



Board of Commissioners Meeting

Wednesday, December 18, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dacheballi

Billi Johnson-Griffin

Bemetra Salter Liggins

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

**Board of Commissioners Meeting
Wednesday, December 18, 2019**

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14. Community Affairs, Notices and Updates*
15. Legal

* **Commissioner's Note:**

Employees of the month, Geraldine Barnes award recipient information and THA Calendar of Events found in **left** inside pocket



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

REVISED

December 18, 2019

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

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular Board Meeting of November 20, 2019

III. PUBLIC FORUM

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

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

- Administration ~ [Priscilla Pate](#)
- Properties ~ [Ricardo Badillo](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Ta'Nea Merritt](#)

VI. RESOLUTIONS

2019-4147 | A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY.

[Kenneth Christie](#)

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

VI. RESOLUTIONS (continued)

2019-4151 David Iloanya	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO AWARD NON-EXCLUSIVE EASEMENT ACROSS, UNDER, OVER AS NECESSARY FOR THE ROUTING, INSTALLATION, MAINTENANCE, IMPROVEMENT SERVICE OPERATION AND INCLUDING WIRING WITHIN AND THROUGH THE PREMISES USED IN THE PROVISION OF SUCH SERVICE (INTERNET, TV AND PHONE.)
2019-4152 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE TIME MANAGEMENT SYSTEM SERVICES FOR THE TAMPA HOUSING AUTHORITY.
2019-4153 Tina Washington	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR CLOUD BASED PHONE SERVICES FOR THE TAMPA HOUSING AUTHORITY.

VII. PRESIDENT/CEO's REPORT

- **Finance and Related Entities** ~ [Susie Begazo-McGourty](#)
- **Operations and Real Estate Development** ~ [Leroy Moore](#)
 - Human Resources ~ [Kenneth Christie](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

November 20, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:38 a.m. Other Board members present were James Cloar, Ben Dachevall, Bemetra Salter Liggins, Billi Johnson-Griffin and legal counsel Ricardo Gilmore.

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.

Mr. Ryans asked that the annual meeting be postponed until January as there was no proper notice posted.

II. MINUTES

A motion to approve the Minutes of the Board Meeting of October 16, 2019 was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

Commissioner Cloar	Yes	Commissioner Salter Liggins	Present
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

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

Robles Park Resident Council President, Reva Iman addressed the Board regarding safety concerns at Robles Park. Ms. Iman distributed two documents to review with Commissioners. The first page document outlined safety concerns at Robles Park and the second document was a survey for residents. Assisted Housing Director, Ms. Margaret Jones was mentioned by Ms. Iman who then requested that all subsidies cease for Robles Park Village due to safety concerns.

IV. SPECIAL PRESENTATION

- Meritorious Service ~ [Commissioner Rubin E. Padgett](#)

Former Commissioner Padgett was recognized for his service to the Tampa Housing Authority. The Commissioner's daughter Juanita Padgett Underwood and his grand-daughter Tracy Underwood were present to receive a small token of this agency's appreciation for Commissioner Padgett's 31 years of service.

V. EMPLOYEES OF THE MONTH

- Administration ~ [Yasmin Dilbert](#)
- Properties ~ [Jose Guzman](#)

VI. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Reva Iman](#)

VII. RESOLUTIONS

The Director of Asset Management Mr. Lorenzo Bryant presented resolution 2019-4142.

2019-4142	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE PUBLIC PROGRAMS.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

Commissioner Cloar	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

In place of the Director of Real Estate Development, Mr. David Iloanya the next two resolutions, 2019-4143 and 2019-4144, were presented by Construction Manager, Ms. Yasmin Dilbert.

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

2019-4143	RESOLUTION #2017-4143, AUTHORIZING THE PRESIDENT AND CEO TO AWARD, A 3-YEAR INDEFINITE QUANTITY A/E SERVICE CONTRACT FOR COMPREHENSIVE ARCHITECTURAL AND ENGINEERING SERVICES CONTRACT NO., FY2019-11 TO THREE A/E FIRMS IDENTIFIED AS: GLE ASSOCIATES, INC., DESIGN STYLES ARCHITECTURE AND TYSON & BILLY ARCHITECTS.
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A motion was made by Commissioner Clor and seconded by Commissioner Johnson-Griffin:

Commissioner Clor	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

Development Project Manager, Mr. Lorenzo Reed was on hand to assist with questions from Board members regarding the second resolution 2019-4144 presented by Ms. Dilbert.

2019-4144	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO AWARD A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF NATURAL GAS AND ELECTRIC SUPPLY LIN FACILITIES OVER, UNDER AND IN PARTIAL OF LAND OWNED BY TAMPA HOUSING AUTHORITY.
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A motion was made by Commissioner Clor and seconded by Commissioner Johnson-Griffin:

Commissioner Clor	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2019-4145.

2019-4145	A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD'S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM.
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A motion was made by Commissioner Salter Liggins and seconded by Commissioner Johnson-Griffin:

Commissioner Clor	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

After presentation of resolutions 2019-4146 and 2019-4147 as well as ample discussion, the Board decided to table both resolutions.

TABLED 2019-4146	A RESOLUTION APPROVING THE ADOPTION OF A NON-FRATERNIZATION POLICY.
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TABLED 2019-4147	A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY.
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The Sr. VP/COO, Mr. Leroy Moore presented the last three resolutions 2019-4148, 2019-4149 and 2019-4150.

2019-4148	RESOLUTIONS APPROVING THE BOULEVARD TOWER 1 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
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A motion was made by Commissioner Clor and seconded by Commissioner Dachevall:

Commissioner Clor	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

2019-4149	RESOLUTIONS APPROVING THE BOULEVARD TOWER 2 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
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A motion was made by Commissioner Clor and seconded by Commissioner Johnson-Griffin:

Commissioner Clor	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes		

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

2019-4150	RESOLUTIONS APPROVING THE BOULEVARD TOWER 3 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Salter Liggins	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dacheballi	Yes		

VIII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty presented a summarized update of the October 2019 financial report. The CFO later introduced the Director of North Tampa Housing Development Corporation, Mr. Don Shea who provided an update of his department. There are three most relevant activities of the agency, the PBCA contract, the HCV voucher program and property management; information was provided to Commissioners in detail in their information packet.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore updated the Board on major redevelopments, he began with Encore's Job Training Center construction, the building is scheduled for completion on the first quarter of 2020. The public art installations for the Technology Park were also scheduled to close first quarter of 2020.

The COO mentioned the grand opening of BayCare Medical Services Center at the Reed at Encore, several Commissioners were in attendance for this November 19th event.

Lot 9 at Encore was anticipated to close December 13th before the next Board meeting; this will be the first commercial lot sale at Encore, 290 market-rate units to be developed by Transwestern and the first development in Tampa for the Atlanta based developer, with units throughout the US. The developer was also looking for opportunities in and around the West River project.

Lot 11 is the second lot under contract anticipated to close in the first quarter of 2020 for another 260 market-rate residential units. Lot 10 is out for marketing, although still working with Floridays; a letter of intent will be executed Friday November 22nd for 45 days.

Last Encore update was regarding the grocer lot for lot 12; design services have been executed with Designs Styles Architects for 100 residential units over a grocery store shell. The hope is to have a tenant soon as development progresses, although there were currently no new inquiries for a grocer at Encore.

For West River, Mr. Moore provided a new site plan handout, currently there are two buildings under construction, the Renaissance and the Mary Bethune High Rise. A closing is scheduled for December for the T3A parcel, Tower 1 of the Boulevard.

Mr. Moore officially announced approved funding for parcel T4 Phase I for 112 units of all affordable housing; bringing the total of units for West River at just over 900 units, funded or under construction.

There was currently interest for retail at West River, said the COO, images shown indicated location of focused interest.

Next, the COO provided updates regarding Robles Redevelopment Planning, kicking off early 2020; relocation will potentially begin by end of 2020, provided funding is in place.

Zion Cemetery meetings continue, the COO provides updates from the archeologists as information becomes available. Plans for community engagement activities will be centered around the holidays for Robles Park residents.

The COO distributed two installations that will be permanent art displays on the walls of C. Blythe Andrews and Arbors at Padgett Estates.

The Director of Public Safety, Mr. Bill Jackson provided information regarding Robles Park to address issues of safety concerns in that community, as well as what is being done to address those concerns. Lorenzo Bryant was on hand to provide additional information and answer questions from Commissioners.

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

Highlights from Mr. Shea's report included hitting a record high in payment fees paid to NTHDC of over \$1 million; and since its inception in 2004, HAP fees total over \$4 billion, these are fee administered for the Federal government.

IX. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer provided additional details regarding the grand opening of BayCare at Encore. The director also informed Commissioners of the upcoming Greater Tampa Chamber 134th annual meeting on the 5th of December. Board members were also invited for lunch at the upcoming THA annual business meeting on the 6th of December.

X. LEGAL MATTERS

None to come before this forum

XI. UNFINISHED BUSINESS

The Director of Program and Property Services provided additional information regarding Robles Park Residents Engagement activities. The first activity was to take place on the 22nd of November at the Oaks of Riverview Community Center. The second activity was scheduled for Tuesday November 26th at Robles Park; there were other activities scheduled for December, such as a tree lighting event, also at Robles Park.

XII. NEW BUSINESS

None to come before this forum

XIII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:48 a.m.

Approved this 18 day of December 2019,

Chairperson

Secretary



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Memo

To: City Of Tampa Housing Authority Board Of Commissioners
From: William (Bill) Jackson, Director of Public Safety
Subject: Robles Park Resident Council President, Reva Iman comments and concerns
Re: Violent crime and crimes at Robles Park
Date: 12/9/2019

Fighting crime against those that would harm the innocent is a duty all human beings are responsible for, as life is the most precious gift of all and should be protected at all cost.

During the 2019 November Board Meeting, Robles Park Resident Council President, Ms. Reva Iman discussed the two murders that recently took place at the property along with our resident safety concerns. The Public Safety Department continues to work with the Tampa Police Department, City of Tampa, Asset Management, Property Management, Program and Property Services, Resident Council members and the residents themselves in implementing different crime fighting strategies, in an effort to help make the property as safe as we can for our families.

Below are just a few of our crime fighting strategies that are in place or are currently working on to put in place at Robles Park.

2018/19 - The PSD coordinated with the Tampa Police Department, property management and resident council in the implementation of the Crime Free Multi Housing Program (CFMHP) at Robles Park. It is a state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. The benefits are to reduced police calls for service, a more stable resident base, and reduced exposure to civil liability.

June 2019 - Established a security detail that includes law enforcement officers with full arrest powers, Public Safety Officers and private security personnel working at Robles Park almost 24 hours per day, 7 days per week.

Dec. 2019 - As a deterrent for crime and to show neighborhood unity in fighting crime the Public Safety Department has coordinated a monthly crime watch walkthrough at Robles Park. The first Robles Park "Crime Watch Unity Walkthrough" took place on Thursday, December 5, 2019 between 4 PM and 7 PM. It was well received; we had over 56 volunteers that included Tampa Police Officers, Public Safety officers, property management staff, Asset Management staff, Program and Property Services staff, Robles Park Resident Council members and Robles Park residents. The "Crime Watch Unity Walkthrough" is currently going to be conducted on a monthly basis on various dates and times.

I am also proud to have Robles Park Resident Council President, Reva Iman as our Volunteer Neighborhood Watch President for Robles Park. She has already started putting together bi-weekly resident meetings with the Tampa Police Department and the Public Safety Department to help strategize on how best to establish a long-lasting Neighborhood Watch program at Robles Park. Some of the suggestions include:

- Paying each Neighborhood Watch resident/representative a monthly \$200 stipend that would not be applied as income towards their rent.
- Have the THA/property management donate an old golf cart to the Robles Park Neighborhood Watch program so they could use it during their patrols.

These are just some of the solid ideas that will be considered during the development stages of the Neighborhood Watch program.

**TAMPA HOUSING AUTHORITY
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4147

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

Adopting the addition of a Flex-Time policy to the Personnel Policies and Procedures.

2. Who is making request:

Entity: Human Resources Department

Project: Policy & Procedures Update

Originator: Kenneth C. Christie

3. Cost Estimate (if applicable):

None

4. Narrative:

An ad-hoc committee was established to address the issue raised at the Strategic Planning sessions relevant to flexible work-hours. The committee confirmed that Flex-time, as it directly decreases stress by allowing our employees to better manage life's demands, also stands to benefit the Agency as a whole with increased productivity and decreased absenteeism. With these benefits in mind, the committee sought to identify standard operating procedures and guidelines that would ensure appropriate implementation of the policy company-wide.

Attachments (if applicable):

Resolution, Policy Statement.

RESOLUTION 2019-4147

A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY

WHEREAS, the Tampa Housing Authority (THA) maintains a manual of all employee policies and procedures; and any addition of a new policy must be formally adopted by the THA Board of Commissioners;

WHEREAS, the current policies and procedures indicate that the THA does not have Flex-Time or Flex-Hours, but allows Department Directors to use their discretion, and the THA is desirous of establishing a standard operating procedure to accommodate staff in equal fashion;

WHEREAS, the THA formed a committee to examine the variables involved in the agency's use of Flex-Time; and that committee met, reviewed and discussed policy options, with the stated goal that above all else, flexible hours must be used to address the needs of the agency and the community THA serves;

WHEREAS, the THA Flex-Time Committee recommends, and the Human Resources Department concurs, that the Agency should move forward in formalizing guidelines for the use of Flex-Time;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the adoption of this policy: FLEX-TIME

ADOPTED THIS 18th Day of December 2019

Chairperson

Secretary

Policy No.

Effective Date:

XXX. FLEXTIME

I. PURPOSE

The Tampa Housing Authority understands the importance of its employees having a proper work-life balance in order to be more efficient and productive. The Tampa Housing Authority recognizes that allowing employees to have some control over their work schedules makes it easier for them to manage non-job-related responsibilities and their professional commitment to the job. Consequently, the Tampa Housing Authority supports flexible work scheduling options for employees as outlined herein, provided that such schedules are mutually beneficial to employer and employee and continue to satisfy the needs and objectives of the agency.

II. ELIGIBILITY

Regular, full-time employees who have completed at least six months of employment and are not on any disciplinary probation are eligible for flexitime.

III. POLICY

Flexitime is a way of restructuring the traditional work schedule so an employee may work daily hours that are different from regular office hours. Currently, the Tampa Housing Authority's regular office hours are Monday through Friday 8:00 a.m. to 5:00 p.m.

Flexitime is permitted only when departments have adequate standard-time coverage, and no more than fifty percent (50%) of each department's staff may be approved for flexitime during the same period of same time.

IV. PROCEDURES

The operating days and hours of The Tampa Housing Authority are Monday through Friday, 8:00 a.m. to 5:00 p.m. All employees are expected to be at work during these hours unless approval is granted for a flexible work schedule (flexitime).

- A. Regardless of the flexitime work schedule, full-time employees are required to work a minimum of forty (40) hours per week, working eight (8) hours each workday of the week.
- B. Supervisors approve flexitime on a case-by-case basis. Full-time employees who have completed at least six months of employment and are not on any disciplinary probation are

eligible for flextime. The employee must first discuss possible flextime arrangements with his/her supervisor and then submit a written request using the Flextime Request Form. The Director will approve or deny the flextime request based on staffing needs, the employee's job duties, the employee's work record and the employee's ability to temporarily or permanently return to a standard work schedule when needed. While it is not required that flextime work schedules be uniformly available to all positions in a department, the department head is responsible for ensuring the fair and equitable administration of these procedures to employees.

- C. Nonexempt employees may be asked to work overtime regardless of a flextime schedule.
- D. Working a flextime schedule is a privilege, not an employee right, and flextime schedules are not appropriate for all jobs or all situations. Denial of a request for a flextime work schedule may not be challenged under Tampa Housing Authority's Grievance Policy 450 or Dispute Resolution Procedure 451.
- E. **A flextime arrangement may be suspended or cancelled at any time at the discretion of the department Director.**

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4151

The Board of Commissioners is requested to approve the above-referenced resolution in order to award Bright House LLC. a non-exclusive easement across, under, over within and through the premises as necessary for the routing installation, maintenance, improvements service operation and including wiring used in the provision of such service. The Board of Commissioners are also requested to approve the Door Fee addendum which shall operate to modify the non-exclusive installation and service agreement.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa & WRDG Mary Bethune LP
- B. Project: Mary Bethune High Rise Modernization
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

Eleven Thousand- Two Hundred Fifty Dollars (\$11,250.00) granted by the one-time door fee addendum one-time flat payment

Narrative:

The modernization of Mary Bethune Highrise will require the provision of internet, TV and phone services to be provided to the development. Given the modernization of Mary Bethune Highrise, Bright House Networks LLC., requests nonexclusive easement for the routing, installation, maintenance, improvement service operation and including wiring used in the provision of such service relating to the provision of internet, TV and phone service connections.

Attachments (if applicable):

1. Door Fee Addendum
2. (Non-Exclusive) installation and service agreement
3. Grant of Easement



M E M O R A N D U M
December 18, 2019

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Chair

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Vice-Chair

Ben Dacheballi

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

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www.thaf.com

TO: Board of Commissioners

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

FROM: David Iloanya, Director of Modernization & Construction Services

SUBJECT: Resolution #2019-4151– Authorizing the President/CEO to award a non-exclusive easement across, under, over as necessary for the routing, installation, maintenance, improvement service operation and including wiring within and thru the premises used in the provision of such service (internet, TV and phone).

The modernization of Mary Bethune Highrise will require the provision of internet, TV and phone services to be provided to the development. In view of that, the Entity has established agreement with Bright House Networks to provide the requisite access for future residents at Mary Bethune Highrise. In order to achieve the installation of the network cable, Bright House Network will need access in the form of a nonexclusive easement across, under, over within and through the premises as necessary for routing installation, maintenance, improvements service operation including wiring used in the provision of such service.

The attached resolution delineates the agreement between Bright House and the Entity – Tampa Housing Authority and West River Development Group, Mary Bethune, LP. In consideration nonexclusive access for the use of equipment and marketing rights granted by the owner, Bright House Networks agree to pay the owner, a onetime payment in the amount of \$75.00 per unit for a total of \$11,500.00, for the 150 units at Mary Bethune Highrise.

The installation of the network wiring for aforementioned service agreement will be completed early enough, before the walls are completely covered up. We asked that the Board approve this agreement to effectuate access to internet, TV and phone services for future residents.

RESOLUTION NO. 2019-4151

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO AWARD NON-EXCLUSIVE EASEMENT ACROSS, UNDER, OVER AS NECESSARY FOR THE ROUTING, INSTALLATION, MAINTENANCE, IMPROVEMENT SERVICE OPERATION AND INCLUDING WIRING WITHIN AND THROUGH THE PREMISES USED IN THE PROVISION OF SUCH SERVICE (INTERNET, TV, AND PHONE)

Whereas, The Housing Authority of the City of Tampa has effectively proceeded with the modernization Mary Bethune High rise.

Whereas, the development will require access to internet TV and phone services that are made available by Bright House Networks LLC. as part of the overall development activities;

Whereas, Bright House Networks, LLC. Made the request, seeking easement as delineated in the attached documents;

Whereas, this development would need internet, TV and phone services as part of building amenities,

Whereas, HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes (the "Grantor") whose address is 5301 West Cypress Street, Tampa FL 33607, in consideration of the sum \$11,250.00 a one-time flat fee payment for 150 units door fee, each easement and other valuable consideration, receipt of which is hereby acknowledged, does hereby authorize the granting to Bright House Networks LLC. whose principal address is 3611 Queen Palm Drive, 2nd Floor Tampa, Florida 33601.

I, and to its successors and assign, a non-exclusive perpetual easement (for the for the routing, installation, maintenance, improvement service operation and including wiring used in the provision of such service into the premises, over, under and upon a portion of the parcel of land owned by the Granter.

Whereas, Grantee's use of the Easement shall at all times be in compliance with all Federal, State and local laws, regulations, ordinances and statutes.

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa Florida authorizes the President/CEO to execute in the easement agreement and Door Fee Addendum as attached.

ADOPTED THIS 18TH DAY OF December 2019

Chairperson

Secretary

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DOOR FEE ADDENDUM ONE-TIME FLAT FEE PAYMENT ONE-TIME FLAT FEE PAYMENT PLUS ADDITIONAL PAYMENT BASED ON CERTIFICATE OF OCCUPANCY

This Addendum between:

Owner: WRDG Mary Bethune. LP, a Florida limited partnership

and

Operator: Bright House Networks, LLC

This Door Fee Addendum (“Addendum”) is executed simultaneously with and shall operate to modify the Nonexclusive Installation and Service Agreement (the “Agreement”) with an Effective Date of December 1, 2019 between Owner and Operator. Except as specifically modified herein, all other terms and conditions of the Agreement shall remain unamended and in full force and effect. All capitalized terms shall have the same meaning as set forth in the Agreement.

Fees:

ONE-TIME FLAT FEE PAYMENT PLUS ADDITIONAL PAYMENT BASED ON CERTIFICATE OF OCCUPANCY: In consideration of the nonexclusive Equipment use and non-exclusive marketing rights granted by Owner to Operator under the Agreement, Operator shall pay to Owner a one-time payment in the amount of \$75.00 per Unit times 150 Units equaling \$11,250.00 (“Non-Exclusivity Payment”). Operator shall make the Non-Exclusivity Payment to the Owner within ninety (90) days following full execution of the Agreement by both parties, except in the case where the property is new and still under construction.

In the case of new construction for each new Unit added, Operator shall pay Owner an additional amount (for purposes of this Agreement, such amount to be considered part of the Non-Exclusivity Payment) equal to the product of (i) the amount of the initial Non-Exclusivity Payment defined above divided by the total number of Units on the Premises and (ii) the percentage of the term of the Agreement that remains as of the date the Certificate of Occupancy (“CO”) is issued for such new Unit within ninety (90) days of Owner providing Operator with a copy of the CO. Invoices for new construction must be sent to Operator at the following address:

Attn: SCS Group
Charter Communications Operating, LLC
3611 Queen Palm Dr
Tampa, FL 33619

In the event that Owner breaches this Addendum or the Agreement and fails to cure any such breach pursuant to the terms of the Agreement, or any of Operator’s exclusive rights under the Agreement are no longer valid or enforceable as a matter of law (because of subsequent legislation, litigation, administrative

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action, or otherwise), then Owner shall refund to Operator an amount (“Reimbursement Payment”) calculated as follows:

Reimbursement Payment = THE TOTAL AMOUNT OF NonExclusivity Payments X (# of months remaining in term of the Agreement / total # of months in term of the Agreement.)

Owner must provide a W-9 Form within thirty (30) days of execution of this Addendum or be in automatic default and Operator is under no obligation to make the NonExclusivity Payments.

The parties will hold the terms and conditions of this Addendum in confidence, and will not reveal the same to any person or entity except (i) with the written consent of the other party; (ii) to the extent necessary to comply with Florida Government in the Sunshine Laws or valid order of a court of competent jurisdiction (in which case the party making the disclosure shall notify the other party and shall seek confidential treatment of such information); (iii) as part of either party’s standard reporting or review procedures to members, parent or affiliate corporations, auditors, financial and lending institutions, attorneys; (iv) to the limited extent necessary to disclose the terms of the agreement to a prospective purchaser of the interests and rights under this Addendum who has a bona fide interest in acquiring such rights and obligations through assumption hereof and is subject to the terms of a nondisclosure and confidentiality agreement with terms at least as restrictive as those set forth herein, or (v) as necessary to enforce its rights pursuant to this Agreement. All parties shall be directed to abide by the confidentiality provisions of this Addendum. Any disclosure of the terms of this section by Owner shall render null and void the terms of this Addendum but not the Agreement, and Owner shall pay to Operator the Reimbursement Payment. This Addendum shall not be recorded.

The parties hereto, intending to be legally bound, have executed this Door Fee Addendum on the same date as the Agreement.

OPERATOR

Bright House Networks, LLC
By: Charter Communications, Inc., its Manager

OWNER

WRDG Mary Bethune, LP, a Florida limited partnership

By:

By: Mary Bethune Development Corp, a Florida not for profit corporation, its General Partner

Printed Name: Brian Wesolowski

Printed Name: _____

Title: Director, Spectrum Community Solutions

Title: _____

Date: _____

Date: _____

NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT
Nonexclusive Use and Nonexclusive Marketing

This Nonexclusive Installation and Service Agreement (“Agreement”) between Bright House Networks, LLC (“Operator”) and WRDG Mary Bethune, LP, a Florida Limited Partnership (“Owner”) is dated this 1 day of December 2019 (“Effective Date”). Owner shall sign and deliver this Agreement to Operator no later than thirty (30) days from the Effective Date and Operator shall sign this Agreement no later than sixty (60) days from the Effective Date. If Owner fails to sign this Agreement within this time period the Agreement shall be deemed null and void. Capitalized terms used in this Agreement shall have the same meaning as specified in the “Basic Information” Section below.

BASIC INFORMATION	
Premises (or Property) (further described in Exhibit A): Premises Name: Mary Bethune Apartments Number of Units: 150 Street Address: 1830 N Oregon Ave City/State/Zip: Tampa, FL 33607	
Notices: Owner Name: WRDG Mary Bethune, LP Address: 5301 W Cypress St. Tampa, FL 33607 Phone: 813- 244-1928	
Agreement Term: The period starting on the Start Date and ending on the Expiration Date. The Agreement Term shall automatically be renewed for additional successive terms of one year unless either party provides written notice of termination not less than ninety (90) days prior to the end of the Agreement Term then in effect.	
Start Date: 12/1/2019	Expiration Date: 11/30/2029
Services: Services shall mean all lawful communications services that Operator may provide including, without limitation, all multi-channel video and audio programming services (“Video Service”), Internet access services including WiFi Services, and/or voice services and any substantially similar services. Operator will activate the Services on the Premises no later than sixty (60) days after (i) this Agreement is signed by Owner and delivered to Operator and (ii) Owner delivers to Operator a Certificate of Occupancy for the entire Premises.	
Equipment: All above-ground and underground cables, fiber, internal wiring including cable home wiring and home run wiring (“Internal Wiring”), conduit, customer premises equipment (“CPE”), electronics and/or any other equipment or facilities necessary to provide the Services pursuant to the provisions of this Agreement. The terms “cable home wiring and “home run wiring” are defined at 47 CFR §§ 76.5(l) and 76.800(d). The Equipment extends from the external boundary lines of the Premises up to and including the outlets in each unit. All references to nonexclusive use of the Internal Wiring herein shall be limited to the Operator’s nonexclusive use of the home run wiring and Operator shall only have nonexclusive use of the cable home wiring.	

1. Grant. In consideration of the mutual promises and other consideration set forth herein, the sufficiency of which is hereby acknowledged, Owner grants Operator the right to install, operate, improve, remove, repair and/or maintain its Equipment within the Premises. Upon termination of this Agreement, Operator shall have the right to remove its Equipment, as applicable, provided that any Equipment that Operator does not remove within sixty (60) days of such termination shall be deemed abandoned and become the property of the Owner. The rights granted hereunder shall run with the land and shall bind and inure to the benefit of the parties and their respective successors and assigns.

2. Services; Equipment. Operator shall have the (i) nonexclusive right to offer and (ii) nonexclusive right to market the Services to residents of the Premises (“Residents”). Operator shall have the right to, disconnect or refuse to provide Services to any resident who (i) fails to comply with Operator’s standard terms and conditions for Service delivery or (ii) uses the Services in violation of applicable law. If Operator reconnects such residents, then Operator shall have the right to charge then current standard disconnection and reconnection fees. Operator shall have the right to make changes to the programming comprising the Video Services, or add to, discontinue or change the rates and Services or any features or components available to the Premises as Operator may determine in its sole discretion.

Operator will install, maintain, and/or operate the Equipment in accordance with applicable law. Operator's maintenance and repair obligation to the Internal Wiring during the term of the Agreement is only to that Internal Wiring being used to serve its subscribers on the Premises. The Equipment shall always be owned by and constitute the personal property of the Operator, except that from the Effective Date, Operator shall convey all of its right, title, and interest in and to the Internal Wiring to the Owner which shall be deemed to be owned by and constitute the personal property of the Owner. The Internal Wiring located within any building shall, without limitation, exclude CPE, electronics, active components, and exterior Equipment. Owner hereby grants to Operator the nonexclusive right to use the Internal Wiring during the Agreement Term..

Any conduit, moldings, risers, raceways, or other spaces where the Equipment is located, that are installed and owned by Owner or a third party, shall (as between Owner and Operator) be owned by Owner and Owner hereby grants to Operator the nonexclusive right to access, use, and maintain such items.

Owner represents that it has not granted and agrees that it will not (i) grant any other rights that will interfere with the Operator's delivery of the Services, including signal interference or (ii) use or enable any third party to use the Equipment to provide services to the Residents. Notwithstanding, both parties acknowledge and agree that such commitment of Equipment-use exclusivity (excluding the cable home wiring) is not intended to limit the rights of the Residents to obtain services (a) from a competing provider *via* microwave or satellite or; (b) from any competing provider by the use of distinct facilities separate from the Equipment; or (c) to the extent that such Resident of the Premises has the right under applicable law to install the facilities of such competing provider within the boundaries of his/her property interest.

Owner shall be responsible and reimburse Operator for damage to any part of the Equipment caused by Owner or its employees or contractors. In the event any interference poses a risk to the safety of Operator's personnel or damages the Equipment as Operator may determine in its sole discretion, Operator may terminate this Agreement without liability upon written notice and right to cure to Owner unless federal or state law applicable to Operator does not provide for a cure period.

3. Marketing Privileges.

Operator shall have the nonexclusive right to market and to promote the Services on the Premises by means of distribution of printed and digital advertising materials and Service information, Operator provided information on Services in welcome and information packages for Residents and prospective Residents, contacts, demonstrations of services, and direct sales presentations. Owner shall allow, at Operator's request, the display of advertising materials in common areas of the Premises and on-site promotional initiatives with prior approval of Owner. Operator shall at all times conduct such promotional activities at reasonable times and in accordance with any applicable municipal ordinance. Owner shall use reasonable efforts to make available in the clubhouse or rental office or other similar location all current marketing publications pertaining to the Services. Owner shall not grant a competing provider more favorable marketing rights than those granted to Operator.

4. Assignment. This Agreement shall be binding upon the parties and their respective successors and assigns and, in the case of Owner shall also be binding upon any managing agent or homeowner's association or other authorized representative. This Agreement may be assigned by either party without the consent of the other party. An assignment by Owner shall not be valid nor release Owner from any obligations arising after such assignment unless and until the assignee assumes this Agreement in writing and Owner provides Operator with a copy of such written assumption.

5. Representations and Warranties. Owner represents and warrants that it is the legal owner of and the holder of fee title to the Premises; that it has the authority to execute this Agreement. The person signing this Agreement represents and warrants that he/she is Owner's authorized agent with full authority to bind Owner hereto.

6. Breach of Agreement. In the event of a default by a party hereto in addition to rights available at law or in equity, the non-defaulting party may terminate this Agreement after 30 days' prior written notice, unless the other party cures or commences to cure such breach during such 30-day period and diligently proceeds with such cure. If legal action is necessary to enforce any provision of this Agreement or any agreement relating hereto, the prevailing party in such action shall be entitled to recover its costs and expenses of prosecuting or defending against such action, including reasonable attorneys' fees and court costs. Neither party shall be liable to the other party for any delay or its failure to perform any obligation under this Agreement if such delay or failure is caused by the occurrence of any event beyond such party's reasonable control. In the event of a termination by Operator in accordance with this provision, such

termination shall not constitute a termination of the Operator's rights to have access to the Premises for the purposes of providing Services to the Residents.

7. Indemnification. Each party shall indemnify, defend and hold harmless the other against all liability, claims, losses, damages and expenses (collectively, "Liability"), but only to the extent that such Liability arises from any negligent or willful misconduct, breach of this Agreement, or violation of a third party's rights or applicable law on the part of the party from whom indemnity is sought. Each party seeking such indemnification shall use reasonable efforts to promptly notify the other of any situation giving rise to an indemnification obligation hereunder, and neither party shall enter into a settlement that imposes liability on the other without the other party's consent, which shall not be unreasonably withheld.

8. Limitation of Liability. Notwithstanding anything to the contrary stated hereunder, Operator will not be liable for any indirect, special, incidental, punitive or consequential damages, including, but not limited to, damages based on loss of service, revenues, profits or business opportunities.

9. Automatic Default. Owner agrees during the term of this Agreement not to authorize, allow or provide bulk services on Premises from another provider. A violation of this Section is an automatic default of this Agreement. Bulk Services means Services offered to the Premises on a discounted basis including Video Services, Internet access Services including WiFi Services and voice Services.

10. Recording. Simultaneously with the execution of this Agreement Owner will sign before a notary an easement in the form of Exhibit A attached hereto and incorporated herein by reference. Owner agrees that the easement may be recorded at any time. This easement is in addition to the other access rights granted by this Agreement.

11. Severability. If any one or more of the provisions of this Agreement are found to be invalid or unenforceable, such invalid provision shall be severed from this Agreement, and the remaining provisions of this Agreement will remain in effect without further impairment.

12. Force Majeure. Neither party shall be liable to the other for any delay or failure to perform any obligation under this Agreement if such delay or failure is caused by any event beyond such party's reasonable control.

13. Miscellaneous Provisions. This Agreement supersedes any prior agreement between the parties with respect to the specific subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have set their hands on the date indicated in their respective acknowledgments.

OPERATOR **OWNER**
Bright House Networks, LLC WRDG Mary Bethune, LP a Florida limited partnership

By: Charter Communications, Inc., its Manager By: Mary Bethune Development Corp., a Florida not for profit corporation, its General Partner

By: Printed Name: _____

Printed Name: Brian Wesolowski Title: _____

Title: Director, Spectrum Community Solutions Date: _____

Date: _____ Date: _____

EXHIBIT "A"

**GRANT OF EASEMENT
(attached)**

GRANT OF EASEMENT

RECORDING REQUESTED BY AND }
WHEN RECORDED MAIL TO: }
Charter Communications }
Attn: SCS Group }
Address: 3611 Queen Palm Dr, 2nd FL_ }
Tampa, FL 33619_____ }

Above for recorders use only

THIS GRANT OF EASEMENT is made effective as of his 1 day of December, 2019, by and between WRDG Mary Bethune, LP, a Florida limited partnership (“Owner”) and Bright House Networks, LLC (“Operator”). The parties agree as follows:

1. **PREMISES.** Owner’s property, including the improvements thereon (the “Premises”), is located at the street address of 1830 N Oregon Ave, County of Hillsborough, City of Tampa, State of FL with a legal description as set forth in Exhibit A to this Easement.
2. **GRANT OF EASEMENT.** For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner grants and conveys to Operator a non-exclusive easement across, under, over, within and through the Premises as necessary for the routing, installation, maintenance, improvement, service, operation and removal of Equipment including wiring used in the provision of Services that Operator may lawfully provide to the Premises, and of the marketing and provision of such Services. Such easement shall be for the additional use and benefit of Operator’s designees, agents, successors and assigns and shall run with the land and be binding on the parties and their respective successors and assigns.
3. **SUPPLEMENT.** This Grant of Easement shall serve to supplement the terms and conditions of that certain Nonexclusive Installation and Service Agreement between the parties with an Effective Date of December 1, 2019 and shall be coterminous with the term of the Agreement and any subsequent renewals.

OPERATOR:

Bright House Networks, LLC

By: Charter Communications, Inc., its Manager

By:

Printed Name: Brian Wesolowski

Title: Director, Spectrum Community Solutions

Date: _____

OWNER:

WRDG Mary Bethune, LP, a Florida limited partnership

By: Mary Bethune Development Corp., a Florida not for profit corporation, its General Partner

Printed Name: _____

Title: _____

Date: _____

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ (date) by _____
(name(s) of person(s)) as _____ (type of authority, e.g., officer, trustee, etc.) of [*Bright House Networks, LLC*]. (name of party on behalf of whom instrument was executed)

(Signature of notarial officer)
(Seal, if any)

Title (and Rank)
My commission expires: _____

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ (date) by _____
(name(s) of person(s)) as _____ (type of authority, e.g., officer, trustee, etc.)
of _____. (name of party on behalf of whom instrument was executed)

(Signature of notarial officer)
(Seal, if any)

Title (and Rank)
My commission expires: _____

EXHIBIT "A"

JACK'S D F ADDITION TO WEST TAMPA LOTS 11 TO 20 INCL BK 1 ALL OF BK 2 AND LOTS 1 TO 12 BK 3 OF D F JACKS ADDITION TO WEST TAMPA LOTS 1 TO 12 INCL AND BLK 2 PHILLIP COLLINS ADDITION AND ALL OF BLOCK 3 PHILLIP COLLINS ADDITION AND CLOSED STREET ABUTTING ON S SIDE OF BLOCK 2 D F JACKS SUB... LESS BETHUNE BLOCK PB 132-293 2019

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2019-4152**

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 TIME MANAGEMENT SERVICES FOR THE TAMPA HOUSING AUTHORITY.

2. Who is making request:

- A. Entity: Tampa Housing Authority Contracting/Procurement Department
- B. Project: Time Management Services
- C. Originator: Kenneth Christie, Director Human Resources/Compliance

3. Cost Estimate (if applicable): \$55,525.40

Narrative:

ADP, LLC is American provider of human resources management software services. They have been in business for over 60 years and is one of the leading workforce management companies in the country. ADP, LLC offers a wide range of human resources, payroll and benefit administration solution to meet the needs of the agency. ADP, LLC will provide a complete and functional system that will include technology and implementation planning, detailed design, interfaces, software integration, training, data conversion, end user and technical documentation, and historical data storage.

HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
M E M O R A N D U M

Date: December 18, 2019

To: Board of Commissioner's

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

From: Tina D. Washington, Contracting Director

Subject: *Resolution #2019-4152* - "Time Management System Services"

The Housing Authority of the City of Tampa has solicited sealed proposals seeking qualified, responsible, firms or individuals interested in providing Time Management System Services, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review and evaluation of the three (3) proposals received, the Authority has determined that ADP, LLC presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a single contractual agreement with ADP, LLC to provide Time Management System Services for an initial one (1) year period with the possibility of extending the same for an additional four (4) year period at the sole discretion of the Authority.

RESOLUTION NO. 2019-4152

A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE TIME MANAGEMENT SYSTEM SERVICES FOR THE TAMPA HOUSING AUTHORITY.

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing Time Management System Services in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

Whereas, the Authority has received and evaluated three (3) proposals from qualified firms.

Whereas, the Authority recommends the awarding of a single agreement to ADP, LLC to provide these services for the Housing Authority of the City of Tampa based upon the following cost proposal:

Cost Proposal:

Description	Year 1 (230 Employees)
Per Processing Fee-Payroll, HR, Benefits, Health & Welfare Carrier Connection, Employee Income Verification	\$32,211.40
InTouch Bar-Code Time Clock Subscription	\$17,748.00
Talent Management and Activation	\$4,416.00
Year End Forms, W2s or 1099s	\$1,150.00
Total Annual Investment	\$55,525.40

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner’s approves the awarding of a single Contractual Agreement to provide Time Management System Services 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 18TH DAY OF DECEMBER, 2019

Susan Johnson-Velez, *Chairperson*

Jerome D. Ryans, *President/CEO*



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY19-RFP-10 TIME MANAGEMENT SERVICES

CLOSE OUT: OCTOBER 16, 2019 @ 2PM

DATE AND TIME PROPOSALS RECEIVED

Evaluation Criteria	POINTS POSSIBLE	ADP					KRONOS					PAYCOM				
		10/15/19 @ 10:09 AM					10/14/19 @ 1130AM					10/16/19 @ 12:10 PM				
		KC	ED	CM	GS	MT	KC	ED	CM	GS	MT	KC	ED	CM	GS	MT
Firms Qualifications	5	5	5	5	5	5	5	4	5	5	5	5	4	5	4	5
Project Team	15	15	6	0	15	15	15	10	15	10	15	10	7	5	10	15
Relevant Experience	25	23	24	25	25	25	24	19	10	25	25	10	15	20	25	15
Specific Approach	20	17	19	10	20	18	18	15	10	20	16	17	15	15	15	15
Minority Business Enterprise	10	2	4	3	0	10	4	8	10	5	10	0	4	0	0	10
References	10	10	10	10	10	10	10	7	10	10	10	1	5	0	0	7
Cost	15	12	15	15	15	13	12	11	15	10	12	6	3	10	5	5
TOTAL SCORE	100	84	83	68	90	96	83	74	70	85	93	49	53	55	59	72
POINTS ACCUMULATED		421					407					288				
RANK PLACEMENT		1st					2nd					3rd				

[Signature] 11/1/19
 Evaluator's Signature

[Signature] Nov. 1, 2019
 Evaluator's Signature

[Signature] 11/1/19
 Evaluator's Signature

[Signature] 11/5/19
 Evaluator's Signature

[Signature] 11/1/19
 Evaluator's Signature

[Signature] 11/5/19
 Contracting Officer's 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: **2019-4153**

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 AGREEMENT FOR CLOUD BASED PHONE SERVICES FOR TAMPA HOUSING AUTHORITY.

2. Who is making request:

- A. Entity: Tampa Housing Authority IT Department
- B. Project: Cloud Based Phone Services
- C. Originator: Mike Tepfer, Acting Director of Information Technology

3. Cost Estimate (if applicable): \$61,587.00

Narrative:

Ring Central Company is the largest and fastest growing cloud base business communications provider in the country. Ring Central Company has been in business for 20 years. The authority has selected Ring Central Company to upgrade and replace the existing phone systems with a fully-hosted cloud-based system that can provide new phones and headsets, install the system, and conduct training with staff. Ring Central has meets all our immediate and long-term requirements.

HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
M E M O R A N D U M

Date: December 18, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Tina D. Washington, Contracting Officer

Subject: *Resolution #2019-4153 “Cloud Based Phone Services”*

The Housing Authority of the City of Tampa has solicited proposals from qualified firms and/or individuals to provide Cloud Based Phone Services, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Authority.

After a thorough review and evaluation of the six (6) proposals received, the Authority has determined that Ring Central Company presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a one (1) year Agreement to provide Cloud Based Phone Services with an option for an additional (4) four-year period at the sole discretion of the Authority.

RESOLUTION NO. 2019-4153

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR CLOUD BASED PHONE SERVICES FOR THE TAMPA HOUSING AUTHORITY.

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms and/or individuals to provide Cloud Based Phone Services in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Authority; and

Whereas, the Authority has received and evaluated six (6) proposals from qualified firms; and

Whereas, the Authority recommends the awarding of a one (1) year Agreement, with an option for an additional (4) four-year renewal period to Ring Central Company.

THEREFORE, BE IT RESOLVED THAT

The Board of Commissioners of the Housing Authority of the City of Tampa gives its approval to enter into a one (1) year Agreement, with an option to renew that Agreement for an additional (4) four-year period and further authorizes the President/CEO to execute and administer the Agreements in accordance with the Authority's procurement policy.

ADOPTED THIS 18th DAY OF DECEMBER 2019

Susan Johnson Velez, *Chairperson*

Jerome D. Ryans, *President/CEO*



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY19-RFP-09 CLOUD BASED PHONE SERVICES

CLOSE OUT: SEPTEMBER 11, 2019 @ 2PM

DATE AND TIME PROPOSALS RECEIVED

Evaluation Criteria	POINTS POSSIBLE	RING CENTRAL				VONAGE				LOG ME IN				GRANITE				TPX				MILNER			
		09/11/2019 @10:30AM				09/11/2019 @ 10:12AM				09/11/2019 @ 10:30AM				09/11/2019 @7:39AM				09/11/2019 @ 7:26AM				9/11/2019 @ 1:08PM			
		ED	AN	LM	MT	ED	AN	LM	MT	ED	AN	LM	MT	ED	AN	LM	MT	ED	AN	LM	MT	ED	AN	LM	MT
Firms Qualifications	5	4	5	5	5	5	5	5	4	5	5	5	4	4	5	5	3	4	4	5	3	4	5	2	
Project Team	15	12	15	15	13	13	15	11	11	12	14	14	10	10	13	12	10	10	14	9	6	5	11	7	
Relevant Experience	25	20	24	24	22	22	25	25	20	20	22	21	20	20	23	21	15	20	25	13	13	20	20	10	
Specific Approach	20	15	20	20	18	17	18	16	15	15	18	16	18	15	15	16	15	10	10	16	12	12	15	10	
Minority Business Enterprise	10	8	10	8	8	8	9	8	8	5	8	5	5	5	8	8	6	8	0	5	7	8	0	5	
References	10	10	10	10	10	8	10	10	10	6	8	10	8	8	8	10	7	7	8	10	7	7	6	10	5
Cost	15	12	14	10	13	15	15	13	15	12	13	11	10	4	10	12	2	10	14	14	9	8	14	15	2
TOTAL SCORE	100	81	98	92	89	88	97	88	84	74	88	82	76	66	81	84	61	61	74	83	60	56	72	76	41
POINTS ACCUMULATED		360				357				320				292				278				245			
RANK PLACEMENT		1st				2nd				3rd				4th				5th				6th			

Evaluator's Signature

Evaluator's Signature

Evaluator's Signature

Evaluator's Signature

Contracting Officer Signature

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

Regular Full-Time Employees	179
Temporary Full-Time Employees	25
Temporary Part-Time Employees	6
Total Employees	210

GENDER

Male	81
Female	129
Total Employees	210

ETHNIC ORIGIN

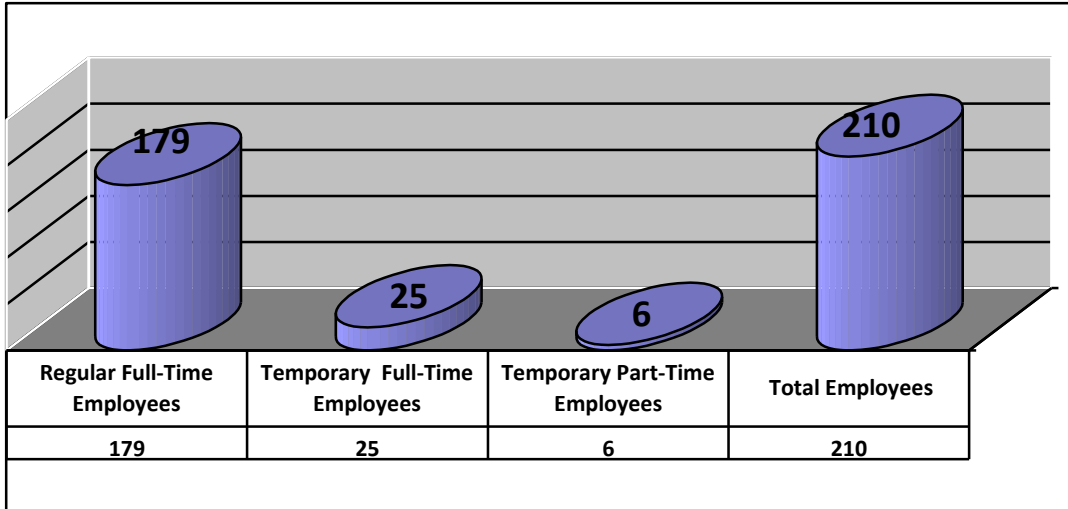
African American	112
Caucasian	29
Hispanic	60
Other	9
Total Employees	210
Residents Employment	(11) = 5.2%

	November	FY19
NEW HIRES	1	23
PROMOTIONS	1	8
TERMINATIONS	1	4
RESIGNATIONS	4	24
RETIREMENTS	1	2

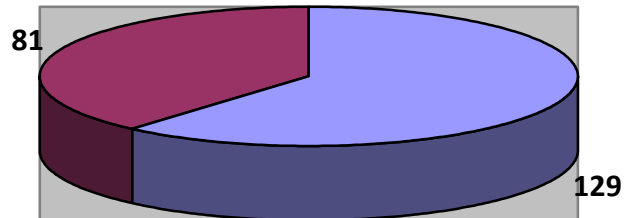
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>D-O-H</i>
<u>Assisted Housing</u>			
	Section 8	FSS Counselor	10/28/19
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	C. Blythe Andrews	Sustainability Ambassador Coach	7/29/19
<u>Asset Management</u>			
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			11

TOTAL STAFFING

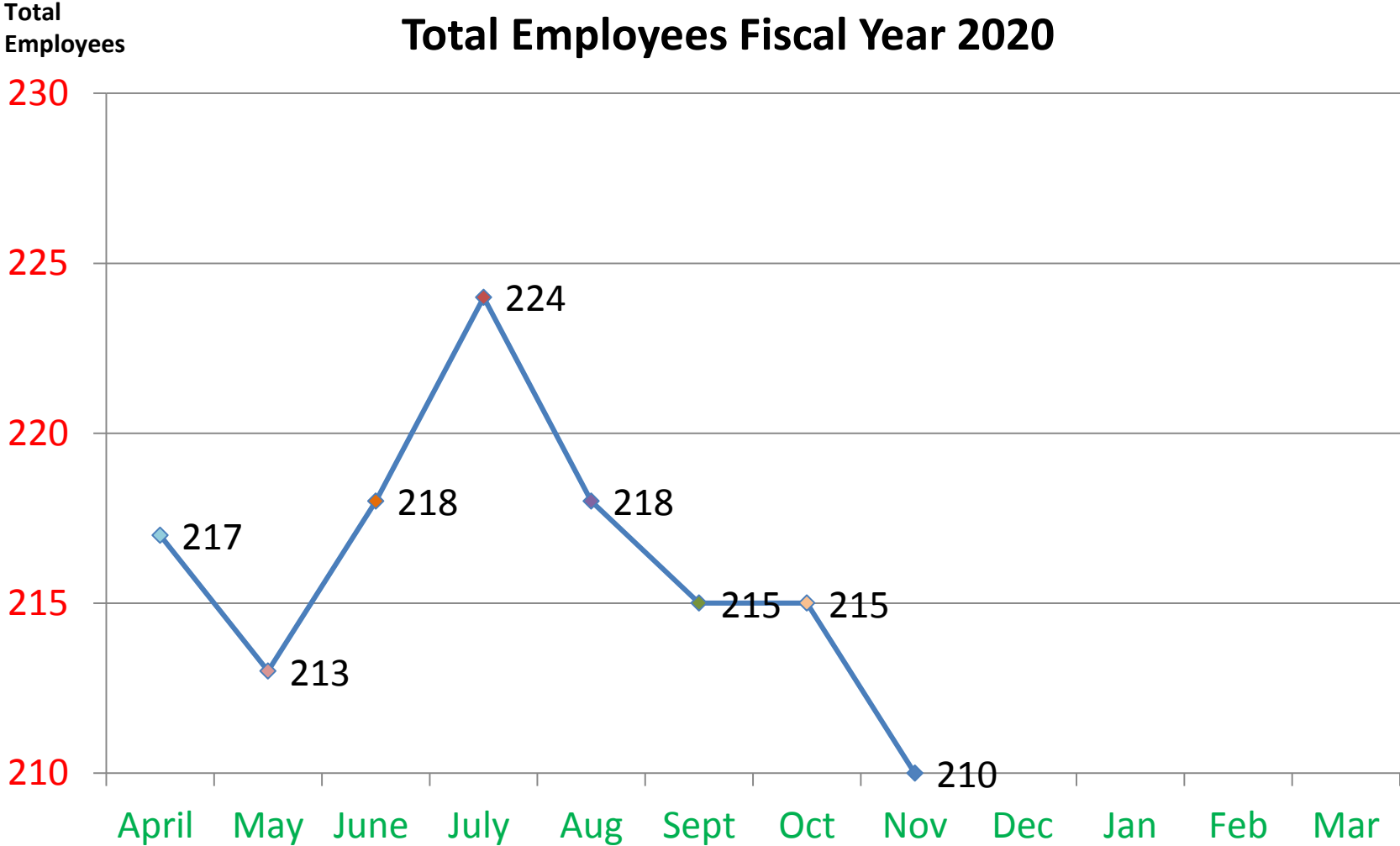


GENDER



Female Male

Total Employees at Tampa Housing Fiscal Year 2020





DECEMBER Employee of the Month *ADMINISTRATION*



Priscilla Pate

The Public Safety Department selected Senior Community Patrol Officer, Priscilla Pate for Employee of the Month.

Priscilla has provided 23 Years of dedicated service to our organization, employees and our residents. Her approach and work ethic in helping the Public Safety Department provide the safest environment, where our employees work and our residents live, is above reproach.

She is dependable, diligent, kind, courteous and dedicated to the Tampa Housing Authority, as well as our employees and residents.

Priscilla is always willing to go the extra mile and help those in need. Whenever there is a problem, issue or task she is one of the first to roll up her sleeves and provide a helping hand. She makes herself available at a moment's notice even if it is not an emergency. Priscilla is an exemplary employee.



DECEMBER Employee of the Month *PROPERTY*



Ricardo (Rick) Badillo

Ricardo (Rick) Badillo started with Tampa Housing Authority almost 16 years ago, at the time he worked at Arbors and the South Properties. Two years later he was moved to North Boulevard Homes.

Besides doing the usual repairs in the units, he did welding, high voltage electrical, and HVAC. Rick would help at other properties such as the wall replacement at Gardens of South Bay.

In 2016 he was promoted to Supervisor at Robles Park. Everyone can see the steady improvements, Rick is also effectively keeping CGI inspections on track.

Even though he has many items on his agenda, he can still be seen picking up trash and helping teach other staff how to do repairs.

Rick is a man of many talents. We are fortunate to have him as a Supervisor at Robles Park.

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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	95%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,749	16%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	14%
Village Link-Up	\$137,345	9%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	87%
Prodigy	\$45,000	0%
Jobs Plus Initiative (JPI)	\$2,500,000	49%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	61%

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

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

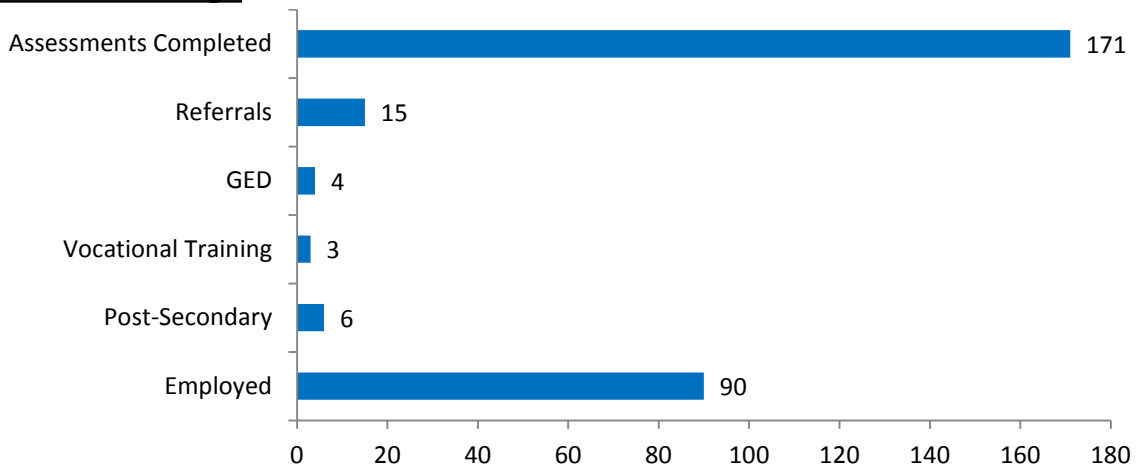
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

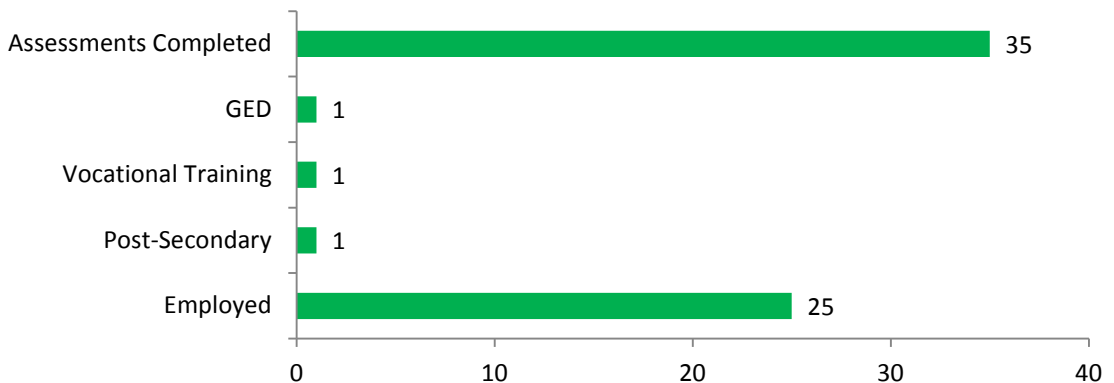
Completion Rate: 95%

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

Robles Park Village

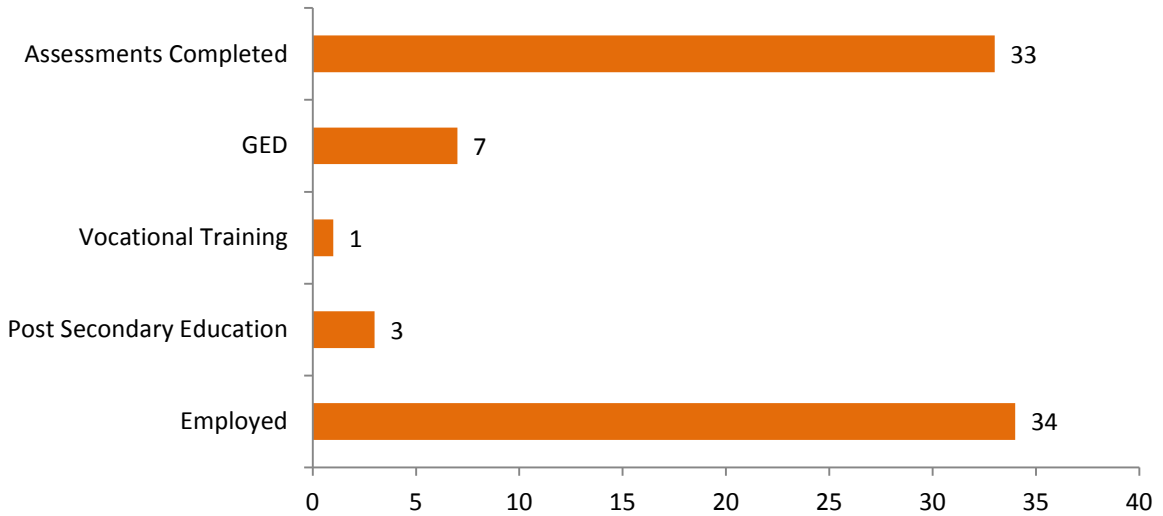


Arbors at Padgett Estates

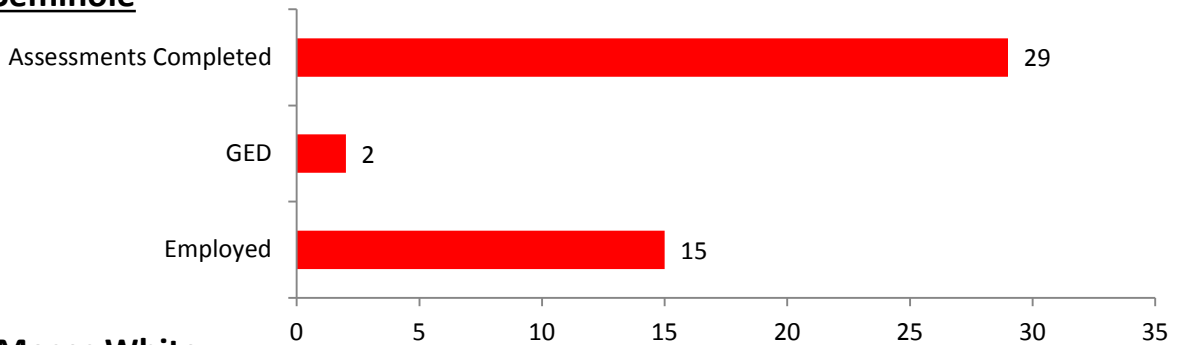


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
NOVEMBER 2019**

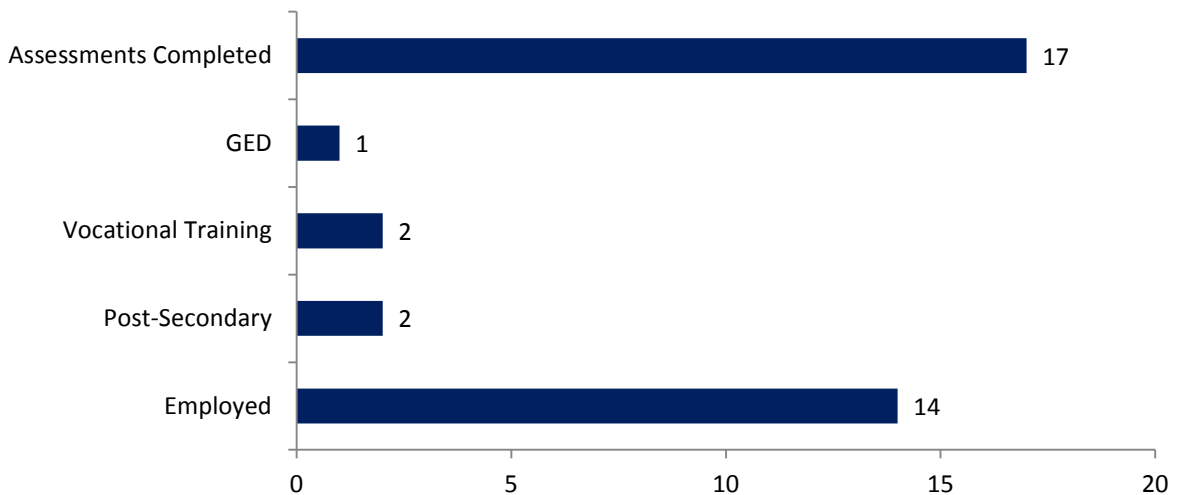
C. Blythe Andrews



Seminole



Moses White

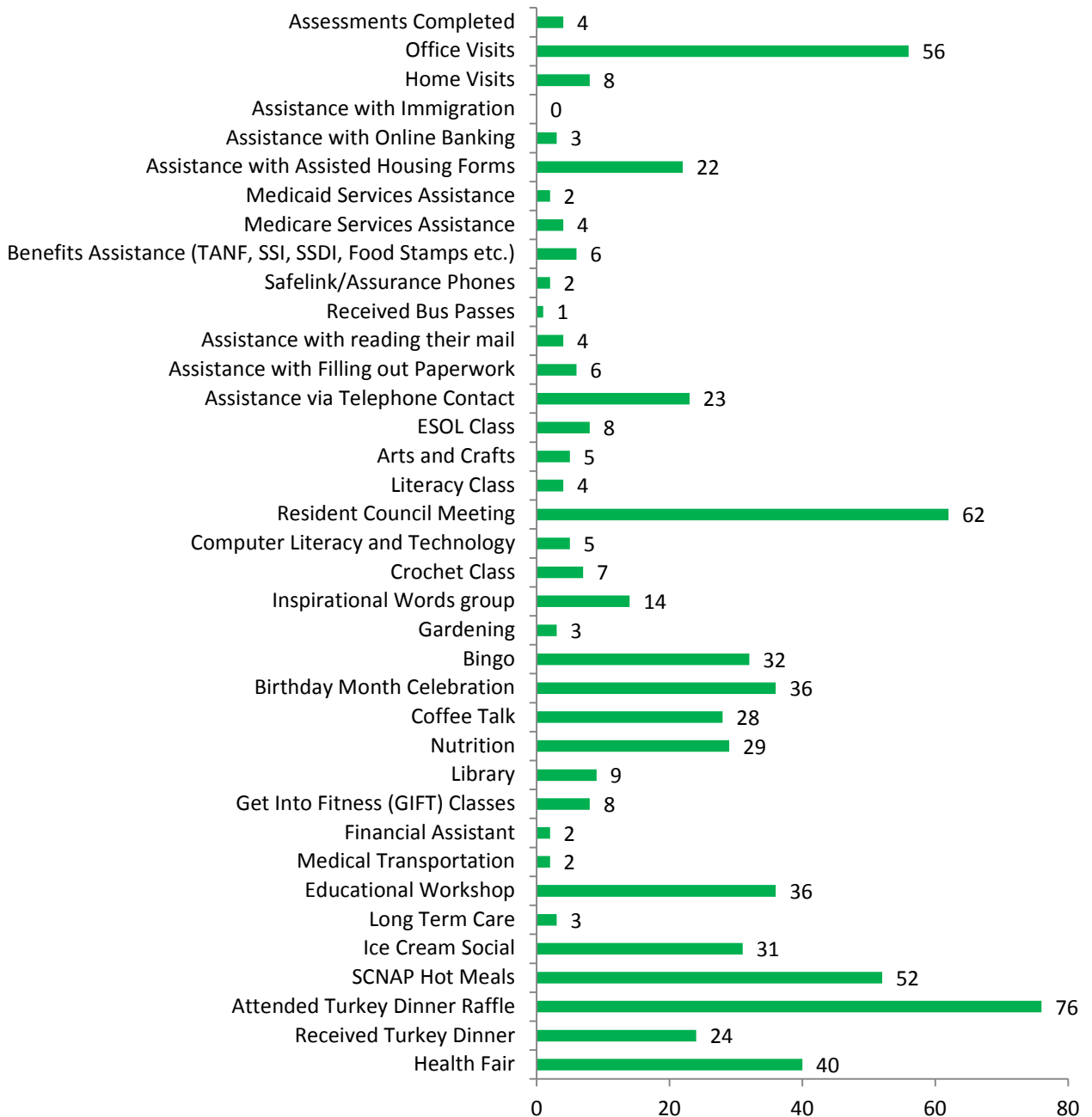


ELDERLY SERVICES NOVEMBER 2019

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

Monthly Activities and Resident Participation

JL Young - 466 Residents



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM NOVEMBER 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

625 Participants Enrolled

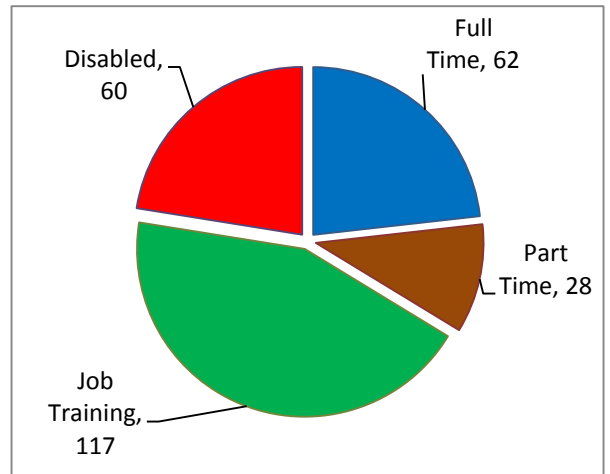
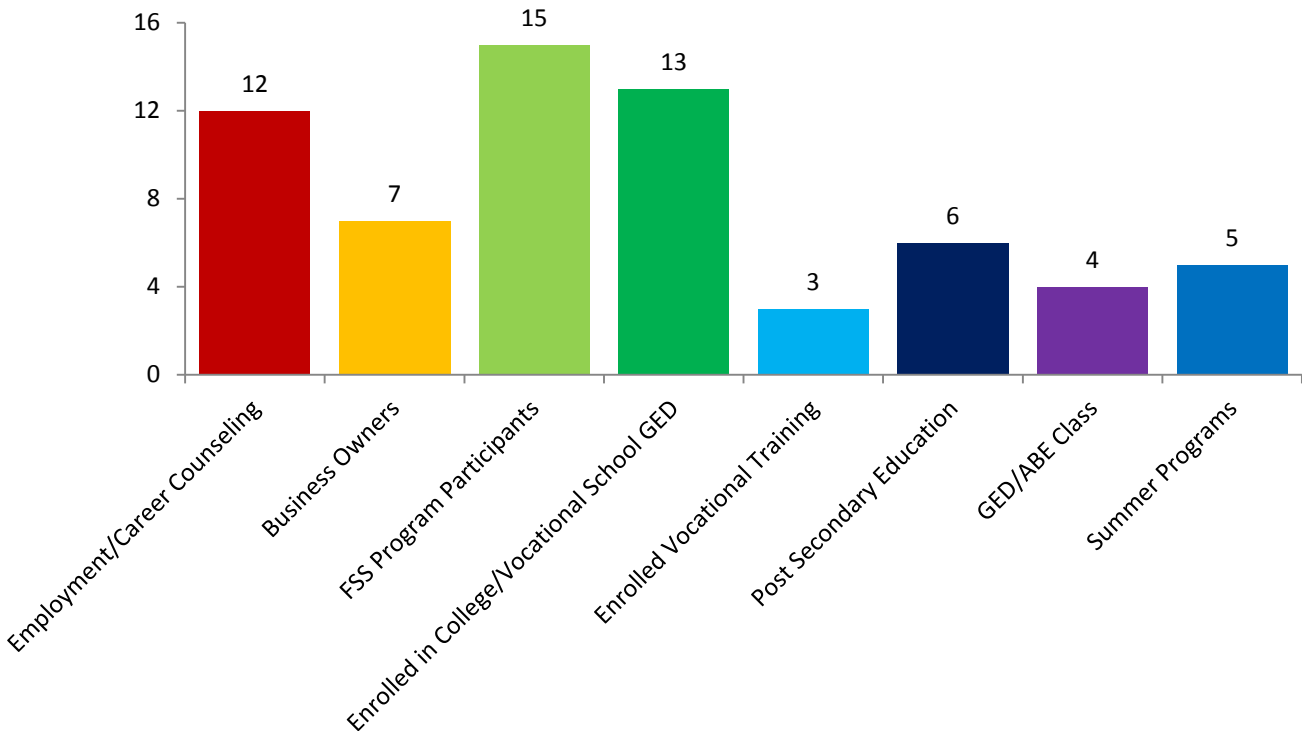
170 Active Families

Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (913)

- Ella – 121
- Reed – 200
- Trio – 245
- Tempo – 347

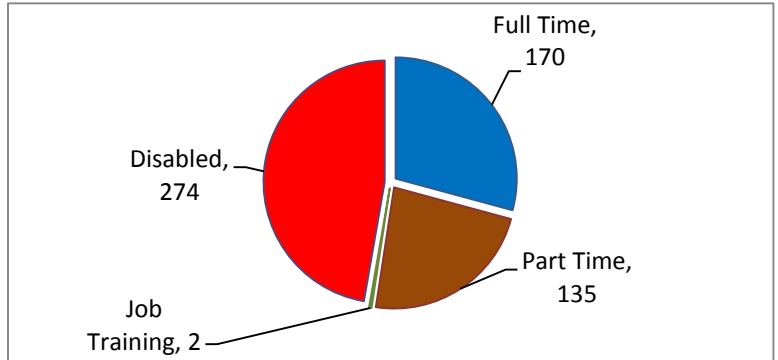
Participant Services



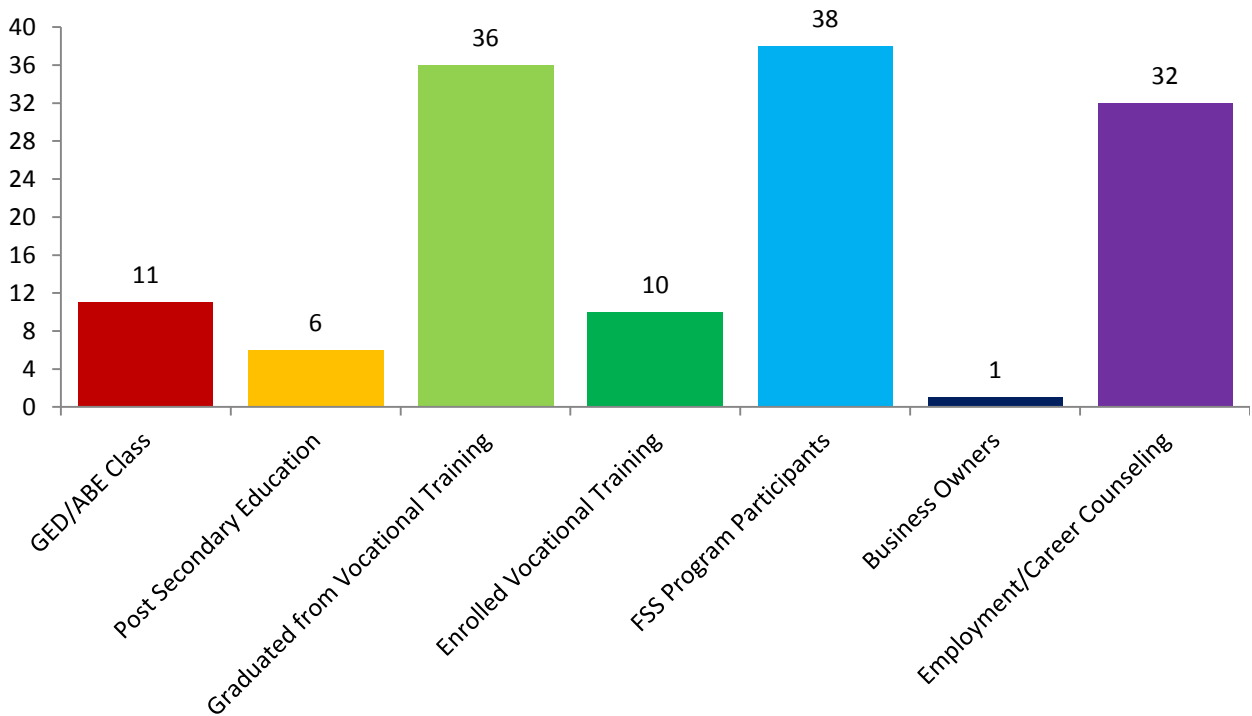
**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
NOVEMBER 2019**

West River Initiative

Participant Enrollment
1672 Participants Enrolled
656 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD NOVEMBER 2019

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

Grant Amount: \$1,075,749

Completion Rate: 16%

Program Description:

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	16	14			
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%	6 Students				
Attainment of Degree/ Certification	85%	NCCER – 12, NCA – 3, Phlebotomy - 1	CNA			
Placements Employment/ Secondary Education	74%	3				
Additional Certifications:		OSHA 12 Forklift 5				

Monthly Highlights:

- THA YB received the Mentorship Funding of \$24,000
- Students began the prep work for the new bathroom construction
- New Cohort began taking the TABE Test
- Program Manager met with the Florida Coalition and they set a date for the week of 2/18/20 for the capitol visit.

Upcoming Events:

- December 7th - Q. Wright will be taking the SAT
- TA Coach visit for SBIRT and YB in 2nd week of December
- S. Rogers will be complete with C.N.A Certification in December
- AmeriCorps National Service day for MLK
- Planning a college tour for the new cohort to take place in the fall
- After the new year students will begin NCCER construction training

FLORIDA NETWORK OF YOUTH & FAMILY SERVICES
NOVEMBER 2019



Location: Hillsborough County

Grant Period: July 1st, 2019 – June 30th, 2020

Grant Amount: \$191,724

Completion Rate: 14%

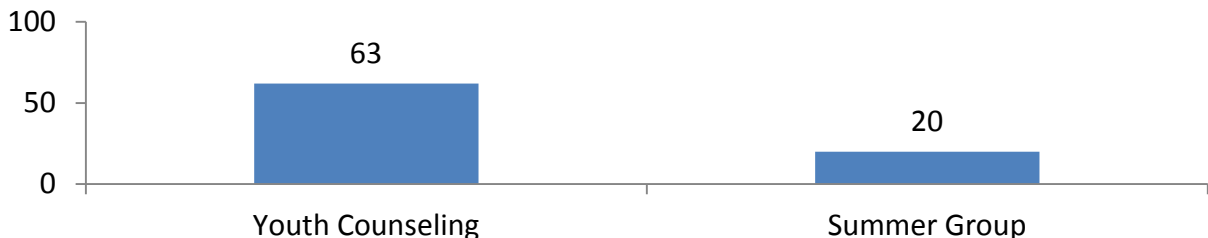
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2020

Accomplishments:

- Eighty-two (83) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- November 8th – Facilitated YouthBuild Anger Management group
- November 12th – Case Staffing Committee
- November 18th – Professional Learning Community Meeting @ Ferrell Preparatory Magnet School
- November 19th – Burney Elementary Outreach Meeting
- November 27th – 7th Annual Fall Parent Workshop – 10am – 1pm – Oaks at Riverview Community Center

Upcoming Events:

- Planning Group Sessions at Plant City HS, Burney Elementary, Dover Elementary
- Interviewing Spring 2020 Interns
- December 5th – Intern Luncheon/Close-Out
- December 10th – Case Staffing Committee

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

Grant Amount: \$137,345

Completion Rate: 9%

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
- At least **80%** of a minimum of 50 families have improved family wellbeing
- At least **85%** of a minimum of 50 families have increased social supports
- At least **85%** of a minimum of 50 families have increased concrete supports
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school

Monthly Highlights:

- November 4th – Last Children's Board Afterschool Reading Crew session
- November 13th – "How to Talk so Children Will Listen" Parent Workshop facilitated by Free 4 Ever International, Inc.

Upcoming Events:

- December 4th – "How To Listen So Kids Will Talk" Parent Workshop facilitated by Free 4 Ever International, Inc.
- December 18th – "Parent Advocacy" Parent Workshop facilitated by Project Link, Inc.

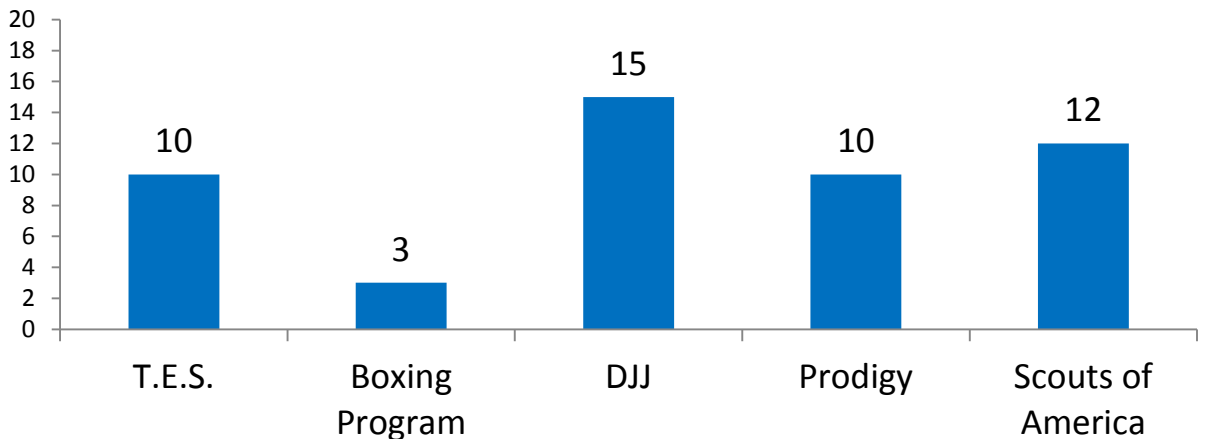
OAKS AT RIVERVIEW COMMUNITY CENTER NOVEMBER 2019

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

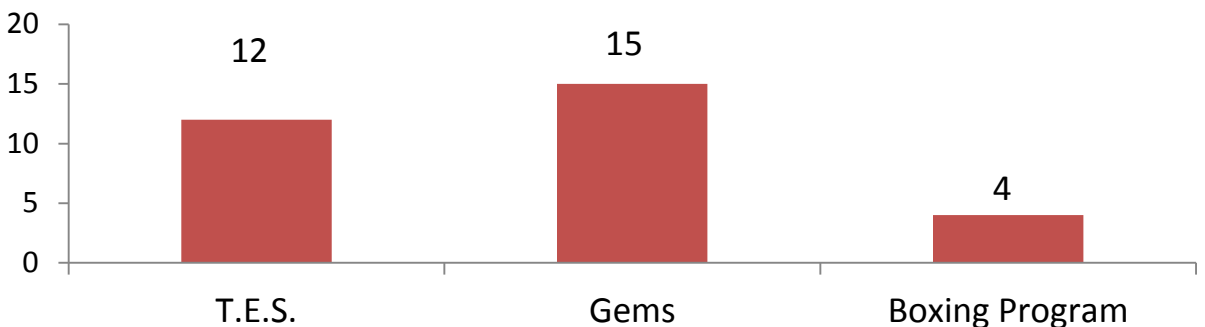
Oaks at Riverview Community Center Participation – Total Attendance – 81

Average Daily Participation - 68 (55 Elementary, 13 Middle/High School)

Elementary Afterschool Programs - 50



Middle/High School Programs - 31



Summer/After School Services Program NOVEMBER 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 87%

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
December	14
January	14
February	15
March	15
April	15
May	15
June	15
July	15
August	15
September	15
October	15
November	15



NOVEMBER 2019

Location: Oaks at Riverview Community Center
 Grant Period: October 1st, 2019 – September 30th, 2020
 Grant Amount: \$45,000
 Completion Rate: 0%

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
October	0
November	10
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

	Registered	10/1	10/7	10/14	10/21	10/28
Robles	73	n/a	24	16	22	18
ORCC	20	n/a	12	10	13	n/a
Belmont Phase III	12	n/a	11	10	12	10
Belmont Phase I and II	15	13	10	12	12	8

Each group meets weekly at their respective location. Some locations are being restarted with the new school year.

Trips Overview

Trips are open to all members of the correct age across the properties. Here are some of the highlights.

- December 8th - Scouts Day at the Bucs
- December 14th - Activity Day at Camp Brorein
- December 31st - Outback Parade
- January 3rd - Skating Day

Highlights

- This month the Scout Units had regular meetings. With the Fall Holidays, there was not a lot of time for other activities. We are working on starting meetings at the Seminole area locations. We will be collecting applications and start with the new year.

Looking Forward

- We are planning our fall court of honor and pack meeting to give out awards
- We will be expanding our weekly meetings to the other determined sites

JOBS PLUS INITIATIVE NOVEMBER 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

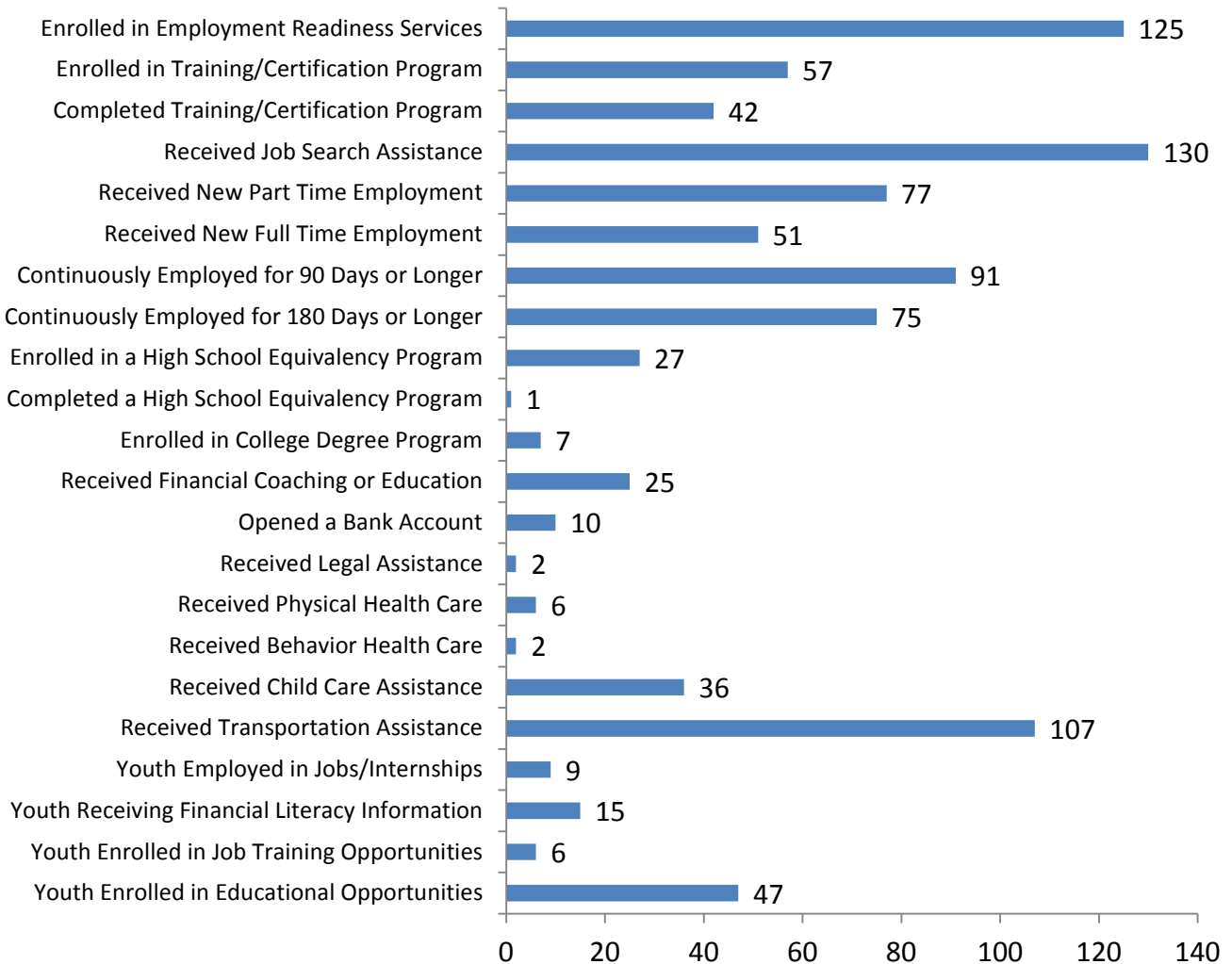
Completion Rate: 49%

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

- 289 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 78 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)

Participant Services



**JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)
NOVEMBER 2019**

Job Developer recently resigned, currently reviewing applicants to fill position.

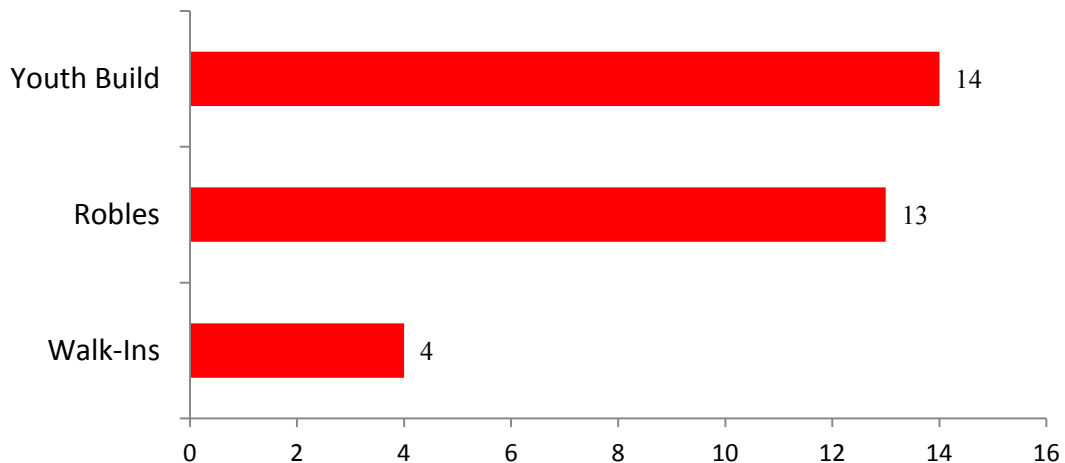
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



**CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)
NOVEMBER 2019**

Homeownership Program currently in planning stage for reorganization.

Homebuyer Education

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

Pre-Purchase, Credit and Budget Counseling

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

Foreclosure Intervention and Default Counseling

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14	19	19	28	20	20	14	0	0	0		161
FTHB* Graduates	21	7	14	19	26	14	13	10	0	0	0		124
FTHB* Counseling	16	16	21	25	22	25	25	27	0	0	0		161
Foreclosure Counseling	0	0	0	0	0	0	0	0	0	0	0		0
Total Clients Served	16	16	21	25	22	25	25	27	0	0	0		161
FTHB New Clients	16	16	21	25	22	25	25	27	0	0	0		161
Foreclosure New Clients	0	0	0	0	0	0	0	0	0	0	0		0
Total New Clients	16	16	21	25	22	25	25	27	0	0	0		161
Non-Section 8 Purchased Home	2	0	0	0	0	0	0	3	1	0	0		7
Public Housing FTHB Attendees	0	0	0	1	2	2	0	1	0	0	0		6
Section 8 FTHB Attendees	2	0	0	2	2	1	2	1	0	0	0		10
Outreach and Distribution	30	36	45	56	60	70	47	56	37	0	0		435



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 61%
November 2019

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

➤ 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

➤ This month, the Sustainability Ambassador Program was escorted through Zoo Tampa at Lowry Park, by Jennifer McLachlan, the Vice President of Education. Eighteen (18) ambassadors and THA residents were educated about the mission of the zoo to protect and preserve wildlife. Participants also discussed recycling, reducing single-use plastics, choosing sustainable foods, and how our behaviors and decisions affect the environment and animals around us. Their mission was clarified as the colorful and easy to read information displays laid out how the animals are affected by various human behaviors.

➤ Ambassadors also toured the David L. Tippin Water Treatment Facility guided by Michael Gerdjikian who was very informative about the processes that the water from the Hillsborough River goes through and the level of excellence that the plant upholds to provide the safest drinking water possible. There was a comparison of the processes of tap water compared to bottled water to understand why tap water is safer and cleaner.



Geraldine Barnes Award Winner: Ta'Nea Merritt

Personal Development

Ta'Nea Merritt is a resident at Robles Park and is a single mother of 2 children. She has been enrolled in the JPI Program since August 14, 2017. Since enrolling in the program, Ta'Nea has made great strides towards self-sufficiency.

She started out attending Robles Park GED Program where she excelled beyond all measures. With high recommendations from her teacher, she is taking the GED test in sections. Ms. Merritt has completed the Lang Arts section and received passing scores; next she will be taking the reading portion.

Ta'Nea attended one of JPI's first Wawa hiring events at Robles Park and landed herself a full-time job. Since then, she has received promotion upon promotion. She currently holds the title of Night Supervisor and there is talk of her becoming a General Manager of her own store. Ms. Merritt's next move is enrolling into the First-Time Homebuyer Program because her goal is to own her own home soon.

Nominators Name: Aileen McCoy

Occupation: Jobs Plus Initiative Program Case Manager

7th Annual Parent Workshop November 27th, 2019



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: December 10, 2019
RE: Financial Reporting for the Month of November 2019

Financial Highlights November 30, 2019

Rental Assistance Demonstration (RAD) For the Eight Months Ended November 30, 2019

- As of November 30, 2019, the RAD properties with a March 31st fiscal year end generated net cash from operations in the amount of \$473,397 after deducting the Operating Reserves in the amount of \$482,642; PPS, Youth, and Resident Enrichment funding in the amount of \$542,773; Transfers to the Corporate Overhead in the amount of \$311,842, and Replacement Reserves of \$595,549.
- The total RAD rents and other revenues budgeted for this period year to date was \$7,341,021 with actual revenues earned of \$7,480,537. This \$139,516 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$5,074,334 which represents \$151,135, or 2.9%, less than YTD budgeted expenses. This amount includes \$92,421 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.
- The above expenses include \$38,170 and \$25,363 in surveying and relocation costs, respectively, at Robles Park, LLC, related to Zion Cemetery. A total of \$90,000 has been budgeted for relocation costs for affected residents.

Assisted Housing (AH) For the Eight Months Ended November 30, 2019

- We have updated our report format for the Assisted Housing program this month. This updated version includes both the Voucher and Administration pieces of the program whereas previous versions only included the Administration portion of the program.
- The Voucher utilization for November 30, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$5,972,291 and YTD Voucher Revenue was \$59,967,846 which represents a total positive variance of \$3,486,045 compared to YTD budget. YTD operating expenditures were \$4,643,845 which represents a positive variance of \$74,333 compared to the YTD budget. The YTD net income was \$2,399,605.

Business Activities

Palm Terrace ALF (PALM)

For the Seven Months Ended October 30, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds and was 94.7% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$14,660).
- Operating Cash Balance was \$126,827.
- Replacement Reserves Cash Balance was \$98,936.

Cedar Pointe (CPNT)

For the Eight Months Ended November 30, 2019

- 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 98.8% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$122,707 for both phases combined.
- Replacement Reserve for both phases combined was \$232,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Eight Months Ended November 30, 2019

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was (\$1,395,149).
- This loss is primarily attributable to a \$1.25 million acquisition payment funded by NTHDC for the Tempo and \$1 million in member loans for West River developments which were not originally budgeted.

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

Meridian River Development Corporation (MRDC)

For the Ten Months Ended October 31, 2019

- MRDC's communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.7% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,494,249.
- Operating Cash Balance was \$4,852,049.
- Replacement Reserves Cash Balance was \$378,726.

Related Entities

The Ella at Encore (ELLA)

For the Ten Months Ended October 31, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 99.4% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$93,245.
- Operating Cash Balance was \$135,394.
- Replacement Reserve Cash Balance was \$327,290.

The Trio at Encore (TRIO)

For the Ten Months Ended October 31, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 95.0% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$32,531.
- Operating Cash Balance was \$357,207.
- Replacement Reserve Cash Balance was \$222,481.

The Reed at Encore (REED)

For the Ten Months Ended October 31, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 98.1% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$328,940.
- Operating Cash Balance was \$562,303.
- Replacement Reserve Cash Balance was \$198,465.

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

The Tempo at Encore (Tempo)

For the Ten Months Ended October 31, 2019

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 100% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$14,633.
- Operating Cash Balance was \$583,593.
- Replacement Reserve Cash Balance was \$5,291. This is the first month a contribution has been made.

The Gardens at South Bay (GSB)

For the Ten Months Ended October 31, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.0% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(185,639).
- A total of \$2,449,286 has been collected related to a construction defect settlement fiscal year to date of which \$2,383,550 has been used to perform repairs on the property.
- Operating Cash Balance was \$1,431,880.
- Replacement Reserves Cash Balance was \$326,726.

Osborne Landing LTD (OSB)

For the Eleven Months Ended November 31, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 97.7% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$53,638.

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

Tampa Housing Authority
 RAD Properties Summary 1,073 Units
 For the Eight Months Ended November 30, 2019

Occupancy Percentage: 95.5%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	8 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 418,781	\$ 374,390	\$ 371,925	\$ 317,941	\$ 214,628	\$ 1,697,665	\$ 1,375,349	\$ 322,316	\$ 2,063,024	\$ 198
HAP Payments	2,574,052	899,324	701,309	821,942	686,469	5,683,096	5,965,672	(282,576)	8,948,508	\$ 662
Other Revenue	48,613	14,343	12,177	12,346	12,297	99,777	-	99,777	-	\$ 12
Total Revenue	\$ 3,041,446	\$ 1,288,057	\$ 1,085,411	\$ 1,152,229	\$ 913,394	\$ 7,480,537	\$ 7,341,021	\$ 139,516	\$ 11,011,532	\$ 871
Admin Salaries / Benefits	295,782	123,448	101,386	122,945	89,354	732,915	749,287	16,372	1,123,931	\$ 85
Administrative Expenses	139,614	52,904	32,311	34,426	17,296	276,552	360,653	84,101	540,979	\$ 32
Management Fees	249,726	99,937	83,335	86,887	69,841	589,726	589,726	-	884,589	\$ 69
Tenant Services Salary / Benefits	17,172	4,404	16,639	15,086	9,362	62,663	52,139	(10,524)	78,208	\$ 7
Tenant Service Expenses	46,714	9,113	6,399	5,587	3,594	71,407	42,166	(29,241)	63,249	\$ 8
Utilities	159,656	52,602	118,364	62,385	59,400	452,407	499,782	47,375	785,396	\$ 53
Maintenance Salary / Benefits	514,620	196,238	144,839	141,949	99,649	1,097,294	1,095,540	(1,754)	1,643,310	\$ 128
Maintenance Expenses	144,690	52,605	96,557	63,359	43,067	400,278	395,753	(4,525)	593,630	\$ 47
Contracted Maintenance Services	290,130	143,814	150,917	130,903	83,990	799,754	844,630	44,876	1,264,858	\$ 93
Protective Services Salary and Benefits	22,072	8,992	8,174	8,176	5,722	53,137	55,250	2,113	82,875	\$ 6
Protective Service Expenses	58,150	-	-	-	-	58,150	120,000	61,850	120,000	\$ 7
General Expenses	134,300	74,711	69,416	53,176	55,703	387,306	377,107	(10,198)	568,463	\$ 45
Bad Debt	70,872	-	8,978	6,101	6,470	92,421	40,102	(52,319)	60,153	\$ 11
Other Expenses	-	326	-	-	-	326	3,333	3,008	5,000	\$ 0
Total Expenses	\$ 2,143,498	\$ 819,093	\$ 837,315	\$ 730,980	\$ 543,448	\$ 5,074,334	\$ 5,225,469	\$ 151,135	\$ 7,814,641	\$ 591
Net Operating Income	\$ 897,948	\$ 468,964	\$ 248,096	\$ 421,249	\$ 369,946	\$ 2,406,203	\$ 2,115,552	\$ 290,651	\$ 3,196,891	\$ 280
Operating Reserves	198,537	81,596	78,778	71,395	52,335	482,642	482,642	-	723,962	\$ 56
Transfer to Corporate Overhead	125,551	55,510	49,116	47,953	33,713	311,843	311,842	-	467,763	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	32,048	11,737	11,877	11,597	8,153	75,410	75,411	-	113,116	\$ 9
Oaks at Riverview Youth Programs	117,421	48,085	44,897	43,834	30,817	285,052	285,052	-	427,578	\$ 33
Funding of PPS Salaries	77,478	28,375	28,714	28,035	19,709	182,311	182,311	-	273,466	\$ 21
Replacement Reserves	362,465	70,619	61,150	59,703	41,611	595,549	595,549	-	893,323	\$ 69
Total Other Out Flows	\$ 913,501	\$ 295,921	\$ 274,532	\$ 262,517	\$ 186,338	\$ 1,932,806	\$ 1,932,806	\$ -	\$ 2,899,208	\$ 225
Net Cash From Operations	\$ (15,552)	\$ 173,043	\$ (26,436)	\$ 158,732	\$ 183,608	\$ 473,397	\$ 182,747	\$ 290,651	\$ 297,683	\$ 55

Tampa Housing Authority

Robles Park, LLC

432 Units

For the Eight Months Ended November 30, 2019

Occupancy Percentage: 90.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 55,550	\$ 35,969	\$ 19,581	\$ 418,781	\$ 287,752	\$ 131,029	\$ 431,628	\$ 121
HAP Payments	300,141	350,408	(50,267)	2,574,052	2,803,265	(229,213)	4,204,897	\$ 745
Other Revenue	1,841	-	-	48,613	-	48,613	-	\$ 14
Total Revenue	\$ 357,532	\$ 386,377	\$ (28,845)	\$ 3,041,446	\$ 3,091,017	\$ (49,570)	\$ 4,636,525	\$ 880
Admin Salaries / Benefits	29,531	38,240	8,708	295,782	305,916	10,134	458,874	\$ 86
Administrative Expenses*	17,151	16,768	(382)	139,614	134,147	(5,467)	201,221	\$ 40
Management Fees	31,216	31,216	-	249,726	249,726	-	374,589	\$ 72
Tenant Services Salary / Benefits	2,072	749	(1,323)	17,172	5,988	(11,183)	8,983	\$ 5
Tenant Service Expenses**	20,811	2,105	(18,706)	46,714	16,843	(29,872)	25,264	\$ 14
Utilities	4,635	17,269	12,634	159,656	138,151	(21,504)	226,621	\$ 46
Maintenance Salary / Benefits	61,012	61,027	15	514,620	488,213	(26,407)	732,319	\$ 149
Maintenance Expenses	23,282	16,222	(7,060)	144,690	129,775	(14,915)	194,663	\$ 42
Contracted Maintenance Services	30,271	33,746	3,475	290,130	269,966	(20,164)	404,949	\$ 84
Protective Services Salary and Benefits	2,652	2,993	342	22,072	23,946	1,874	35,919	\$ 6
Protective Service Expenses	6,102	-	(6,102)	58,150	120,000	61,850	120,000	\$ 17
General Expenses	17,563	14,454	(3,109)	134,300	114,193	(20,107)	172,063	\$ 39
Bad Debt	-	6,209	6,209	70,872	49,672	(21,200)	74,508	\$ 21
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 246,297	\$ 240,997	\$ (5,300)	\$ 2,143,498	\$ 2,046,537	\$ (96,961)	\$ 3,029,973	\$ 620
Net Operating Income	\$ 111,235	\$ 145,380	\$ (34,145)	\$ 897,948	\$ 1,044,479	\$ (146,531)	\$ 1,606,552	\$ 260
Operating Reserves	24,817	24,817	-	198,537	198,537	-	297,806	\$ 57
Transfer to Corporate Overhead	15,694	15,694	-	125,551	125,551	-	188,326	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	
Resident Enrichment Programs	4,006	4,006	-	32,048	32,048	-	48,072	\$ 9
Oaks at Riverview Youth Programs	14,678	14,678	-	117,421	117,421	-	176,132	\$ 34
Funding of PPS Salaries	9,685	9,685	-	77,478	77,478	-	116,217	\$ 22
Replacement Reserves	45,308	45,308	-	362,465	362,465	-	543,698	\$ 105
Total Other Out Flows	\$ 114,188	\$ 114,188	\$ -	\$ 913,501	\$ 913,501	\$ -	\$ 1,370,251	\$ 264
Net Cash From Operations	\$ (2,953)	\$ 31,192	\$ (34,145)	\$ (15,552)	\$ 130,979	\$ (146,531)	\$ 236,302	\$ (5)

*Includes Surveying Costs of \$38,170 related to Zion Cemetery

**Includes Relocation Costs of \$25,363 related to Zion Cemetery
Finance

Tampa Housing Authority

Arbors Estates, LLC

191 Units

For the Eight Months Ended November 30, 2019

Occupancy Percentage: 97.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 46,133	\$ 36,190	\$ 9,944	\$ 374,390	\$ 289,516	\$ 84,874	\$ 434,274	\$ 245
HAP Payments	121,039	119,963	1,076	899,324	959,704	(60,380)	1,439,556	\$ 589
Other Revenue	898	-	898	14,343	-	14,343	-	\$ 9
Total Revenue	\$ 168,070	\$ 156,153	\$ 11,917	\$ 1,288,057	\$ 1,249,220	\$ 38,837	\$ 1,873,830	\$ 843
Admin Salaries / Benefits	15,006	14,494	(512)	123,448	115,949	(7,500)	173,923	\$ 81
Administrative Expenses	5,298	8,706	3,408	52,904	69,651	16,747	104,477	\$ 35
Management Fees	12,492	12,492	-	99,937	99,937	-	149,906	\$ 65
Tenant Services Salary / Benefits	477	491	14	4,404	3,931	(472)	5,897	\$ 3
Tenant Service Expenses	1,333	973	(360)	9,113	7,780	(1,333)	11,670	\$ 6
Utilities	11,152	7,950	(3,202)	52,602	63,599	10,998	101,449	\$ 34
Maintenance Salary / Benefits	18,567	25,633	7,066	196,238	205,062	8,825	307,594	\$ 128
Maintenance Expenses	1,256	10,790	9,534	52,605	86,316	33,712	129,475	\$ 34
Contracted Maintenance Services	9,765	22,942	13,176	143,814	158,108	14,294	235,075	\$ 94
Protective Services Salary and Benefits	1,080	1,133	52	8,992	9,061	69	13,593	\$ 16
General Expenses	10,062	9,634	(428)	74,711	76,135	1,424	114,760	\$ 49
Bad Debt	-	2,583	2,583	-	20,667	20,667	31000	\$ -
Other Expenses	-	417	417	326	3,333	3,008	5,000	\$ 0
Total Expenses	\$ 86,488	\$ 118,237	\$ 31,749	\$ 819,093	\$ 919,531	\$ 100,438	\$ 1,383,818	\$ 536
Net Operating Income	\$ 81,582	\$ 37,916	\$ 43,666	\$ 468,964	\$ 329,689	\$ 139,275	\$ 490,012	\$ 307
Operating Reserves	10,200	10,200	-	81,596	81,596	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	55,510	55,510	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	11,737	11,737	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	48,085	48,085	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	28,375	28,375	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	70,619	70,619	-	105,928	\$ 46
Total Other Out Flows	\$ 36,990	\$ 36,990	\$ -	\$ 295,921	\$ 295,921	\$ -	\$ 443,881	\$ 194
Net Cash From Operations	\$ 44,592	\$ 926	\$ 43,666	\$ 173,043	\$ 33,768	\$ 139,275	\$ 46,131	\$ 113

Tampa Housing Authority

Seminole Park Apartments, LLC

169 Units

For the Eight Months Ended November 30, 2019

Occupancy Percentage: 96.5%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 42,607	\$ 39,892	\$ 2,716	\$ 371,925	\$ 319,133	\$ 52,791	\$ 478,700	\$ 275
HAP Payments	80,380	90,319	(9,939)	701,309	722,555	(21,245)	1,083,832	\$ 519
Other Revenue	415	-	415	12,177	-	12,177	-	\$ 9
Total Revenue	\$ 123,403	\$ 130,211	\$ (6,808)	\$ 1,085,411	\$ 1,041,688	\$ 43,723	\$ 1,562,532	\$ 803
Admin Salaries / Benefits	10,897	13,205	2,308	101,386	105,642	4,256	158,462	\$ 75
Administrative Expenses	3,674	6,116	2,442	32,311	48,929	16,617	73,393	\$ 24
Management Fees	10,417	10,417	-	83,335	83,335	-	125,002	\$ 62
Tenant Services Salary / Benefits	2,010	2,138	128	16,639	17,103	464	25,655	\$ 12
Tenant Service Expenses	715	824	109	6,399	6,589	189	9,883	\$ 5
Utilities	17,634	19,642	2,008	118,364	157,139	38,775	235,708	\$ 88
Maintenance Salary / Benefits	16,743	18,622	1,879	144,839	148,976	4,137	223,464	\$ 107
Maintenance Expenses	7,476	10,034	2,558	96,557	80,271	(16,286)	120,407	\$ 71
Contracted Maintenance Services	28,829	21,314	(7,515)	150,917	170,511	19,594	255,767	\$ 112
Protective Services Salary and Benefits	982	1,030	48	8,174	8,238	63	12,356	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	12,771	6,691	(6,080)	69,416	52,914	(16,502)	79,684	\$ 51
Bad Debt	-	542	542	8,978	4,333	(4,644)	6,500	\$ 7
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 112,147	\$ 110,574	\$ (1,573)	\$ 837,315	\$ 883,979	\$ 46,664	\$ 1,326,281	\$ 619
Net Operating Income	\$ 11,256	\$ 19,637	\$ (8,381)	\$ 248,096	\$ 157,708	\$ 90,388	\$ 236,251	\$ 184
Operating Reserves	9,847	9,847	-	78,778	78,778	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	49,116	49,116	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	11,877	11,877	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	44,897	44,897	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	28,714	28,714	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	61,150	61,150	-	91,725	\$ 45
Total Other Out Flows	\$ 34,317	\$ 34,317	\$ -	\$ 274,532	\$ 274,532	\$ -	\$ 411,798	\$ 203
Net Cash From Operations	\$ (23,061)	\$ (14,680)	\$ (8,381)	\$ (26,436)	\$ (116,824)	\$ 90,388	\$ (175,548)	\$ (20)

Tampa Housing Authority

Shimberg Estates, LLC

165 Units

For the Eight Months Ended November 30, 2019

Occupancy Percentage: 96.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 37,969	\$ 34,728	\$ 3,241	\$ 317,941	\$ 277,820	\$ 40,121	\$ 416,731	\$ 241
HAP Payments	122,621	101,033	21,588	821,942	808,261	13,681	1,212,391	\$ 623
Other Revenue	735	-	735	12,346	-	12,346	-	\$ 9
Total Revenue	\$ 161,325	\$ 135,760	\$ 25,565	\$ 1,152,229	\$ 1,086,081	\$ 66,148	\$ 1,629,122	\$ 873
Admin Salaries / Benefits	13,563	16,162	2,599	122,945	129,298	6,353	193,947	\$ 93
Administrative Expenses	3,718	7,077	3,359	34,426	56,616	22,190	84,924	\$ 26
Management Fees	10,861	10,861	-	86,887	86,887	-	130,330	\$ 66
Tenant Services Salary / Benefits	1,821	1,937	116	15,086	15,497	411	23,245	\$ 11
Tenant Service Expenses	703	804	101	5,587	6,433	846	9,649	\$ 4
Utilities	9,161	10,608	1,448	62,385	84,867	22,482	133,646	\$ 47
Maintenance Salary / Benefits	16,797	18,791	1,994	141,949	150,326	8,377	225,489	\$ 108
Maintenance Expenses	18,109	6,901	(11,208)	63,359	55,207	(8,152)	82,810	\$ 48
Contracted Maintenance Services	29,440	18,058	(11,382)	130,903	144,463	13,560	216,694	\$ 99
Protective Services and Benefits	982	1,030	47	8,176	8,238	61	12,357	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	7,558	5,914	(1,645)	53,176	46,754	(6,422)	70,935	\$ 40
Bad Debt	-	911	911	6,101	7,285	1,184	10,928	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 112,713	\$ 99,053	\$ (13,660)	\$ 730,980	\$ 791,869	\$ 60,890	\$ 1,194,954	\$ 554
Net Operating Income	\$ 48,612	\$ 36,707	\$ 11,905	\$ 421,249	\$ 294,212	\$ 127,038	\$ 434,167	\$ 319
Operating Reserves	8,924	8,924	-	71,395	71,395	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	47,953	47,953	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	11,597	11,597	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	43,834	43,834	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	28,035	28,035	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	59,703	59,703	-	89,555	\$ 45
Total Other Out Flows	\$ 32,815	\$ 32,815	\$ -	\$ 262,517	\$ 262,517	\$ -	\$ 393,776	\$ 199
Net Cash From Operations	\$ 15,797	\$ 3,892	\$ 11,905	\$ 158,732	\$ 31,695	\$ 127,038	\$ 40,392	\$ 120

Tampa Housing Authority

Scruggs Manor, LLC

116 Units

For the Eight Months Ended November 30, 2019

Occupancy Percentage: 96.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 28,864	\$ 25,141	\$ 3,723	\$ 214,628	\$ 201,127	\$ 13,500	\$ 301,691	\$ 231
HAP Payments	87,252	83,986	3,266	686,469	671,888	14,581	1,007,832	\$ 740
Other Revenue	1,128	-	1,128	12,297	-	12,297	-	\$ 13
Total Revenue	\$117,244	\$109,127	\$ 8,117	\$913,394	\$873,015	\$40,378	\$1,309,523	\$ 984
Admin Salaries / Benefits	9,984	11,560	1,576	89,354	92,483	3,129	138,724	\$ 96
Administrative Expenses	2,017	6,414	4,396	17,296	51,309	34,014	76,964	\$ 19
Management Fees	8,730	8,730	-	69,841	69,841	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,130	1,202	72	9,362	9,619	257	14,429	\$ 10
Tenant Service Expenses	324	565	242	3,594	4,522	928	6,783	\$ 4
Utilities	7,521	7,003	(518)	59,400	56,025	(3,375)	87,972	\$ 64
Maintenance Salary / Benefits	11,759	12,870	1,112	99,649	102,963	3,314	154,445	\$ 107
Maintenance Expenses	8,970	5,523	(3,448)	43,067	44,183	1,116	66,275	\$ 46
Contracted Maintenance Services	14,201	12,698	(1,503)	83,990	101,582	17,592	152,373	\$ 91
Protective Services and Benefits	687	721	33	5,722	5,767	44	8,650	\$ 6
General Expenses	4,933	4,993	60	55,703	39,256	(16,447)	59,238	\$ 60
Bad Debt	-	750	750	6,470	6,000	(470)	9,000	\$ 7
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 70,257	\$ 73,030	\$ 2,774	\$ 543,448	\$ 583,552	\$ 40,104	\$ 879,614	\$ 586
Net Operating Income	\$ 46,987	\$ 36,096	\$ 10,891	\$ 369,946	\$ 289,464	\$ 80,482	\$ 429,909	\$ 399
Operating Reserves	6,542	6,542	-	52,335	52,335	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	33,713	33,713	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	8,153	8,153	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	30,817	30,817	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	19,709	19,709	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	41,611	41,611	-	62,417	\$ 45
Total Other Out Flows	\$ 23,292	\$ 23,292	\$ -	\$ 186,338	\$ 186,338	\$ -	\$ 279,507	\$ 201
Net Cash From Operations	\$ 23,695	\$ 12,804	\$ 10,891	\$ 183,608	\$ 103,126	\$ 80,482	\$ 150,402	\$ 198

Tampa Housing Authority

JL Young Apartments, Inc.

449 Units

For the Eleven Months Ended November 30, 2019

Occupancy Percentage: 97.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 106,050	\$ 95,334	\$ 10,716	\$ 1,181,998	\$ 1,048,677	\$ 133,321	\$ 1,144,011	\$ 239
HAP Payments	220,554	210,664	9,890	2,301,618	2,280,333	\$ 21,285	2,490,998	\$ 466
Other Revenue	1,153.95	-	1,154	20,150	-	20,150	-	\$ 4
Total Revenue	\$ 327,758	\$ 305,999	\$ 21,760	\$ 3,503,766	\$ 3,329,010	\$ 174,756	\$ 3,635,009	\$ 709
Admin Salaries / Benefits	24,878	34,808	9,929	316,928	382,884	65,956	417,691	\$ 64
Administrative Expenses	8,825	13,892	5,067	105,279	152,808	47,529	166,700	\$ 21
Management Fees	24,233	24,233	-	266,568	266,568	-	290,801	\$ 54
Tenant Services Salary / Benefits	6,303	6,866	564	71,002	75,529	4,527	82,395	\$ 14
Tenant Service Expenses	2,250	2,190	(60)	22,842	24,095	1,253	26,285	\$ 5
Utilities	25,992	22,879	(3,113)	275,727	251,671	(24,056)	280,184	\$ 56
Maintenance Salary / Benefits	46,695	58,812	12,117	595,633	646,932	51,299	705,744	\$ 121
Maintenance Expenses	5,895	10,602	4,707	110,040	116,624	6,584	127,226	\$ 22
Contracted Maintenance Services	31,241	43,995	12,754	416,396	483,942	67,546	527,937	\$ 84
Protective Services Salary and Benefits	2,750	2,882	133	31,043	31,707	663	34,589	\$ 6
Protective Service Expenses	3,821	8,583	4,763	82,648	94,417	11,769	103,000	\$ 17
General Expenses	8,510	7,564	(946)	82,216	84,618	2,402	89,903	\$ 17
Bad Debt	-	1,773	1,773	3,893	17,206	13,313	21,279	\$ 1
Other Expenses								
Total Expenses	\$ 191,393	\$ 239,080	\$ 47,688	\$ 2,380,214	\$ 2,628,998	\$ 248,785	\$ 2,873,734	\$ 482
Net Operating Income	\$ 136,366	\$ 66,918	\$ 69,447	\$ 1,123,552	\$ 700,012	\$ 423,540	\$ 761,274	\$ 227
Operating Reserves (1 Month)	21,996	21,996	-	241,951	241,951	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	179,426	179,426	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	43,390	43,390	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	104,897	104,897	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	269,155	269,155	-	293,624	\$ 54
Total Other Out Flows	\$ 76,256	\$ 76,256	\$ -	\$ 838,819	\$ 838,819	\$ -	\$ 915,075	\$ 170
Net Cash From Operations	\$ 60,109	\$ (9,338)	\$ 69,447	\$ 284,733	\$ (138,807)	\$ 423,540	\$ (153,801)	\$ 58

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations for the Eight Months Ended November 30, 2019

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ 154,585	\$ 57,839,673	\$ 57,994,258	\$ 55,435,360	\$ 2,558,898	\$ 83,153,037
S8 Administrative Fees	4,611,761	-	4,611,761	4,414,744	197,017	6,622,118
Port In (vpti)	1,175,060	-	1,175,060	2,587,484	(1,412,424)	4,322,270
RAPS (Rehab Assistance Payments)	-	1,735,162	1,735,162	-	1,735,162	-
Other Revenue	30,885	393,011	423,896	16,504	407,392	24,759
Total Revenue	\$ 5,972,291	\$ 59,967,846	\$ 65,940,137	\$ 62,454,092	\$ 3,486,045	\$ 94,122,184
Expenses						
Administrative						
Salaries & Benefits	2,744,633	-	2,744,633	2,967,832	223,199	4,451,546
Management Fees	1,197,848	-	1,197,848	1,197,848	-	1,796,768
Administrative other	546,604	-	546,604	489,444	(57,160)	733,500
Total Administrative	4,489,085	-	4,489,085	4,655,124	166,039	6,981,814
Tenant and Social Services	43,907	-	43,907	10,000	(33,907)	10,000
Maintenance & Operation	11,297	-	11,297	12,064	767	18,100
General Expenses	99,556	-	99,556	40,990	(58,566)	85,006
Total Operating Expenses	\$ 4,643,845	\$ -	\$ 4,643,845	\$ 4,718,178	\$ 74,333	\$ 7,094,920
Other Expenses						
Escrow Payments	-	257,735	257,735	286,664	28,929	430,000
HAP Utility Assistance Payment	39,337	952,498	991,835	800,000	(191,835)	1,200,000
Hsg Assist/Landlord Pymnt	1,158,727	54,177,025	55,335,752	56,076,304	740,552	84,532,054
Hsg Assist Pymts-Portables	-	786,591	786,591	732,312	(54,279)	1,098,463
RAPS Disbursements	-	1,523,816	1,523,816	-	(1,523,816)	-
Total Other Expenses	\$ 1,198,064	\$ 57,697,665	\$ 58,895,729	\$ 57,895,280	\$ (1,000,449)	\$ 87,260,517
Other Financing Sources	958	-	958	-	958	-
Net Income	\$ 129,424	\$ 2,270,181	\$ 2,399,605	\$ (159,366)	\$ 4,411,204	\$ (233,253)

Tampa Housing Authority
 Corporate Overhead Income And Operating Expenses
 For the Eight Months Ended November 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 784,649	\$ 784,649	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	1,197,845	1,197,845	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	416,803	416,803	-	625,205
Other Revenue	-	-	-	68,957	-	68,957	-
Total Revenue	\$ 299,912	\$ 299,912	\$ -	\$ 2,468,254	\$ 2,399,297	\$ 68,957	\$ 3,598,946
Admin Salaries / Benefits	276,047	274,875	(1,173)	2,159,735	2,198,997	39,262	3,298,496
Administrative Expenses	63,353	46,672	(16,681)	480,068	373,374	(106,694)	560,061
Tenant Services Salary / Benefits	-	1,040	1,040	-	8,320	8,320	12,480
Tenant Service Expenses	1,068	208	(860)	3,455	1,667	(1,789)	2,500
Utilities	7,391	8,290	898	68,056	66,317	(1,739)	99,475
Maintenance Salary / Benefits	16,944	18,037	1,093	132,618	144,298	11,680	216,447
Maintenance Expenses	11,019	6,996	(4,023)	37,337	55,967	18,630	83,951
Contracted Maintenance Services	12,769	14,023	1,254	88,273	112,187	23,914	168,280
Protective Services Salary and Benefits	14,653	13,549	(1,104)	122,817	108,391	(14,426)	162,587
Protective Service Expenses	-	(82)	(82)	338	(655)	(992)	(982)
General Expenses	9,195	6,478	(2,717)	52,015	51,825	(191)	77,737
Other Expenses	5,600	4,167	(1,433)	39,342	33,333	(6,009)	50,000
Total Expenses	\$ 418,040	\$ 394,253	\$ (23,787)	\$ 3,184,054	\$ 3,154,022	\$ (30,032)	\$ 4,731,033
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	442,333	442,333	-	663,500
Transfer from NTHD	39,049	39,049	-	312,391	312,391	-	468,586
Total Contributions from Other Sources	\$ 94,341	\$ 94,341	\$ -	\$ 754,724	\$ 754,724	\$ -	\$ 1,132,086
Net Income or (Loss)	\$ (23,787)	\$ (0)	\$ (23,787)	\$ 38,924	\$ (0)	\$ 38,925	\$ 0

Tampa Housing Authority

Palm Terrace Assisted Living Facility

For the Seven Months Ended October 31, 2019

Occupancy Percentage: 94.7%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019-2020	
Revenues								
Long term Care	55,560	46,500	9,060	353,948	325,500	28,448	596,400	693
Adult Daycare Services	8,103	6,814	1,289	58,121	45,623	12,499	77,859	114
Rental Income	22,260	22,000	260	156,251	154,000	2,251	252,000	306
Operating Income	52,224	49,700	2,524	359,020	347,900	11,120	570,000	703
Section 8 HAP	31,171	36,000	(4,829)	233,510	252,000	(18,490)	432,000	457
Personal Needs Allowances	(3,598)	(4,000)	402	(25,586)	(28,000)	2,414	(39,800)	(50)
Vacancy Loss	-	(5,000)	5,000	-	(35,000)	35,000	(60,000)	0
Total Tenant Revenues	165,720	152,014	13,706	1,135,265	1,062,023	38,242	1,828,459	\$ 2,078
Other Non-Rental Income	1,266	675	591	15,742	4,725	11,017	-	31
Total Income	166,986	152,689	14,297	1,151,007	1,066,748	49,259	1,828,459	\$ 2,088
Expenses								
Salaries Expense	87,687	76,173	(11,513)	624,825	576,021	(48,803)	1,024,640	1,223
Administration	4,533	3,028	(1,505)	29,291	23,881	(5,410)	37,976	57
Utilities	13,026	14,998	1,973	88,739	102,739	14,000	177,508	174
Maintenance	23,760	11,546	(12,214)	94,222	79,537	(14,685)	153,383	184
Advertising & Marketing	1,083	1,000	(83)	4,269	7,000	2,731	15,000	8
Management Fee	8,189	7,605	(584)	57,050	53,323	(3,727)	91,411	112
Asset Management Fee	1,863	1,863	-	13,043	13,043	-	22,360	26
Audit/Accounting Fees	3,158	3,158	(0)	36,768	22,110	(14,658)	37,900	72
Legal Fees	-	150	150	236	1,050	814	1,800	0
Insurance	7,569	4,210	(3,359)	51,438	29,470	(21,968)	50,520	101
Food Service	11,696	10,839	(857)	73,113	74,914	1,800	118,828	143
Adult Day Care	60	854	794	1,613	4,010	2,397	6,311	3
Residential Programs	4,096	4,127	32	28,955	28,952	(4)	52,830	57
Bad Debt	-	1,000	1,000	47,053	7,000	(40,053)	12,000	92
Operating Expenses	166,721	140,553	(26,168)	1,150,616	1,023,050	(127,567)	1,802,468	\$ 2,252
Net Operating Income (Loss)	265	12,136	(11,871)	391	43,698	(43,307)	25,991	\$ 1
Reserve for Replacement	2,150	2,150	-	15,050	15,050	-	25,800	29
Net Income (Loss)	(1,885)	9,986	11,871	(14,660)	28,648	43,307	191	\$ (29)

Tampa Housing Authority
Cedar Pointe Apartments Phase 1 & 2 84 Units

For the Eight Months Ended November 30, 2019

Occupancy Percentage: 98.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 53,676	\$ 50,734	\$ 2,942	\$ 431,993	\$ 405,869	\$ 26,124	\$ 427,014	\$ 900
Subsidy / Grant Income	6,128	6,899	(771)	38,498	55,192	(16,694)	59,817	\$ 80
Other Income	412	-	412	7,112	-	7,112	-	\$ -
Total Revenue	\$ 60,216	\$ 57,633	\$ 2,584	\$ 477,602	\$ 461,061	\$ 16,542	\$ 486,831	\$ 995
Expenses								
Admin Salaries / Benefits	8,179	4,441	(3,738)	59,676	35,531	(24,145)	53,296	\$ 124
Administrative Expenses	5,859	11,574	5,715	33,911	92,591	58,680	138,887	\$ 71
Management Fees	3,165	3,165		25,320	25,320	-	37,980	\$ 53
Asset Management Fees	518	518		4,144	4,144	-	6,216	\$ 9
Utilities	4,729	6,139	1,410	37,294	49,114	11,820	73,671	\$ 78
Maintenance Salary and Benefits	5,997	7,122	1,125	47,012	56,972	9,960	85,459	\$ 98
Maintenance Expenses	3,249	3,984	735	25,284	31,870	6,586	47,805	\$ 53
Contracted Maintenance services	22,873	7,826	(15,046)	62,185	62,610	425	93,914	\$ 130
General Expenses	5,550	4,366	(1,184)	28,734	34,807	6,073	52,269	\$ 59
Total Expense	\$ 60,118	\$ 49,135	\$ (10,984)	\$ 323,560	\$ 392,959	\$ 69,400	\$ 589,497	\$ 674
Net Income	\$ 98	\$ 8,498	\$ (8,400)	\$ 154,043	\$ 68,102	\$ 85,941	\$ (102,666)	\$ 321
Capital Improvements	417	833	416	3,336	6,667	3,331	10,000	\$ 5
Replacement Reserve	3,500	3,500	-	28,000	28,000	-	42,000	\$ 42
Cash Flow Before Debt	\$ (3,819)	\$ 4,165	\$ (8,816)	\$ 122,707	\$ 33,435	\$ 82,611	\$ (154,666)	\$ 183
County Loan Repayment*	-	3,465	3,465	-	27,718	27,718	41,577	\$ -
Cash Flow	\$ (3,819)	\$ 700	\$ (12,281)	\$ 122,707	\$ 5,717	\$ 54,893	\$ (196,243)	\$ 256

*CPNT Phase 1 - 83% of Cash Flow

*CPNT Phase 2 - 49% of Cash Flow

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the Eight Months Ended November 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,124,863	\$ 1,007,047	\$ 117,816	\$ 8,218,248	\$ 8,056,373	\$ 161,874	\$ 12,084,560
Total Revenue	\$ 1,124,863	\$ 1,007,047	\$ 117,816	\$ 8,218,248	\$ 8,056,373	\$ 161,874	\$ 12,084,560
Expenses							
Administrative Salaries	21,416	22,844	1,428	182,331	182,750	419	274,124
Admin Operating Costs	5,777	4,558	(1,219)	34,792	36,467	1,675	54,600
Maintenance	(73)	133	206	2,420	1,067	(1,353)	1,000
Management Fees	8,333	8,333	-	66,666	66,667	1	100,000
Audit Fees	-	1,625	1,625	19,500	13,000	(6,500)	19,500
Legal Fees	889	4,583	3,694	1,063	36,667	35,603	55,000
Insurance Costs	15,590	12,223	(3,367)	100,458	97,781	(2,677)	148,610
Service Provider Contract Costs	682,623	615,580	(67,043)	5,283,660	4,924,643	(359,017)	7,831,405
Total Expenses	\$ 734,556	\$ 669,880	\$ (64,676)	\$ 5,690,889	\$ 5,359,040	\$ (331,849)	\$ 8,484,239
Net Operating Income	\$ 390,307	\$ 337,166	\$ 53,141	\$ 2,527,358	\$ 2,697,333	\$ (169,975)	\$ 3,600,321
Affiliated Entities Operational Funding							
THA - Other Operational Funding Pending*	121,771	127,947	6,176	3,922,507	1,473,248	(2,449,259)	3,873,951
Affiliated Entities Operational Funding	\$ 121,771	\$ 127,947	\$ 6,176	\$ 3,922,507	\$ 1,473,248	\$ (2,449,259)	\$ 3,873,951
Net Income after Affiliated Funding	\$ 268,537	\$ 209,219	\$ 59,317	\$ (1,395,149)	\$ 1,224,084	\$ (2,619,234)	\$ (273,630)

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the Eight Months Ended November 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	\$ 26,851	\$ 8,027	\$ (18,824)	\$ 47,835	\$ 64,213	\$ 16,378	\$ 96,320
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	200,735	200,735	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	91,007	91,007	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	111,655	111,655	-	167,483
THA - Funding of ORCC	33,669	33,669	-	269,355	269,355	-	404,033
THA - Funding of PPS	10,826	10,826	-	86,609	86,609	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	-	25,000	25,000	325,637	200,000	(125,637)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	122,600	122,600	-	262,500
THA - West River Member Loans	-	-	-	1,040,000	-	(1,040,000)	-
THA - AHDC Funding	-	-	-	27,194	27,194	-	27,194
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Tempo Acquisition Payments	-	-	-	1,250,000	-	(1,250,000)	-
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	49,879	49,879	-	290,000
Affiliated Entities Operational Funding	\$ 121,771	\$ 127,947	\$ 6,176	3,922,507	1,473,248	(2,449,259)	\$ 3,873,951

Tampa Housing Authority
 Meridian River Development Corporation - Consolidated
 For The Ten Months Ended October 31, 2019

Occupancy Percentage: 97.7%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues:								
Gross Potential Rent	\$490,478	\$462,640	\$27,838	\$4,628,574	\$4,551,640	\$76,934	5,481,720	\$663
(Loss) Gain to Lease	(21,314)	-	(21,314)	(21,803)	-	(21,803)	-	(3)
Vacancy	(14,442)	(24,707)	10,265	(107,231)	(243,473)	136,242	(293,128)	(15)
Bad Debt	957	(3,650)	4,607	(14,003)	(36,500)	22,497	(43,800)	(2)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	18,945	9,815	9,130	167,102	103,161	63,941	123,316	24
Total Revenues	\$474,624	\$444,098	\$30,526	\$4,652,305	\$4,374,828	\$277,477	\$5,268,108	\$667
Expenses:								
Administrative Salaries	35,017	42,583	7,566	330,497	425,830	95,333	510,996	47
Advertising & Promotion	4,999	7,066	2,067	51,590	71,760	20,170	86,142	7
Maintenance	60,071	78,834	18,763	689,246	826,801	137,555	975,136	99
Turnover Expense	31,034	35,818	4,784	263,854	295,515	31,661	367,755	38
Administrative	7,512	9,657	2,145	106,311	105,960	(351)	125,149	15
Utilities	36,393	37,625	1,232	277,744	373,150	95,406	446,200	40
Management Fees	31,732	30,440	(1,292)	313,387	304,400	(8,987)	365,280	45
Professional Fees	1,425	16,341	14,916	76,922	163,410	86,488	196,092	11
Insurance and Taxes	36,116	39,006	2,890	361,160	390,060	28,900	468,072	52
Total Expenses	\$244,299	\$297,370	\$53,071	\$2,470,711	\$2,956,886	\$486,175	\$3,540,822	\$354
Net Operating Income	\$230,325	\$146,728	\$83,597	\$2,181,594	\$1,417,942	\$763,652	\$1,727,286	\$313
Debt Services	68,735	68,744	9	687,345	687,437	92	824,925	98
Income After Debt Services	\$161,590	\$77,984	\$83,606	\$1,494,249	\$730,505	\$763,744	\$902,361	\$214

Tampa Housing Authority
 Meridian River Development Corporation - River Pines
 For The Ten Months Ended October 31, 2019

Occupancy Percentage: 98.0%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues:								
Gross Potential Rent	\$163,570	\$157,115	\$6,455	\$1,576,699	\$1,549,775	\$26,924	1,865,430	\$527
(Loss) Gain to Lease	(3,975)	-	(\$3,975)	(3,651)	-	(3,651)	-	(1)
Vacancy	(3,961)	(8,496)	\$4,535	(36,567)	(83,890)	47,323	(100,953)	(12)
Bad Debt	472	(2,500)	\$2,972	(4,955)	(25,000)	20,045	(30,000)	(2)
Concessions	-	-	\$0	(334)	-	(334)	-	(0)
Other Income	3,102	3,210	(\$108)	29,350	32,100	(2,750)	38,520	10
Total Revenues	\$159,208	\$149,329	\$9,879	\$1,560,542	\$1,472,985	\$87,557	\$1,772,997	\$522
Expenses:								
Administrative Salaries	10,373	14,857	4,484	106,991	148,570	41,579	178,284	36
Advertising & Promotion	1,846	2,211	365	19,268	24,460	5,192	29,332	6
Maintenance	20,696	26,472	5,776	214,377	269,091	54,714	320,742	72
Turnover Expense	13,908	21,293	7,385	133,719	149,215	15,496	192,280	45
Administrative	1,928	2,701	773	30,175	30,550	375	36,027	10
Utilities	22,575	21,275	(1,300)	167,269	212,750	45,481	255,300	56
Management Fees	12,178	11,885	(293)	121,405	118,850	(2,555)	142,620	41
Professional Fees	1,040	7,783	6,743	28,612	77,830	49,218	93,396	10
Insurance and Taxes	8,370	8,413	43	83,700	84,130	430	100,956	28
Total Expenses	\$92,914	\$116,890	23,976	\$905,516	\$1,115,446	\$209,930	\$1,348,937	\$303
Net Operating Income	\$66,294	\$32,439	\$33,855	\$655,026	\$357,539	\$297,487	\$424,060	\$219
Debt Services	11,471	11,474	3	114,717	114,740	23	137,688	38
Income After Debt Services	\$54,823	\$20,965	\$33,858	\$540,309	\$242,799	\$297,510	\$286,372	\$181

Tampa Housing Authority
 Meridian River Development Corporation - Meridian
 For The Ten Months Ended October 31, 2019

Occupancy Percentage: 97.8%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues:								
Gross Potential Rent	\$232,165	\$218,168	\$13,997	\$2,174,464	\$2,141,855	\$32,609	2,580,846	\$779
(Loss) Gain to Lease	(12,721)	-	(12,721)	(12,352)	-	(12,352)	-	(4)
Vacancy	(4,885)	(11,843)	6,958	(38,491)	(116,443)	77,952	(140,263)	(14)
Bad Debt	485	(900)	1,385	(6,320)	(9,000)	2,680	(10,800)	(2)
Concessions	-	-	-	-	-	-	-	-
Other Income	13,820	5,250	8,570	104,628	50,851	53,777	60,901	38
Total Revenues	\$228,864	\$210,675	\$18,189	\$2,221,929	\$2,067,263	\$154,666	\$2,490,684	\$796
Expenses:								
Administrative Salaries	14,132	15,819	1,687	118,200	158,190	39,990	189,828	42
Advertising & Promotion	1,808	2,830	1,022	19,486	26,500	7,014	31,560	7
Maintenance	23,995	33,878	9,883	323,901	381,180	57,279	446,516	116
Turnover Expense	14,423	12,500	(1,923)	98,410	124,700	26,290	149,700	35
Administrative	3,497	4,128	631	49,875	45,710	(4,165)	53,766	18
Utilities	9,331	11,500	2,169	78,031	118,400	40,369	141,400	28
Management Fees	13,907	13,049	(858)	136,071	130,490	(5,581)	156,588	49
Professional Fees	385	4,245	3,860	24,876	42,450	17,574	50,940	9
Insurance and Taxes	18,021	16,999	(1,022)	180,210	169,990	(10,220)	203,988	65
Total Expenses	\$99,499	\$114,948	\$15,449	\$1,029,060	\$1,197,610	\$168,550	\$1,424,286	\$369
Net Operating Income	\$129,365	\$95,727	\$33,638	\$1,192,868	\$869,653	\$323,215	\$1,066,398	\$428
Debt Services	48,104	48,109	5	481,035	481,087	52	577,305	172
Income After Debt Services	\$81,261	\$47,618	\$33,643	\$711,833	\$388,566	\$323,267	\$489,093	\$255

Tampa Housing Authority
 Meridian River Development Corporation - River Place
 For The Ten Months Ended October 31, 2019

Occupancy Percentage: 96.7%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues:								
Gross Potential Rent	\$94,743	\$87,357	\$7,386	\$877,411	\$860,010	\$17,401	1,035,444	\$731
(Loss) Gain to Lease	(4,618)	-	(4,618)	(5,800)	-	(5,800)	-	(5)
Vacancy	(5,596)	(4,368)	(1,228)	(32,173)	(43,140)	10,967	(51,912)	(27)
Bad Debt	-	(250)	250	(2,728)	(2,500)	(228)	(3,000)	(2)
Concessions	-	-	-	-	-	-	-	-
Other Income	2,023	1,355	668	33,124	20,210	12,914	23,895	28
Total Revenues	\$86,552	\$84,094	\$2,458	\$869,834	\$834,580	\$35,254	\$1,004,427	\$725
Expenses:								
Administrative Salaries	10,512	11,907	1,395	105,306	119,070	13,764	142,884	88
Advertising & Promotion	1,345	2,025	680	12,836	20,800	7,964	25,250	11
Maintenance	15,380	18,484	3,104	150,968	176,530	25,562	207,878	126
Turnover Expense	2,703	2,025	(678)	31,725	21,600	(10,125)	25,775	26
Administrative	2,087	2,828	741	26,261	29,700	3,439	35,356	22
Utilities	4,487	4,850	363	32,443	42,000	9,557	49,500	27
Management Fees	5,647	5,506	(141)	55,911	55,060	(851)	66,072	47
Professional Fees	-	4,313	4,313	23,434	43,130	19,696	51,756	20
Insurance and Taxes	9,725	13,594	3,869	97,250	135,940	38,690	163,128	81
Total Expenses	\$51,886	\$65,532	\$13,646	\$536,134	\$643,830	\$107,696	\$767,599	\$447
Net Operating Income	\$34,666	\$18,562	\$16,104	\$333,700	\$190,750	\$142,950	\$236,828	\$278
Debt Services	9,160	9,161	1	91,593	91,610	17	109,932	76
Income After Debt Services	\$25,506	\$9,401	\$16,105	\$242,107	\$99,140	\$142,967	\$126,896	\$202

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

Ella at Encore
Monthly Executive Summary

Physical Occupancy **99.38%**
 Ending Cash **\$135,394** Payables **\$0**
 Accruals **\$2,702**

1 RENT REVENUE
Rent Revenue (Gain/Loss)
Rent Rev - Tenant Gross Potential
Rent Rev - Tenant Subsidy Payment
TOTAL MARKET RENT/GROSS POTENTIAL
Rent Rev - Foregone (Lost) Rent
Rent Rev - Excess Income
GROSS POSSIBLE
Vacancy - Apartments
Admin Rent Free Unit
Rental Concessions
TOTAL VACANCIES
2 NET RENTAL INCOME
Laundry & Vending Rev
Tenant Charges
Tenant Charges - Water Sewer Reimb
Damages & Cleaning
Misc Rev
TOTAL OTHER REVENUE
3 TOTAL REVENUE
4 Administrative Exp
5 Payroll Exp
6 Utilities Exp
7 Supplies & Repairs
8 Contract Services
9 Turnkey/Lease Exp
10 Other Operating Exp
11 Taxes & Insurance
12 COST OF OPERATIONS
13 PROFIT/LOSS FROM OPERATIONS
14 Financial Expenses
15 Corp/Partnership Rev
16 Insurable Losses
17 INCOME OR LOSS AFTER FINANCIALS
18 Depreciation/Amortization
19 NET PROFIT OR LOSS
20 Reserves
21 NET CASH SURPLUS
22 Capital Expenditure

Current Period			
Actual	Budget	Var	Var. %
\$0.00	\$0.00	\$0	0%
\$71,941.00	\$59,985.00	\$11,956	20%
\$71,635.00	\$61,084.00	\$10,551	17%
\$143,576.00	\$121,069.00	\$22,507	19%
(\$17,723.00)	(\$5,741.00)	(\$11,982)	209%
\$1,833.00	\$3,532.00	(\$1,699)	48%
\$127,686.00	\$118,860.00	\$8,826	7%
(\$1,143.00)	(\$3,460.00)	\$2,317	67%
\$0.00	\$0.00	\$0	0%
\$0.00	\$0.00	\$0	0%
(\$1,143.00)	(\$3,460.00)	\$2,317	67%
\$126,543.00	\$115,400.00	\$11,143	10%
\$395.33	\$483.00	(\$88)	18%
\$790.00	\$290.00	\$500	172%
\$0.00	\$0.00	\$0	0%
\$111.00	\$0.00	\$111	100%
\$410.87	\$355.00	\$56	16%
\$1,707.20	\$1,128.00	\$579	51%
\$128,250.20	\$116,528.00	\$11,722	10%
\$12,758.76	\$13,371.00	\$612	5%
\$23,659.37	\$28,152.00	\$4,493	16%
\$29,264.87	\$24,085.00	(\$5,180)	22%
\$3,469.31	\$3,270.00	(\$199)	6%
\$3,501.99	\$3,146.00	(\$356)	11%
\$44.78	\$145.00	\$100	69%
\$3,116.71	\$1,694.00	(\$1,423)	84%
\$8,832.36	\$8,801.00	(\$31)	0%
\$84,648.15	\$82,664.00	(\$1,984)	2%
\$43,602.05	\$33,864.00	\$9,738	29%
\$19,541.42	\$20,058.00	\$517	3%
\$2,025.00	\$1,000.00	(\$1,025)	103%
\$0.00	\$0.00	\$0	0%
\$22,035.63	\$12,806.00	\$9,230	72%
\$58,328.20	\$58,328.00	(\$0)	0%
(\$36,292.57)	(\$45,522.00)	\$9,229	20%
\$438.49	(\$723.00)	(\$1,161)	161%
(\$36,731.06)	(\$44,799.00)	\$8,068	18%
\$0.00	\$5,000.00	\$5,000	100%

Year-To-Date			
Actual	Budget	Var	Var. %
\$0.00	\$0.00	\$0	0%
\$614,296.00	\$604,095.00	\$10,201	2%
\$677,410.00	\$605,571.00	\$71,839	12%
\$1,291,706.00	\$1,209,666.00	\$82,040	7%
(\$90,093.00)	(\$61,655.00)	(\$28,438)	46%
\$29,920.40	\$35,320.00	(\$5,400)	15%
\$1,231,533.40	\$1,183,331.00	\$48,202	4%
(\$20,570.00)	(\$34,442.00)	\$13,872	40%
\$0.00	\$0.00	\$0	0%
\$0.00	\$0.00	\$0	0%
(\$20,570.00)	(\$34,442.00)	\$13,872	40%
\$1,210,963.40	\$1,148,889.00	\$62,074	5%
\$4,109.19	\$4,920.00	(\$811)	16%
(\$3,249.27)	\$3,840.00	(\$7,089)	185%
\$0.00	\$0.00	\$0	0%
\$1,769.81	\$0.00	\$1,770	100%
\$5,531.97	\$1,750.00	\$3,782	216%
\$8,161.70	\$10,510.00	(\$2,348)	22%
\$1,219,125.10	\$1,159,399.00	\$59,726	5%
\$126,637.84	\$134,748.00	\$8,110	6%
\$258,261.60	\$287,441.00	\$29,179	10%
\$260,119.82	\$252,480.00	(\$7,640)	3%
\$22,277.20	\$25,572.00	\$3,295	13%
\$61,170.25	\$70,747.00	\$9,577	14%
\$4,050.71	\$8,760.00	\$4,709	54%
\$39,051.87	\$18,891.00	(\$20,161)	107%
\$85,090.12	\$88,898.00	\$3,808	4%
\$856,659.41	\$887,537.00	\$30,878	3%
\$362,465.69	\$271,862.00	\$90,604	33%
\$195,802.22	\$199,492.00	\$3,690	2%
\$11,048.78	\$10,000.00	(\$1,049)	10%
\$0.00	\$0.00	\$0	0%
\$155,614.69	\$62,370.00	\$93,245	150%
\$583,282.00	\$583,280.00	(\$2)	0%
(\$427,667.31)	(\$520,910.00)	\$93,243	18%
\$2,722.42	(\$5,680.00)	(\$8,402)	148%
(\$430,389.73)	(\$515,230.00)	\$84,840	16%
\$94,522.71	\$61,191.00	(\$33,332)	54%

ECONOMIC OCCUPANCY

88.14%

93.75%

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

TRIO AT ENCORE
Monthly Executive Summary

Physical Occupancy **95.04%**
 Ending Cash **\$357,207** Payables **\$0**
 Accruals **\$8,966**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$80,867.00	\$77,557.00	\$3,310	4%	\$864,282.98	\$809,093.00	\$55,190	7%
Rent Rev - Tenant Subsidy Payment	\$65,710.00	\$69,743.00	(\$4,033)	6%	\$601,295.02	\$663,907.00	(\$62,612)	9%
TOTAL MARKET RENT/GROSS POTENTIAL	\$146,577.00	\$147,300.00	(\$723)	0%	\$1,465,578.00	\$1,473,000.00	(\$7,422)	1%
Rent Rev - Foregone (Lost) Rent	(\$1,451.00)	(\$3,152.00)	\$1,701	54%	(\$52,321.15)	(\$69,108.00)	\$16,787	24%
Rent Rev - Excess Income	\$4,063.00	\$0.00	\$4,063	100%	\$10,639.00	\$0.00	\$10,639	100%
GROSS POSSIBLE	\$149,189.00	\$144,148.00	\$5,041	3%	\$1,423,895.85	\$1,403,892.00	\$20,004	1%
Vacancy - Apartments	(\$9,521.00)	(\$7,207.00)	(\$2,314)	32%	(\$74,936.41)	(\$70,194.00)	(\$4,742)	7%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$6,350.00)	(\$6,250.00)	(\$100)	2%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$10,146.00)	(\$7,832.00)	(\$2,314)	30%	(\$81,286.41)	(\$76,444.00)	(\$4,842)	6%
2 NET RENTAL INCOME	\$139,043.00	\$136,316.00	\$2,727	2%	\$1,342,609.44	\$1,327,448.00	\$15,161	1%
Laundry & Vending Rev	\$480.00	\$350.00	\$130	37%	\$1,495.00	\$3,590.00	(\$2,095)	58%
Tenant Charges	\$950.00	\$1,990.00	(\$1,040)	52%	\$9,655.00	\$20,318.00	(\$10,663)	52%
Tenant Charges - Water Sewer Reimb	\$9,187.68	\$9,984.00	(\$796)	8%	\$89,785.86	\$101,757.00	(\$11,971)	12%
Damages & Cleaning	\$380.28	\$350.00	\$30	9%	\$5,284.05	\$3,500.00	\$1,784	51%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$592.87	\$0.00	\$593	100%
Misc Rev	\$1,642.57	\$450.00	\$1,193	265%	\$9,573.53	\$2,700.00	\$6,874	255%
TOTAL OTHER REVENUE	\$12,640.53	\$13,124.00	(\$483)	4%	\$116,386.31	\$131,865.00	(\$15,479)	12%
3 TOTAL REVENUE	\$151,683.53	\$149,440.00	\$2,244	2%	\$1,458,995.75	\$1,459,313.00	(\$317)	0%
4 Administrative Exp	\$11,981.90	\$14,247.00	\$2,265	16%	\$137,614.33	\$147,272.00	\$9,658	7%
5 Payroll Exp	\$25,779.13	\$30,425.00	\$4,646	15%	\$264,697.64	\$303,803.00	\$39,105	13%
6 Utilities Exp	\$17,258.07	\$24,963.00	\$7,705	31%	\$215,516.92	\$217,345.00	\$1,828	1%
7 Supplies & Repairs	\$705.86	\$2,000.00	\$1,294	65%	\$23,205.97	\$25,985.00	\$2,779	11%
8 Contract Services	\$1,837.42	\$3,893.00	\$2,056	53%	\$85,308.26	\$65,910.00	(\$19,398)	29%
9 Turnkey/Lease Exp	\$4,806.79	\$1,035.00	(\$3,772)	364%	\$26,315.39	\$10,625.00	(\$15,690)	148%
10 Other Operating Exp	\$983.25	\$600.00	(\$383)	64%	\$16,173.48	\$6,865.00	(\$9,308)	136%
11 Taxes & Insurance	\$14,622.73	\$15,955.00	\$1,332	8%	\$153,239.29	\$162,568.00	\$9,329	6%
12 COST OF OPERATIONS	\$77,975.15	\$93,118.00	\$15,143	16%	\$922,071.28	\$940,373.00	\$18,302	2%
13 PROFIT/LOSS FROM OPERATIONS	\$73,708.38	\$56,322.00	\$17,386	31%	\$536,924.47	\$518,940.00	\$17,984	3%
14 Financial Expenses	\$37,086.69	\$39,455.00	\$2,368	6%	\$373,733.80	\$391,473.00	\$17,739	5%
15 Corp/Partnership Rev	\$2,025.00	\$1,000.00	(\$1,025)	103%	\$11,025.00	\$10,000.00	(\$1,025)	10%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$2,167.18	\$0.00	(\$2,167)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$34,596.69	\$15,867.00	\$18,730	118%	\$149,998.49	\$117,467.00	\$32,531	28%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$571,890.00	\$530,000.00	(\$41,890)	8%
19 NET PROFIT OR LOSS	(\$22,592.31)	(\$37,133.00)	\$14,541	39%	(\$421,891.51)	(\$412,533.00)	(\$9,359)	2%
20 Reserves	(\$4,953.61)	(\$15,908.00)	(\$10,954)	69%	(\$45,234.59)	(\$156,003.00)	(\$110,768)	71%
21 NET CASH SURPLUS	(\$17,638.70)	(\$21,225.00)	\$3,586	17%	(\$376,656.92)	(\$256,530.00)	(\$120,127)	47%
22 Capital Expenditure	\$33,092.50	\$8,333.00	(\$24,760)	297%	\$37,119.30	\$129,830.00	\$92,711	71%
ECONOMIC OCCUPANCY	94.86%				91.61%			

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

REED AT ENCORE
Monthly Executive Summary

Physical Occupancy **98.10%**
 Ending Cash **\$562,303** Payables **\$0**
 Accruals **\$1,736**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$37,200.00	\$34,016.00	\$3,184	9%	\$446,884.64	\$434,287.00	\$12,598	3%
Rent Rev - Tenant Subsidy Payment	\$110,828.00	\$114,516.00	(\$3,688)	3%	\$1,033,633.00	\$1,051,033.00	(\$17,400)	2%
TOTAL MARKET RENT/GROSS POTENTIAL	\$148,028.00	\$148,532.00	(\$504)	0%	\$1,480,517.64	\$1,485,320.00	(\$4,802)	0%
Rent Rev - Foregone (Lost) Rent	(\$1,584.00)	(\$2,206.00)	\$622	28%	(\$109,178.68)	(\$116,187.00)	\$7,008	6%
Rent Rev - Excess Income	\$78.00	\$0.00	\$78	100%	\$1,646.00	\$0.00	\$1,646	100%
GROSS POSSIBLE	\$146,522.00	\$146,326.00	\$196	0%	\$1,372,984.96	\$1,369,133.00	\$3,852	0%
Vacancy - Apartments	(\$4,953.00)	(\$4,390.00)	(\$563)	13%	(\$27,041.99)	(\$41,075.00)	\$14,033	34%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$27.94)	\$0.00	(\$28)	100%
TOTAL VACANCIES	(\$4,953.00)	(\$4,390.00)	(\$563)	13%	(\$27,069.93)	(\$41,075.00)	\$14,005	34%
2 NET RENTAL INCOME	\$141,569.00	\$141,936.00	(\$367)	0%	\$1,345,915.03	\$1,328,058.00	\$17,857	1%
Laundry & Vending Rev	\$337.00	\$446.00	(\$109)	24%	\$4,033.00	\$4,550.00	(\$517)	11%
Tenant Charges	\$200.00	\$180.00	\$20	11%	\$1,125.00	\$2,845.00	(\$1,720)	60%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$455.48	\$0.00	\$455	100%	\$1,215.98	\$0.00	\$1,216	100%
Misc Rev	\$1,069.69	\$722.00	\$348	48%	\$8,240.27	\$4,220.00	\$4,020	95%
TOTAL OTHER REVENUE	\$2,062.17	\$1,348.00	\$714	53%	\$14,614.25	\$11,615.00	\$2,999	26%
3 TOTAL REVENUE	\$143,631.17	\$143,284.00	\$347	0%	\$1,360,529.28	\$1,339,673.00	\$20,856	2%
4 Administrative Exp	\$11,253.28	\$12,128.00	\$875	7%	\$112,426.28	\$126,762.00	\$14,336	11%
5 Payroll Exp	\$26,196.22	\$27,754.00	\$1,558	6%	\$231,161.78	\$276,526.00	\$45,364	16%
6 Utilities Exp	\$22,272.81	\$27,170.00	\$4,897	18%	\$224,528.72	\$204,504.00	(\$20,025)	10%
7 Supplies & Repairs	\$1,587.43	\$1,595.00	\$8	0%	\$13,271.08	\$24,745.00	\$11,474	46%
8 Contract Services	\$6,404.81	\$6,897.00	\$492	7%	\$71,511.58	\$74,065.00	\$2,553	3%
9 Turnkey/Lease Exp	\$2,226.66	\$605.00	(\$1,622)	268%	\$5,545.72	\$6,480.00	\$934	14%
10 Other Operating Exp	\$414.38	\$900.00	\$486	54%	\$9,984.11	\$6,904.00	(\$3,080)	45%
11 Taxes & Insurance	\$9,820.24	\$9,547.00	(\$273)	3%	\$98,695.97	\$98,238.00	(\$458)	0%
12 COST OF OPERATIONS	\$80,175.83	\$86,596.00	\$6,420	7%	\$767,125.24	\$818,224.00	\$51,099	6%
13 PROFIT/LOSS FROM OPERATIONS	\$63,455.34	\$56,688.00	\$6,767	12%	\$593,404.04	\$521,449.00	\$71,955	14%
14 Financial Expenses	\$28,760.40	\$55,108.00	\$26,348	48%	\$290,835.75	\$547,821.00	\$256,985	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$10,000.00	\$10,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$33,694.94	\$580.00	\$33,115	5709%	\$292,568.29	(\$36,372.00)	\$328,940	904%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$660,540.00	\$660,536.00	(\$4)	0%
19 NET PROFIT OR LOSS	(\$32,359.06)	(\$65,474.00)	\$33,115	51%	(\$367,971.71)	(\$696,908.00)	\$328,936	47%
20 Reserves	(\$1,388.52)	\$35,199.00	\$36,588	104%	(\$17,689.03)	\$348,082.00	\$365,771	105%
21 NET CASH SURPLUS	(\$30,970.54)	(\$100,673.00)	\$69,702	69%	(\$350,282.68)	(\$1,044,990.00)	\$694,707	66%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$4,570.93	\$15,600.00	\$11,029	71%
ECONOMIC OCCUPANCY	95.64%				90.91%			

City, ST.: **Tampa FL** AVP: **Dawn A. Wolter**
 Month/Year: **October-19** Units: **203**

Tempo at Encore
Monthly Executive Summary

Physical Occupancy **100.00%**
 Ending Cash **\$583,593** Payables **\$4,683**
 Accruals **\$4,703**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$103,353.47	\$197,824.00	(\$94,471)	48%	\$1,329,476.71	\$1,978,240.00	(\$648,763)	33%
Rent Rev - Tenant Subsidy Payment	\$94,810.53	\$0.00	\$94,811	100%	\$652,163.29	\$0.00	\$652,163	100%
TOTAL MARKET RENT/GROSS POTENTIAL	\$198,164.00	\$197,824.00	\$340	0%	\$1,981,640.00	\$1,978,240.00	\$3,400	0%
Rent Rev - Foregone (Lost) Rent	(\$2,888.47)	(\$685.00)	(\$2,203)	322%	(\$14,932.92)	(\$6,850.00)	(\$8,083)	118%
Rent Rev - Excess Income	\$2,717.00	\$0.00	\$2,717	100%	\$26,013.67	\$0.00	\$26,014	100%
GROSS POSSIBLE	\$197,992.53	\$197,139.00	\$854	0%	\$1,992,720.75	\$1,971,390.00	\$21,331	1%
Vacancy - Apartments	(\$40.00)	(\$9,857.00)	\$9,817	100%	(\$483,976.83)	(\$412,809.00)	(\$71,168)	17%
Admin Rent Free Unit	(\$650.00)	(\$1,300.00)	\$650	50%	(\$5,500.00)	(\$13,000.00)	\$7,500	58%
Rental Concessions	(\$766.00)	\$0.00	(\$766)	100%	(\$20,716.23)	(\$6,350.00)	(\$14,366)	226%
TOTAL VACANCIES	(\$1,456.00)	(\$11,157.00)	\$9,701	87%	(\$510,193.06)	(\$432,159.00)	(\$78,034)	18%
2 NET RENTAL INCOME	\$196,536.53	\$185,982.00	\$10,555	6%	\$1,482,527.69	\$1,539,231.00	(\$56,703)	4%
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	\$129.37	\$0.00	\$129	100%
Tenant Charges	\$1,655.00	\$1,395.00	\$260	19%	\$18,075.00	\$17,255.00	\$820	5%
Tenant Charges - Water Sewer Reimb	\$10,272.38	\$10,373.00	(\$101)	1%	\$80,511.68	\$99,341.00	(\$18,829)	19%
Damages & Cleaning	\$215.00	\$0.00	\$215	100%	\$771.31	\$0.00	\$771	100%
Forfeited Deposits	\$0.00	\$400.00	(\$400)	100%	(\$200.00)	\$400.00	(\$600)	150%
Misc Rev	\$2,266.17	\$0.00	\$2,266	100%	\$11,212.11	\$0.00	\$11,212	100%
TOTAL OTHER REVENUE	\$14,408.55	\$12,168.00	\$2,241	18%	\$110,499.47	\$116,996.00	(\$6,497)	6%
3 TOTAL REVENUE	\$210,945.08	\$198,150.00	\$12,795	6%	\$1,593,027.16	\$1,656,227.00	(\$63,200)	4%
4 Administrative Exp	\$21,486.14	\$17,939.00	(\$3,547)	20%	\$171,427.57	\$162,303.00	(\$9,125)	6%
5 Payroll Exp	\$29,200.94	\$31,670.00	\$2,469	8%	\$297,924.74	\$325,312.00	\$27,387	8%
6 Utilities Exp	\$20,743.10	\$26,383.00	\$5,640	21%	\$182,864.36	\$275,268.00	\$92,404	34%
7 Supplies & Repairs	\$1,468.32	\$685.00	(\$783)	114%	\$13,431.45	\$13,500.00	\$69	1%
8 Contract Services	\$11,049.31	\$9,479.00	(\$1,570)	17%	\$43,859.39	\$43,048.00	(\$811)	2%
9 Turnkey/Lease Exp	\$837.17	\$535.00	(\$302)	56%	\$5,332.86	\$3,970.00	(\$1,363)	34%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,490.00	\$29,125.00	\$635	2%	\$268,449.03	\$288,398.00	\$19,949	7%
12 COST OF OPERATIONS	\$113,274.98	\$115,816.00	\$2,541	2%	\$984,191.50	\$1,111,799.00	\$127,608	11%
13 PROFIT/LOSS FROM OPERATIONS	\$97,670.10	\$82,334.00	\$15,336	19%	\$608,835.66	\$544,428.00	\$64,408	12%
14 Financial Expenses	\$50,555.10	\$56,831.00	\$6,276	11%	\$238,680.73	\$227,324.00	(\$11,357)	5%
15 Corp/Partnership Rev	\$1,468.11	\$0.00	(\$1,468)	100%	(\$11,656.27)	\$60,000.00	\$71,656	119%
16 Insurable Losses	\$20,555.74	\$0.00	(\$20,556)	100%	\$110,074.44	\$0.00	(\$110,074)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$25,091.15	\$25,503.00	(\$412)	2%	\$271,736.76	\$257,104.00	\$14,633	6%
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
19 NET PROFIT OR LOSS	\$25,091.15	\$25,503.00	(\$412)	2%	\$271,736.76	\$257,104.00	\$14,633	6%
20 Reserves	\$16,754.34	\$0.00	(\$16,754)	100%	\$16,754.34	\$0.00	(\$16,754)	100%
21 NET CASH SURPLUS	\$8,336.81	\$25,503.00	(\$17,166)	67%	\$254,982.42	\$257,104.00	(\$2,122)	1%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$298,675.87	\$0.00	(\$298,676)	100%

ECONOMIC OCCUPANCY

99.18%

74.81%

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations For The Ten Months Ended October 31, 2019

Occupancy Percentage: 94.0%

	Current Month			Fiscal YTD			Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 188,509	178,500	\$ 10,009	\$ 1,832,118	1,785,000	\$ 47,118	\$ 2,142,000	\$ 848
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(18,003)	(5,000)	(13,003)	(108,755)	(50,000)	(58,755)	(60,000)	(50)
Economic Rent	\$ 170,506	173,500	(2,994)	1,723,363	1,735,000	(11,637)	2,082,000	798
HUD Public Housing Subsidy	8,530	8,000	530	88,268	80,000	8,268	96,000	41
Concessions	(400)	(750)	350	(2,558)	(7,500)	4,942	(9,000)	(1)
Other Non-Rental Income	10,337	5,925	4,412	61,713	65,225	(3,512)	78,250	29
Bad Debt	18	(3,900)	3,918	(27,930)	(37,500)	9,570	(44,800)	(13)
Total Rental Revenue	\$ 188,991	\$ 182,775	\$ 6,216	\$ 1,842,856	\$ 1,835,225	\$ 7,631	\$ 2,202,450	\$ 853
Interest Income	1,651	-	1,651	14,366	-	14,366	-	7
Total Revenue	\$ 190,642	\$ 182,775	\$ 7,867	\$ 1,857,222	\$ 1,835,225	\$ 21,997	\$ 2,202,450	\$ 860
Expenses								
Salaries	12,426	15,658	3,232	140,432	156,580	16,148	187,896	65
Advertising & Promotion	1,209	2,049	840	10,623	16,940	6,317	20,438	5
Maintenance	47,338	32,285	(15,053)	332,299	384,275	51,976	449,545	154
Administrative	5,905	8,265	2,360	65,752	75,970	10,218	88,940	30
Turnover Expenses	8,585	10,400	1,815	83,041	102,400	19,359	122,800	38
Utilities	8,429	8,800	371	79,458	88,000	8,542	105,600	37
Professional Fees	4,832	4,200	(632)	69,641	42,000	(27,641)	50,400	32
Insurance and Taxes	15,654	15,995	341	155,993	159,950	3,957	191,940	72
Management Fee	8,340	8,850	510	85,224	88,500	3,276	106,200	39
Total Expenses	\$ 112,718	\$ 106,502	\$ (6,216)	\$ 1,022,464	\$ 1,114,615	\$ 92,151	\$ 1,323,759	\$ 473
Net Operating Income	\$ 77,924	\$ 76,273	\$ (1,651)	\$ 834,758	\$ 720,610	\$ (114,148)	\$ 878,691	\$ 386
Debt Service - (Mortgage Principle)	-	20,084	20,084	173,016	196,508	23,492	236,970	80
Interest	52,367	45,034	(7,333)	528,806	454,673	(74,133)	544,448	245
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,090	(5,356)	284,465	230,887	(53,578)	277,067	132
Replacement Reserves	-	3,790	3,790	34,110	37,900	3,790	45,480	16
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (2,890)	\$ (15,725)	\$ 12,835	\$ (185,639)	\$ (199,358)	\$ 13,719	\$ (225,274)	\$ (86)

Tampa Housing Authority
 Osborne Landing, LTD. 43 Units
 For the Eleven Months Ended November 30, 2019

Occupancy Percentage: 97.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 25,465	\$ 20,401	\$ 5,064	\$ 247,257	\$ 224,407	\$ 22,850	\$ 244,808	\$ 523
Subsidies / Grant Income	7,625	9,583	(1,958)	84,611	105,417	(20,806)	115,000	\$ 179
Other Revenue	-	-	-	4,153	-	4,153	-	\$ 9
Total Revenue	\$ 33,090	\$ 29,984	\$ 3,106	\$ 336,022	\$ 329,824	\$ 6,198	\$ 359,808	\$ 710
Expenses								
Admin Salaries / Benefits	3,566	4,206	640	45,594	46,271	677	50,477	\$ 96
Administrative Expenses	3,375	3,505	129	27,786	38,552	10,767	42,057	\$ 59
Management Fees	1,360	1,360	-	15,798	14,960	(838)	16,320	\$ 33
Utilities	668	782	114	9,729	8,598	(1,130)	9,380	\$ 21
Maintenance Salary / Benefits	4,479	4,505	26	49,378	49,556	178	54,061	\$ 104
Maintenance Expenses	(534)	2,125	2,659	27,676	23,375	(4,301)	25,500	\$ 59
Contracted Maintenance Services	4,848	4,400	(448)	53,112	48,397	(4,715)	52,797	\$ 112
General Expenses	4,239	8,664	4,425	39,516	95,125	55,610	103,789	\$ 84
Total Expenses	\$ 22,002	\$ 29,547	\$ 7,545	\$ 268,587	\$ 324,835	\$ 56,248	\$ 354,382	\$ 568
Net Operating Income	\$ 11,088	\$ 437	\$ 10,651	\$ 67,434	\$ 4,989	\$ 62,445	\$ 5,426	\$ 143
Replacement Reserve	1,254	1,254	-	13,796	13,796	-	15,050	\$ 29
Operating Income after Reserves	\$ 9,834	\$ (817)	\$ 10,651	\$ 53,638	\$ (8,807)	\$ 62,445	\$ (9,624)	\$ 113

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

No further information to report for the month of December

During the month of December 2019, The Asset Management Department in conjunction with Program and Property Services has begun the process of implementing a RAD property wide newsletter. The newsletter will inform residents of upcoming activities and new community initiatives. The issue date for the RAD newsletter is December of 2019. It has been completed and will be distributed to the residents.

The Asset Management Department has implemented new customer service, and quality control initiatives to monitor and track the resident experience, and to ensure that operations at all RAD sites are consistent.

The quality control will be ongoing and will aid THA and the Asset Management Department in ensuring that residents at RAD sites have a collective voice and part of our overall mission to provide the best resident experience possible. Asset Management will be focused on the management resident experience, customer satisfaction and an ongoing effort to improve the profile of the Asset Management Department.

Encore Properties

The construction at the Reed at Encore retail space has been completed for the new state of the art medical clinic. Bay Care Health Services has signed a long-term lease to occupy the 3,000 sq. ft. suite.

River Pines

We are currently making structural repairs on all handrails and stairways that are in need of repair. A full upgrade renovation was completed on 129 units which is 43% of the property.

Meridian River

We are currently working on stairway and railing renovation on buildings that show structural signs of deterioration. Siding renovation has been completed for this year.

Belmont Heights Estate

Wilbert Davis Boys & Girls renovations using the City of Tampa CDGB funds is progressing very well. The project is 85% complete and is scheduled to close out at the end of December. The final item to be installed is a gas operated HVAC unit.

Gardens at South Bay

At Gardens of South Bay all of the stairways have been completed as of October 19, 2019. It was reported to Seltzer with engineering certification and we are now in full compliance on all stairway issues. It was also reported to Aldon Torch that all non-complaint issues have been addressed and completed. The total lawsuit settlement received was \$3,400,000, renovation expenses totaled \$2,355,945.45 and our cash balance as of October 31, 2019 is \$1,044,054.55.

Palm Terrace Assisted Living Facility

Angels Management Company took over Palm Terrace ALF effective December 1, 2019.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

November 2019

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	96.87%	97.77%
Robles, LLC	94.89%	90.23%
Scruggs Manor, LLC	99.53%	96.55%
Azzarelli	60.49%	100.00%
Scruggs Manor	100.70%	95.35%
Seminole, LLC	97.39%	96.45%
Seminole Park	96.71%	95.00%
Moses White Estates	98.25%	98.55%
Shimberg, LLC	97.62%	96.36%
Shimberg Estates	97.62%	94.87%
Squire Villa	99.54%	100.00%
C. Blythe Andrews	96.80%	96.49%
Arbors, LLC	98.86%	97.91%
Arbors at Padgett Estates	98.78%	97.48%
Azeele	99.91%	100.00%
Bay Ceia Apartments	97.02%	97.50%
Soho Place Apartments	98.45%	100.00%
St. Louis/St. Conrad	100.16%	100.00%
Overall Average	97.45%	95.26%

November-19**Tenant Accounts Receivable**

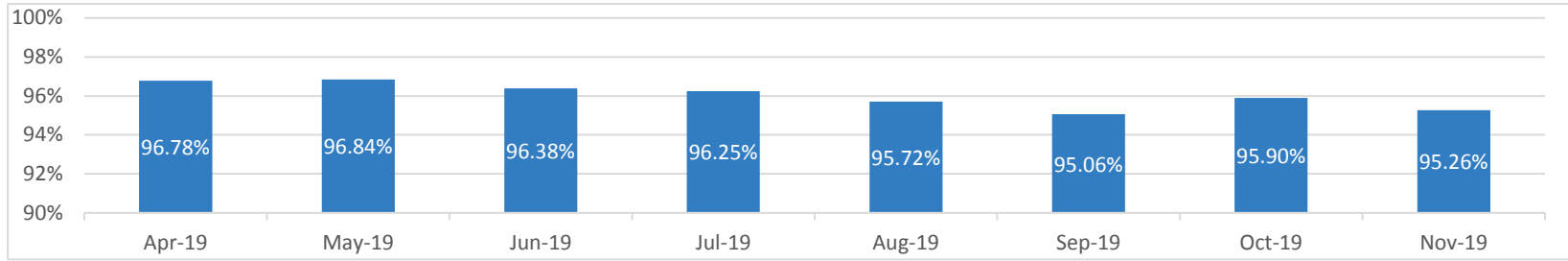
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$118,188.57	\$4,551.00	\$852.00	\$0.00	\$0.00	\$3,699.00	96.87%
Robles Park, LLC	\$418,780.75	\$23,212.46	\$1,779.00	\$0.00	\$24.00	\$21,409.46	94.89%
Scruggs Manor, LLC	\$149,077.96	\$4,640.27	\$3,942.27	\$0.00	\$0.00	\$698.00	99.53%
Azzarelli	\$4,318.41	\$1,916.12	\$210.12	\$0.00	\$0.00	\$1,706.00	60.49%
Scruggs Manor	\$144,759.55	\$2,724.15	\$3,732.15	\$0.00	\$0.00	(\$1,008.00)	100.70%
Seminole Park, LLC	\$371,924.69	\$13,100.90	\$3,379.70	\$0.00	\$0.00	\$9,721.20	97.39%
Seminole Park	\$208,896.99	\$8,497.40	\$1,634.30	\$0.00	\$0.00	\$6,863.10	96.71%
Moses White Estates	\$163,027.70	\$4,603.50	\$1,745.40	\$0.00	\$0.00	\$2,858.10	98.25%
Shimberg, LLC	\$318,016.40	\$14,583.59	\$6,936.04	\$0.00	\$2,731.00	\$4,916.55	98.45%
Shimberg Estates	\$153,111.40	\$9,611.29	\$5,964.04	\$0.00	\$2,731.00	\$3,647.25	97.62%
Squire Villa	\$46,762.00	\$214.00	\$0.00	\$0.00	\$0.00	\$214.00	99.54%
C.B. Andrews	\$118,143.00	\$4,758.30	\$972.00	\$0.00	\$0.00	\$3,786.30	96.80%
Arbors, LLC	\$374,390.02	\$5,122.57	\$32.00	\$0.00	\$816.00	\$4,274.57	98.86%
Arbors at Padgett	\$224,212.67	\$1,056.99	\$32.00	\$0.00	\$0.00	\$2,731.00	98.78%
Azeele	\$9,251.00	\$7.90	\$0.00	\$0.00	\$0.00	\$7.90	99.91%
Bay Ceia Apartments	\$94,756.95	\$3,635.68	\$0.00	\$0.00	\$816.00	\$2,819.68	97.02%
Soho Place	\$28,970.40	\$450.00	\$0.00	\$0.00	\$0.00	\$450.00	98.45%
St. Louis/St. Conrad	\$17,199.00	-\$28.00	\$0.00	\$0.00	\$0.00	(\$28.00)	100.16%
Totals	\$1,750,378.39	\$65,210.79	\$16,921.01	\$0.00	\$3,571.00	\$44,718.78	97.45%

November
Reporting Month: 2019
Occupancy Report

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	439	10	8	97.77%
Robles, LLC	432	1	1	0	430	388	42	20	90.23%
Scruggs Manor, LLC	116	0	0	0	116	112	4	4	96.55%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	82	4	4	95.35%
Seminole Park, LLC	169	0	0	0	169	163	6	6	96.45%
Seminole Park	100	0	0	0	100	95	5	5	95.00%
Moses White Estates	69	0	0	0	69	68	1	1	98.55%
Shimberg, LLC	165	0	0	0	165	159	6	6	96.36%
Shimberg Estates	78	0	0	0	78	74	4	4	94.87%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	55	2	2	96.49%
Arbors, LLC	191	0	0	0	191	187	4	4	97.91%
Arbors at Padgett	119	0	0	0	119	116	3	3	97.48%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	39	1	1	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	1,523	2	1	0	1,520	1,448	72	48	95.26%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

95.91%



Agency Wide	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19
Total Units	1,523	1,523	1,523	1,523	1,523	1,523	1,523	1,523
Service/Non-Dwelling	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0	0
Demolition units	0	0	0	0	3	3	2	2
Modernization	0	0	0	0	0	0	0	0
Available	1,520	1,520	1,520	1,520	1,517	1,517	1,512	1,520
Occupied	1,471	1,472	1,465	1,463	1,452	1,442	1,450	1,448
Vacant	49	48	55	57	65	75	62	72
% Occupancy Rate	96.78%	96.84%	96.38%	96.25%	95.72%	95.06%	95.90%	95.26%

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

Department of Assisted Housing
Margaret Jones, Director

THA was awarded another 77 Mainstream vouchers which are specific to non-elderly disabled individuals who are homeless, at risk of homelessness, institutionalized or at risk of institutionalization.

Ardexo was selected to merge all of the RAD and Project Based waitlists. Due to the merging, all waitlists will be closed as of December 16th in order to effectively merge and purge the waitlists.

THA has hired a firm Lean and Kaizen to identify whether or not there are any gaps in the RAD/PB leasing process. Communication with the company has begun.

The HOPWA program was audited by the City of Tampa with no findings. This program services more than 80 families in the community who have been diagnosed with AIDS/HIV.

After numerous meetings and discussions with our HUDVASH and FUP partners, we are slowly seeing an uptake in leasing. This was concerning as the agency has no control over the leasing of the families as it is referral based. If dollars are not utilized, they will not be replaced.

Our 6th Annual Race to End Homelessness is scheduled for February 15th, 2020 and again looking for runners and sponsors! Funding is used to cover funding gaps in the community such as move in kits, food, security deposits, applications fees, etc.

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.

Meetings have been held with the City of St. Petersburg to discuss their attempts at implementing income source protections. There is also a meeting scheduled with a County Commissioner for October to discuss the pros of implementation of income source protections. Currently arranging meetings with Hillsborough County leaders to discuss implementation in this area.

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	342
Workshops	3
Escrows	212
Graduates	4
Homeownership	66
Escrow	62%
Escrow Payment	\$27,360

SPECIAL GRANT PROGRAMS

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three-year grant instead of one year as previously awarded. New funding award has been released in the amount of \$700,000 effective October 1st, 2019.

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution. Mainstream is now 99 percent leased. 77 were awarded for February 2020.

PORTABILITY

The agency currently administers 88 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 \$722

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,543	99% Monthly	
RAD	1,601	1,471	92% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,244,691	\$7,239,332	100%	99%

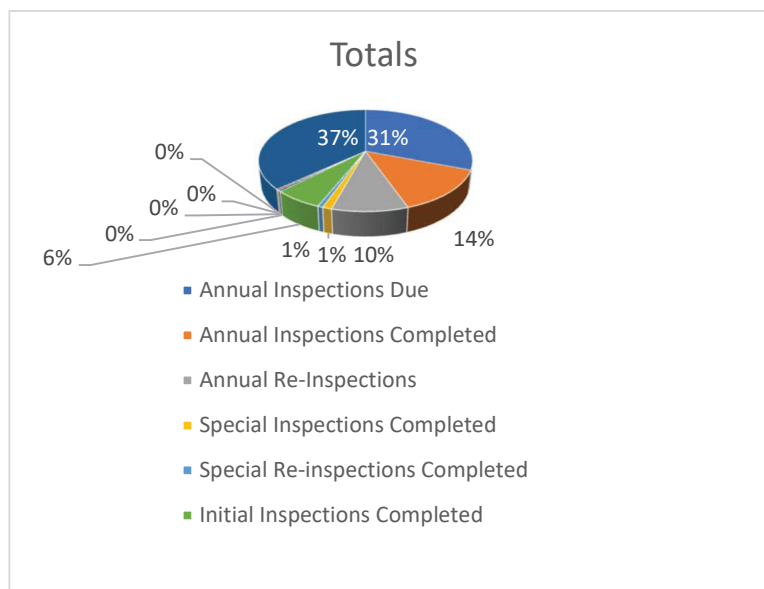
SEMAP REVIEW

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

November 2019

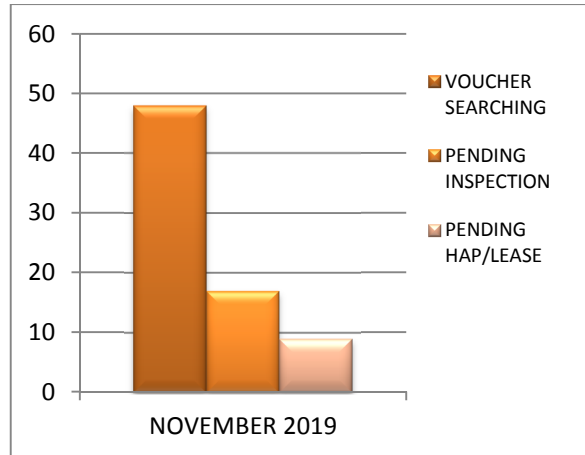
Board Report

INSPECTION TYPE	Totals
Annual Inspections Due	839
Annual Inspections Completed	373
Annual Re-Inspections	263
Special Inspections Completed	32
Special Re-inspections Completed	18
Initial Inspections Completed	171
Initial Re-Inspections	11
Quality Control Inspections Completed	9
Quality Control Re- inspections Completed	0
Homeownership Inspection Completed	0
Total Inspections Completed	1002

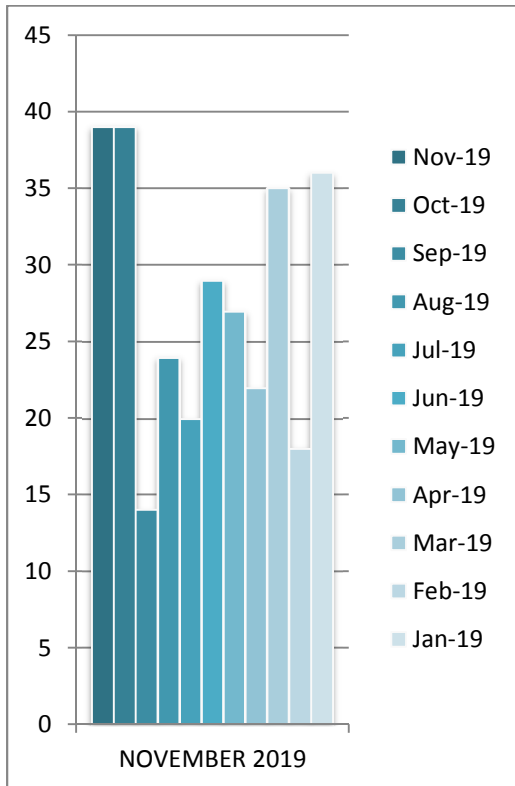


WAITING LIST REPORT NOVEMBER 2019

VOUCHER SEARCHING	48
PENDING INSPECTION	17
PENDING HAP/LEASE	9
To be issued from the WL on 11/1	10



NEW PARTICIPATING OWNERS



NOVEMBER 2019	39
OCTOBER 2019	39
SEPTEMBER 2019	14
AUGUST 2019	24
JULY 2019	20
JUNE 2019	29
MAY 2019	27
APRIL 2019	22
MARCH 2019	35
FEBRUARY 2019	18
JANUARY 2019	36

HOUSING ASSISTANCE PAYMENTS NOVEMBER 2019

NOVEMBER 2019	\$722.00
OCTOBER 2019	\$723.00
SEPTEMBER 2019	\$715.00
AUGUST 2019	\$689.00
JULY 2019	\$689.00
JUNE 2019	\$693.00
MAY 2019	\$692.00
APRIL 2019	\$692.00
MARCH 2019	\$690.00
FEBRUARY 2019	\$690.00
JANUARY 2019	\$678.00
DECEMBER 2018	\$678.00

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

**Department of Public Safety
Bill Jackson, Director**

Public Safety Department Updates

To address the crime concerns at Robles Park, we have the following security details working at the property almost 24 hours per day, 7 days per week:

1. Public Safety Department safety patrols work from 1:00 PM until 10:00 PM, Tuesday thru Saturday. (We may switch the safety patrol from 7:00 AM until 4:00 PM depending on need during the holidays.)
2. Tampa Police off duty officers work from 6:00 PM until 12:00 AM 7 days per week.
3. Jobs 1 USA Security works from 12:00 AM until 5:00 AM 7 days per week.

NOTE: All officers and security personnel must conduct 50% of their shift doing foot patrols and the other 50% doing car patrols. All officers and security personnel must interact with the residents and identify and respond to their concerns. Daily Activity Reports (DARS) must be completed at the end of every shift identifying all lease violations and criminal activity they witnessed while on duty and any actions they have taken to address them. Patrols must be highly visible and are required to check all vacant units, common areas, children's playgrounds and basketball courts on and hourly bases. Robles Park Resident Council members have all the officer's names, phone numbers and work schedule in case they need to contact them directly after calling 911 for an emergency.

As a crime deterrence and to show neighborhood unity in fighting crime the Public Safety Department has coordinated a monthly crime watch walkthrough at Robles Park. Participants include the Tampa Police Department, THA Property Management staff, THA Asset Management staff, THA Program and Property Services staff, Robles Park Resident Council members and residents. It is being labeled as the "Robles Park Crime Watch to Show Unity Walkthrough". The first Robles Park Crime Watch Unity Walkthrough is scheduled for Thursday, December 5, 2019 between 4:00 PM and 6:00 PM. We then have them scheduled on a monthly basis at different days of the week and at different time of the day including on Saturdays between 8:00 PM and 10:00 PM. The Robles Park Crime Watch Unity Walkthrough is one of many of our planned 2020 crime fighting initiative for the community.

I am proud to have Robles Park Resident Council President, Reva Iman as our Volunteer Neighborhood Watch President for Robles Park. She has already started putting together bi-weekly resident meetings with the Tampa Police Department and the Public Safety Department to help strategize on how to best establish a long-lasting Neighborhood Watch program at Robles Park. Some of the suggestions include paying each Neighborhood Watch resident a monthly \$200 stipend that would not be applied as income towards their monthly rent. Have the THA/property management donate an old gulf cart to the Robles Park Neighborhood Watch program so they could use it during their patrols. All these ideas are solid ideas and will be considered during the development stages of the Neighborhood Watch program.

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 to try to locate parents and/or guardians or obtain police reports from various jurisdictions as a follow up to their cases they are currently investigating.

FRAUD HOT LINE

Our Human Resource Department and the Public Safety Department work 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 are also removed from the properties that are inoperable, have no valid registration, and are parked on the grass or other illegal parking.

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

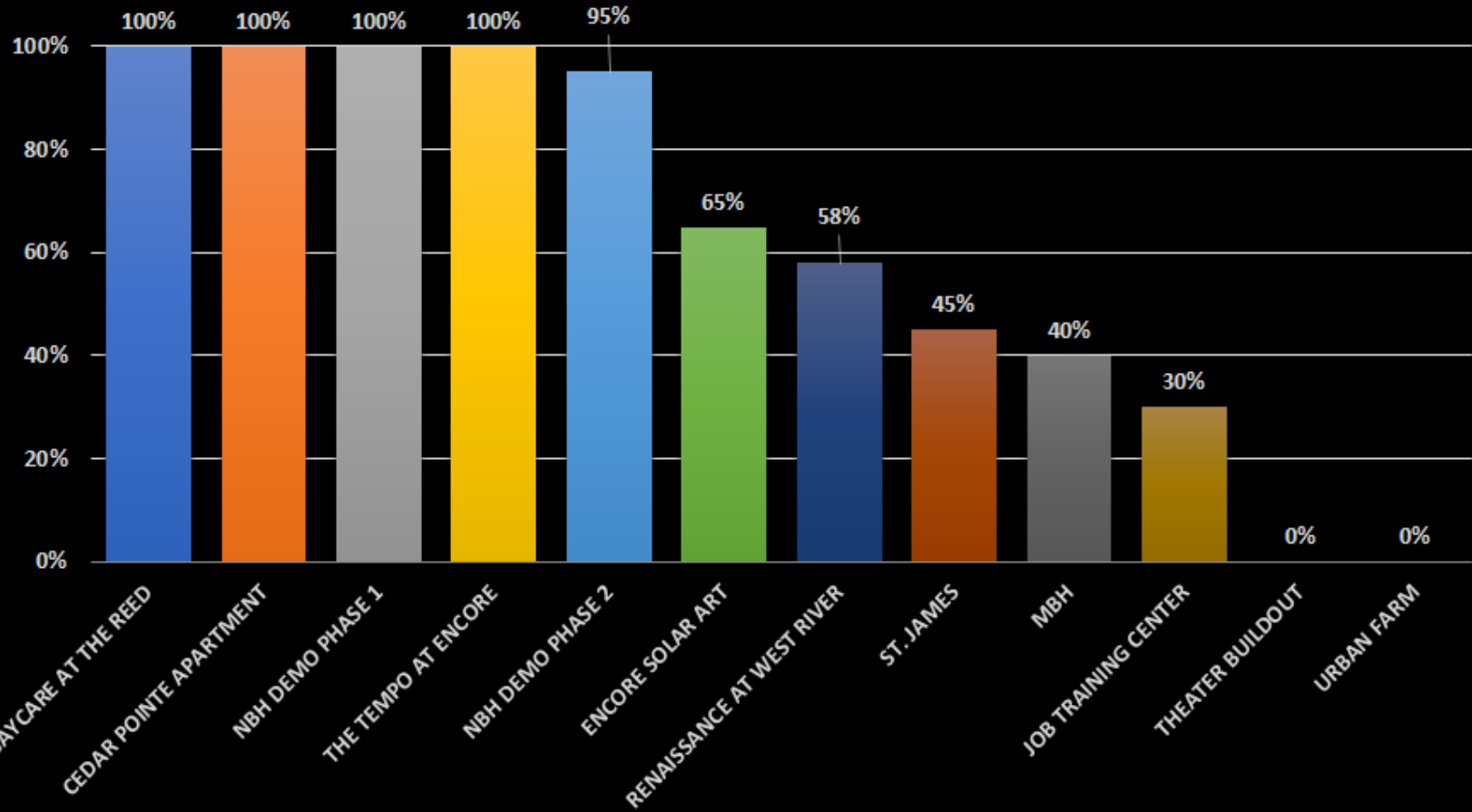
POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	11/04/2019	11/04/2019	19-57000	Public Safety Dept
Confidential	11/04/2019	11/04/2019	19-56900	Public Safety Dept.
Confidential	11/04/2019	11/04/2019	19-565904	Public Safety Dept.
Confidential	11/01/2019	11/01/2019	19-567868	Public Safety Dept.
Confidential	11/05/2019	11/05/2019	<u>19-575031</u>	Public Safety Dept.
Confidential	11/05/2019	11/05/2019	19-574845	Public Safety Dept.
Confidential	11/14/2019	Cannot be released	19-576518	Public Safety Dept.
Confidential	11/12/2019	Not available	19-581304	Public Safety Dept.
Confidential	11/07/2019	11/07/2019	19-513379	Public Safety Dept.
Confidential	11/07/2019	11/07/2019	18-001313	Public Safety Dept.
Confidential	11/08/2019	11/08/2019	19-452289	Public Safety Dept.
Confidential	11/07/2019	11/07/2019	19578742	Public Safety Dept.
Confidential	11/18/2019	11/18/2019	19-595390	Public Safety Dept.
Confidential	11/18/2019	11/18/2019	19-597436	Public Safety Dept.
Confidential	11/19/2019	11/19/2019	18-847627	Public Safety Dept.
Confidential	11/26/2019	11/26/2019	19-34120	Public Safety Dept.

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	Toyota Cor	N/A	Red		No Permit/Pass	N/A	11/01/2019
Robles Park	Nissan Alt	N/A	Grey		No Permit/Pass	N/A	11/01/2019
Robles Park	Nissan Max,	N/A	Black/White	Z703Ek	No Permit/Pass	N/A	11/01/2019
Jl Young Apts	Ford Eto	N/A	Red	Z036kB	No Permit/Pass	N/A	11/01/2019
Robles Park	Toyota Cor	N/A	Red	LHFC75	No Permit/Pass	N/A	11/01/2019
Robles Park	Honda CRV	N/A	White	JJ4T53	No Permit/Pass	N/A	11/01/2019
Robles Park	Nissan Alt	N/A	Blue	HTWE17	No Permit/Pass	N/A	11/01/2019
Robles Park	Chrysler PU	N/A	Blue	Z393kF	No Permit/Pass	N/A	11/02/2019
Robles Park	Hyundai San	N/A	Grey	LZIL77	No Permit/Pass	N/A	11/02/2019
Robles Park	Chrysler @00	N/A	Gold	IBWU15	No Permit/Pass	N/A	11/02/2019
Jl Young Apts	Ford Tus	N/A	Silver	KMN89	No Permit/Pass	N/A	11/03/2019
Soho Apts	Honda Civic	N/A	Red	RRP6369	No Permit/Pass	N/A	11/07/2019
Soho Apts	Honda Acc	N/A	Black	BTQW5	No Permit/Pass	N/A	11/09/2019
Soho Apts	Dodge Kum	N/A	Black	BhW65	No Permit/Pass	N/A	11/20/2019
JL Young Apt	Ford Fis	N/A	Silver	JPAN31	No Permit/Pass	N/A	11/20/2019
Soho Apts	Honda CRV	N/A	Red	GKNF64	No Permit/Pass	N/A	11/23/2019
Soho Apts	Mazda 3	N/A	Black	BH87805	No Permit/Pass	N/A	11/23/2019
Soho Apts	Nissan Alt	N/A	Silver	BZODVT	No Permit/Pass	N/A	11/26/2019

DILIGENT SEARCHES

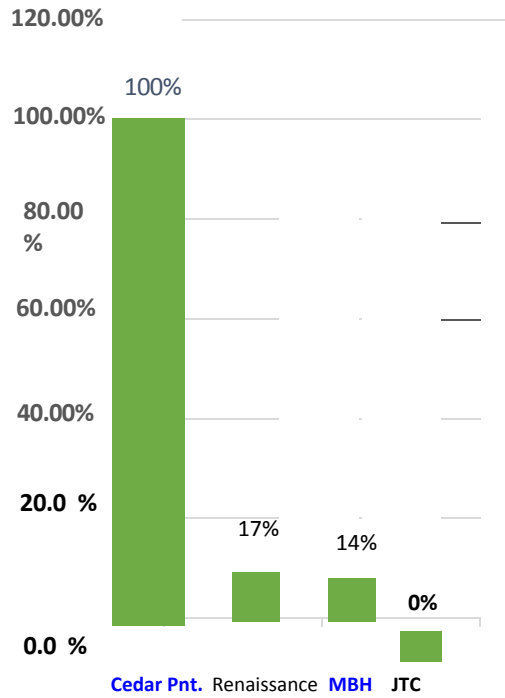
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	10/25/2019	11/05/2019	8700 N. 50 th St. Tampa Fl. 33617	HCSO
Confidential	10/25/2019	11/05/2019	13706 N 19 th St. Tampa, Fl.33613	HCSO
Confidential	10/25/2019	11/05/2019	No Records Founds	HCSO
Confidential	10/25/2019	11/05/2019	No Records Founds	HCSO
Confidential	11/08/2019	11/11/2019	433 Gould Court, fl.33603	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	3010 N 42 th St, Fl.33605	Eckerd
Confidential	11/08/2019	11/11/2019	8008 13 th St. Fl. 33604	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	5007Dacca Dr. Fl.33619	Eckerd
Confidential	11/08/2019	11/11/2019	1221 N Valrico Rd. Fl.33594	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	4033 Manhattan Ave, Fl.33611	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/08/2019	11/11/2019	3518 N 26 th St. Fl. 33605	Eckerd
Confidential	11/08/2019	11/11/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd
Confidential	11/25/2019	11/27/2019	No Records Founds	Eckerd

MAJOR ACTIVE PROJECTS STATUS

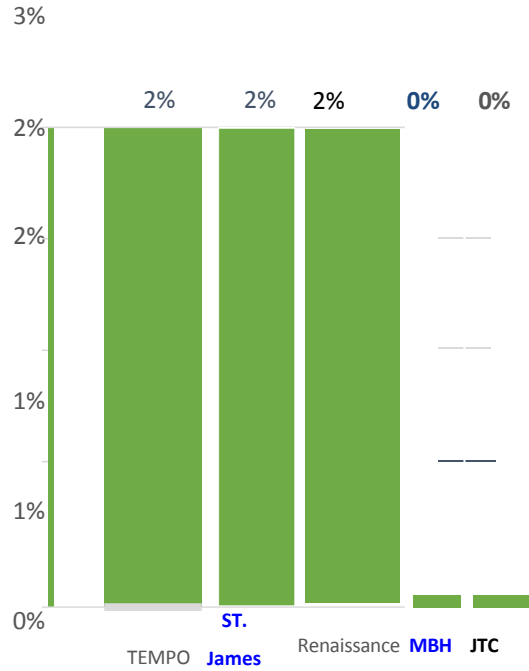


MBE and HUD Section 3 Contractors & Individuals

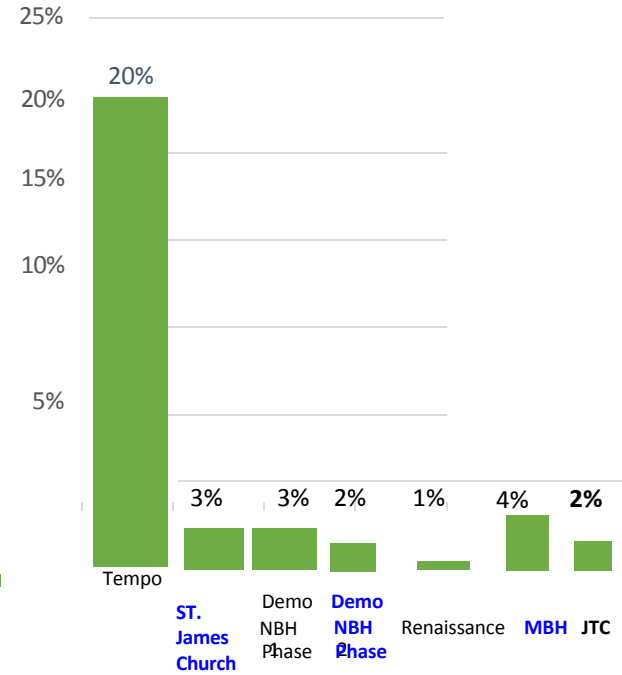
MBE CONTRACTS



SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

LOT 12 - Task Order issued to Design Styles for a mixed use development of 25,000 sf. Prototypical grocery store with roughly 100 Units above ground residential structure.



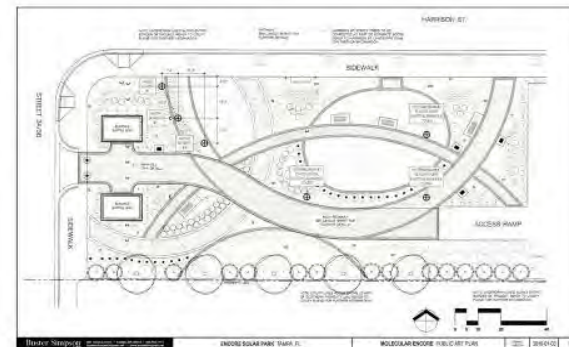
ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

Art pieces are installed. Three drums in place. Electrical layout, fabrication design and installation are completed. **Shade structure to encourage park visitation during warmer months. Design and construction supplied by University of South Florida School**



ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



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

St. James Church- Phase 3 (Final Phase-consisting of Drywall, Electrical, Floor covering, Mechanical, Paint and Plumbing will be installed.). MEP rough end has been approved. Board approved Cane Construction. Currently, Phase 3 is 45% complete.

Church Interior Framing

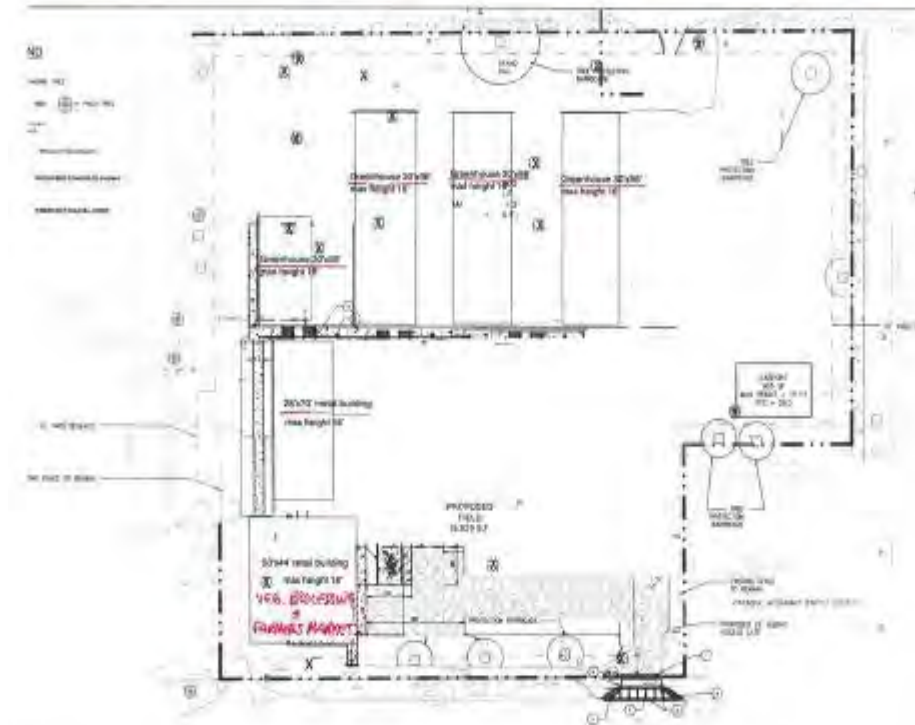
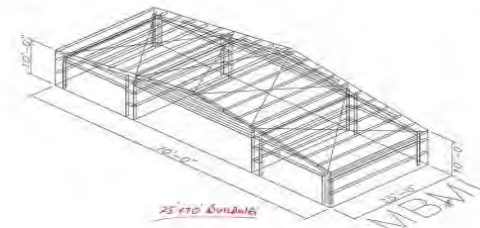


COMMUNITY URBAN FARM AT ENCORE LOT 1

Student Classroom



Schematic of Student Classroom



Urban Farm – Green House Plans and specs have been certified to meet Florida Building and Wind Codes. [City of Tampa Construction Services approved plans October 2019](#). Greenhouses and other buildings to start [Late December 2019](#). [First farm planting first quarter 2020](#). [First harvest second quarter 2020](#).



TEMPO AT ENCORE DEVELOPMENT



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

MEDICAL FACILITY AT THE REED

Construction completed



COMMUNITY JOB TRAINING CENTER



Project currently under construction, utilities added to building slab, and foundation complete. Building is topped out. Roof complete. Interior metal framing has begun and MEP (Mechanical Electrical Plumbing). Rough-end has started. Completion scheduled January 24th, 2020.

RENDERINGS



T2 A -NORTH TOWNHOMES ELEVATION



T2 A -NORTH TOWNHOMES STREET VIEW



T3 A -TOWER 1



T3 B- TOWER 3



T3 B- WITH GARAGE

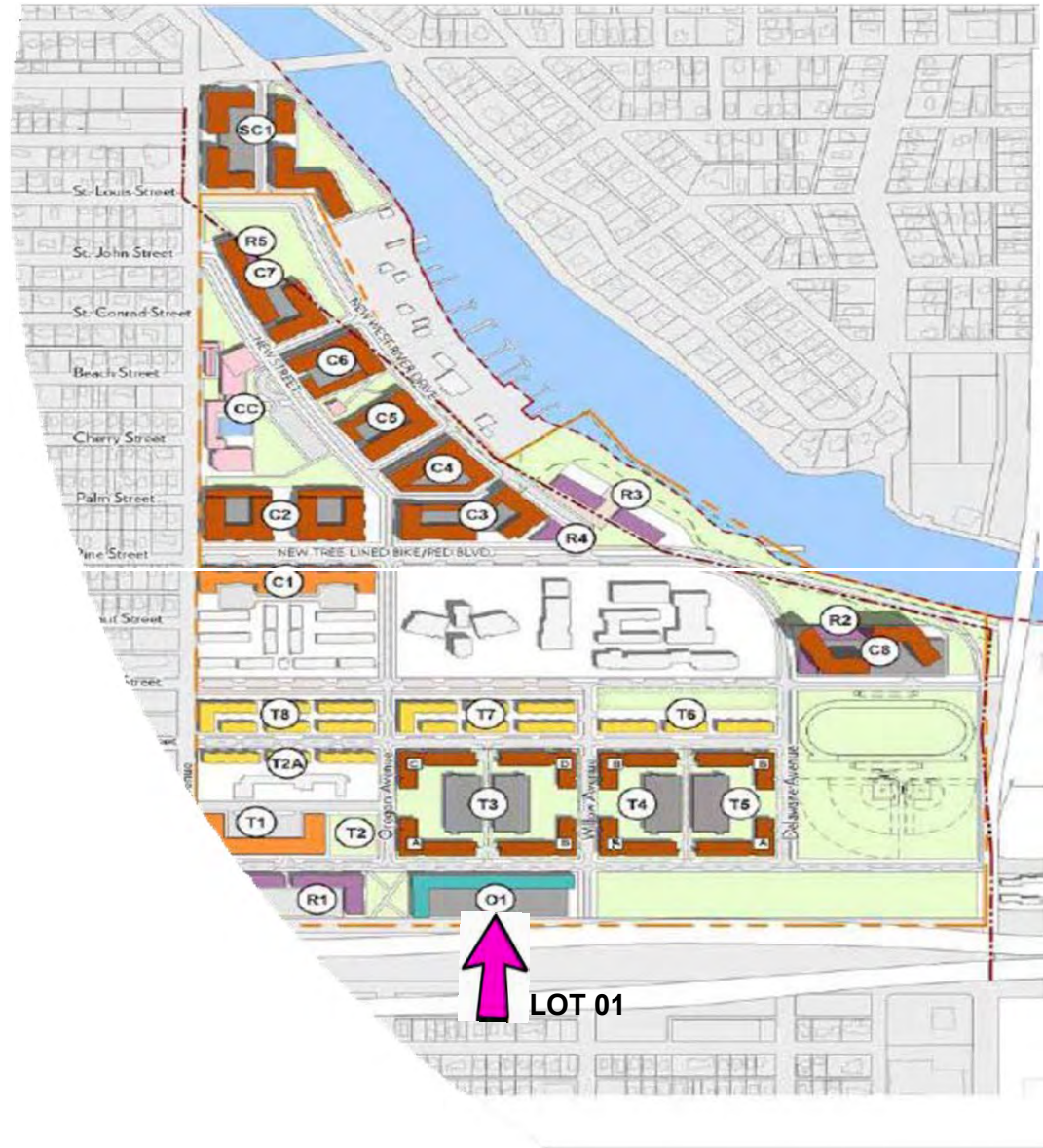


T3 C -TOWER 2

* T3 D-(Boulevard Tower 4) in Schematic design phase.

West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently **58%** complete. Completion is expected for **June 2020**.
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Completion date **August 2020**. **Project is currently 40% complete.**
- **T2A North (Townhomes) 32 Townhomes units for sale. 50% CD drawings are due on 1/22/20. 100% "For Permit" drawings are expected by late February 2020.**
- T3A-(**Boulevard Tower 1**)100 % **Construction Documents and permits approved.** Funded 9% Tax Credit, **119 units**. In permitting phase. General Contractor, Suffolk Construction.
- T3B- (**Boulevard Tower 3**)100 % Construction Documents and in permitting. Funded 9% Tax Credit, **133 units**.
- T3C-(**Boulevard Tower 2**)100 % **Construction Documents and permits approved.** General Contractor, Suffolk Construction. Funded 4% Tax Credit, **119 units**.
- T3D- (**Boulevard Tower 4**)**102 units** in Schematic design phase. **Multi-Family development** .
- T4- **Phase 1 -selected for funding 9/19/19 to FHFC for (112 Units) Third party development.**
- **T4- Phase 2 (107 Units) and T4- Phase 3 (119) units submitted application. The SAIL application is due on 12/19/20.**
- T5-Developed by partnership with Related Group.
- Lot 01 (**in blue**) Task Order issued to Design Styles for 80,000 sf building



West River Development Progress Photos



RED



Page 12 of 15

West River Development- Mary Bethune and Renaissance



T2A- Mary Bethune Highrise,150 -Senior Housing Units



T1- The Renaissance at West River - 160 Senior Housing units



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



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

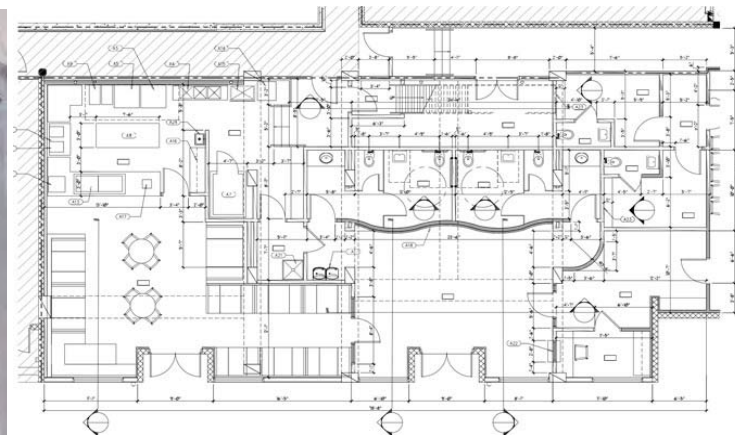
TEMPO THEATRE / RESTAURANT

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

SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

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

November 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measures are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently at C Blythe Andrews. The Tampa Housing Authority (THA) continues to work with the HUD's Better Building Challenge (BBC), a partnership with HUD and DOE to reduce utility consumption in buildings; this partnership also positions THA to receive additional grant opportunities.

The City of Tampa passed two resolutions 2019-694 Water Rates and 2019-695 Waste Water Disposal Charges on September 5th, 2019 and will go into effect October 1st, 2019.

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we've hit above 30% and we are in the process of switching over to a Time of Day (TOD) rate structure. We will report utility cost savings when they become available.

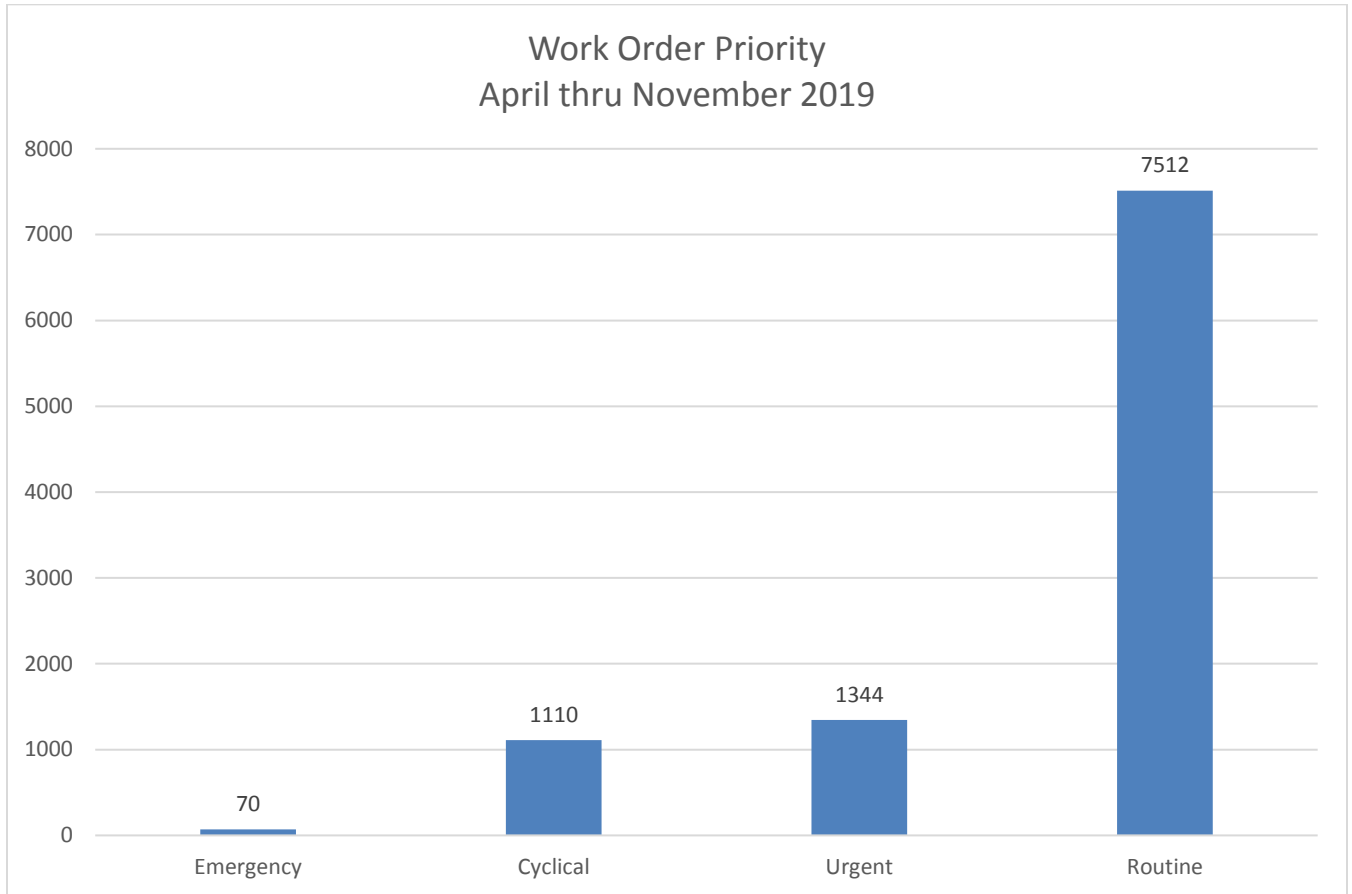
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

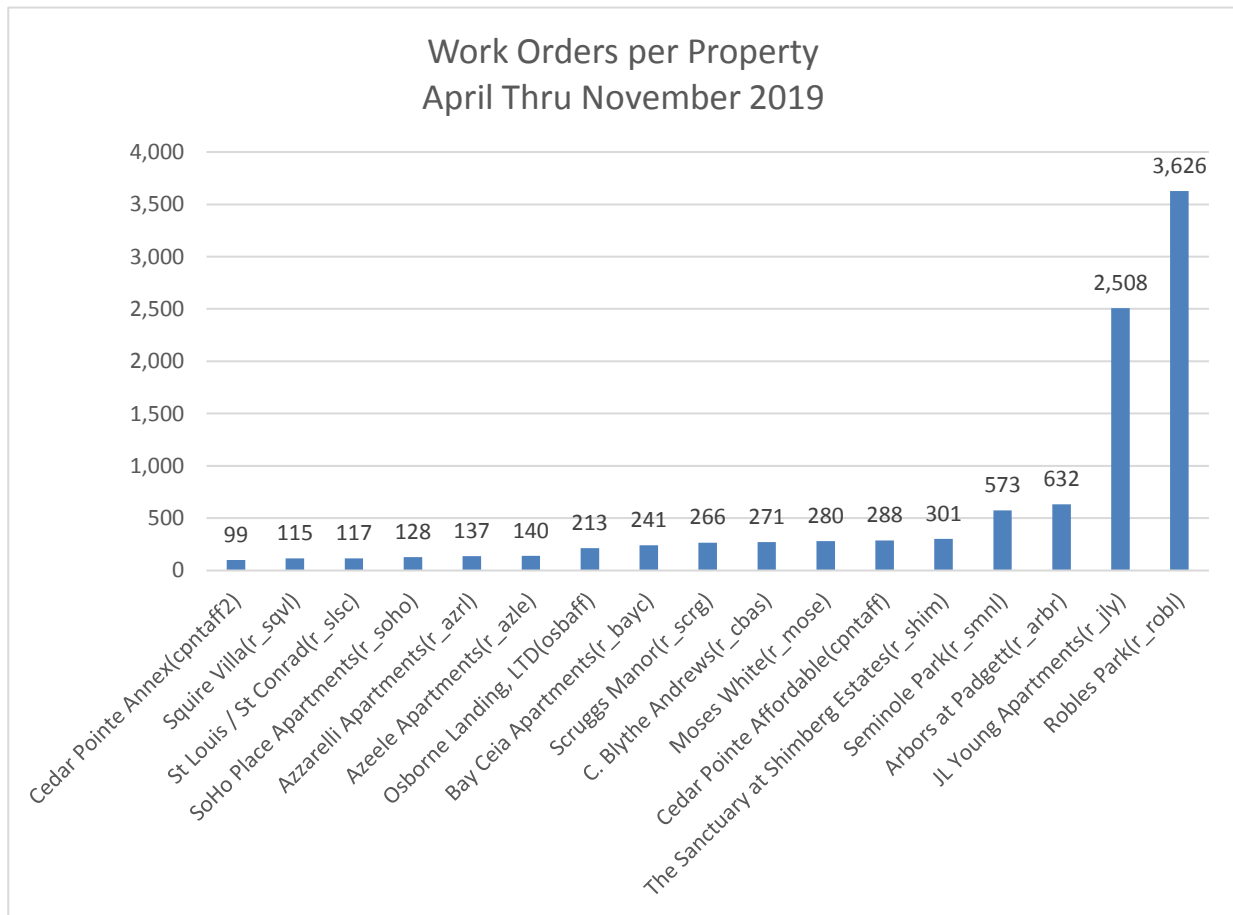
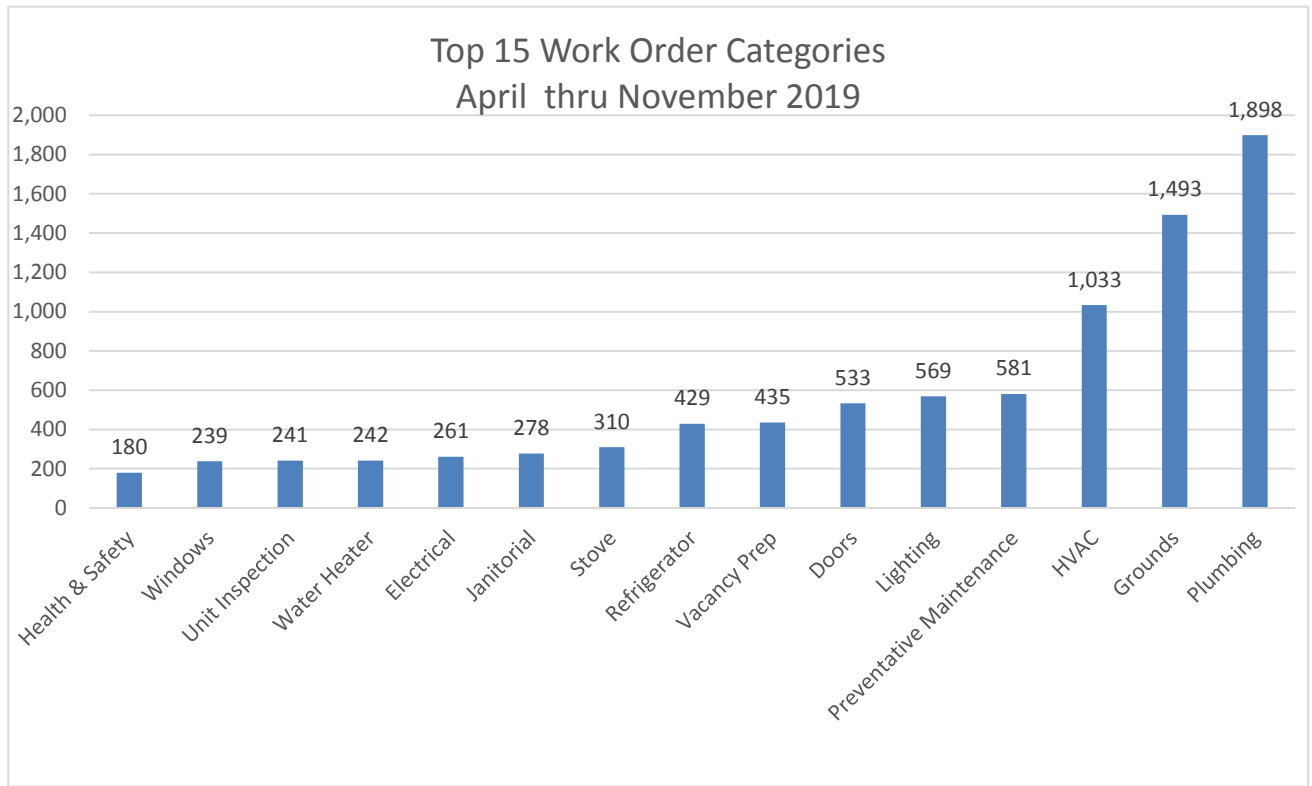


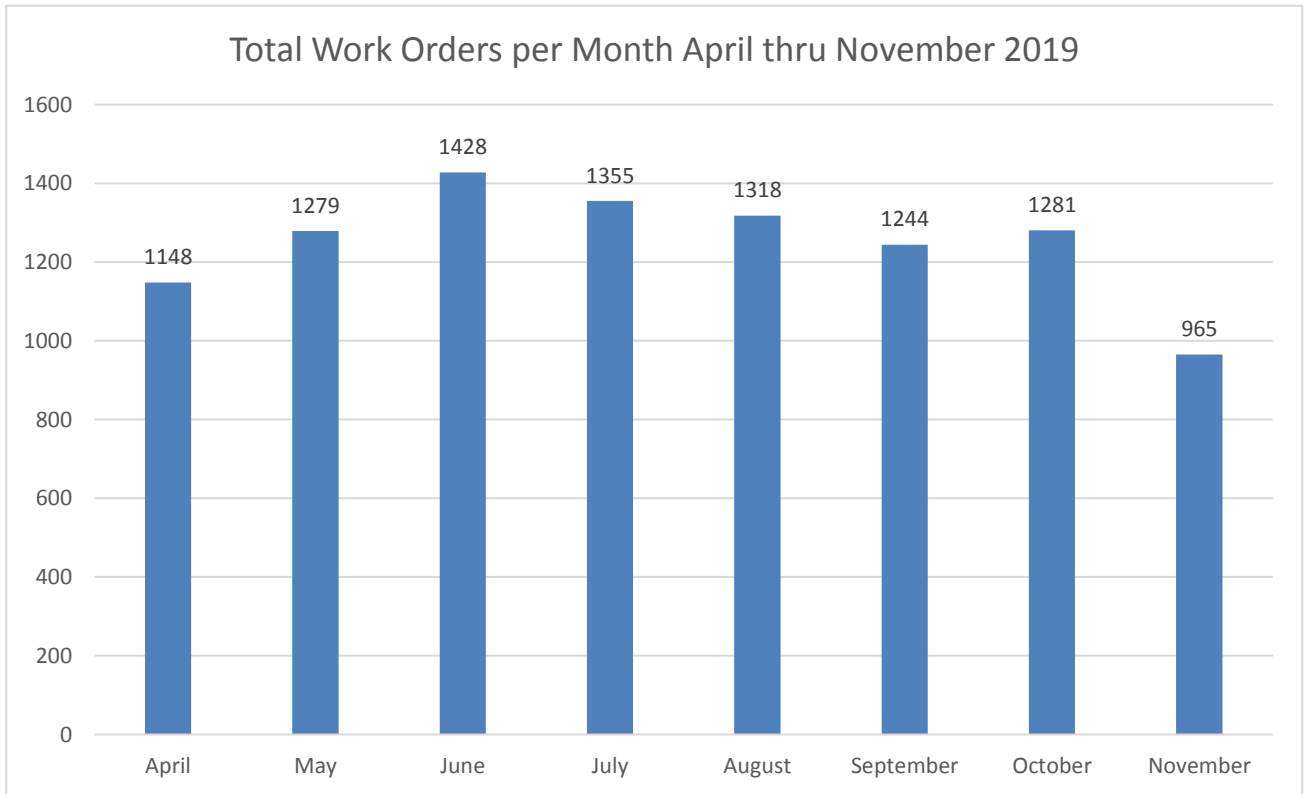
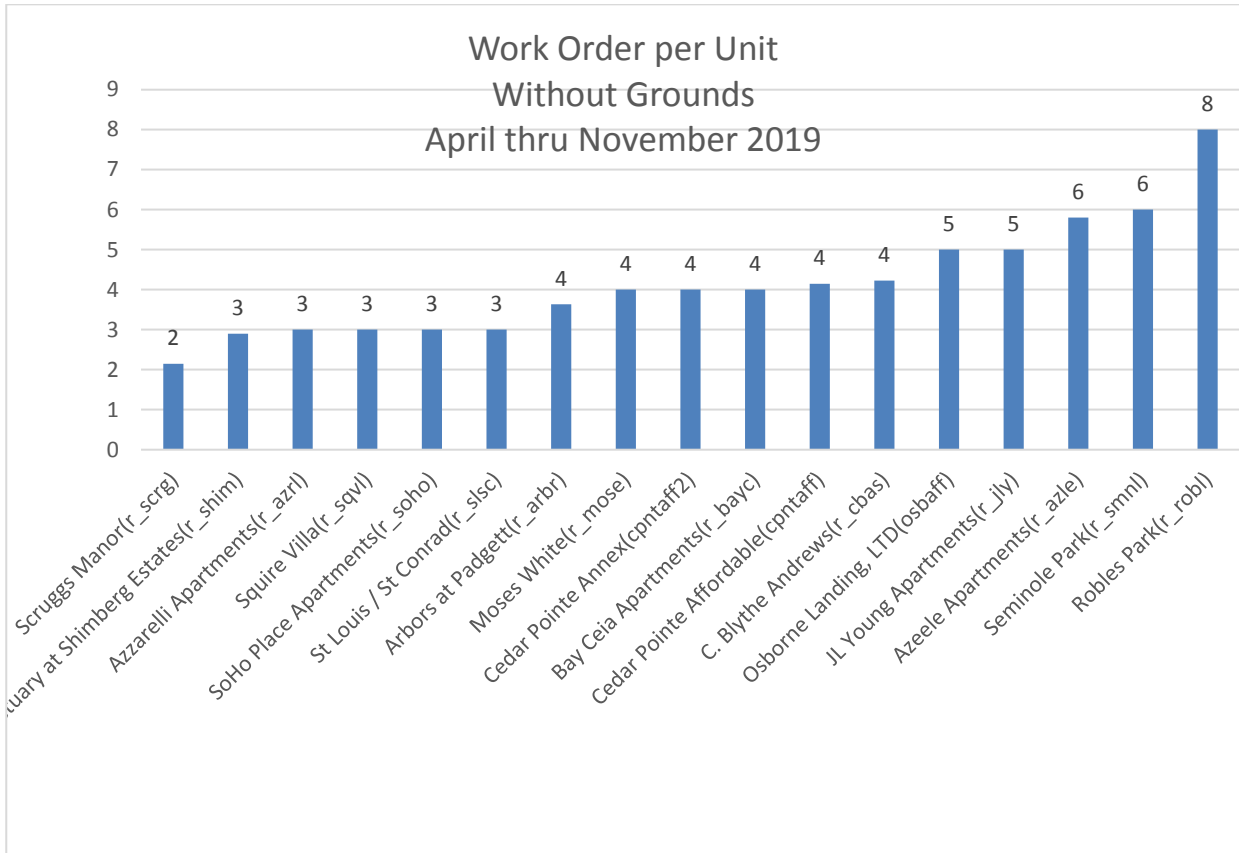
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

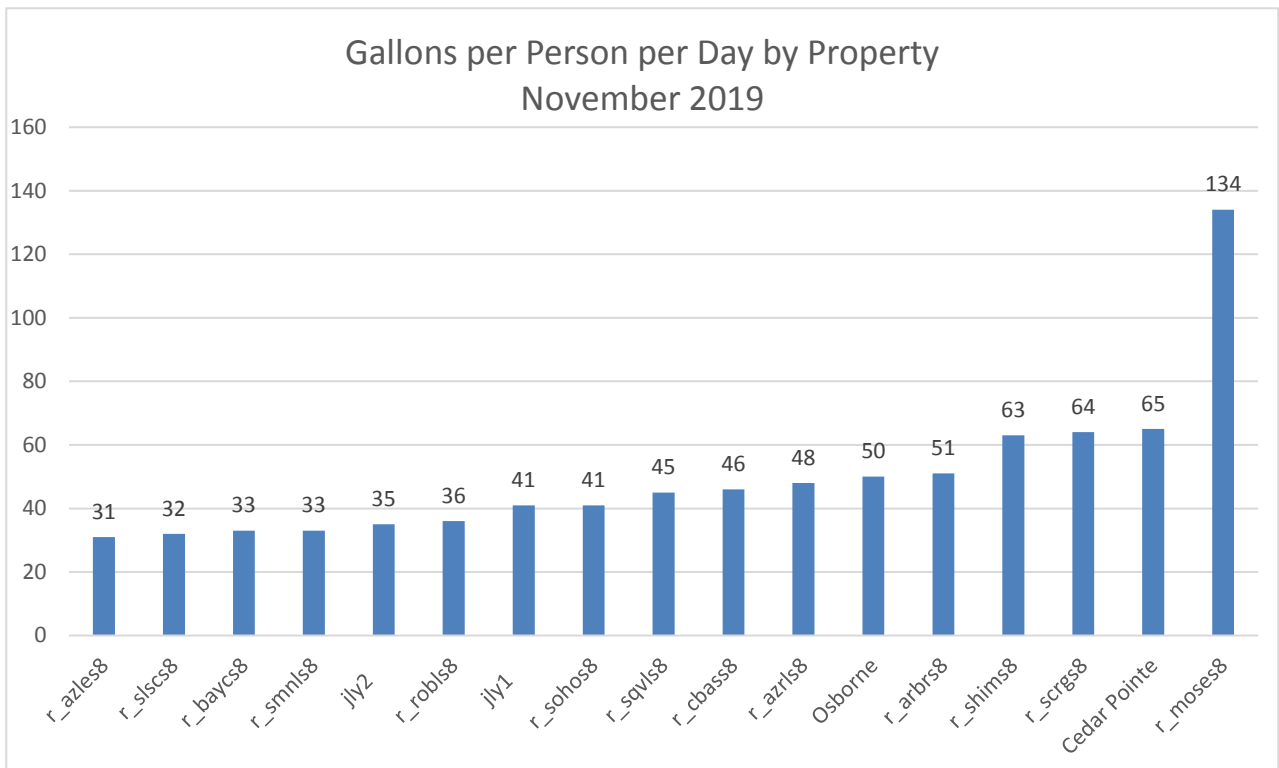
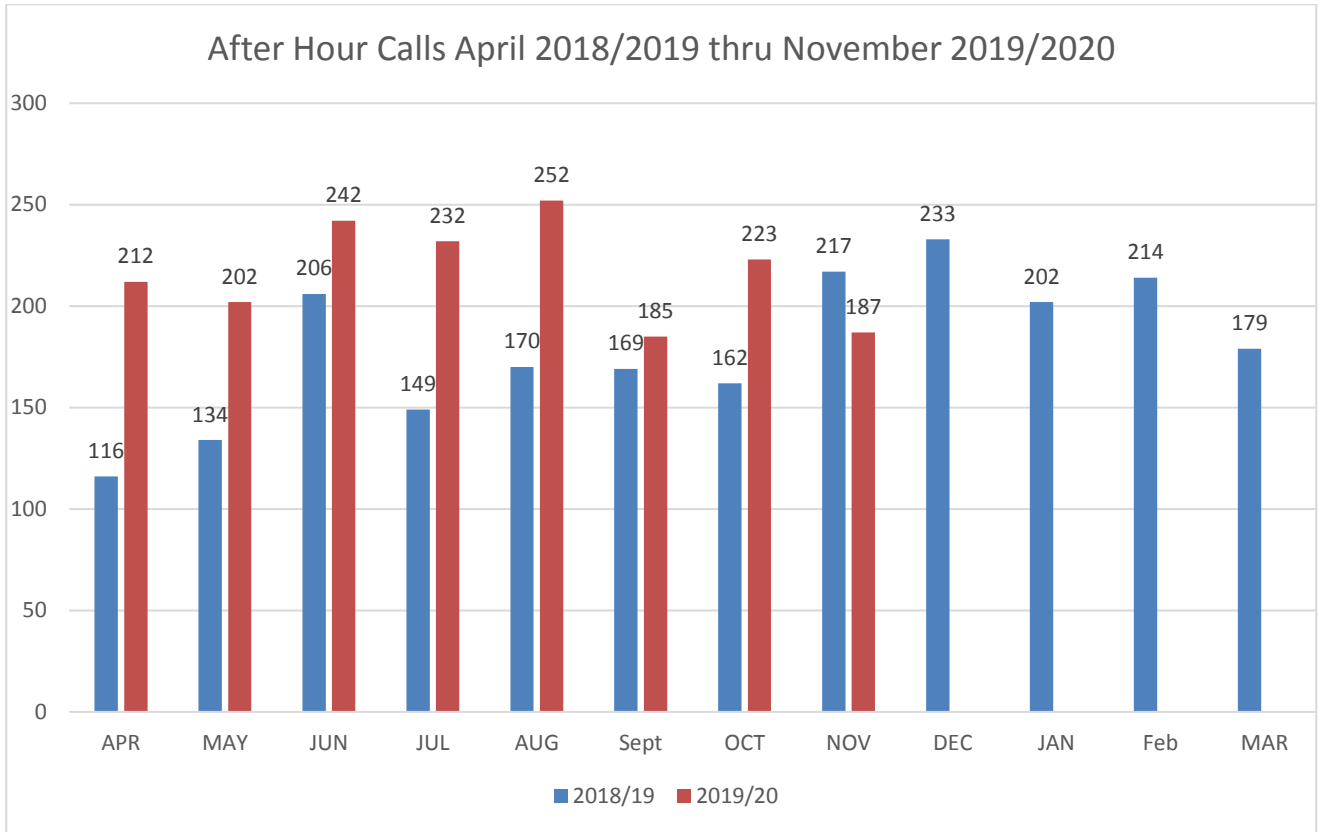
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident’s normal or expected living conditions and will be addressed within **24 hours**.

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.







THA average number of Gallons per Person per Day (GPD) for October is 49. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register November 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2020	\$400,000.00	\$0.00	\$400,000.00	\$45,715.00	\$400,000.00	11.42%	
Ardexo Housing Solutions, Inc.	Assited Housing Waitlist Purge	12/2/2019	2/28/2020	\$99,750.00	\$0.00	\$997,500.00	\$0.00	\$99,750.00	0.00%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$20,000.00	\$227,915.00	\$279,745.00	\$44,585.00	86.25%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$121,511.28	\$0.00	\$121,511.28	\$67,022.47	\$54,488.81	55.16%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	UPDATING	\$222,000.00	\$0.00	\$222,000.00	\$20,200.00	\$200,000.00	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$83,050.00	\$383,050.00	\$48,145.00	\$334,905.00	12.57%	
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$57,039.61	\$91,235.39	38.47%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities for Services AE	9/1/2017	9/1/2020	\$253,187.50	\$58,000.00	\$311,187.50	\$112,087.50	\$199,100.00	36.02%	
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	7/28/2020	\$80,000.00	\$0.00	\$80,000.00	\$34,157.72	\$45,824.28	42.72%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$109,159.10	\$232,002.90	32.00%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$301,850.00	(\$11,842.75)	\$290,007.25	\$10,950.00	\$279,057.25	3.78%	

Contract Register November 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$98,790.49	\$0.00	\$97,787.99	\$55,158.38	\$43,632.11	55.83%	
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$17100.00	\$5,700.00	75.00%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$22500.00	\$31,500.00	41.67%	Y
TCC Enterprise Inc.	Landscaping Services Park Robles	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$8800.00	\$17,600.00	33.33%	Y
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$31,296.00	\$0.00	\$31,296.00	\$11237.00	\$20,059.00	35.91%	Y
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$55,736.55	\$0.00	\$55,736.55	\$17,762.00	\$41,974.55	31.86%	
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$170.00	\$1,750.00	8.85%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2020	\$30,000.00	\$0.00	\$30,000.00	\$21,762.85	\$8237.15	72.54%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$7,345.00	\$6,745.00	52.13%	Y
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$0.00	\$7,500.00	\$2675.41	\$4,824.59	35.67%	
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$186,160.00	\$76,240.00	70.95%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$2000.00	\$16,090.00	11.06%	Y
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	\$95,000.00	\$0.00	\$95,000.00	-\$24,000.00	\$71,000.00	25.26%	Y

Contract Register November 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$51,000.00	\$10,400.00	\$67,400.00	\$54,400	\$13,000.00	80.71%	Y
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	12/30/2019	\$1,748,882.00	-\$6,511.29	\$1,742,370.71	\$536,030.83	\$1,206,339.88	30.76%	
Total Contract's Amount				\$5,327,155.84						
Total MBE Contract's Amount				\$345,096.00	6.5%					

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

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

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

TAMPA CITY COUNCIL CHAIR TOURS ROBLES PARK COMMUNITY

Council Chairman Maniscalco requested a tour of the Robles Park Village community, Jerome Ryans and Leroy Moore also joined the chairman. The walking tour included the Zion Cemetery site, as well as other aspects of the property. Councilman Maniscalco appreciated the opportunity.

FLAVOR OF WEST TAMPA CHAMBER EVENT

This annual event sponsored by the West Tampa Chamber of Commerce and supported by the Tampa Housing Authority, was held at the Julian B. Lane Riverfront Park and included participation from community organizations that shared information regarding their companies.

The event was publicized as an opportunity for family participation, as well as a chance to taste the foods popular to the West Tampa culture along with an opportunity for the community to come together to celebrate West Tampa and enjoy the Park.

The opening ceremony included remarks from Mayor Castor and musical performances from Belinda Womack.

CREW ANNUAL AWARDS BANQUET

The Commercial Real Estate Women hosted their annual Awards Banquet at Armature Works to a sold - out crowd. CFO Leroy Moore, served as a judge again for this event, while the Tampa Housing Authority participated as one of the many sponsors for this event where neighborhood projects were recognized.

COMMISSIONER RUBIN PADGETT HONORED FOR SERVICE TO THE TAMPA HOUSING AUTHORITY

Former Tampa Housing Authority Commissioner Rubin E. Padgett was honored for 31 years of service to the agency. Commissioner Padgett first joined the Housing Authority Board in 1988 serving as Board Member and Board Chair during his tenure. His daughter, Juanita Padgett Underwood and his granddaughter Tracy Underwood were present during the November Board of Commissioners meeting for the former Commissioner's meritorious recognition.

THA Calendar of Events

2019 December		
Thursday, December 5, 2019	11:00 AM	Chamber's 134th Annual Meeting, Tampa Convention Center, 333 S Franklin St, Tampa
Friday, December 6, 2019	all day	THA Annual Business Meeting
Wednesday, December 11, 2019	6:00 PM	Senior Cabaret, Rusty Pelican, 2425 N. Rocky Point Drive, Tampa
Thursday, December 12, 2019	12:00 PM	VLC Roundtable, THA Cypress
Thursday, December 12, 2019	5:00 PM	Robles Park Tree Lighting Celebration, RPV Central Ave
Friday, December 13, 2019	1:00 PM	VASH Briefing, THA Cypress
Tuesday, December 17, 2019	11:00 AM	Fire Drill, THA Cypress
Wednesday, December 18, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, December 18, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, December 19, 2019	4:00 PM	Robles Park Luminary Night & Door Decorating Contest Day, RPV Central Ave
Friday, December 20, 2019	8:00 AM	Assisted Housing Christmas Event, THA Cypress
Monday, December 23, 2019	4:00 PM	Robles Park Remembering Those at Zion & Christmas Caroling, RPV Central Ave
Tuesday, December 24, 2019	all day	Christmas Eve
Wednesday, December 25, 2019	all day	Christmas Day
Tuesday, December 31, 2019	all day	New Year's Eve
2020 January		
Wednesday, January 1, 2020	all day	New Year's Day
Wednesday, January 15, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Monday, January 20, 2020	all day	Martin Luther King, Jr. Day
Wednesday, January 22, 2020	1:00 PM	Landlord Workshop, THA Cypress
Thursday, January 23, 2020	9:00 AM	BAAA Meeting, THA Cypress
Thursday, January 30, 2020	2:30 PM	Nancy Crown Dedication Ceremony, Tempo's Courtyard Garden at <i>Encore!</i>
2020 February		
Saturday, February 15, 2020	all day	THA Race to End Homelessness, Al Lopez Park, Tampa
Wednesday, February 19, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, February 20, 2020	9:00 AM	BAAA Meeting, THA Cypress
Wednesday, February 26, 2020	1:00 PM	Landlord Workshop, THA Cypress
2020 March		
Tuesday, March 3, 2020	all day	NAHRO Training, THA Cypress (3 Days)
Wednesday, March 18, 2020	8:00am	Board Workshop, Stetson Law Center, 1700 N Tampa St, Tampa
Wednesday, March 18, 2020	all day	Landlord Workshop, THA Cypress
Tuesday, March 24, 2020	8:00am	NAHRO Training, THA Cypress



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachevall

Billi Johnson-Griffin

Bemetra Salter Liggins

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thaf.com

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN

All Project Based, Rental Assistance Demonstration Waitlists will be closed

Overview:

The Department of Housing and Urban Development's regulations require that Public Housing Agency's provide public notice of the closing of waitlists by publication in a local newspaper of general circulation, as well as in minority media and other suitable means, in accordance with the administrative plan and HUD's fair housing requirements.

All Project Based and Rental Assistance Demonstration Waitlists will be closed as of December 16, 2019

Dated this 5th Day of December 2019



PUBLIC NOTICE

BOARD OF COMMISSIONERS

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OFFICE: (813) 341-9101

www.thafl.com

NOTICE IS HEREBY GIVEN

ACCEPTING APPLICATIONS AND REFERRALS FOR MAINSTREAM ASSISTANCE FOR NON-ELDERLY DISABLED INDIVIDUALS/FAMILIES

Overview:

The Department of Housing and Urban Development’s regulations require PHAs to provide public notice by publication in a local newspaper of general circulation and in minority media and other suitable means in accordance with the administrative plan and HUD’s fair housing requirements.

The Tampa Housing Authority will now be accepting applications for individuals or families that meet the below mentioned criteria. If during the application review process it is found the applicant does not qualify based on the information provided, the applicant will be rejected.

Individual or family member **must** be disabled **and** between the ages of 18-61 (non-elderly) **and** meet one of the following **verifiable** criteria:

1. Transitioning out of institutional and other segregated settings-congregate settings populated exclusively or primarily with individuals with disabilities; (2) congregate settings characterized by regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, or limits on individuals’ ability to engage freely in community activities and to manage their own activities of daily living; or (3) settings that provide for daytime activities primarily with other individuals with disabilities.
2. At serious risk of institutionalization; or
3. Currently experiencing homelessness; or
4. At risk of being homeless

A link for the application will be located on the main page of www.thafl.com There is no need to contact the agency regarding the status of the application as the agency will send notices when the eligibility process begins.

Dated this 9th Day of December 2019

Archaeologists find more graves at forgotten Zion Cemetery in Tampa

Paul Guzzo/Tampa Bay Times, Posted Nov 23, 2019 at 5:25 PM

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TAMPA — Archaeologists who discovered 127 coffins from forgotten Zion Cemetery under Robles Park Village returned to the housing project earlier in the month to continue their work.

Their ground penetrating radar found another 17 coffins within the footprint of the segregation-era African-American cemetery, bringing the total to 144, said Paul Jones, project manager for Cardno, the private archaeology firm hired by the Tampa Housing Authority.

By the end of the year, researchers expect to know whether there are graves all across the 2 1/2-acre cemetery site, about half of it owned by the **Housing Authority** and another half owned by restaurateur Richard Gonzmart.

Gonzmart has hired a Jacksonville archaeology firm to scan his property for coffins, possibly as soon next month, according to Yvette Lewis, president of the Hillsborough County NAACP.

“That’s what he told me,” Lewis said. “He said he is going to do what is right.”

In an email to the Tampa Bay Times, Jeff Shannon, attorney for Gonzmart’s Columbia Restaurant Group, did not address Lewis’ claim.

“The Columbia Restaurant Group continues to move deliberately to research if there’s an issue on its property,” Shannon wrote. “As you can appreciate, its far more important to our company to get correct information than fast information.”

Lewis made her announcement at Thursday’s meeting of the Zion Cemetery Archaeological Consultation Committee.

The news about Gonzmart surprised Leroy Moore, chief operating officer of the Housing Authority. Less than two weeks ago, Moore said, the Housing Authority told Gonzmart it would pay for Cardno to scan his land.

“I did not hear back,” Moore said.

Members of the Zion Committee have been frustrated that Gonzmart has not yet had his land surveyed.

The Hillsborough School District, they noted, went looking for and found the forgotten Ridgewood Cemetery on King High School’s property a month after learning it could be there.

“I’m angry that there is procrastination,” said Clark Simmons, vice president of the Robles Park Village Tenant Council. “We all know there is a cemetery there. What is Gonzmart waiting for?”

The Times first reported in June that caskets might have been left behind.

Gonzmart previously told the Times that he did not believe caskets were on his property but would still hire archaeologists.

Dennis Creech, whose Sunstate Wrecker Services towing lot includes a Zion parcel the size of a basketball court, took the Housing Authority up on its offer to pay for a Cardno survey on his land.

So far, Moore said, the Housing Authority has invested \$97,500 in its search of the former Zion Cemetery.

Cardno will roll ground penetrating radar across Creech’s property on Dec. 2 and 3, with results by the end of December. Creech’s piece of Zion borders both the Housing Authority and Gonzmart property.

If there are coffins on Creech’s land, it’s certain there will be coffins on Gonzmart’s property too, said Jeff Moates, who as regional director for the Florida Public Archaeology has been working with Cardno on the Zion investigation.

“The property lines we see today did not exist when Zion was a cemetery,” Moates said. “It was one parcel used as a cemetery. They wouldn’t have graves everywhere but on the land Gonzmart would later own.”

Zion Cemetery was established in 1901. A map filed with Hillsborough County that year shows it spreading across the 3700 block of North Florida Avenue, except for a block cut out on the corner of Virginia Avenue for a church.

Archaeologists find more graves at forgotten Zion Cemetery in Tampa

Paul Guzzo/Tampa Bay Times, Posted Nov 23, 2019 at 5:25 PM

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Zion disappeared from public view in 1929. Some 800 people were buried there and archaeologists expect to learn that nearly all the caskets are still there.

Five of the 67 buildings that make up the Robles Park complex are on Zion Cemetery land. The entire complex will be demolished for redevelopment in the coming years. A Zion memorial park will be created.

The Housing Authority began the relocation process for the 29 families living in those five buildings immediately after confirming there were graves there. So far, the authority's Moore said, 12 families have moved and another was evicted for compliance issues that predate the discovery of Zion.

Moore expects the remaining families to be relocated by the end of January.

St. James church, heart of 'the Scrub,' will be African-American museum

The black neighborhood razed during urban renewal is now home to the Tampa Housing Authority's Encore development.

Tampa Bay Times, [Paul Guzzo](#) | Published Nov. 25 | Updated Nov. 27

TAMPA — St. James Episcopal Church once was a hub for the African-American community known as the Scrub.

Besides regular services, St. James hosted picnics, holiday events and other gatherings for the community located between downtown and Ybor City.

Then, the Scrub was razed, the congregation moved, and the original brick St. James building fell into disrepair.

The **Tampa Housing Authority** began restoring the century-old St. James structure three years ago and the work is nearly complete.

The housing authority hopes the building at 1202 Governor St. resumes its role as epicenter of the community, this time the community known as Encore — the authority's \$425 million redevelopment of property known earlier as the Central Park Village public housing project.

The old church will reopen in mid-2020 as a community center for Encore residents. In the next two to three years, it will take on another role — as home to a local African-American history museum.

"This has cost way north of a million bucks," said David Hollis, the Housing Authority's neighborhoods grant administrator. "The easy fix, the quick fix, would have been to tear it down and build something modern. But the right thing to do is what we are doing. The history needs to be saved."

St. Petersburg has the Dr. Carter G. Woodson African American Museum, where there is an ongoing debate over whether it should stay at 2240 9th Ave S or move elsewhere.

The history of African-Americans in the Tampa area is featured in places, such as the Tampa Bay History Center and the Robert W. Saunders Sr. Public Library. But there's no museum dedicated solely to the subject.

"This is the right spot," Hollis said during a visit to St. James church, "because this dirt was the epicenter of the African American community as it developed in Tampa."

The Scrub was founded by freed slaves after the Civil War and grew into a thriving business and entertainment district that included Central Avenue, known as the Harlem of the South. Central Avenue is where top black musicians of the day went to perform — Ray Charles, Cab Calloway and Ella Fitzgerald among them.

St. James was established in a wooden building during the early-1890s to serve the black Bahamians and Afro-Cubans who moved to Tampa to work in the cigar industry.



The St. James Episcopal Church in Tampa opened in 1921 in the African-American neighborhood known as The Scrub. St. James is being restored again, to serve a community center and museum in an area that has become the Encore community. [JAMES BORCHUCK | Times]



David Hollis with the Tampa Housing Authority tours renovation work under way at the St. James Episcopal Church. Built in 1921, St. James was once a hub for the community known as The Scrub. [JAMES BORCHUCK | Times]

St. James church, heart of 'the Scrub,' will be African-American museum

The black neighborhood razed during urban renewal is now home to the Tampa Housing Authority's Encore development.

Tampa Bay Times, [Paul Guzzo](#) | Published Nov. 25 | Updated Nov. 27

Construction of a brick sanctuary for St. James began in 1918, according to news archives, and the church held its first service there March 20, 1921.

Other churches served the community then, too. St. Paul AME, built in 1913 at 510 E Harrison St., is one of them.

Still, in 1925, the *Tampa Tribune* wrote that St. James was the most "most pretentious and best equipped" black church in Tampa and its central location within the Scrub made it the top destination for community events.

"A big section of Tampa's colored population attended the annual street dance and carnival held" outside St. James, the *Tampa Times* wrote in July 1931. "A parade forming at Central Avenue and Scott Street will be held prior to the dance. Two orchestras will furnish the music."

But by the late 1950s, the city of Tampa had declared the Scrub a slum and most of it was demolished to make way for segregated Central Park Village.

The new development "abolished Tampa's greatest eyesore, the Scrub, 29 acres of ramshackle unpainted dwellings in the heart of the city," the *Tampa Tribune* reported Oct. 21, 1954, the day Central Park was dedicated.

Urban renewal took away the Central Avenue entertainment district in the 1970s.

The St. James congregation moved in 1980, first to North Boulevard and later to 2708 N. Central Ave., where it remains today as St. James House of Prayer Episcopal Church.

The Housing Authority used the original church building as a medical clinic until vacating Central Park Village 12 years ago so the site project could be redeveloped into Encore.



St. James Episcopal Church in 1933, when it served as a hub for the African-American community known as The Scrub. [\[Hillsborough County Public Library\]](#)

The Tampa Bay History Center's Rodney Kite-Powell said less than a dozen structures from the Scrub remain standing. They include the St. Paul AME Church building, re-purposed as the clubhouse for the Metro 510 apartment complex.

"When we started preserving St. James, it was pretty much shot," grant administrator Hollis said. "Everything is new except the brick and the bell."

The original 1,800-pound bell is too heavy for the restored tower so it will be sand blasted, cleaned and mounted in front of the building as "an art piece for the neighborhood," Hollis said.

"This is going to be an amazing historically restored building," he said. "When we commit, we commit. We don't put a big toe in the shallow end. We jump into the deep end. We're doing this right."

Affordable housing is starting to feel like an oxymoron in Tampa Bay | Editorial

Tampa Bay Times Editorial Board | Published Nov. 29



Rendering of Avery Commons, a \$15 million affordable housing development by Blue Sky Communities consisting of two buildings at 3900 34th St. S and 3319 39th Ave. S in St. Petersburg. [Architectonics Studios]

Here’s what \$1,000 a month will get you in the Tampa Bay area. A new apartment on the third floor of a four-story building with what looks to be a new coat of paint and laminate floors that could be mistaken for wood. Sure, the porch screen is frayed at the edge and the elevator has a hole that could be from a bullet. And, yes, last year, a person living there may have fatally stabbed an intruder. But that’s all \$1,000 a month might get a renter.

Tampa Bay renters put more than 40 percent of their gross income toward rent, more than fulfilling the federal definition of “cost-burdened.”

For Tampa Bay residents making far below the area’s median income or a little above it, the housing market is not much of a market. While almost 800,000 new renter households came to Florida from 2000 to 2017, the number of units renting for less than \$1,000 a month fell in that time period. Nearly a third of

If you qualify for public housing, here’s how the system doesn’t work

To be eligible for public housing in Tampa, a family of four must have a household income of no more than \$34,000, which is about half of the area median income. But the Tampa Housing Authority has waiting lists of more than 25,000 people for public housing or a housing voucher, with an average wait time of up to 10 years. In Pinellas, almost 3,000 people are on the waiting list, creating what can become a five-year wait for a one-bedroom apartment. The housing system is not helping the people it is designed to help.

After waiting years in the Tampa Bay area to receive a spot in public housing or a housing voucher, options are still limited.

Often, renters are turned away by landlords who will not accept public housing vouchers and say so explicitly in their listings. In Pinellas County, about 40 percent of vouchers are returned because tenants cannot find a landlord who will accept them, while in St. Petersburg, that lowers to 15 percent. The Tampa Housing Authority, which covers all of Hillsborough County, says their vouchers are traditionally not returned, which they attribute in part to their extension of vouchers to 180 days.



A view of the Tempo at Encore apartment complex in Tampa. [OCTAVIO JONES | TIMES]

We do not participate in Section 8 or any other Voucher Programs
Dogs allowed in some units

A screenshot from a Zumper listing of an apartment for rent in St. Petersburg [Zumper]

If you make around the area median income, here's how the system doesn't work

The area median income in the Tampa Bay area for one person is \$46,900. For a family of four, it is \$66,900. Based on a standard of spending no more than 30 percent of your income on housing, which is the federal definition of “cost-burdened,” a single person making the area’s median income should spend no more than \$1,172.50 a month on rent and a family of four should spend no more than \$1,672.50.

But say you work downtown and want to live near where you work. Maybe you want a building with some amenities, like a pool or a gym. These are all reasonable requests, but to live in a studio in an apartment building near downtown, like the Avanti high-rise near Central Avenue, a single person making the median income would be priced out of any one bedroom option, with the lowest listed online at \$1575 a month.



The Avanti with 326 units is among the many new apartment communities in the Downtown St. Petersburg/Kenwood submarket. [SUSAN TAYLOR MARTIN | Times]

How do we solve this?

There's no clear solution, but there are a number of small ways local governments can help. Streamline a better process so people can more easily go through the public housing system. Create more public housing opportunities that are actually desirable for tenants. Make affordable housing a priority in city and county governments, like the Clearwater City Council, which recently sold city-owned land near downtown Clearwater to a developer who will turn the property into 81 units for renters making between 30 and 80 percent of the median area income. Enact local ordinances that ban discrimination by “lawful source of income,” which includes vouchers. And create housing opportunities that serve those in the middle-class. For too many Tampa Bay families, affordable housing remains out of reach.

Editorials are the institutional voice of the Tampa Bay Times. The members of the Editorial Board are Times Chairman and CEO Paul Tash, Editor of Editorials Tim Nickens, and editorial writers Elizabeth Djinis, John Hill and Jim Verhulst. Follow @TBTimes_Opinion on Twitter for more opinion news.

Search for forgotten cemetery extends beneath Tampa business

"I think I can speak for everybody in our company. We were amazed then appalled, then shocked. And just, you know, we're all wondering, 'how could this happen?'"

10 News, Emerald Morrow | Published: 3:26 PM EST December 2, 2019



Photo by: 10 News

Site survey of cemetery hidden under Tampa's Robles Park public housing community.

TAMPA, Fla. — The search for more graves from a forgotten African American cemetery in Tampa continued on Monday, with archaeologists and crews searching a 5,000 sq. ft. lot at Sunstate Wrecker Service off N. Florida Ave. in Tampa.

"I think I can speak for everybody in our company. We were amazed then appalled, then shocked. And just, you know, we're all wondering, 'how could this happen?'" said Tony Huffman, general manager.

The segregation-era cemetery was first established in the early 1900s, but was eventually lost over time as property changed hands. In the 1950s, the **Tampa Housing Authority** continued with construction of Robles Park Village despite crews finding three caskets.

Leroy Moore, chief operating officer of the Tampa Housing Authority said his agency agreed to also scan the Sunstate Wrecker Service property for graves since it is also in the footprint of Zion Cemetery. Huffman said it was a welcome request.

"Well, for us, it's the right thing," said Huffman. "I can't explain it any better than that, you know, these people deserve better than what they've gotten. Certainly, if they're here, the markers need to be put in place. It needs to be respected. It's a cemetery."

Archaeologists expect to have the results from the ground testing within the next 30 days.

NEWS>HILLSBOROUGH COUNTY

Search for more graves after more than 140 possible coffins found under Tampa apartment complex
ABC Action News, Erik Waxler | **Posted:** 5:22 PM, Dec 02, 2019 | **Updated:** 10:11 AM, Dec 03, 2019



TAMPA, Fla. — The map Paul Jones is holding shows where the Zion Cemetery was, which dates all the way back to the early 1900s.

“This yellow area right in here is the area we are testing today, where we expect to get returns,” he said.

It was Tampa’s first African American cemetery.

But Zion was lost until an earlier report led the Housing Authority to search around **Robles Park Apartment complex**.

Archaeologists found more than 140 coffins.

Tony Huffman is general manager of the Sunstate Wrecker Service on Florida Avenue.

The company owns a property next to the apartments, and today experts are back with their radar scanners checking here for even more grave sites.

“We are all wondering how could this happen. These people deserve better than what they got. Certainly, if they are here, the markers need to be put in place, it needs to be respected,” Huffman said.

Sunstate spent the weekend clearing the lot of cars, trucks and equipment.

“Private property often requires people to interrupt their business or interrupt the work they are doing to allow us to get out here and do this work,” said Jones with Cardno, Inc., the company the **Tampa Housing Authority** hired to conduct the search.

Officials will tear down some of the apartment buildings near where the graves were found.

That will allow them to look for more.

What will happen if other coffins are found here hasn’t been decided.

Experts say they’ve only searched about 20 percent of the area where the cemetery is and there could be hundreds more graves.

Tax Collector scanning for a lost black cemetery beneath its Hillsborough Avenue office

Does an old black and white photo show grave markers were there? Or is it a fence?

Tampa Bay Times, Paul Guzzo | Published December 4, 2019



Ray Reed closes the gates to the Cemetery for All People in Tampa. The county's poorest once were buried on the property along North 22nd St. [Times]

A photograph from the 1930s could show graves on the side of the road where the Hillsborough Tax Collector now has an office at 2814 E Hillsborough Ave. in Tampa. There might be graves there, Tax Collector Doug Belden said Wednesday. Then again, he added, there might not.

But the tip that a lost black cemetery might still be on that property came from Ray Reed, the researcher whose information enabled the Hillsborough County School District to find forgotten Ridgewood Cemetery on King High School's campus. So Belden felt he had to act.

GeoView, the same geophysical services company that discovered the 145 Ridgewood graves, began scanning the tax collector property Saturday and will be done by end of the week, Belden said. Results will be available next week. "We're being

proactive," Belden said. "So far they have found no evidence" of graves. There does appear to be a cross-shaped grave marker under a tree in the photo available online through the Hillsborough County library's website.

But when the librarians at the John F. Germany Public Library downtown allowed the *Tampa Bay Times* to view the original negative of that photo, that cross appears to be a wooden post for a wire fence. On Wednesday, Reed took his claim to the Hillsborough County Commission meeting.

He read the names of some of the African Americans he believes were buried there. "Please do the right thing by them in 2020," he told commissioners. "This is an abomination committed deliberately upon them." Besides providing the Ridgewood tip, researcher Reed also told the *Tampa Bay Times* about a lost African American burial ground named Zion Cemetery.



This old photo available online shows the portion of Hillsborough Avenue in Tampa where one of the county tax collector's offices now stands. The same cemetery researcher whose tip helped the Hillsborough County School District find the lost Ridgewood Cemetery says there are grave markers in this photo and that caskets were never moved. The circle indicates a possible cross. [Courtesy, Tampa-Hillsborough County Public Library System.]



There appears to be a cross-shaped grave marker on Hillsborough Avenue in an online photograph from the 1930s. But in the original negative, it appears to be a fence post. [Paul Guzzo]

Tax Collector scanning for a lost black cemetery beneath its Hillsborough Avenue office

Does an old black and white photo show grave markers were there? Or is it a fence?

Tampa Bay Times, Paul Guzzo | Published December 4, 2019

He'd seen it on death certificates, he said, but wondered where it was once located and what came of it.

The *Times* found the cemetery's detailed history and its former location — the 3700 block of now-busy N Florida Ave. — but could not find evidence that the some 800 who were once buried there had been moved.

A portion of the **Tampa Housing Authority's Robles Park Village** apartments sits on the former Zion land. Hired archaeologists have discovered nearly 150 caskets so far.



Tampa resident Ray Reed stands among several headstones dating back to the 20th century at the Cemetery for All People in Tampa. ["BRONTE WITTPENN | TIMES"]

another nearby for African Americans, because the two races would not have been buried together in that era of segregation.

The Cemetery for All People, Reed said, was once part of a larger 128-acre site bordered by 22nd and 30th streets and Hanna and Hillsborough avenues.

The potter's field for African Americans, Reed told the *Times* via email Wednesday, was in front of the where Tax Collector's Office is now located.

He told the *Times* that in 1950 the county commission made a motion to "move the County Hwy. Cemetery to 22nd St. By default, the cemetery to be moved would be" the African American one. But there is no evidence it was ever relocated.

Reed shared minutes from an October 10, 1950 commission meeting with the *Times*.

The motion was to move a "county cemetery" that was on 22nd Street, the same location as the Cemetery for All People.

A *Tampa Tribune* article published the next day says the motion was only to move the cemetery "farther back from the roadway" because it is "too close to the street."

Rodney Kite-Powell of the Tampa History Center has never seen a potter's field on maps of the area where the Tax Collector's Office now sits.

What's more, he said, it is possible that whites and blacks shared the same potter's field.

Ridgewood Cemetery operated from 1942-1957 and was also a potter's field, he said. While mostly African Americans were buried there, some whites were, too.

"That doesn't mean there is not a cemetery there," Kite-Powell said. "Ground penetrating radar has been very good at locating cemeteries this year. It can also rule one out. We'll know soon."

But Reed's primary focus over the years has been identifying those buried in the Cemetery for All People, known in the early 1900s as the Poor Farm Cemetery.

The cemetery at 901 N 22nd St. was a potter's field, a place where people were buried when no one would pay for the work or claim the bodies.

A county list has 839 burials at the Cemetery for All People between 1906 and 1966, but there are many more. So Reed combs through death certificates for a mention of the cemetery and adds names to his own list, which he will one day give to the county.

He says he does it to provide dignity to those forgotten.

Reed believes the cemetery was for white people, and that there was

Archaeologists Continue Zion Cemetery Search At Tampa Impound Lot

WUSF News, [WAYNE GARCIA](#) • DEC 3, 2019

The next step in the search for graves from the lost Zion Cemetery continued Tuesday morning in a Tampa auto impound lot.

Four workers from the private consultant Cardno and the University of South Florida Anthropology Department spent a chilly morning raking and picking up concrete and large rocks by hand.

They were looking for graves. Rubble interferes with the ground-penetrating radar.

Archaeologists already have found 144 graves from Zion underneath sections of the Robles Park public housing complex, just north of downtown Tampa.

The search is widening to this lot owned by Sunstate Wrecker Services.

A warehouse and land next door owned by Tampa restaurateur Richard Gonzmart of Columbia Restaurant fame likely also was built atop lost graves.

Sunstate General Manager Tony Huffman said his company is happy to have the archaeologists there for the past two days.

"I guess the only emotion can be described (is) we were elated that somebody would take the time to actually come in and do the work to find these lost souls," Huffman said. "Our first thought process was, indeed, if it's here, then we need to know about it. Everybody needs to know about it."

Researchers suspect that the potter's field for the cemetery could be on Sunstate's property. It was a section of Zion Cemetery where the poor and unnamed were buried.

Huffman said the results could take one week to a month to get back.

The work is being funded by the [Tampa Housing Authority](#), which owns Robles Park. It is moving residents out of apartments near and over the graves already found on the site. The entire housing complex will eventually be demolished and a memorial to the Zion dead erected.

For Huffman and the wrecker service employees, finding out about the lost graveyard was unsettling.

"We were kind of shocked to find out that there might actually be bodies buried on the property," Huffman said, "pretty dismayed that there would be no record of that having been here."

He said the site is now used to store automobiles awaiting post-accident insurance adjustments, impounded autos and heavy equipment used by the company.

What happens after the archaeology report comes in, he added, isn't up to Huffman.

"It's a much larger issue," Huffman said. "And I'm sure the city of Tampa, the mayor's office, and everybody involved will have to come up with some sort of plan as to how they want to proceed."

"For us as the owners of the property, of course, we're still operating a business," he said. "This is a crucial piece of property for our business. So unfortunately, we'll continue to have to use it in the manner that we have been."



Rebecca O'Sullivan of the USF Anthropology Department pushes a ground-penetrating radar unit over a Tampa auto impound lot. Graves from the lost Zion Cemetery are suspected to be there. Credit: Wayne Garcia/WUSF Public Media

St. James Episcopal Church will become Tampa's African American history museum

The church is being restored in what was once the heart of a bustling African American business and entertainment district.

Author: Emerald Morrow | Published: 6:54 PM EST December 9, 2019



TAMPA, Fla. — African Americans have a rich history in Tampa, and soon, there will be a museum to tell that story. "The history here is absolutely incredible and everybody should be aware of it, so we're preserving as much of it as we can," said David Hollis of the Tampa Housing Authority.

The agency is restoring the historic St. James Episcopal Church, which in a couple of years will host a museum to share the powerful story of African Americans in the city. "Right here is a wonderful piece of all of Tampa's history, but certainly a part of the African American history that developed right here," said Hollis.

The museum will be in the Encore development along Ray Charles near Central Avenue, which was once the heart of a bustling African American business and entertainment district. Civil rights leaders, musicians and educators all called this area home. Now, the Tampa Housing Authority owns much of this property and is using this church to preserve that history.

"This building will probably be completed in about 60 days, at which time it will convert to that learning center. While that's going on, we are going to formulate some form of a governance group that will manage the building in the next few years transform the building to Tampa's premiere African American cultural museum," said Hollis. For some, the honor feels long overdue.

"We played an intricate part in this city and in this county," said Yvette Lewis, president of the Hillsborough NAACP. "It is time for us to tell our history."

As president of the Hillsborough NAACP, Lewis has been pushing for an African American history museum to tell a story of struggle and triumph. Those calls grew louder with the recent discovery of forgotten black cemeteries on school board and housing authority property. "Let the voices from the grave tell our story," she said.

The museum is slated to open by 2023.

Turmoil continues at St. Pete housing agency as new board member resigns

Roxanne Amoroso quit the St. Petersburg Housing Authority over concerns it lacks the expertise to handle Jordan Park redevelopment.

Tampa Bay Times, Christopher O'Donnell | Published December 10, 2019



Roxanne Amoroso quit as a board member of the troubled St. Petersburg Housing Authority after less than five months. [St. Petersburg Housing Authority]

fired Tony Love and in the wake of a scathing review of its operations by the U.S. Department of Housing and Urban Development. "I'm really opposed to you pulling back; I'm so opposed to you doing this," Amoroso told her colleagues. "I'm thinking of the health of the St. Pete housing authority."

Despite her concerns, the board voted to reinstate LaShunda Battle, the agency's chief operating officer, as the agency's interim leader. Before starting her own housing development firm, Amoroso worked for 19 years in housing development for Bank of America. Her appointment to the housing agency's board was confirmed by the City Council on July 11.

Among concerns she raised at the last meeting was that another change in leadership could create uncertainty with investors and lenders backing the agency's redevelopment of Jordan Park, a public housing complex in south St. Petersburg. The project, which includes the demolition of the historic village and construction of a senior village, also relies on tax credits awarded by the Florida Housing Finance Corp. "It's a big undertaking; it's a very complicated undertaking," Amoroso said. "We desperately need their expertise in assuring that this is advanced in the proper manner."

Board Chairwoman Stephanie Owens in an interview said the board would miss Amoroso's experience but said it was unclear why she resigned. She said she would welcome Amoroso continuing to serve the agency on a committee that reviews potential property acquisitions. "She was a great board member to have," Owens said. "If she were interested, she could continue to provide her leadership and support."

Owens said that the Jordan Park project is still on track although the project was recently hit by a four-month delay because a required environmental study was not commissioned. The agency's board also recently voted to explore whether the project can be funded through Section 18, a federal program providing funds for the demolition and rebuilding of older public housing. The program could provide an additional \$1.5 million in revenue, which would be used for better fixtures inside the new homes, Owens said.

Mayor Rick Kriseman has not named a replacement for Amoroso, said St. Petersburg spokesman Ben Kirby. Amoroso's term would have officially ended Nov. 30. She was appointed to replace Anne Sherman-White, one of three board members removed by Kriseman and St. Petersburg City Council in early 2019. Had she not resigned, she would have been approved for a full four-year term.

Kriseman this year replaced five board members after a *Tampa Bay Times* investigation revealed a lack of oversight of the agency. The agency also came under scrutiny by the federal government after it used agency funds to sue Kriseman and the city of St. Petersburg for that decision. The board members replaced were staunch allies of Love.

ST. PETERSBURG — Just four months after she was appointed, a St. Petersburg Housing Authority board member has quit over concerns about the leadership of the agency.

Roxanne Amoroso, the owner of Mosaic Development, quietly stepped down after the agency terminated an agreement allowing Tampa Housing Authority leader Jerome Ryans to also serve as interim leader of its St. Petersburg counterpart. Hers was the lone "no" vote on the Ryans question.

Amoroso declined to comment on her resignation but said the reasons are clear from the board meeting where she urged her colleagues to continue with Ryans as interim leader. He was appointed after the agency

15. LEGAL

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

