\$ 95
General Expenses	5,842	8,664	2,821	26,221	60,470	34,249	109,296	\$ 87
Total Expenses	\$ 27,881	\$ 29,546	\$ 1,665	\$ 168,724	\$ 206,649	\$ 37,925	\$ 356,382	\$ 561
Net Operating Income	\$ 2,432	\$ 438	\$ 1,994	\$ 51,777	\$ 3,239	\$ 48,538	\$ 3,426	\$ 172
Replacement Reserve	1,254	1,254	-	8,779	8,779	-	15,050	\$ 29
Operating Income after Reserves	\$ 1,178	\$ (816)	\$ 1,994	\$ 42,998	\$ (5,540)	\$ 48,538	\$ (11,624)	\$ 143

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of July 2019, the Asset Management Department participated in a GHS-Hazardous chemical training conducted by Zenith Insurance Company. The training was designed to help the office staff, as well as, the maintenance team establish proper procedures when handling hazardous chemicals.

Members of the Asset Management team joined the Assisted Housing Department in a public forum on the concept of merging the project-based section 8 waitlist. The intent of the public forum was to gather feedback from the general public on their thoughts and feelings on having a consolidated, single waitlist for all the properties.

With the assistance of our IT Department, Asset Management was able to activate a new web-based resident portal called Rent café at the properties. The portal allows for the residents to pay their rent, create work orders and recertify for eligibility all online. The initial implementation of the portal was made available to the residents at the Arbors at Padgett Estate. Letters have gone out to the remaining southern scattered sites properties for the residents to sign up.

Encore Properties

Management of the Tempo at Encore has successfully moved one hundred ninety-nine (199) families (98% occupied), including all sixty-one (61) market units into their new home. The property has started the process of converting the construction financing to permanent financing which should be completed in 30 days.

The Ella at Encore procured a painting company to repaint the exterior of the building. The project is complete and has drastically improved the curb appeal. The Reed at Encore vacant retail space is currently under construction for the new state of the art medical clinic. Bay Care Health Services has signed a long term lease to occupy the 3,000sf suite that is being built-out.

Cedar Pointe Apartments

Cedar Pointe Phase II recently held an celebratory open house for the completion and lease-up of the twenty-four (24) affordable units. The open house was to commensurate another successful collaboration with the Tampa Housing Authority and Hillsborough County Affordable Housing Division.

Belmont Heights Estate

Wilbert Davis Boys & Girls renovations using the City of Tampa CDGB funds is progressing very well. The project is 75% complete and is scheduled to close out at the end of August. The U.S. Department of HUD conducted a REAC inspection at Belmont Heights Phase III. The property passed its inspection.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

July 2019

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.41%	99.11%
Robles, LLC	84.01%	92.79%
Scruggs Manor, LLC	99.66%	96.55%
Azzarelli	99.93%	96.67%
Scruggs Manor	99.53%	96.51%
Seminole, LLC	96.09%	97.63%
Seminole Park	96.00%	98.00%
Moses White Estates	96.20%	97.10%
Shimberg, LLC	99.44%	95.15%
Shimberg Estates	99.44%	97.44%
Squire Villa	96.00%	90.00%
C. Blythe Andrews	99.22%	94.74%
Arbors, LLC	98.96%	96.86%
Arbors at Padgett Estates	99.04%	97.48%
Azeele	99.87%	100.00%
Bay Ceia Apartments	98.67%	95.00%
Soho Place Apartments	98.29%	100.00%
St. Louis/St. Conrad	99.93%	87.50%
Overall Average	96.89%	96.25%

July 2019

Tenant Accounts Receivable

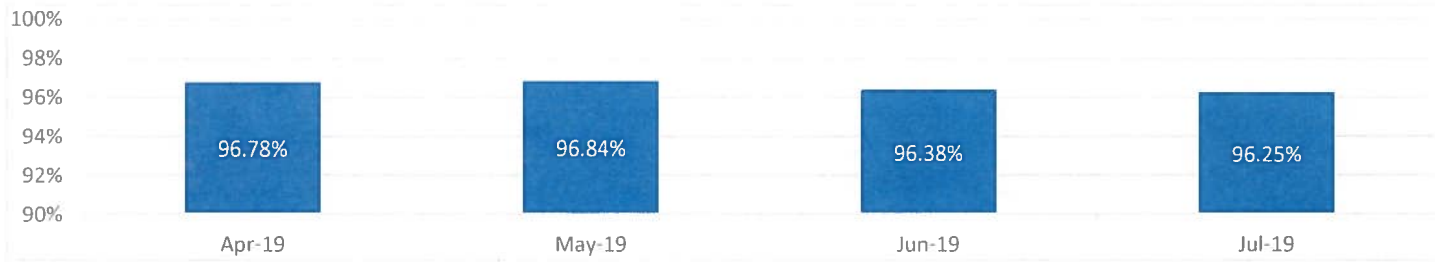
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$748,198.37	\$12,072.40	\$7,650.40	\$0.00	\$0.00	\$4,422.00	99.41%
Robles Park, LLC	\$212,118.71	\$53,229.70	\$15,931.96	\$0.00	\$3,383.00	\$33,914.74	84.01%
Scruggs Manor, LLC	\$109,015.20	\$1,391.82	\$1,017.82	\$0.00	\$0.00	\$374.00	99.66%
Azzarelli	\$35,417.00	\$229.00	\$204.00	\$0.00	\$0.00	\$25.00	99.93%
Scruggs Manor	\$73,598.20	\$1,162.82	\$813.82	\$0.00	\$0.00	\$349.00	99.53%
Seminole Park, LLC	\$183,571.70	\$8,728.32	\$1,391.39	\$0.00	\$151.00	\$7,185.93	96.09%
Seminole Park	\$106,257.20	\$5,224.83	\$824.00	\$0.00	\$151.00	\$4,249.83	96.00%
Moses White Estates	\$77,314.50	\$3,503.49	\$567.39	\$0.00	\$0.00	\$2,936.10	96.20%
Shimberg, LLC	\$162,401.40	\$5,302.63	\$3,422.00	\$0.00	\$0.00	\$1,880.63	98.84%
Shimberg Estates	\$79,006.40	\$1,492.00	\$1,046.00	\$0.00	\$0.00	\$446.00	99.44%
Squire Villa	\$24,351.00	\$973.00	\$0.00	\$0.00	\$0.00	\$973.00	96.00%
C.B. Andrews	\$59,044.00	\$2,837.63	\$2,376.00	\$0.00	\$0.00	\$461.63	99.22%
Arbors, LLC	\$182,322.81	\$20,926.38	\$10,150.34	\$0.00	\$8,876.00	\$1,900.04	98.96%
Arbors at Padgett	\$107,755.24	\$13,157.97	\$9,252.75	\$0.00	\$2,875.00	\$1,030.22	99.04%
Azeele	\$4,497.00	\$5.90	\$0.00	\$0.00	\$0.00	\$5.90	99.87%
Bay Ceia Apartments	\$45,250.97	\$6,598.51	\$876.59	\$0.00	\$5,120.00	\$601.92	98.67%
Soho Place	\$14,907.60	\$1,136.00	\$0.00	\$0.00	\$881.00	\$255.00	98.29%
St. Louis/St. Conrad	\$9,912.00	\$28.00	\$21.00	\$0.00	\$0.00	\$7.00	99.93%
Totals	\$1,597,628.19	\$101,651.25	\$39,563.91	\$0.00	\$12,410.00	\$49,677.34	96.89%

Reporting Month: July 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	445	4	2	99.11%
Robles, LLC	432	1	1	0	430	399	31	4	92.79%
Scruggs Manor, LLC	116	0	0	0	116	112	4	4	96.55%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	83	3	3	96.51%
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	157	8	6	95.15%
Shimberg Estates	78	0	0	0	78	76	2	1	97.44%
Squire Villa	30	0	0	0	30	27	3	2	90.00%
C.B. Andrews	57	0	0	0	57	54	3	3	94.74%
Arbors, LLC	191	0	0	0	191	185	6	3	96.86%
Arbors at Padgett	119	0	0	0	119	116	3	1	97.48%
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	7	1	0	87.50%
Total	1,523	2	1	0	1,520	1,463	57	23	96.25%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

96.25%



Agency Wide	Apr-19	May-19	Jun-19	Jul-19
Total Units	1,523	1,523	1,523	1,523
Service/Non-Dwelling	2	2	2	2
Fire Casualty	1	1	1	1
Conversion units	0	0	0	0
Demolition units	0	0	0	0
Modernization	0	0	0	0
Available	1,520	1,520	1,520	1,520
Occupied	1,471	1,472	1,465	1,463
Vacant	49	48	55	57
% Occupancy Rate	96.78%	96.84%	96.38%	96.25%

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

Department of Assisted Housing
Margaret Jones, Director

A public meeting was held for July 23rd to discuss the merging of all THA waitlists except for Robles and elderly site-based lists. There were a few stakeholders that attend the meeting. Another meeting is scheduled for September 25th at 6 pm.

The HUDVASH RFP was released to project based HUDVASH vouchers; however, THA did not receive any bids after 2 attempts. Working with the community key players to increase the utilization of the HUDVASH vouchers. It appears that due to the way the veterans are screened using a community system, has reduced the utilization of the vouchers.

The scanning stations are up and running in the customer service area. The four scanning stations will allow families to scan all documents, receive a receipt for their transactions and will no longer have to wait to be seen. All customer service staff have been trained to utilize the stations. We will now move forward and create landlord/owner Kiosk stations as well as online landlord briefings.

Our 6th Annual Race to End Homelessness is scheduled for February 15th, 2020 and again looking for runners and sponsors!

A new NOFA has been released for Section 811 Mainstream vouchers. THA will move forward and applying for an additional 100 increments. THA was awarded 55 vouchers November 2018.

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	353
Workshops	2
Graduates	210
Homeownership	4
Escrow	59%

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. New funding award has been released in the amount of \$700,000 effective October 1st, 2019.

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 44 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 18 families a month
 The current attrition rate for VREG is 47 families a month
 Average HAP is \$689

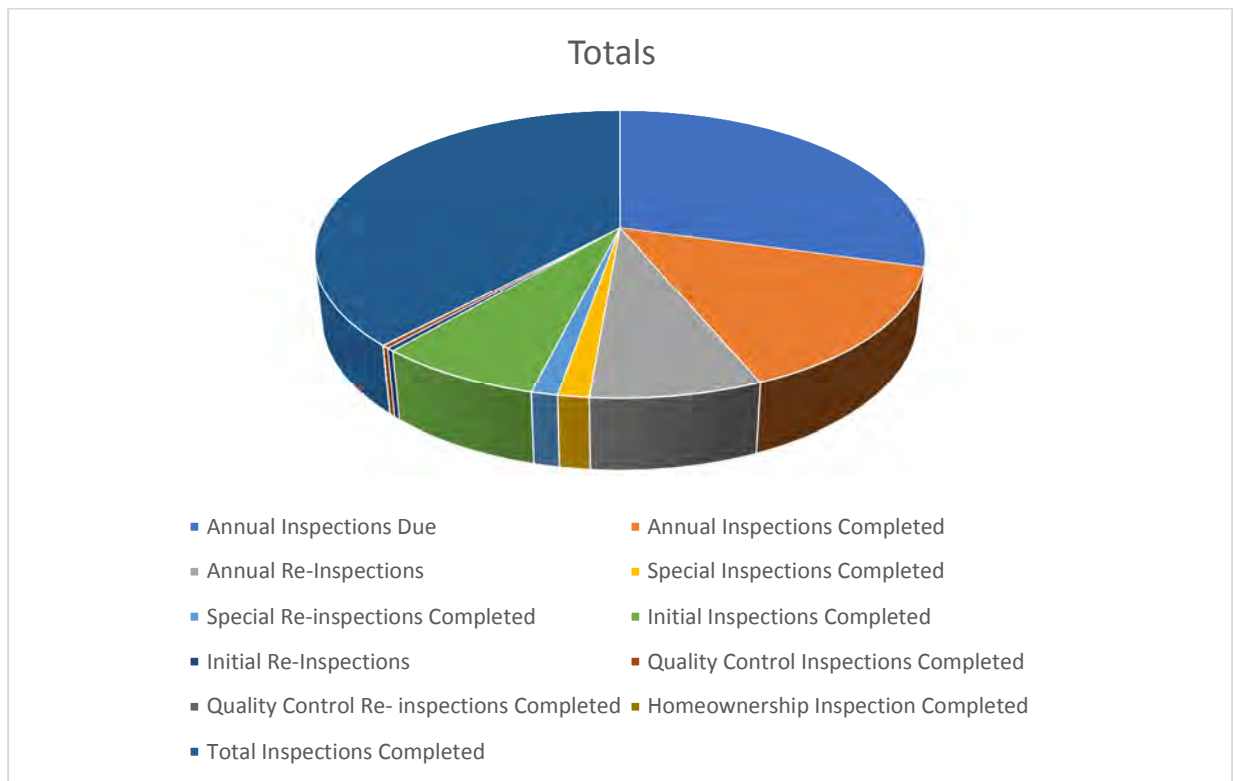
<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,578	99% Monthly	
RAD	1,601	1,506	94% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,244,691	\$6,947,577	96%	97%

SEMAP REVIEW

	Possible	FY2019-20
	Points	June
Indicator 1: Selection from the Waiting List	15	15
Indicator 2: Rent Reasonableness	20	15
Indicator 3: Determination of Adjusted Income	20	20
Indicator 4: Utility Allowance Schedule	5	5
Indicator 5: HQS Quality Control Inspections	5	5
Indicator 6: HQS Enforcement	10	0
Indicator 7: Expanding Housing Opportunities	5	5
BONUS Indicator: De-concentration	0	0
Indicator 8: Payment Standards	5	5
Indicator 9: Annual Reexaminations	10	10
Indicator 10: Correct Tenant Rent Calculations	5	0
Indicator 11: Pre-Contract HQS Inspections	5	5
Indicator 12: Annual HQS Inspections	10	5
Indicator 13: Lease-Up	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	135
	100%	93%

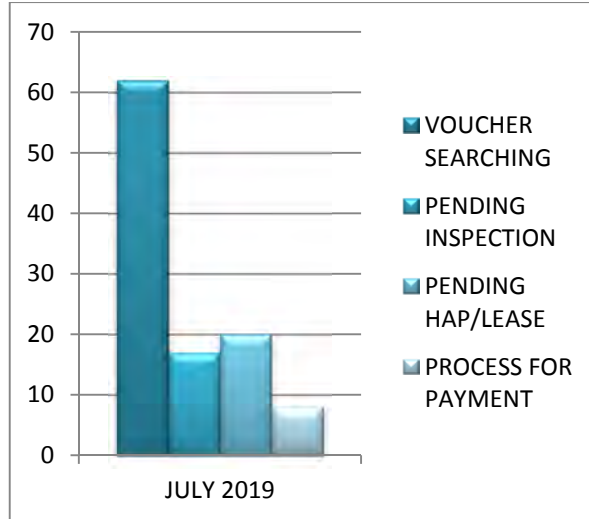
INSPECTION TYPE	Totals
Annual Inspections Due	844
Annual Inspections Completed	415
Annual Re-Inspections	221
Special Inspections Completed	40
Special Re-inspections Completed	34
Initial Inspections Completed	212
Initial Re-Inspections	10
Quality Control Inspections Completed	9
Quality Control Re- inspections Completed	0
Homeownership Inspection Completed	1
Total Inspections Completed	1097

July 2019

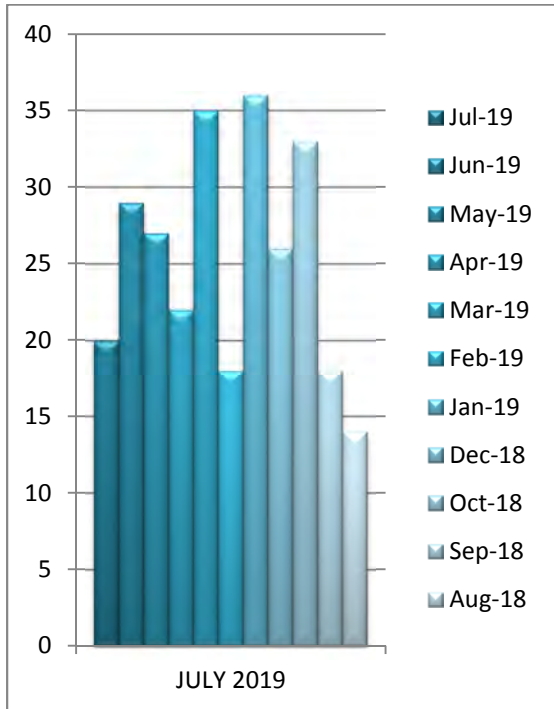


WAITING LIST REPORT JULY 2019

VOUCHER SEARCHING	62
PENDING INSPECTION	17
PENDING HAP/LEASE	20
PROCESS FOR PAYMENT	8
To issue 07/2019	

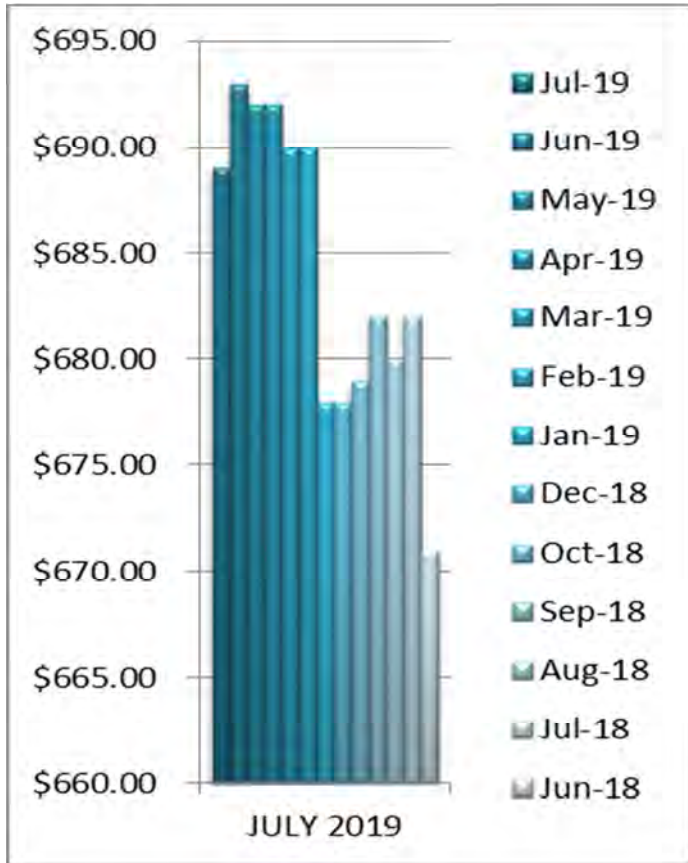


NEW PARTICIPATING OWNERS



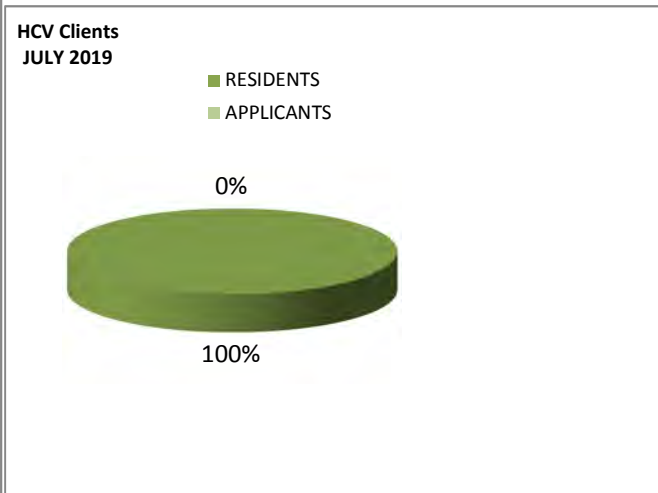
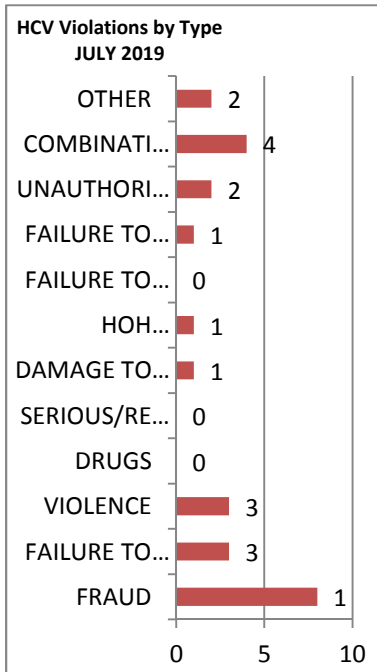
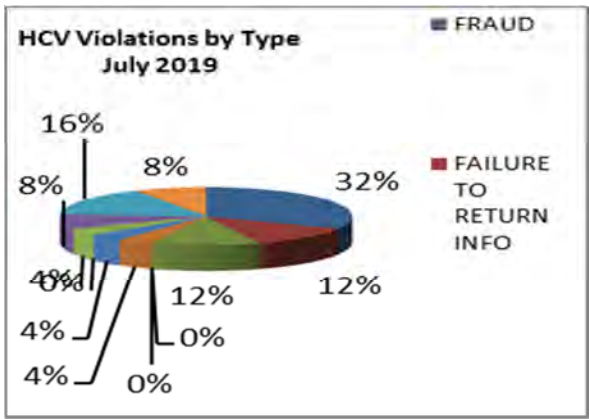
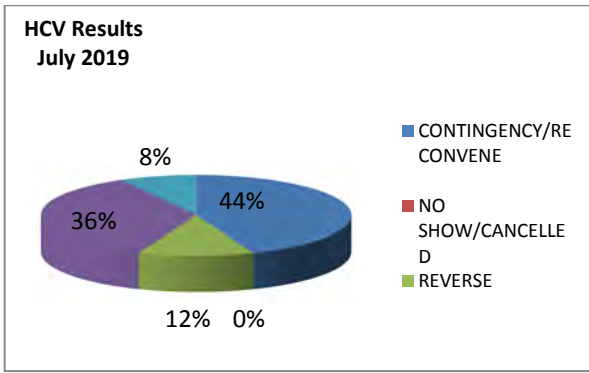
JULY 2019	20
JUNE 2019	29
MAY 2019	27
APRIL 2019	22
MARCH 2019	35
FEBRUARY 2019	18
JANUARY 2019	36
DECEMBER 2018	26
OCTOBER 2018	33
SEPTEMBER 2018	18
AUGUST 2018	14

HOUSING ASSISTANCE PAYMENTS JULY 2019



JULY 2019	\$689.00
JUNE 2019	\$693.00
MAY 2019	\$692.00
APRIL 2019	\$692.00
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

HCV HEARINGS	
CONTINGENCY/RECONVENE	11
NO SHOW/CANCELLED	0
REVERSE	3
UPHOLD	9
RESCHEDULED/OTHER	2
TOTAL	25
FRAUD	8
FAILURE TO RETURN INFO	3
VIOLENCE	3
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	0
DAMAGE TO UNIT	1
HOH /FAMILY MEMBER AWAY FROM UNIT	1
FAILURE TO MAINTAIN HQS	0
FAILURE TO MAINTAIN UTILITIES	1
UNAUTHORIZED PERSON/MOVE	2
COMBINATION	4
OTHER	2
TOTAL	25
RESIDENTS	25
APPLICANTS	
TOTAL	25





Margaret Jones
(MJ3683)
PIC Main

SEMAP

KDHAP

Logoff

- Assessment Profile
- Reports
- Submission

	List	Summary	Certification	Profile	Comments
Field Office:	4DPH MIAMI HUB OFFICE				
Housing Agency:	FL003 TAMPA				
PHA Fiscal Year End:	3/31/2019				

Profile

Profile Number: 1
Points Earned: 140
Total Possible Points: 145
Overall Score(in %): 97
Overall Rating: High
Profile Status: Final Rating
Profile Type: New Certification

Indicator #	Previous Rating	Current Rating
1	NA	15
2	NA	20
3	NA	20
4	NA	5
5	NA	5
6	NA	10
7	NA	5
8	NA	5
9	NA	10
10	NA	5
11	NA	5
12	NA	5
13	NA	20
14	NA	10
Bonus	NA	0

[MTCS Extract Details](#)

Resident Characteristics Report

As of July 31, 2019

Program type : **All Voucher Funded Assistance**

Level of Information : **Housing Agency within State FL**

Effective Dates Included : **April 01, 2018 through July 31, 2019**



Download in Excel



Print Page



Back to Report

NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

HA	ACC Units	50058 Required	50058 Received
FL	113,010	103,316	100,438
FL003 - TAMPA	10,235	10,181	9,979

Income Information

Distribution of Average Annual Income as a % of 50058 Received

HA	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	0	0	0	0	0	0	0	0	100,438	100
FL003 - TAMPA	0	0	0	0	0	0	0	0	9,979	100

Average Annual Income (\$)

HA	Average Annual Income
FL	15,029
FL003 - TAMPA	14,022

Distribution of Annual Income as a % of 50058 Received

HA	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
FL	3	9	31	20	13	9	16
FL003 - TAMPA	5	10	31	20	13	8	13

*Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income ***

HA	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
FL	36	27	61	24	2
FL003 - TAMPA	34	4	60	24	5

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

HA	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
FL	0	0	7	4	9	43	16	21
FL003 - TAMPA	1	0	10	4	9	42	16	19

Average Monthly TTP (\$)

HA	Average Monthly TTP
FL	354
FL003 - TAMPA	329

Distribution of Family Type as a % of 50058 Received

HA	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	10,035	10	525	1	11,682	12	37,963	38	17,963	18	947	1	15,005	15	6,318	6	43,531	43
FL003 - TAMPA	569	6	24	0	1,193	12	3,965	40	1,822	18	85	1	1,627	16	694	7	4,536	45

Average TTP by Family Type (\$)

HA	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
FL	311	454	348	406	292	449	293	411	406
FL003 - TAMPA	295	378	306	365	290	463	279	390	367

Family Race/Ethnicity Information
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<i>Distribution by Head of Household's Race as a % of 50058 Received</i>
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HA	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL	38	61	0	0	0	0	0	0	0
FL003 - TAMPA	33	67	0	0	0	0	0	0	0

<i>Distribution by Head of Household's Ethnicity as a % of 50058 Received</i>

HA	Hispanic or Latino	Non - Hispanic or Latino
FL	26	74
FL003 - TAMPA	25	75

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	26,055	11	81,899	33	83,249	34	23,339	9	29,501	12	3,992	2
FL003 - TAMPA	3,061	12	8,876	35	8,107	32	2,235	9	2,552	10	213	1

Distribution by Household Size as a % of 50058 Received

HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
FL	39	21	16	12	7	3	1	1	0	0
FL003 - TAMPA	40	19	15	12	8	3	1	1	0	0

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
FL	248,035	2.5	100,438
FL003 - TAMPA	25,044	2.5	9,979

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
FL	2	27	34	29	8	1
FL003 - TAMPA	3	26	36	26	7	1

Length of Stay Information

<i>Distribution by Length of Stay as a % of 50058 Received (currently assisted families)</i>												
---	--	--	--	--	--	--	--	--	--	--	--	--

HA	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	13,196	13	6,339	6	19,531	19	20,302	20	32,526	32	7,964	8
FL003 - TAMPA	1,409	14	1,138	11	2,199	22	1,907	19	2,733	27	593	6

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

The Public Safety Department has been receiving complaints of large gatherings of suspicious individuals at the corner of Hernandez and Avon that appear to be selling drugs. We are also receiving complaints of this same nature about the In and Out Market that is across the street from Robles Park on Central Avenue. Currently we have stepped up our safety patrols in these areas and have instructed the Tampa Police Department (TPD) Off Duty Officers to concentrate on these areas, as well. District 3 TPD Commanders and patrol have been made aware of these hot spots, as well. Currently we have two Off Duty TPD Officers patrolling Robles Park from 6PM until 12AM 7 days a week. The public safety patrols are also working these areas on Tuesday thru Saturday from 1PM until 10PM to attempt to eliminate this activity.

Most of the calls for service TPD has been receiving from Robles Park have been for domestic violence and warrant arrest. The Shot Spotter has been at Robles Park for approximately 9 weeks now; during this period, it has dispatched patrols 5 times for shots being fired in and around Robles Park. TPD patrols have responded to all 5 calls within 2 minutes of being dispatched by the Shot Spotter system. Out of the 5 calls one was substantiated by a witness. It was reported that an unknown subject fired a gun out the window of a car and into the air and fled the scene. The other 4 reported cases TPD could find no witnesses, or any evidence at the scene such as shell casings to substantiate the calls.

Several of the Tampa Housing Authority Executive Staff including Mr. Ryans, Mr. Moore, Mr. Bryant, Ms. Brown-Gilmore, Ms. Jones, Robles Park Resident Council President, Ms. Iman, Robles Park residents themselves and myself, the Director of Public Safety, will be meeting with Tampa Police Chief, Brian Dugan and his District 3 Commanders here at 5301 West Cypress. We will be discussing our same concerns about the In and Out Market and the current activities taking place in and around Robles Park; by working together, we can eliminate a lot of these concerns.

Moses White has been experiencing persons openly drinking on the outside of the property on the public sidewalks. The Hillsborough County Sheriff Office (HCSO) has agreed to trespass these individuals from our property even though they are not on our property. This will prevent them from coming onto our property and should eliminate the drinking all together in these areas.

The house we own at 1510 West Spruce was broken into on or about July 30, 2019 at unknown hours. It was empty at the time and there was minor damage to the door where the suspect(s) entered. TPD was called in to investigate the crime scene. No suspects have been identified at this time. Our safety patrols are checking the house during their normal rounds to try and avoid something like this in the future.

All emergency plans have been updated in Facility Dude. We will be setting-up departmental meetings with each director and their staff to show them how to use the Facility Dude app properly. Our goal is to have this completed by August 31, 2019.

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 their 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 that are inoperable, have no valid registration, and are parked on the grass or other illegal parking are also removed from the properties.

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 to help combat crime in our communities.

The Tampa Police Department ROC officers working at all 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.

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	7/01/2019	7/01/2019	19-323773	Public Safety Dept.
Confidential	6/28/2019	7/01/2019	17-370898	Public Safety Dept.
Confidential	6/28/2019	7/01/2019	17-370898	Public Safety Dept.
Confidential	6/25/2019	7/03/2019	17-899063, 18-376158, 19-77020	Public Safety Dept.
Confidential	6/28/2019	7/03/2019	19-69614	Public Safety Dept.
Confidential	6/28/2019	7/11/2019	18-427689	Public Safety Dept.
Confidential	7/15/2019	7/16/2019	19-329592	Public Safety Dept.
Confidential	7/15/2019	7/16/2019	19-338611	Public Safety Dept.
Confidential	7/15/2019	7/16/2019	19-350756	Public Safety Dept.
Confidential	7/15/2019	Under Investigation	19-341988	Public Safety Dept.
Confidential	7/22/2019		19-296582	Public Safety Dept.
Confidential	7/22/2019	7/22/2019	190043235/Fire	Public Safety Dept.
Confidential	7/22/2019	7/25/2019	19-330885, 19-367483	Public Safety Dept.
Confidential	7/25/2019	7/25/2019	19-353133	Public Safety Dept.
Confidential	04/25/2019	8/01/2019	19-199271	Public Safety Dept.
Confidential	7/30/2019	8/01/2019	19-387854	Public Safety Dept.
Confidential	7/31/2019	N/A	19-15805	Public Safety Dept.

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Shimberg	Chevy	03	Gold	DAKH10	Tag don't Belong	N/A	7/05/19
SOHO Apt.	Chrysler	N/A	Grey	KWBX90	No Parking Permit	N/A	7/06/19
Robles Park	Kig	N/A	Grey	AENZ54	No Permit	N/A	7/6/219
Robles Park	Hyundai	N/A	White	EYW617	No Permit	N/A	7/06/19
JL. Young	Ford	N/A	Marron	Z73AGY	No Registered	N/A	7/7/19
Robles Park	Buick	N/A	Silver	N/A	Abandoned Plat	N/A	7/12/19
Robles Park	Nissan	N/A	Green	N/A	No Permit	N/A	7/13/19
JL. Young	Chevy	N/A	Silver	N/A	No Permit	N/A	7/13/19
Robles Park	Nissan	N/A	Silver	N/A	No Permit	N/A	7/13/19
Moses White	Nissan	N/A	White	N/A	Expired Tag	N/A	7/14/19
Shimberg	Nissan	N/A	Silver	N/A	No Tag	N/A	7/16/19
SOHO Apt.	Chevy	N/A	Silver	N/A	No Parking Permit	N/A	7/18/19
Robles Park	Karasaki	N/A	Red	N/A	MGR Request	N/A	7/27/19
Robles	KYMCO	N/A	Red	N/A	MGR Request	N/A	7/27/19
Robles Park	Nissan	N/A	Green	JMF592	MGR Request	N/A	7/21/19
SOHO Apt	VW	N/A	White	JUCI 97	No Permit	N/A	7/30/19
SOHO Apt	Hyundai	N/A	Gold	IQJX29	No Permit	N/A	7/30/19

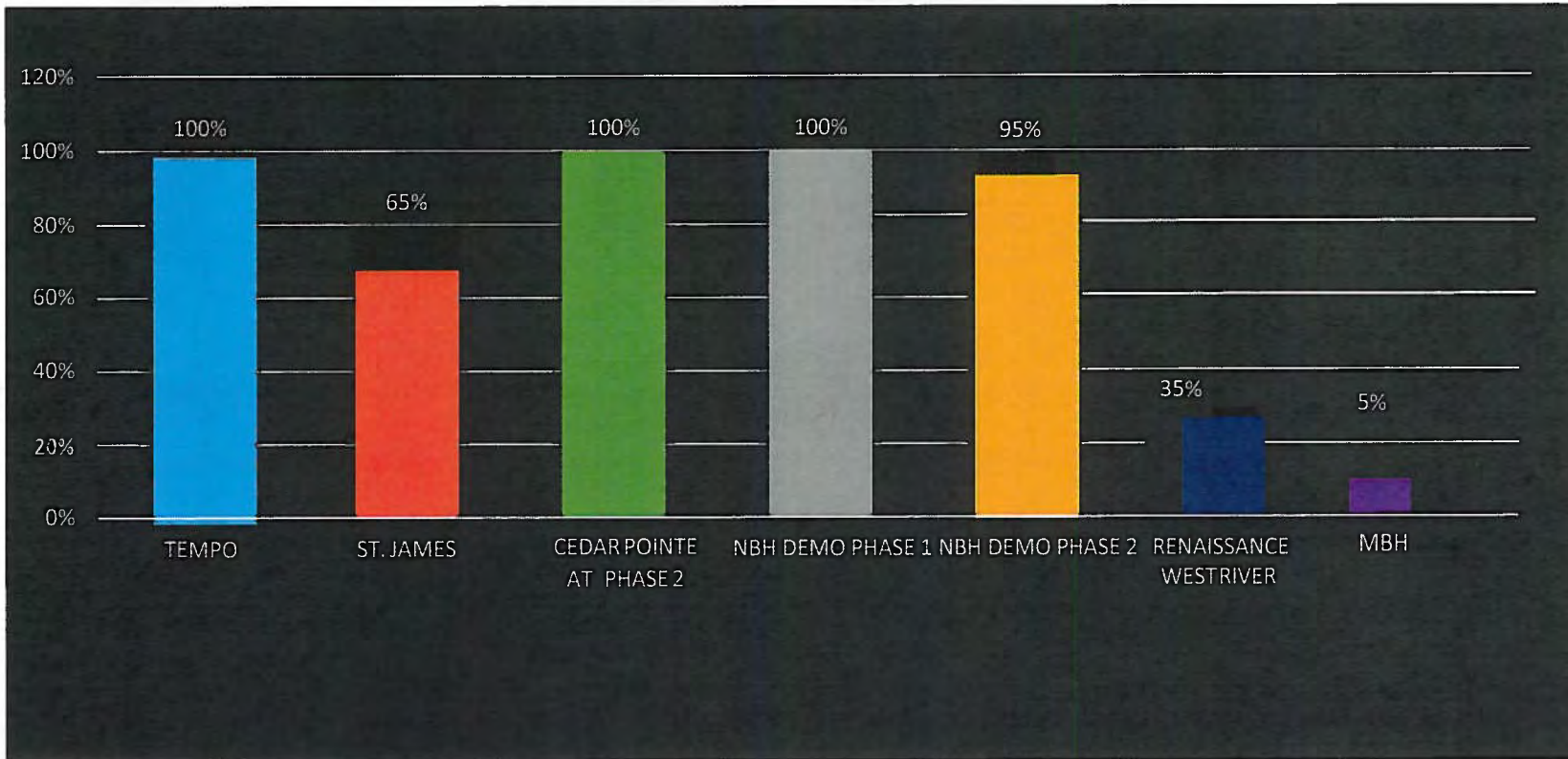
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	6/24/2019	7/15/2019	PO BOX 82502	HCSO
Confidential	6/27/2019	7/15/2019	No Records Found	HCSO
Confidential	6/27/2019	7/15/2019	No Records Found	HCSO
Confidential	6/27/2019	7/15/2019	No Records Found	HCSO
Confidential	6/24/2019	7/15/2019	No Records found	HCSO
Confidential	6/24/2019	7/15/2019	No Records found	HCSO
Confidential	7/10/2019	7/23/2019	No Records found	Eckerd
Confidential	7/10/2019	7/23/2019	7901 N. Boulevard Tampa Fl.33604	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	19030 Fern Meadow Loop, Lutz Fl.33558	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	8621 N. 14 th Street Tampa Fl.33604	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	1522 E. 139 th Ave Tampa Fl.33613	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd
Confidential	7/10/2019	7/23/2019	705 E. Humphrey Tampa Fl.33604	Eckerd
Confidential	7/10/2019	7/23/2019	No Records Found	Eckerd

HOUSING AUTHORITY of the CITY of TAMPA BOARD SUMMARY
REPORT

August 2019

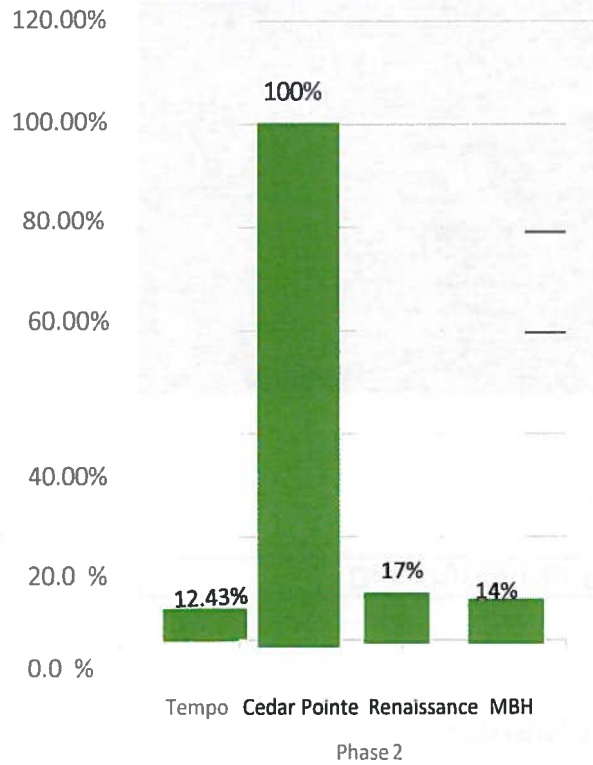
Department of Real Estate Development David Iloanya, Director

MAJOR ACTIVE PROJECTS

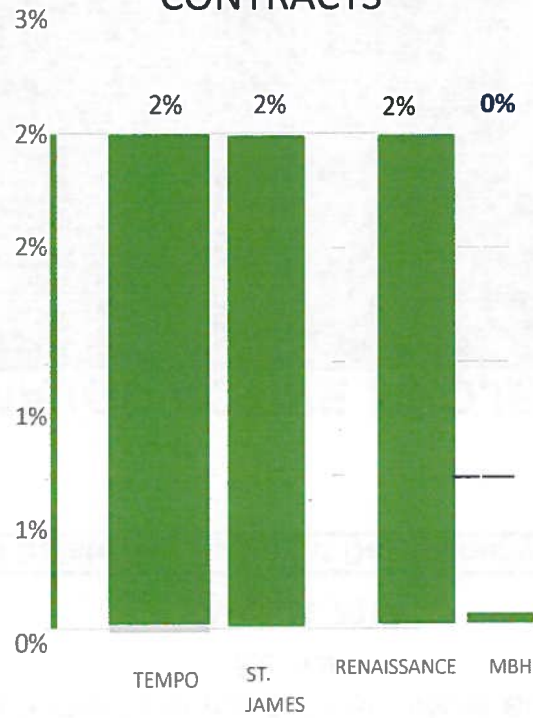


MBE and HUD Section 3 Contractors & Individuals

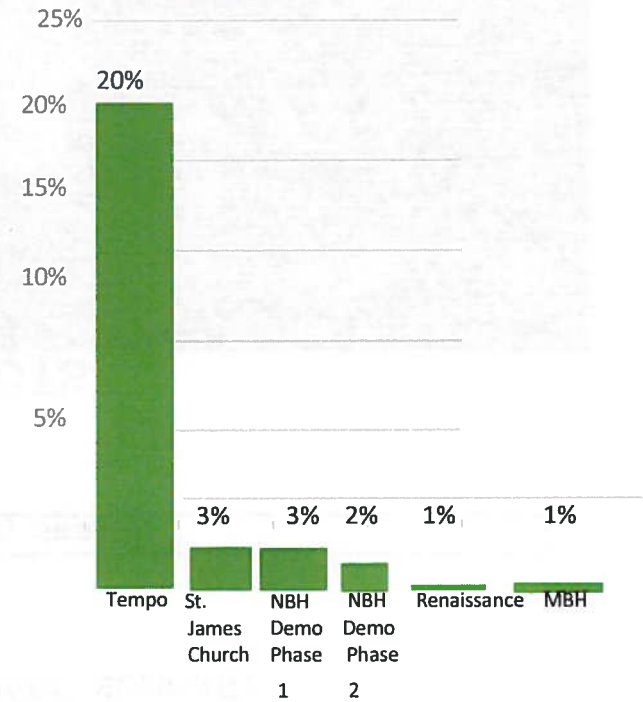
MBE CONTRACTS



SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

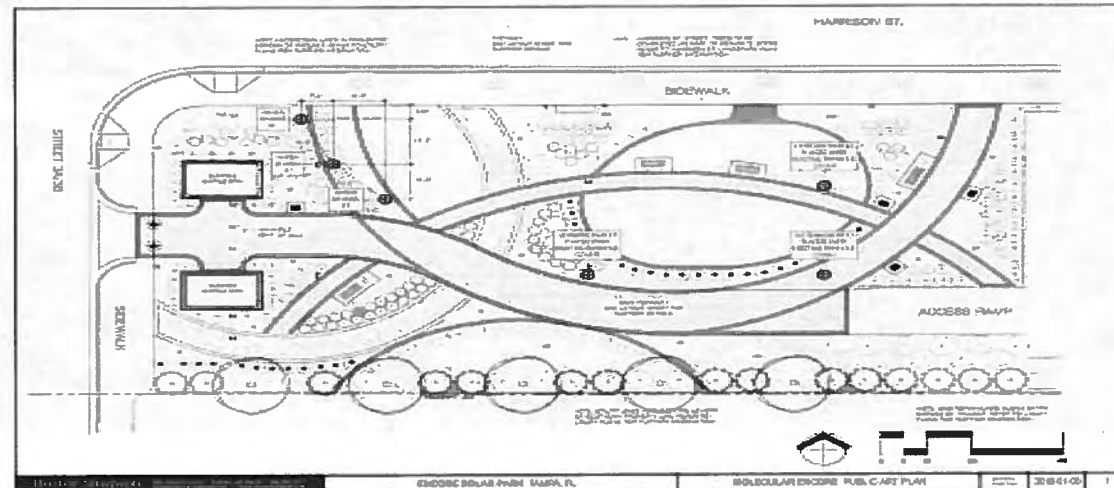




Art pieces are being fabricated. Electrical layout, fabrication design and installation are all scheduled for completion, September 2019.

ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

- Public Art Project is a unique partnership between Tampa Housing authority, the City of Tampa Public Art Program and the School of Architecture, University of South Florida.
- WATER BEARERS** consist of a procession of three metaphorical figures carrying water. The Water Bearers relate to the large storm water cistern that takes up the entire site below grade as water conservation and detention system – complementing the Technology Park’s sustainable agenda
- CISTERN DRUMS** Is an interactive sculpture that engages the large cistern below as a resonating chamber as a musical instrument. As with the Water Bearers, Cistern Drums will be internally illuminated to provide an evening luminaria to guide visitors through the park and adding to ambiance.



Front doors and glass transom now fully restored, per City of Tampa historic preservation ARC requirements

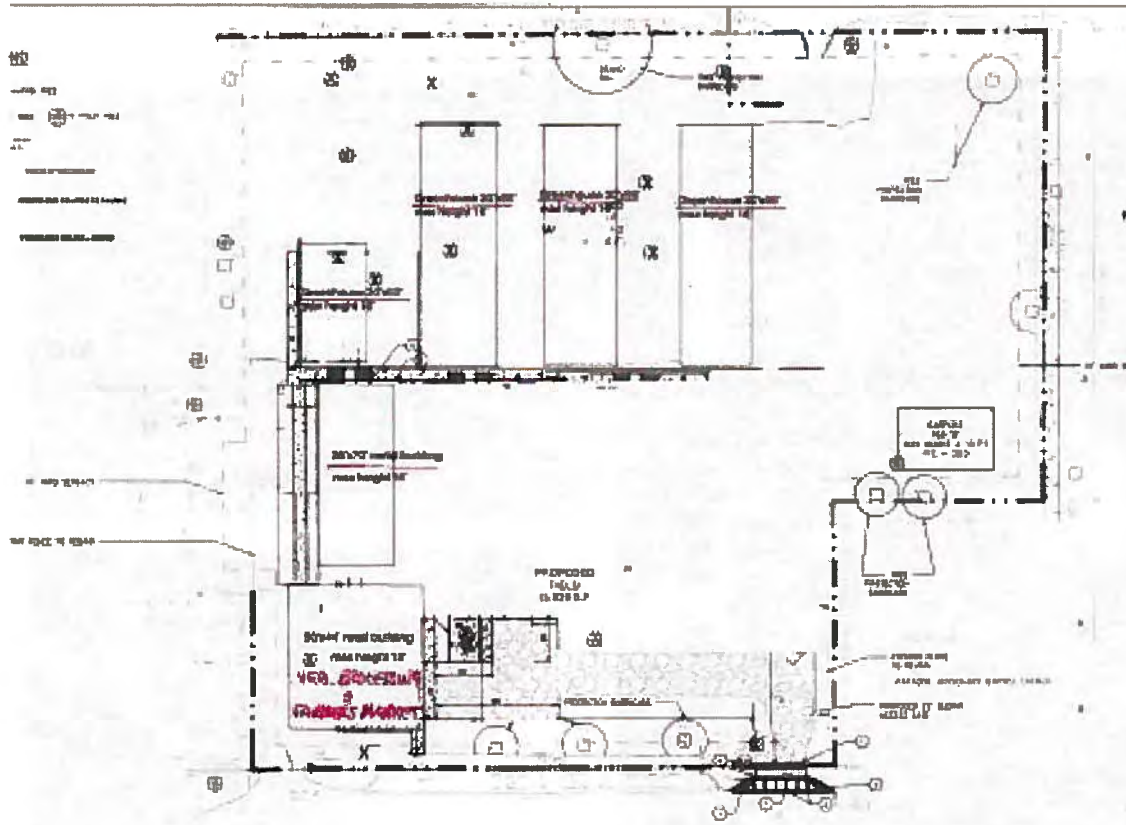


St. James Church- Phase 3 (Final Phase-consisting of Drywall, Electrical, Floor covering, Mechanical, Paint and Plumbing.). Bid opening held July 12th, 2019. Two bids received in resolution submitted to board August 21st, 2019 for approval of lowest responsive bidder

Church Interior Framing



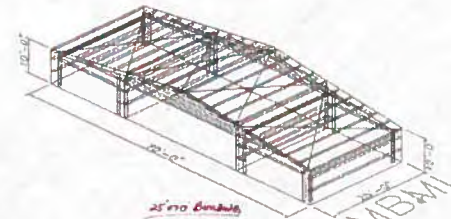
COMMUNITY URBAN FARM AT ENCORE LOT 1



Student Classroom



Schematic of Student Classroom



Urban Farm – Green House Plans and specs have been certified to meet Florida Building and Wind Codes. Plans are in permitting awaiting approval by City of Tampa Construction Services. City of Tampa Construction Services should have plans approved in **August 2019**. Greenhouses and other buildings to start September 2019. First farm planting December 2019. First harvest January 2020.



TEMPO AT ENCORE DEVELOPMENT



Tempo – Construction is complete. In Close-out Phase. 203 Units -199 Occupied.

COMMUNITY JOB TRAINING CENTER



Community Learning Center –Strickland Construction submitted the lowest most responsive bid in the amount of \$1,748,882.00. **Project currently under construction, utilities added to building slab, preparing to pour foundation. Construction start date May 29th, 2019. Metal building shop drawing completion July 2019. Building to arrive on site by August 30, 2019. Completion scheduled January 24, 2020.**

34th Street Redevelopment with the CDC of Tampa- All Homes SOLD



2019

Under Contract
3510 Clay Street - closing 1/31/19
3508 Clay Street - closing 1/31/19
3506 Clay Street - closing 1/31/19

Under Construction
3504 Clay Street
3502 Clay Street
3403 E 27th Avenue

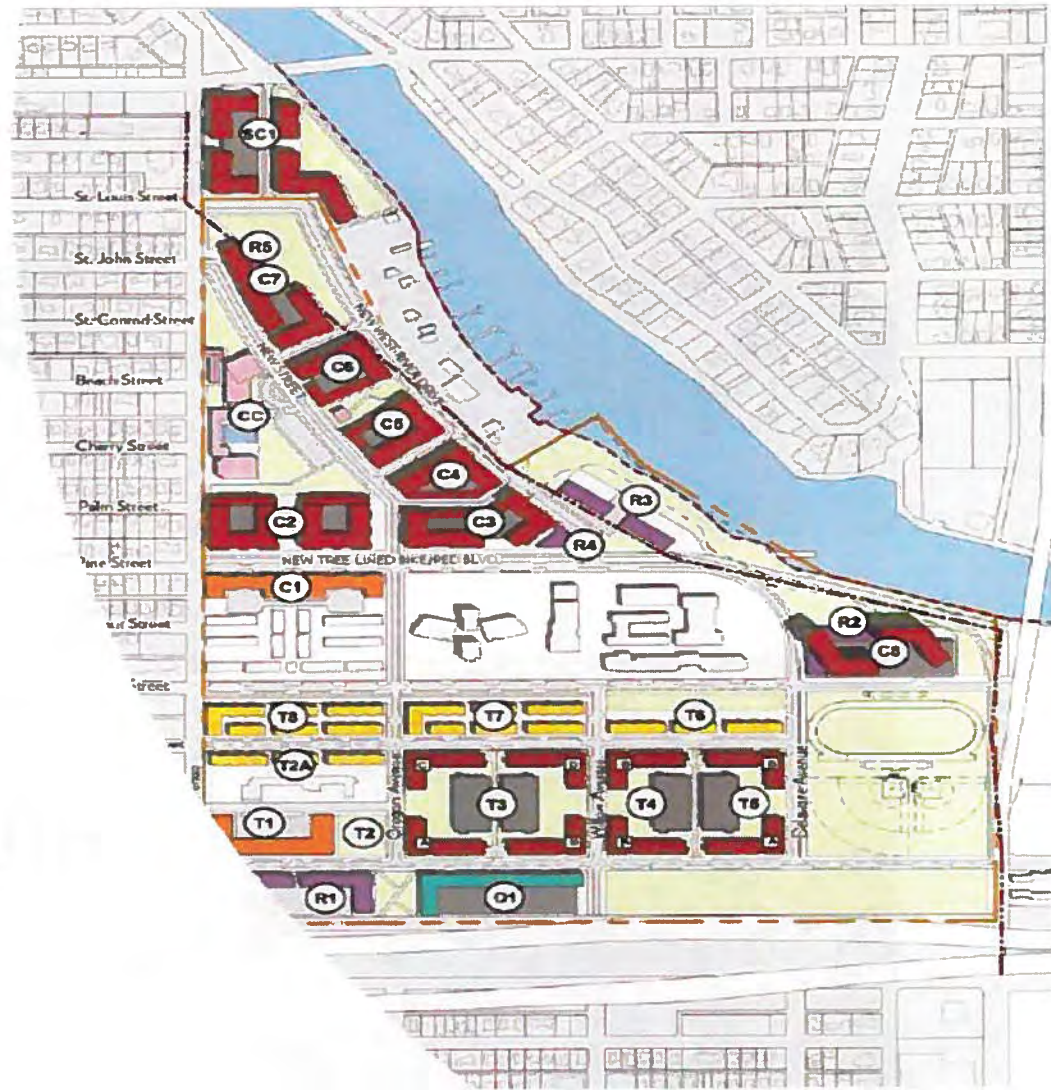


Vice-President of Real Estate Development



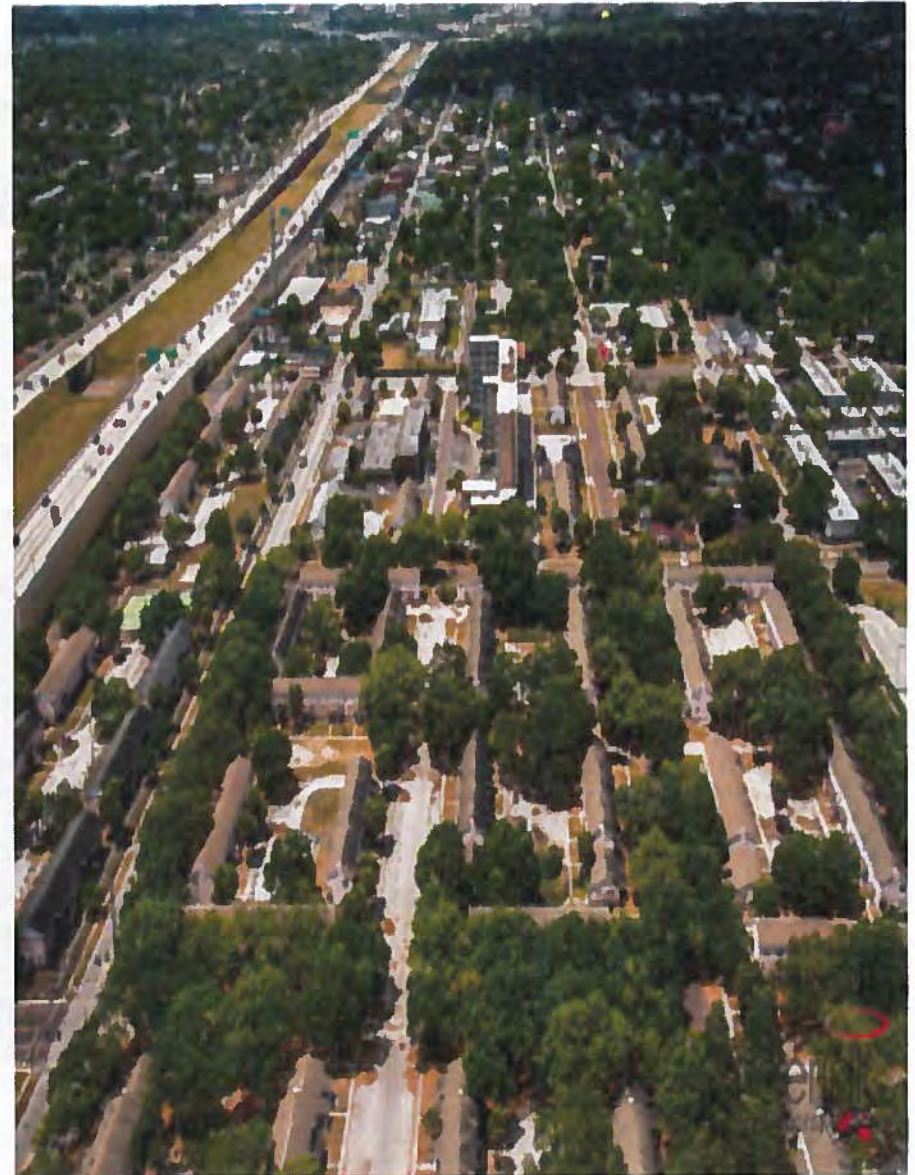
West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently 38% complete. Completion is expected for April 2020.
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Construction began June 30th, 2019, Completion date **August 7th, 2019**
- T3A-100 % construction plans in review. Funded 9% Tax Credit, **119** units. In permitting phase. General Contractor, Suffolk Construction.
- T3B- In Schematic design. Funded 9% Tax Credit, **133** units.
- T3C-Funded 4% Tax Credit, **119 units**. Schematic design phase.
- T3D- 102 units in Schematic design phase.
- T4-Under contract, 310 units – Third party development.
- T5-Developed by partnership with Related Group.
- R1-Site development phase in progress.



West River Demolition

Aerial views showing Mary Bethune and demolition site.



T2A- Mary Bethune Highrise, 150 -Senior Housing Units



T1- The Renaissance at West River - 160 Senior Housing



T3A - 119 Units, Mixed-used Multi-Family Development



T3C- West River 119 Units, Mixed use Multi- Family Development

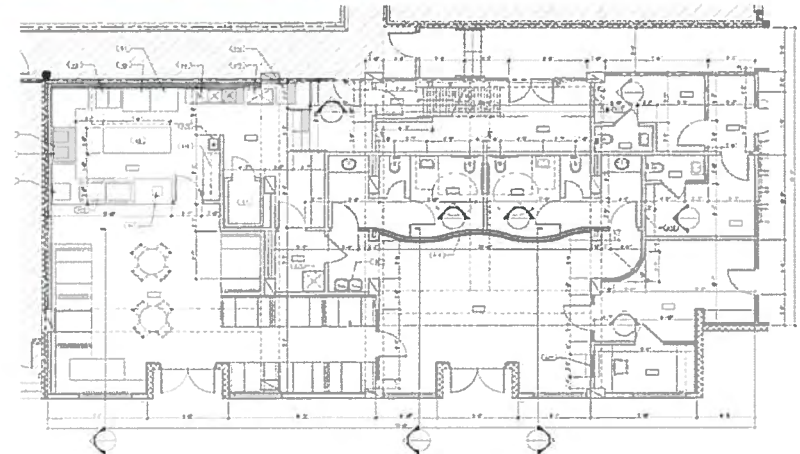
TEMPO THEATRE / RESTAURANT

Designed by GLE. Interior Build-out in design phase. General Contractor in negotiation with BABS for Tempo Theatre and Restaurant Build-out. Powerstories selected as Theatre Operator.

SOUTHEAST ELEVATION THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

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

July 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measure 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 Osborne Landing.

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.

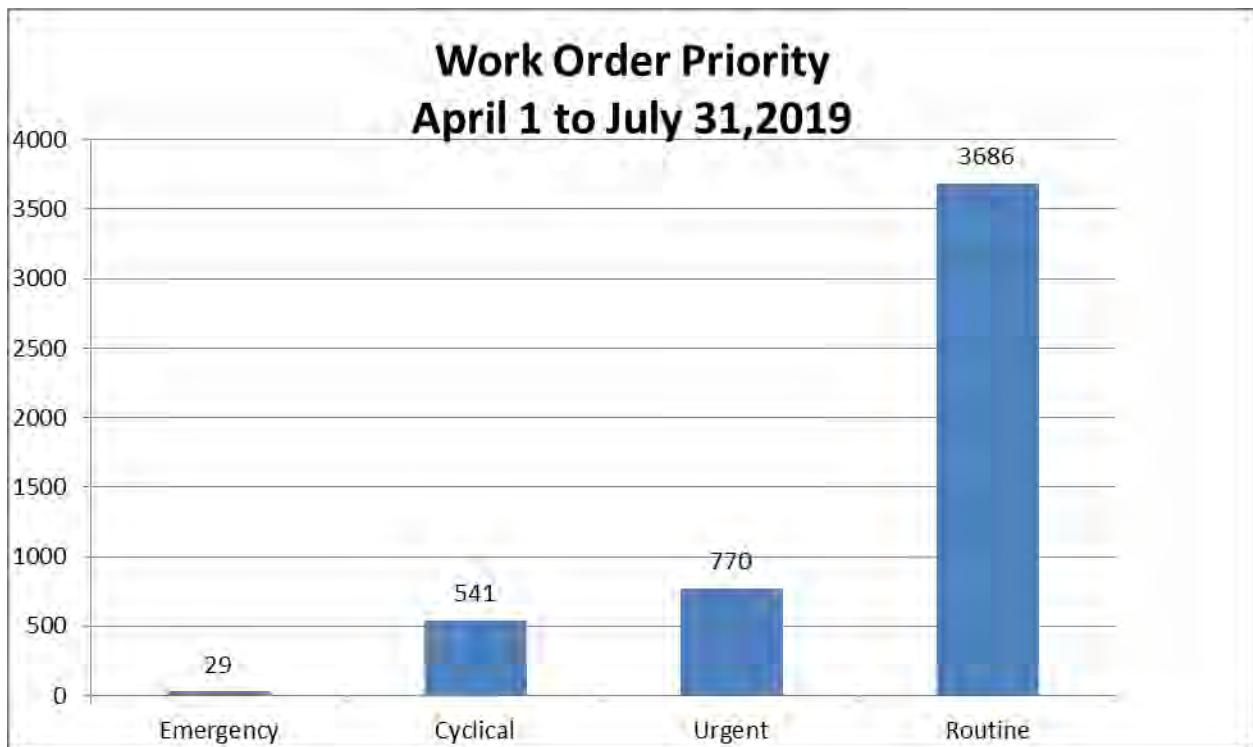
Special Project Activities:

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 7 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. A resident child with an EBL of 41µg/dl was reported to the Robles Property Manager. THA immediately had their unit tested for Lead using HUD EBL Protocol; none of the results exceeded HUD Guidelines. THA has shared the results with the Hillsborough County Public Health Department who will to continue the investigation on where this child may be exposed to Lead.

Facilities:

We are improving data collection from work orders to measure and control costs and inventory and developing a customer satisfaction survey procedure.

Facilities Board Report July 2019

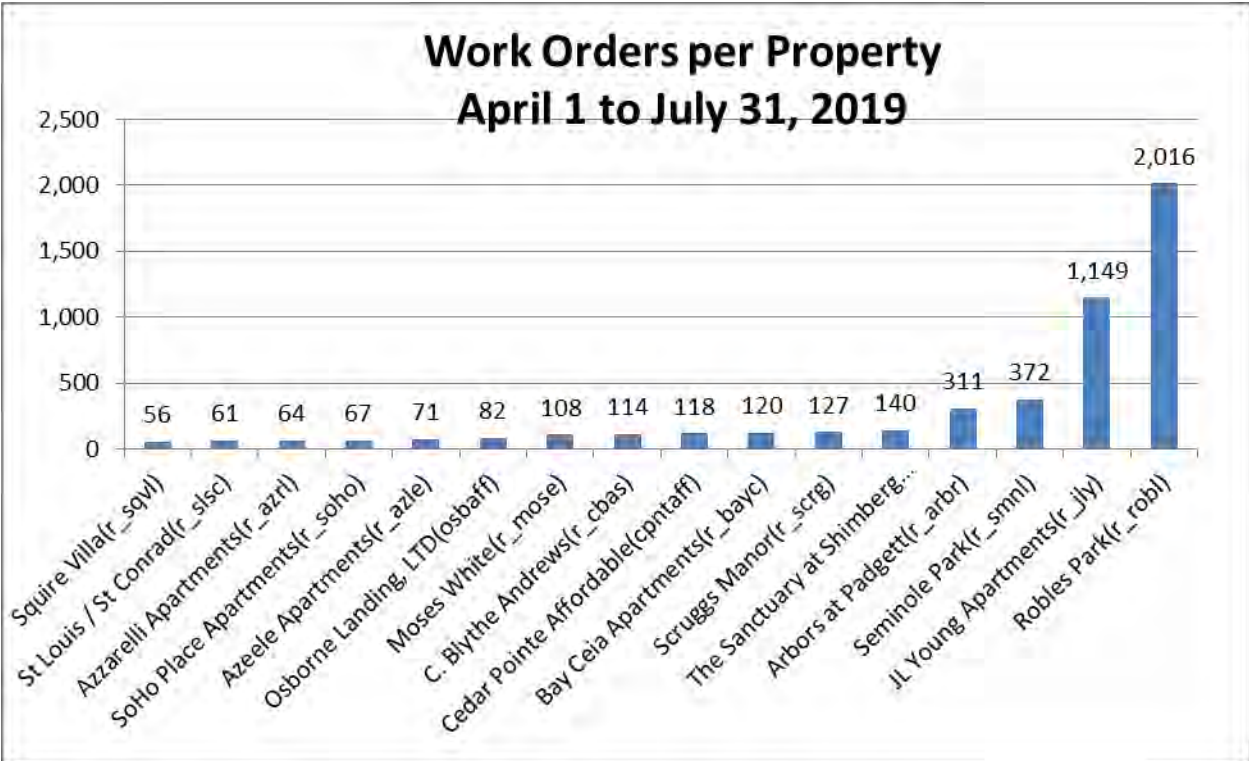


Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

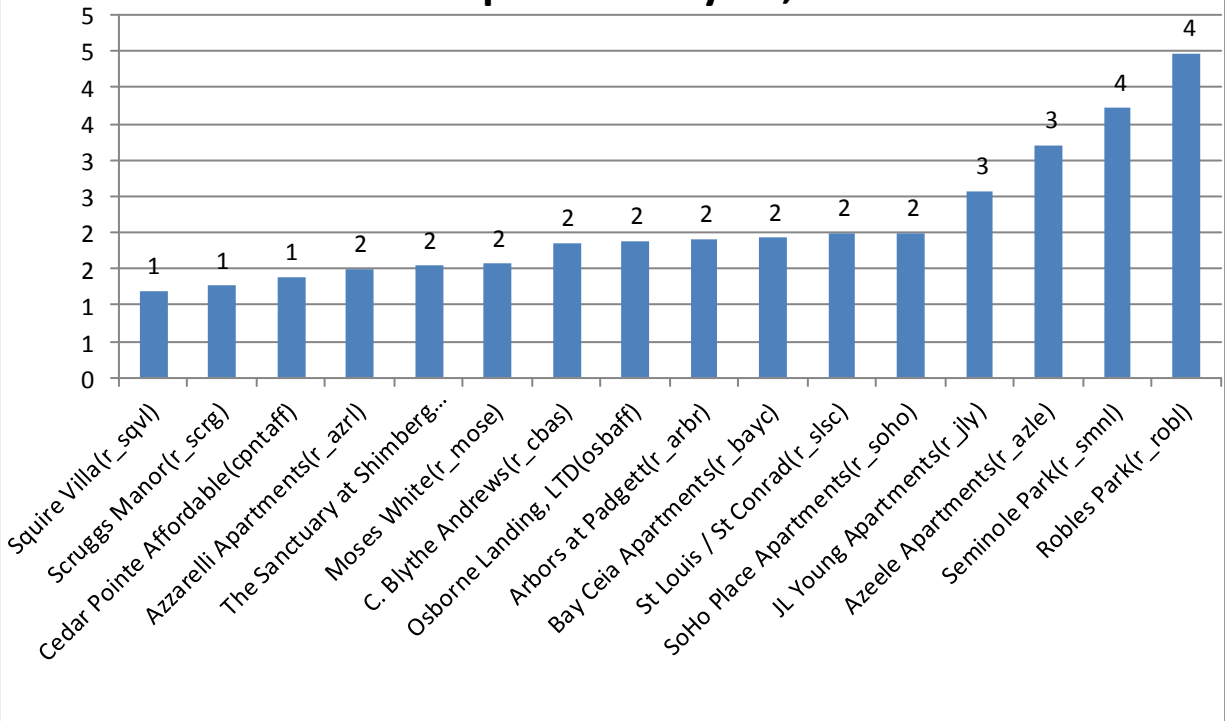
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident's normal or expected living conditions and will be addressed within **24 hours**.

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**.

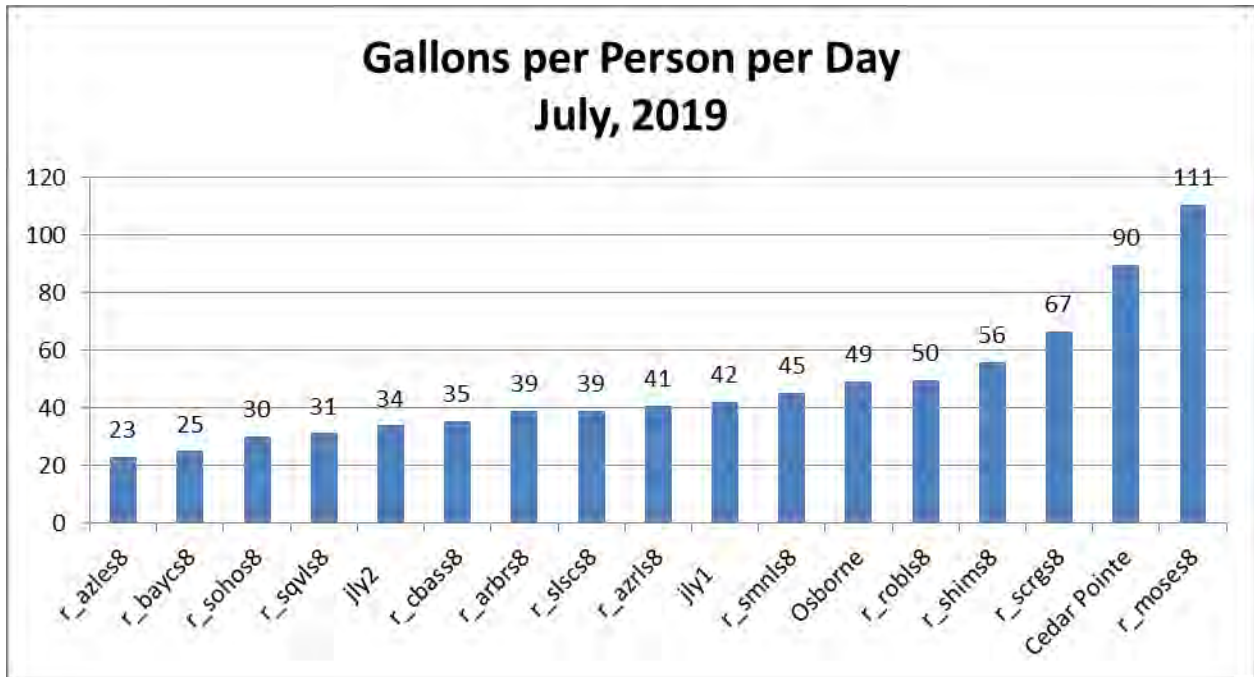
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.



Work Orders per Unit (Excluding Grounds) April 1 to July 31, 2019



Gallons per Person per Day July, 2019



THA average number of Gallons per Person per Day (GPD) for July is 47. The average Tampa Single-family residential customer uses an estimated 76 GPD
 Facilities Board Report July 2019

Contract Register July 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	10/31/2017	10/31/2019	\$1,900,000.00	\$0.00	\$1,900,000.00	\$912,405.00	\$987,595.00	48.02%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$20,000.00	\$227,915.00	\$208,245.00	\$19,670.00	91.37%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$120,067.53	\$0.00	\$120,067.53	\$65,097.47	\$54,970.06	54.22%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	9/1/2019	\$222,000.00	\$0.00	\$222,000.00	\$20,200.00	\$200,000.00	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$10,150.00	\$310,150.00	\$6,540.00	\$303,610.00	2.11%	
Howard Jimmie LLC	Phase 2 Demolition of North Boulevard Homes	5/7/2018	7/31/2019	\$1,920,000.09	\$0.00	\$1,920,000.09	\$1,920,000.09	\$0.00	100.00%	Y
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$51,843.50	\$96,431.50	34.96%	
BONASD Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities Services for AE	9/1/2017	9/1/2020	\$200,000.00	\$57,287.50	\$257,287.50	\$58,187.50	\$199,100.00	22.62%	
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	7/28/2020	\$80,000.00	\$0.00	\$80,000.00	\$23,735.72	\$56,264.28	29.67%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$60,837.07	\$280,324.93	17.83%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	(\$11,192.75)	\$288,807.25	\$0.00	\$288,807.25	0.00%	

Contract Register July 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$97,787.99	\$0.00	\$97,787.99	\$34,191.00	\$63,596.99	34.96%	
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$7600.00	\$15,200.00	33.33%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$9000.00	\$45,000.00	16.67%	Y
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$2200.00	\$24,200.00	8.33%	Y
Promise Care LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$15,648.00	\$0.00	\$15,648.00	\$1237.00	\$14,411.00	7.91%	Y
Promise Care LLC	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$54,736.55	\$0.00	\$54,736.55	\$6487.00	\$48,249.55	11.85%	Y
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$0.00	\$1,920.00	0.00%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2020	\$30,000.00	\$0.00	\$30,000.00	\$18,032.85	\$11967.15	60.11%	Y
Iraida V. Carrion	Clinical Supervision	10/1/2018	9/30/2019	\$15,000.00	\$0.00	\$15,000.00	\$7,125.00	\$7,875.00	47.50%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$6,295.00	\$7,795.00	44.68%	Y
JMG Realty, Inc.	Construction Management Services for water main replacement at Seminole Apartments	2/27/2019	7/27/2019	\$12,600.00	\$0.00	\$12,600.00	\$0.00	\$12,600.00	0.00%	Y
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$0.00	\$7,500.00	\$2675.41	\$4,824.59	35.67%	
Cribb Philbeck Weaver Group, Inc	Water Main Replacement @ Seminole Park Apartments	6/1/2019	10/1/2019	\$196,200.00	\$0.00	\$196,200.00	\$11250.00	\$184,950.00	5.73%	

Contract Register July 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	6/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$66,160.00	\$196,240.00	25.21%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$1000.00	\$17,090.00	5.53%	Y
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	\$87,000.00	\$0.00	\$87,000.00	\$12000.00	\$75,000.00	13.79%	Y
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$75,000.00	\$0.00	\$75,000.00	\$16000.00	\$59,000.00	21.33%	Y
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	9/30/2019	\$1,748,882.00	\$0.00	\$1,748,882.00	\$23700.00	\$1,725,182.00	1.36%	
Total Contract's Amount				\$8,616,874.18						
Total MBE Contract's Amount				\$2,320,784.60	26.9%					

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
July 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, we are demonstrating that we are also concerned regarding what is going on in the overall community, not just housing functions, but those activities that involve and provide services for our residents and their families are important to us. We are proud to lend our voice, participation, time and energy towards improving the role of the Tampa Housing Authority in the community.

NAHRO SUMMER CONFERENCE (BOSTON, MA)

Twenty years ago, NAHRO created the Awards of Merit program to honor member agencies' successes and amplify the innovative ways in which they have improved their agencies, communities and the lives of the people they serve. Tampa Housing Authority representatives from Assisted Housing, Community Affairs, Program and Property Service and Board Chair Susan Johnson-Velez attended this conference and accepted the following awards.

- **AWARD OF EXCELLENCE (THE HIGHEST RECOGNITION):**
 - **BOXING PROGRAM** is a collaboration with Police Athletic League that provides a boxing program for youth ages 8-17 to promote the sport of boxing by teaching sportsmanship and self-discipline for at-risk youth to have a positive interaction with officers of the Tampa Police Department.
- **AWARDS OF MERIT:**
 - **STAFF IN THE FIELD DAY INITIATIVE** was implemented as an idea by our COO to involve all staff in learning more regarding our properties, their locations within the community, who manages them as well as when they were built/revitalized. The goal was that all employees would become more efficient and interested in their jobs by learning more about THA properties and by having a first-hand opportunity to meet the property managers to learn of the challenges they face each day. It would also better prepare THA employees to answer questions from residents and others in the community.
 - **OPERA TAMPA** Senior citizens residing at the J.L. Young community have limited incomes and resources to attend full scale productions of performing arts events within the community and many had not attended an opera performance. A partnership was developed with the Straz Center for the Performing Arts to provide performing arts to seniors. This initiative has been on-going since 2015 and there have been spectacular performances that our seniors have enjoyed.
 - **LITERACY PROGRAM** Upon completing assessments with J.L. Young residents 55 and older, it was discovered that many had not completed elementary school and could not read. A Literacy class facilitated by college interns and volunteers to teach seniors how to read was initiated. The seniors' attitude towards their reading deficiency impacted their daily lives; some relied on family, friends and the community to assist them. The program continues and results are improving.

CEDAR POINTE OPEN HOUSE

This Open House ceremony marked the celebration of the final units built at this site. Hillsborough County Commissioners Pat Kemp, Mariella Smith and Kimberly Overman all gave remarks regarding affordable housing and its importance in the community. The two residents that spoke touched everyone's hearts with their stories of humble beginnings and homelessness to now living at this fabulous community that has met their needs. Asset Manager Leonard Burke painted an awesome picture of collaboration, partnerships and other details that had brought us to this event. Cheryl Howell, County affordable Housing Director also excited the crowd with her glowing remarks regarding the great partnership between the Tampa Housing Authority and Hillsborough County that made this community possible. An exciting moment also occurred when former Tampa Housing Authority Director of Procurement, Nicholas Dickerson gave the Invocation; we all were glad to see him.

BETHUNE CEREMONIAL GROUNDBREAKING PROGRAM

This rehabilitation program celebrated the 2nd phase of the revitalization of the former North Boulevard Homes community which is part of the of the City's larger redevelopment plan for the West River area. The Bethune High-Rise building is undergoing renovation and Brett Green of the Related Group provided the project overview. Remarks were provided by Honorable Mayor Jane Castor, State Representative Diane Hart, Tampa City Council members Guido Maniscalco, Orlando Gudes and former residents Clinton Mullis and Zulma Izquierdo. One of the program highlights included a portrayal of Mary McLeod Bethune by Ursula Odom, that was enjoyed by all.

MERGING OF THE AGENCY WAITLIST MEETING

Assisted Housing Director, Margaret Jones provided a very informative presentation regarding how merging the waitlist would be beneficial. Rather than having 4 different waitlists, we would only have one comprehensive list to pull from. Questions posted by attendees were answered by Mrs. Jones. This presentation was posted to our Facebook page and became our best performing Facebook post reaching 5,700 views and 2,300 engagements.

2019 THA Calendar of Events

August		
Friday, August 16, 2019	8:00 AM	(PENDING) Driver Training ADM Staff, THA Cypress
Monday, August 19, 2019	11:00 AM	CPR & First Aid Training, THA Cypress
Tuesday, August 20, 2019	11:30 AM	West Tampa Chamber Luncheon, St. Lawrence Catholic Church, 5225 N Himes Ave
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	9:00 AM	THA Reports to City Council, 3rd Floor, City Hall, 315 E Kennedy Blvd, Tampa
Thursday, August 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Friday, August 23, 2019	9:00 AM	CPR & First Aid Training, THA Cypress
Friday, August 23, 2019	12:00 PM	Estate Planning, Wills and Trusts, THA Cypress
Saturday, August 24, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Saturday, August 24, 2019	9:30 AM	Congressional Black Caucus Essay Winners Meeting, THA Cypress
Monday, August 26, 2019	1:00 PM	Crime Prevention, THA Cypress (3 days)
Thursday, August 29, 2019	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
September		
Monday, September 02, 2019	all day	Labor Day
Monday, September 02, 2019	all day	National Payroll Week (5 days)
Monday, September 09, 2019	11:00 AM	Congressional Black Caucus Essay Contest Winners Meeting, THA Cypress
Tuesday, September 10, 2019	8:30 AM	Staff in Field Day, Bus Tour
Tuesday, September 17, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, September 17, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, September 18, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, September 19, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, September 21, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, September 25, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, September 26, 2019	12:00 PM	Cancer Fundraiser, WC, THA Cypress
Sunday, September 29, 2019	1:00 PM	West Tampa Festival, Julian B Lane Park
October		
Thursday, October 03, 2019	8:00 AM	Vendor Workshop, THA Cypress
Thursday, October 10, 2019	all day	NAHRO National Conference & Exhibition, Sant Antonio, TX (3 days)
Friday, October 11, 2019	9:30 AM	Breast Cancer Awareness Walk on Cypress
Friday, October 11, 2019	11:00 AM	Mammogram Sign-Up, THA Cypress
Monday, October 14, 2019	all day	Columbus Day
Tuesday, October 15, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Wednesday, October 16, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Tuesday, October 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, October 23, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, October 24, 2019	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Thursday, October 24, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, October 26, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, October 28, 2019	all day	NAHRO-RAD Training, THA Cypress (5 days)
Tuesday, October 29, 2019	9:00 AM	Mobile Mammogram, THA Cypress
Wednesday, October 30, 2019	9:00 AM	Florida Public Housing Authority Self Insurance Fund Workshop, THA Cypress
Thursday, October 31, 2019	all day	Halloween Day
November		
Thursday, November 07, 2019	12:00 PM	Handling the Holidays in Good Health (WC), THA Cypress
Monday, November 11, 2019	all day	Veteran's Day
Tuesday, November 12, 2019	6:00 PM	CREW 8th Annual Excellence Awards, Armature Works, 1910 N Ola Ave, Tampa
Tuesday, November 12, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Thursday, November 14, 2019	9:00 AM	Open Enrollment
Thursday, November 14, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, November 16, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, November 20, 2019	8:00 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, November 20, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, November 28, 2019	all day	Thanksgiving Day
Friday, November 29, 2019	all day	Thanksgiving Holiday



PUBLIC NOTICE

BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Ben Dachehalli

Billi Johnson-Griffin

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Jerome D. Ryans
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5301 West Cypress Street
Tampa, Florida 33607

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Tampa, Florida 33677

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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 **Wednesday, August 21, 2019 at 8:30 a.m.** at the **Administration Offices** located at **5301 West Cypress Street, Tampa Florida 33607.**

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

North Tampa Housing Development Corporation

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

Tampa Housing Authority Development Corporation

Tampa Housing Funding Corporation

Dated this 13th day of August 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"

NEWS/BREAKING NEWS

Hillsborough County, local agencies forced to step in and find housing for residents with mental health issues

Community effort finds homes for about 30 residents of Friendship Palms but handful of others still waiting as deadline to move out expires.

Tampa Bay Times, August 2, 2019 Christopher O'Donnell and Divya Kumar,
Contact Christopher O'Donnell at codonnell@tampabay.com or (813) 226-3446.

Page | 1

TAMPA — James Williams is terrified at the thought of moving into a homeless shelter and the temptations that might await there.

Four years ago, he moved into Friendship Palms, a supportive housing complex for people with mental health issues, and became sober. He regularly attended Alcoholics Anonymous meetings down the street and swore off drinking and drugs.

Williams is among 35 residents of Friendship Palms who were told in June their leases would be terminated in less than two months because their non-profit landlord, Project Return, had sold their apartment complex on Waters Avenue.

Most moved out over the past 10 days through a rescue effort led by Hillsborough County, the Tampa Hillsborough Homeless Initiative and other local non-profit groups. They stepped in after a Tampa Bay Times story highlighted the plight of the residents who live with conditions including bipolar disorder, depression, schizophrenia and other illnesses.

Williams and a handful of others, however, were still without a new home even as the deadline to move out passed, leaving them stressed and fretting over their future.

"I thought I was past all that. I thought I was getting stable," Williams said. "I got my sobriety risking on this."

Project Return officials said this week that any remaining residents will get a week's extension to find a new home. But the group has come under criticism for not doing more to help tenants, many of whom do not have their own transportation and cannot afford security deposits and first and last month's rent for a new apartment.

"They weren't as proactive I hoped they would have been," said Antoinette Hayes-Triplett, CEO of the Tampa-Hillsborough Homeless Initiative, who along with Hillsborough County officials met with Project Return leaders last week and pressured them to do more.

Project Return then agreed to provide a \$500 one-time assistance payment to residents and to waive any other costs, including apartment cleaning and utility bills. Those that remain for additional days will not be charged rent.

The non-profit decided to sell the complex after it learned in February it would not get an annual federal grant worth about \$156,000 that paid for mental health services, operations and administrative expenses. It has a buyer for the 1.38 acre site, which was listed for sale at \$2 million.

But the group waited until June 6 to notify tenants that they must move out and had no coordinated plan to help residents find a new place.

"It doesn't appear that the services that should have been offered to people to find places was really happening very efficiently or effectively," said Linda McKinnon, CEO of Central Florida Behavioral Health Network, which provided funding for mental health services at Project Return. McKinnon's group was informed in March about the grant but was told the transition was going smoothly, she said.

Daniel Drake, an attorney representing Project Return, said the group reached out to other local groups — including the Homeless Initiative — seeking help but got little response.

"We did not know how long it would take to sell the property, and we have been actively working to help the tenants find other housing," he said in an email. "Our difficulties stemmed from the unexpectedly short timeline for the sale of the property as well as the fact that the sudden need overwhelmed our relatively small staff."



Cynthia McTier 59, says she has depression, anxiety and seizures. She is one of 35 residents moving out of Friendship Palms, a Tampa apartment complex for people with mental health issues. Local agencies including Hillsborough County are still trying to find homes for a handful of tenants even as a deadline for them to move out has expired. Their non-profit landlord, Project Return, sold the complex after losing a federal grant it says it needed to run it Project Return has agreed to give remaining residents a weeks' extension. [OCTAVIO JONES | Times]

NEWS/BREAKING NEWS

Hillsborough County, local agencies forced to step in and find housing for residents with mental health issues

Community effort finds homes for about 30 residents of Friendship Palms but handful of others still waiting as deadline to move out expires.

Tampa Bay Times, August 2, 2019 Christopher O'Donnell and Divya Kumar,
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Page | 2

Since last week, staffers from the Homeless Initiative and the county's Homeless Services and Affordable Housing departments have visited residents to figure out how best to help them.

"Each case is so different because they're so vulnerable" said Felicia Crosby-Rucker, director of Homeless Services.

Some have been reunited with families or found new subsidized housing. Others have been placed in shelters as a temporary step. Boxes for packing possessions and help paying application fees and security deposits was provided. The county also hired a moving firm.

Other agencies that pitched in included the Central Florida Behavioral Health Network, the City of Tampa and the Tampa Housing Authority, which provided housing vouchers for about 10 eligible residents.

Katherine Hanson, staff attorney with Disability Rights Florida, said the crisis could have been averted had Project Return reached out sooner.

"This needed to have happened a long time ago," she said.

Carmen George, who lived at the complex for the last eight months, is one of those still waiting for a new home. That's despite applying for more than 30 apartments.

Like Williams, she has been rejected by some apartment complexes because she doesn't earn enough to meet their minimum income requirement. Hope has come from seeing other residents move to new homes but it's hard to stop the tears when she talks about her situation.

"I'm putting my faith and trust in God," she said. "It just seems like there's no hope. You wonder 'why not me, God?' I'm not asking for a million dollars or a car."

Another worry is how she will receive her next shipment of medication when she doesn't yet know where she will be living.

A case manager at Project Return helped Cynthia McTier find an apartment across town with a roommate and her service dog, Princess.

The daughter of a military veteran, McTier was born at MacDill Air Force Base. She attended Tampa Bay Technical High School and, later, raised a son. Having her own place at Friendship Palms meant she didn't feel like a burden to him. She suffers from anxiety, depression, PTSD and a seizure disorder.

Most of her belongings were packed in boxes by Thursday and she carefully wrapped her mother's china and knickknacks in paper before putting them in the last of the big boxes the county had brought over.

"That's all I have left," she said.



Laura Miller, 55, is one of 35 residents forced to move out of Friendship Palms after Project Return, their non-profit group landlord, sold the apartment complex. Miller is diabetic and battles chronic obstructive pulmonary disease. She is scheduled to move to a shelter as a temporary measure. In the wake of a Times story on their plight, Hillsborough County and other local agencies have stepped in to find homes for Miller and others at risk of becoming homeless and pressured the non-profit to do more. It has now agreed to provide a \$500 one-time moving fee and to give remaining residents a weeks' extension. [OCTAVIO JONES | Times]

Community celebrates start of renovation of Mary Bethune Apartments in West Tampa

83 DEGREES, CHRISTOPHER CURRY | TUESDAY, AUGUST 06, 2019



The transformation of the former North Boulevard Homes site – and West Tampa – continues with the start of the renovation of Mary Bethune Apartments. The **Tampa Housing Authority** and developer The Related Group will partner on a full interior and exterior renovation of the more than half-century-old, eight-story building. When finished in late 2020, the renovated Mary Bethune Apartments will feature 150 apartments of affordable housing for seniors, a new fitness center, community center, clubhouse, media room, and outdoor amenities. Modern touches will include Energy Star appliances, impact-resistant windows, and secure building entry. As with other affordable housing buildings in West River, the mixed-use, mixed-income development under construction on the 44-acre North Boulevard Homes site will reserve first dibs on newly renovated apartments to the former residents. “Our seniors are really an important factor in our community and we want to ensure that they have a safe, affordable place to live,” says Lillian Stringer, Tampa Housing Authority Director of Public Relations. “That is what we are trying to do to provide housing for them.”

Last year, construction started on another affordable housing complex for seniors at the former North Boulevard Homes property. When completed, the six-story Renaissance at West River will have 160 units. Built in 1966, Mary Bethune Apartments is named for the late Dr. Mary Jane McLeod Bethune, the 20th Century educator, businesswoman, and civil rights leader who founded the school that became Bethune Cookman College in Daytona Beach and co-founded the United Negro College Fund.

Officials from the Tampa Housing Authority, the City of Tampa, the Related Group, and the U.S. Department of Housing and Urban Development marked the start of renovation and the continued development of West River with a ceremony on July 19. “This project represents the beginning of West River’s renaissance,” Tampa Mayor Jane Castor says. “The Hillsborough River acts as Downtown’s main artery, and it is important that we dedicate our resources to revitalizing this historic area and providing affordable housing to its residents.” The full 44-acre redevelopment project will include 2,200 residential units, including 1,120 affordable housing units and 1,080 market-rate units, along with retail and office space. It is part of an ongoing effort by the City of Tampa, the Tampa Housing Authority, and other entities to revitalize the area of Tampa west of the Hillsborough River.

The Tampa Housing Authority is also working to develop more mixed-income properties to replace isolated pockets of poverty of older public housing complexes such as North Boulevard Homes. Stringer says the need for affordable housing is dire in Hillsborough County and the Tampa Housing Authority is working to do its part to meet it. Last month, the agency held a ribbon-cutting ceremony to mark completion of the final phase of Cedar Pointe, an affordable housing community north of East Sligh Avenue in Tampa.

HTG Opens 1st Phase of Tampa Bay Affordable Development

Twin Lakes Estates is a 100-unit community for seniors age 62 and over. The project is a redevelopment of an outdated public housing property.

Multi-Housing News Online, By Adriana Marinescu, August 9, 2019

Housing Trust Group has completed construction on the first phase of Twin Lakes Estates, a 100-unit affordable community for seniors age 62 and over, in Lakeland, Fla. Rents at the property will range between \$491 and \$786 per month.

Located at 501 Hartsell Ave. near Lake Beulah and across the road from Lakeland Housing Authority, the property provides access to both Tampa and Orlando, Fla. Interstate 4 is approximately 4 miles northeast and Tampa International Airport is 42 miles west.

Twin Lakes Estates I consists of a three-story apartment building with 50 one- and 50 two-bedroom units. Ten apartments will be occupied by seniors earning at or below 45 percent of the area's median income, while the rest of the units are set aside for those earning at or below 60 percent of AML. Seniors living in 80 units will benefit from project-based housing vouchers. Amenities at the property include a computer and reading room, community room, theater room and picnic pavilion.



Twin Lakes Estates I. Image courtesy of Housing Trust Group.

FIRST PHASE FINANCING

U.S. Bank provided an \$8.3 million construction loan for Twin Lakes Estates I. Other financing sources included: \$3.7 million in permanent financing from Freddie Mac through Walker & Dunlop, \$6 million of four percent low-income housing tax credit equity through Raymond James and a \$1.2 million AHP loan from the Federal Home Loan Bank of San Francisco. The Florida Housing Finance Corp. also contributed with a \$5 million state apartment incentive loan and a \$294,000 extremely low-income loan.

Twin Lakes Estates is a redevelopment of an aging public housing community, formerly known as West Lake Apartments and owned by the Housing Authority of the City of Lakeland. When completed, the 16.8-acre property will encompass a total of 318 one- and two-bedroom affordable apartments for seniors and families. The second phase two of the project, which is slated to add 132 units, is slated to begin this fall.

Search for long-forgotten Zion Cemetery begins with digital maps, probes and ground radar

As many as 800 people might have been buried on the Tampa property and no one knows whether the bodies are still there.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com | Published August 10, 2019



Jeff Moates and Rebecca O'Sullivan use a steel rod and ground penetrating radar to make an initial analysis at Robles Park Village in Tampa, parts of which were built on top the long-forgotten Zion Cemetery. The two work with the Florida Public Archaeology Network. [JAMES BORCHUCK | Times]

During a survey, archaeologists came across concrete blocks that might have served to elevate homes once located adjacent to the long-forgotten Zion Cemetery. [JAMES BORCHUCK | Times]

TAMPA — Jeff Moates stabbed the ground with a pointed metal rod he calls his “master prober.”

He hit something solid around two feet down and stabbed a few more times to trace the object.

It's rectangular, he said — large enough to be a cemetery vault for a child.

Or, maybe just a random slab of concrete or piece of pipe.

“That's why we are here — to find out,” said Moates, regional director for the Florida Public Archaeology Network.

The search for Zion Cemetery has begun.

A burial ground for as many as 800 African-Americans during the early 1900s, Zion had been forgotten for decades until the *Tampa Bay Times* raised questions with a special report in June about whether the bodies were ever moved or whether they remain on land that's now occupied by apartments and warehouses.

To help find an answer, the **Tampa Housing Authority** — owner of the apartments — hired private archaeological assessment firm Cardno to inspect its portion of the 2 1/2 acres that once was Zion Cemetery. Moates and his group are helping in the search of the property, along the 3700 block of North Florida Avenue.

The cost of the survey is still being determined, said Leroy Moore, chief operating officer of the housing authority. An archeological assessment would have been necessary even if the cemetery hadn't been rediscovered, Moore said, because the authority plans to develop the property in the future.

Five of the 67 apartment buildings that make up the authority's Robles Park Village stand on land that once was the cemetery. In field work Monday, archaeologists used GPS data to create a digital grid map of land along Moore and Kentucky courts.

They went beyond the cemetery land, too, in part because the old maps they're relying on might not align exactly with the cemetery land, said Paul Jones, project manager for Cardno. Another reason: It was common for families during the early 1900s to bury loved ones on their own, just outside a cemetery, to save the cost of buying a plot.

Search for long-forgotten Zion Cemetery begins with digital maps, probes and ground radar

As many as 800 people might have been buried on the Tampa property and no one knows whether the bodies are still there.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com | Published August 10, 2019

Archaeologist Eric Prendergast with the company Cardno uses GPS technology to survey the west side of Robles Park Village, parts of which were built on top the long-forgotten Zion Cemetery. Soon, more extensive research will help determine whether bodies still are buried there. [JAMES BORCHUCK | Times]



Left to right, Cardno archaeologists Eric Prendergast and Kelsey Kreiser speak with archaeologists Rebecca O'Sullivan and Jeff Moates of the Florida Public Archaeology Network during a property survey at Robles Park Village. [JAMES BORCHUCK | Times]



Archaeologists Eric Prendergast and Kelsey Kreiser with the company Cardno use GPS technology to survey the west side of Robles Park Village, parts of which were built on top the long-forgotten Zion Cemetery. Soon, more extensive research will help determine whether bodies still are buried there. [JAMES BORCHUCK | Times]



Next week, the team will start using ground penetrating radar to search each section outlined on the new digital map.

They brought along the radar equipment this week, mounted on a wheeled cart, but just to get a feel for the terrain. They also checked the depth of buildings' foundations and utilities.

What they've found so far indicates that apartment foundations and utility trenches are so shallow they might have been built on top of graves, said Eric Prendergast, Cardno's principal project investigator.

How deep graves might lie remains unknown.

"I think six feet is a wise figure but there isn't a typical" depth, said Moates, with the archeology network.

One example: In 1951, three caskets were unearthed just 15 inches under the ground during the construction of Robles Park. Why the discovery didn't raise red flags about the larger cemetery property remains unclear. Housing authority minutes from that time mention no effort to search for more graves.

If underground anomalies that might signal burial plots are discovered, the archaeologists will later take their search a step further. They'll dig into the earth, just beyond the anomalies to avoid disturbing them.

Their tools don't enable them to search beneath buildings so the investigation is limited to green space, sidewalks and parking lots.

They'll first train their ground penetrating radar on land near the corner of Moore and Virginia avenues where the caskets were found in 1951 and the location, according to old maps, of a potter's field for indigent burials.

"It is less likely that the potter's field was moved, as opposed to officially platted grave plots," Prendergast said.

Eunive Massey, 96, grew up next to Zion and recalled to the *Times* seeing bodies exhumed around 1933 in a disorganized process that left human remains exposed.

Search for long-forgotten Zion Cemetery begins with digital maps, probes and ground radar

As many as 800 people might have been buried on the Tampa property and no one knows whether the bodies are still there.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com | Published August 10, 2019

Massey's description leads the archeologists to believe that bodies have indeed been left behind, especially on the edges of the cemetery.

"They probably went to the center, got everything they could and hauled it away," said Jones with Cardno.

A map of Zion Cemetery filed with Hillsborough County in 1901 shows boundaries extending to Florida Avenue with room for some 800 graves.

In its research, the *Times* discovered death certificates for 382 people listing Zion Cemetery as the burial place. The June 23 report prompted cemetery historian Rey Reed to conduct his own research and he turned up 747 death certificates listing Zion.

Massey recalled that by the 1930s, a storefront had been built along Florida Avenue, with three homes behind it and the cemetery behind the homes. Walking the property where the homes once stood, the archaeologists came up several concrete blocks that appear to be pillars used to raise the homes off the ground.

It was here that Moates and his probe struck what might be a burial vault.

The team is eager to return for a deeper look.

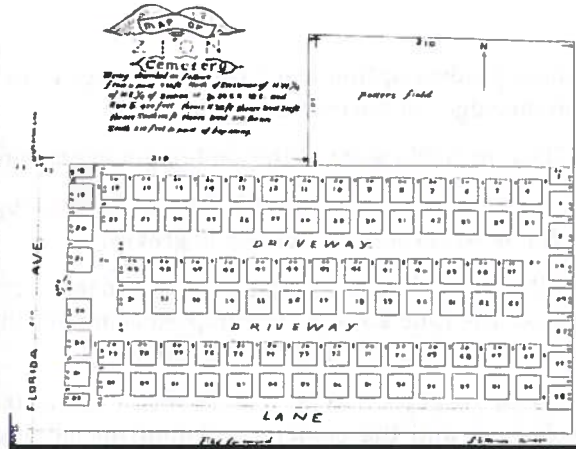
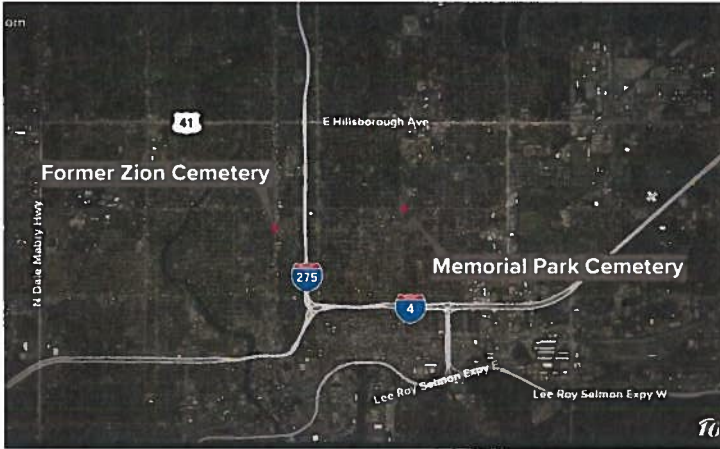
If they find graves, the chances increase that there will be more on the adjoining cemetery land — the half owned by Tampa restaurateur Richard Gonzmart.

"We're watching to see what their investigation reveals," Gonzmart's attorney Jeffrey Shannon told the *Times* in an email. "At the same time, we're continuing our own research into title and other legal documents."

HILLSBOROUGH COUNTY

Archaeologists begin searching for missing graves in Tampa's first black cemetery

The Zion Cemetery was paved over in the early 1950s when the Tampa Housing Authority built Robles Park Apartments. 10 News, Emerald Morrow, Published: 1:14 PM EDT August 12, 2019, Updated: 6:10 PM EDT August 12, 2019



TAMPA, Fla. — “How could they?” Dania Wiles asked in dismay. “That’s a resting place.” It’s the question neighbors at Robles Park Apartments in Tampa keep asking after discovering they are living on top of Tampa’s first black cemetery.

On Monday, archaeologists with the University of South Florida and Cardno began using ground-penetrating radar to detect anomalies in the soil which could help them determine if there are still graves in the ground. “It bounces a radar signal under the ground, and based on the strength of the return of that signal, we can infer that there are objects buried beneath the ground,” said Eric Prendergrast of Cardno.

Rebecca O’Sullivan, an archaeologist with USF, said multiple underground anomalies have already been detected. However, it will be a few weeks before they know if those abnormalities are likely to be graves. “I hope that we can get answers for the community today,” said O’Sullivan. “And there are so many African American cemeteries and African American historic sites that have been destroyed or covered up like this all over the country, definitely all over Florida. I think it’s so important that we try to bring that history back so that people can understand it.”

It was through a major investigation from the Tampa Bay Times that Zion Cemetery came back into the public light. The cemetery was once located along North Florida Avenue and was paved over in the early 1950s when the Tampa Housing Authority built Robles Park Apartments. The current housing authority administration acted immediately upon learning about the old cemetery. “Just the mere fact that a cemetery did exist here should have resulted in a revision of the plan,” Leroy Moore told 10News in June. Moore is chief operating officer of the Tampa Housing Authority.

“In 1951, [housing authority minutes] report that the construction crew did unearth three caskets, and then it was silent going forward from that point, which is very concerning and disturbing that something like that would be reported in one board meeting and never heard from again in future board meetings,” said Moore. “It certainly gives me reason to question ... whether there was an interest back in those days of determining if indeed there were more caskets before completing the building of this site.”

The housing authority formed a community committee to help oversee the Zion investigation. It also hired Cardno and is working with USF archaeologists to solve the mystery. “It happens all over the country all the time, and we do end up with neighborhoods where there are erased black cemeteries,” said Prendergrast. It’s not enough to say they are lost all the time ... because in the ‘20s and the ‘30s, there’s more of a nefarious element going on where that space isn’t being valued in the way it ought to be ...,” he said.

“It’s not just the cemeteries. It’s the neighborhoods and people’s houses and what might start as a process known as gentrification during urban renewal was almost a more systematic erasure of communities,” he added. “And it’s not just the houses, it’s not just the businesses and the schools or the churches. It’s the cemeteries as well. And here we are.”

O’Sullivan said it will be a couple of weeks before they are able to process images from the ground-penetrating radar. Once that is complete, they will be able to better determine if graves are still underneath the Robles Park development.

15. LEGAL

**BOARD OF COMMISSIONER MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA**

