



Board of Commissioners Meeting

Wednesday, August 19, 2020

LOCATION: VIRTUAL MEETING



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dacheballi

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

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OFFICE: (813) 341-9101

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**Board of Commissioners Meeting
Wednesday, August 19, 2020**

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Note to Commissioners:

Find Employee of the Month and Calendar on left inside pocket of your binder.

August 19, 2020

*** ALL SPEAKERS STATE YOUR NAME FOR THE RECORD, ESSENTIALLY DURING MOTIONS ***

THIS MEETING IS BEING CONDUCTED TELEPHONICALLY OR ELECTRONICALLY PURSUANT TO EXECUTIVE ORDER NUMBERS 20-52, 20-68 AND 20-69 SIGNED BY GOVERNOR DESANTIS AND GUIDANCE PROVIDED BY LEGAL COUNSEL. MORE IMPORTANTLY, BASED ON WHAT WE KNOW NOW ABOUT THE CORONAVIRUS PANDEMIC AND PRUDENT PRECAUTIONS AS A RESULT THEREOF, IT IS BEING CONDUCTED IN A WAY TO PROVIDE THE MAXIMUM AMOUNT OF PROTECTION TO OUR COMMISSIONERS, STAFF, RESIDENTS AND THE PUBLIC. WE APOLOGIZE FOR ANY INCONVENIENCE TO ANYONE, BUT WE ASK YOUR UNDERSTANDING AND COMPLIANCE TEMPORARILY. THANK YOU.

- I. VIRTUAL 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

The Mission Statement for the Housing Authority of the City of Tampa is:

**CULTIVATING AFFORDABLE HOUSING
WHILE EMPOWERING PEOPLE AND COMMUNITIES**

- II. APPROVAL OF MINUTES**
- Regular/Virtual Board Meeting of July 15, 2020
- III. PUBLIC FORUM** (Maximum three-minute limit per speaker)
- Join meeting using this link: <https://v.ringcentral.com/join/484619686>
Or dial in +1 650 419 1505 US -- Meeting ID: 484 619 686
- IV. EMPLOYEES OF THE MONTH (Central Administration/Properties)**
- Administration ~ [Maria Lugo](#)
 - Properties ~ [Alex Gonzalez](#)
- V. RECOGNITIONS**
- Geraldine Barnes Award Recipient ~ [Damaris Lorenzo](#)

AGENDA FOR THE VIRTUAL BOARD MEETING

VI. RESOLUTIONS

2020-4175 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR GARDENS AT SOUTHBAY APARTMENTS.
2020-4176 David Iloanya	A RESOLUTION APPROVING THE AWARD OF ROBLES PARK VILLAGE MASTER PLANNING AND ZION CEMETERY PRESERVATION TO THE FIRMS OF BAKER BARRIOS AND PMG.

VII. PRESIDENT/CEO's REPORT

- Finance and Related Entities ~ Susi Begazo-McGourty
- Operations and Real Estate Development ~ Leroy Moore
 - Department of Human Resources ~ Kenneth Christie
 - Department of Asset Management ~ Lorenzo Bryant

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

- Repeat Public Forum
Join meeting using this link: <https://v.ringcentral.com/join/484619686>
Or dial in +1 650 419 1505 US -- Meeting ID: 484 619 686

XI. NEW BUSINESS

XII. ADJOURNMENT

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

July 15, 2020

I. MEETING (call to order, roll call, etc.)

This meeting of the Tampa Housing Authority Board of Commissioners was called to order at 8:04 a.m. Before the meeting began, Chairman James Cloar read the following statement:

THIS MEETING IS BEING CONDUCTED TELEPHONICALLY OR ELECTRONICALLY PURSUANT TO EXECUTIVE ORDER NUMBERS 20-52, 20-68 AND 20-69 SIGNED BY GOVERNOR DESANTIS AND GUIDANCE PROVIDED BY LEGAL COUNSEL. MORE IMPORTANTLY, BASED ON WHAT WE KNOW NOW ABOUT THE CORONAVIRUS PANDEMIC AND PRUDENT PRECAUTIONS AS A RESULT THEREOF, IT IS BEING CONDUCTED IN A WAY TO PROVIDE THE MAXIMUM AMOUNT OF PROTECTION TO OUR COMMISSIONERS, STAFF, RESIDENTS AND THE PUBLIC. WE APOLOGIZE FOR ANY INCONVENIENCE TO ANYONE, BUT WE ASK YOUR UNDERSTANDING AND COMPLIANCE TEMPORARILY. THANK YOU.

Other Board members participating in this virtual meeting were Bemetra Salter Liggins, Billi Johnson-Griffin Ben Dachehalli, Parker Homans, Lorena Hardwick, and legal counsels Ricardo Gilmore and Rhonda Stringer.

Attorney Ricardo Gilmore reminded Commissioners and staff to state their name for the record, especially for Commissioners to state their names during motions.

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 June 17, 2020 was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachehalli:

Commissioner Cloar	Yes	Commissioner Dachehalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

III. PUBLIC FORUM

The first speaker was Mr. Aaron Vargas, he and his wife live in Seminole Heights near Robles Park Village. He stated that he had had a few brief correspondences with the agency's COO, the Housing Community Development Commission and the City of Tampa Parks and Recreation Department.

Mr. Vargas addressed the redevelopment of RPV, some of his comments follow. While the planning process for the redevelopment was delayed due to COVID, he hopes that when it resumes, the plans are implemented to help slow the negative effect of gentrification.

Preserving a significant number of units affordable to low and moderate income families, property tax freezes or growth limits, stabilization vouchers, protection for seniors; such policies have the potential to help keep the culture of our neighborhoods, while allowing revitalization to take hold. Thus, for 400 units in a 35-acre site, the redevelopment of RPV will be instrumental in setting the tone in how development continues to move from Armature Works to Tampa Heights and Seminole Heights.

Mr. Vargas believes that with lots of effort, courage, community involvement and creative thinking we can mitigate the negative effects of gentrification as RPV is redeveloped. He was not sure when the planning process was to resume, but asked that when it does that we all work together, the housing authority, the City and the community to provide consistent updates, while also providing an avenue for the community to be involved and have a voice as their neighborhoods change. Mr. Vargas thanked everyone for their time and the work that we do for the people of Tampa.

Attorney Gilmore addressed the Board as a reminder to Commissioners and speakers regarding the process for public forum. Speakers will receive a written response to public forum from staff that will be included in the Board packet at next month's Board meeting.

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

Ms. Lorraine Wright, a resident of Robles Park was the next speaker. Ms. Wright spoke regarding the parking permits at Robles Park. She had recently received a temporary parking permit from the Robles Park office, which she did not understand. She claimed she was told that she had to have a wallet size ID, she did not fully understand why these legal documents were not exempted. She stated that at the time she presented her insurance policy and her tag registration. She thought that the parking was for residents, to make sure that residents would have a place to park, to keep the neighborhood safe and other people out. She claimed she tried contacting the office and no one has reached out to her. As a senior she felt bullied, was taken advantage of, and was not treated right.

Resident Council President, Ms. Reva Iman was the last speaker. Ms. Iman's issue was regarding the crime at Robles Park Village for the last three years. She had a list that residents' signatures, asking for tenant-based vouchers for residents to move, due to safety issues. Ms. Iman mentioned issues with shootings, stabbings and gang activity that had occurred within the last month and a half at RPV. Residents deserved a safe place to live, said Ms. Iman, adding that she was not requesting for residents to be added to the list, but rather be moved to the front of the list. She requested that residents on her list be given 30 days to be processed, she did not want this agency to go through what another agency had gone through, asking that this agency be proactive to avoid repercussions here in Tampa.

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Irvin Hughes](#)
- Properties ~ [Michelle Littles](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

None to come before this forum

VI. RESOLUTIONS

The Director of Human Resources, Mr. Kenneth Christie presented resolution 2020-4164.

2020-4164	A RESOLUTION APPROVING THE ADOPTION OF A TELECOMMUTING POLICY.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Homans:

Commissioner Cloar	Yes	Commissioner Dachevall	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

Chairman Cloar reminded Commissioners of the long agenda with several resolutions. The Chair also reminded Commissioners that a directors' meeting would immediately follow this meeting.

The Sr. VP/COO, Mr. Leroy Moore provided a group presentation of the next five resolutions from 2020-4165 through 2020-4169. The COO then presented the rest of the resolutions from 2020-4170 through 2020-4174.

2020-4165	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO UNDERTAKE THE FORMATION OF CERTAIN LEGAL ENTITIES, PREPARE AND EXECUTE OTHER NECESSARY AGREEMENTS AND PREPARE AND SUBMIT HILLSBOROUGH COUNTY HOUSING FINANCE AUTHORITY (HFA), FLORIDA HOUSING FINANCE CORPORATION (FHFC), U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND OTHER FUNDING APPLICATIONS AS NECESSARY FOR THE ACQUISITION AND REHABILITATION OF BELMONT HEIGHTS ESTATES PHASE I AND II.
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A motion was made by Commissioner Hardwick and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Dachevall	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

2020-4166	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO ENTER INTO A MASTER DEVELOPMENT AGREEMENT WITH MICHAELS DEVELOPMENT COMPANY (MICHAELS) FOR THE ACQUISITION AND REHABILITATION OF BELMONT HEIGHTS ESTATES I & II.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Hardwick:

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

Commissioner Cloar	Yes	Commissioner Dachepalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

Commissioner Dachepalli's motion for resolution 2020-4167 which follows, was made with the recommended revision to the excusable delay clause in article 17.5 to reflect COVID-19 as an excusable delay, specifically because it is known and foreseeable. The Commissioner added that his revision would apply for all the ground leases as currently drafted, any motions should be subject to this revision.

2020-4167	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO EXECUTE THE SECOND AMENDED AND RESTATED GROUND LEASE FOR BELMONT HEIGHTS ESTATES PHASE I.
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A motion was made by Commissioner Dachepalli and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Dachepalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

2020-4168	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO EXECUTE THE SECOND AMENDED AND RESTATED GROUND LEASE FOR BELMONT HEIGHTS ESTATES PHASE II.
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A motion was made by Commissioner Dachepalli and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Dachepalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

2020-4169	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO EXECUTE THE GROUND LEASE FOR 3515 SARAH STREET.
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A motion was made by Commissioner Dachepalli and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Dachepalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

Mr. Moore showed images for his presentation of the rest of the resolutions from 2020-4170 through 2020-4174.

2020-4170	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF WEST RIVER DEVELOPMENT GROUP, LLC WITH RELATED DEVELOPMENT, LLC FOR THE SALE OF PARCEL T5.3 AND T5.4 AT WEST RIVER.
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A motion was made by Commissioner Homans and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Dachepalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

2020-4171 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF WEST RIVER DEVELOPMENT GROUP, LLC WITH WHITE DEVELOPMENT COMPANY FOR THE SALE OF PARCEL T5.2 AT WEST RIVER.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Hardwick:

Commissioner Cloar	Yes	Commissioner Dachepalli	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

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For the record, Mr. Moore stated that the grocer was included in the contract referenced in resolution 2020-4171, after an inquiry by attorney Gilmore.

2020-4172 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF WEST RIVER DEVELOPMENT GROUP, LLC WITH LENNAR HOMES, LLC FOR THE SALE OF PARCELS T7 AND T8 AT WEST RIVER.
--	--

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

Commissioner Cloar	Yes	Commissioner Dacheballi	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

2020-4173 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE THE PURCHASE OF THE INVESTOR LIMITED PARTNERSHIP (ILP) AND SPECIAL LIMITED PARTNERSHIP (SLP) INTERESTS IN BELMONT HEIGHTS ASSOCIATES, LTD, AND BELMONT HEIGHTS ESTATES PHASE I FROM CENTERLINE HOUSING PARTNERSHIP I LP – SERIES 3 (the ILP) AND RELATED TAMPA, LLC (the SLP).
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Homans:

Commissioner Cloar	Yes	Commissioner Dacheballi	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

2020-4174 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE THE PURCHASE OF THE INVESTOR LIMITED PARTNERSHIP (ILP) AND SPECIAL LIMITED PARTNERSHIP (SLP) INTERESTS IN BELMONT HEIGHTS ASSOCIATES, PHASE II, LTD., AND BELMONT HEIGHTS ESTATES PHASE II FROM CENTERLINE CORPORATE PARTNERS XIX LP (the ILP) AND RELATED CORPORATE XIX SLP, LP (the SLP).
--	---

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

Commissioner Cloar	Yes	Commissioner Dacheballi	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Hardwick	Yes

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty stated that overall, most of the agency's entities were trending positively. The CFO's report included updates regarding recent upgrades to the agency's phone system. The rest of her report was based on a summary presentation of the report provided to Commissioners in their Board packet information binders.

The Director of Assisted Housing, Ms. Margaret Jones was available to respond to questions from Commissioner Salter Liggins, regarding recertification increases.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore began his report asking Board members to drive up to the West River redevelopment in West Tampa, specifically to see the public art at the Bethune High Rise. The COO's report included HUD Secretary Carson's visit to Encore and Robles Park master planning process he hoped to begin by early Fall, this year. Mr. Moore also reported on current developments regarding Zion, which included boundaries confirmation or the cemetery.

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

The Director of Human Resources, Mr. Kenneth Christie briefed the Board regarding THA's office environment and procedural changes, in light of COVID-19. THA offices continue to be closed to visitors and the public.

The Director of Public Safety, Mr. Bill Jackson briefed the Board regarding safety measures implemented at THA properties. The director's report focused on crime activities at Robles Park, as well as safety measures taken while corroborating with the Tampa Police Department. Mr. Ryans chimed in to add that he would meet with TPD and possibly Mayor Castor to discuss efforts to make the Robles Park community as safe as possible.

VIII. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer informed Board members regarding possibly attending a virtual NAHRO conference, around the end of July.

IX. LEGAL MATTERS

Attorney Rhonda Stringer stated that her firm did not have anything to report, other than attorney Gilmore, who had to leave, asked her to convey to everyone to follow CDC guidelines and for everyone to stay safe.

Mr. Ryans commended THA staff for working hard to serve THA residents during these uncertain times.

X. UNFINISHED BUSINESS

Repeat Public Forum - 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 10:18 a.m.

Approved this 19th day of August 2020.

Chairperson

Secretary



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DATE: August 12, 2020

TO: Board of Commissioners

FROM: David Iloanya, Director of Real Estate Development

SUBJECT: Public Forum Response to Mr. Vargas Regarding Robles Park Village

At the Housing Authority's Board meeting in July 2020, Mr. Vargas raised several concerns and suggested a vision for the potential redevelopment of Robles Park Village, a public housing Development located in Tampa Heights Districts. In response to the issues brought up by Mr. Vargas, the Authority wishes to make the following response:

The redevelopment of Robles Park Village will be carried out through our normal process of relocation, education, residents' case management, community outreach and engagement, workshops and charrettes involving the City of Tampa, Hillsborough County and stakeholders.

Our revitalization efforts are designed to empower residents to decide where to reside as they are given the right of first refusal to return. The key goal of these efforts is to improve residents' life through education, case management, and homeownership as well as self-sufficiency programs. We stress that our goal is not a model of gentrification that could potentially alienate residents. Instead, we aim to spur neighborhood growth and sustainability.

The proposed redevelopment of Robles Park Village, consisting of 432 units and roughly 35 acres, is intended to replace existing units with a mixed-used, mixed-income site of affordable housing, senior housing, tax credit and market rate units with retails, open space, green space, walkways, connectivity with access to surrounding amenities economic development.

The RFQ solicitation for a professional design was made last month. The Authority seeks to identify and retain a qualified and experienced professional design firm to undertake the master planning for Robles Park. Upon the selection and approval of such a firm, the Authority will commence the phase of a Master Plan. Consistent with our protocol, the Authority will keep the community in Tampa Heights District fully informed.



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TO: Board of Commissioners
SUBJECT: Tenant Based Vouchers
FROM: Margaret Jones, Director of Assisted Housing
William Jackson, Director of Public Safety
Lorenzo Bryant, Director of Asset Management
DATE: August 10th, 2020

Reva Iman presented her concerns to the Board of Commissioners July 15, 2020, which involved the relocation of 24 residents who apparently reside closest to an area that she determines as being a highly active crime area. Ms. Iman specifically asked that those families be issued tenant-based vouchers and bypass the in-house mobility waitlist.

The in-house mobility waitlist is a list of families who have resided at any of the RAD or project-based voucher properties who are interested in receiving a Housing Choice Voucher (Section 8). After a year of residing at the property, the family can request to be placed on the in-house mobility waitlist. Currently, 40 families a month are being sent invitations to receive a Housing Choice Voucher. The total list has 892 participants and 641 have or are in the process of receiving a voucher. The wait time from request to issuance is approximately one year. After reviewing the list submitted by Reva, 11 of the 24 names provided are currently on the in-house mobility waitlist.

The family has a right to request a Housing Choice Voucher after being at a RAD or project based subsidized property for one year. Since there are multiple properties with multiple tenants requesting a voucher, the only fair and equitable approach is to place families on the list based on date and time of request.

The underlying request for the vouchers was the concern of crime and control of the property. THA appreciates the continuous and consistent communication Ms. Iman has had with management to ensure that Robles Park is a safer community and listed below is what has been implement thus far with the goal of reducing crime and building relationships:

- A security company was hired to patrol peek-hours where most complaints of crime were being reported. Jobs 1 USA was hired and started providing security services September 13, 2019. Bangor Security assumed the security role March 3, 2020 with very specific instructions such as wearing body cams, conducting foot patrols, and submitting daily activity reports. The body cameras are used for the purpose of collecting evidence. This evidence assists property management address lease violations and Tampa Police Department (TPD) to address criminal complaints. The current patrol hours and time are from 3 PM until 3 PM Monday thru Sunday. These hours are subject to change based on the need and/or criminal activity taking place in and around property.
- The Public Safety Department established safety patrols at Robles Park on September 25, 2019. The officer's days and hours of work are currently Monday thru Friday between 11 AM and 8 PM. THA security patrols also wear body cams and provide daily reports. These hours are subject to change based on the need and/or reported criminal activity taking place in and around property. Car cams have also been installed in the safety patrol vehicles and security vehicles for the purpose of collecting of evidence.

- Beginning September 2019, police calls for service started being sent to the property management staff monthly to review and address systemic lease violations.
- In November 2019 TPD set up a shot spotter inside Robles Park to assist in identifying when and where gun shots were being fired. The ShotSpotter allow officers to respond quicker to the scene of a crime with an increased level of safety because they know exactly where the gunfire took place. In many cases, an officer can arrive with the shooter still at the crime scene or if the criminal has fled, shell casings and/or other evidence can be recovered and used for investigative and potential prosecution purposes and key witnesses can be interviewed at the crime scene.
- November 29, 2019 a contract was executed between The Tampa Housing Authority and the Tampa Police Department to provide Robles Park with two off duty police officers Monday through Sunday from 6 pm until 1 am. This is a volunteer assignment and officers were asked to sign up to work the off-duty assignment. To date, there is not much activity from the Tampa Police Department to work these specific hours.
- On February 18, 2020, a police sub-station was established inside of Robles Park to deter crime at the property. This sub-station had not been active during that time but has since been revitalized.
- Prior to Covid-19 the Safety Department was meeting with residents and resident council members on a bi-weekly basis. Due to the Covid-19 pandemic, the in-person meetings were terminated; however, the Tampa Housing Authority management team have weekly Ring Central meetings with Robles Park resident council members and residents.
- The on-duty community patrol officer makes him/herself available daily to Robles Park staff, Robles Park resident council and residents to address any concerns.
- The Tampa Police Department's Crime Free Multi Housing Program has been established at Robles Park. The Crime Free Multi-Housing Program is a, state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. The program consists of three phases that must be completed under the supervision of the local police department. Property managers can become individually certified after completing training in each phase and the property becomes certified upon successful completion of all three phases. The benefits are reduced police calls for service, a more stable resident base, and reduced exposure to civil liability.
- As a crime deterrent and to show neighborhood unity in fighting crime, the Public Safety Department and the Tampa Police Department coordinated a monthly crime watch walkthrough at Robles Park; however, due to the Covid-19 pandemic this was placed on hold until further notice.
- Reva Iman was instrumental in establishing a Tampa Police Department sponsored Robles Park Neighborhood Watch program.
- Just recently, a meeting was held with the Tampa Police Department leadership to discuss what measures can be taken to ensure tenant safety and to address the crime happening at the local in-and-out market. The meeting was very promising and TPD offered their strategies to address concerns.

In summary, THA has an in-house mobility list of families that have waited to receive a housing choice voucher based on time and date of request. THA is not able to by-pass the waitlist process as requested by Ms. Iman. Robles is currently not in an active relocation phase and any units that are vacated, must be re-occupied. Through the efforts of Ms. Iman and resident council members, their concerns have been heard and THA has responded by implementing the measures mentioned previously. Through continuous communication, engagement, and partnerships, THA will continue to listen and respond accordingly and within regulatory parameters.



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Memo

Date: August 12, 2020.

To: THA Board

From: Asset Management Department

Re: Ms. Lorraine Wright, Robles Park Resident.

On July 7th, 2020 Ms. Lorraine Wright, a Robles Park resident, received a temporary Parking Pass dated to expire on July 18th, 2020 at midnight. The temporary pass was issued due to a complaint filed by Ms. Wright's because her existing parking pass expired December 2019. Ms. Wright was denied a new resident parking decal due to her insurance and vehicle registration expiring July 18th, 2020.

Robles Park has a standing policy stating that resident parking decals are not to be issued if the vehicle insurance or registration is expiring within the same month of the decal issue. To accommodate the tenant, the Robles Park property manager, Michelle Littles, was advised by Mr. Lorenzo Bryant, Asset Management Director, to provide Ms. Wright with a temporary parking pass. This allowed Ms. Wright to park her vehicle on the property without any issues until she was able to renew and provide the necessary documents to receive the resident parking decal.

On July 24th, 2020, Ms. Wright provided the updated vehicle registration and insurance card to property management and received her Robles Park Resident Parking decal.

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2020-4175**

The Board of Commissioners is requested to approve the above-referenced resolution in order to:

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR THE GARDENS AT SOUTHBAY APARTMENTS

2. Who is making request:

- A. Entity: Tampa Housing Authority Asset Management Department
- B. Project: Professional Property Management Services for Gardens at SouthBay
- C. Originator: Lorenzo Bryant, Director of Public Housing

3. Cost Estimate (if applicable):

Stephenson & Moore, Inc.:

Management fee of 4% of gross revenues.

Narrative:

Stephenson and Moore, Inc. has been active in Real Estate Management and Development for the past 35 years and currently manages the Meridian Rivers properties under the Meridian Rivers Development Corp. for the Tampa Housing Authority and managing several housing authorities affordable housing program. After a thorough review of the two (2) proposals received, it has been determined that Stephenson & Moore, Inc. presented the most responsive proposal in response to this solicitation and the Authority has decided to enter into an agreement with their firm to provide the above referenced services at the Gardens at SouthBay for a management fee of 4.0% of the revenues collected.

HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
MEMORANDUM

Date: August 19, 2020

To: Board of Commissioner's

Through: Jerome D. Ryans, President/CEO
Tampa Housing Authority

From: Tina D. Washington-Jones, Contracting Director

Subject: *Resolution #2020-4175-* "Professional Property Management for the Gardens at SouthBay Apartments"

The Housing Authority of the City of Tampa has solicited proposals seeking qualified, responsible, firms or individuals interested in providing Professional Property Management Services at the Gardens at SouthBay Apartments, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review and evaluation of the two (2) proposals received, the Authority has determined that Stephenson & Moore, Inc. presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a contractual agreement with Stephenson & Moore, Inc. to provide Professional Property Management Services at the above referenced property in accordance with the guidelines set forth in Section F – Scope of Services of the Request for Proposal. The proposed management fee for Stephenson & Moore, Inc. is 4% of the gross revenues collected.

RESOLUTION NO. 2020-4175

A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR GARDENS AT SOUTHBAY APARTMENTS

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing Professional Property Management Services for the Gardens at SouthBay Apartments, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

Whereas, the Authority received and evaluated two (2) proposals from qualified firms and,

Whereas, the Authority recommends the awarding of a single agreement to Stephenson and Moore, Inc to provide these services for a management fee of 4% of revenues collected.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner’s approves the awarding of a single Contractual Agreement to provide Professional Property Management Services at the Gardens at SouthBay Apartments for a management fee of 4% of the revenues collected and further authorizes the President/CEO or his/her designee to execute and administer the contracts in accordance with the Authority’s procurement policy.

ADOPTED THIS 19TH DAY OF AUGUST 2020

Chairperson

Secretary



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY20-RFP-05 PROPERTY MANAGEMENT SERVICES FOR GARDEN AT SOUTH BAY

SUBMISSION DATE: TUESDAY JULY 14, 2020 @ 2PM		1. STEPHENSON AND MOORE			2. ALLIED ORION GROUP		
DATE AND TIME PROPOSALS RECEIVED FROM BIDDER		TUESDAY 07/14/2020 @ 1:55 PM			TUESDAY 7/14/2020 @ 9:20 AM		
Evaluation Criteria	POINTS POSSIBLE	NE	DS	LB	NE	DS	LB
1. Staffing Plan and Organization	25	25	25	24	20	20	20
2. Experience	35	35	35	34	25	20	30
3. Cost	15	15	15	15	0	0	10
4. Minority Business Enterprise Participation/Section 3	15	15	15	10	6	12	10
5. Overall Responsiveness	10	10	10	10	10	6	10
TOTAL SCORE	100	100	100	93	61	58	80
OPTIONAL INTERVIEW ROUND	10						
OVERALL POSSIBLE SCORE	110	293			199		
RANK PLACEMENT		1ST			2ND		

Marilyn Eakin

Evaluator's Signature

[Signature]

Evaluator's Signature

Tina Washington

Contracting Officer Signature

[Signature]

Evaluator's Signature

[Signature]

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2020-4176

The Board of Commissioners is requested to approve the above-referenced resolution to award Roble Park Master Plan and Zion Cemetery Preservation projects to the firms of Baker Barrios and PMG - Partners for the purpose of this project.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Robles Park Village Master Plan
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

Not to exceed \$300,000

Narrative:

The Housing Authority of the City of Tampa's Real Estate Development Department is seeking approval to award Robles Park Master Plan and Zion Cemetery preservation projects the firms of Baker Barrios and PMG, Joint Venture. The general nature of the project will require the involvements of the residents, City of Tampa Officials, Hillsborough County Officials, stakeholders, and the community at large for workshop and charette participations. Given the COVID-19 environment, it will be a challenging undertaking. Nonetheless, the use of social media technology will be fully engaged to achieve maximum community outreach that will result in a relieved outcome for a quality, finished, master plan product. The team will perform several tasks to include, but not limited to inspection, needs assessments, exchange of ideas, workshops, development of plans for the plans as envisioned. The need to maintain social distancing and mask wearing, when necessary will be maintained. We anticipate the project will take roughly six months to complete.

Attachments (if applicable):

1. Resolution No. 2020-4176
2. Memorandum providing further detail
3. Attachment C - Proposal Tabulation

RESOLUTION NO. 2020-4176

A RESOLUTION APPROVING THE AWARD OF ROBLES PARK VILLAGE MASTER PLANNING AND ZION CEMETERY PRESERVATION TO THE FIRMS OF BAKER BARRIOS AND PMG.

Whereas, the Housing Authority of the City of Tampa publicly solicited for RFQs, with solicitation number FY20-RFQ-02 from Design Professionals with extensive experience in the field of urban redevelopment and master planning through the local newspapers – Tampa Bay Times on June 10, 2020, and La Gaceta on July 3, 2020, as well as Tampa Housing Authority Website for two consecutive weeks;

Whereas the solicited RFQ was for the Master Planning of Robles Park Village and Zion Cemetery Preservation, all consisting of roughly 35 acres of coverage area,

Whereas a total of seven (7) Design Professionals reviewed the advertisement and showed interest. Meanwhile, all seven firms responded to the public advertisement by submitting their qualifications.

Whereas the Housing Authority of the City of Tampa received the seven proposals by the Design Professionals on July 23, 2020, at 2:00PM, and proceeded with a five-member panel, pre-evaluation briefing on July 24th, 2020, at 10:00AM.

Whereas the final evaluation meeting that took place on **Friday, July 31, 2020 at 10:00AM** on Zoom, in consideration of the seven well qualified Design Professional firms, resulted on the firms of Baker Barrios and PMG, Joint Venture appeared topmost firm with a coast proposal in the range, not to exceed \$300,000.

Whereas, the Housing Authority of the City of Tampa has conducted reference checks with several past clients of ***Baker Barrios & PMG.***, and found those references very positive and supportive of the professional services rendered by these firms; and,

Whereas the President and CEO of the Housing Authority of the City of Tampa, or his designee, intend to execute a contract to accomplish the Robles Park Village master planning and Zion Cemetery preservation.

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to award the master planning and Zion Cemetery preservation of Robles Park Village as stated above to the firms of ***Baker Barrios & PMG, Joint Venture.***

Adopted this 19th day of August 2020.

Chairman

Secretary



August 19, 2020

BOARD OF COMMISSIONERS

MEMORANDUM

James A. Cloar
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dachevall

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

TO: Board of Commissioners

Through: Leroy Moore, Sr. Vice President COO

From: David Iloanya, Director of Real Estate Development

Ref: RESOLUTION #2020-4176 AUTHORIZING THE PRESIDENT AND CEO TO AWARD ROBLES PARK VILLAGE MASTER PLANNING AND ZION CEMETARY PRESERVATION TO THE FIRMS OF BAKER BARRIOS AND PMG.

The Authority publicly solicited a Request for Qualifications (RFQ) from Design Professionals with extensive experience in the field of urban redevelopment and master planning. The Request for Qualifications (RFQ) was publicly advertised on June 10, 2020, in the Tampa Bay Times as well as La Gaceta on July 3, 2020 including publication on Tampa Housing Authority's (THA) Website with a follow up contacts made to many Design Professionals firms. The submission due date was set for July 23, 2020. Upon the due date deadline, a total seven (7) firms responded to the solicitation by submitting proposals. A five (5) member panel was set up to review and rank the proposals. The Panel methodically went over the proposals, referencing the evaluation criteria set forth in the RFQ, in order to ascertain review completeness. After the final round of scoring and discussion, the panel decided on a final ranking for each firm and recommendations. A partnered firm of Baker Barrios and PMG (Joint Venture) were ranked first, followed by Zyscovich as second with Urban Design Associates (UDA) in third place.

The firms have performed similar projects and many public housing type A/E services as well as community master planning activities that are pertinent to our structure. A subsequent review of their references and past performance history by the Authority confirmed that they are responsive firms with positive ratings. These firms have completed several projects in Florida, and other parts of the nation.

The contract service agreement will be for the 35-acre, master plan development of Robles Park Village and Zion Cemetery Preservation site. The team of Baker Barrios and PMG submitted a cost proposal not to exceed \$300,000.00 for the master plan development.

The Authority is requesting Board approval to authorize the President and CEO to award the master planning and Zion Cemetery preservation of Robles Park Village as stated above to the firms of Baker Barrios & PMG, (Joint Venture).

If you have any questions, please do not hesitate to contact David Iloanya, Director of Real Estate Development, ext. 2640, David.Iloanya@thafl.com.

CC: Leroy Moore Senior Vice President/Chief Operating Officer.



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY20-RFQ-02 ROBLES PARK VILLAGE MASTER PLAN DEVELOPMENT

SUBMISSION DATE: THURSDAY JULY 23, 2020 @ 2PM	1. UDA					2. GMC					3. TORTI GALLAS					4. TYSON BILLY					5. ZYSCOVICH					6. BAKER BARRIOS					7. STANTEC										
DATE AND TIME PROPOSALS RECEIVED FROM BIDDER	WEDNESDAY 07/1/2020 @ 9:15 AM					WEDNESDAY 7/22/2020 @ 9:25 AM					WEDNESDAY 7/22/2020 @ 9:26 AM					WEDNESDAY 7/22/2020 @ 9:28 AM					THURSDAY 7/23/2020 @ 9:27 AM					THURSDAY 7/23/2020 @ 11:26 AM					THURSDAY 7/23/2020 @ 11:28 AM										
Evaluation Criteria	POINTS POSSIBLE	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM	SB	DI	DH	RI	LM
1. Technical Competence	45																																								
Demonstrated previous experience master-planning ma	10	9	9	9	10	10	9	9	9	8	9	9	9	9	10	9	6	5	8	8	7	10	8	10	10	10	10	9	9	10	10	9	9	9	10	10	9	9	9	10	9
Demonstrated understanding of the community master	10	9	9	9	9	10	7	9	9	7	8	10	10	9	10	10	5	5	9	8	7	10	9	9	10	10	10	9	10	10	10	9	9	9	10	10	9	9	9	10	9
Capability, experience, and past collaboration of the me	5	5	4	4	4	4	4	4	5	5	4	5	5	4	5	5	4	2	4	5	3	5	4	5	5	4	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4
Demonstration that the comprised team is prepared to	10	10	8	9	9	10	6	9	8	7	7	7	9	9	10	8	7	5	8	8	6	9	9	9	10	9	10	10	10	10	10	9	8	8	8	8	8	8	8	10	8
Past performance in terms of compliance with planning	10	10	8	9	10	9	7	9	9	10	8	7	8	8	10	8	6	5	8	8	5	10	10	9	9	10	10	10	9	10	10	8	8	8	10	8					
2. Approach to Performing the Required Scope of	45																																								
Appropriateness of master planner's proposed	10	10	9	9	9	10	7	9	10	7	7	8	9	9	10	8	5	6	8	9	5	9	9	9	10	9	10	9	10	10	9	7	9	8	9	7					
Comprehensiveness of the proposed scope of work for	10	10	9	9	9	10	8	9	9	6	8	8	9	8	10	8	5	5	8	8	5	9	9	9	9	9	10	9	9	10	10	8	9	8	9	9					
Reasonableness of proposed fee for master plan	10	10	9	9	10	10	9	9	10	9	9	8	9	9	10	9	5	8	8	7	8	9	8	10	9	8	8	7	10	9	8	8	9	9	9	9					
Quality and relevance of past master planning work	5	5	4	4	4	4	5	4	3	4	5	5	5	4	5	5	3	2	4	3	3	5	4	4	5	5	5	4	4	5	5	5	4	4	4	5					
Ability to build meaningful relationships with residents	5	5	4	4	4	5	5	4	4	3	5	5	5	5	5	4	3	3	4	3	3	5	4	4	5	5	5	5	5	5	5	5	4	4	4	5					
Demonstrated knowledge and familiarity with Local	5	5	5	4	5	5	4	5	5	5	5	4	5	4	5	5	4	4	4	4	5	5	5	5	5	5	5	5	5	4	5	5	5	4	4	5					
3. MBE smd Section 3 Commitment	10																																								
Previous success in utilization of MBE's and effectiveness	5	5	4	4	4	5	5	4	5	4	5	4	4	3	5	4	2	2	3	2	2	5	4	5	5	5	5	4	5	5	5	4	4	3	5	4					
Previous success with Section 3 requirements and effec	5	1	3	1	2	2	5	5	5	4	5	3	4	3	5	4	1	2	3	2	2	5	5	5	5	5	5	3	5	5	5	3	3	3	4	2					
TOTAL SCORE	100	94	85	84	89	94	81	89	91	79	85	83	91	84	100	87	56	54	79	75	61	96	88	93	97	94	98	89	96	98	96	84	85	81	90	84					
OPTIONAL INTERVIEW ROUND	10																																								
OVERALL POSSIBLE SCORE	110	446					425					445					325					468					477					424									
RANK PLACEMENT		3					5					4					7					2					1					6									

Evaluator Stephanie Brown-Gilmore

Evaluator Reva Iman

Evaluator David Iloanya

Evaluator Leroy Moore

Evaluator David Hollis

Contracting Officer Signature

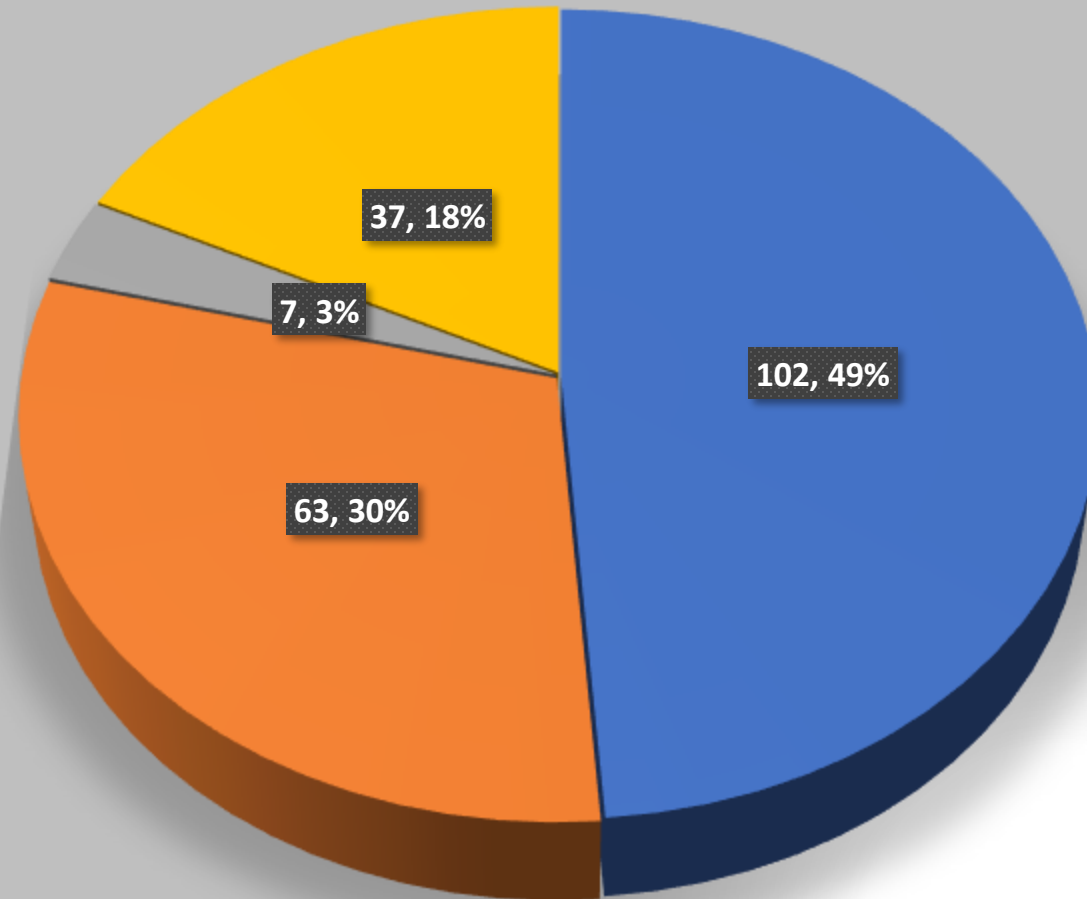
July 2020

THA Employee Statistics

FTE Make-up	
Regular FT	185
Temp FT	23
Temp Part Time	1
Total Employees:	209
Residents on Payroll	11 - 5.3%

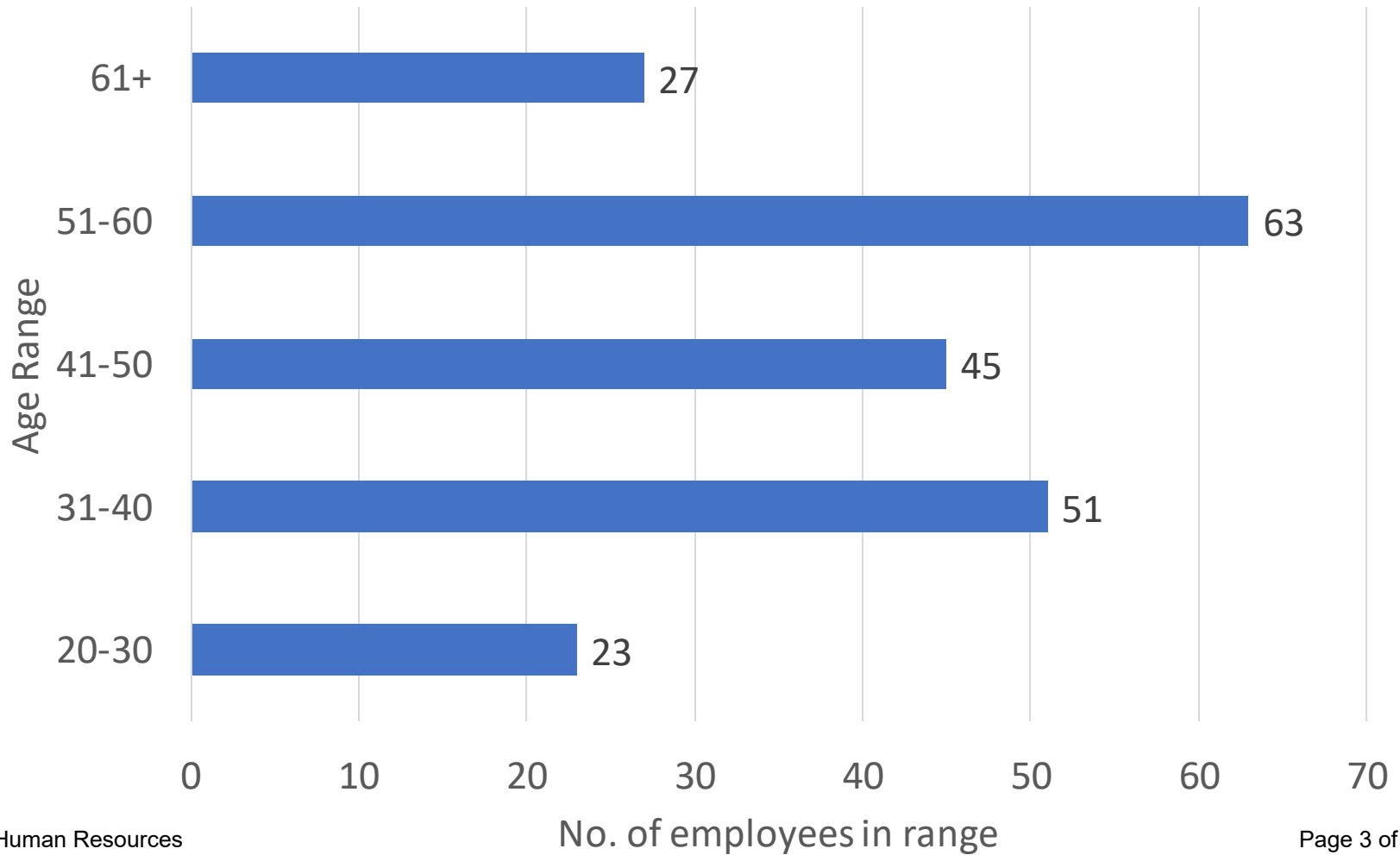
THA Employee Diversity

Staff Racial Make-up

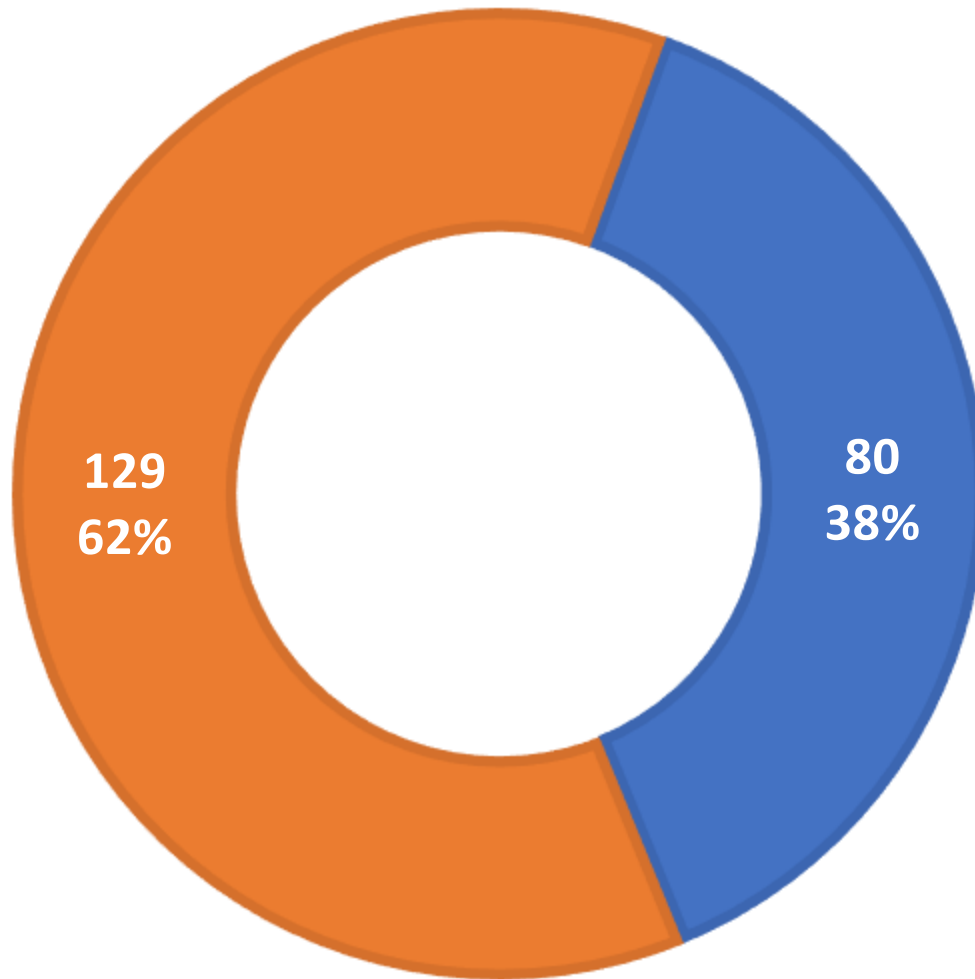


THA Employee Diversity Con't

Employees by Age Range



THA Employee Gender Diversity



Housing Residents Employed by THA

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>Hire Date</i>
<i>Assisted Housing</i>			
	Section 8	FSS Counselor	10/28/2019
	Section 8	Customer Care Representative	10/02/2017
	Shimberg Estates	Support Specialist	06/25/2012
	Section 8	Support Specialist	06/19/2017
<i>Program & Property Services</i>			
	Section 8	Youth Program Manager	11/05/2003
	Moses White	Prodigy Site Manager	02/14/2011
	ORCC	ORCC Service Coordinator	07/18/2011
	Robles Park	Jobs Plus Community Coach	06/05/2017
	Robles Park	Jobs Plus Community Coach	06/19/2017
	C. Blythe Andrews	Sustainability Ambassador Coach	07/29/2019
<i>Asset Management</i>			
	Section 8	Property Associate	07/24/2006
TOTAL PUBLIC HOUSING RESIDENTS EMPLOYED: 11			

AUGUST EMPLOYEE OF THE MONTH



ADMINISTRATION

August Employee of the Month from the Assisted Housing department is FSS Counselor Maria Lugo. She has been with THA since 2005 when she was hired as a Support Specialist. In 2008 she went to work in the Leasing Office at Oaks at Riverview, before returning to Assisted Housing in 2011.

Maria's motivation to continue growing with the company resulted in her being promoted to FSS Counselor in 2013. Maria has excelled in this position and brings her empathy and life experiences to help clients become self-sufficient. Maria's strong counseling skills has helped many of her clients to obtain jobs and increase their earnings. The department often receives comments of clients extolling Maria's help in recognizing their goals and talents.

Maria recently made appointments with fifteen families with little or no income and enrolled nine of those families in FSS. It took three appointments for one young lady and she later commented that it was with Maria's encouragement that she finally decided to enroll. Maria is always one of the first to help with FSS activities including outreach and the GTE financial literacy workshops.

She was assigned PB FSS files and despite the difference in processing, took to the challenge. Maria is a dedicated employee of the Tampa Housing Authority and is worthy of this recognition.



Maria Lugo

AUGUST EMPLOYEE OF THE MONTH



PROPERTIES

August Employee of the Month nomination from the Facilities department, is Measurement and Verification Field Technician Alexander Gonzalez.



Alex Gonzalez

In 2011, Alex converted from youth build program to a full-time housing employee at the ORCC under the mentorship of Kevin Knox and Kenny Bryant. In February 2020, Alex started a new path by joining the preventative maintenance team and has become very important asset to this team at a very fast pace.

Since joining, he has developed a strong relationship with the crew members and has become reliable and trustworthy of getting his task done as well as helping others. During this COVID pandemic, there wasn't a time where he couldn't be relied upon do a job efficiently and correctly, which also shows there is a future for him as a team leader. It's a joy to have him on the Facilities staff and a privilege to watch his growth.

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

**Department of Program and Property Services
Stephanie Brown-Gilmore, Director
July 2020**

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.

July Highlights

- On July 23rd, a Youth Financial Literacy Virtual Workshop was facilitated by Wells Fargo. The topics included budgeting, entrepreneurship, and banking basics. Twenty-six (26) youth participated.
- 450 Flyers were distributed at JL Young (Masks/COVID Testing flyer and Financial Workshop flyer)
- YB Alumni J. Cornier recently earned new employment Tri – City Electrical and will be getting assistance for his education as he begins his electrician track.
- Florida Network held their Quality Improvement Committee Virtual Meeting
- Job Developer held meeting with Aramark and Amazon.
- For the month of July, the Sustainability Ambassadors Program completed virtual energy audits at three THA properties (Arbors at Padgett, Azelee, Bay Ceia).

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

Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	5%
YouthBuild (YB)	\$1,075,749	35%
YouthBuild-USA Mentoring	\$29,850	23%
Citi Foundation	\$70,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	95%
Village Link-Up	\$137,345	78%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	42%
Prodigy	\$45,000	34%
Jobs Plus Initiative (JPI)	\$2,500,000	64%
Wells Fargo Financial Literacy	\$12,000	19%
Johnson Controls	\$50,000	85%

ELDERLY SERVICES

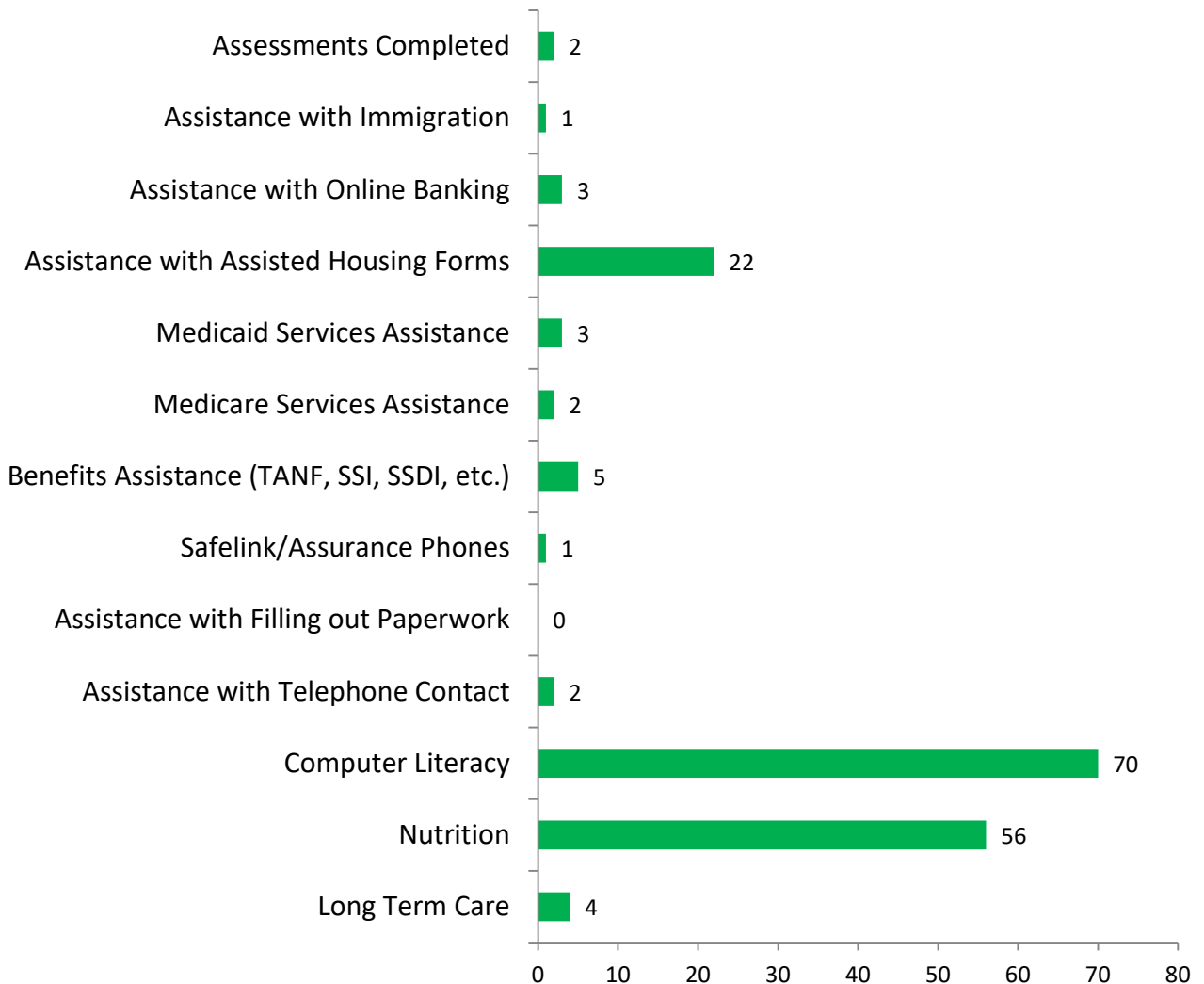
JULY 2020

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 - 478 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to fifty-six (**56**) seniors at JL Young.
- 450 Flyer Distribution (Masks/COVID Testing flyer and Financial Workshop flyer)



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JULY 2020

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

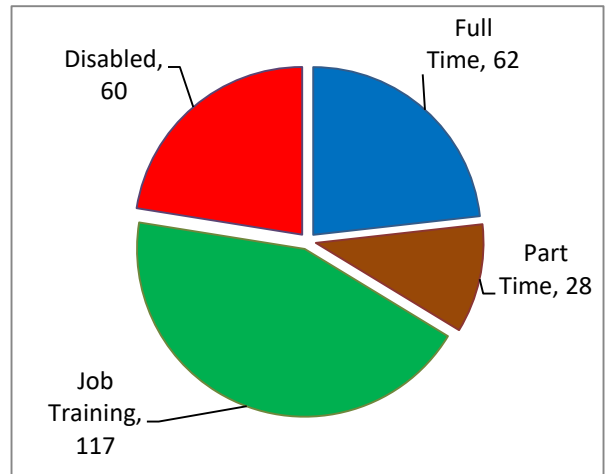
625 Participants Enrolled

170 Active Families

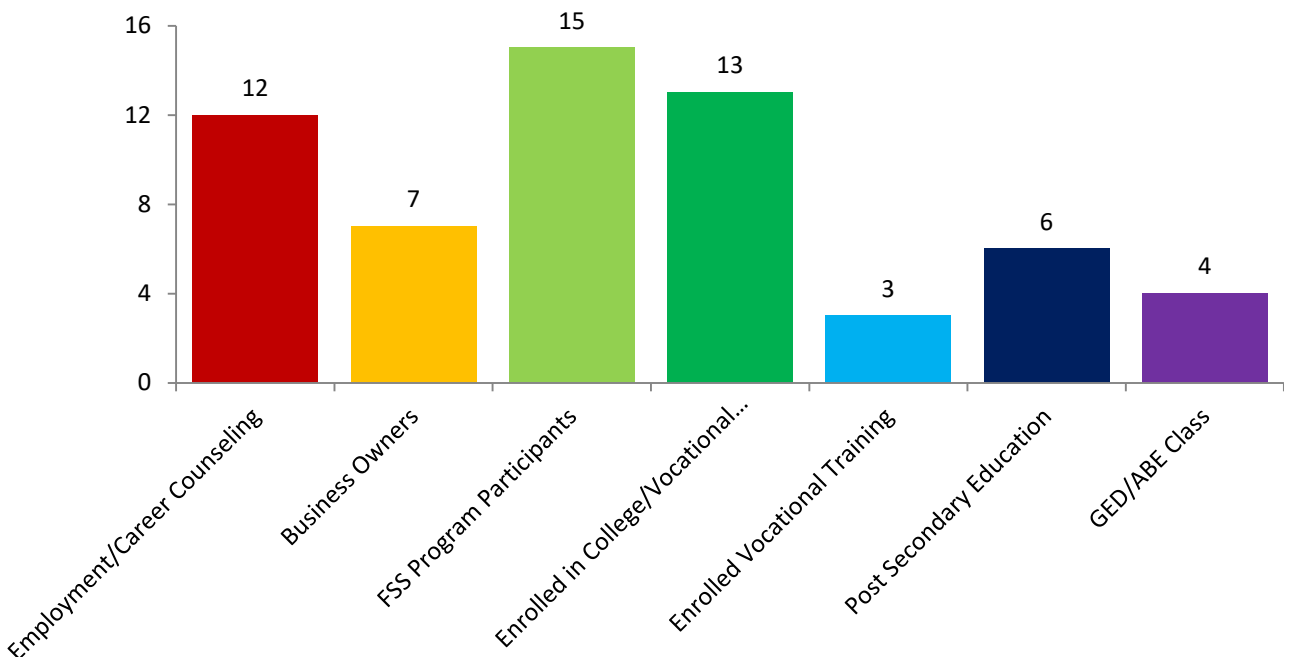
Original Residents who moved back to Encore (30)

Newly Targeted Residents at the Encore (889)

- Ella – 125
- Reed – 198
- Trio – 235
- Tempo – 331



Participant Services

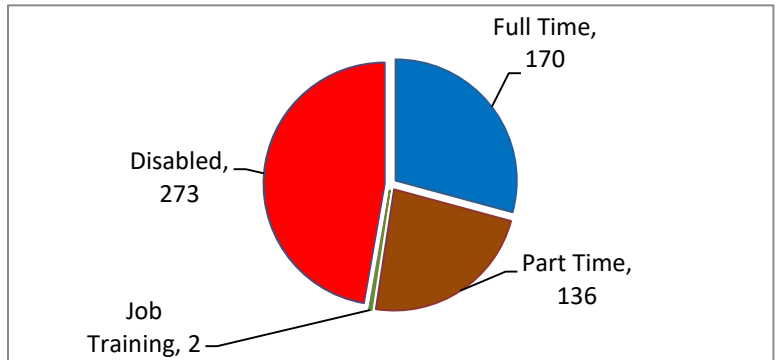


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM JULY 2020

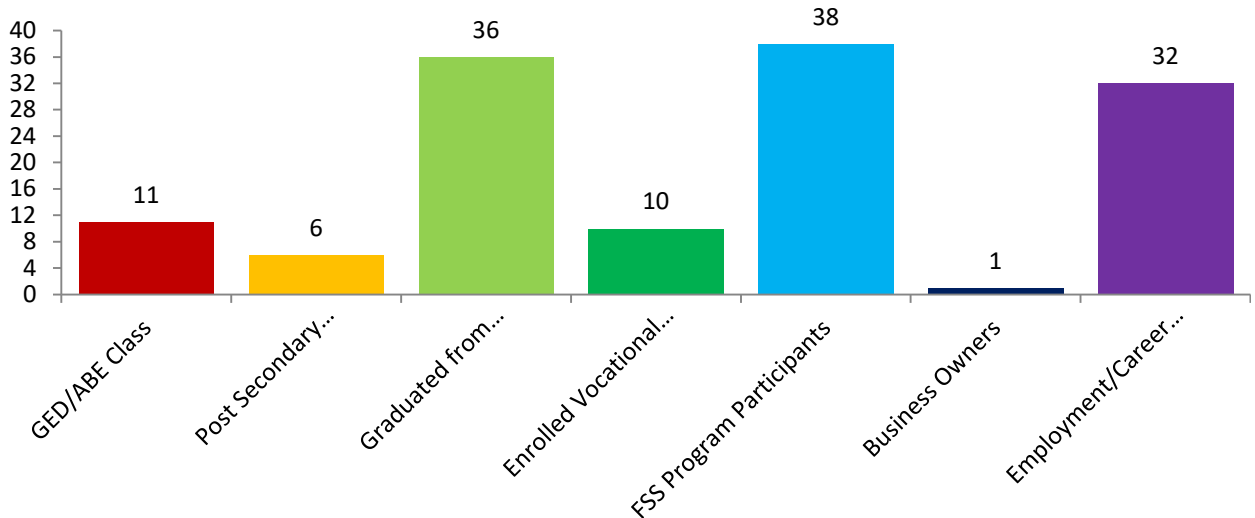
West River Initiative

Participant Enrollment

1639 Participants Enrolled
646 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Ongoing assistance is provided for afterschool program through the Boys & Girls Club, Robles Park Resource Center and various afterschool programs.
 - Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - Weekly participation with West River/CNI youth
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services
 - Resident engagement:
 - Weekly meal deliveries to the residents
 - Activity bags delivered to the seniors at the Encore (Ella and Reed)

YOUTHBUILD JULY 2020

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

Grant Amount: \$1,075,749

Completion Rate: 35%

Program Description:

The THA YouthBuild Program is an initiative with the primary purpose of establishing employable job skills for at-risk and high school dropouts, 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	15	16	16	0	31
GED/H.S Attainments	75%	5	2	2	0	7
Literacy and Numeracy Gains	65%	6 Students	7	7	2	13
Attainment of Degree/ Certification	85%	NCCER – 12, CNA – 4, Phlebotomy – 1			0	12 – NCCER 4 - CNA
Placements Employment/ Secondary Education	74%	11	7		1	16
Additional Certifications:		OSHA 12 Forklift 5			0	

Monthly Highlights:

- YB Alumni J. Cornier recently earned new employment Tri – City Electrical and will be getting assistance for his education as he begins his electrician track.
- YB Student passed two portions of the GED test (Math and Social Studies).
- THA YB Staff worked on setting up the Completion Ceremony (Graduation for Cohort 1)
- THA YB Staff began their YB USA Peer to Peer workshops at the end of the month
- Continued recruitment for the final cohort

Upcoming Events:

- Completion Ceremony set for August 7th, 2020
- Complete Bathroom project when students return
- Begin Cohort 3

Grant Period: July 1st, 2020 – June 30th, 2021

Grant Amount: \$191,724

Completion Rate: 95%

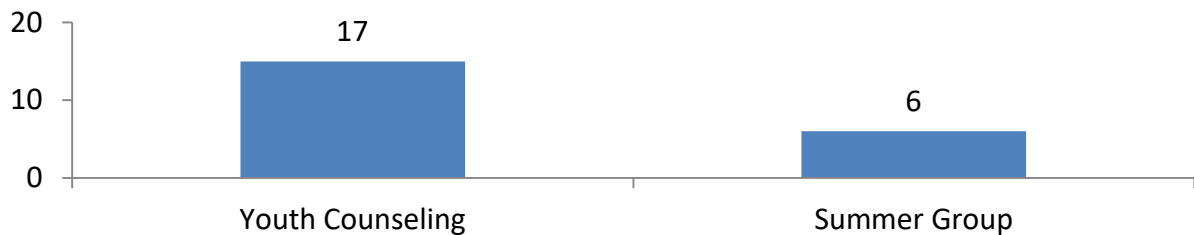
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors 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, 2021.

Accomplishments:

- Twenty-Three (**23**) active cases in 2020-2021 Fiscal Year.



Monthly Highlights:

- July 1st – Florida Network Bi-weekly Gathering (Central West Region) Zoom Call
- July 8th and 22nd – Treatment Team Meeting
- July 15th and 29th – Florida Network Neighborhood Partner's Call
- July 17th – DJJ Circuit Advisory Board Virtual Meeting (Microsoft Teams)
- July 21st – 23rd, 28th – 30th - Florida Network Virtual Quality Improvement Committee
- Virtual Summer Youth Group Sessions - Tuesdays & Thursdays via Zoom - 2pm - 3pm

Upcoming Events:

- August 4th – Florida Network Bi-weekly Gathering (Central West Region) Zoom Call
- August 5th, 19th – Treatment Team Meeting
- August 12th, 26th – Florida Network Neighborhood Partner's Call
- August 14th – "Let's Talk" Campaign - Next Step Zoom Call
- Virtual Summer Youth Group Sessions - Tuesdays & Thursdays via Zoom - 2pm - 3pm

Location: Robles Park VillageGrant Period: October 1st, 2019 – September 30th, 2020

Grant Amount: \$137,345

Completion Rate: 78%

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 (47 Currently Enrolled)
- At least **80%** of a minimum of 50 families have improved family wellbeing (2/2 Completed)
- At least **85%** of a minimum of 50 families have increased social supports (1/2 Completed)
- At least **85%** of a minimum of 50 families have increased concrete supports (41/42 Completed)
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (18/18 Completed)

Monthly Highlights:

- July 1st – July 31st – Summer Reading Initiative
- July 8th and 22nd – Free4Ever International, Inc. Parent Workshop – “For the Sake of Our Kids’ Future: Your Community School Board”
- July 17th – Children’s Board Q3 Contract Evaluation Due
- July 27th – Children’s Board Q3 Site Visit
- FLNET/VLU Staff Meetings - Every Monday
- PPS Manager's Meetings - Every Tuesday & Thursday
- PPS Departmental Meetings - Every Wednesday

Upcoming Events:

- August 3rd – August 7th – Girls in Charge Steam Initiative
- August 12th - Free4Ever International, Inc. Parent Workshop – “How to Tutor Your Kids”
- August 19th – Project Link, Inc. – “Home Environment vs. School Environment”
- FLNET/VLU Staff Meetings - Every Monday
- PPS Manager's Meetings - Every Tuesday & Thursday
- PPS Departmental Meetings - Every Wednesday

OAKS AT RIVERVIEW COMMUNITY CENTER JULY 2020

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.

Due to the Corvid-19 Pandemic **All Programing has been canceled as of March 16th**

- Outreach phone calls, emails, and text messages.
- Teens weekly checkup – 28 youth
- Providing Job Opportunity
- Information on Class schedule via Zoom has been sent to case managers and all interested parties. Flyer has been included.
- GEMS Spencer college Virtual Tour.
- Elementary youth are notified weekly for prodigy class.

GRANT WRITER JULY 2020

- Developed and submitted grant proposal to Hillsborough County Community Action Board for \$12,000 for school materials for THA youth and families.
- Developed and submitted a proposal to Guidewell Foundation for wellness funding at THA properties through the ***Envision Success*** initiative mobile unit.
- Secured \$2,000 from Florida Blue to fund the THA Back to School Bash scheduled for August 14, 2020.
- Obtained commitment from Bess the Book Bus to provide one-two free new books for each participant's book bag for the Back to School Bash.
- Working on federal opportunity for funding through the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs). USF's Dr. Jaime Corvin has agreed to provide their expertise for the evaluation.
- Coordinating a federal proposal with the Rental Assistance department for services directed to new and existing voucher tenants for enhanced vouchers.
- Continued to develop additional community partnerships for THA.
- Continued research for new/continuing funding opportunities for PPS and THA.
- Continuing preparation for THA's 12th Annual Charity Golf Tournament on October 23, 2020 at Saddlebrook Golf Course.

Summer/After School Services Program JULY 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 42%

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	15
September	15
October	15
November	15
December	15
January	15
February	15
March	15
April	15
May	15
June	15
July	15



JULY 2020

Location: Oaks at Riverview Community Center

Grant Period: October 1st, 2019 – September 30th, 2020

Grant Amount: \$45,000

Completion Rate: 34%

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
July	4
Total	10



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).

Weekly Participation

Location	Registered	7/1	7/6	7/13	7/20 & 27
Robles Park Cubs – 804	25	-	-	-	-
Oaks at Riverview Cubs – 803	2	-	-	-	-
Belmont Phase Cubs - 4275	10	-	-	-	-
Moses White/Seminole Cubs - 807	12	-	-	-	-
C. Blythe Andrews Cubs - 806	13	-	-	-	-
Scouts BSA	14	-	3	-	1

Highlights

- Per instruction from the Tampa Housing Authority, this month the staff has all received COVID tests and have tested negative. The time lag in getting the tests postponed meetings for most of the month.
- During July we created another Activity Packet that was distributed on August 3 and will appear on that report.
- On July 19th one of the Scouts attended National Youth Leadership Training on Scholarship. The course was monitored by medical professionals to make sure all COVID mitigation procedures were followed.
- We have been planning to resume Cub Scout meetings offsite and they will start July 8th. All participants will have signed parental permission slips that include a COVID waiver. We will be providing masks for the Scouts to wear and temperatures will be checked for all participants.

Looking Forward

- We are contacting each Scouting family across the properties each week. We are checking the following:
 - How are they doing?
 - Do they have the current information from the School system for meals?
 - All Scouts BSA families are contacted the week of the meetings with information to attend.
- We are looking forward to safely restarting in person meetings as soon as we have clearance from Tampa Housing Authority to do so.
- When the activities restart, participants will be required to have a signed parent permission slip and we will be following CDC guidelines for COVID mitigation.

JOBS PLUS INITIATIVE

JULY 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

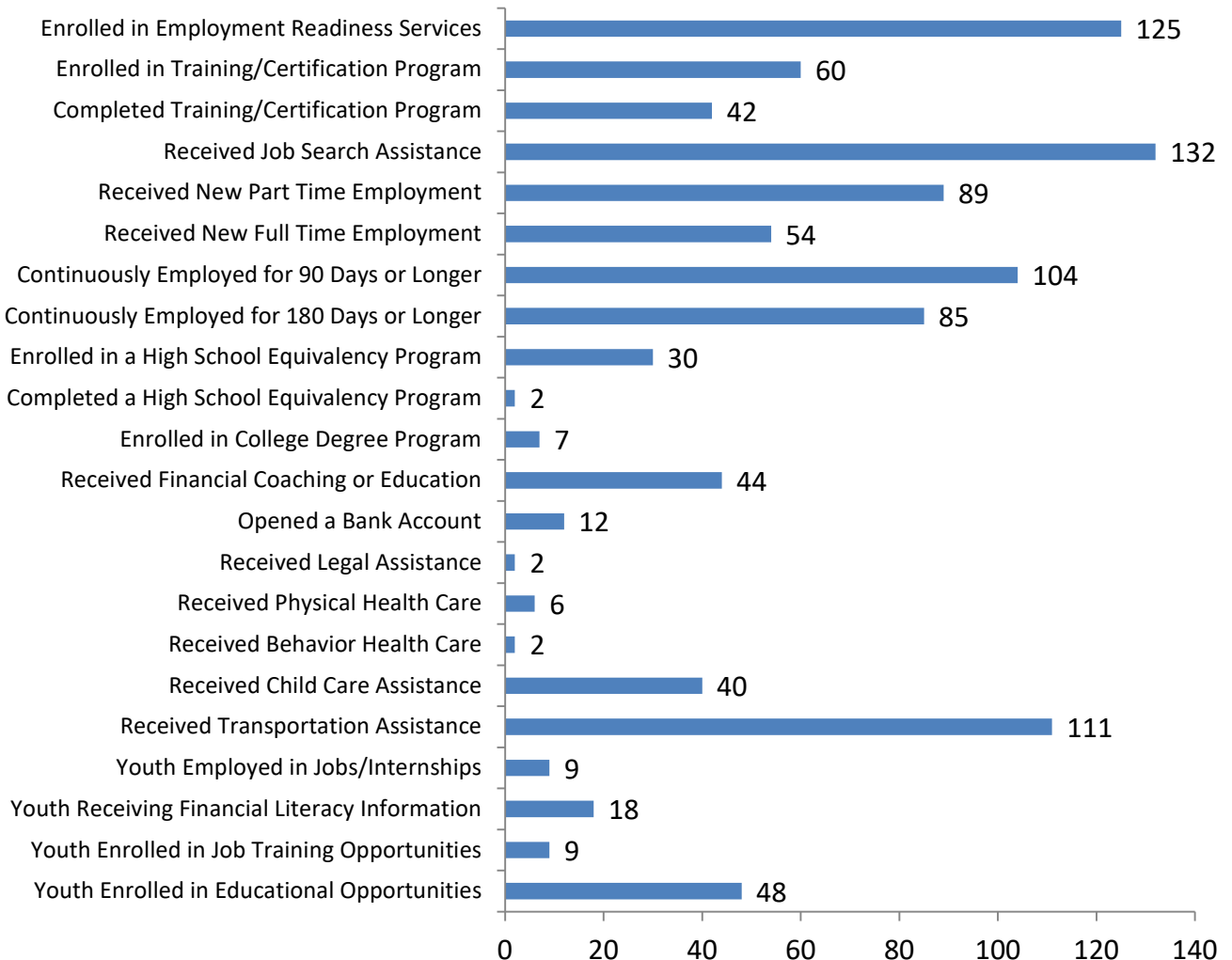
Completion Rate: 64%

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

- 305 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property) – 1 enrolled in July.
- 67 14-17-year-old Youths are participating in the JPI Program (61 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

JULY 2020

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.

Monthly Highlights:

July 7th – Hillsborough Community College Post-Secondary Adult Vocational Programs
July 22nd – Teenage Entrepreneurship Program

Youth Employment Opportunities: **Companies That Hire YOUTH**

7/16/2020: Opportunities for 14-year Old

7/17/2020: Opportunities for 15-year Old

7/21/2020: Opportunities for 16-year Old

7/28/2020: Opportunities for 18-year Old

29 Employment Opportunities

Job Opportunities sent via email **July 2020**

Enterprise Holdings, Aramark, Red Lobster, Cinnabon, Lush Café, Del Friscos Grill, Kindred Healthcare, Zoo Tampa, The Anchor, SixT, MLS, Godfrey Hotel, Country Inn, Raddison Hotel, Eulen America, Tampa General Hospital, St. Joseph's Hospital, South Bay Hospital, Hillsborough County, Floor & DÉCOR, Jackson's Bistro, Country Villa Estates, IWS Shutters & Blinds, Sunrise Landscape, Chili's, LaQuinta Hotel, Homewood Suites, Woodbridge Care Center, Validus Senior Living

Vendor Meetings:

- July 7th - Aramark
- July 21st - Amazon

Trainings & Meetings

- July 8th – YouthBuild Employability Virtual Workshop
- July 15th – YouthBuild Employability Virtual Workshop
- July 23rd – Professional Development Training Session
- July 29th – Meeting with JPI Program Manager, Keara Thompson

Upcoming plans for July 2020

- Every Monday Job Developer & JPI Program
- Every Wednesday Job Developer on Location at YouthBuild
- Golf Committee follow-up & Planning Meetings Every Friday
- Zoom Job Readiness Workshops



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 85%
July 2020

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.

- 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

- The Sustainability Ambassadors Program continues to engage residents and volunteer ambassadors through video conferencing via Zoom/Facebook connections.

- For the month of July, the Sustainability Ambassadors Program completed virtual energy audits at three THA properties (Arbors at Padgett, Azele, Bay Ceia). Through our partnership with TECO Energy, participants will receive a Sustainability Ambassadors Program gift bag that will include energy saving kits among other educational items.



Geraldine Barnes Award Winner: Damaris Lorenzo

Personal Development

Congratulations to Damaris Lorenzo and her family, on winning the Geraldine Barnes award in the area of personal development for August 2020.

Originally from Puerto Rico, Ms. Lorenzo and her family were tragically forced from their home due to the devastation caused by Hurricane Maria. The family was able to safely relocate to Hillsborough County and they lived in a hotel for 10 months until they were able to secure stable housing by moving into Robles Park Village.

Ms. Lorenzo and her son began actively participating in services offered through THA , Career Source Tampa Bay, and other community organizations. Her son, Michael, received a certificate in Robotics Training from Career Source, obtained full-time employment, and received a car from Wheels of Success. Due to her health challenges, Ms. Lorenzo was unable to work but she actively participated in the empowerment classes offered through Village Link-up.

Ms. Lorenzo desired more for herself and her family. She wanted to become a homeowner. In May 2019, Ms. Lorenzo and her son Michael began working with Solita's House and other community partners to achieve their goal. Through hard work and commitment to their goals, Ms. Lorenzo and her family closed on their new home this year in Lakeland, Fl.

Nominators Name: Ebony Sasser
Occupation: ROSS Service Coordinator

Food Distribution

July 2020



Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: August 10, 2020
RE: Financial Reporting for the Month of July 2020

Financial Highlights

July 31, 2020

Rental Assistance Demonstration (RAD)

For the Four Months Ended July 31, 2020

- With the change in fiscal year end for JL Young which was approved by the board last fiscal year you will now notice that the summary report now includes this property.
- As of June 30, 2020, the RAD properties generated net cash from operations in the amount of \$625,032 after deducting the Operating Reserves in the amount of \$119,120; PPS, Youth, and Resident Enrichment funding in the amount of \$324,125; Transfers to the Corporate Overhead in the amount of \$221,167, and Replacement Reserves of \$395,585.
- The total RAD rents and other revenues budgeted for this period year to date was \$4,633,984 with actual revenues earned of \$4,888,540. This \$254,556 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher it may be related to a number of families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) expenses total is \$3,203,511 which represents \$301,591, or 8.6%, less than YTD budgeted expenses. This amount includes \$28,890 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- The above expenses include \$14,289 in surveying costs at Robles Park, LLC, related to Zion Cemetery. While significant expenditures were incurred during the 2019-20 FY we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Four Months Ended July 31, 2020

- The Voucher utilization for July 31, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$4,669,573 and YTD Voucher Revenue was \$30,916,497 which represents a total positive variance of \$2,799,487 compared to YTD budget. YTD operating expenditures were \$2,594,560 which represents a positive variance of \$98,383 compared to the YTD budget. The YTD net income was \$2,210,507.

- Administrative revenues include and additional \$1.4 million received related to the CARES act. These funds, while received, may only be used for specific COVID-19 related expenses. Any unused funds as of December 31, 2020, are eligible for re-capture.

Business Activities

Palm Terrace ALF (PALM)

For the Three Month Ended June 30, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 90.4% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$33,478.
- Operating Cash Balance was \$140,906.
- Replacement Reserves Cash Balance was \$116,248.

Cedar Pointe (CPNT)

For the Four Months Ended July 31, 2020

- Consists of two phases: Phase I 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. Cedar Pointe was 100% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$55,029 for both phases combined.
- Replacement Reserve for both phases combined was \$250,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Four Months Ended July 31, 2020

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 (Loss) for the fiscal YTD (after donations to affiliated entities) was \$808,655.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

Meridian River Development Corporation (MRDC)

For the Six Months Ended June 30, 2020

- MRDC's communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 98.9% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$922,991.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for a number of years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Six Months Ended June 30, 2020

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.1% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$110,847.
- Operating Cash Balance was \$36,734.
- Replacement Reserve Cash Balance was \$364,903.

The Trio at Encore (TRIO)

For the Six Months Ended June 30, 2020

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 98.6% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$72,362.
- Operating Cash Balance was \$224,485.
- Replacement Reserve Cash Balance was \$255,636.

The Reed at Encore (REED)

For the Six Months Ended June 30, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 96.8% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$228,167.
- Operating Cash Balance was \$319,062.
- Replacement Reserve Cash Balance was \$235,501.

The Tempo at Encore (Tempo)

For the Six Months Ended June 30, 2020

- 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 (not including depreciation/amortization) was \$427,194.
- Operating Cash Balance was \$505,643.
- Replacement Reserve Cash Balance was \$53,301.

The Gardens at South Bay (GSB)

For the Six Months Ended June 30, 2020

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 96.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(62,096). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,264,156.
- Replacement Reserves Cash Balance was \$394,378.

Osborne Landing LTD (OSB)

For the Seven Months Ended July 31, 2020

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 100% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$25,471.
- Operating Cash Balance was \$236,178.
- Replacement Reserves Cash Balance was \$55,008.

Tampa Housing Authority

RAD Properties Summary 1,489 Units

For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 93.5%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	JL Young Apartments	YTD Actual	4 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 224,661	\$ 163,285	\$ 153,871	\$ 154,177	\$ 106,134	\$ 439,014	\$ 1,241,142	\$ 1,026,096	\$ 215,046	\$ 3,078,287	\$ 208
HAP Payments	1,043,733	487,865	390,961	406,514	347,044	847,963	3,524,080	3,550,359	(26,279)	10,651,078	592
Other Revenue	38,095	15,416	20,022	16,983	9,071	23,731	123,318	57,529	65,789	172,586	21
Total Revenue	\$ 1,306,489	\$ 666,566	\$ 564,854	\$ 577,674	\$ 462,249	\$ 1,310,708	\$ 4,888,540	\$ 4,633,984	\$ 254,556	\$ 13,901,951	\$ 821
Admin Salaries / Benefits	119,288	72,590	51,113	89,921	56,196	106,376	495,484	541,050	45,566	1,623,150	83
Administrative Expenses	55,970	26,620	11,402	14,592	5,321	22,473	136,378	203,671	67,293	611,013	23
Management Fees	97,398	50,074	42,392	43,991	36,113	100,753	370,721	370,721	-	1,112,162	62
Tenant Services Salary / Benefits	8,942	2,057	8,660	7,857	4,876	26,928	59,321	66,548	7,226	199,643	10
Tenant Service Expenses	3,354	500	-	500	85	1,082	5,520	14,417	8,897	43,250	1
Utilities	66,434	20,734	48,638	34,123	28,542	93,625	292,097	350,977	58,879	1,052,930	49
Maintenance Salary / Benefits	242,077	100,907	76,725	77,008	53,049	197,945	747,711	738,567	(9,143)	2,215,702	126
Maintenance Expenses	75,149	21,507	27,455	17,897	12,583	43,337	197,928	248,998	51,069	746,993	33
Contracted Maintenance Services	94,126	42,490	72,588	75,861	51,526	97,846	434,437	566,013	131,575	1,698,038	73
Protective Services Salary and Benefi	11,237	4,578	4,162	4,162	2,913	11,653	38,705	40,263	1,558	120,788	6
Protective Service Expenses	74,578	-	24,532	-	-	39,392	138,502	73,560	(64,942)	220,680	23
General Expenses	76,520	44,614	38,549	31,008	25,924	41,202	257,816	244,019	(13,797)	732,057	43
Bad Debt	17,928	221	1,684	3,019	801	5,238	28,890	46,300	17,410	138,900	5
Total Expenses	\$ 943,001	\$ 386,892	\$ 407,899	\$ 399,940	\$ 277,930	\$ 787,849	\$ 3,203,511	\$ 3,505,102	\$ 301,591	\$ 10,515,306	\$ 538
Net Operating Income	\$ 363,488	\$ 279,674	\$ 156,955	\$ 177,733	\$ 184,319	\$ 522,859	\$ 1,685,029	\$ 1,128,881	\$ 556,147	\$ 3,386,644	\$ 283
Operating Reserves	31,920	15,280	13,520	13,200	9,280	35,920	119,120	119,120	-	357,360	20
Transfer to Corporate Overhead	-	39,306	29,975	31,786	28,996	91,104	221,167	221,167	-	663,500	37
Resident Enrichment Programs	-	4,347	-	3,991	17,849	20,596	46,783	46,783	-	140,350	8
Oaks at Riverview Youth Programs	-	22,141	12,232	27,309	29,260	51,591	142,533	142,533	-	427,598	24
Funding of PPS Salaries	-	18,209	12,914	21,308	24,393	57,985	134,809	134,809	-	404,428	23
Replacement Reserves	175,224	35,773	32,158	30,598	21,511	100,321	395,585	395,585	-	1,186,754	66
Total Other Out Flows	\$ 207,144	\$ 135,055	\$ 100,799	\$ 128,191	\$ 131,290	\$ 357,518	\$ 1,059,997	\$ 1,059,997	\$ -	\$ 3,179,990	\$ 178
Net Cash From Operations	\$ 156,344	\$ 144,619	\$ 56,156	\$ 49,542	\$ 53,029	\$ 165,341	\$ 625,032	\$ 68,885	\$ 556,147	\$ 206,654	\$ 105

Tampa Housing Authority

Robles Park, LLC 399 Units

For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 82.7 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 51,629	\$ 18,767	\$ 32,862	\$ 224,661	\$ 75,068	\$ 149,593	\$ 225,205	\$ 141
HAP Payments	248,949	280,568	(31,619)	1,043,733	1,122,273	(78,540)	3,366,820	654
Other Revenue	282	5,033	(4,751)	38,095	20,133	17,962	60,400	24
Total Revenue	\$ 300,860	\$ 304,369	\$ (3,509)	\$ 1,306,489	\$ 1,217,475	\$ 89,014	\$ 3,652,425	\$ 819
Admin Salaries / Benefits	29,925	39,656	9,731	119,288	158,624	39,337	475,873	75
Administrative Expenses*	25,127	15,375	(9,751)	55,970	61,500	5,531	184,501	35
Management Fees	24,350	24,350	-	97,398	97,398	-	292,194	61
Tenant Services Salary / Benefits	2,318	2,312	(6)	8,942	9,242	300	27,726	6
Tenant Service Expenses	583	900	317	3,354	3,600	246	10,800	2
Utilities	19,986	22,020	2,034	66,434	88,082	21,647	264,244	42
Maintenance Salary / Benefits	60,509	62,204	1,696	242,077	248,818	6,741	746,452	152
Maintenance Expenses	10,808	19,233	8,426	75,149	76,933	1,784	230,800	47
Contracted Maintenance Services	16,853	30,458	13,605	94,126	121,833	27,707	365,500	59
Protective Services Salary and Benefits	2,920	2,824	(96)	11,237	11,292	55	33,866	7
Protective Service Expenses	21,462	9,167	(12,295)	74,578	36,667	(37,912)	110,000	47
General Expenses	19,333	18,206	(1,127)	76,520	72,822	(3,698)	218,466	48
Bad Debt	-	5,833	5,833	17,928	23,333	5,406	70,000	11
Total Expenses	\$ 234,174	\$ 252,538	\$ 18,365	\$ 943,001	\$ 1,010,145	\$ 67,144	3,030,422	\$ 591
Net Operating Income	\$ 66,686	\$ 51,830	\$ 14,856	\$ 363,488	\$ 207,330	\$ 156,158	622,003	\$ 228
Operating Reserves	7,980	7,980	-	31,920	31,920	-	95,760	20
Replacement Reserves	43,806	43,806	-	175,224	175,224	-	525,672	110
Total Other Out Flows	\$ 51,786	\$ 51,786	\$ -	\$ 207,144	\$ 207,144	\$ -	\$ 621,432	\$ 130
Net Cash From Operations	\$ 14,900	\$ 44	\$ 14,856	\$ 156,344	\$ 186	\$ 156,158	\$ 571	\$ 98

*Includes Surveying Costs of \$14,289 related to Zion Cemetery

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 97.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 38,622	\$ 39,435	\$ (813)	\$ 163,285	\$ 157,742	\$ 5,543	\$ 473,225	\$ 214
HAP Payments	124,075	115,960	8,115	487,865	463,839	24,026	1,391,516	639
Other Revenue	1,610	1,088	523	15,416	4,350	11,066	13,050	20
Total Revenue	\$ 164,307	\$ 156,483	\$ 7,824	\$ 666,566	\$ 625,930	\$ 40,636	\$ 1,877,791	\$ 872
Admin Salaries / Benefits	19,527	18,786	(742)	72,590	75,132	2,542	199,537	95
Administrative Expenses	19,508	9,312	(10,196)	26,620	36,497	9,877	108,240	35
Management Fees	12,519	12,519	-	50,074	50,074	-	150,223	66
Tenant Services Salary / Benefits	533	629	96	2,057	2,514	457	7,541	3
Tenant Service Expenses	500	431	(69)	500	1,723	1,223	5,175	1
Utilities	6,530	8,117	1,586	20,734	32,466	11,732	97,402	27
Maintenance Salary / Benefits	26,766	24,815	(1,951)	100,907	99,252	(1,655)	297,756	132
Maintenance Expenses	6,311	7,468	1,157	21,507	31,673	10,166	90,760	28
Contracted Maintenance Services	11,434	21,485	10,051	42,490	90,940	48,450	264,103	56
Protective Services Salary and Benefits	1,190	1,307	117	4,578	5,213	634	15,635	6
Protective Service Expenses	-	640	640	-	2,560	2,560	7,680	-
General Expenses	11,169	10,759	(411)	44,614	43,034	(1,580)	129,112	58
Bad Debt	-	2,117	2,117	221	8,467	8,246	25,400	-
Total Expenses	\$ 115,987	\$ 118,383	\$ 2,396	\$ 386,892	\$ 479,544	\$ 92,652	\$ 1,398,564	\$ 506
Net Operating Income	\$ 48,320	\$ 38,100	\$ 10,220	\$ 279,674	\$ 146,386	\$ 133,288	\$ 479,227	\$ 366
Operating Reserves	3,820	3,820	-	15,280	15,280	-	45,840	20
Transfer to Corporate Overhead	9,826	9,826	-	39,306	39,306	-	117,917	51
Resident Enrichment Programs	1,087	1,087	-	4,347	4,347	-	13,041	6
Oaks at Riverview Youth Programs	5,535	5,535	-	22,141	22,141	-	66,423	29
Funding of PPS Salaries	4,552	4,552	-	18,209	18,209	-	54,626	24
Replacement Reserves	8,943	8,943	-	35,773	35,773	-	107,318	47
Total Other Out Flows	\$ 33,764	\$ 33,764	\$ -	\$ 135,055	\$ 135,055	\$ -	\$ 405,165	\$ 177
Net Cash From Operations	\$ 14,557	\$ 4,336	\$ 10,220	\$ 144,619	\$ 11,331	\$ 133,288	\$ 74,062	\$ 189

Tampa Housing Authority
 Seminole Park Apartments, LLC 169 Units
 For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 37,062	\$ 40,199	\$ (3,137)	\$ 153,871	\$ 160,795	\$ (6,925)	\$ 482,386	\$ 228
HAP Payments	95,942	89,483	6,459	390,961	357,933	33,028	1,073,799	578
Other Revenue	1,991	2,792	(801)	20,022	11,167	8,856	33,500	30
Total Revenue	\$ 134,994	\$ 132,474	\$ 2,521	\$ 564,854	\$ 529,895	\$ 34,959	\$ 1,589,685	\$ 836
Admin Salaries / Benefits	13,424	12,650	(774)	51,113	50,601	(513)	151,798	76
Administrative Expenses	4,108	5,658	1,551	11,402	22,633	11,232	67,900	17
Management Fees	10,598	10,598	-	42,392	42,391	(1)	127,175	63
Tenant Services Salary / Benefits	2,243	2,260	17	8,660	9,042	382	27,126	13
Tenant Service Expenses	-	352	352	-	1,408	1,408	4,225	-
Utilities	18,589	16,466	(2,124)	48,638	65,860	17,222	197,586	72
Maintenance Salary / Benefits	23,178	16,954	(6,224)	76,725	67,816	(8,909)	201,385	113
Maintenance Expenses	6,946	9,500	2,554	27,455	38,000	10,545	116,064	41
Contracted Maintenance Services	13,460	20,513	7,053	72,588	82,051	9,463	246,153	107
Protective Services Salary and Benefits	1,082	1,040	(42)	4,162	4,157	(5)	12,470	6
Protective Service Expenses	1,756	-	(1,756)	24,532	-	(24,532)	-	36
General Expenses	9,485	8,950	(535)	38,549	35,801	(2,748)	107,407	57
Bad Debt	-	542	542	1,684	2,167	483	6,500	2
Total Expenses	\$ 104,869	\$ 105,483	\$ 613	\$ 407,899	\$ 421,927	\$ 14,028	\$ 1,265,789	\$ 603
Net Operating Income	\$ 30,125	\$ 26,991	\$ 3,134	\$ 156,955	\$ 107,968	\$ 48,987	\$ 323,896	\$ 232
Operating Reserves	3,380	3,380	-	13,520	13,520	-	40,560	20
Transfer to Corporate Overhead	7,494	7,494	-	29,975	29,975	-	89,925	44
Oaks at Riverview Youth Programs	3,058	3,058	-	12,232	12,232	-	36,697	18
Funding of PPS Salaries	3,229	3,229	-	12,914	12,914	-	38,742	19
Replacement Reserves	8,039	8,039	-	32,158	32,158	-	96,473	48
Total Other Out Flows	\$ 25,200	\$ 25,200	\$ -	\$ 100,799	\$ 100,799	\$ -	\$ 302,397	\$ 149
Net Cash From Operations	\$ 4,925	\$ 1,791	\$ 3,134	\$ 56,156	\$ 7,169	\$ 48,987	\$ 21,499	\$ 83

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 97.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 36,399	\$ 33,257	\$ 3,142	\$ 154,177	\$ 133,027	\$ 21,150	\$ 399,080	\$ 234
HAP Payments	104,276	101,777	2,499	406,514	407,109	(595)	1,221,326	616
Other Revenue	2,301	2,434	(133)	16,983	9,735	7,247	29,206	-
Total Revenue	\$ 142,976	\$ 137,468	\$ 5,508	\$ 577,674	\$ 549,871	\$ 27,803	\$ 1,649,612	\$ 875
Admin Salaries / Benefits	23,499	21,734	(1,765)	89,921	86,929	(2,992)	260,797	136
Administrative Expenses	7,769	6,607	(1,162)	14,592	26,427	11,835	79,282	22
Management Fees	10,998	10,998	-	43,991	43,991	-	131,974	67
Tenant Services Salary / Benefits	2,036	3,101	1,065	7,857	12,399	4,542	37,194	12
Tenant Service Expenses	500	344	(156)	500	1,375	875	4,125	1
Utilities	10,656	8,352	(2,304)	34,123	33,408	(716)	100,223	52
Maintenance Salary / Benefits	22,833	19,043	(3,790)	77,008	76,164	(844)	228,493	117
Maintenance Expenses	6,519	7,146	627	17,897	28,585	10,688	85,755	27
Contracted Maintenance Services	21,900	16,221	(5,679)	75,861	64,884	(10,977)	194,656	115
Protective Services and Benefits	1,082	1,248	167	4,162	4,985	824	14,960	6
General Expenses	7,558	7,186	(372)	31,008	28,743	(2,265)	86,231	47
Bad Debt	-	667	667	3,019	2,667	(352)	8,000	5
Total Expenses	\$ 115,350	\$ 102,647	\$ (12,703)	\$ 399,940	\$ 410,558	\$ 10,618	\$ 1,231,690	\$ 606
Net Operating Income	\$ 27,625	\$ 34,821	\$ (7,195)	\$ 177,733	\$ 139,312	\$ 38,421	\$ 417,922	\$ 269
Operating Reserves	3,300	3,300	-	13,200	13,200	-	39,600	20
Transfer to Corporate Overhead	7,946	7,946	-	31,786	31,786	-	95,357	48
Resident Enrichment Programs	998	998	-	3,991	3,991	-	11,972	6
Oaks at Riverview Youth Programs	6,827	6,827	-	27,309	27,309	-	81,926	41
Funding of PPS Salaries	5,327	5,327	-	21,308	21,308	-	63,925	32
Replacement Reserves	7,649	7,649	-	30,598	30,598	-	91,793	46
Total Other Out Flows	\$ 32,048	\$ 32,048	\$ -	\$ 128,191	\$ 128,191	\$ -	\$ 384,573	\$ 194
Net Cash From Operations	\$ (4,422)	\$ 2,773	\$ (7,195)	\$ 49,542	\$ 11,121	\$ 38,421	\$ 33,349	\$ 75

Tampa Housing Authority
 Scruggs Manor, LLC 116 Units
 For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 98.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 26,176	\$ 24,542	\$ 1,634	\$ 106,134	\$ 98,169	\$ 7,965	\$ 294,506	\$ 229
HAP Payments	90,999	86,857	4,142	347,044	347,428	(384)	1,042,283	748
Other Revenue	75	1,453	(1,378)	9,071	5,810	3,261	17,430	20
Total Revenue	\$ 117,250	\$ 112,852	\$ 4,398	\$ 462,249	\$ 451,406	\$ 10,843	\$ 1,354,219	\$ 996
Admin Salaries / Benefits	14,705	14,064	(641)	56,196	56,263	67	168,792	121
Administrative Expenses	2,083	4,158	2,075	5,321	16,630	11,309	49,890	11
Management Fees	9,028	9,028	-	36,113	36,113	-	108,338	78
Tenant Services Salary / Benefits	1,264	1,264	-	4,876	5,052	176	15,157	11
Tenant Service Expenses	85	643	558	85	2,568	2,483	7,700	-
Utilities	9,300	7,486	(1,814)	28,542	29,944	1,402	89,834	62
Maintenance Salary / Benefits	15,122	11,853	(3,269)	53,049	47,408	(5,641)	142,224	114
Maintenance Expenses	3,319	6,685	3,366	12,583	26,742	14,159	80,225	27
Contracted Maintenance Services	6,841	13,393	6,551	51,526	53,570	2,044	160,711	111
Protective Services and Benefits	757	728	(29)	2,913	2,909	(5)	8,725	6
General Expenses	6,449	6,129	(320)	25,924	24,516	(1,407)	73,549	56
Bad Debt	-	750	750	801	3,000	2,199	9,000	2
Total Expenses	\$ 68,953	\$ 76,181	\$ 7,228	\$ 277,930	\$ 304,715	\$ 26,786	\$ 914,145	\$ 599
Net Operating Income	\$ 48,297	\$ 36,671	\$ 11,626	\$ 184,319	\$ 146,691	\$ 37,629	\$ 440,074	\$ 397
Operating Reserves	2,320	2,320	-	9,280	9,280	-	27,840	20
Transfer to Corporate Overhead	7,249	7,249	-	28,996	28,996	-	86,988	62
Resident Enrichment Programs	4,462	4,462	-	17,849	17,849	-	53,548	38
Oaks at Riverview Youth Programs	7,315	7,315	-	29,260	29,260	-	87,780	63
Funding of PPS Salaries	6,098	6,098	-	24,393	24,393	-	73,180	53
Replacement Reserves	5,378	5,378	-	21,511	21,511	-	64,534	46
Total Other Out Flows	\$ 32,823	\$ 32,823	\$ -	\$ 131,290	\$ 131,290	\$ -	\$ 393,870	\$ 283
Net Cash From Operations	\$ 15,475	\$ 3,848	\$ 11,626	\$ 53,029	\$ 15,401	\$ 37,629	\$ 46,204	\$ 114

Tampa Housing Authority
 JL Young Apartments, Inc. 449 Units
 For the Fourth Month Ended July 31, 2020

Occupancy Percentage: 96.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 111,576	\$ 100,324	\$ 11,252	\$ 439,014	\$ 401,295	\$ 37,719	\$ 1,203,885	\$ 244
HAP Payments	211,542	212,945	(1,403)	847,963	851,778	(3,815)	2,555,334	472
Other Revenue	75	1,583	(1,508)	23,731	6,333	17,397	19,000	13
Total Revenue	\$ 323,193	\$ 314,852	\$ 8,341	\$ 1,310,708	\$ 1,259,406	\$ 51,301	\$ 3,778,219	\$ 730
Admin Salaries / Benefits	26,741	30,530	3,789	106,376	122,119	15,743	366,353	59
Administrative Expenses	10,806	11,017	211	22,473	41,067	18,593	121,200	13
Management Fees	25,188	25,188	-	100,753	100,753	-	302,258	56
Tenant Services Salary / Benefits	6,929	7,076	147	26,928	28,301	1,373	84,900	15
Tenant Service Expenses	391	935	544	1,082	3,742	2,660	11,225	1
Utilities	23,669	25,303	1,634	93,625	101,214	7,589	303,641	52
Maintenance Salary / Benefits	51,117	49,949	(1,167)	197,945	199,797	1,853	599,392	110
Maintenance Expenses	13,195	11,583	(1,612)	43,337	50,728	7,391	143,389	24
Contracted Maintenance Services	23,243	38,910	15,667	97,846	155,638	57,793	466,915	54
Protective Services Salary and Benefits	3,029	2,928	(101)	11,653	11,710	57	35,132	6
Protective Service Expenses	5,748	8,583	2,835	39,392	34,333	(5,059)	103,000	22
General Expenses	10,209	9,774	(435)	41,202	39,097	(2,104)	117,292	23
Bad Debt	-	1,667	1,667	5,238	6,667	1,429	20,000	3
Total Expenses	\$ 200,265	\$ 223,444	\$ 23,179	\$ 787,849	\$ 895,166	\$ 107,317	\$ 2,674,697	\$ 439
Net Operating Income	\$ 122,928	\$ 91,408	\$ 31,520	\$ 522,859	\$ 364,240	\$ 158,619	\$ 1,103,522	\$ 291
Operating Reserves (1 Month)	8,980	8,980	-	35,920	35,920	-	107,760	20
Transfer to Corporate Overhead	22,776	22,776	-	91,104	91,104	-	273,313	51
Resident Enrichment Programs	5,149	5,149	-	20,596	20,596	-	61,789	11
Oaks at Riverview Youth Programs	12,898	12,898	-	51,591	51,591	-	154,772	29
Funding of PPS Salaries	14,496	14,496	-	57,985	57,985	-	173,955	32
Replacement Reserves	25,080	25,080	-	100,321	100,321	-	300,964	56
Total Other Out Flows	\$ 89,379	\$ 89,379	\$ -	\$ 357,518	\$ 357,518	\$ -	\$ 1,072,553	\$ 199
Net Cash From Operations	\$ 33,548	\$ 2,029	\$ 31,520	\$ 165,341	\$ 6,722	\$ 158,619	\$ 30,969	\$ 92

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations for the Four Months Ended July 31, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ -	\$ 28,942,190	\$ 28,942,190	\$ 28,663,440	\$ 278,750	\$ 85,990,320
S8 Administrative Fees	4,215,588	-	4,215,588	2,329,659	1,885,929	6,988,979
Port In (vpti)	446,158	-	446,158	601,336	(155,178)	1,804,017
RAPS (Rehab Assistance)	-	1,931,300	1,931,300	1,154,108	777,192	3,462,324
Other Revenue	7,827	43,007	50,834	38,040	12,794	114,120
Total Revenue	\$ 4,669,573	\$ 30,916,497	\$ 35,586,070	\$ 32,786,583	\$ 2,799,487	\$ 98,359,760
Expenses						
Administrative						
Salaries & Benefits	1,402,035	-	1,402,035	1,603,811	201,776	4,811,445
Management Fees	775,701	-	775,701	775,700	(1)	2,327,103
Administrative other	353,796	-	353,796	260,280	(93,516)	780,840
Total Administrative	2,531,531	-	2,531,531	2,639,791	108,260	7,919,388
Tenant and Social Services	556	-	556	1,000	444	3,000
Maintenance & Operation	2,830	200	3,030	5,920	2,890	17,760
General Expenses	59,643	-	59,643	46,432	(13,211)	139,296
Total Operating Expenses	\$ 2,594,560	\$ 200	\$ 2,594,760	\$ 2,693,143	\$ 98,383	\$ 8,079,444
Other Expenses						
Escrow Payments	-	131,774	131,774	167,728	35,954	503,190
HAP Utility Assistance Payment	-	471,983	471,983	503,188	31,205	1,509,569
Hsg Assist/Landlord Pymnt	-	29,318,367	29,318,367	27,626,864	(1,691,503)	82,880,598
Hsg Assist Pymts-Port Out	-	367,099	367,099	373,660	6,561	1,120,963
Hsg Assist Pymts-Port In	491,580	-	491,580	571,404	79,824	1,714,217
RAPS Disbursements	-	-	-	1,154,108	1,154,108	3,462,324
Total Other Expenses	\$ 491,580	\$ 30,289,223	\$ 30,780,803	\$ 30,396,952	\$ (383,851)	\$ 91,190,861
Net Income	\$ 1,583,432	\$ 627,074	\$ 2,210,507	\$ (303,512)	\$ 2,514,019	\$ (910,545)

Tampa Housing Authority
 Corporate Overhead Income And Operating Expenses
 For the Fourth Month Ended July 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 92,680	\$ 92,680	\$ -	\$ 370,721	\$ 370,721	\$ -	\$ 1,112,162
Mgmt Fees - RAD HCV	193,925	193,925	-	775,701	775,701	-	2,327,103
Mgmt Fees - Related Entities	59,137	59,137	-	236,548	236,548	-	709,644
Other Revenue	-	-	-	56,896	-	56,896	-
Total Revenue	\$ 345,742	\$ 345,742	\$ -	\$ 1,439,866	\$ 1,382,970	\$ 56,896	\$ 4,148,909
Admin Salaries / Benefits	276,537	280,327	3,790	1,047,292	1,121,309	74,017	3,363,927
Administrative Expenses	64,779	62,586	(2,193)	170,612	251,771	81,159	730,604
Tenant Service Expenses	557	-	(557)	557	-	(557)	-
Utilities	6,426	8,500	2,074	20,400	34,000	13,600	102,000
Maintenance Salary / Benefits	17,956	19,123	1,167	74,603	76,493	1,890	229,480
Maintenance Expenses	6,862	7,988	1,126	30,267	31,950	1,683	95,850
Contracted Maintenance Services	10,903	15,696	4,792	55,272	62,782	7,510	189,132
Protective Services Salary and Benefits	13,213	13,852	638	56,631	55,407	(1,224)	166,222
Protective Service Expenses	1,553	583	(970)	3,268	2,333	(934)	7,000
General Expenses	7,554	7,505	(49)	29,966	30,018	53	90,057
Total Expenses	\$ 406,340	\$ 416,159	\$ 9,819	\$ 1,488,868	\$ 1,666,064	\$ 177,196	\$ 4,974,272
Contribution to Assisted Housing Reserve	41,667	41,667	-	166,667	166,667	-	500,000
Total Contribution to Assisted Housing Reserve	\$ 41,667	\$ 41,667	\$ -	\$ 166,667	\$ 166,667	\$ -	\$ 500,000
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	221,167	221,167	-	663,500
Transfer from NTHDC	55,155	55,155	-	220,621	220,621	-	661,863
Total Contributions from Other Sources	\$ 110,447	\$ 110,447	\$ -	\$ 441,788	\$ 441,788	\$ -	\$ 1,325,363
Net Income or (Loss)	\$ 8,182	\$ (1,637)	\$ 9,819	\$ 226,119	\$ (7,973)	\$ 234,092	\$ -

Tampa Housing Authority
Palm Terrace Assisted Living Facility 75 Units
For the Three Months Ended June 30, 2020

Occupancy Percentage: 90.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rent Income / Long Term Care	\$ 136,392	\$ 120,100	\$ 16,292	\$ 393,245	\$ 360,300	\$ 32,945	\$ 1,441,200	\$ 1,748
Section 8 Subsidies	36,867	36,000	867	111,662	108,000	3,662	432,000	496
Adult Day Care Services	-	5,925	(5,925)	1,533	19,256	(17,723)	77,618	7
Other Income	64	125	(61)	956	375	581	1,600	4
Total Revenue	\$ 173,323	\$ 162,150	\$ 11,173	\$ 507,397	\$ 487,931	\$ 19,465	\$ 1,952,418	\$ 615
Expenses								
Administration	24,714	23,541	(1,173)	71,986	71,728	(258)	313,684	320
Food Service	31,062	28,002	(3,060)	96,106	84,587	(11,519)	337,484	427
Residential Programs	55,622	50,852	(4,770)	168,345	156,371	(11,973)	627,588	748
Maintenance	22,181	14,065	(8,116)	53,005	47,495	(5,510)	184,476	236
Utilities	12,380	13,055	676	36,708	38,266	1,558	152,871	163
Management Fee - 3rd Party Management	11,630	8,125	(3,505)	25,917	24,375	(1,542)	97,500	115
Management Fee - THA	1,863	1,863	-	5,590	5,590	-	22,360	25
Insurance	3,233	5,265	2,032	9,698	15,795	6,097	63,180	43
Total Expense	\$ 162,685	\$ 144,769	\$ (17,916)	\$ 467,356	\$ 444,208	\$ (23,147)	\$ 1,799,142	\$ 566
Net Income	\$ 10,638	\$ 17,381	\$ (6,743)	\$ 40,041	\$ 43,723	\$ (3,682)	\$ 153,275	\$ 49
Replacement Reserve	2,188	2,188	-	6,563	6,563	-	26,250	29
Cash Flow	\$ 8,451	\$ 15,194	\$ (6,743)	\$ 33,478	\$ 37,160	\$ (3,682)	\$ 127,025	\$ 41

Tampa Housing Authority
 Cedar Pointe Apartments Phase 1 & 2 84 Units
 For the Four Months Ended July 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 49,185	\$ 49,207	\$ (23)	\$ 194,251	\$ 196,830	\$ (2,579)	\$ 590,490	\$ 578
Subsidy / Grant Income	10,317	5,526	4,791	38,267	22,104	16,163	66,311	114
Other Income	(39)	-	(39)	2,777	-	2,777	-	8
Total Revenue	\$ 59,463	\$ 54,733	\$ 4,730	\$ 235,294	\$ 218,934	\$ 16,361	\$ 656,801	\$ 980
Expenses								
Admin Salaries / Benefits	12,456	13,669	1,213	45,981	54,676	8,695	164,029	137
Administrative Expenses	2,422	7,072	4,649	6,329	28,287	21,958	84,860	19
Management Fees	4,334	4,334	-	17,337	17,337	-	52,011	52
Tenant Services Expenses	-	583	583	-	2,333	2,333	7,000	-
Utilities	4,880	6,120	1,240	13,482	24,479	10,997	73,437	40
Maintenance Salary and Benefits	4,441	6,018	1,577	29,116	24,073	(5,043)	72,220	87
Maintenance Expenses	992	4,040	3,047	5,706	16,158	10,452	48,475	17
Contracted Maintenance services	8,810	7,116	(1,693)	28,262	28,465	203	85,395	84
Protective Services Salary and Benefits	433	415	(17)	1,665	1,662	(3)	4,986	5
General Expenses	4,694	5,654	960	18,388	22,614	4,227	67,843	55
Total Expense	\$ 43,462	\$ 55,021	\$ 11,559	\$ 166,266	\$ 220,085	\$ 53,819	\$ 660,256	\$ 693
Net Income	\$ 16,001	\$ (288)	\$ 16,289	\$ 69,029	\$ (1,151)	\$ 70,180	\$ (3,455)	\$ 288
Capital Improvements	-	9,487	9,487	-	37,947	37,947	113,840	-
Replacement Reserve	3,500	3,500	-	14,000	14,000	-	42,000	42
Cash Flow	\$ 12,501	\$ (13,274)	\$ 25,775	\$ 55,029	\$ (53,098)	\$ 108,127	\$ (159,295)	\$ 229

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For The Four Months Ended July 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 933,595	\$ 1,050,444	\$ (116,850)	\$ 3,949,907	\$ 4,201,778	\$ (251,871)	\$ 12,605,333
Other Revenue	530	-	530	14,836	-	14,836	-
Total Revenue	\$ 934,125	\$ 1,050,444	\$ (116,320)	\$ 3,964,743	\$ 4,201,778	\$ (237,035)	\$ 12,605,333
Expenses							
Administrative Staff Support	23,758	29,323	5,565	91,605	117,292	25,687	351,876
Administrative Operating Costs	1,900	5,837	3,937	4,087	23,350	19,263	70,050
Legal Fees	120	8,333	8,213	4,274	33,333	29,060	100,000
Audit Fees	-	1,625	1,625	-	6,500	6,500	19,500
Insurance	12,514	12,507	(8)	50,058	50,026	(32)	150,078
Management Fees	8,333	8,333	-	33,333	33,333	-	100,000
Service Provider Contract Costs	609,890	623,119	13,229	2,574,843	2,492,475	(82,368)	7,477,426
Total Expenses	\$ 656,516	\$ 689,078	\$ 32,562	\$ 2,758,199	\$ 2,756,310	\$ (1,889)	\$ 8,268,930
Net Operating Income (Loss)	\$ 277,609	\$ 361,367	\$ (83,758)	\$ 1,206,544	\$ 1,445,468	\$ (238,924)	\$ 4,336,403
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	81,833	163,964	82,130	397,888	655,855	257,967	2,446,438
Affiliated Entities Operational Funding	\$ 81,833	\$ 163,964	\$ 82,130	\$ 397,888	\$ 655,855	\$ 257,967	\$ 2,446,438
Net Income after Affiliated Funding	\$ 195,776	\$ 197,403	\$ (1,628)	\$ 808,655	\$ 789,613	\$ 19,042	\$ 1,889,965

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Four Months Ended July 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
Funding for Encore Developments							
Items earmarked from prior year Budget	\$ -	\$ 54,167	\$ 54,167	\$ -	\$ 216,667	\$ 216,667	\$ 650,000
THA - Encore CDD Funding	-	-	-	-	-	-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding	-	25,000	25,000	70,000	100,000	30,000	300,000
THA - Encore Ella - Art Project	-	-	-	-	-	-	120,000
Total Encore Developments	\$ -	\$ 79,167	\$ 79,167	\$ 70,000	\$ 316,667	\$ 246,667	\$ 1,270,000
THA Operations - Corporate Overhead							
THA - THA Wellness Committee	-	696	696	-	2,784	2,784	8,352
THA - Transfer to AHDC	-	-	-	-	-	-	18,873
THA - Executive Salaries and Benefits Funding	24,275	24,275	-	97,099	97,099	-	291,296
THA - Funding of Corporate Overhead	30,881	30,881	-	123,522	123,522	-	370,567
THA - Annual Employee Business Meeting	-	-	-	-	-	-	40,000
THA - Employee Appreciation Committee	-	1,392	1,392	-	5,568	5,568	16,704
THA - Partnership Sponsorship/Benevolence Fund	208	1,083	876	1,386	4,333	2,947	13,000
Total THA Operations - CO	\$ 55,363	\$ 58,327	\$ 2,964	\$ 222,007	\$ 233,306	\$ 11,299	\$ 758,792
THA Operations - Resident Services							
THA - Funding of EnVision Center	-	-	-	-	-	-	100,000
THA - Funding of ORCC	2,218	2,218	-	8,873	8,873	-	26,618
THA - Funding of PPS	17,933	17,933	-	71,733	71,733	-	215,200
THA - Funding of Boys Club Building	6,319	6,319	-	25,276	25,276	-	75,828
Total THA Operations - Resident Services	\$ 26,471	\$ 26,471	\$ -	\$ 105,882	\$ 105,882	\$ -	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 81,833	\$ 163,964	\$ 82,131	\$ 397,888	\$ 655,855	\$ 257,966	\$ 2,446,438

Tampa Housing Authority
 Meridian River Development Corporation Consolidated - 700 Units
 For The Six Months Ended June 30, 2020

Occupancy Percentage: 98.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 486,542	\$ 476,784	\$ 9,758	\$ 2,885,065	\$ 2,842,336	\$ 42,729	\$ 5,722,776	\$ 689
Vacancy Loss	(9,822)	(23,839)	14,017	(86,872)	(142,115)	55,243	(286,139)	(21)
Delinquent/Prepaid/Other	-	(2,470)	2,470	-	(14,820)	14,820	(30,440)	-
Total Rental Income	\$ 476,720	\$ 450,475	\$ 26,245	\$ 2,798,194	\$ 2,685,401	\$ 112,793	\$ 5,406,197	\$ 668
Other Income	12,989	13,446	(457)	100,847	77,301	23,546	154,202	24
Total Income	\$ 489,709	\$ 463,921	\$ 25,788	\$ 2,899,041	\$ 2,762,702	\$ 136,339	\$ 5,560,399	\$ 692
Administrative Salaries / Benefits	41,462	41,390	(72)	223,100	248,340	25,240	496,680	53
Maintenance Salaries / Benefits	26,827	29,224	2,397	148,409	175,344	26,935	350,739	35
Advertising and Promotion	3,618	6,547	2,929	26,487	38,482	11,995	76,781	6
Maintenance Expenses	46,365	46,765	400	237,863	291,165	53,302	581,495	57
Administrative Expenses	12,523	19,652	7,129	71,097	120,891	49,794	291,478	17
Utilities	27,658	28,275	618	163,969	172,250	8,281	344,500	39
Professional Fees	814	9,546	8,732	42,235	57,276	15,041	62,952	10
Management Fees	14,380	13,918	(462)	87,267	82,881	(4,386)	166,836	21
Management Fees - THA	25,835	25,835	-	155,010	154,990	(20)	310,000	37
Insurance	31,044	31,054	10	186,264	186,324	60	372,648	44
Taxes	13,811	13,811	-	82,866	82,866	-	165,732	20
Total Expenses	\$ 244,335	\$ 266,017	\$ 21,682	\$ 1,424,567	\$ 1,610,809	\$ 186,242	\$ 3,219,841	\$ 340
Net Operating Income	\$ 245,373	\$ 197,904	\$ 47,469	\$ 1,474,474	\$ 1,151,893	\$ 322,581	\$ 2,340,558	\$ 352
Debt Service (Principal, Interest, and Fees)	68,746	68,742	(4)	412,474	412,452	(22)	824,904	98
Capital Expenditures/Replacement Reserve	21,939	71,859	49,920	139,009	689,474	550,465	967,468	33
Net Income	\$ 154,689	\$ 57,303	\$ 97,386	\$ 922,991	\$ 49,967	\$ 873,024	\$ 548,186	\$ 220

Tampa Housing Authority

Meridian River Development Corporation - Meridian Apartments - 280 Units

For The Six Months Ended June 30, 2020

Occupancy Percentage: 98.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 229,617	\$ 222,882	\$ 6,735	\$ 1,355,435	\$ 1,327,154	\$ 28,281	\$ 2,673,058	\$ 810
Vacancy Loss	(4,892)	(11,144)	6,252	(39,507)	(66,357)	26,850	(133,653)	(24)
Delinquent/Prepaid/Other	-	(1,125)	1,125	-	(6,750)	6,750	(13,500)	-
Total Rental Income	\$ 224,725	\$ 210,613	\$ 14,112	\$ 1,315,928	\$ 1,254,047	\$ 61,881	\$ 2,525,905	\$ 786
Other Income	6,343	6,909	(566)	65,533	39,354	26,179	78,708	39
Total Income	\$ 231,068	\$ 217,522	\$ 13,546	\$ 1,381,461	\$ 1,293,401	\$ 88,060	\$ 2,604,613	\$ 825
Administrative Salaries / Benefits	16,079	16,551	472	88,793	99,306	10,513	198,612	53
Maintenance Salaries / Benefits	7,407	8,449	1,042	42,374	50,694	8,320	101,388	25
Advertising and Promotion	1,342	2,477	1,135	11,408	15,562	4,154	31,074	7
Maintenance Expenses	27,054	26,480	(574)	138,350	164,530	26,180	328,810	83
Administrative Expenses	5,914	9,360	3,446	31,764	55,695	23,931	112,355	19
Utilities	8,238	7,420	(818)	47,663	44,520	(3,143)	89,040	28
Professional Fees	814	3,739	2,925	13,425	22,434	9,010	44,868	8
Management Fees	6,852	6,526	(326)	42,125	38,801	(3,324)	78,138	25
Management Fees - THA	10,335	10,335	-	62,010	61,990	(20)	124,000	37
Insurance	10,206	10,206	-	61,236	61,236	-	122,472	37
Taxes	9,569	9,569	-	57,414	57,414	-	114,828	34
Total Expenses	\$ 103,811	\$ 111,112	\$ 7,301	\$ 596,562	\$ 672,182	\$ 75,620	\$ 1,345,585	\$ 356
Net Operating Income	\$ 127,257	\$ 106,410	\$ 20,847	\$ 784,900	\$ 621,219	\$ 163,681	\$ 1,259,028	\$ 469
Debt Service (Principal, Interest, and Fees)	48,115	48,108	(7)	288,686	288,648	(38)	577,296	172
Capital Expenditures/Replacement Reserve	8,424	48,700	40,276	57,806	352,400	294,594	487,400	35
Net Income	\$ 70,718	\$ 9,602	\$ 61,116	\$ 438,408	\$ (19,829)	\$ 458,237	\$ 194,332	\$ 262

Tampa Housing Authority

Meridian River Development Corporation - River Pines Apartments - 300 Units

For The Six Months Ended June 30, 2020

Occupancy Percentage: 99.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 163,732	\$ 161,160	\$ 2,572	\$ 980,190	\$ 963,455	\$ 16,735	\$ 1,934,815	\$ 546
Vacancy Loss	(1,109)	(8,058)	6,949	(22,970)	(48,173)	25,203	(96,741)	(13)
Delinquent/Prepaid/Other	-	(1,345)	1,345	-	(8,070)	8,070	(16,140)	-
Total Rental Income	\$ 162,623	\$ 151,757	\$ 10,866	\$ 957,220	\$ 907,212	\$ 50,008	\$ 1,821,934	\$ 534
Other Income	2,379	3,773	(1,394)	13,771	22,638	(8,867)	45,276	8
Total Income	\$ 165,002	\$ 155,530	\$ 9,472	\$ 970,991	\$ 929,850	\$ 41,141	\$ 1,867,210	\$ 541
Administrative Salaries / Benefits	14,517	12,416	(2,101)	69,975	74,496	4,521	148,992	39
Maintenance Salaries / Benefits	11,077	12,041	964	64,580	72,246	7,666	144,492	36
Advertising and Promotion	1,360	2,417	1,058	8,608	13,352	4,744	26,704	5
Maintenance Expenses	7,922	13,400	5,478	54,339	81,435	27,096	159,490	30
Administrative Expenses	3,574	7,303	3,729	23,128	46,832	23,704	90,875	13
Utilities	15,679	17,655	1,976	90,897	105,930	15,033	211,860	51
Professional Fees	-	3,340	3,340	16,902	20,040	3,138	40,080	9
Management Fees	4,815	4,666	(149)	29,083	27,896	(1,187)	56,016	16
Management Fees - THA	11,070	11,070	-	66,420	66,420	-	132,840	37
Insurance	8,852	8,853	1	53,112	53,118	6	106,236	30
Taxes	1,560	1,560	-	9,360	9,360	-	18,720	5
Total Expenses	\$ 80,425	\$ 94,721	\$ 14,296	\$ 486,404	\$ 571,125	\$ 84,721	\$ 1,136,305	\$ 271
Net Operating Income	\$ 84,577	\$ 60,809	\$ 23,768	\$ 484,587	\$ 358,725	\$ 125,862	\$ 730,905	\$ 270
Debt Service (Principal, Interest, and Fees)	11,472	11,473	1	68,829	68,838	9	137,676	38
Capital Expenditures/Replacement Reserve	12,271	21,089	8,818	71,392	301,814	230,422	428,348	40
Net Income	\$ 60,835	\$ 28,247	\$ 32,588	\$ 344,365	\$ (11,927)	\$ 356,292	\$ 164,881	\$ 192

Tampa Housing Authority

Meridian River Development Corporation - River Place Apartments - 120 Units

For The Six Months Ended June 30, 2020

Occupancy Percentage: 98.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 93,193	\$ 92,742	\$ 451	\$ 549,441	\$ 551,727	\$ (2,286)	\$ 1,114,903	\$ 763
Vacancy Loss	(3,821)	(4,637)	816	(24,395)	(27,585)	3,190	(55,745)	(34)
Delinquent/Prepaid/Other	-	-	-	-	-	-	-	-
Total Rental Income	\$ 89,372	\$ 88,105	\$ 1,267	\$ 525,046	\$ 524,142	\$ 904	\$ 1,059,158	\$ 729
Other Income	4,267	2,764	1,503	21,543	15,309	6,234	30,218	30
Total Income	\$ 93,639	\$ 90,869	\$ 2,770	\$ 546,589	\$ 539,451	\$ 7,138	\$ 1,089,376	\$ 759
Administrative Salaries / Benefits	10,865	12,423	1,558	64,333	74,538	10,205	149,076	89
Maintenance Salaries / Benefits	8,343	8,734	391	41,455	52,404	10,949	104,808	58
Advertising and Promotion	917	1,653	736	6,471	9,568	3,097	19,186	9
Maintenance Expenses	11,388	6,885	(4,503)	45,175	45,200	25	93,345	63
Administrative Expenses	3,035	2,989	(46)	16,205	18,364	2,159	36,648	23
Utilities	3,740	3,200	(540)	25,409	21,800	(3,609)	43,600	35
Professional Fees	-	2,467	2,467	11,909	14,802	2,893	29,604	17
Management Fees	2,713	2,726	13	16,058	16,184	126	32,681	22
Management Fees - THA	4,430	4,430	-	26,580	26,580	-	53,160	37
Insurance	11,986	11,995	9	71,916	71,970	54	143,940	100
Taxes	2,682	2,682	-	16,092	16,092	-	32,184	22
Total Expenses	\$ 60,099	\$ 60,184	\$ 85	\$ 341,601	\$ 367,502	\$ 25,901	\$ 738,232	\$ 474
Net Operating Income	\$ 33,540	\$ 30,685	\$ 2,855	\$ 204,987	\$ 171,949	\$ 33,038	\$ 351,144	\$ 285
Debt Service (Principal, Interest, and Fees)	9,160	9,161	1	54,959	54,966	7	109,932	76
Capital Expenditures/Replacement Reserve	1,244	2,070	826	9,811	35,260	25,449	51,720	14
Net Income	\$ 23,136	\$ 19,454	\$ 3,682	\$ 140,218	\$ 81,723	\$ 58,495	\$ 189,492	\$ 195

Tampa Housing Authority

The Ella at Encore, LP 160 Units

For the Six Months Ended June 30, 2020

Occupancy Percentage: 98.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 140,687	\$ 136,549	\$ 4,138	\$ 812,300	\$ 801,518	\$ 10,782	\$ 1,632,790	\$ 846
Vacancy	(4,405)	(3,900)	(505)	(20,195)	(22,866)	2,671	(46,623)	(21)
Total Rental Revenue	\$ 136,282	\$ 132,649	\$ 3,633	\$ 792,105	\$ 778,652	\$ 13,453	\$ 1,586,167	\$ 825
Other Non-Rental Income	1,466	1,000	466	8,890	5,960	2,930	11,730	9
Total Revenue	\$ 137,748	\$ 133,649	\$ 4,099	\$ 800,995	\$ 784,612	\$ 16,383	\$ 1,597,897	\$ 834
Salaries Expense	27,074	30,589	3,515	160,926	181,440	20,514	359,912	168
Administration Expense	6,095	6,902	807	37,951	48,008	10,057	92,609	40
Management Fee	5,479	5,346	(133)	31,982	31,384	(598)	63,915	33
Legal / Professional Fees	280	280	-	11,430	11,894	464	14,038	12
Utilities Expense	27,436	30,302	2,866	147,813	146,849	(964)	316,565	154
Maintenance Supplies & Contracts	23,007	15,723	(7,284)	100,815	101,729	914	156,389	105
Property Insurance & Taxes	9,111	10,505	1,394	54,244	60,793	6,549	120,206	57
Total Expenses	\$ 98,483	\$ 99,647	\$ 1,164	\$ 545,161	\$ 582,097	\$ 36,936	\$ 1,123,634	\$ 568
Net Operating Income	\$ 39,265	\$ 34,002	\$ 5,263	\$ 255,835	\$ 202,515	\$ 53,320	\$ 474,263	\$ 266
Bond / Mortgage Interest	5,985	6,030	45	35,912	36,180	269	72,360	37
THA Land Note	5,076	5,076	-	30,456	30,456	-	60,912	32
THA Equity	2,614	2,614	-	15,684	15,684	-	31,368	16
Debt Service Fees	5,801	5,824	23	34,806	34,944	138	69,888	36
Replacement Reserves	4,816	4,816	-	28,130	28,896	766	57,792	29
Total Non-Operating Expenses	\$ 24,293	\$ 24,360	\$ 68	\$ 144,988	\$ 146,160	\$ 1,173	\$ 292,320	\$ 151
Net Income after Non-Operating Expenses	\$ 14,973	\$ 9,642	\$ 5,196	\$ 110,847	\$ 56,355	\$ 54,492	\$ 181,943	\$ 115

Tampa Housing Authority

The Trio at Encore, LP 141 Units

For the Six Months Ended June 30, 2020

Occupancy Percentage: 98.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Revenue	\$ 156,091	\$ 149,994	\$ 6,097	\$ 906,708	\$ 865,830	\$ 40,878	\$ 1,794,079	\$ 1,072
Vacancy	(3,048)	(5,984)	2,937	(32,024)	(38,786)	6,762	(75,820)	(38)
Total Rental Revenue	\$ 153,044	\$ 144,010	\$ 9,034	\$ 874,684	\$ 827,044	\$ 47,640	\$ 1,718,259	\$ 1,034
Other Income	9,710	11,368	\$ (1,658)	59,493	69,358	(9,865)	138,716	(38)
Total Revenue	\$ 162,754	\$ 155,378	\$ 7,376	\$ 934,177	\$ 896,402	\$ 37,775	\$ 1,856,975	\$ 1,104
Salaries	28,302	31,770	3,468	167,129	187,098	19,969	377,490	198
Administration Expense	7,054	6,568	(486)	42,090	46,303	4,213	87,938	50
Management Fee	6,389	6,215	(174)	37,699	35,856	(1,843)	74,278	45
Professional Fees	247	897	650	11,231	12,532	1,302	14,664	13
Utilities Expense	28,625	25,550	(3,075)	169,643	133,375	(36,268)	270,450	201
Maintenance Supplies and Contracts	12,631	10,767	(1,864)	82,456	94,739	12,283	169,728	97
Property Insurance / Taxes	13,698	16,145	2,447	78,546	84,055	5,509	161,393	93
Total Expenses	\$ 96,945	\$ 97,912	\$ 966	\$ 588,793	\$ 593,958	\$ 5,165	\$ 1,155,941	\$ 696
Net Operating Income	\$ 65,808	\$ 57,466	\$ 8,342	\$ 345,384	\$ 302,444	\$ 42,940	\$ 701,034	\$ 408
New Perm Note - Interest	13,589	13,590	1	81,536	81,540	4	162,456	96
THA Land Note	2,850	2,850	-	17,100	17,100	-	34,200	20
THA Equity	5,603	5,603	-	33,618	33,618	-	67,464	40
Debt Service	14,900	14,940	39	90,770	89,679	(1,091)	179,130	107
Replacement Reserves	8,333	8,333	-	49,998	49,998	-	99,996	59
Total Non-Operating Expenses	\$ 45,276	\$ 45,316	\$ 40	\$ 273,022	\$ 271,935	\$ (1,087)	\$ 543,246	\$ 696
Net Income (Loss)	\$ 20,533	\$ 12,150	\$ 8,302	\$ 72,362	\$ 30,509	\$ 41,853	\$ 157,788	\$ 86

Tampa Housing Authority
The Reed at Encore, LP 158 Units
For the Six Months Ended June 30, 2020

Occupancy Percentage: 96.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 155,095	\$ 156,529	\$ (1,434)	\$ 906,999	\$ 902,153	\$ 4,846	\$ 1,920,833	\$ 957
Vacancy	(3,307)	(4,687)	1,380	(11,758)	(27,014)	15,256	(57,523)	(12)
Total Rental Revenue	\$ 151,788	\$ 151,842	\$ (54)	\$ 895,241	\$ 875,139	\$ 20,102	\$ 1,863,310	\$ 944
Other Non-Rental Income	881	1,106	(225)	5,863	8,946	(3,083)	17,862	6
Total Revenue	\$ 152,669	\$ 152,948	\$ (279)	\$ 901,104	\$ 884,085	\$ 17,019	\$ 1,881,172	\$ 951
Salaries Expense	21,748	29,018	7,270	144,586	174,357	29,771	349,945	153
Administrative Expense	4,701	6,420	1,719	29,820	40,728	10,908	79,124	31
Management Fee	6,066	6,118	52	36,045	35,364	(681)	75,248	38
Legal / Professional	277	277	-	10,159	10,626	467	12,288	11
Utilities	24,859	23,194	(1,665)	119,755	140,344	20,589	284,399	126
Maintenance Supplies and Contracts	14,537	14,390	(147)	70,622	86,541	15,919	154,891	74
Property Insurance and Taxes	10,587	10,995	408	60,972	63,343	2,371	127,689	64
Total Expenses	\$ 82,774	\$ 90,412	\$ 7,638	\$ 471,960	\$ 551,303	\$ 79,343	\$ 1,083,584	\$ 498
Net Operating Income (Loss)	\$ 69,895	\$ 62,536	\$ 7,358	\$ 429,143	\$ 332,782	\$ 96,361	\$ 797,588	\$ 453
New Perm Note - Interest	16,311	16,312	-	96,683	96,683	-	192,438	102
THA Land Note	3,691	3,691	-	22,146	22,146	-	44,292	23
THA Equity	3,523	3,523	-	21,138	21,138	-	42,276	22
THA RHF Funds	5,560	5,560	-	33,360	33,360	-	66,720	35
Replacement Reserves	4,689	4,689	-	27,648	27,648	-	55,296	29
Total Non-Operating Expenses	\$ 33,774	\$ 33,774	\$ 1	\$ 200,976	\$ 200,975	\$ (1)	\$ 401,022	\$ 212
Net Income (Loss)	\$ 36,121	\$ 28,762	\$ 7,359	\$ 228,167	\$ 131,807	\$ 96,360	\$ 396,566	\$ 241

Tampa Housing Authority
The Tempo at Encore, LP 203 Units
For the Six Months Ended June 30, 2020

Occupancy Percentage: 95.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 247,033	\$ 228,318	\$ 18,715	\$ 1,384,460	\$ 1,312,505	\$ 71,955	\$ 2,713,250	\$ 1,137
Vacancy	(13,012)	(9,100)	(3,912)	(76,240)	(52,874)	(23,366)	(103,396)	(63)
Total Rental Revenue	\$ 234,021	\$ 219,218	\$ 14,803	\$ 1,308,220	\$ 1,259,631	\$ 48,589	\$ 2,609,854	\$ 1,074
Other Non-Rental Income	15,674	15,994	(320)	77,455	95,374	(17,919)	190,698	64
Total Revenue	\$ 249,695	\$ 235,212	\$ 14,483	\$ 1,385,675	\$ 1,355,005	\$ 30,670	\$ 2,800,552	\$ 1,138
Salaries Expense	23,603	35,850	12,247	152,059	225,002	72,943	444,783	125
Administrative Expense	7,096	8,338	1,242	48,226	63,188	14,962	117,760	40
Management Fee	10,531	9,408	(1,123)	54,157	54,200	43	112,021	44
Legal / Professional	355	355	-	11,707	12,118	412	15,236	10
Utilities	34,319	17,600	(16,719)	134,366	105,600	(28,766)	211,200	110
Maintenance Supplies and Contracts	17,854	8,759	(9,095)	113,488	95,173	(18,315)	163,889	93
Property Insurance and Taxes	19,680	21,164	1,484	109,341	123,984	14,643	248,586	90
Total Expenses	\$ 113,439	\$ 101,474	\$ (11,965)	\$ 623,344	\$ 679,265	\$ 55,921	\$ 1,313,475	\$ 512
Net Operating Income (Loss)	\$ 136,257	\$ 133,738	\$ 2,518	\$ 762,331	\$ 675,740	\$ 86,591	\$ 1,487,077	\$ 626
Interest On Mortgage/Bonds Payable	27,226	27,084	142	163,355	163,072	283	325,292	170
Debt Service Fees	33,413	46,469	13,056	138,350	220,797	82,447	572,903	144
Replacement Reserves	5,921	5,921	-	35,535	35,526	(9)	71,052	29
Total Non-Operating Expenses	\$ 66,560	\$ 79,474	\$ 12,914	\$ 335,138	\$ 419,395	\$ 84,257	\$ 969,247	\$ 275
Net Income (Loss)	\$ 69,696	\$ 54,264	\$ 15,432	\$ 427,194	\$ 256,345	\$ 170,849	\$ 517,830	\$ 351

Tampa Housing Authority
The Gardens at Southbay, LTD 216 Units
For The Six Months Ended June 30, 2020

Occupancy Percentage: 96.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	187,395	183,600	\$ 3,795	1,119,858	1,095,600	\$ 24,258	\$ 2,197,200	\$ 864
Hud Subsidy	9,975	5,000	4,975	42,467	29,350	13,117	59,350	33
Capital Fund	3,000	3,000	-	18,000	18,000	-	36,000	14
Vacancy Loss	(11,350)	(6,000)	(5,350)	(57,009)	(36,000)	(21,009)	(72,000)	(44)
Concessions	(600)	(600)	-	(1,900)	(3,600)	1,700	(7,200)	(1)
Total Rental Income	\$ 188,420	\$ 185,000	\$ 3,420	\$ 1,121,417	\$ 1,103,350	\$ 18,067	\$ 2,213,350	\$ 865
Other Income	2,130	7,100	(4,970)	20,780	40,925	(20,145)	82,825	16
Total Income	\$ 190,549	\$ 192,100	\$ (1,551)	\$ 1,142,197	\$ 1,144,275	\$ (2,078)	\$ 2,296,175	\$ 881
Administrative Salaries / Benefits	14,187	15,383	1,196	66,372	92,298	25,926	184,596	51
Maintenance Salaries / Benefits	8,651	14,430	5,779	66,400	86,580	20,180	173,160	51
Maintenance Expenses	24,873	22,480	(2,393)	128,101	139,305	11,204	289,995	99
Administrative Expenses	4,885	8,930	4,045	37,890	58,065	20,175	135,620	29
Advertising	956	1,059	103	8,036	10,304	2,268	19,108	6
Utilities	6,380	9,350	2,970	46,363	56,100	9,737	112,200	36
Professional Fees	1,429	7,250	5,821	27,731	47,100	19,369	74,900	21
Land Lease	1,420	1,420	-	8,520	8,520	-	17,040	7
Insurance and Taxes	18,741	18,741	-	112,446	112,446	-	224,892	87
Management Fees	7,014	6,900	(114)	40,277	41,400	1,123	82,800	31
Management Fees - THA	2,004	1,950	(54)	11,508	11,700	192	23,400	9
Total Expenses	\$ 90,541	\$ 107,893	\$ 17,352	\$ 553,643	\$ 663,818	\$ 110,175	\$ 1,337,711	\$ 427
Net Operating Income	\$ 100,009	\$ 84,207	\$ 15,802	\$ 588,554	\$ 480,457	\$ 108,097	\$ 958,464	\$ 454
Debt Service (Principal, Interest, and Fees)	104,653	104,653	-	627,910	627,910	-	1,255,832	484
Replacement Reserve	3,790	3,790	-	22,740	22,740	-	45,480	18
Net Income	\$ (8,434)	\$ (24,236)	\$ 15,802	\$ (62,096)	\$ (170,193)	\$ 108,097	\$ (342,848)	\$ (48)

Tampa Housing Authority
 Osborne Landing, LTD 43 Units
 For The Seven Months Ended July 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 24,280	\$ 23,691	\$ 589	\$ 168,060	\$ 165,839	\$ 2,221	\$ 284,296	\$ 558
Vacancy Loss	-	(917)	917	-	(6,417)	6,417	(11,000)	-
Section 8 Subsidy	8,229	8,333	(104)	58,327	58,330	(3)	99,995	194
Total Revenue	\$ 32,509	\$ 31,108	\$ 1,401	\$ 226,388	\$ 217,753	\$ 8,634	\$ 373,291	\$ 752
Admin Salaries / Benefits	4,519	4,306	(213)	29,509	30,072	563	51,552	98
Administrative Expenses	827	2,912	2,084	13,308	20,455	7,147	35,065	44
Management Fees	2,489	2,489	-	17,422	17,420	-	29,863	58
Tenant and Social Services	-	67	67	-	467	467	800	98
Utilities	2,388	1,615	(772)	6,897	11,307	4,410	19,384	23
Maintenance Salary / Benefits	3,946	4,481	535	39,398	31,369	(8,029)	53,776	131
Maintenance Expenses	185	2,354	2,169	20,269	16,479	(3,790)	28,250	67
Contracted Maintenance Services	9,819	5,121	(4,698)	44,683	35,846	(8,837)	61,450	148
Protective Services Salaries/Benefits	325	292	(33)	2,743	2,042	(702)	3,501	98
General Expenses	3,230	1,887	(1,343)	17,908	13,207	(4,701)	22,640	59
Total Expenses	\$ 27,728	\$ 25,523	\$ (2,204)	\$ 192,137	\$ 178,663	\$ (13,472)	\$ 306,280	\$ 638
Net Operating Income	\$ 4,781	\$ 5,584	\$ (803)	\$ 34,250	\$ 39,090	\$ (4,840)	\$ 67,011	\$ 114
Replacement Reserve	1,254	1,254	-	8,779	8,779	-	15,050	29
Operating Income after Reserves	\$ 3,527	\$ 4,330	\$ (803)	\$ 25,471	\$ 30,311	\$ (4,840)	\$ 51,961	\$ 85

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
July 2020

Department of Asset Management
Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

The Asset Management staff and Property Managers continued to work effectively and efficiently during such an uncertain environment with respect to the COVID-19 pandemic. Our RAD property managers have maintained the outstanding level of service we set out to provide for our residents, despite the spike in cases within our county. While most of our leasing offices are still not open to the public, the property managers have managed to facilitate all leasing processes via telephone, virtually or by appointment.

For the month of July, residents of Scruggs Manor LLC and Squire Villa LLC received meal and food distribution every Wednesday; this was in collaboration with PPS, Resident Council and Feeding America. We are happy to announce that C. Blythe Andrews received 100% collection rate for two consecutive months and many of the North and South scattered sites are maintaining 100% occupancy rate.

Our most recent marketing initiative involves the implementation of online viewing of floor plans and property wide footage for each of our sites. This will assist in new leasing procedures that we are currently adapting to. The property managers are also implementing a new medium of communication through Rent Café, this will allow the residents to receive notifications and site-based updates via email/text.

Encore Properties

The Encore management team organized different activities throughout all four properties for the residents during the month of July. Ella at Encore treated its' seniors with a Water Aerobics class, Reed at Encore hosted a 4th of July "hotdog party" at the front desk and received refreshments and activity bags compliments to THA. All these activities occurred whilst adhering to recommended safety measures.

Tempo welcomed a new property manager to the team and residents have given positive feedback about operations thus far.

Belmont Heights Estates

For the month of July, the Belmont Heights Estates properties received donations from Social Services who distributed backpacks and other activities for the residents and children at the site. They also received donations of masks and sanitizers from The Dream Center for staff and residents.

Belmont Heights I and II are set to undergo RAD conversion of all ACC units and the RAD application has been submitted. Construction is set to begin at the beginning of 2021.

Palm Terrace ALF

In an effort to keep the residents active and happy at Palm Terrace, management has implemented a number of daily activities including hall dancing events, spontaneous trivia games and talent shows. The facility is still closed to visitors and families to maintain the safety of the residents, however the Palm Terrace team is working diligently on brainstorming new and creative ideas toward safe family visits and interactions moving forward.

With a temporary addition to the staff, the management team are identifying more efficient measures to improve operations and resident satisfaction within the facility.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021

JULY 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	96.86%	95.98%
Robles, LLC	75.85%	82.62%
Scruggs Manor, LLC	93.31%	97.41%
Azzarelli	97.06%	96.67%
Scruggs Manor	91.82%	97.67%
Seminole, LLC	99.29%	100.00%
Seminole Park	98.67%	100.00%
Moses White Estates	100.00%	100.00%
Shimberg, LLC	96.88%	97.58%
Shimberg Estates	96.88%	96.15%
Squire Villa	93.90%	100.00%
C. Blythe Andrews	100.00%	98.25%
Arbors, LLC	95.85%	98.43%
Arbors at Padgett Estates	97.36%	98.32%
Azeele	99.97%	100.00%
Bay Ceia Apartments	91.90%	97.50%
Soho Place Apartments	90.40%	100.00%
St. Louis/St. Conrad	99.70%	100.00%
RAD Overall Average	93.66%	93.47%
Cedar Pointe	97.48%	100.00%
Osborne	95.74%	100.00%

APR-JUL 2020

RAD Tenant Accounts Receivable

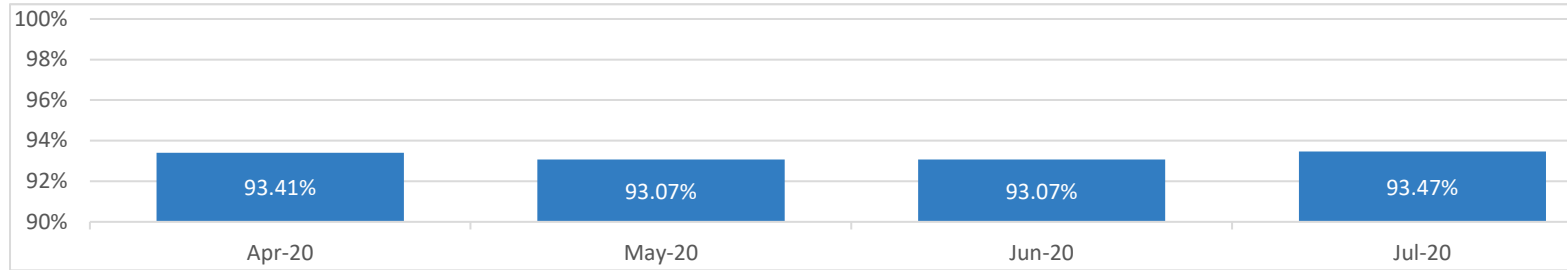
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Over 90 Days	PAST Bad Debt/ Over 90 Days	Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$437,925.15	\$18,510.23	\$4,779.00	\$12,734.85	\$0.00	\$0.00	\$13,731.23	96.86%
Robles Park, LLC	\$237,094.13	\$119,680.85	\$62,415.28	\$30,729.66	\$0.00	\$0.00	\$57,265.57	75.85%
Scruggs Manor, LLC	\$107,068.00	\$9,229.30	\$2,067.80	\$4,438.15	\$0.00	\$0.00	\$7,161.50	93.31%
Azzarelli	\$30,421.00	\$895.50	\$0.00	\$209.00	\$0.00	\$0.00	\$895.50	97.06%
Scruggs Manor	\$76,647.00	\$8,333.80	\$2,067.80	\$4,229.15	\$0.00	\$0.00	\$6,266.00	91.82%
Seminole Park, LLC	\$163,409.22	\$2,391.90	\$1,233.00	\$16,674.12	\$0.00	\$0.00	\$1,158.90	99.29%
Seminole Park	\$87,262.02	\$1,771.90	\$613.00	\$9,366.85	\$0.00	\$0.00	\$1,158.90	98.67%
Moses White Estates	\$76,147.20	\$620.00	\$620.00	\$7,307.27	\$0.00	\$0.00	\$0.00	100.00%
Shimberg, LLC	\$161,816.67	\$5,283.33	\$1,661.00	\$21,220.14	\$0.00	\$0.00	\$3,622.33	97.76%
Shimberg Estates	\$69,237.34	\$3,286.33	\$1,125.00	\$9,679.84	\$0.00	\$0.00	\$2,161.33	96.88%
Squire Villa	\$23,935.00	\$1,997.00	\$536.00	\$1,329.00	\$0.00	\$0.00	\$1,461.00	93.90%
C.B. Andrews	\$68,644.33	\$0.00	\$0.00	\$10,211.30	\$0.00	\$0.00	\$0.00	100.00%
Arbors, LLC	\$167,811.80	\$7,189.65	\$226.00	\$11,707.63	\$0.00	\$9,110.00	\$6,963.65	95.85%
Arbors at Padgett	\$104,461.80	\$2,758.75	\$0.00	\$1,957.89	\$0.00	\$0.00	\$2,758.75	97.36%
Azeele	\$7,226.00	\$1.90	\$0.00	\$0.00	\$0.00	\$2,419.00	\$1.90	99.97%
Bay Ceia Apartments	\$42,370.00	\$3,658.00	\$226.00	\$4,321.94	\$0.00	\$6,691.00	\$3,432.00	91.90%
Soho Place	\$7,842.00	\$753.00	\$0.00	\$5,427.80	\$0.00	\$0.00	\$753.00	90.40%
St. Louis/St. Conrad	\$5,912.00	\$18.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.00	99.70%
RAD Totals	\$1,275,124.97	\$162,285.26	\$72,382.08	\$97,504.55	\$0.00	\$9,110.00	\$80,793.18	93.66%
Cedar Pointe	\$ 194,250.72	\$ 6,260.57	\$ 1,371.16	\$ 6,070.60	\$ -	\$ -	\$4,889.41	97.48%
Osborne	\$ 168,502.00	\$ 8,207.25	\$ 1,022.00	\$ 8,948.11	\$ -	\$ -	\$7,185.25	95.74%

Reporting Month: JULY 2020
RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	449	1	0	0	448	430	18	5	95.98%
Robles, LLC	399	1	1	0	397	328	69	5	82.62%
Scruggs Manor, LLC	116	0	0	0	116	113	3	0	97.41%
Azzarelli	30	0	0	0	30	29	1	0	96.67%
Scruggs Manor	86	0	0	0	86	84	2	0	97.67%
Seminole Park, LLC	169	0	0	0	169	169	0	0	100.00%
Seminole Park	100	0	0	0	100	100	0	0	100.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	161	4	0	97.58%
Shimberg Estates	78	0	0	0	78	75	3	0	96.15%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	0	98.25%
Arbors, LLC	191	0	0	0	191	188	3	0	98.43%
Arbors at Padgett	119	0	0	0	119	117	2	0	98.32%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	39	1	0	97.50%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,489	2	1	0	1,486	1,389	97	10	93.47%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

93.47%



Agency Wide	Apr-20	May-20	Jun-20	Jul-20
Total Units	1,489	1,489	1,489	1,489
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	1,486	1,486	1,486	1,486
Occupied	1,388	1,383	1,383	1,389
Vacant	98	103	103	97
% Occupancy Rate	93.41%	93.07%	93.07%	93.47%

Cedar Pointe	84	1	0	0	83	83	0	0	100.00%
Osborne	43	1	1	0	41	41	0	0	100.00%

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
July 2020

Department of Assisted Housing
Margaret Jones, Director

The average HAP has increased from average of \$745 to \$757 and evaluating the need to request additional HAP. The current HUD held funds is approximately \$4 million that will assist in covering the additional HAP costs.

HUD has released a Housing Choice Voucher Mobility demonstration NOFA which may bring additional vouchers to the community. The NOFA is to use this demonstration as a randomized control experiment to determine if the control groups move to higher opportunity area with intensive services. There will be three control groups: Families with children that will provide intensive services, families with children with lesser services, and families with children with no services. This is a 6 year study that the agency will be responsible to report findings to HUD. Only 6-10 agencies will be selected through this NOFA.

Meetings are underway to discuss leasing of Renaissance and Mary Bethune as part of the West River Development and expected leasing will begin September 2020.

The HUD issued waivers that were created due to the COVID-19 pandemic have been extended through December 2020 and affects the waivers approved by the Board.

THA was awarded an additional 40 Mainstream vouchers in the amount of \$361,284 effective July 1st, 2020 which brings the total amount to 172.

Through PIH Notice 2020-08, HUD has authorized approximately 1.4 million dollars in administrative fee funding that may be used by public housing agencies (PHAs) for administrative expenses and other expenses related to coronavirus. So far HUD has approved expenses of automatic entryway doors, air filtering system for Cypress, printers for Robles Park community center, computer labs/scanning stations at the properties, increased child-care expense for staff members, personal protection equipment, security deposit/application fees, infrared temperature reading devices for all properties, equipment to allow telecommuting, housing navigator (temp), and overtime expenses.

A virtual landlord/owner workshop will be held September 23rd. This will be the first one held since the moratorium was in place April 2020.

Initiating an owner/manager working group to discuss process improvements as well as outreach to outlier areas in Hillsborough County. Working towards changing the “face” and negative stigma of the HCV program. This will start after the safer at home order is lifted.

Ardexo is finishing up the purging process and will have final numbers by August 31st, 2020. 10,415 of the 39,000 households have responded to remain on the waitlist. 972 households have responded to be removed from the waitlist. 27,576 households were non-responsive or deduplicated. 1,176 households were advised of their removal status due to being current residents. Overall, we had approximately **29.23%** of contacted households respond.

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. Families will begin receiving letters with recertification dates of January 2020.

Current baseline is now at 10,312 with approximately 78 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	366
Workshops	virtual
Escrows	224
Graduates	2
Homeownership	0
Escrow	61%

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. Grant submitted May 15th, 2020.

Permanent Supportive Housing grants were successfully submitted 09/2019 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 \$540,545 March, 2020.

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

40 additional mainstream vouchers were awarded July 1st 2020. 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. Mainstream is now 99 percent leased. 77 were awarded for February 2020.

PORTABILITY

The agency currently administers 134 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

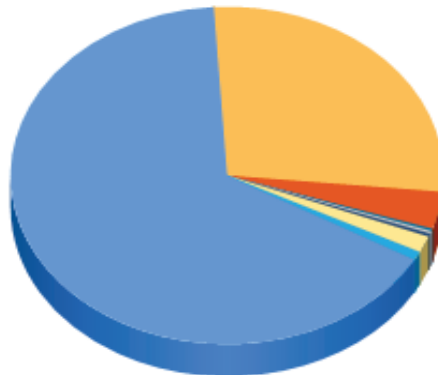
Average HAP is \$757 (Increase due to delay in terminations and increased interims)

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,751	8,599	98% Monthly	
RAD	1,601	1,424	89% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,548,144	\$7,589,064	100%	98%

THA Monthly Management Report July 2020

INSPECTION TYPE	TOTALS
Annuals Due	937
Annual Completed	794
Annual Re-inspection Completed	333
Initial Completed	43
Initial Covid Completed	3
Initial Re-inspection Completed	3
Quality Control Re-inspection Completed	4
Special Completed	19
Special Re-inspection Completed	10
Total Inspections Completed	1,209

**Completed Inspections
July 2020**



- Annual
- Annual Re-inspection
- Initial
- Initial Covid
- Initial Re-inspection
- Special
- Quality Control Re-inspection
- Special Re-inspection



THA Monthly Management Report July 2020

Initial Covid	3
PASSED	3
Initial Re-inspection	3
FAIL	2
INCONCLUSIVE	1
Quality Control Re-inspection	4
PASSED	2
FAIL	1
INCONCLUSIVE	1
Special	19
PASSED	7
FAIL	8
INCONCLUSIVE	4
Special Re-inspection	10
PASSED	4
FAIL	5
INCONCLUSIVE	1
Total Inspections	1,209

Total Inspections by Inspector	1,209
J. Estep	472
M. Smith	497
S. Certification	2
W. Lisca	238

Annual	794
PASSED	413
FAIL	258
INCONCLUSIVE	123
Annual Re-inspection	333
PASSED	249
FAIL	58
INCONCLUSIVE	26
Initial	43
PASSED	42
INCONCLUSIVE	1

HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
July 2020

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

Through the C.A.R.E.S. Act grant we were able to allocate \$230,000 toward the purchase of a mobile Envision Center that will be used primarily for educational programs, health programs, self-sufficiency programs, training programs and employment programs for both children and adults. As a secondary use it will be able to be turned into and used as a mobile command center to help distribute food, water, and other vital services to our communities during disasters and emergency situations. A committee has been established to address the overall project that consists of our Sr. Vice President & Chief Operating Officer, Mr. Leroy Moore, Ms. Stephanie Brown-Gilmore, Director of Program and Property Services, Ms. Tina Washington-Jones, Director of Contracting and Procurement, Mr. David Iloanya, Director of Real Estate Development, Mr. Mike Tepfer, Director of IT, Information Technology and myself. Our goal is to have purchased the vehicle by December 31, 2020.

In preparation for the 2020 Hurricane Season the Public Safety Department conducted a 100% inventory control on all our property-based hurricane rooms and on both our emergency operations centers, located at 5301 West Cypress Street and at our Moses White complex. This is to ensure each room has the proper amount of food rations, water rations, tools, supplies and first-aid equipment in case of an emergency. We also conduct monthly maintenance checks on our backup generators, which includes starting them up and letting them run for an hour to ensure they are fully functional. Records of these events can be found on our public safety drive.

As a result of my participation in the City of Tampa's Emergency Operation Center team and to better prepare myself for this hurricane season, I am also participating in the City of Tampa Office of Emergency Management Tabletop Exercise at our EOC headquarters. This tabletop exercise was designed to allow participants the opportunity to address key issues, threats, gaps, and concerns affecting the City of Tampa and surrounding communities through a series of facilitated discussions. The focus of this exercise was to improve our overall planning, coordination, communication, and the collective decision-making process. It was designed to be an open, thought-provoking exchange of ideas to help us develop and expand existing knowledge of policies and procedures within the framework of incident response. It is not a test of detailed response procedures, but rather emphasized emergency response coordination, communication, problem identification, and a resolution following the event.

To try and help with safety concerns at Robles Park we have extended our safety patrols from the hours of 8:00 AM until 8:00 PM Monday through Friday and every other Saturday. All safety patrol cars are equipped with a car cam and all community patrol officers have body cams. This allows them to collect video evidence of lease and criminal violations that will then be given to property management and TPD for follow-up.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

Our Human Resource Department and the Public Safety Department work together 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 Departments 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 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	6/18/2020	7/08/2020	20-049820	Public Safety
Confidential	6/18/2020	6/19/2020	18-301912	Public Safety
Confidential	6/29/2020	7/14/2020	19-488504	Public Safety
Confidential	7/13/2020	7/14/2020	20-386014	Public Safety
Confidential	7/16/2020	7/20/2020	19-615379	Public Safety
Confidential	7/21/2020	7/23/2020	20-196774	Public Safety
Confidential	7/08/2020	7/23/2020	20-326715	Public Safety
Confidential	4/22/2020	7/24/2020	20-204855	Public Safety
Confidential	7/20/2020	7/20/2020	20-15883	Public Safety
Confidential	7/15/2020	Open	20-334432	Public Safety
Confidential	7/27/2020	7/27/2020	20-344451	Public Safety
Confidential	7/29/2020	Incomplete/Open	20-352209	Public Safety
Confidential	7/30/2020	7/31/2020	20-387264	Public Safety

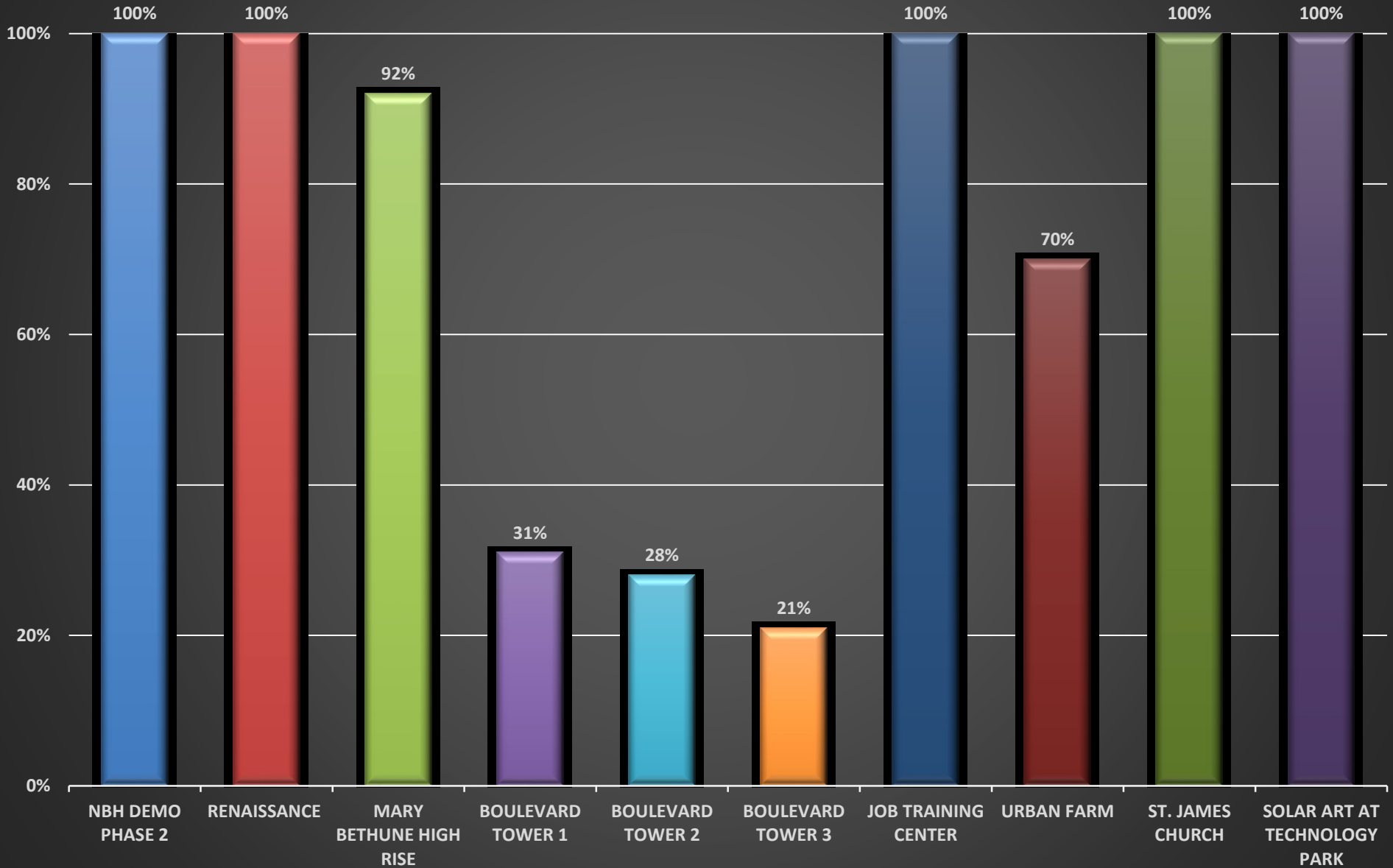
TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	KIA OPT.	N/A	BUGINDY	IRS754	NO PERMIT	N/A	7/12/2020
Robles Park	TOYOTA COR.	N/A	WHITE	N/A	UNAUTHORIZED PARKING	N/A	7/21/2020
Robles Park	FORD FOC.	N/A	BLACK	EWFK91	UNAUTHORIZED PARKING	N/A	7/22/2020
Robles Park	MAZDA 3	N/A	BLACK	ERMV79	ILLEGALLY PARKED	N/A	7/17/2020
Robles Park	VW JET.	N/A	BLACK	NPZL40	ILLEGALLY PARKED	N/A	7/29/2020
Robles Park	CHEVY CAM.	N/A	BLACK	KSNQ42	ILLEGALLY PARKED	N/A	7/29/2020
Robles Park	HANDA ACC.	N/A	BLACK	CPUO442	EXPIRED TAG	7/30/2020	N/A
Robles Park	CHEVY TRA.	N/A	BLACK	N/A	NO TAG	7/29/2020	N/A

DILIGENT SEARCHES

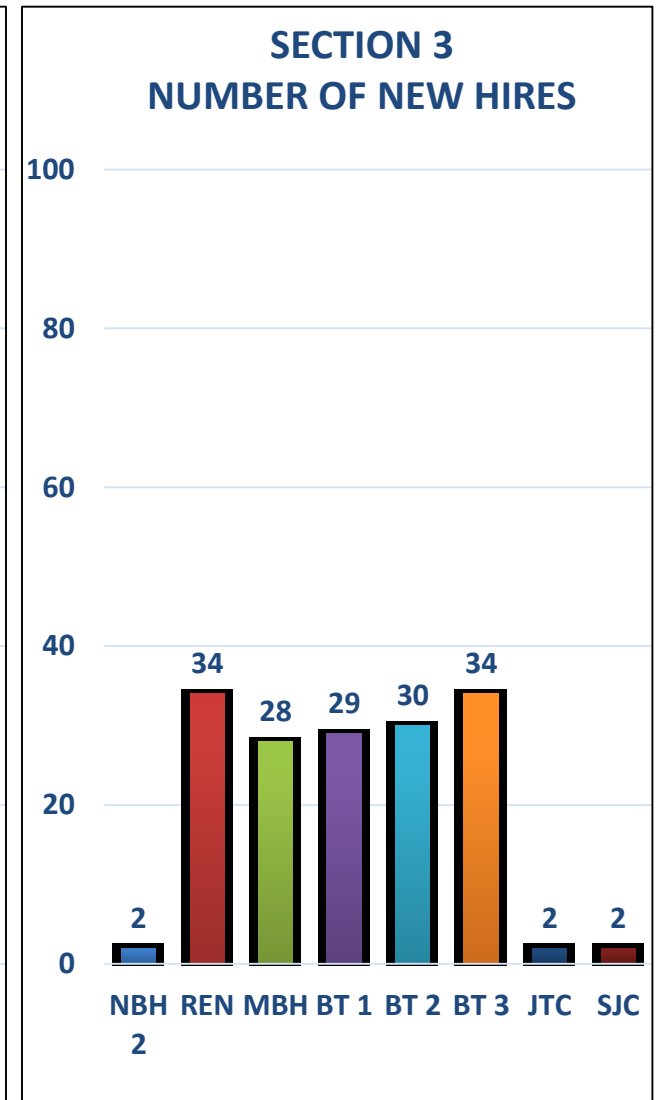
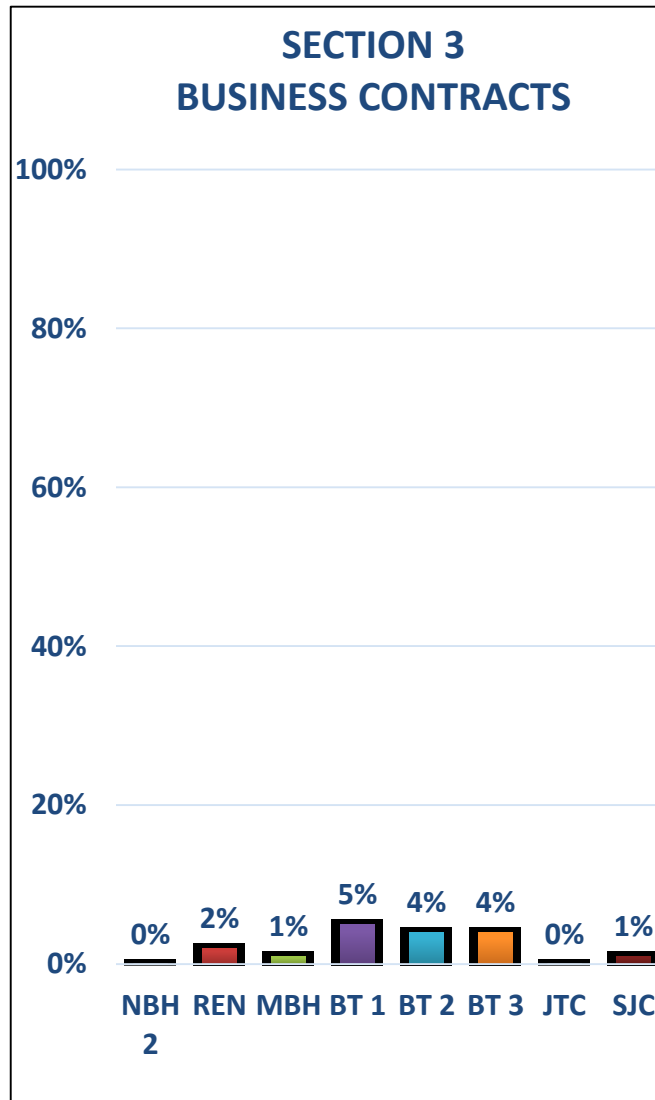
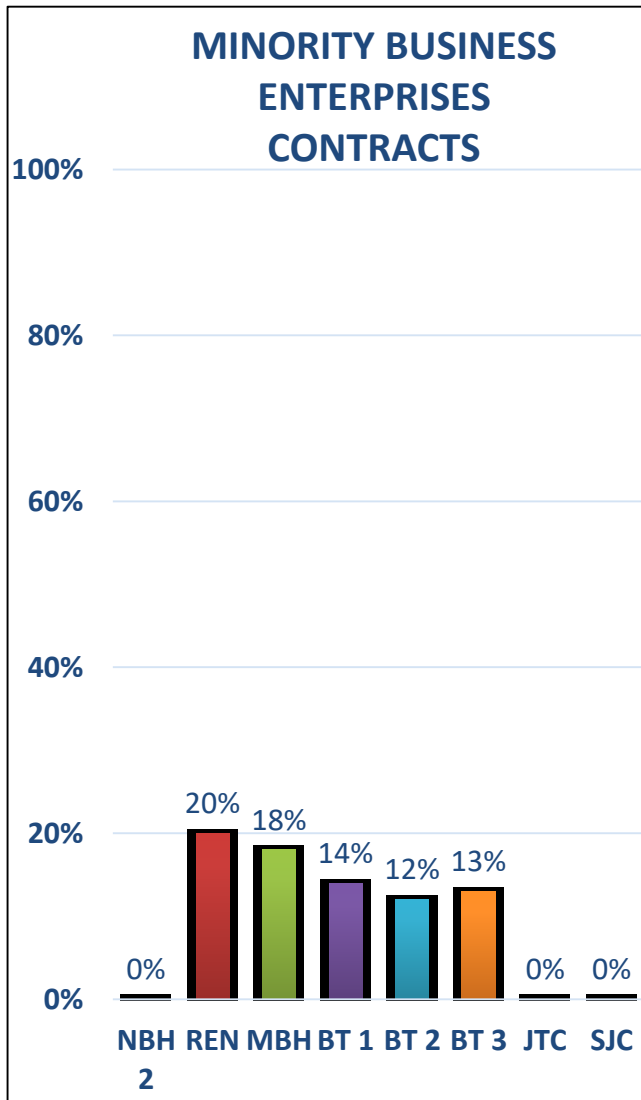
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	06/18/2020	06/18/2020	No Record found	HCSO
Confidential	06/18/2020	06/18/2020	No Record found	HCSO
Confidential	06/18/2020	06/18/2020	No Record found	HCSO
Confidential	06/18/2020	06/18/2020	No Record found	HCSO
Confidential	06/18/2020	06/18/2020	No Record found	HCSO
Confidential	06/18/2020	06/18/2020	No Record found	ChildNet
Confidential	06/18/2020	06/18/2020	No Record found	HCSO
Confidential	7/08/2020	7/08/2020	915 W. Coral St.Fl. 33602	Eckerd
Confidential	7/08/2020	7/08/2020	No Record found	Eckerd
Confidential	7/08/2020	7/08/2020	No Record found	Eckerd
Confidential	7/08/2020	7/08/2020	No Record found	Eckerd
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Confidential	7/08/2020	7/08/2020	No Record found	Eckerd
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Confidential	7/15/2020	7/15/2020	No Record found	Eckerd
Confidential	7/15/2020	7/15/2020	No Record found	Eckerd
Confidential	7/15/2020	7/15/2020	No Record found	Eckerd
Confidential	7/15/2020	7/15/2020	No Record found	Eckerd

JULY 2020

MAJOR ACTIVE PROJECTS



MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



WEST RIVER REDEVELOPMENT



**Aerial View of Renaissance, Mary Bethune High Rise,
and Boulevard Towers 1, 2 and 3**

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River, 160 senior units under construction with DPR. Completion date is scheduled for August 25, 2020. **Lease-up in progress. Project is currently 100% complete.**
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Completion date September 2020. **Lease-up in progress. Project is currently 92% complete.**
- T3A-(Boulevard Tower 1) Funded 9% Tax Credit, 119 units. General Contractor Suffolk Construction. **5th to 6th Floor perimeter walls being installed. 2nd floor interior framing in progress. Project is currently 31% complete.**
- T3B-(Boulevard Tower 2) Funded 9% Tax Credit, 133 units. **Framing is on-going on levels 1, 2 and 3. 5th to 6th Floor perimeter walls being installed.** Scheduled completion date July 15, 2021. **Project is currently 28% complete.**
- T3C-(Boulevard Tower 3) Funded 4% Tax Credit, 119 units. **Level 4 hollow core planks are complete. 4th floor perimeter walls being installed.** Scheduled completion date August 27, 2021. **Project is 16% complete.**
- T3D-(Boulevard Tower 4) 102 units in Schematic design phase. Multi-Family Development. First bid over budget. Project is being rebid.
- T2A North-(Townhomes) 30 rental units first bid over budget. Project is being rebid.
- T4-Phase 1 (112 units) Zyscovich has been selected. **Project is in 100% schematic phase.**
- T4-Phase 2 (107 units) submitted application for SAIL funding.
- T4-Phase 3 (119 units) submitted application for SAIL funding.
- Lot 1 - Task order issued to design styles for 80,000 SF building.
- T5-Retail (Potential Grocery Store). White Development is Developer. PSA executed on August 4, 2020.
- T7-Townhomes-Received new LOI from Lennar 5/11/20.
- T8 Townhomes-Received new LOI from Lennar 5/11/20.



West River Redevelopment Progress (funded or under construction)

T1	Renaissance	160 units	100% affordable	Spring 2020 occupancy
T2A	Mary Bethune	150 units	100% affordable	Summer 2020 occupancy
T3A	Boulevard Tower 1	119 units	Mixed-income	Summer 2021 occupancy
T3B	Boulevard Tower 2	133 units	Mixed-income	Fall 2021 occupancy
T3C	Boulevard Tower 3	119 units	100% affordable	Winter 2022 occupancy
T3D	Boulevard Tower 4	104 units	100% affordable	Spring 2022 occupancy
T2A North	Tower 4 Townhomes	30 units	100% affordable	Spring 2022 occupancy
T4 Phase 1	TBD name	112 units	100% affordable	Winter 2022 occupancy
		927 units		

Updates for West River can be found at
www.tpatogether.com

RENAISSANCE AT WEST RIVER



**Senior Housing Development
6 Stories – 160 Units**

RENAISSANCE AT WEST RIVER



Lobby



Typical Kitchen



Salon



Computer Lab

MARY BETHUNE HIGH RISE AT WEST RIVER



**Senior Housing Development
8 Stories – 150 Units**

MARY BETHUNE HIGH RISE AT WEST RIVER



Lobby



Community Room



Typical 2BR Kitchen



Typical 1BR Bedroom



Typical Bathroom

THE BOULEVARD



Tower 1-119 Units Mixed-Used Multi-Family Development



Tower 2-133 Units Mixed-Used Multi-Family Development



Tower 3-119 Units Mixed-Used Multi-Family Development



Tower 4-112 Units Mixed-Used Multi-Family Development

THE BOULEVARD – TOWER 1



Interior Framing in Progress



Hollow Core Plank Installation in Progress



Typical Hallway Framing in Progress



Interior Unit Framing in Progress (A Different View)

THE BOULEVARD – TOWERS 2 & 3



Tower 2 Exterior Walls in Progress



Tower 2 Exterior Walls Front View in Progress



Tower 2 View of Interior Space and Hallway in Progress



Tower 3 Hollow Core Plank Installation in Progress

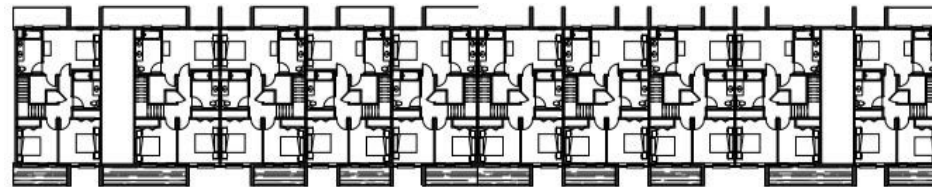
THE VILLAS - TOWNHOMES



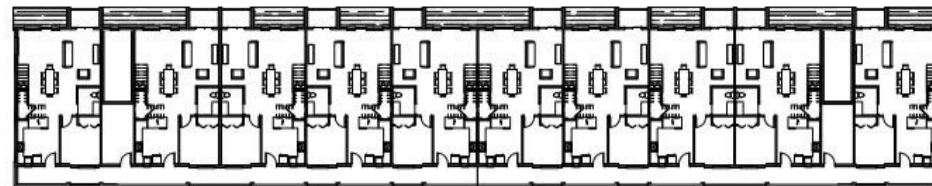
Front Rendering



Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories – 30 Units

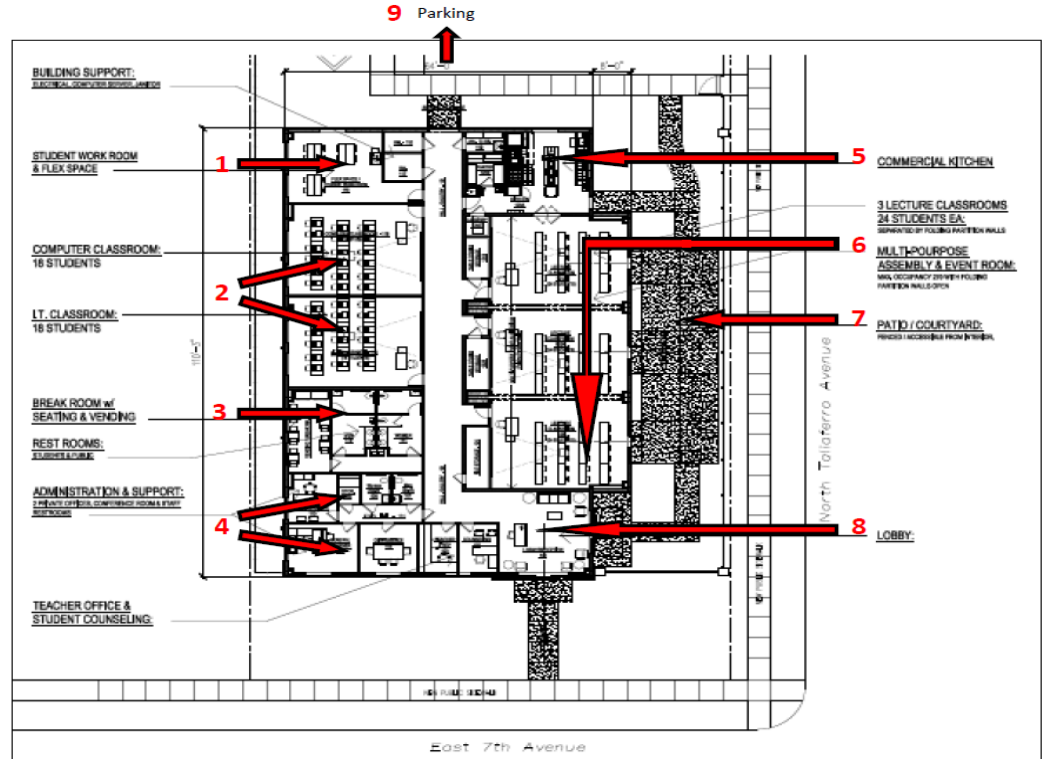
THE ENCORE DISTRICT



**Aerial View of Job Training Center, Urban Farm, St. James Church
and Solar Art at Technology Park**

JOB TRAINING CENTER

Certificate of occupancy received June 23, 2020. Project is currently 100% complete. School Board lease agreement being reviewed. Grand Opening to be scheduled after lease is signed.



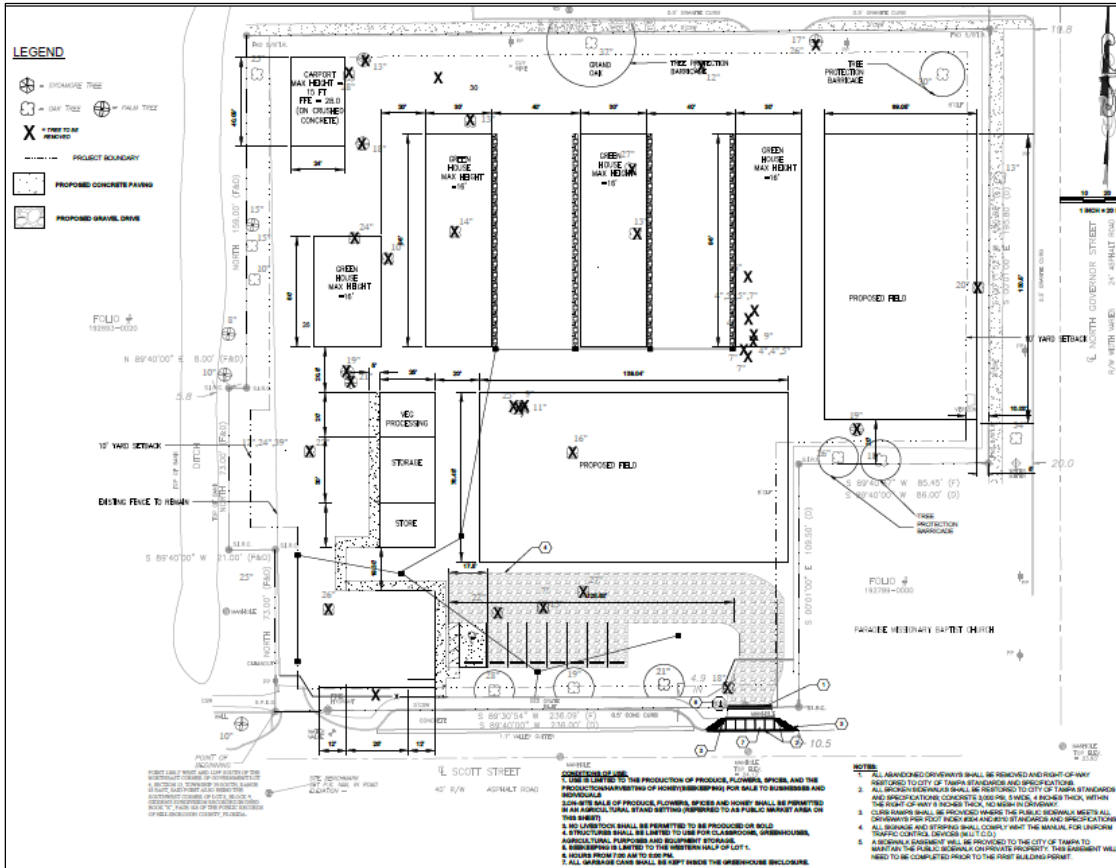
Typical Flex-Space Classrooms



Typical Individual Classrooms

URBAN FARM

Underground utilities inspected and passed. Temporary power to be installed the week of 8/10/20. Parking lot compaction is complete. Project is on schedule for October planting. Project is currently 70% complete.



Typical Greenhouse



Barn and Carport

ST. JAMES CHURCH



Front doors and glass transom now fully restored, per City of Tampa Historic Preservation ARC requirements.

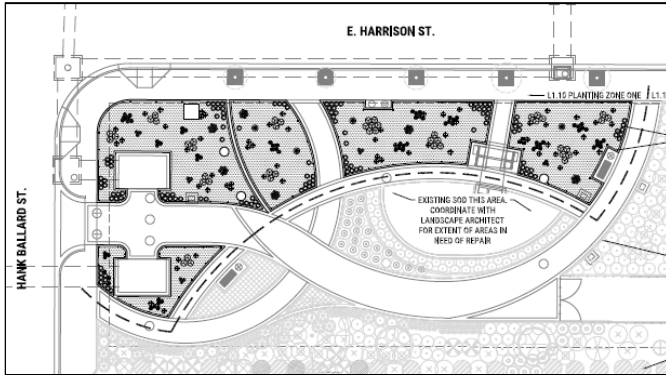
Exterior handrail adjustments in progress. Certificate of occupancy to be received after adjustments are completed. Project is currently 100% complete.



Church Interior Finishes

SOLAR ART AT TECHNOLOGY PARK

The landscape design was changed to a native plant design. Construction documents are complete. Landscape project is out to bid. Project bid is due on August 28, 2020. Solar Art Project is currently 100% complete.



This public art project is a unique partnership between Tampa Housing Authority, the City of Tampa Public Art Program, and the University of South Florida, School of Architecture. It includes:

- **WATER BEARERS**, 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**, 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.



COMING TO ENCORE

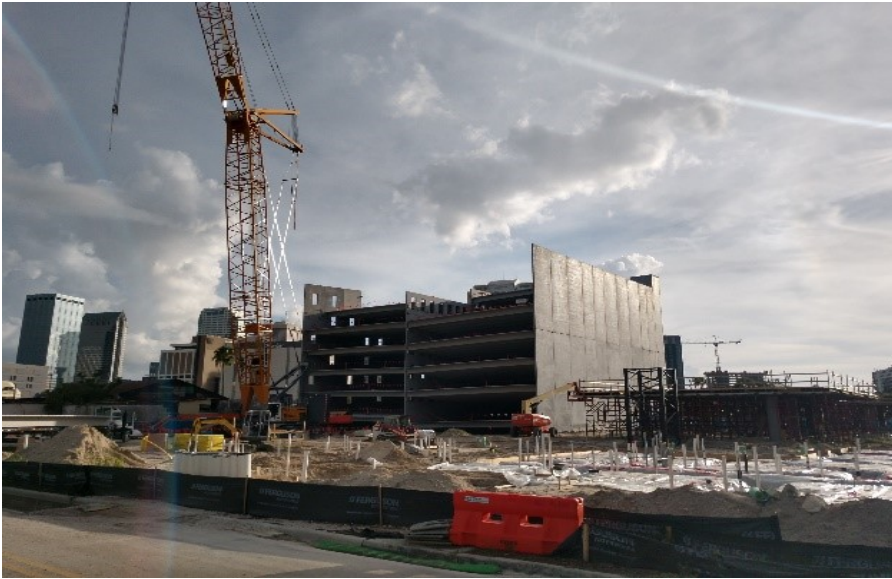


Lot 9 - Independence - 288 Multi-Family Market Rate Units

Lot 11 - Legacy - 228 Multi-Family Market Rate Units

Lot 12 – Adderley – Mixed-Used Development – 22,000 SF Ground Level Grocery Store plus 100 Residential Units Above

COMING TO ENCORE



Independence - Underground Utilities, Support Columns, and Exterior Walls



Legacy - Site Grading In Progress



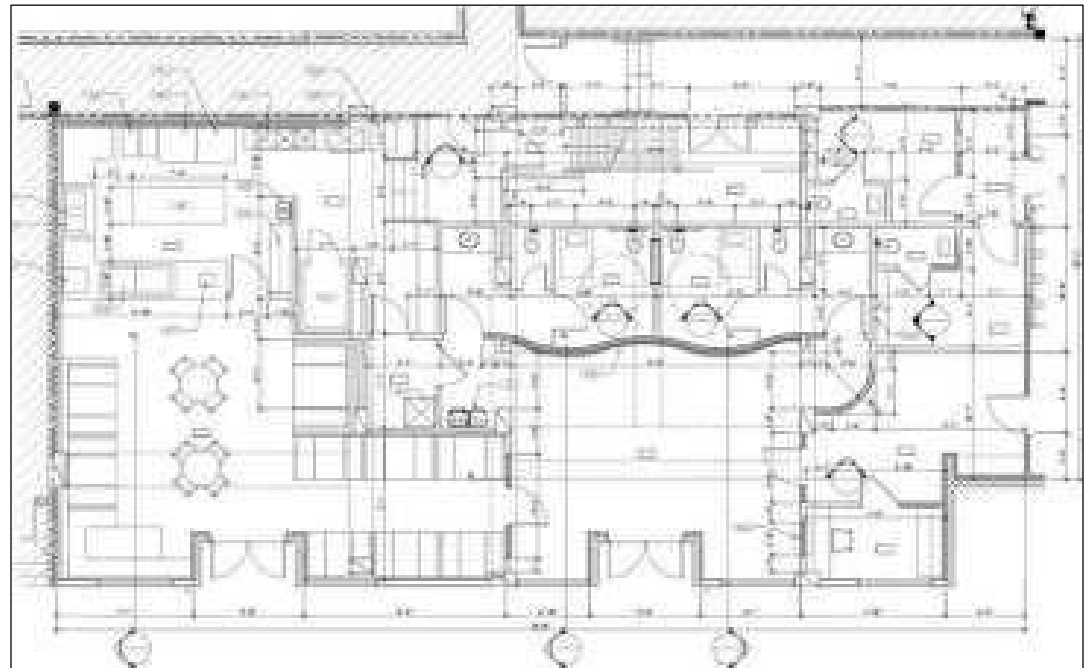
Adderley - Rendering

TEMPO THEATRE/RESTAURANT

Designed by GLE. Interior build-out design complete. Project is pending.



Theatre Interior Pending



Schematic Layout – Ground Floor

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

July 2020

Submitted by: Facilities
Terrance Brady: Director

Facilities Department Activities:

Maintenance staff is required to honor the 6-foot separation rule and to wear a face mask and gloves upon entering a resident's apartment; if a 6-foot separation cannot be maintained staff is to leave the work area.

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we have hit above 30% and we have switched over to a Time of Day (TOD) rate structure. The electrical rate was reduced by 10.15% via switching from the 2019 General Service Demand – Optional rate to the 2020 General Service Demand – Time of Day rate. Part of the overall rate reduction was contributed by the increase in chiller plant efficiency by 64%.

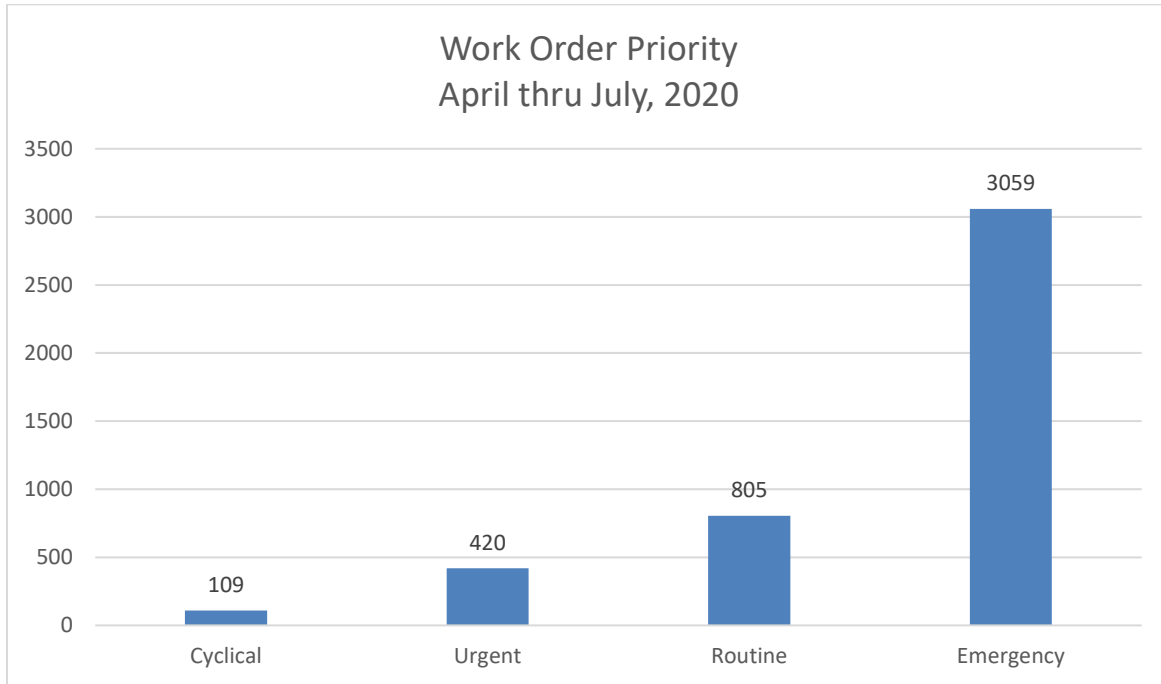
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase 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.

Facilities:

We are improving data collection from work orders to measure and control costs and inventory and developing a customer satisfaction survey procedure. Electronic work orders are currently being utilized by all the maintenance staff to convert to a paperless work order system.



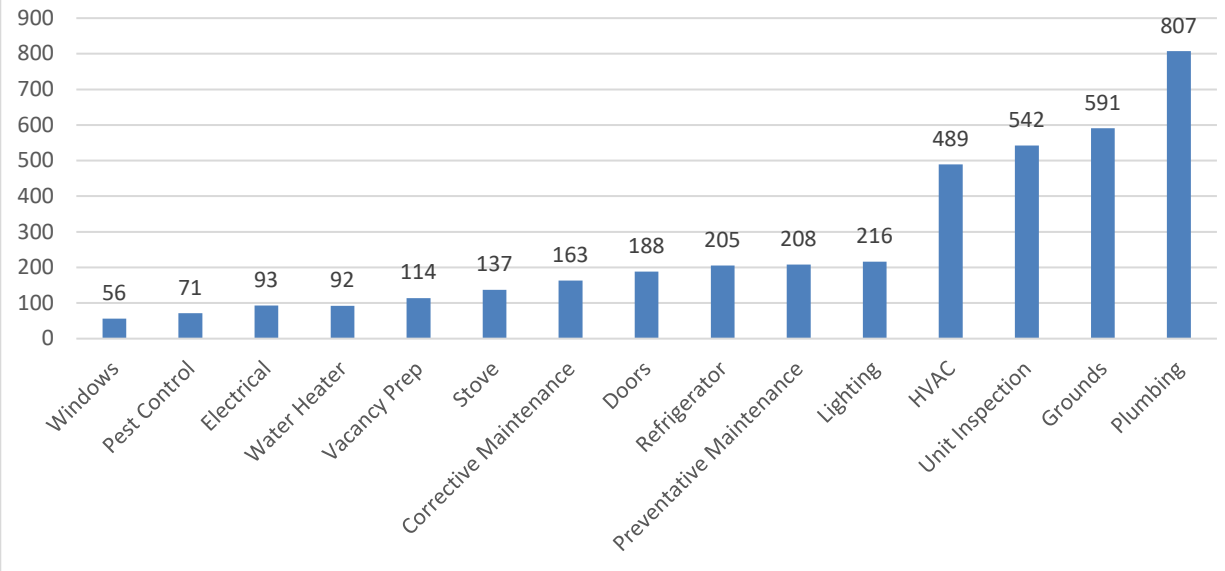
Emergency = Immediate action is required as it presents a threat to life, asset/property, security, or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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**.

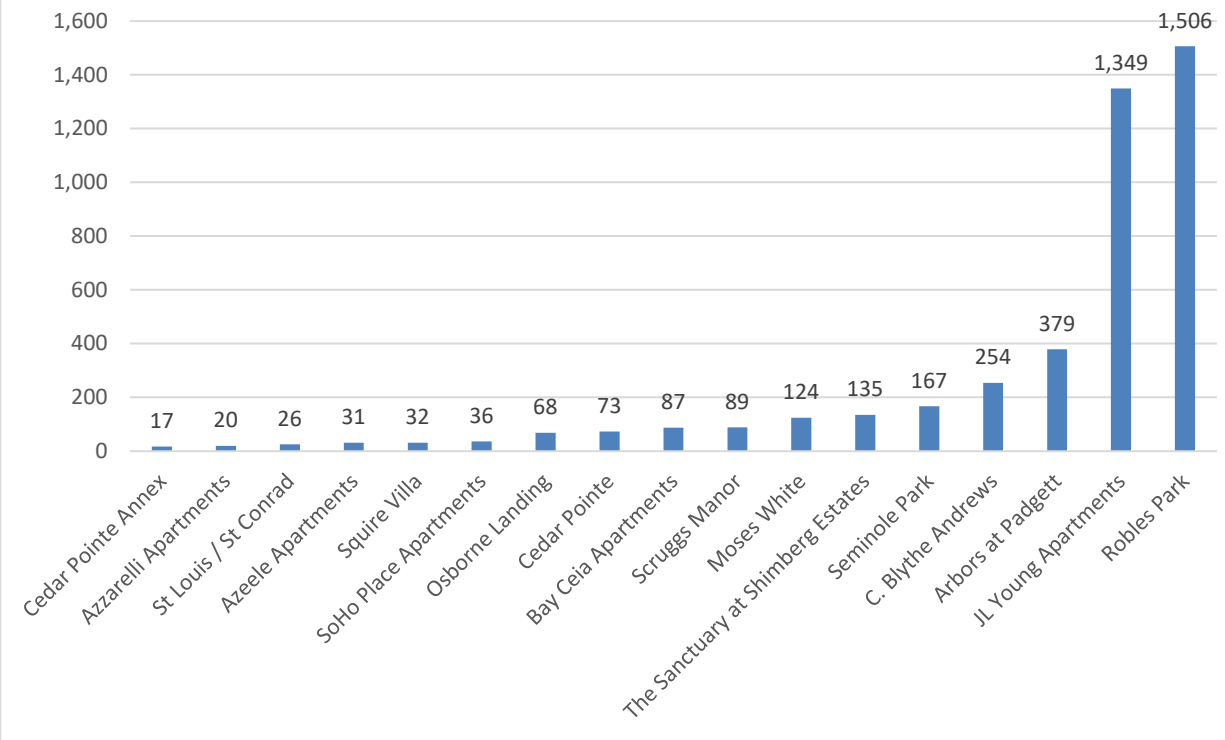
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

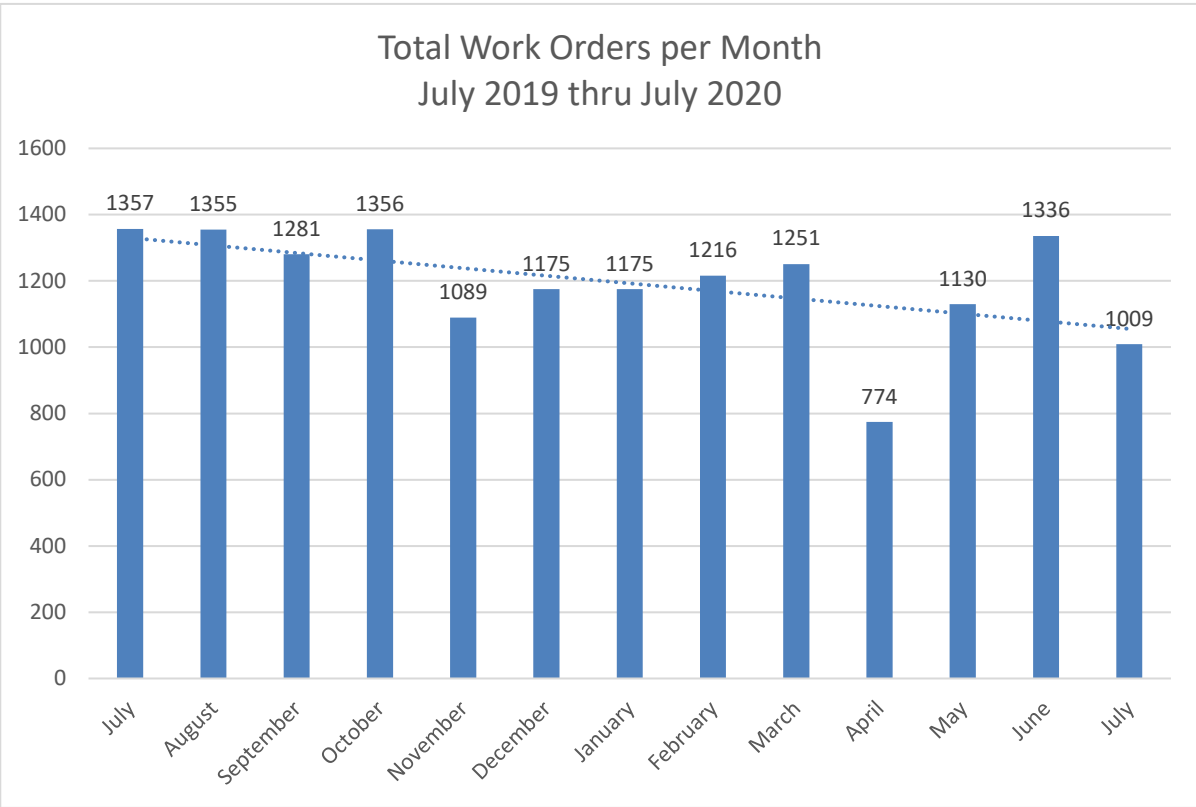
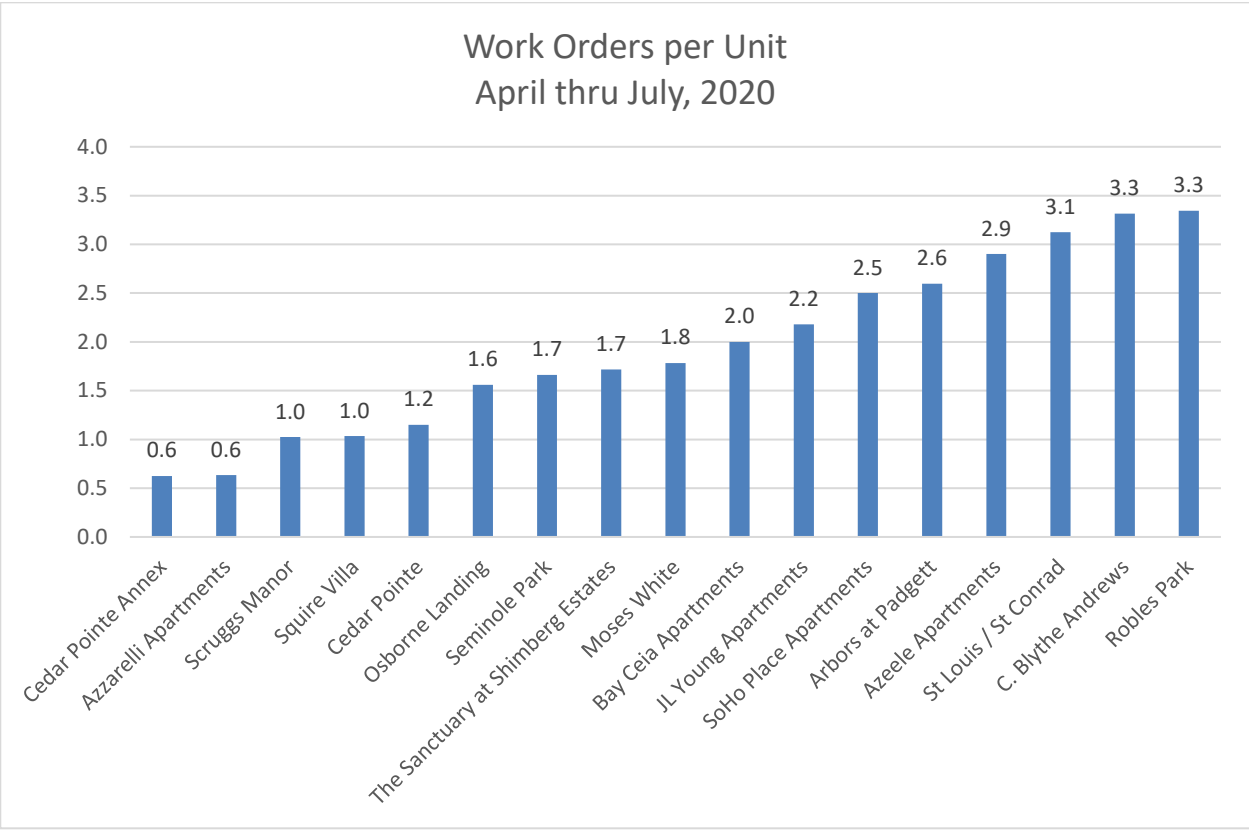
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

15 Top Work Order Categories April thru July 2020

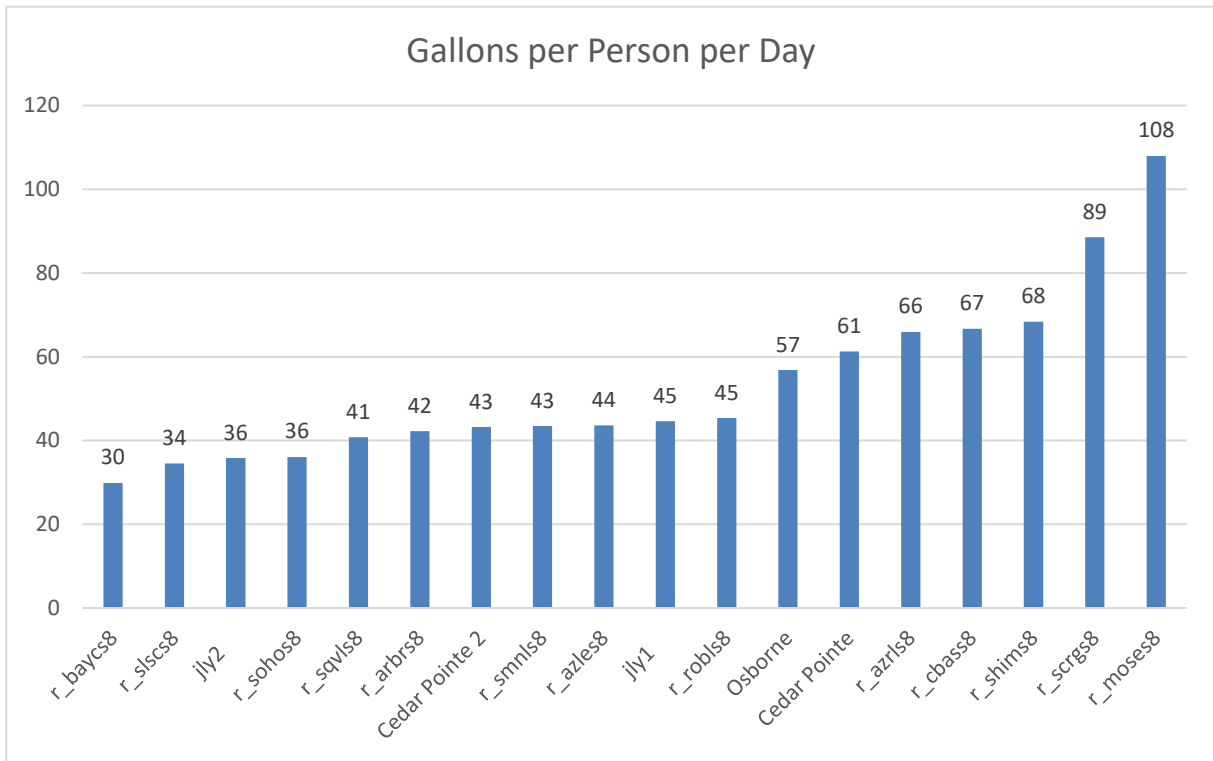


Work Order per Property April thru July, 2020





Average = 1193/Month



THA average number of Gallons per Person per Day (GPD) for July is 53. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register July 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2020	\$400,000.00	\$291,591.00	0.00		\$108,409.00	72.89%	\$144,384.00	36.00%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$207,915.00	\$344,745.00	\$232,415.01	\$440,330.01	\$95,585.01	78.29%	\$175,415.00	54.00%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$72,109.97	0.00		\$49,401.31	59.34%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$254,754.94	0.00		\$1,445,245.06	14.98%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$5,525.00	0.00		1,494,475.00	0.36%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$20,200.00	0.00		\$1,479,800.00	1.34%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$112,448.20	\$83,940.00	\$384,830.00	\$222,344.96	33.58%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44	0.00		\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$136,900.02	\$165,454.00	\$74,220.00	\$211,120.02	\$45,666.02	78.37%	\$211,120.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$42,095.72	0.00		\$37,904.28	52.61%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$186,649.37	0.00		\$154,512.63	54.70%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	5/1/2019	3/31/2021	\$22,800.00	30,400.00	\$22,800.00	\$45,600.00	\$15,200.00	67%	\$45,600.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2021	\$54,000.00	49,500.00	\$54,000.00	\$108,000.00	\$58,500.00	45.83%	\$108,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2021	\$26,400.00	\$22,000.00	\$26,400.00	\$52,800.00	\$30,800.00	41.66%	\$52,800.00	100.00%

Contract Register July 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2021	\$30,000.00	\$31,237.00	\$30,000.00	\$60,000.00	28,763.00	52.06%	\$60,000.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2021	\$55,736.55	\$46,587.00	\$55,736.55	\$111,473.10	\$64,886.10	41.79%	\$111,473.10	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2021	\$1,920.00	\$170.00	\$1,920.00	\$3,840.00	\$3,670.00	4.43	\$3,670.00	100.00%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$23,425.35	0.00		\$4,645.00	67.03%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$9,445.00	0.00		\$5,995.00	56.38%	\$14,090.00	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$99,750.00	\$49,258.62	\$0.00		\$50,491.38	49.38%		
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$186,160.00	0.00		\$76,240.00	70.95%		
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$15,090.00	\$3,500.00	0.00		11,590.00	23.19%	\$18,090.00	100.00%
Cane Construction	St. James Church	7/31/2019	4/1/2020	\$488,153.00	\$328,003.52	\$51,821.00	\$539,974.00	\$300,507.57	52.18%		
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.89%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$51,400.00	\$68,200.00	\$148,600.00	\$100,800.00	33.77%	\$148,600.00	100.00%
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	4/1/2020	\$1,939,292.84	\$1,408,972.64	-\$581.00	\$1,938,710.90	\$529,738.26	72.67%		
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$7,718.40	\$22,022.42	\$52,856.00	\$45,137.60	14.60%	\$52,856.00	100.00%

Contract Register July 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
ADP	Time Mangement Services	12/18/2019	12/30/2024	\$55,525.40	\$0.00	0.00	\$0.00	\$55,525.40	0.00%		
Ring Central	Cloud Base Phone Services	3/18/2020	3/21/2025	\$102,093.00	\$0.00	0.00	\$0.00	\$102,093.00	0.00%	\$1,420,514.09	
R6 Enterprise, LLC	Florida Native Landscaping Consultant	5/29/2020	10/31/2020	\$5,250.00	\$0.00	0.00	\$0.00	\$5,250.00	0.00%		
McKenzie Contracting, LLC	Semionle Park Water Main Replacement	3/24/2020	7/24/2020	\$465,333.20	\$269,580.76	\$7,851.69	\$473,184.89	203,604.13	56.97%	\$465,333.20	100.00%
The Nelrod Company's ResidentLife Utility Allowances,	Utility Allowance	8/3/2020	7/31/2023	\$12,780.00	\$0.00	\$0.00	\$0.00	\$12,780.00	0.00%		

Total Contract Amount:

\$11,707,052.19 \$3,734,803.55

Total MBE Contract's Amount:

2,794,639.39

29.09%

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
August 2020**

**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 engagements, we are demonstrating that we are also concerned about 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, these are important to us. We are proud to lend our participation and time towards improving the role of the Tampa Housing Authority in the community.

THA BOARD MEETINGS HELD VIRTUALLY

Board of Commissioners meetings will continue to be held virtually. Information regarding how to join the virtual meeting is included on the agenda, as well as on the public notice sent to everyone on our media lists, which include community organizations, elected Officials and a myriad of other television, radio and industry contacts.

EXECUTIVE TEAM DAILY MEETINGS

Daily virtual meetings continue beginning at 3:30 p.m. for all Executive staff, as we continue to be hard at work for our residents and clients. Items of discussions include daily COVID-19 matters as well as THA departmental updates.

TRAVEL AND COMMUNITY EVENTS

Most community event attendance have been suspended as well as travel, due to the Coronavirus pandemic. The new normal seems to be conducting business via ZOOM/Teams/Ring Central or other video and audio-conferencing tools.

FIRST NAHRO VIRTUAL CONFERENCE MEETING

Three participants from THA thought that this format was good and expressed several areas they found interesting. One disappointment was that they did not publicly announce the Awards of Merit or Awards of Excellence winners, however, NAHRO did follow up with a list of winners from across the country who participated in the Awards Submission contests. As mentioned, THA submitted 3 Awards of Merit and 2 nominations for Awards of Excellence, the results will be available by late August or in September.

2020 CALENDAR OF EVENTS

August		
Thursday, August 13, 2020	10:00 AM	PBX Ribbon Cutting Ceremony, Tempo's Crown Theater
Thursday, August 20, 2020	12:00 PM	Skin Health, TBD
Thursday, August 20, 2020	12:00 PM	Skin Health, TBD
Wednesday, August 26, 2020	1:30 PM	Landlord Workshop, TBD
September		
Thursday, September 3, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, September 3, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Monday, September 7, 2020	all day	Labor Day
Wednesday, September 16, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Wednesday, September 23, 2020	1:30 PM	Landlord Workshop, TBD
2020 October		
Thursday, October 1, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, October 1, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Monday, October 12, 2020	all day	Columbus Day
Wednesday, October 21, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, October 28, 2020	1:30 PM	Landlord Workshop, TBD
Saturday, October 31, 2020	all day	Halloween Day
2020 November		
Thursday, November 5, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, November 5, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, November 11, 2020	all day	Veteran's Day
Wednesday, November 18, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, November 18, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, November 26, 2020	all day	Thanksgiving Day
Friday, November 27, 2020	all day	Thanksgiving Holiday
2020 December		
Thursday, December 3, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, December 3, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, December 16, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, December 16, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, December 24, 2020	all day	Christmas Eve
Friday, December 25, 2020	all day	Christmas Day
Thursday, December 31, 2020	all day	New Year's Eve

X	Board Meetings
X	National Holidays
X	Events of higher interest for Commissioners
X	THA Events by Staff and other agencies/businesses*



MEDIA ALERT **August 11, 2020**

Tempo at *ENCORE!* Celebrates Free High-Speed Internet Installation

WHAT: Hundreds of families at Tempo at *ENCORE!* are receiving access to free high-speed internet, thanks to a generous donation from Tampa-based PBX-Change.

Representatives from Central Park Development Corporation (CPDC), PBX-Change, and Mayor Jane Castor will celebrate PBX-Change's recent installation of all necessary equipment. This includes a primary internet feed to the building and to each of the 203 units, as well as multiple outdoor wireless access points to cover the common areas. Siklu, a primary vendor to PBX-Change, donated the mmWave radios needed to bring the high-speed internet to the building and PBX-Change covered the cost of the remaining equipment, technology, and installation, a donation totaling approximately \$30,000.

At a time when so many people in the community are struggling financially, this partnership is helping residents in the mixed-income community have access to the internet at no cost.

CPDG is a public/private partnership between Banc of America Community Development Corporation (BACDC) and the Tampa Housing Authority (THA), is the *ENCORE!* master developer.

WHEN: **Thursday, August 13, 2020**
8:45 – 10 a.m. (Event will begin promptly at 9 a.m.)

WHERE: **1102 Ray Charles Boulevard, Tampa, Fl**

****Street parking is available along Ray Charles Blvd and Central Ave. Look for the yellow ribbons at the main event entrance located on Central Avenue, just around the corner heading West and to your right from Ray Charles Blvd.**

VISUALS: In addition to the brief celebration and ribbon-cutting, interviews with representatives from CPDC, PBX-Change and the Tampa Housing Authority will be available. Interviews with resident(s) using the new service are also available upon request.

CONTACT: Candace Rotolo, The Leytham Group
239-634-9401

About Encore!

Strategically located in the heart of Tampa's downtown neighborhoods, *ENCORE!* is a vibrant, master planned development and a key element of the Center City's booming urban infill and real estate market. It is just 5 minutes in any direction to:

- ✓ the Central Business District with its 60,000+ workers, 30,000+ residents, the University of Tampa, and University of South Florida Medical School [just south of *ENCORE!*]
- ✓ the Ybor historic entertainment district and future home of the Tampa Bay Rays [or a national] baseball stadium [just east of *ENCORE!*]
- ✓ the \$3B Water Street development, including high-end residential towers and a 5-star Marriott Edition hotel in Channelside [just southeast of *ENCORE!*]
- ✓ Tampa Height's affluent Riverside neighborhoods and the fully restored Armature Works with innovative eateries, the Heights Public Market, and co-working space, [just northeast of *ENCORE!*]

It's official: Zion Cemetery is still there, under apartments, warehouses and a tow lot

Archaeologists physically confirmed that anomalies previously detected by ground penetrating radar are coffins.

Tampa Bay Times, Paul Guzzo | Published July 7, 2020

TAMPA — From August through January, archaeologists used ground-penetrating radar to detect around 300 anomalies they believed were coffins four to six feet below the surface of land once belonging to the erased segregation-era, all-Black Zion Cemetery.

They said hundreds more could still be there, undetected.

The archaeologists can now confirm the detected anomalies are coffins.

From June 22 through July 3, the archaeologists carefully dug into the acre of Zion property belonging to the **Tampa Housing Authority** and where five now-vacant Robles Park Village apartment buildings sit.



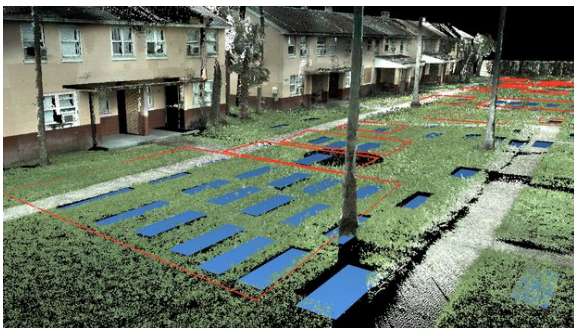
Cardno Archaeologist KC Allen uses a trowel as she explores a grave shaft at Zion Cemetery in Tampa. [JAMES BORCHUCK | Times]

Over the course of 10 working days, they uncovered 49 rectangular stains a coffin leaves in the dirt just above it. Each stain matched the location of one of the anomalies.

They then dug deeper into two of those spots — one in the cemetery's potter's field for the indigent and unknown and another in an area for traditional burials.

A coffin was discovered in each.

"This tells us that every anomaly detected by the ground-penetrating radar is an intact coffin," said Eric Prendergast, principal investigator with private archaeology firm Cardno, which has led the search.



This image is a 3D laser scan of Robles Park Village showing subsurface results in relation to the buildings. The red and/or blue rectangles represent buried objects in the shape of graves superimposed on the 3D imagery. These results are from two different data sources and they align with historical maps of the former Zion Cemetery. [Cardno]

But they also found evidence some were moved.

That matches the 2019 account that Eunive Massey, a 97-year-old Tampa woman who grew up next to Zion, gave to the *Times*: That in 1933, headstones were still present and that men exhumed some graves.

"We did find one grave shaft where the coffin was gone and what was left was a pile frozen in time of the coffin hardware mixed with exotic conch shells that were grave accompaniments left by their loved ones," Prendergast said.

The shells are symbolic of the water and water symbolizes the passage to the afterlife.

That empty plot was in area where the soil above the graves looked "greatly disturbed," Prendergast said, and the empty grave looked like it was then exhumed by shovel.

How many were moved, who moved them and why remains a mystery.

The Florida Public Archaeology Network provided the *Tampa Bay Times* with a list of 770 people whose death records place as buried at Zion. The *Times* then searched for those names in the city of Tampa's cemeteries, plus the other two all-Black burial grounds from the 1930s — Memorial Park Cemetery and Rest Haven Memorial Park Cemetery.

Eleven names were found in other cemeteries, three at the city's Woodlawn Cemetery and eight in the private Memorial. But city records indicate those in Woodlawn were moved prior to Zion being erased.

It's official: Zion Cemetery is still there, under apartments, warehouses and a tow lot

Archaeologists physically confirmed that anomalies previously detected by ground penetrating radar are coffins.

Tampa Bay Times, Paul Guzzo | Published July 7, 2020

The 2.5-acre Zion was established in 1901 and remained an active cemetery through the 1920s.

Then a white developer purchased the land and in 1929 the city issued him permits to build on and sell the cemetery property that stretched across the 3700 block of N Florida Ave. All the headstones were removed, but hundreds of bodies were not.

A *Times* report in June 2019 that questioned if coffins were still there led to the archaeological investigation.

Today, the land is split among the Housing Authority, warehouse property and a tow lot.

The three parcels will one day be reassembled and made into a memorial park.



An overlay of Zion Cemetery's 1901 map over a modern aerial. [Google Earth]

News

Griffin Capital Adds to Its Properties in Qualified Opportunity Zones

The California-based finance company is teaming up with Legacy Partners on a 228-unit residential project on the edge of downtown Tampa.

GlobeSt.com, Scott Graham | July 15, 2020 at 06:49 AM

Griffin Capital Company LLC is partnering with real estate developer Legacy Partners on a 228-unit residential joint venture on the edge of downtown Tampa, FL.

Legacy at Encore is scheduled to open in 2022 at 1251 Ray Charles Blvd. It is part of the \$3 billion master-planned Encore Development led by the **Tampa Housing Authority**.

Legacy at Encore is the fourth land acquisition for multifamily properties that Griffin Capital has made in a Qualified Opportunity Zone, with five more in the works. Griffin partnered with Legacy Partners on a 363-unit development in Aurora, CO that was launched last August; with Greystar Real Estate Partners on a 300-unit project in Austin, Texas in November; and with Fairfield Residential on a 284-unit project in Houston in December.

All nine properties are in Qualified Opportunity Zones (QOZ), which are economically distressed communities where new investments can be eligible for preferential tax treatment. Localities qualify as QOZs if they are nominated by a state and certified by the Treasury Secretary. QOZs were added to the tax code by the Tax Cuts and Jobs Act in 2017.

Kevin Shields, chairman and CEO of Griffin Capital, said in a written statement that each of the nine properties was already in the development pipeline of its partners, either under contract or letter of intent, before the government released the QOZ map in 2018. "Each property, therefore, was pursued by our partners purely on an economic basis completely independent of the QOZ legislation," Shields said.

Foster City, California-based Legacy Partners paid \$4.1 million for the lot in the Encore development, the *Tampa Bay Times* reported in June. Some 660 apartments have already been built elsewhere with public and private funding in the 28-acre urban renewal project. Officials told the Times they are optimistic that the purely private development now under way will lead to the restaurants, hotels and businesses envisioned for the project.

El Segundo, California-based Griffin Capital has also identified five additional properties for joint ventures with Greystar, Fairfield and Bozzuto.

ERASED

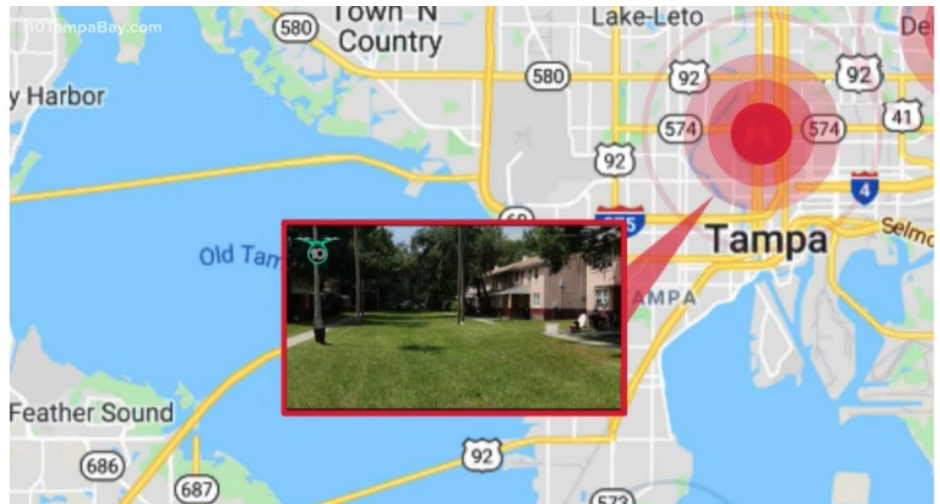
Archaeologists present findings from two-week excavation at site of missing Black cemetery

Throughout the excavation, crews verified graves, found artifacts and even confirmed the memory of a 97-year-old woman who said she remembers seeing graves moved.

WTSP, 10 Tampa Bay, Emerald Morrow | Published: 10:01 PM EDT July 16, 2020

TAMPA, Fla — After two weeks of digging and more than a year of investigating, archaeologists on Thursday presented their findings on what happened to hundreds of missing graves from Zion Cemetery.

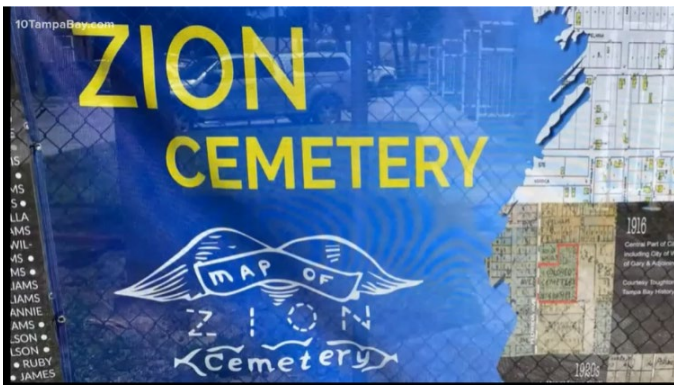
Archaeologists say the dozens of grave shafts they physically confirmed are just a sample of the hundreds of graves still under a public housing complex and two other properties along North Florida Avenue in Tampa.



"The level of respect and care and attention and professionalism that...the team presented themselves throughout that effort was extraordinary," said Leroy Moore, chief operating officer for the [Tampa Housing Authority](#).

It's long overdue respect for Zion Cemetery, the Black burial ground developers destroyed to build businesses and the all-white Robles Park Village in the 50s.

Throughout the two-week excavation, crews verified graves, found artifacts and even confirmed the memory of a 97-year-old woman who said she remembers seeing some graves moved.



"What we're looking at is an empty shaft," said lead archaeologist Eric Prendergast as he showed photos during Thursday's presentation. "The grave is gone, the coffin is gone, the skeleton is gone and the workers threw back in the special shells that were with the person...and we found one small fragment of human bone that looked like it had been cut with a shovel."

It was painful for Tampa's NAACP president Yvette Lewis to see.

"It's really hurtful," she said.

While the Tampa Housing Authority has invested money into archaeologists, research and planning to restore the site, Lewis says the city hasn't put in that same effort. She said because someone allowed developers to do this, someone needs to make it right.

"I don't know when the city of Tampa is going to wake up and realize that systemic racism is alive and well. We have a mayor that says we're in it together, but I don't know what we're in. Nobody walking in this hole but us."

At least one city representative is always in attendance during the Zion Archaeological Committee meetings. The city has offered \$50,000 and help to start a non-profit, but leaders say that's not enough. Because the city allowed the permitting for development at some point in the past, Lewis said it should play a larger role in making sure the site is restored. She said not doing so perpetuates the systemic racism that destroyed the cemetery in the first place.

Ritzy Tampa condos would replace more affordable apartments near Bayshore

As housing costs steadily increase in South Tampa, the apartment complex's members may soon have to relocate
Tampa Bay Times, Natalie Weber | Published July 18, 2020

They came to Bay Oaks Apartments for many reasons.

It offered an affordable and safe place to live as a single woman. The area was zoned for top-flight public schools, but was still priced within reach on a graduate student's salary. It seemed like a good place for a newly married couple to start their life together.

However, these South Tampa residents may have to relocate Miami-based Related Group is planning to replace the apartments overlooking Bayshore Boulevard with a five-acre residential development, in an area where housing options for middle- and working-class families has steadily shrunk.

The new condominiums are slated to range in price from \$1.7 million to \$5 million. Bay Oaks residences charge \$1,000 for a studio apartment, \$1,150 for a one-bedroom apartment and \$1,450 for a two-bedroom apartment, Related senior vice president Mike Hammon said.



A welcome sign is pictured outside Bay Oaks Apartments in Tampa on Tuesday. The Ritz-Carlton Residences, Tampa, a new development project proposed by the Related Group, is planned to replace the complex. [IVY CEBALLO | Times]

"I cannot imagine that one person here is going to be able to afford a \$1.7 million condo," said Jodi Johnson, who has lived in Bay Oaks for about two years.

The 36-year-old University of South Florida professor lives with his wife, Stephanie Harper, and two step-kids, who are ages 11 and 8. Johnson and Harper first met while in graduate school in Louisiana. About three years ago, Harper moved to Bay Oaks as she came to Tampa to pursue a doctoral degree in literature at the University of South Florida.

"Finding places that are affordable on a graduate student's stipend is tough," she said.

Harper knew if she moved into Bay Oaks, her kids would be able to attend Roosevelt Elementary School, which is known as one of the most coveted schools in the district.

"The kids have just absolutely thrived there," Harper said. She's worried that her kids may have to eventually switch to schools far away from their friends if the family has to move out of the area.

As rent prices have climbed in South Tampa, Johnson said he's frustrated with the new development plans.

"It's a quality of life issue for us," Johnson said.

Related Group said residents in nine of Bay Oaks' 12 apartment buildings will be able to sign leases until late 2021, while the other three buildings, north of Santiago Street, will be available for at least four years.

Hammon said Related Group is working with the **Tampa Housing Authority** in order to "develop both affordable and market-rate apartments at West River Tampa" north of downtown. It also plans to work with Bay Oaks residents to help them relocate within Related Group projects and offer them incentives, such as waived application and administrative fees, as well as no additional deposits.

Bay Oaks rents cost more than the government-defined affordable rate for those with Hillsborough County's average median income, the Related Group said. The company added that the new development will generate \$2 million in property taxes each year.

Ritzy Tampa condos would replace more affordable apartments near Bayshore

As housing costs steadily increase in South Tampa, the apartment complex's members may soon have to relocate
Tampa Bay Times, Natalie Weber | Published July 18, 2020

Related Group said it has also contacted “more than 20 associations, organizations and businesses in the area” to go over its plans.

Still, for many Bay Oaks residents, the proposed development came as a shock. There have been signs posted around the buildings, announcing a proposed rezoning of the property. but many residents said they’ve relied on word of mouth for information.

“Nobody ever told us that they were shutting this down,” said Clint Shultz. The 39-year-old moved to Bay Oaks with his husband, Rubens Moura, at the end of December.

It’s Shultz’s and Moura’s first apartment together as a married couple.

“We love the community here,” said Moura, who works in communications. “People are very friendly and the price is amazing.”

Hammon said people should not be surprised by the new development, as it has been in the news several times and he said the complex’s administration sent a notice to residents about the changes. The company launched a website with information about the development in February and said property management has alerted people as they signed and renewed leases.

Even so, not all residents knew about the changes. Cody Petro, who has lived at Bay Oaks for three years, recently renewed his lease and was not aware of plans to replace the complex until asked about it by a *Tampa Bay Times* reporter. The 28-year-old analyst has seen more and more new developments come to the area over the years.

“I figured it was just a matter of time,” he said.

Katie Billi, 49, felt a little disappointed about the news, but said she’s also not sure where she’ll want to live for work in a year. Now an account manager at a forensics company, Billi first moved to Largo in August and then came to Bay Oaks in Tampa in February. Moving from Montana, she was looking for a change of pace and had several friends in Tampa. Bay Oaks seemed like a safe place for a single woman like her to live.

“The cost was very reasonable and very similar or even less than some of the new apartments going in in south Tampa,” Billi said. “It kind of felt like it’s the last of affordable living on Bayshore.”

Hillsborough landlord raises rent on low-income families despite press to hold rents steady during pandemic
Tenants at Woodberry Woods Apartments in Brandon face \$50 a month rent hike even as some have lost work because of the coronavirus.

Tampa Bay Times, Christopher O'Donnell | Published July 28, 2020

BRANDON — At a time when millions of people have lost their jobs through no fault of their own, the focus of many has been on helping those most affected by the pandemic.

Florida Gov. Ron DeSantis ordered a stay on evictions to prevent homelessness. Utility companies announced they would not disconnect the water and electricity of families unable to pay their bills.

So tenants at Woodberry Woods Apartments, an income-restricted housing complex in Brandon, were shocked when they were told recently that their rent is being raised — in some cases by \$50 a month — in the middle of a global public health emergency.

A letter sent to residents July 16 states that the higher rents will kick in Sept. 1. The monthly rent for a three-bedroom apartment will rise to \$999, an increase of about \$53. The hikes for one- and two-bedroom apartments are slightly lower.

Tenants said it's the second rent increase in little more than a year and will hit hardest those who have lost work. They also question why they should pay more to live in a poorly maintained complex.

The concrete on some stairwells is crumbling, and slabs of concrete from dug-up curbs have lain for months in a parking lot, residents said. On a recent Thursday evening, the property's retention pond was full of trash, and discarded furniture was piled up outside the community gates, which residents said have not worked for months.

"In times like this, people are in need," said Deonte Johnson, who was out of work for a month until Keke's Breakfast Cafe reopened after the shutdown and rehired him. "I feel it's unfair when you look around this neighborhood."



Teenagers shoot hoops in front of a pile of concrete slabs that residents said have been piled up in the Woodberry Woods Apartment parking lot for months. The property management company is raising the rent by about \$50 per month despite recommendations to keep rents stable during the pandemic. [Christopher O'Donnell]



Trash lies in the retention pond at Woodberry Woods Apartments in Brandon. [Christopher O'Donnell]

The landlord, New York based Read Property Group, bought the 348-unit complex in 2014 for \$21.8 million, records show. It was built with funding that included \$1.7 million in tax credits from the Florida Housing Finance Corp, a state agency that administers money to incentivize the construction of affordable housing.

In exchange, the apartments can be rented only to families who make 60 percent or less of the region's median household income, with rents capped at affordable levels for those families.

But the U.S. Department of Housing and Urban Development issued new figures at the end of March, showing incomes had risen over the previous year and opening the door for affordable-housing landlords to raise rents. The new numbers do not factor in pandemic-related hits to the economy or the loss of income for millions of Americans.

Hillsborough landlord raises rent on low-income families despite press to hold rents steady during pandemic
Tenants at Woodberry Woods Apartments in Brandon face \$50 a month rent hike even as some have lost work because of the coronavirus.

Tampa Bay Times, Christopher O'Donnell | Published July 28, 2020

The decision to raise rents at Woodberry Woods was made by Broad Management Group, the company that manages the property.

The company delayed the rent increase, which it could have implemented in June, by three months because of the pandemic, according to a man who said he was a spokesman but refused to give his name. He said the additional revenue is needed to help pay for a rehab of the property.

In recent months, the roofs were rehabbed, according to residents.

But the hike goes against a recommendation from the Florida Housing Finance Corporation, which has urged landlords not to raise rents. It also approved an emergency rule to give preference to landlords who don't raise rents when it comes awarding future tax credits.

"Florida Housing is disappointed to hear that a property in our portfolio would increase rent on families in Florida during a public health emergency," said spokeswoman Taylore Maxey in an email. "Florida Housing's Emergency Rule created a disincentive, as we continue to do everything legally possible to discourage rent increases from property owners and managers."

Johnson, the Keke's worker, said the hike will hit his family hard. Before the pandemic, he worked a second job at Arby's, but was laid off. He and his girlfriend live with their young son.

"It does affect us," he said. "Rent, food and diapers — it does add up."

Residents also complained that it can take the complex maintenance team more than two weeks to respond to work orders.

Jessica Carwise said she has been paying for a washer and dryer that don't work and said there is black mold in her apartment.

"For them to raise the rents, they should take care of the apartments more," she said.



A welcome home sign near the leasing office at the Woodberry Woods Apartments in Brandon. [LUIS SANTANA | Times]



Trash piles up in front of the trash compactor at the Woodberry Woods Apartments. [LUIS SANTANA | Times]

Hillsborough County records show the complex has been cited repeatedly by code enforcement officers.

One report was about the damp and smell left behind after a crew repaired a large break in a pipe, which was triggering a resident's allergies.

Another stated: "Tenant states there is a leak over the bathtub with the ceiling bulging outward. There is mold present. There are water stains along the walls at the baseboards. The laundry room is also leaking from upstairs, going down the wall into the living room. The a/c is leaking. Carpet smells due to the leaking and dampness."

The vast majority of enforcement issues were corrected and closed, records show.

Luxury brand Ritz-Carlton is expected to make "a real statement" with Tampa condos

Hotel chain will put its name on a new Related Group residential development, a potent signal of the city's growing status

BUSINESS OBSERVER | FRIDAY, JUL. 31, 2020 | Kevin McQuaid Commercial Real Estate Editor

Sarasota and Naples along the Gulf Coast have each had the brand for two decades or more, but much larger Tampa has been seemingly ignored by one of the premier luxury lodging arms of Marriott International Inc. — until now.

The Ritz-Carlton Hotel Co. says it will put its flag on a condominium project that Miami-based Related Group intends to develop on Bayshore Boulevard outside downtown.

As designed by Miami's Arquitectonica, The Ritz-Carlton Residences Tampa would debut in 2024 with a 27-story condo tower and 12 townhomes containing 102 units. A second phase of the roughly \$400 million project would contain another 27-story tower with 80 units and begin construction in roughly 2028.



COURTESY RENDERING -- Related Group's planned \$400 million development in Tampa will be branded as a Ritz-Carlton Residences.

“Tampa is a much larger market than either Sarasota or Naples, obviously, so it was somewhat surprising to us that the Ritz-Carlton brand wasn’t represented,” says Mike Hammon, a Related senior vice president.

“We felt that Ritz-Carlton was a perfect fit for the market, and when we approached them, Tampa really sold itself – especially with such a beautiful site on Bayshore Boulevard.”

For Related, a 40-year-old firm that has become one of Miami’s largest residential developers, the Ritz-Carlton Residences would mark its first fee-simple project in Tampa, following a series of multifamily rental projects such as the 21-story Icon Harbour Island downtown and the 400-unit Manor Riverwalk.

Related’s affordable housing division also is working to rehabilitate hundreds of units in the 150-acre West River development together with the **Tampa Housing Authority**.

Hospitality analysts say the twin-towered project sends a clear signal about Tampa’s evolution as an urban center and will likely lead to other luxury brands establishing a presence in the city.

“There’s a huge unmet demand for luxury brands in the Tampa Bay market,” says Lou Plasencia, founder and CEO of The Plasencia Group, a nationally recognized hospitality developer and consultant based in Tampa. “The Ritz-Carlton flag will be an absolute positive. It makes a real statement.”

The Ritz-Carlton Sarasota, by contrast, is a resort-style property with a 225-room hotel, 130 attached condominiums and amenities that include a nearby Lido Key beach club and an 18-hole golf club in Lakewood Ranch. It opened in 2001.

In Naples, Ritz-Carlton operates a pair of hotels – the 295-room Ritz-Carlton Golf Resort at 2600 Tiburon Drive and the 450-room, waterfront Ritz-Carlton Naples, at 280 Vanderbilt Beach Road. It debuted in 1985.

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Ritz-Carlton's decision to enter the Tampa market also comes as parent Marriott International has been expanding its lodging properties in the city.

Most notably, the company has put its JW Marriott premium brand and its Edition luxury offering on a pair of new hotels being developed by Strategic Property Partners – a joint venture between Tampa Bay Lightning owner Jeff Vinik and Microsoft Corp. co-founder Bill Gates' Cascade Investment LLC – within the \$3 billion Water Street Tampa development.

The five-star Edition project also will contain "branded" residences that will provide buyers with exclusive amenities and services.

Analysts says Cascade Investment may have balked at the idea of locating a Ritz-Carlton in Water Street because Gates also owns a significant portion of the Four Seasons Hotel chain, a direct Ritz-Carlton competitor.

Ritz-Carlton officials says they were drawn to the Bayshore Boulevard site because of the water views it will offer and because of the strength and experience Related brings to the project.

In all, Related has developed more than 100,000 condos and apartment units valued in excess of \$40 billion. The company also has more than 70 additional projects in its pipeline.

"Tampa made a lot of sense to us, as it's a growing and dynamic market with a flourishing economy," says Dana Jacobsohn, a Marriott senior vice president of mixed-use developments.

"The site is incredible and will offer tremendous water views, and we're finding that stand-alone residential projects without a hotel component attached to them are becoming increasingly popular," Jacobsohn adds.

"Travelers to our hotels are finding the lifestyle that Ritz-Carlton provides to be very appealing on an everyday basis."

The company manages 11 such stand-alone residential properties currently in Miami, Baltimore and elsewhere. Another 10 projects – some carrying the JW Marriott or St. Regis flags – are planned in Boston, Dubai, Turkey, Egypt and elsewhere, says Amanda Altree, a Marriott senior director of residential brand management and marketing.

"People know what Ritz-Carlton stands for; that hasn't changed much perception-wise over the years, and there's no one better at delivering consistency than Marriott," says Kent Schwarz, an executive vice president who specializes in the hospitality sector with commercial real estate brokerage firm Colliers International, in Tampa.

Schwarz agrees that Ritz-Carlton likely won't attach its brand to a Tampa hotel anytime soon.

"Downtown Tampa has enough of a new supply of hotel rooms for the time being," Schwarz says.

If Tampa officials approve a required zoning change for Related during a virtual meeting scheduled for Sept. 28, the developer could open a sales office for its project as soon as the following month.

A Related entity acquired the 4.65-acre property, which since 1974 has been the site of the 172-unit Bay Oaks apartments, for \$26.25 million in June 2019, according to Hillsborough County property records.

Its Ritz-Carlton Residences will contain amenities such as a mini-spa, a fitness center, clubhouse, swimming pool and a "unique" amenity that could be either a demonstration kitchen or tennis courts, Hammon says.

New York-based architectural firm Meyer Davis has been tapped to oversee the project's interior designs of the units, which will all face the water and range from 2,300 square feet to 5,000 square feet. Townhomes will contain about 3,100 square feet of space.

Prices are expected to range from \$1.7 million to \$5 million, Hammon says.

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The Residences also will offer concierge, valet and other maintenance services and, in a nod to the pandemic, "contactless" elevators, special lighting and automatic disinfectants.

"With Ritz-Carlton, you know the level of service you're going to get," Hammon says. "It's legendary."

Like Plasencia, Hammon contends that having Ritz-Carlton in Tampa will usher in a wave of similar upscale brands.

"We think as a result of this project Tampa will see a number of high-end and luxury brands come to the market," he says.

Developers Love The OZ Program. But Are They Delivering On Its Social Mission?

July 15, 2020 | Joseph Pimentel, Bisnow, joseph.pimentel@bisnow.com



Courtesy of Griffin Capital

Rendering of Griffin Capital and Legacy Partners' opportunity zone multifamily project

Griffin Capital, an El Segundo, California-based investment alternative asset manager, said this week that it has closed on its fourth opportunity zone investment, one of nine such projects it has in development nationwide. But as the company pours more than \$400M into designated opportunity zones, executives have declined to say what social impact its projects will bring to distressed areas, the primary stated goal of opportunity zone legislation. It is the latest example of a large developer betting on the program's tax breaks without providing guidance on a larger socioeconomic mission.

Griffin said Tuesday it has partnered with Legacy Partners to develop Legacy at Encore, a 228-unit multifamily community in Tampa, Florida. This will be the second project developed in partnership with Legacy, the company said, after teaming up last year to develop a 363-unit multifamily community called Legacy at Fitz in Aurora, Colorado. This was Griffin's first opportunity zone land acquisition.

Griffin's move comes as opportunity zone investments pick up amid the coronavirus pandemic, with about \$3.3B raised for the sector from January to March 13. Experts attribute the increase in fundraising to a volatile financial market, which drove many jittery investors to pull money out of the markets during the start of the pandemic, possibly as a hedge against an extended downturn if the coronavirus crisis continues.

But criticism of how the program is implemented from neighborhood groups and government watchdogs has become louder. It has been increasingly focused on who benefits from OZ deals, which are made possible by legislation that explicitly states participants must provide positive social impacts to economically distressed areas in order to qualify.

Hailed by President Donald Trump as a panacea for distressed communities when the legislation passed as part of the Tax Cuts and Jobs Act of 2017, the opportunity zone program allows an investor to roll over capital gains into a special fund, which is then used for a long-term investment in a business or property in a pre-selected low-income or distressed neighborhood. In exchange, the investor receives a hefty tax advantage, the most lucrative of which is tax-free capital gains upon exiting the project after 10 years.

Grassroots pressure could help shape the program's implementation; more neighborhood groups are pressuring companies they say are not using the program within the law's stated community benefit guidelines. Last month, the Crenshaw Subway Coalition forced a major developer to back out of its planned acquisition of a mall in a designated opportunity zone in South Los Angeles.

The program was crafted by a bipartisan group of legislators, who trumpeted its benefits to distressed communities and residents long ignored by traditional sources of capital and development. In a May report from the White House Opportunity and Revitalization Council, which oversees the program, the opportunity zone program was dubbed "a

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once-in-a-generation initiative to lift Americans out of poverty and bring economic and community revitalization to the areas that need it most, particularly during the COVID-19 pandemic."

It has been touted by the Trump administration and business community proponents as a streamlined way to foster economic growth in struggling areas. But it has faced scrutiny over how it compiles data on businesses that participate, how and which specific investment zones were selected, and whether or not participants are actually providing socially impactful programs or resources.

University of Southern California professor Gary Painter said that if this kind of opaque opportunity zone investing continues, "the disadvantaged neighborhoods will remain disadvantaged and only about 1/6 or less of investments [in designated zones] where you will actually see the opportunity zones program making a difference."

Painter is the director of the USC Sol Price Center for Social Innovation, which examines ways to improve the quality of life in low-income areas. Painter said right now, there is no impetus for a company to invest in a distressed neighborhood.

"The big question we're going to ask ourselves is, did we use the tax expenditures wisely, given the amount of capital gain tax revenue we forewent?" Painter said. "The foregone capital gain tax revenue could have been used for better programs or incentives."

While some proponents have praised the OZ program as a way to provide economic growth and job creation in distressed neighborhoods, with as much as \$100B that could be invested nationwide, according to U.S. Treasury Secretary Steven Mnuchin, detractors decried the program as an example of a government-sponsored policy of gentrification and displacement.

Critics have also called it an exclusive and discriminatory program that only cash-flush investors can take advantage of, and say many of these projects were already in pre-development in those areas prior to the passage of the program. An Urban Institute report in June found that developers would have proceeded with their commercial real estate projects without the tax incentive.

The designated opportunity zones were chosen using census data from 2010 and critics have argued that some of the sites selected for the program were already in an upward trajectory as the longest bull market in history took hold post-Great Recession.



Courtesy of Griffin Capital

Rendering of Griffin Capital and Legacy Partners' 336-unit Legacy at Fitz in a designated opportunity zone in Aurora, Colorado

That appears to be the case with Griffin's two announced deals with Legacy, which capitalize on areas that were already on the rise.

In the first opportunity zone deal announced last year, the Griffin/Legacy JV said it will build a five-story, 363-unit market-rate apartment project at 1363 North Victor St. in Aurora. The opportunity zone project sits next to the Fitzsimons Medical Center, which has 30,000 medical students and is undergoing a \$5B redevelopment project.

"Legacy at Fitz is an outstanding property in a fast-growing area," Griffin President Eric Kaplan said in a news release. "The property's proximity to the large and growing medical campus, a nearby light rail station, dining and retail

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options, an adjacent Hyatt Regency hotel, and our planned luxury amenities combine to make Legacy at Fitz an extremely desirable, sought-after residential community."

The project announced yesterday is a five-story, market-rate apartment complex at 1251 Ray Charles Blvd. in Tampa. Located in the city's rapidly gentrifying Upper North Franklin Street Commercial District, the building will be situated in a \$3B master-planned development called Encore and led by the **Tampa Housing Authority**. West Tampa has become a target for community activists frustrated by what they say is little input into how the area is developing.

Griffin declined to answer how much equity the companies are putting into each project.

Painter said he is not shocked to see a company investing in an area that is trending upward.

"It's low-hanging fruit," Painter said. "About one-third to a half of the investments in opportunity zones is a pure money transfer between owners of capital. There will be no impact or really measurable social impact and that's really unfortunate."

In a news release announcing the closing of its fourth opportunity zone investment on Tuesday, Griffin Capital Chairman and CEO Kevin Shields said each of the nine opportunity zone projects the company plans to develop were either under contract or had letters of intent prior to the release of the qualified opportunity zone map in 2018.

"Each property, therefore, was pursued by our partners purely on an economic basis completely independent of the QOZ legislation," Shields said.

If so, the company's participation in the program may have been predicated on its tax advantages. Further questions about how any of Griffin's investments in opportunity zones would tackle social issues were rebuffed.

A Griffin Capital spokesman declined to comment on the company's opportunity zone projects. When asked for specific details for each of the projects, the spokesman also declined to disclose the addresses and descriptions of each development. When asked how these projects could provide positive social impact to the communities where they are slated to be located, the spokesman again declined to discuss particulars.

"The only other information Griffin can provide beyond the press releases is that it is raising capital pursuant to a 506(b) private placement exemption," Griffin spokesman Joe Berg wrote in an email to *Bisnow*. Berg did not return a follow-up email from *Bisnow*.

Bisnow requests for comment from Legacy Partners, which is partnering with Griffin on the two multifamily projects, and Greystar Real Estate Partners, which is also developing opportunity zone projects with Griffin, were not returned.

The developer's financial interest in the opportunity zone program is significant. Last year, Griffin said it would acquire nine parcels of land in designated zones and develop nine multifamily properties in partnership with five joint venture developers.



Bisnow/Joseph Pimentel

Sheppard Mullin's Pam Westhoff, CohnReznick's Rony Rodriguez, USC Sol Price Center for Social Innovation's Gary Painter, Strategic Realty Holdings' Eddie Lorin and Kosmont Cos.' Larry Kosmont

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Since the pandemic began in March through July 2, Griffin has raised an additional \$44M into its Griffin Capital Qualified Opportunity Zone Fund, according to Securities and Exchange Commission filings. From Dec. 26 through July 2, Griffin has raised \$254M, bringing the total to \$384M on an offering of \$445M.

How or when those projects may evolve is not always clear, a common hallmark of the program, which has no accountability or transparency measures attached to its legislative mandates. A bipartisan group of lawmakers last year introduced a bill that called for mandatory opportunity zone reporting requirements that would be made available to the public, but there has been no movement on that bill since November.

Post Harvest Technologies Chairman of the Board and CEO Jim White has been a big proponent of the opportunity zone program and one of the bill's early backers. He is also an author of a book about the opportunity zone program and an industrial warehouse and cold storage developer and operator. White said he doesn't agree with how Griffin Capital is participating in the program.

"I don't like it," White said. "That's not the intent of the legislation or the initiative. We got an opportunity first to make a difference."

White said he is raising money to build and operate a cold storage facility in Salinas, California. He said he thinks it is time for companies participating in the program to turn their focus to how projects could be created for the betterment of the communities they serve.

"If I have a fund, part of that fund is investing in nonprofit and education programs with high-risk youth. This would be great," he said. "You can get that tax deferral and IRR [internal rate of return] and you can do some good as well."

Trump's pandemic relief orders are limited in scope

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NEW YORK (AP) — President Donald Trump's new executive orders to help Americans struggling under the economic recession are far less sweeping than any pandemic relief bill Congress would pass.

Trump acted Saturday after negotiations for a second pandemic relief bill reached an impasse. Democrats initially sought a \$3.4 trillion package, but said they lowered their demand to \$2 trillion. Republicans had proposed a \$1 trillion plan.

There are questions about how effective Trump's measures will be. An order for supplemental unemployment insurance payments relies on state contributions that may not materialize. A payroll tax deferral may not translate into more spending money for workers depending on how employers implement it.

But the president is trying to stem a slide in the polls with a show of action three months before he faces Democratic challenger Joe Biden in the November election.

Here is a look at the four executive orders.

UNEMPLOYMENT INSURANCE

The president moved to keep paying a supplemental federal unemployment benefit for millions of Americans out of work during the outbreak. His order called for payments up to \$400 each week, one-third less than the \$600 people had been receiving under a benefit that expired last month.

How many people will receive the benefit and for how long is open to question. Trump said the payments would be funded 75% by the federal government and 25% by states. But it is unclear if states will pay that share, given acute budget shortfalls amid the economic recession. The federal government had been covering the full cost of the now-expired \$600 supplement.

Ariel Zetlin-Jones, associate professor of economics at Carnegie Mellon University's Tepper School of Business, said several states have already depleted their unemployment compensation trust funds and have requested federal loans to keep making payments. Trump's order, he said, is likely to exacerbate the debt burden for states and prove costlier in the long term because state governments borrow at higher costs than the federal government.

"This higher debt burden is one reason governors may resist enacting at least their share of \$400 promised in the executive order," Zetlin-Jones said.

The Trump administration is setting aside \$44 billion from the Disaster Relief Fund to pay for the extra jobless benefits. Under the order, the payments will last through Dec. 6 — or until the disaster fund's balance falls to \$25 billion. With hurricane season now underway, the fund currently has a balance of about \$70 billion.

PAYROLL TAX DEFERRAL

Under the president's order, employers can defer collecting the employee portion of the payroll tax, including the 6.2% Social Security tax on wages, effective Aug. 1 through the end of the year. The order is intended to increase take home pay for employees making less than about \$100,000 a year. White House economic adviser Larry Kudlow estimated Sunday that the payroll tax deferral could save employees about \$1,200 through the end of the year.

However, employees would need to repay the federal government eventually without an act of Congress. Consequently, many employers may choose to continue collecting the tax and set it aside to meet that future obligation, said Michael Graetz, a Columbia University law professor and co-author of "The Wolf at the Door: The Menace of Economic Insecurity and How to Fight It."

"I don't know how much of this is going to get into workers' pockets," Graetz said.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
