

Board of Commissioners Meeting Wednesday, December 16, 2020

LOCATION:

THA Administration Offices 5301 West Cypress Street Tampa, Florida 33607



BOARD OF COMMISSIONERS

James A. Cloar Chair

Bemetra Salter Liggins Vice-Chair

Ben Dachepalli

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans President/CEO

5301 West Cypress Street Tampa, Florida 33607

P. O. Box 4766 Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

Board of Commissioners Meeting Wednesday, December 16, 2020

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Note to Commissioners:

• Copies of Employee of the Month, Barnes Award Recipient and Calendar of Events found in left inside pocket of binder.



December 16, 2020

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

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

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

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular/Virtual Board Meeting of October 21, 2020
 (Commissioner Ben Dachepalli did not participate in the October meeting)
- Virtual Board Meeting of November 18, 2020 (Commissioners Bemetra Salter Liggins and Billi Johnson-Griffin did not participate in the November meeting)

III. PUBLIC FORUM (Maximum three-minute limit per speaker)

- Join from PC, Mac, Linux, iOS or Android: https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDVDd1I1WDlpZz09
 Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

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

- Administration ~ Anna Edwards
- Properties ~ William Marson
- Employees of the Year ~ Anna Edwards and Peter Williams

V. RECOGNITIONS

Geraldine Barnes Award Recipient ~ Latoria Glover

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AGENDA FOR THE REGULAR BOARD MEETING

VI. RESOLUTIONS

2020-4183 Margaret Jones	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.
2020-4184 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ENTER INTO A CONTRACTUAL AGREEMENT FOR THE PURCHASE OF AN EMERGENCY COMMAND CENTER/ENVISION CENTER VEHICLE WITH QUALITY VANS & SPECIALTY VEHICLES.

VII. PRESIDENT/CEO's REPORT

Finance and Related Entities ~ Susi Begazo-McGourty

Operations and Real Estate Development ~ Leroy Moore

Department of Human Resources ~ Kenneth Christie

VIII. NOTICES AND UPDATES

- IX. LEGAL MATTERS
- X. UNFINISHED BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT

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October 21, 2020

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

This meeting of the Tampa Housing Authority Board of Commissioners was called to order at 8:31 a.m. Before the meeting began, Chairman James Cloar read the following statement:

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

Attorney Ricardo Gilmore added that Governor DeSantis had indicated that he was not planning on extending the waiver of the need for physical quorum, passed on the 1st of November; as a result thereof discussions regarding a physical quorum will need to take place. However, the attorney will provide some guidelines to Executive Directors/CEO's that can still be used to make sure that there can still be social distancing and protection for Commissioners. Although the public needs to have access to the meetings, they do not necessarily have to have physical access to the meetings. Attorney Gilmore reiterated that after November 1st there will be a requirement for a physical quorum.

Other Board members participating in this virtual meeting were Bemetra Salter Liggins, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin, and legal counsel Ricardo Gilmore. Commissioner Ben Dachepalli did not participate in this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Board meeting of September 16, 2020 was made by Commissioner Johnson-Griffin and seconded by Commissioner Salter Liggins:

Commissioner Cloar Present Commissioner Homans Yes
Commissioner Salter Liggins Yes Commissioner Hardwick Yes

Commissioner Johnson-Griffin Yes

Attorney Gilmore suggested a minor amendment to the agenda from this point forward to indicate who did and who did not participate in the previous meeting.

III. PUBLIC FORUM

Ms. Reva Iman addressed the Board, her comments referred to a handout included in the Board information packet, tab 3. The handout was Ms. Iman's rent adjustment, although she did not just speak for herself, she stated that she would hold the document for future reference. Ms. Iman's rent had increased this month; she provided an example of a single mother with such bill and suggested that changes should be made to give the single mother a chance to adjust or get herself ready to move, perhaps in six months.

IV. EMPLOYEES OF THE MONTH

Administration ~ Lorenzo Reed

V. SPECIAL RECOGNITION

Geraldine Barnes Award Recipient ~ Bradley Antoine

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VI. RESOLUTIONS

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2020-4180.

2020-4180

A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS.

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

Commissioner Cloar Yes Commissioner Homans Yes Commissioner Salter Liggins Yes Commissioner Hardwick Yes

Commissioner Johnson-Griffin Yes

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2020-4181 and showed images of the Centro Place Apartments referenced during his presentation. During comments regarding the value of having a Board with the expertise applied to what the agency does; attorney Gilmore asked that staff keep the Board informed of any additional details regarding this resolution in order to have full disclosure. The attorney added that the deal still needed to progress, echoing Mr. Moore's comments. This resolution may be added to the November agenda for an update, the staff and/or the attorney were available to answer questions leading up to the meeting.

2020-4181

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT (MIPA) WITH CAH/RED CAPITAL AFFORDABLE HOUSING I, LP AND CASCADE CENTRO AUSTRIANO, LLC FOR THE ACQUISITION OF CENTRO PLACE APARTMENTS LOCATED IN TAMPA, FLORIDA, HILLSBOROUGH COUNTY.

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

Commissioner Cloar Yes Commissioner Homans Yes Commissioner Salter Liggins Yes Commissioner Hardwick Yes

Commissioner Johnson-Griffin Yes

The Director of Asset Management, Mr. Lorenzo Bryant presented resolution 2020-4182.

2020-4182 A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE TAX CREDIT PROPERTIES.

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

Commissioner Cloar Yes Commissioner Homans Yes Commissioner Salter Liggins Yes Commissioner Hardwick Yes

Commissioner Johnson-Griffin Yes

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty's report began with a moment of silence for the passing of the Director of North Tampa Housing Development Corp. (NTHDC) Mr. Don Shea.

The CFO's report highlighted the \$3.2 million Cares Act award received through the Assistant Housing department for COVID-19 expenses. A committee had been formed and had met several times to discuss a budget of \$1.8 million. Some of the high-ticket items included an Envision Mobile Command Center, HVAC Replacement and Backup Generator for Palm Terrace Assisted Living Facility, Security for Robles Park, Protective Barriers, One-stop Kiosks and Thermal Imaging Protection Kiosks; other items mentioned were automatic doors and touchless faucets.

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Operations and Real Estate Development

Sr. VP/COO, Mr. Leroy Moore's report began with Encore updates. The two private deals, lot 9, the Independent and lot 11 the Legacy were both vertical. The design review with the City of Tampa continues for lot 12; soon after will proceed with design development and construction; lot 12 was for the 100 plus units over the grocer. The Urban Farm just north of the Tempo building at Encore had fresh produce already growing before its harvest soft opening, which should be soon. The remaining lots at Encore were attracting interest, however an offer for lot 8 will not "advance," said the COO, this lot was the last lot potentially intended to be developed in partnership with THA's Encore business partner Bank of America; other lots available at Encore were lots 5, 10 and the ground floor retail at lot 12.

The first construction building, the Renaissance at West River, had its ribbon cutting grand opening in September; 17 plus families had already moved in and it was expected to have 50 families moving in per month. The Mary McLeod Bethune Apartments building was complete, families had begun to move in, a ribbon cutting celebration was scheduled for the 28th of October. The three Boulevard Towers under construction will have a fourth Tower under construction before end of year; the contractor will plan on hosting a topping out party sometime in the next 30 days, Commissioners will be invited to attend if interested. The Canopy will be another set of 4 buildings, closing first quarter of 2021. Including the Canopy at West River will represent 927 units under construction, thus far. Additionally, West River will have a grocery store, 325 new market rate residential units that were under contract with a private sector developer, and 80 townhome units to be built by a private home builder.

The Master Planning was officially in design for Robles Park, the master planner was selected as PMG Baker Barrios and officially started two weeks ago. The COO showed images of the small group planning meetings including the last meeting with the youth of the Robles Park community. A list showed the Archeological Committee's progress over the last 13 months; a flowchart was also shown as the roadmap of the committee's master planning process.

The Director of Assisted Housing, Ms. Margaret Jones briefed the Board, details of her report were included in the information packet for this meeting. The Director Human Resources, Mr. Kenneth Christie updated Board members regarding COVID-19 and reminded everyone that election day was Tuesday, November 3, 2020.

Chairman Cloar asked what kind of precautions had been taken to have a physical meeting in November. Mr. Christie responded that precautions will include that the Boardroom area be open, that there is enough space between Board members and that shields are in place at their stations; there will also be PPE's in place for the Commissioners' safety and protection.

The COO added that the Cypress building will be open for the public during the meeting for the first time since the beginning of the pandemic. For the record, Attorney Gilmore stated that THA did not have to break total protocol to have a physical quorum. Furthermore, the public do not have to be in the boardroom or physically in Commissioners' space if they are given access to the meeting in the training room with monitors/screens in place.

Further comments by Mr. Moore, Mr. Ryans and some Board members suggested the possibility of not having a November meeting if no action items arise. If necessary, Commissioner Johnson-Griffin would make the November meeting in person if felt safe to do so, although she was still sheltering at home.

The Director of Community Affairs, Ms. Lillian Stringer reminded Board members that the November meeting was usually the annual meeting, at which time the election of officers takes place.

VIII.SPECIAL PRESENTATION

The Director of Contracting and Procurement, Ms. Tina Washington provided details regarding the Envision Command Center. The Director of Program and Property Services, Ms. Stephanie Brown-Gilmore also chimed in to provide additional details.

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IX. NOTICES AND UPDATES

None to come before this forum

X. LEGAL MATTERS

None to come before this forum

XI. UNFINISHED BUSINESS

Repeat Public Forum

Mr. Joe Robinson had been monitoring the meeting and had learned a lot about what was going on at THA. He appreciated what the agency was doing in West Tampa by professionally bringing West Tampa back, commending the staff for doing a great job in West Tampa. As the Chair of the West Tampa Community Redevelopment Area-Community Advisory Committee, he was appreciative and wanted to continue this long-term relationship with THA.

XII. NEW BUSINESS

The Director of PPS, Ms. Stephanie Brown-Gilmore reminded Board members of the upcoming 12th Annual Golf Tournament scheduled for Friday, October 23, 2020.

XIII.ADJOURNMENT

Approved this 16th day of December 2020

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:17 a.m.

Approved the four day of Bosombor 2020.	
Chairperson	Secretary

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November 18, 2020

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

The meeting of the Tampa Housing Authority Board of Commissioners was called to order at 8:04 a.m. Chairman Cloar stated that the meeting was to be held differently, it was to be conducted telephonically and electronically because there was no physical quorum and consequently was not an official meeting, adding that no actions will take place.

Attorney Ricardo Gilmore further explained that as mentioned during the October meeting, Governor DeSantis did not reinstitute a waiver for not needing a physical quorum, however that waiver did not require that the public necessarily be in the same space as the board members. The attorney added that this meeting had no action items such as resolutions that would require voting and was very akin to a workshop. If the public was available to be able to witness the meeting and participate in public forum, the meeting was compliant. Any other meetings going forward, unless the governor does something different, will require physical quorum at THA headquarters, not necessarily allowing the public to be in the same physical space.

The Chair asked if some of the attorney's other clients were doing hybrid meetings and how they were responding. Just about everyone, said the attorney, had gone to a physical quorum in their meeting space, with appropriate protections like shields between each station; none of them had allowed the public to be in the same space and rather have allowed the public to attend virtually. The CEO and the COO had received a memo from the attorney indicating how meetings can be done safely and appropriate implementation will be done for this agency's particular situation.

Other Board members participating in this virtual meeting were Ben Dachepalli, Lorena Hardwick, Parker Homans, and legal counsel Ricardo Gilmore. Commissioners Bemetra Salter Liggins and Billi Johnson-Griffin did not participate in this meeting.

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

II. MINUTES

While no votes took place to approve the Minutes of the Board meeting of October 21, 2020 there were no requests for changes and will be approved when the next official meeting takes place.

III. PUBLIC FORUM

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ Anita Barrett
- Properties ~ Peter Williams

V. SPECIAL RECOGNITION

Geraldine Barnes Award Recipient ~ Norma Lopez

VI. RESOLUTIONS

None to come before this forum

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

Sr. VP/CFO, Ms. Susi Begazo-McGourty stated that the properties were trending positively, income and expenses were showing very good performance.

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The CFO began with the RAD properties' key indicators, reporting that delinquency had gone down 10%, adding that the department had been tracking delinquency during the pandemic.

Other highlights included details regarding the number of COVID expenses showing on the RAD financial statement. Board members were reminded of the \$3.2 million CARES Act stimulus package received for these expenses, which required constant communication with the agency's auditors to make sure that all was right and ready for HUD's auditing.

Operations and Real Estate Development

Sr. VP/COO, Mr. Leroy Moore's report began with Encore updates. Staff was following up on two grocer leads, while proceeding with the design of 21,000 square feet of space for the ground floor of the building on lot 12. Transwestern's lot 9 was in full swing, very vertical, can see the actual units around the garage. Same situation with Legacy partners on lot 11, also vertical on the residential component for that building.

The next contract will be for landscape restoration as staff looks to make the landscaping at Encore more organic, using the technology park as THA's first experiment for more native Florida landscaping. Eventually looking to include the Ray Charles boulevard landscaping, depending on the results of the technology park experiment.

There had been some recent press for the Urban Farm with a visit last month from Tampa Downtown Partnership and others, a soft opening may be in the near future.

West River's Renaissance and the Mary McLeod Bethune Apartments were in lease-up mode. Commissioners will be informed when signage for the Renaissance gets installed, which will be visible from Interstate 275.

All three buildings at the T3 development were vertical, their full design height may be reached by end of November. A fourth building for this development will begin construction at this site.

The T4 development, known as the Canopy, will have its first building under construction immediately after closing, first quarter of 2021. As of the day prior to this meeting, a second parcel had been fully funded for 120 units; this second parcel will be the third senior building at West River. An application to fund a third parcel for the Canopy was in the works to be submitted very soon.

The grocery store, the market rate units and the townhomes were all under contract and due to close first and second quarter of 2021.

The Master Plan for Robles Park Village was progressing, Commissioners were shown a few pages of the Phase One: Discovery report that included the Zion Cemetery Park Plan; the complete document will be provided to Commissioners.

The COO also provided details regarding the City of Tampa's 18-acre development for the West River footprint. He also announced the sale of West River Flats, just north of West River on Spruce Street, 120 units for \$22 million.

The Director of Human Resources, Mr. Kenneth Christie's report included details regarding the recent hurricane Eta that damaged some THA properties, Open Enrollment, Mobil Mammography, improvements to staff benefits due to COVID-19 and updates on the pandemic.

VIII.NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Gilmore provided additional information regarding when the Board needs to meet physically. The attorney took into consideration Mr. Christie's already implemented safety measures.

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The attorney also stated that he misspoke earlier; one of his clients did have the public, only one person, share the same space with appropriate social distancing.

None to come before this forum

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Repeat Public Forum

None to come before this forum

XI. NEW BUSINESS

None to come before this forum

Approved this 16th day of December 2020.

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:02 a.m.

Chairperson	Secretary

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3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

REGISTRATION FORM TO PROVIDE STATEMENTS DURING PUBLIC FORUM AT THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA'S (THA) BOARD OF COMMISSIONERS

Speakers must register prior to the Public Forum with this form available at www.thafl.com. Forms must be completed and submitted to <u>Irene.Womack@thafl.com</u>, prior to the commencement of the Public Forum for any meeting. A response from the board will NOT be provided at this juncture and instead will be acknowledged at the next board meeting. Should you need clarification regarding this matter, contact the Department of Community Affairs at 813.341.9101 ext. 3540.

Speakers must abide by the following procedures to speak during Public Forum.

The following procedures apply to Public Forum sessions:

- 1. All comments that meet the following criteria from the public shall be heard at this time only, unless otherwise provided by the Chairperson at his/her discretion, or by majority vote of the Board quorum present. Written comments are encouraged in lieu of or in addition to public comments.
- 2. Anyone may address the Board on matters pertaining to the business of THA subject to this procedure. A speaker shall limit his/her comments to the topics listed at the bottom of this form only. Time used for questions from the Board shall not be assessed against any speaker's time limit.
- 3. Comments are limited to three (3) minutes per speaker. When a single matter pertaining to the business of THA attracts several speakers with differing views, the Chairperson in his/her discretion, or the Board by majority vote of the present quorum may adopt further equitable time limits, and limits on how many speakers may address the same point of view on the matter, in the interest of timeliness and orderly conduct of the meeting.
- 4. Maintenance concerns can be discussed only if they are specific and meet the following criteria:
 - Work order number is stated;
 - The appropriate time has passed for work order to be addressed.
 - The concern has previously been brought to the attention of the CEO/President by the speaker;
 - If the time has passed for the work order to be addressed and it has been brought to the attention of the CEO/President and still IS NOT complete, then it can be brought before the Board.
- 5. Discussion of personnel matters between Board members and /or THA staff and the speaker or others WILL NOT be allowed since THA provides an internal grievance procedure specifically to address personnel matters, whether currently pending or completed. Additionally, abusive and/or disrespectful language by a speaker WILL NOT be acceptable under any circumstances.
- 6. Appropriate matters brought before the Board at Public Forum shall be addressed in writing in the next regular Board meeting package under the "Response to Public Forum" section, unless otherwise requested or directed by the Chairperson, or by a majority vote of the present quorum of the Board.
- 7. Any speaker who might wish to appeal any decision made by the Board with respect to any matter considered at any regular meeting is advised that he/she will need a record of the proceeding, and for such purpose he/she may need to ensure that a verbatim record of the proceedings be made, which will include the testimony and evidence upon which the appeal is to be asked. A copy of the tape or minutes of the Board meeting may be obtained, at the requestor's expense, by contacting the Office of Public Relations.
- 8. The Board may consider comments made by the public at any meeting, but nothing contained herein guarantees or implies that any action by the Board or THA staff shall be taken as a result thereof.
- 9. The Chairperson reserves the right to discontinue, by any appropriate means, the comments of a speaker who fails to comply with the procedures referenced herein. Signature hereon by any speaker represents the speaker's express and informed agreement to abide by the procedures referenced herein.

NAME:	Signature:		Date:
ADDRESS:		Phone #:	
TOPIC:			

THE HOUSING AUTHORITY OF THE CITY OF <u>TAMPA</u> RESOLUTION SUMMARY SHEET

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2020-4183 The Board of Commissioners is requested to approve the above-referenced resolution in order to: Approve Payment Standards for the Housing Choice Voucher Program					
2. Who is making r	equest:				
A. Entity:	Assisted Housing				
B. Project:	Administrative Plan				
C. Originator:	Margaret Jones				
3. Cost Estimate (if	applicable):				
Narrative:					
The Small Area Fair Market Rents are released every year by HUD. THA must adopt payment standards within 90-110 % of the Small Area Fair Market Rents. The SMFRs increased for most bedroom sizes and zip codes. The agency will adopt the FMRs at 100-105% of the proposed rates. The payment standards have increased considerably across all zip codes and is expected to impact budget and HUD should account for this in the upcoming CY budget					
Attachments (if app	licable):				

RESOLUTION 2020-4183

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

WHEREAS, HUD Regulation 24 CFR Part 982.503 allows the Housing Authority to adjust the payment standard schedule so that families can continue to afford to lease units with assistance under the Housing Choice Voucher Program; and

WHEREAS, HUD Regulation 24 CFR Part 982.503 allows the Housing Authority to adopt a maximum payment standard between 90-110 percent of the published Fair Market Rent effective for the specific unit (bedroom) size; and

WHEREAS, HUD's Office of Public and Indian Housing (PIH) posted Notice PIH 2018-01 on January 17TH, 2018 providing guidance regarding the provisions of the Small Area Fair Market Rent (Small Area FMR or SAFMR) rule. Public housing agencies (PHAs) in 24 metropolitan areas that are required to use SAFMRs are now expected to implement SAFMRs by January 1st, 2021;

WHEREAS, in the Housing Choice Voucher (HCV) program, subsidy levels are based on Fair Market Rents (FMRs) that are set for each metropolitan area (or non-metropolitan county) and vary by unit size (number of bedrooms). Public Housing Agencies (PHAs) generally have only a limited ability to adjust the maximum subsidy level to reflect differences in rent levels between neighborhoods within their jurisdiction. Rents tend to be higher in certain neighborhoods than others, and neighborhoods with higher rents tend to have better access to amenities that provide opportunity. For this reason, using a single metropolitan-wide standard as the basis for setting the maximum subsidy available to HCV holders makes it difficult for them to access housing located in areas of opportunity. The Small Area Fair Market Rent (SAFMR) demonstration was developed to evaluate if more local rents (at the ZIP Code) could provide an effective means for HCV holders to move into higher-opportunity areas without significantly raising overall subsidy costs;

WHEREAS, the metropolitan areas identified to use ZIP code-based FMRs are those metropolitan areas with both significant voucher concentration challenges and market conditions where establishing FMRs by ZIP code areas has the potential to significantly increase opportunities for voucher families. The use of SAFMRs is expected to give HCV tenants access to areas of high opportunity and lower poverty areas by providing a subsidy that is adequate to cover rents in those areas, thereby reducing the number of voucher families that reside in areas of high poverty concentration. Tampa was one of the 25 metropolitan cities selected as a mandatory implementation;

WHEREAS, the proposed payment standards effective December 1st, 2020 are as follows:

ZIP Code	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
33509	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,380
<u>33510</u>	\$1,020	\$1,070	\$1,310	\$1,700	\$2,090	\$2,404
<u>33511</u>	\$1,140	\$1,200	\$1,470	\$1,910	\$2,350	\$2,703
<u>33527</u>	\$890	\$940	\$1,150	\$1,490	\$1,830	\$2,105
<u>33534</u>	\$940	\$990	\$1,210	\$1,570	\$1,930	\$2,220
33547	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050	\$3,508
<u>33548</u>	\$1,060	\$1,110	\$1,360	\$1,770	\$2,170	\$2,496
33549	\$1,030	\$1,090	\$1,330	\$1,730	\$2,120	\$2,438
33550	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33556	\$1,180	\$1,240	\$1,520	\$1,970	\$2,420	\$2,783
<u>33558</u>	\$960	\$1,010	\$1,230	\$1,600	\$1,960	\$2,254
<u>33559</u>	\$1,030	\$1,090	\$1,330	\$1,730	\$2,120	\$2,438
33568	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33569	\$1,250	\$1,320	\$1,610	\$2,090	\$2,570	\$2,956
<u>33570</u>	\$840	\$880	\$1,080	\$1,400	\$1,720	\$1,978
33572	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050	\$3,508
33573	\$1,280	\$1,350	\$1,650	\$2,140	\$2,630	\$3,025
33578	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200	\$2,530
33579	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050	\$3,508
33583	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33584	\$1,050	\$1,100	\$1,350	\$1,750	\$2,150	\$2,473
33587	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33592	\$750	\$803	\$970	\$1,260	\$1,550	\$1,783
33594	\$1,260	\$1,330	\$1,620	\$2,100	\$2,580	\$2,967
33596	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050	\$3,508
33598	\$770	\$820	\$1,000	\$1,300	\$1,590	\$1,829
33601	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33602 33603	\$1,490 \$930	\$1,560 \$970	\$1,910 \$1,190	\$2,480 \$1,550	\$3,050 \$1,900	\$3,508 \$2,185
33604	\$900	\$970	\$1,160	\$1,530	\$1,850	\$2,185 \$2,128
33605	\$810	\$850	\$1,160	\$1,310	\$1,660	\$1,909
33606	\$1,280	\$1,340	\$1,640	\$1,330	\$1,000	\$3,013
33607	\$1,280	\$1,340	\$1,500	\$1,950	\$2,390	\$2,749
33609	\$1,170	\$1,150	\$1,410	\$1,830	\$2,250	\$2,588
33610	\$860	\$910	\$1,110	\$1,440	\$1,770	\$2,036
33611	\$1,100	\$1,150	\$1,410	\$1,830	\$2,250	\$2,588

33612	\$830	\$880	\$1,070	\$1,390	\$1,710	\$1,967
33613	\$880	\$920	\$1,130	\$1,470	\$1,800	\$2,070
33614	\$990	\$1,040	\$1,270	\$1,650	\$2,030	\$2,335
<u>33615</u>	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200	\$2,530
<u>33616</u>	\$1,140	\$1,200	\$1,470	\$1,910	\$2,350	\$2,703
<u>33617</u>	\$950	\$1,000	\$1,220	\$1,580	\$1,950	\$2,243
<u>33618</u>	\$1,080	\$1,140	\$1,390	\$1,810	\$2,220	\$2,553
<u>33619</u>	\$980	\$1,030	\$1,260	\$1,640	\$2,010	\$2,312
<u>33620</u>	\$890	\$940	\$1,150	\$1,510	\$1,820	\$2,093
<u>33621</u>	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050	\$3,508
33622	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
<u>33624</u>	\$1,110	\$1,170	\$1,430	\$1,860	\$2,280	\$2,622
<u>33625</u>	\$1,170	\$1,230	\$1,500	\$1,950	\$2,390	\$2,749
<u>33626</u>	\$1,350	\$1,420	\$1,730	\$2,250	\$2,760	\$3,174
33629	\$1,130	\$1,190	\$1,450	\$1,880	\$2,310	\$2,657
<u>33634</u>	\$1,150	\$1,210	\$1,480	\$1,920	\$2,360	\$2,714
<u>33635</u>	\$1,270	\$1,330	\$1,630	\$2,120	\$2,600	\$2,990
<u>33637</u>	\$1,030	\$1,080	\$1,320	\$1,710	\$2,110	\$2,427
<u>33647</u>	\$1,170	\$1,230	\$1,500	\$1,950	\$2,390	\$2,749
<u>33680</u>	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33682	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
<u>33684</u>	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381
33687	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070	\$2,381

NOW THEREFORE BE IT RESOLVED THAT:

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the adjustment of the payment standards effective December 1st, 2020.

ADOPTED THIS 16th Day of December 2020

Chairperson	Secretary



TAMPA-ST. PETERSBURG-CLEARWATER, FL MSA SMALL AREA FY 2021 FAIR MARKET RENTS

All Housing Choice Voucher programs operated in the Tampa-St. Petersburg-Clearwater, FL MSA will use Small Area FMRs as defined by ZIP codes.

For FMR information for other programs, please click <u>here.</u>

Hillsborough County, FL is part of the Tampa-St. Petersburg-Clearwater, FL MSA, which consists of the following counties: Hernando County, FL; Hillsborough County, FL; Pasco County, FL; and Pinellas County, FL. All information here applies to the entirety of the Tampa-St. Petersburg-Clearwater, FL MSA.

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

NOTE: ZIP Code areas are defined by the postal service to facilitate the efficient delivery of mail. Because of this, ZIP code areas may cross city, county, and in some limited instances, state lines. Consequently, ZIP codes which cross county lines may lie within more than one metropolitan area, or cover parts of one or more nonmetropolitan counties and part of a metropolitan area.

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms								
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Two-Bedroom Three-Bedroom I					
33503	\$1,080	\$1,140	\$1,390	\$1,810	\$2,220				
33508	\$1,010	\$1,060	\$1,300	\$1,300 \$1,690					
33509	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33510	\$1,020	\$1,070	\$1,310	\$1,700	\$2,090				
33511	\$1,140	\$1,200	\$1,470	\$1,910	\$2,350				
33523	\$790	\$830	\$1,020	\$1,320	\$1,630				
33524	\$960	\$1,010	\$1,230 \$1,600 \$		\$1,960				
33525	\$750	\$790	\$970 \$1,260 \$1,55						
Resolution	No. 2020-4183				Page 5 of 13				

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom			
33526	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
33527	\$890	\$940	\$1,150	\$1,490	\$1,830			
33530	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33534	\$940	\$990	\$1,210	\$1,570	\$1,930			
33537	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
33539	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
33540	\$720	\$760	\$930	\$1,210	\$1,480			
33541	\$880	\$920	\$1,130	\$1,470	\$1,800			
33542	\$780	\$820	\$1,000	\$1,300	\$1,600			
33543	\$1,290	\$1,360	\$1,660	\$2,160	\$2,650			
33544	\$1,360	\$1,430	\$1,750	\$2,270	\$2,790			
33545	\$1,380	\$1,460	\$1,780	\$2,310	\$2,840			
33547	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33548	\$1,060	\$1,110	\$1,360	\$1,770	\$2,170			
33549	\$1,030	\$1,090	\$1,330	\$1,730	\$2,120			
33550	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33556	\$1,180	\$1,240	\$1,520	\$1,970	\$2,420			
33558	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
33559	\$1,030	\$1,090	\$1,330	\$1,730	\$2,120			
33563	\$880	\$920	\$1,130	\$1,470	\$1,800			
33564	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
<u>33565</u>	\$930	\$980	\$1,200	\$1,560	\$1,910			
33566	\$890	\$940	\$1,150	\$1,490	\$1,830			
33567	\$680	\$720	\$880	\$1,140	\$1,400			
33568	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33569	\$1,250	\$1,320	\$1,610	\$2,090	\$2,570			
33570	\$840	\$880	\$1,080	\$1,400	\$1,720			
33571	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
Resolution I	No. 2020-4183				Page 6 of 13			

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom			
33572	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33573	\$1,280	\$1,350	\$1,650	\$2,140	\$2,630			
33574	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
<u>33576</u>	\$720	\$760	\$930	\$1,210	\$1,480			
33578	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200			
33579	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33583	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33584	\$1,050	\$1,100	\$1,350	\$1,750	\$2,150			
<u>33586</u>	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33587	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33592	\$750	\$790	\$970	\$1,260	\$1,550			
33593	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
33594	\$1,260	\$1,330	\$1,620	\$2,100	\$2,580			
33595	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33596	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33597	\$700	\$710	\$910	\$1,220	\$1,290			
33598	\$770	\$820	\$1,000	\$1,300	\$1,590			
33601	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33602	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33603	\$930	\$970	\$1,190	\$1,550	\$1,900			
33604	\$900	\$950	\$1,160	\$1,510	\$1,850			
33605	\$810	\$850	\$1,040	\$1,350	\$1,660			
33606	\$1,280	\$1,340	\$1,640	\$2,130	\$2,620			
33607	\$1,170	\$1,230	\$1,500	\$1,950	\$2,390			
33609	\$1,100	\$1,150	\$1,410	\$1,830	\$2,250			
33610	\$860	\$910	\$1,110	\$1,440	\$1,770			
33611	\$1,100	\$1,150	\$1,410	\$1,830	\$2,250			
33612	\$830	\$880	\$1,070	\$1,390	\$1,710			
Resolution I	No. 2020-4183				Page 7 of 13			

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms								
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom				
33613	\$880	\$920	\$1,130	\$1,470	\$1,800				
33614	\$990	\$1,040	\$1,270	\$1,650	\$2,030				
33615	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200				
<u>33616</u>	\$1,140	\$1,200	\$1,470	\$1,910	\$2,350				
33617	\$950	\$1,000	\$1,220	\$1,580	\$1,950				
33618	\$1,080	\$1,140	\$1,390	\$1,810	\$2,220				
33619	\$980	\$1,030	\$1,260	\$1,640	\$2,010				
33620	\$890	\$940	\$1,140	\$1,480	\$1,820				
33621	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050				
33622	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33623	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33624	\$1,110	\$1,170	\$1,430	\$1,860	\$2,280				
33625	\$1,170	\$1,230	\$1,500	\$1,950	\$2,390				
<u>33626</u>	\$1,350	\$1,420	\$1,730	\$2,250	\$2,760				
33629	\$1,130	\$1,190	\$1,450	\$1,880	\$2,310				
33630	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33634	\$1,150	\$1,210	\$1,480	\$1,920	\$2,360				
<u>33635</u>	\$1,270	\$1,330	\$1,630	\$2,120	\$2,600				
33637	\$1,030	\$1,080	\$1,320	\$1,710	\$2,110				
33646	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33647	\$1,170	\$1,230	\$1,500	\$1,950	\$2,390				
33672	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33673	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33674	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33675	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33677	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33679	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33680	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
Resolution I	No. 2020-4183				Page 8 of 13				

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms								
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom				
33681	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33682	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33684	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33685	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33687	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33688	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33689	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33694	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33701	\$890	\$940	\$1,150	\$1,490	\$1,830				
33702	\$960	\$1,010	\$1,230	\$1,600	\$1,960				
33703	\$1,150	\$1,210	\$1,480	\$1,920	\$2,360				
33704	\$960	\$1,010	\$1,230	\$1,600	\$1,960				
33705	\$1,030	\$1,080	\$1,320	\$1,710	\$2,110				
33706	\$1,080	\$1,140	\$1,390	\$1,810	\$2,220				
33707	\$1,020	\$1,070	\$1,310	\$1,700	\$2,090				
33708	\$1,140	\$1,200	\$1,470	\$1,910	\$2,350				
33709	\$910	\$960	\$1,170	\$1,520	\$1,870				
33710	\$930	\$980	\$1,200	\$1,560	\$1,910				
33711	\$1,050	\$1,100	\$1,350	\$1,750	\$2,150				
33712	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070				
33713	\$1,090	\$1,150	\$1,400	\$1,820	\$2,230				
33714	\$900	\$950	\$1,160	\$1,510	\$1,850				
33715	\$1,450	\$1,530	\$1,870	\$2,430	\$2,980				
33716	\$1,240	\$1,300	\$1,590	\$2,070	\$2,540				
33730	\$980	\$1,030	\$1,260	\$1,640	\$2,010				
33731	\$980	\$1,030	\$1,260	\$1,640	\$2,010				
33732	\$980	\$1,030	\$1,260	\$1,640	\$2,010				
33733	\$980	\$1,030	\$1,260	\$1,640	\$2,010				
Resolution I	No. 2020-4183				Page 9 of 13				

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom			
33734	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33736	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33738	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33741	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33742	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33743	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33744	\$1,140	\$1,200	\$1,470	\$1,910	\$2,350			
33747	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33755	\$990	\$1,040	\$1,270	\$1,650	\$2,030			
33756	\$930	\$980	\$1,200	\$1,560	\$1,910			
33757	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33758	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33759	\$1,070	\$1,120	\$1,370	\$1,780	\$2,190			
33760	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33761	\$890	\$940	\$1,150	\$1,490	\$1,830			
33762	\$1,170	\$1,230	\$1,500	\$1,950	\$2,390			
33763	\$990	\$1,040	\$1,270	\$1,650	\$2,030			
33764	\$990	\$1,040	\$1,270	\$1,650	\$2,030			
33765	\$940	\$990	\$1,210	\$1,570	\$1,930			
33766	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33767	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33770	\$960	\$1,010	\$1,240	\$1,610	\$1,980			
33771	\$990	\$1,040	\$1,270	\$1,650	\$2,030			
33772	\$1,060	\$1,110	\$1,360	\$1,770	\$2,170			
33773	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
33774	\$940	\$990	\$1,210	\$1,570	\$1,930			
33775	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33776	\$1,360	\$1,430	\$1,750	\$2,270	\$2,790			
Resolution I	No. 2020-4183				Page 10 of 13			

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom			
33777	\$1,140	\$1,190	\$1,460	\$1,900	\$2,330			
33778	\$1,010	\$1,060	\$1,300	\$1,690	\$2,070			
33779	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33780	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33781	\$870	\$920	\$1,120	\$1,450	\$1,790			
33782	\$1,060	\$1,110	\$1,360	\$1,770	\$2,170			
33784	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
33785	\$1,180	\$1,240	\$1,520	\$1,970	\$2,420			
33786	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
33809	\$860	\$870	\$1,110	\$1,490	\$1,910			
33810	\$890	\$900	\$1,150	\$1,550	\$1,980			
33849	\$820	\$850	\$1,060	\$1,410	\$1,770			
33860	\$820	\$830	\$1,060	\$1,430	\$1,830			
<u>34601</u>	\$730	\$770	\$940	\$1,220	\$1,500			
34602	\$820	\$870	\$1,060	\$1,380	\$1,690			
<u>34603</u>	\$890	\$940	\$1,150	\$1,490	\$1,830			
<u>34604</u>	\$760	\$800	\$980	\$1,270	\$1,560			
<u>34605</u>	\$890	\$940	\$1,150	\$1,490	\$1,830			
<u>34606</u>	\$820	\$870	\$1,060	\$1,380	\$1,690			
<u>34607</u>	\$930	\$970	\$1,190	\$1,550	\$1,900			
<u>34608</u>	\$920	\$970	\$1,180	\$1,530	\$1,880			
<u>34609</u>	\$1,020	\$1,070	\$1,310	\$1,700	\$2,090			
34610	\$910	\$960	\$1,170	\$1,520	\$1,870			
34611	\$890	\$940	\$1,150	\$1,490	\$1,830			
34613	\$890	\$940	\$1,150	\$1,490	\$1,830			
<u>34614</u>	\$1,000	\$1,060	\$1,290	\$1,680	\$2,060			
<u>34636</u>	\$890	\$940	\$1,150	\$1,490	\$1,830			
34637	\$1,480	\$1,550	\$1,900	\$2,470	\$3,030			
Resolution I	No. 2020-4183				Page 11 of 13			

Tampa	Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom			
34638	\$1,380	\$1,460	\$1,780	\$2,310	\$2,840			
34639	\$1,190	\$1,250	\$1,530	\$1,990	\$2,440			
34652	\$860	\$910	\$1,110	\$1,440	\$1,770			
34653	\$890	\$930	\$1,140	\$1,480	\$1,820			
34654	\$930	\$970	\$1,190	\$1,550	\$1,900			
<u>34655</u>	\$1,050	\$1,100	\$1,350	\$1,750	\$2,150			
<u>34656</u>	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
34660	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
34661	\$690	\$710	\$890	\$1,180	\$1,350			
34667	\$810	\$850	\$1,040	\$1,350	\$1,660			
34668	\$890	\$940	\$1,150	\$1,490	\$1,830			
34669	\$950	\$1,000	\$1,220	\$1,580	\$1,950			
34673	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
34674	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
34677	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200			
<u>34679</u>	\$840	\$880	\$1,070	\$1,400	\$1,720			
<u>34680</u>	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
<u>34681</u>	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200			
<u>34682</u>	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
<u>34683</u>	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200			
<u>34684</u>	\$1,110	\$1,170	\$1,430	\$1,860	\$2,280			
<u>34685</u>	\$1,240	\$1,300	\$1,590	\$2,070	\$2,540			
34688	\$1,490	\$1,560	\$1,910	\$2,480	\$3,050			
34689	\$850	\$890	\$1,090	\$1,420	\$1,740			
34690	\$910	\$960	\$1,170	\$1,520	\$1,870			
34691	\$940	\$990	\$1,210	\$1,570	\$1,930			
34692	\$960	\$1,010	\$1,230	\$1,600	\$1,960			
<u>34695</u>	\$1,130	\$1,190	\$1,450	\$1,880	\$2,310			
Resolution I	No. 2020-4183				Page 12 of 13			

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms								
ZIP Code Efficiency One-Bedroom Two-Bedroom Three-Bedro					Four-Bedroom			
34697	\$980	\$1,030	\$1,260	\$1,640	\$2,010			
34698	\$1,070	\$1,130	\$1,380	\$1,790	\$2,200			
	I							

RESOLUTION NO. 2020-4184

A RESOLUTION APPROVING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ENTER INTO A CONTRACTUAL AGREEMENT FOR THE PURCHASE OF AN EMERGENCY COMMAND CENTER/ENVISION CENTER VEHICLE WITH QUALITY VANS & SPECIALTY VEHICLES

Whereas, the Housing Authority of the City of Tampa has solicited bids from qualified firms or individuals interested in providing a Commercial Vehicle which will service as the Emergency Command Center/Envision Center for the Tampa Housing Authority, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

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

Whereas the Authority advertised this opportunity publicly, and directly notified the three companies from the Housing Authority of the City of Tampa's vendor list and,

Whereas the bid received from Quality Vans & Specialty Vehicles in the total base bid amount of \$323,500.00 was reviewed and determined to be the lowest and most responsive, and

Whereas the Authority recommends the awarding of a single agreement to Quality Vans & Specialty Vehicles to provide these services.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner's approves the awarding of a single Contractual Agreement to provide a Commercial Emergency Command/Envision Center Vehicle 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 16 TH DAY OF DECEMB	ER 2020
Chairperson	Secretary

HOUSING AUTHORITY OF THE CITY OF TAMPA

Contracting & Purchasing Department

MEMORANDUM

Date: December 16, 2020

To: Board of Commissioner's

Through: Jerome D. Ryans, President/CEO

Tampa Housing Authority

From: Tina D. Washington-Jones, Contracting Director

Subject: Resolution #2020-4184 "Purchase of an Emergency

Command Center/Envision Center Vehicle"

The Housing Authority of the City of Tampa has solicited bids seeking qualified, responsible, firms or individuals interested in providing a Commercial Vehicle which will service as the Emergency Command Center/Envision Center for the Tampa Housing Authority, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review of the two (2) bids received, the Authority has determined that Quality Vans & Specialty Vehicles presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a contractual agreement with Quality Vans & Specialty Vehicles to provide a Commercial Emergency Command/Envision Center Vehicle in accordance with the guidelines set forth in Section F-Scope of Services of the Invitation to Bids.

THE HOUSING AUTHORITY OF THE CITY OF <u>TAMPA</u> RESOLUTION SUMMARY SHEET

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2020-4184

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 THE PURCHASE OF AN EMERGENCY COMMAND CENTER /ENVISION CENTER VEHICLE.

2. Who is making request:

- A. Entity: Tampa Housing Authority Safety Department
- B. Project: Purchase of the Emergency Command Center/Envision Center Vehicle
- C. Originator: William Jackson, Director of Public Safety

3. Cost Estimate (if applicable):

EMERGENCY COMMAND CENTER.

This vehicle will serve THA residents in times of emergencies such as the COVID-19 Pandemic, other medical outbreaks, hurricane preparedness, disaster first responses, and other emergency situations where access to our properties with services, supplies, materials, and important information is necessary to be delivered on site in a command center situation.

During times when the emergency command center is not in use for emergency situations, this vehicle will be used as THA's Envision Center. As such this vehicle will allow Program and Property Services staff to deliver direct services and support to the resident's programs and services needed to promote greater self- sufficiency, improved health and wellness, youth empowerment, and educational support, as well as Health screening, voter education, and community engagement.

With this Command Center, THA will be able to establish an immediate presence in the middle of a situation and deliver on site crucial information and services to our most vulnerable population.

Tampa Housing Authority			ERC			JLATIOI VISION			
DUE DATE: December 7, 2020 @2:00p.m.		Date	Bid	Bid	Section 3	Non-Collusive	Bidder's	HUD FORM	Total Base
BIDDER	Contact Information	Received	Form	Bond	Participation	Affidavit	Qualificaiton	5369A	Bid
MBF INDUSTRIES, INC	JIM LONG 407-323-9414	12.6.2020	Х	Х	X	Х	Х	Х	\$369,976.00
QUALITY VANS SPECIALTY VEHICLES 480-464-7007		12.6.2020	Х	Х	X	Х	Х	Х	\$323,500.00
LAZY DAYS	Elton Powell				ı	NO RESPO	NSE		
THA Official Signature: Tina U	Vashington					Time:2	:00p.m.	Date:	12/07/2020
	· ·								
			-						
			-						

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Department of Human Resources, Risk Management, Professional Development & Compliance

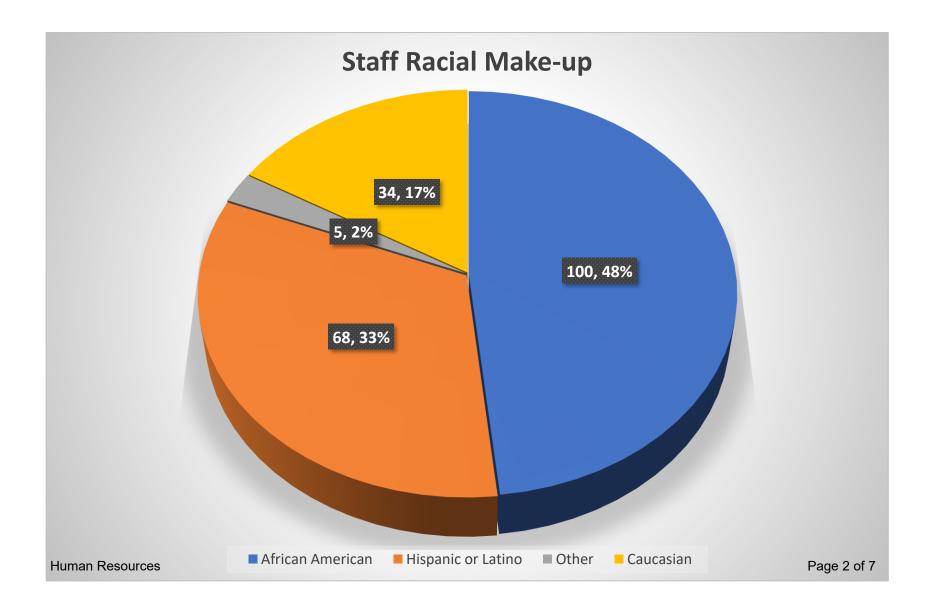
November 2020

THA Employee Statistics

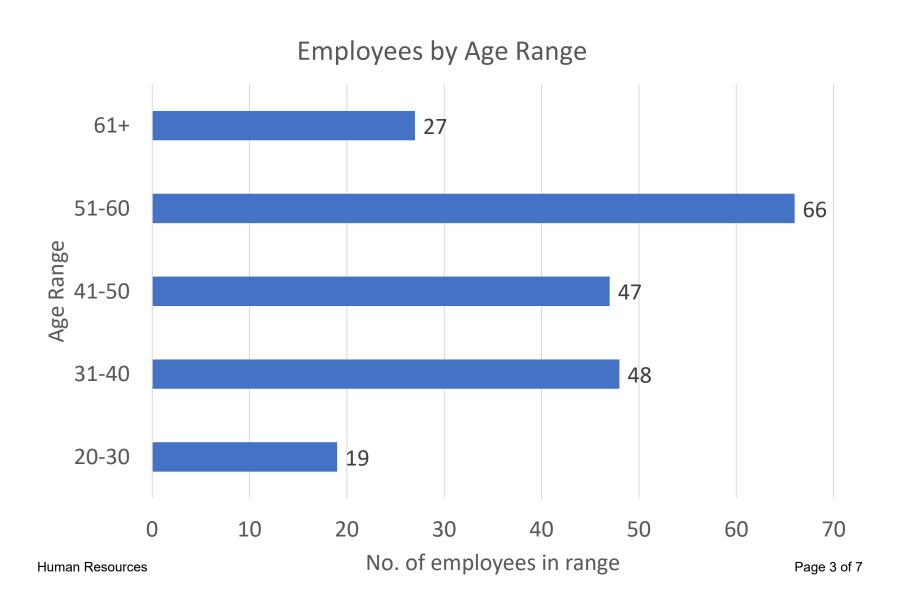
FTE Make-up	
Regular FT	185
Temp FT	21
Temp Part Time	1
Total Employees:	207
Residents on Payroll	9 – 4.3%

Human Resources

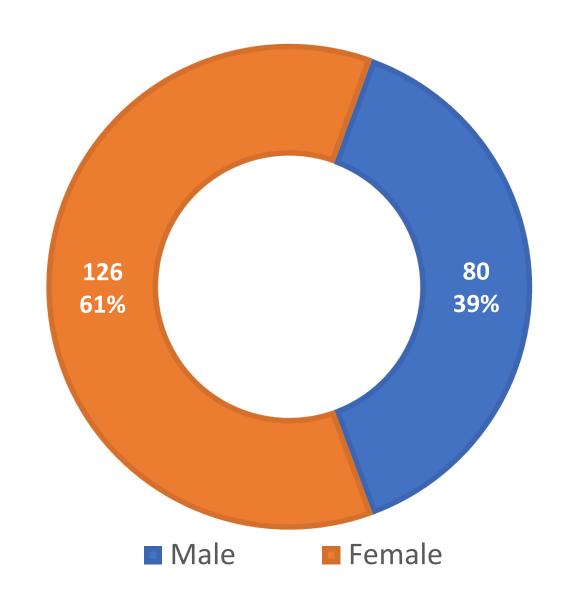
THA Employee Diversity



THA Employee Diversity con't



THA Employee Gender Diversity



Human Resources

Housing Residents Employed by THA

DEPARTMENT	PROPERTY	TITLE	Hire Date
Assisted Housing			
	Section 8	FSS Counselor	10/28/2019
	Section 8	Customer Care Representative	2/17/2020
Program & Property Serv	ices		
	Section 8	Youth Program Manager	11/05/2003
	Moses White	Prodigy Site Manager	02/14/2011
	Robles Park	Jobs Plus Community Coach	02/24/2020
	C. Blythe Andrews	Outreach Worker	07/29/2019
	Gardens of South Bay	Service Coordinator	06/9/2014
Asset Management			
	Section 8	Property Associate	07/5/2017
Facilities			
	ORCC	Measurement & Verification Field Technician	07/18/2011
TOTAL PUBLIC HOUSING F	RESIDENTS EMPLOYE	D: 9	

Human Resources Page 5 of 7

DECEMBER EMPLOYEE OF THE MONTH



ADMINISTRATION



Anna Edwards

December's Employee of the Month from Program and Property Services (PPS) is Administrative Assistant, Anna Edwards.

This young lady embodies all that the Tampa Housing Authority (THA) represents.

In 2014 Anna began as a student at YouthBuild. Within a year she completed and graduated from that program, and began working as a front desk receptionist. She held that position for a year before being promoted to Administrative Clerk in the Program and Property Services Department. She performed in that position for 2 ½ years before being promoted to Administrative Assistant for the PPS Director Stephanie Brown-Gilmore, a position of which she currently holds.

Anna has been an integral part of PPS. Along with her everyday duties and responsibilities, she has spearheaded multiple food distribution drives, fundraising efforts, Christmas adopt-a-family efforts, as well as the majority of all PPS Special events. She has been an extremely hard worker who is a prime example of perseverance and determination. It is an everyday honor to serve and work with her.

Human Resources

DECEMBER EMPLOYEE OF THE MONTH



PROPERTY



William Marsan

December's Employee of the Month from Facilities is Maintenance Mechanic III, William Marsan.

William Marsan has been with Housing for about 11 years. He was promoted to Mechanic 3 earlier this year and has done an outstanding job. Willy has been able to assist with resolving plumbing and HVAC problems. He is also very eager and interested in assuring JL Young's presentation is presentable. Willy has been a hard worker, has great time management, is very responsible, and his uniform presentation is always professional. We are honored to present him as Employee of the month.

Human Resources Page 7 of 7

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

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

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

November Highlights

- November 4th 6th Florida Network One Roof Recharge Event
- November 4th and 18th Free4Ever International, Inc. Parent Workshop Financial Personality Pt. 3 & 4.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.

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

Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	5%
YouthBuild (YB)	\$1,075,472	35%
YouthBuild-USA Mentoring	\$29,850	23%
Citi Foundation	\$70,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	19%
Village Link-Up	\$187,345	8%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	42%
Prodigy	\$45,000	33%
Jobs Plus Initiative (JPI)	\$2,500,000	64%
Tax Credit Tools T3 Program	1,350,000	0%
Wells Fargo Financial Literacy	\$12,000	19%
Johnson Controls	\$50,000	98%

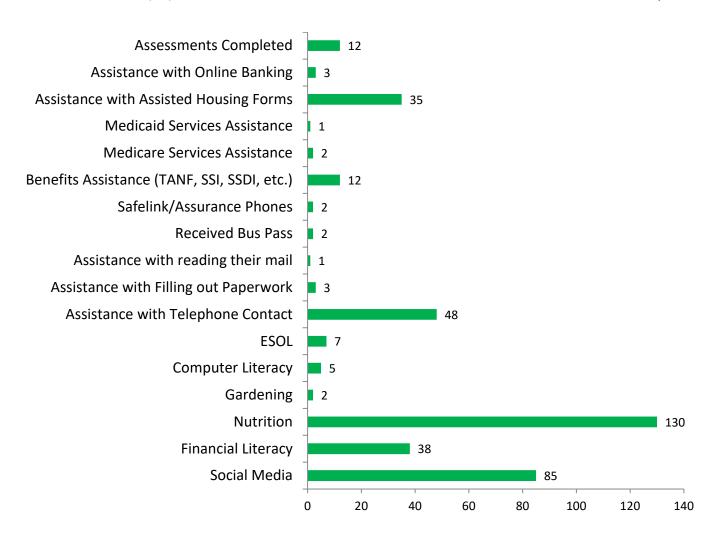
PPS Page 1 of 20

ELDERLY SERVICES NOVEMBER 2020

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

Monthly Activities and Resident Participation JL Young - 489 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to fifty-eight (58) seniors at JL Young.
- Fifty (50) prepackaged Turkey Meals were donated and delivered to JL Young residents by Wire Development.
- Nineteen (19) Veteran residents were honored for their service the week of Veteran's Day



The Encore and West River Initiative Programs are comprised of three phases, (1) Family Needs Assessments/Development of Case Plans, (2) Referral and Service Delivery, (3) Monitoring and Reassessments. Case Managers provide referral and assistance to the residents. This case management service offers specific programs that is designed, modified, and tailored to fit the resident's individual needs. Programs and services included but not limited to Life Skills, GED Preparation, English for Speakers of Other Languages (ESOL), Adult Literacy, Adult Basic Education, Job Training, Job Readiness, Employment Assistance, Employment Retention Support and Transportation Assistance. Case managers are required to do home visits and provide one-on-one case management. In collaboration with local community partners, the programs offer a wide range of opportunities for residents to improve social, emotional, and other life skills.

CHOICE NEIGHBORHOOD INITIATIVE ENCORE ACCOMPLISHMENTS

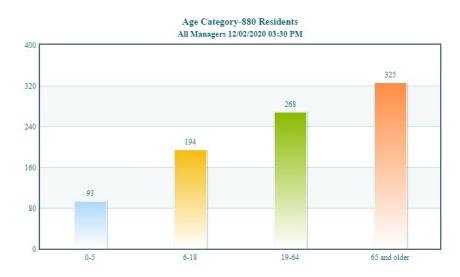
Participant Enrollment

485 Active Families

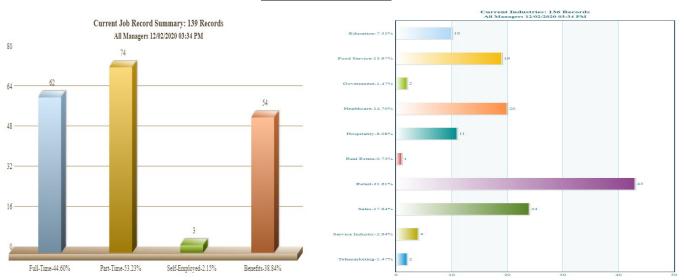
- Ella 109
- Reed 158
- Trio 93
- Tempo 125

880 Participants Enrolled

- Ella 135
- Reed 203
- Trio 232
- Tempo 312

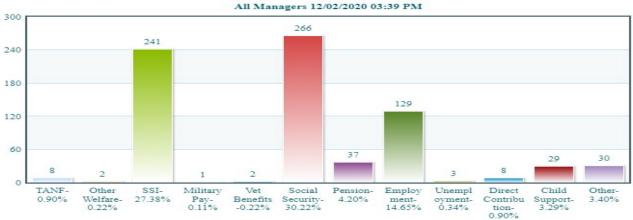


Participant Services

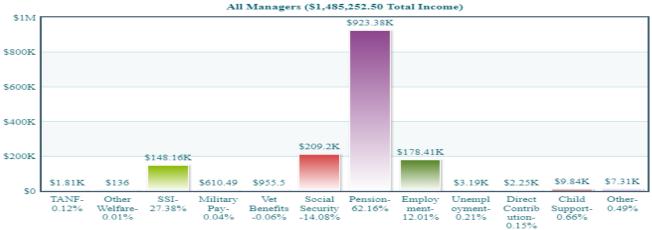


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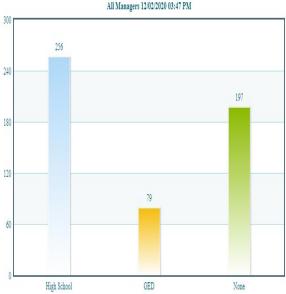
Residents with Income: 880 Residents



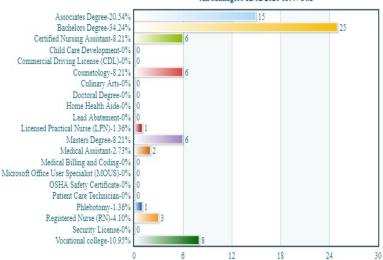
Monthly Amounts: 880 Residents



High School/GED Diploma-Current Caseload





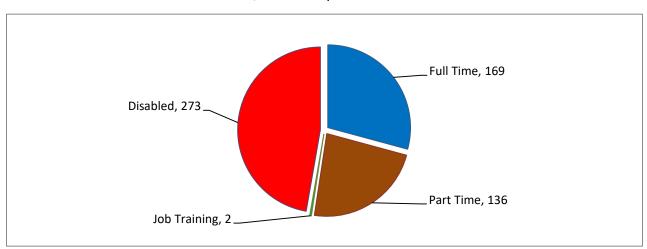


PPS Page 4 of 20

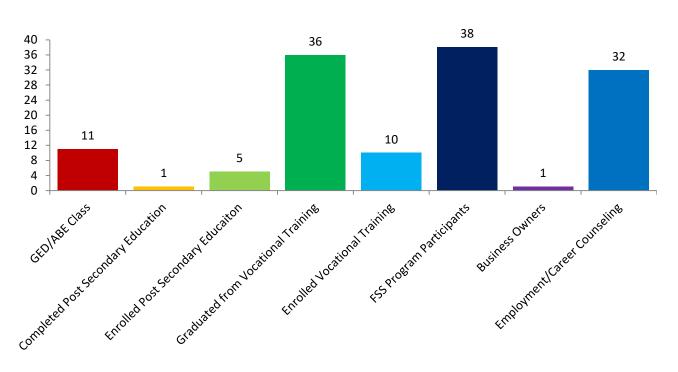
West River Initiative

Participant Enrollment

644 Active Families 1,635 Participants Enrolled



Participant Services



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WEST RIVER RE-OCCUPANCY

Renaissance

- Fifty-one (51) Expressed interest in returning back
- Thirty-six (36) Submitted application
- Zero (0) Pending approval
- Nineteen (19) Approved
- Fifteen (15) Move ins
- Four (4) Being processed to move in

Mary Bethune

- Forty-nine (49) Expressed interest in returning back
- Fifteen (15) Submitted application
- · Two (2) Pending approval
- · Twelve (12) Approved
- Nine (9) Move ins
- One (1) Being processed to move in
- Two (2) Declined to move back

SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - · Weekly participation with West River/CNI youth
 - One hundred eleven (111) families referred
 - Ninety (90) youth attended
 - Fifty-five (55) youth received incentives for participation
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services
 - Resident engagement:
 - CNI participation in Great American Teaching at Booker T. Washington Elementary 4th grade class highlighted case management services and serving the community.
 - One (1) Encore resident employed at the Urban Farm under Section 3.
 - Case management working on point of entry process for new residents at the Encore

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YOUTHBUILD NOVEMBER 2020

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 dropouts, ages 16-24. The Tampa Housing Authority is partnering with YouthBuild USA, which will assist in the administration of the Construction training of THA participants. The YouthBuild USA program is comprised of five (5) components: Leadership, Education, Case Management, Construction Training, and Career Development.

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthl y Totals	% Total or number
Enrollees	100% 60 Students	15	16	5	0	36
GED/H.S Attainments	75%	5	2	2	0	8
Literacy and Numeracy Gains	65%	6 Students	7	7	1	13
Attainment of Degree/ Certification	85%	NCCER – 12, CNA – 4, Phlebotomy – 1	NCCER – 5	1	1	18 – NCCER 4 – CAN
Placements Employment/ Secondary Education	74%	6	6		4	12
Additional Certifications:		OSHA 12 Forklift 5			1	

Monthly Highlights:

- YB Student J. Tice Jr., completed his NCCER Certification as well as a paid internship with Hopps Construction, which resulted in full time employment placement.
- · THA YB Staff continued its recruitment
- THA YB Students continue to work on completing their AmeriCorps hours and Internships with Hopps Construction
- THA YB Students in Cohort 3 continued to attend GED and NCCER Classes
- THA Staff ordered materials (Camera, Green screen, computer etc.) for the innovation grant
- THA Students took a survey to display their interest, career wise
- Staff and students assisted in the THA turkey giveaways
- THA YB Students continued renovation process for new YB Bathrooms

Upcoming Events:

Application for new YB Grant

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FLORIDA NETWORK OF YOUTH & FAMILY SERVICES NOVEMBER 2020



Grant Period: July 1st, 2020 – June 30th, 2021 Grant Amount: \$191,724 Completion Rate: 19%

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 (<u>156</u>) youth and their families by June 30, 2021.

Accomplishments:

• Fifty (50) active cases in 2020-2021 Fiscal Year.

Monthly Highlights:

- November 4th 6th Florida Network One Roof Recharge Event
- November 6th Children's Committee Meeting
- November 9th B.C. Graham Elementary Planning Meeting
- November 10th Case Staffing Committee
- November 16th East Tampa Academy Planning Meeting
- November 16th East Tampa Academy Threat Assessment Team
- November 17th Peer Review Virtual Training
- • November $18^{th} - 19^{th}$ - Children's Home Society Virtual CINS/FINS Review
- November 24th PPS Fall Festival Thanksgiving Dinners
- November 24th Florida Network Monthly Gathering (Central West & South Regions)

Upcoming Events:

- December 3rd 8th Annual Virtual Parent Workshop Click Here: Navigating the World of Virtual Services
- December 4th THA Annual Meeting
- December 8th Healthy Start Coalition of Hillsborough County Community Meeting
- December 8th Case Staffing Committee
- December 14th East Tampa Academy Threat Assessment Team
- December 16th Florida Network Neighborhood Partners' Meeting
- December 29th Florida Network Monthly Gathering (Central West & South Regions)

• December 30th - Florida Network Neighborhood Partners' Meeting

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VILLAGE LINK-UP NOVEMBER 2020



Location: Robles Park Village

Grant Period: October 1st, 2020 – September 30th, 2021

Grant Amount: \$187,345 Completion Rate: 7.62%

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 (Year Just Completed)

- Enroll at least 50 Families (51 Enrolled)
- At least 80% of a minimum of 50 families have improved family wellbeing (48/50 Completed)
- At least **85%** of a minimum of 50 families have increased social supports (44/50 Completed)
- At least 85% of a minimum of 50 families have increased concrete supports (46/50 Completed)
- At least 85% of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (49/50 Completed)

Monthly Highlights:

- November 4th Free4Ever International, Inc. Parent Workshop Financial Personality Pt. 3
- November 9th Youth Financial Literacy Workshop
- November 18th Free4Ever International, Inc. Parent Workshop Financial Personality Pt. 4
- November 20th Human Trafficking Webinar
- November 23rd CBHC Hybrid Follow-Up #2
- November 23rd Youth Financial Literacy Workshop
- November 24th PPS Fall Festival Thanksgiving Dinners

Upcoming Events:

- December 1st WE-CARE (Workgroup Enhancing Community Enhancing Advocacy and Research Engagement) - presented by the Children's Board
- December 2nd Navigating Housing Challenges in the Age of COVID-19 presented by the Children's Board (ASO Department)
- December 4th THA Annual Meeting
- December 9th Free4Ever International, Inc. Parent Workshop Stress Management Pt. 1
- December 16th Free4Ever International, Inc. Parent Workshop Stress Management Pt. 2

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OAKS AT RIVERVIEW COMMUNITY CENTER NOVEMBER 2020

The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a soundproof 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.

Afterschool program has reopened and is working according to the CDC guidelines.

Average Attendance for the month - 20 Youth

Elementary Attendance

•	T.E.S	20 Youth
•	THA/ PAL Boxing Program	4 Youth
•	DJJ 1 Grant	15 Youth
•	Prodigy (Dance Class) Via Zoom	4 Youth
•	Prodigy (Art Class) Via Zoom	10 Youth
•	Scouts of America	8 Youth

Middle/High School Attendance

• GEMS 12 Youth

Upcoming Program & Events

Winter Break Program - Dates TBD

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Summer/After School Services Program NOVEMBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378 Completion Rate: 42%

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

<u>Programming Location:</u> Oaks at Riverview Community Center (ORCC)

<u>Staff:</u> 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	15
January	15
February	15
March	15
April	15
Мау	15
June	15
July	15
August	15
September	15
October	15
November	15

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NOVEMBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$45,000 Completion Rate: 34%

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

<u>Staff:</u> 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
November	14
Total	14

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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

Each group meets weekly at their respective location.

Location	Registered	11/2	11/9	11/16	11/23
Robles Park Cubs – 804	25	0	0	0	N/A
Oaks at Riverview Cubs – 803	2	N/A	5	7	N/A
Belmont Phase Cubs - 4275	10	-	-	-	N/A
Moses White/Seminole Cubs - 807	12	N/A	0	0	N/A
C. Blythe Andrews Cubs - 806	13	12	13	15	N/A
Scouts BSA	14	X	0	X	N/A

Highlights

- C. Blythe Andrews is growing
- The Oaks Live meetings resumed

Looking Forward

- We are planning a shooting sports day on Dec 12 at Camp Brorein
- We are looking to work with Dexter to increase community engagement and participation at Robles.

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JOBS PLUS INITIATIVE NOVEMBER 2020

Location: Robles Park Village

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

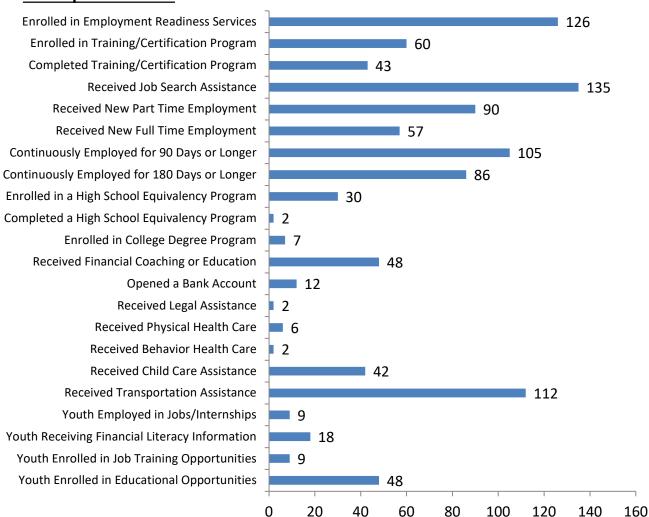
Grant Amount: \$2,500,000 Completion Rate: 64%

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

Participant Enrollment

- 324 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property). 4 in the Month of November
- 48 14-17-year-old Youths have participated in the JPI Program (67 youth on the Property)

Participant Services



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JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) NOVEMBER 2020

Monthly Highlights:

 November 13th - FREE Healthcare Education & Training Partnership with Career Source Tampa Bay Healthcare Industry

Short-Term Certification

- Dental Assisting
- Clinical Medical Assistant
- Phlebotomy/EKG Tech
- Veterinary Assisting

28 Employment Opportunities sent via email November 2020

Marriott, UPS LOWES, Zabulon Logistics, SYKES, MultiTrades Worker, Records DATA Specialist, HCSO, Williams Sonoma, Nestle Water, Hillsborough County, Target, Best Buy, Spectrum, BJ's Wholesale Club, Salvation Army, Amazon, CVS, Costco, PepsiCo, Ace Hardware, Jim Browne Auto, Alorica, Waffle House, TTEC, Airborne Maintenance

Employment Services Provided

November 22nd - YB, Student; Shadea Rogers

Trainings & Meetings

- November 3rd THA Annual Committee Meeting
- November 5th Staff Development Training (YouthBuild)
- November 10th THA Annual Committee Meeting
- November 12th Staff Development Training (YouthBuild)
- November 13th Partnership Meeting Salvation Army
- November 17th THA Annual Committee Meeting
- November 19th Staff Development Training (YouthBuild)

Upcoming plans for December 2020

- Weekly Job Developer & JPI Program
- Every Tuesday (Annual Committee) Meeting
- Weekly Job Developer on Location at YouthBuild
- Job Readiness Workshops (weekly)
- Vendor & Partnership Meetings



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Johnson Control's Foundation Sustainability Ambassadors Grant Program Grant Period: January 31st, 2017 – December 31st, 2020

Grant Amount: \$50,000 Completion Rate: 98% November 2020

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

Program Goals:

- Identify properties each year to target for resident training and education on energy saving measures
- Recruit resident volunteers each year
- Reduce energy and water consumption on our target properties
- Facilitate resident training/workshops and job placement in the fields of energy, water, and conservation
- ➤ The Sustainability Ambassadors Program continues to engage residents and volunteer ambassadors through video conferencing via Zoom/Facebook connections.

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GRANTS AND SPECIAL PROJECTS NOVEMBER 2020

Key Activities and Accomplishments:

- <u>Awarded</u> \$488,594 from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention for the Tampa Housing Authority Success Initiative. The three-year program will target youth ages 7-17 in our high-risk communities with prevention strategies to dissuade youth from joining gangs and promote positive development. THA's program will serve 125 youth annually. Grant funds cover a three-year funding period. Implementation will begin in December 2020.
- Implementation continuing the T3 program, a \$1.3M (\$450,000/year for 3 years) through HHS, the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs).
- Implementation has begun on providing THA youth with technology and other school-related supplies to fully engage in online learning at home. Funding was secured through Hillsborough County Community Action Board (\$45,000) and Wells Fargo (\$10,000).
- Received 300 books from Bess the Book Bus to provide new books for PPS families for Christmas and an additional 300 books were provided to the Oaks at Riverview to refresh their on-site library and to distribute to youth.
- Collaborating on a federal proposal with the Rental Assistance Department for services directed to new and existing voucher tenants for enhanced vouchers and services to the clients to negotiate with landlords, moving, connecting to services, and other supports. Application deadline extended to February 2021. Application was submitted in November.
- Continued to develop additional community partnerships for THA
- Continued research for new/continuing funding opportunities for PPS and THA.

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Program Name: Tax Credit Tools T3 Program Funder: Health and Human Services

Grant Period: October 1st, 2020 – September 30th, 2023

Grant Amount: \$1,350,000 Completion Rate: 0% November 2020

Program Overview:

- To determine the effects of a set of activities providing Earned Income Tax Credits (EITC).
- To provide outreach and education in THA's housing and surrounding communities that are high risk for Adverse Childhood Experiences (ACEs).
- To increase receipt of EITC and change/reduce risk protective factors for ACEs.

Program Goals:

- Goal 1: Establish multi-sectorial partnerships to support and guide EITC outreach and education activities in identified communities at higher risk for ACFs.
- **Goal 2:** Plan and implement EITC outreach and education activities in communities at higher risk for ACEs.
- Goal 3: Develop and implement a process and outcome evaluation plan through the partnership with the University of South Florida College of Public Health.
- Goal 4: Communicate and disseminate findings, successes and lessons learned.

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Geraldine Barnes Award Winner: Latoria Glover Personal Development

Congratulations to Ms. Latoria Glover the winner of the Geraldine Barnes Resident Award for Personal Development.

Latoria Glover is a former North Boulevard resident who relocated under the West River relocation. She has been a model resident as she strives to stay in compliance with The Tampa Housing Authority and by always looking for opportunities for self-improvement.

Ms. Glover is a single mother of a seven-year-old son and is employed part -time as a home health aid with Concierge Care since February 2020. She is also a Certified Medical Assistant since 2014 and has recently obtained her Associate of Science in Medical Administrative Billing and Coding from Keiser University in July 2020. Ms. Glover is looking to take her CNA test in the coming months so that she can begin her journey of nursing; as her ultimate goal is to become a registered nurse to work in pediatrics as she has a love for helping children.

She contributes her success to her son as her motivating force that makes her strive for excellence as she states that she wants to set the best example for him that "if he believes in himself, he can achieve anything".

Nominators Name: Ashley McKenzie Occupation: Relocation Case Manager

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Oaks at Riverview Community Center November 2020



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Memorandum



TO: Board of Commissioners

FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO

DATE: December 8, 2020

RE: Financial Reporting for the Month of November 2020

Financial Highlights

November 30, 2020

Rental Assistance Demonstration (RAD)

For the Eight Months Ended November 30, 2020

- With the change in fiscal year-end for JL Young, which was approved by the board last fiscal year, you will now notice that the summary report now includes this property.
- As of November 30, 2020, the RAD properties generated net cash from operations in the amount of \$891,818 after deducting the Operating Reserves in the amount of \$238,240; PPS, Youth, and Resident Enrichment funding in the amount of \$648,251; Transfers to the Corporate Overhead in the amount of \$442,333, and Replacement Reserves of \$791,169.
- The total RAD rents and other revenues budgeted for this period year to date were \$9,267,967, with actual revenues earned of \$9,866,036. This \$598,069 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher, it may be related to many families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) operating expenses totaled \$6,854,225 which represents \$155,979, or 2.2%, less than YTD budgeted expenses. This amount includes \$186,547 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- Additionally, we have broken out Zion Cemetery related surveying costs on the Robles Park, LLC, financial report which now total \$88,748 for the fiscal year. While significant expenditures were incurred during the 2019-20 FY, we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Eight Months Ended November 30, 2020

The Assisted Housing Program YTD Administrative Revenue was \$9,526,026, and YTD Voucher Revenue was \$61,314,596, which represents a total positive variance of \$5,267,454 compared to the YTD budget. YTD operating expenditures were \$5,356,480 resulting in a positive variance of \$29,813 compared to the YTD budget. The YTD administrative net income was \$2,628,253.

5301 West Cypress St., Tampa, Florida

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• Administrative revenues include an additional \$3.4 million received related to the CARES act. These funds, while received, may only be used for specific COVID-19 related expenses. Any unused funds as of December 31, 2021, are eligible for re-capture. This deadline was just recently extended to this date (was previously December 31, 2020).

Business Activities

Palm Terrace ALF (PALM)

For the Seven Months Ended October 31, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semiprivate beds and was 87.7% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$590,810 however it is important to note that \$498,672 in CARES Act funds were transferred to Palm Terrace during a previous month accounting for the majority of this net income. These funds are to be used for installation of an enhanced generator for the property.
- Operating Cash Balance was \$653,298.
- Replacement Reserves Cash Balance was \$124,998.

Cedar Pointe (CPNT)

For the Eight Months Ended November 30, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 98.8% occupied at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$88,581 for both phases combined.
- Replacement Reserve for both phases combined was \$264,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Eight Months Ended November 30, 2020

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance-Based Contract Administration ("PBCA"). The contract includes the administration of approximately 455 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 \$1,730,722.
- This year's budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

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Meridian River Development Corporation (MRDC)

For the Ten Months Ended October 31, 2020

- MRDC's communities are Meridian River, River Place, and River Pines. A substantial capital improvement plan was implemented in 2012 for MRDC properties. MRDC was 97.7% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,453,997.
- Operating Cash Balance was \$5,139,675.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for some years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Ten Months Ended October 31, 2020

- The Ella at Encore operated 32 Low Income Public Housing units, 64 Project-Based Section 8 units, and 64 Affordable Housing Units and was 100% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$221,918.
- Operating Cash Balance was \$152,753.
- Replacement Reserve Cash Balance was \$383,734.

The Trio at Encore (TRIO)

For the Ten Months Ended October 31, 2020

- The Trio at Encore operated 32 Low Income Public Housing units, 67 Project-Based Section 8 units, and 42 Market Rate Units and was 98.6% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$133,056.
- Operating Cash Balance was \$381,587.
- Replacement Reserve Cash Balance was \$272,141.

The Reed at Encore (REED)

For the Ten Months Ended October 31, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project-Based Section 8 units, and was 100% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$424,479.
- Operating Cash Balance was \$546,554.
- Replacement Reserve Cash Balance was \$254,039.

Cultivating Affordable Housing While Empowering People and Communities.

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The Tempo at Encore (Tempo)

For the Ten Months Ended October 31, 2020

- The Tempo at Encore operated 20 Low Income Public Housing units, 122 Project-Based Section 8 units, and 61 Market Rate Units and was 98.5% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$844,063.
- Operating Cash Balance was \$780,382.
- Replacement Reserve Cash Balance was \$77,007.

The Gardens at South Bay, LTD (GSB)

For the Ten Months Ended October 31, 2020

- The Gardens at South Bay, LTD, is a mixed-finance project consisting of 216 apartment units and was 96.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(168,878). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,377,299.
- Replacement Reserves Cash Balance was \$278,229.

Osborne Landing, LTD (OSB)

For the Eleven Months Ended November 30, 2020

- Osborne Landing operated 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 the funding of Replacement Reserves was \$36.197.
- Operating Cash Balance was \$249,196.
- Replacement Reserves Cash Balance was \$19,760.

Cultivating Affordable Housing While Empowering People and Communities.

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RAD Properties Summary 1,488 Units

For the Eighth Month Ended November 30, 2020

Occupancy Percentage: 94.5%

	Ro	bles Park, LLC	Arbors tates, LLC		eminole ark, LLC	himberg tates, LLC	Scruggs anor, LLC		L Young artments	YTD Actual	8 M	onth Budget	٧	/ariance	An	nual Budget	F	PUM
Tenant Revenue	\$	402,289	\$ 331,609	\$	302,955	\$ 308,085	\$ 201,523	\$	878,303	\$ 2,424,762	\$	2,052,191	\$	372,571	\$	3,078,287	\$	204
HAP Payments		2,203,545	986,893		784,322	846,963	718,451		1,726,774	7,266,948		7,100,719		166,230		10,651,078		610
Other Revenue		69,121	22,035		24,920	21,344	13,175		23,731	174,326		115,057		59,268		172,586		15
Total Revenue	\$	2,674,954	\$ 1,340,537	\$ 1	1,112,197	\$ 1,176,392	\$ 933,149	\$ 2	2,628,807	\$ 9,866,036	\$	9,267,967	\$	598,069	\$	13,901,951	\$	829
Admin Salaries / Benefits		230,316	144,659		99,920	176,213	110,760		210,224	972,092		1,082,100		110,008		1,623,150		82
Administrative Expenses		152,938	28,899		24,232	25,104	11,093		54,980	297,244		407,342		110,098		611,013		25
Management Fees		194,796	100,149		84,783	87,983	72,225		201,505	741,441		741,441		-		1,112,162		62
Tenant Services Salary / Benefits		27,349	4,054		17,064	15,486	9,611		52,177	125,741		133,095		7,354		199,643		11
Tenant Service Expenses		8,235	920		371	1,422	339		4,132	15,419		28,833		13,415		43,250		1
Utilities		137,767	47,826		134,295	75,562	64,931		191,954	652,335		701,953		49,618		1,052,930		55
Maintenance Salary / Benefits		483,615	204,009		151,774	153,402	101,767		388,738	1,483,305		1,477,135		(6,170)		2,215,702		125
Maintenance Expenses		183,289	59,760		57,855	39,413	30,907		90,797	462,020		497,995		35,975		746,993		39
Contracted Maintenance Services		255,820	116,594		175,699	142,204	133,475		240,922	1,064,713		1,132,025		67,312		1,698,038		89
Protective Services Salary and Benefits		22,164	9,029		8,209	8,690	5,745		22,985	76,823		80,526		3,703		120,788		6
Protective Service Expenses		131,698	-		30,567	-	-		84,008	246,273		147,120		(99,153)		220,680		21
General Expenses		155,883	92,040		79,153	65,501	53,633		84,061	530,271		488,038		(42,233)		732,057		45
Bad Debt		83,825	24,542		13,542	24,100	19,990		20,548	186,547		92,600		(93,947)		138,900		16
Total Expenses	\$	2,067,694	\$ 832,478	\$	877,464	\$ 815,080	\$ 614,477	\$ '	1,647,032	\$ 6,854,225	\$	7,010,204	\$	155,979	\$	10,515,306	\$	576
Net Operating Income	\$	607,260	\$ 508,059	\$	234,733	\$ 361,312	\$ 318,672	\$	981,775	\$ 3,011,811	\$	2,257,763	\$	754,048	\$	3,386,644	\$	253
Operating Reserves		63,840	30,560		27,040	26,400	18,560		71,840	238,240		238,240		-		357,360		20
Transfer to Corporate Overhead		-	78,611		59,950	63,571	57,992		182,209	442,333		442,333		-		663,500		37
Resident Enrichment Programs		-	8,694		-	7,981	35,699		41,193	93,567		93,567		-		140,350		8
Oaks at Riverview Youth Programs		-	44,282		24,465	54,617	58,520		103,181	285,065		285,065		-		427,598		24
Funding of PPS Salaries		-	36,417		25,828	42,617	48,787		115,970	269,619		269,619		-		404,428		23
Replacement Reserves		350,448	71,545		64,315	61,195	43,023		200,643	791,169		791,169		-		1,186,754		66
Total Other Out Flows	\$	414,288	\$ 270,110	\$	201,598	\$ 256,382	\$ 262,580	\$	715,035	\$ 2,119,993	\$	2,119,993	\$	-	\$	3,179,990	\$	178
Net Cash From Operations	\$	192,972	\$ 237,949	\$	33,135	\$ 104,930	\$ 56,092	\$	266,740	\$ 891,818	\$	137,770	\$	754,048	\$	206,654	\$	75

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Robles Park, LLC 398 Units

For the Eighth Month Ended November 30, 2020

Occupancy Percentage: 81.9%

	PΊ	TD Actual	PT	D Budget	\	/ariance	Y	TD Actual	Y	TD Budget	,	Variance	Annual	F	PUM
Tenant Revenue	\$	35,303	\$	18,767	\$	16,536	\$	402,289	\$	150,136	\$	252,152	\$ 225,205	\$	126
HAP Payments		272,326		280,568		(8,242)		2,203,545		2,244,547		(41,002)	3,366,820		692
Other Revenue		7,701		5,033		2,667		69,121		40,267		28,854	60,400		22
Total Revenue	\$	315,329	\$	304,369	\$	10,961	\$	2,674,954	\$	2,434,950	\$	240,005	\$ 3,652,425	\$	840
Admin Salaries / Benefits		29,299		39,656		10,357		230,316		317,248		86,933	475,873		72
Administrative Expenses		10,271		9,959		(313)		64,190		79,668		15,478	119,501		20
Management Fees		24,350		24,350		-		194,796		194,796		-	292,194		61
Tenant Services Salary / Benefits		5,014		2,310		(2,704)		27,349		18,484		(8,865)	27,726		9
Tenant Service Expenses		1,002		900		(102)		8,235		7,200		(1,035)	10,800		3
Utilities		22,251		22,020		(231)		137,767		176,162		38,395	264,244		43
Maintenance Salary / Benefits		68,455		62,204		(6,251)		483,615		497,636		14,021	746,452		152
Maintenance Expenses		31,469		19,233		(12,236)		183,289		153,867		(29,422)	230,800		58
Contracted Maintenance Services		48,216		30,458		(17,758)		255,820		243,667		(12,153)	365,500		80
Protective Services Salary and Benefits		2,650		2,823		173		22,164		22,581		417	33,866		7
Protective Service Expenses		3,362		9,167		5,804		131,698		73,333		(58,365)	110,000		41
General Expenses		19,834		18,206		(1,629)		155,883		145,644		(10,239)	218,466		49
Bad Debt		10,466		5,833		(4,632)		83,825		46,667		(37,158)	70,000		26
Zion Related Expenses		17,706		5,417		(12,290)		88,748		43,333		(45,415)	65,000		28
Total Expenses	\$	294,346	\$	252,535	\$	(41,810)	\$	2,067,694	\$	2,020,286	\$	(47,408)	3,030,422	\$	649
Net Operating Income	\$	20,984	\$	51,833	\$	(30,850)	\$	607,260	\$	414,664	\$	192,596	622,003	\$	191
Operating Reserves		7,980		7,980		-		63,840		63,840		-	95,760		20
Replacement Reserves		43,806		43,806		-		350,448		350,448		-	525,672		110
Total Other Out Flows	\$	51,786	\$	51,786	\$	-	\$	414,288	\$	414,288	\$	-	\$ 621,432	\$	130
Net Cash From Operations	\$	(30,802)	\$	47	\$	(30,850)	\$	192,972	\$	376	\$	192,596	\$ 571	\$	61

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Arbors Estates, LLC 191 Units

For the Eighth Month Ended November 30, 2020

Occupancy Percentage: 99.5%

	PT	TD Actual	PT	D Budget	V	ariance	Y	TD Actual	YTD Bu	dget	V	ariance	Annual	PUM
Tenant Revenue	\$	43,358	\$	39,435	\$	3,923	\$	331,609	\$ 31	5,483	\$	16,126	\$ 473,225	\$ 217
HAP Payments		119,334		115,960		3,374		986,893	92	7,677		59,216	1,391,516	646
Other Revenue		698		1,088		(390)		22,035		8,700		13,335	13,050	14
Total Revenue	\$	163,390	\$	156,483	\$	6,907	\$	1,340,537	\$ 1,25°	1,861	\$	88,676	\$ 1,877,791	\$ 877
Admin Salaries / Benefits		17,184		15,544		(1,639)		144,659	13	7,329		(7,330)	199,537	95
Administrative Expenses		3,109		8,812		5,703		28,899	7	2,993		44,095	108,240	19
Management Fees		12,519		12,519		-		100,149	10	0,149		-	150,223	66
Tenant Services Salary / Benefits		485		628		143		4,054		5,028		974	7,541	3
Tenant Service Expenses		-		431		431		920		3,445		2,526	5,175	1
Utilities		6,624		8,117		1,492		47,826	6	4,932		17,107	97,402	31
Maintenance Salary / Benefits		28,060		24,810		(3,250)		204,009	19	8,504		(5,505)	297,756	134
Maintenance Expenses		9,954		7,386		(2,568)		59,760	6	1,217		1,457	90,760	39
Contracted Maintenance Services		17,107		21,485		4,378		116,594	17	8,163		61,569	264,103	76
Protective Services Salary and Benefits		1,080		1,300		220		9,029	1	0,426		1,397	15,635	6
Protective Service Expenses		-		640		640		-		5,120		5,120	7,680	-
General Expenses		11,723		10,760		(964)		92,040	8	6,070		(5,970)	129,112	60
Bad Debt		-		2,117		2,117		24,542	1	6,933		(7,608)	25,400	16
Total Expenses	\$	107,844	\$	114,547	\$	6,703	\$	832,478	\$ 940),310	\$	107,832	\$ 1,398,564	\$ 545
Net Operating Income	\$	55,546	\$	41,936	\$	13,610	\$	508,059	\$ 31 ⁻	1,551	\$	196,508	\$ 479,227	\$ 332
Operating Reserves		3,820		3,820		-		30,560	3	0,560		-	45,840	20
Transfer to Corporate Overhead		9,826		9,826		-		78,611	7	8,611		-	117,917	51
Resident Enrichment Programs		1,087		1,087		-		8,694		8,694		-	13,041	6
Oaks at Riverview Youth Programs		5,535		5,535		-		44,282	4	4,282		-	66,423	29
Funding of PPS Salaries		4,552		4,552		-		36,417	3	6,417		-	54,626	24
Replacement Reserves		8,943		8,943		-		71,545	7	1,545		-	107,318	47
Total Other Out Flows	\$	33,764	\$	33,764	\$	-	\$	270,110	\$ 270),110	\$	-	\$ 405,165	\$ 177
Net Cash From Operations	\$	21,783	\$	8,172	\$	13,610	\$	237,949	\$ 4'	1,441	\$	196,508	\$ 74,062	\$ 156

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Seminole Park Apartments, LLC 169 Units

For the Eighth Month Ended November 30, 2020

Occupancy Percentage: 98.8%

	PT	D Actual	PT	D Budget	V	/ariance	١	TD Actual	Y	TD Budget	Variance	Annual	ı	PUM
Tenant Revenue	\$	38,364	\$	40,199	\$	(1,835)	\$	302,955	\$	321,591	\$ (18,636)	\$ 482,386	\$	224
HAP Payments		96,279		89,483		6,796		784,322		715,866	68,456	1,073,799		580
Other Revenue		373		2,792		(2,418)		24,920		22,333	2,586	33,500		18
Total Revenue	\$	135,016	\$	132,474	\$	2,542	\$	1,112,197	\$	1,059,790	\$ 52,407	\$ 1,589,685	\$	823
Admin Salaries / Benefits		11,967		12,651		684		99,920		101,201	1,281	151,798		74
Administrative Expenses		3,171		5,658		2,487		24,232		45,267	21,035	67,900		18
Management Fees		10,598		10,598		-		84,783		84,783	-	127,175		63
Tenant Services Salary / Benefits		2,040		2,259		219		17,064		18,082	1,018	27,126		13
Tenant Service Expenses		-		352		352		371		2,817	2,446	4,225		-
Utilities		24,160		16,466		(7,694)		134,295		131,723	(2,572)	197,586		99
Maintenance Salary / Benefits		20,105		16,953		(3,151)		151,774		135,632	(16,142)	201,385		112
Maintenance Expenses		5,328		9,500		4,172		57,855		76,000	18,145	116,064		43
Contracted Maintenance Services		36,642		20,513		(16,129)		175,699		164,102	(11,597)	246,153		130
Protective Services Salary and Benefits		981		1,040		58		8,209		8,313	104	12,470		6
Protective Service Expenses		4,279		-		(4,279)		30,567		-	(30,567)	-		23
General Expenses		9,846		8,950		(896)		79,153		71,602	(7,551)	107,407		59
Bad Debt		-		542		542		13,542		4,333	(9,209)	6,500		10
Total Expenses	\$	129,117	\$	105,482	\$	(23,635)	\$	877,464	\$	843,855	\$ (33,608)	\$ 1,265,789	\$	649
Net Operating Income	\$	5,900	\$	26,992	\$	(21,093)	\$	234,733	\$	215,934	\$ 18,799	\$ 323,896	\$	174
Operating Reserves		3,380		3,380		-		27,040		27,040	-	40,560		20
Transfer to Corporate Overhead		7,494		7,494		-		59,950		59,950	-	89,925		44
Oaks at Riverview Youth Programs		3,058		3,058		-		24,465		24,465	-	36,697		18
Funding of PPS Salaries		3,229		3,229		-		25,828		25,828	-	38,742		19
Replacement Reserves		8,039		8,039		-		64,315		64,315	-	96,473		48
Total Other Out Flows	\$	25,200	\$	25,200	\$	-	\$	201,598	\$	201,598	\$ -	\$ 302,397	\$	149
Net Cash From Operations	\$	(19,300)	\$	1,792	\$	(21,093)	\$	33,135	\$	14,336	\$ 18,799	\$ 21,499	\$	25
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Shimberg Estates, LLC 165 Units

For the Eighth Month Ended November 30, 2020

Occupancy Percentage: 100%

		•							_							
	PT	D Actual	РТ	D Budget	V	/ariance	Y'	TD Actual	Υ٦	ΓD Budget	٧	ariance		Annual	F	PUM
Tenant Revenue	\$	40,503	\$	33,257	\$	7,246	\$	308,085	\$	266,053	\$	42,031	\$	399,080	\$	233
HAP Payments		104,831		101,777		3,054		846,963		814,217		32,746		1,221,326		642
Other Revenue		1,604		2,434		(830)		21,344		19,471		1,874		29,206		16
Total Revenue	\$	146,938	\$	137,468	\$	9,470	\$	1,176,392	\$	1,099,741	\$	76,651	\$	1,649,612	\$	891
Admin Salaries / Benefits		21,056		21,729		673		176,213		173,860		(2,354)		260,797		133
Administrative Expenses		3,178		6,607		3,429		25,104		52,855		27,751		79,282		19
Management Fees		10,998		10,998		-		87,983		87,983		-		131,974		67
Tenant Services Salary / Benefits		1,852		3,100		1,248		15,486		24,800		9,314		37,194		12
Tenant Service Expenses		559		344		(216)		1,422		2,750		1,328		4,125		1
Utilities		11,733		8,352		(3,381)		75,562		66,815		(8,746)		100,223		57
Maintenance Salary / Benefits		25,430		19,038		(6,392)		153,402		152,328		(1,074)		228,493		116
Maintenance Expenses		2,441		7,146		4,705		39,413		57,170		17,757		85,755		30
Contracted Maintenance Services		10,716		16,221		5,505		142,204		129,768		(12,436)		194,656		108
Protective Services and Benefits		1,463		1,244		(219)		8,690		9,973		1,283		14,960		7
General Expenses		8,017		7,186		(832)		65,501		57,486		(8,015)		86,231		50
Bad Debt		-		667		667		24,100		5,333		(18,767)		8,000		18
Total Expenses	\$	97,444	\$	102,632	\$	5,188	\$	815,080	\$	821,121	\$	6,041	\$	1,231,690	\$	617
Net Operating Income	\$	49,494	\$	34,836	\$	14,659	\$	361,312	\$	278,621	\$	82,692	\$	417,922	\$	274
Operating Reserves		3,300		3,300		-		26,400		26,400		-		39,600		20
Transfer to Corporate Overhead		7,946		7,946		-		63,571		63,571		-		95,357		48
Resident Enrichment Programs		998		998		-		7,981		7,981		-		11,972		6
Oaks at Riverview Youth Programs		6,827		6,827		-		54,617		54,617		-		81,926		41
Funding of PPS Salaries		5,327		5,327		-		42,617		42,617		-		63,925		32
Replacement Reserves		7,649		7,649		-		61,195		61,195		-		91,793		46
Total Other Out Flows	\$	32,048	\$	32,048	\$	-	\$	256,382	\$	256,382	\$	-	\$	384,573	\$	194
Net Cash From Operations	\$	17,446	\$	2,788	\$	14,659	\$	104,930	\$	22,239	\$	82,692	\$	33,349	\$	79

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Scruggs Manor, LLC 116 Units

For the Eighth Month Ended November 30, 2020

Occupancy Percentage: 100%

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	PT	D Actual	PT	D Budget	V	ariance	Y	TD Actual	ΥT	D Budget	V	/ariance		Annual	F	PUM
Tenant Revenue	\$	23,952	\$	24,542	\$	(590)	\$	201,523	\$	196,337	\$	5,186	\$	294,506	\$	217
HAP Payments		92,752		86,857		5,895		718,451		694,855		23,596		1,042,283		774
Other Revenue		10		1,453		(1,443)		13,175		11,620		1,555		17,430		14
Total Revenue	\$	116,714	\$	112,852	\$	3,862	\$	933,149	\$	902,813	\$	30,336	\$	1,354,219	\$	1,006
Admin Salaries / Benefits		13,146		14,067		922		110,760		112,526		1,765		168,792		119
Administrative Expenses		1,596		4,158		2,562		11,093		33,260		22,167		49,890		12
Management Fees		9,028		9,028		-		72,225		72,225		-		108,338		78
Tenant Services Salary / Benefits		1,150		1,264		114		9,611		10,105		494		15,157		10
Tenant Service Expenses		-		641		641		339		5,138		4,799		7,700		-
Utilities		9,668		7,486		(2,182)		64,931		59,888		(5,043)		89,834		70
Maintenance Salary / Benefits		14,339		11,851		(2,488)		101,767		94,817		(6,950)		142,224		110
Maintenance Expenses		3,433		6,685		3,252		30,907		53,484		22,577		80,225		33
Contracted Maintenance Services		18,303		13,393		(4,910)		133,475		107,141		(26,334)		160,711		144
Protective Services and Benefits		687		726		39		5,745		5,817		72		8,725		6
General Expenses		6,792		6,129		(663)		53,633		49,033		(4,601)		73,549		58
Bad Debt		3,150		750		(2,400)		19,990		6,000		(13,990)		9,000		22
Total Expenses	\$	81,292	\$	76,178	\$	(5,114)	\$	614,477	\$	609,433	\$	(5,044)	\$	914,145	\$	662
Net Operating Income	\$	35,422	\$	36,674	\$	(1,251)	\$	318,672	\$	293,380	\$	25,292	\$	440,074	\$	343
Operating Reserves		2,320		2,320		-		18,560		18,560		-		27,840		20
Transfer to Corporate Overhead		7,249		7,249		-		57,992		57,992		-		86,988		62
Resident Enrichment Programs		4,462		4,462		-		35,699		35,699		-		53,548		38
Oaks at Riverview Youth Programs		7,315		7,315		-		58,520		58,520		-		87,780		63
Funding of PPS Salaries		6,098		6,098		-		48,787		48,787		-		73,180		53
Replacement Reserves		5,378		5,378		-		43,023		43,023		-		64,534		46
Total Other Out Flows	\$	32,823	\$	32,823	\$	-	\$	262,580	\$	262,580	\$	-	\$	393,870	\$	283
Net Cash From Operations	\$	2,600	\$	3,851	\$	(1,251)	\$	56,092	\$	30,800	\$	25,292	\$	46,204	\$	60

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JL Young Apartments, Inc. 449 Units

For the Eighth Month Ended November 30, 2020 Occupancy Percentage: 98.4%

Tenant Revenue \$ 115,407 \$ 100,324 \$ 15,803 \$ 878,303 \$ 802,590 \$ 75,712 \$ 1,203,885 HAP Payments 215,712 212,945 2,768 1,726,774 1,703,556 23,218 2,555,334 Other Revenue - - 1,583 (1,583) 23,731 12,667 11,064 19,000 Total Revenue \$ 331,119 \$ 314,852 \$ 16,268 \$ 2,628,807 \$ 2,518,813 \$ 109,994 \$ 3,778,219 Administrative Expenses 10,914 10,017 (898) 54,980 81,133 26,154 121,205 Management Fees 25,188 25,188 - 201,505 201,505 - 302,258 Tenant Services Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Service Expenses 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Expenses 12,126 11,583 (544) 90,797 97,055 6,262 <																
HAP Payments	PUM		Annual	Variance	١	TD Budget	ΥT	TD Actual	}	/ariance	V	D Budget	PT) Actual	PT	
Other Revenue 1,583 (1,583) 23,731 12,667 11,064 19,000 Total Revenue 331,119 314,852 16,268 2,628,807 2,518,813 109,994 3,778,219 Admin Salaries / Benefits 26,171 30,528 4,357 210,224 244,235 34,011 366,353 Administrative Expenses 10,914 10,017 (898) 64,980 81,133 26,154 121,200 Management Fees 25,188 25,188 25,188 25,188 7,075 472 52,177 56,603 4,426 84,900 Tenant Services Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Services Expenses 9.2 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856	\$ 24	\$	\$ 1,203,885	75,712	\$	802,590	\$	878,303	\$	15,083	\$	100,324	\$	115,407	\$	Tenant Revenue
Total Revenue \$ 331,119 \$ 314,852 \$ 16,268 \$ 2,628,807 \$ 2,518,813 \$ 109,994 \$ 3,778,219 Admin Salaries / Benefits 26,171 30,528 4,357 210,224 244,235 34,011 366,353 Administrative Expenses 10,914 10,017 (898) 54,980 81,133 26,154 121,200 Management Fees 25,188 25,188 - 201,505 201,505 - 302,258 Tenant Service Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Service Expenses - 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389	48		2,555,334	23,218		1,703,556		1,726,774		2,768		212,945		215,712		HAP Payments
Admin Salaries / Benefits 26,171 30,528 4,357 210,224 244,235 34,011 366,353 Administrative Expenses 10,914 10,017 (898) 54,980 81,133 26,154 121,200 Management Fees 25,188 25,188 - 201,505 201,505 - 302,258 Tenant Services Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Service Expenses - 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915	-		19,000	11,064		12,667		23,731		(1,583)		1,583		-		Other Revenue
Administrative Expenses 10,914 10,017 (898) 54,980 81,133 26,154 121,202 Management Fees 25,188 25,188 - 201,505 201,505 - 302,258 Tenant Services Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Service Expenses - 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 32,419 434 35,132 <	\$ 732	\$	\$ 3,778,219	109,994	\$	2,518,813	\$	2,628,807	\$	16,268	\$	314,852	\$	331,119	\$	Total Revenue
Management Fees 25,188 25,188 - 201,505 201,505 - 302,258 Tenant Services Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Service Expenses - 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,499 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292	59		366,353	34,011		244,235		210,224		4,357		30,528		26,171		Admin Salaries / Benefits
Tenant Services Salary / Benefits 6,603 7,075 472 52,177 56,603 4,426 84,900 Tenant Service Expenses - 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292	15		121,200	26,154		81,133		54,980		(898)		10,017		10,914		Administrative Expenses
Tenant Service Expenses - 935 935 4,132 7,483 3,351 11,225 Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Service Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 <t< td=""><td>56</td><td></td><td>302,258</td><td>-</td><td></td><td>201,505</td><td></td><td>201,505</td><td></td><td>-</td><td></td><td>25,188</td><td></td><td>25,188</td><td></td><td>Management Fees</td></t<>	56		302,258	-		201,505		201,505		-		25,188		25,188		Management Fees
Utilities 19,496 25,303 5,808 191,954 202,429 10,474 303,641 Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$209,409 \$222,439 \$13,030 \$1,647,032 \$1,784,933 \$137,901 \$2,674,6	15		84,900	4,426		56,603		52,177		472		7,075		6,603		Tenant Services Salary / Benefits
Maintenance Salary / Benefits 55,101 49,949 (5,151) 388,738 399,595 10,856 599,392 Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$209,409 \$222,439 \$13,030 \$1,647,032 \$1,784,933 \$137,901 \$2,674,697 Net Operating Income \$121,711 \$92,413 \$29,298 \$981,775 \$73,880			11,225	3,351		7,483		4,132		935		935		-		Tenant Service Expenses
Maintenance Expenses 12,126 11,583 (544) 90,797 97,058 6,262 143,389 Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 8,980 - 71,840 71,	53		303,641	10,474		202,429		191,954		5,808		25,303		19,496		Utilities
Contracted Maintenance Services 37,864 38,910 1,046 240,922 311,277 70,355 466,915 Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 -	108		599,392	10,856		399,595		388,738		(5,151)		49,949		55,101		Maintenance Salary / Benefits
Protective Services Salary and Benefits 2,748 2,926 178 22,985 23,419 434 35,132 Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 </td <td>2</td> <td></td> <td>143,389</td> <td>6,262</td> <td></td> <td>97,058</td> <td></td> <td>90,797</td> <td></td> <td>(544)</td> <td></td> <td>11,583</td> <td></td> <td>12,126</td> <td></td> <td>Maintenance Expenses</td>	2		143,389	6,262		97,058		90,797		(544)		11,583		12,126		Maintenance Expenses
Protective Service Expenses 2,582 8,583 6,002 84,008 68,667 (15,341) 103,000 General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 <td>67</td> <td></td> <td>466,915</td> <td>70,355</td> <td></td> <td>311,277</td> <td></td> <td>240,922</td> <td></td> <td>1,046</td> <td></td> <td>38,910</td> <td></td> <td>37,864</td> <td></td> <td>Contracted Maintenance Services</td>	67		466,915	70,355		311,277		240,922		1,046		38,910		37,864		Contracted Maintenance Services
General Expenses 10,616 9,774 (842) 84,061 78,195 (5,866) 117,292 Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955 <td>(</td> <td></td> <td>35,132</td> <td>434</td> <td></td> <td>23,419</td> <td></td> <td>22,985</td> <td></td> <td>178</td> <td></td> <td>2,926</td> <td></td> <td>2,748</td> <td></td> <td>Protective Services Salary and Benefits</td>	(35,132	434		23,419		22,985		178		2,926		2,748		Protective Services Salary and Benefits
Bad Debt - 1,667 1,667 20,548 13,333 (7,214) 20,000 Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	23		103,000	(15,341)		68,667		84,008		6,002		8,583		2,582		Protective Service Expenses
Total Expenses \$ 209,409 \$ 222,439 \$ 13,030 \$ 1,647,032 \$ 1,784,933 \$ 137,901 \$ 2,674,697 Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	23		117,292	(5,866)		78,195		84,061		(842)		9,774		10,616		General Expenses
Net Operating Income \$ 121,711 \$ 92,413 \$ 29,298 \$ 981,775 \$ 733,880 \$ 247,895 \$ 1,103,522 Operating Reserves (1 Month) 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	(20,000	(7,214)		13,333		20,548		1,667		1,667		-		Bad Debt
Operating Reserves (1 Month) 8,980 8,980 - 71,840 71,840 - 107,760 Transfer to Corporate Overhead 22,776 22,776 - 182,209 182,209 - 273,313 Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	\$ 459	\$	\$ 2,674,697	137,901	\$	1,784,933	\$	1,647,032	\$	13,030	\$	222,439	\$	209,409	\$	Total Expenses
Transfer to Corporate Overhead 22,776 - 182,209 - 273,313 Resident Enrichment Programs 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	\$ 273	\$	\$ 1,103,522	247,895	\$	733,880	\$	981,775	\$	29,298	\$	92,413	\$	121,711	\$	Net Operating Income
Resident Enrichment Programs 5,149 5,149 - 41,193 41,193 - 61,789 Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	20	,	107,760	-		71,840		71,840		-		8,980		8,980		Operating Reserves (1 Month)
Oaks at Riverview Youth Programs 12,898 12,898 - 103,181 103,181 - 154,772 Funding of PPS Salaries 14,496 14,496 - 115,970 115,970 - 173,955	5		273,313	-		182,209		182,209		-		22,776		22,776		Transfer to Corporate Overhead
Funding of PPS Salaries 14,496 14,496 - 115,970 - 173,955	1.		61,789	-		41,193		41,193		-		5,149		5,149		Resident Enrichment Programs
	29		154,772	-		103,181		103,181		-		12,898		12,898		Oaks at Riverview Youth Programs
	32		173,955	-		115,970		115,970		-		14,496		14,496		Funding of PPS Salaries
Replacement Reserves 25,080 25,080 - 200,643 200,643 - 300,964	56		300,964	-		200,643		200,643		-		25,080		25,080		Replacement Reserves
Total Other Out Flows \$ 89,379 \$ 89,379 \$ - \$ 715,035 \$ 715,035 \$ - \$ 1,072,553	\$ 199	4	\$ 1,072,553	-	\$	715,035	\$	715,035	\$	-	\$	89,379	\$	89,379	\$	Total Other Out Flows
Net Cash From Operations \$ 32,331 \$ 3,034 \$ 29,298 \$ 266,740 \$ 18,845 \$ 247,895 \$ 30,969	\$ 74	9	\$ 30,969	247,895	\$	18,845	\$	266,740	\$	29,298	\$	3,034	\$	32,331	\$	Net Cash From Operations

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Assisted Housing Voucher Program

Statement of Operations for the Eight Months Ended November 30, 2020

	Y	TD Admin	YTI	O Voucher	Total	`	/TD Budget	Variance	Annual
Revenue									
Housing Assistance Payment (HAP)	\$	-	\$	57,324,550	\$ 57,324,550	\$	57,326,880	\$ (2,330)	\$ 85,990,320
S8 Administrative Fees		5,331,541		-	5,331,541		4,659,319	672,222	6,988,979
CARES Administrative Fees		3,184,507		-	3,184,507		-	3,184,507	-
Port In (vpti)		998,010		-	998,010		1,202,673	(204,663)	1,804,017
RAPS (Rehab Assistance)		-		3,908,238	3,908,238		2,308,216	1,600,022	3,462,324
Other Revenue		11,968		81,808	93,776		76,080	17,696	114,120
Total Revenue	\$	9,526,026	\$	61,314,596	\$ 70,840,622	\$	65,573,168	\$ 5,267,454	\$ 98,359,760
Expenses									
Administrative									
Salaries & Benefits		2,736,699		-	2,736,699		3,207,627	470,928	4,811,445
Management Fees		1,551,402		-	1,551,402		1,551,402	-	2,327,103
Administrative other		866,802		-	866,802		520,560	(346,242)	780,840
Total Administrative		5,154,903		-	5,154,903		5,279,589	124,686	7,919,388
Tenant and Social Services		726		-	726		2,000	1,274	3,000
Maintenance & Operation		8,547		200	8,747		11,840	3,093	17,760
General Expenses		192,104		-	192,104		92,864	(99,240)	139,296
Total Operating Expenses	\$	5,356,280	\$	200	\$ 5,356,480	\$	5,386,293	\$ 29,813	\$ 8,079,444
Other Expenses									
Escrow Payments		-		271,301	271,301		335,458	64,157	503,190
HAP Utility Assistance Payment		-		955,772	955,772		1,006,377	50,605	1,509,569
Hsg Assist/Landlord Pymnt		-		59,366,609	59,366,609		55,253,730	(4,112,879)	82,880,598
Hsg Assist Pymts-Port Out		-		759,724	759,724		747,315	(12,409)	1,120,963
Hsg Assist Pymts-Port In		1,004,886		-	1,004,886		1,142,809	137,923	1,714,217
RAPS Disbursements		-		-	-		2,308,216	2,308,216	3,462,324
Total Other Expenses	\$	1,004,886	\$	61,353,406	\$ 62,358,292	\$	60,793,905	\$ (1,564,387)	\$ 91,190,861
Other Financing Sources		497,597		-	497,597		-	497,597	-
Net Income	\$	2,667,263	\$	(39,010)	\$ 2,628,253	\$	(607,030)	\$ 3,235,283	\$ (910,545)

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Corporate Overhead Income And Operating Expenses For the Eighth Month Ended November 30, 2020

	PΊ	TD Actual	PT	D Budget	٧	ariance	Y	TD Actual	Υ	TD Budget	٧	ariance	Annual
Mgmt Fees - RAD Properties	\$	92,680	\$	92,680	\$	-	\$	741,441	\$	741,441	\$	-	\$ 1,112,162
Mgmt Fees - RAD HCV		193,925		193,925		-		1,551,402		1,551,402		-	2,327,103
Mgmt Fees - Related Entities		59,137		59,137		-		473,096		473,096		-	709,644
Other Revenue		29,443		-		29,443		153,973		-		153,973	-
Total Revenue	\$	375,185	\$	345,742	\$	29,443	\$	2,919,912	\$	2,765,939	\$	153,973	\$ 4,148,909
Admin Salaries / Benefits		240,773		280,327		39,554		2,084,986		2,242,617		157,632	3,363,927
Administrative Expenses		80,833		62,886		(17,947)		447,080		503,670		56,590	730,604
Tenant Service Expenses		195		-		(195)		975		-		(975)	-
Utilities		7,874		8,500		626		56,113		68,000		11,887	102,000
Maintenance Salary / Benefits		18,952		19,123		172		150,450		152,986		2,537	229,480
Maintenance Expenses		9,845		7,988		(1,858)		50,351		63,900		13,549	95,850
Contracted Maintenance Services		11,963		15,696		3,733		160,828		126,350		(34,478)	189,132
Protective Services Salary and Benefits		15,607		13,852		(1,755)		97,176		110,815		13,639	166,222
Protective Service Expenses		2,259		583		(1,676)		13,474		4,667		(8,807)	7,000
General Expenses		7,430		7,505		75		59,071		60,037		966	90,057
Total Expenses	\$	395,729	\$	416,459	\$	20,730	\$	3,120,502	\$	3,333,041	\$	212,539	\$ 4,974,272
Contribution to Assisted Housing Reserve		41,667		41,667		-		333,333		333,333		-	500,000
Total Contribution to Assisted Housing Reserve	\$	41,667	\$	41,667	\$	-	\$	333,333	\$	333,333	\$	-	\$ 500,000
Contribution from other Entities													
Transfer from RAD		55,292		55,292		-		442,333		442,333		-	663,500
Transfer from NTHDC		55,155		55,155		-		441,242		441,242		-	661,863
Total Contributions from Other Sources	\$	110,447	\$	110,447	\$	-	\$	883,575	\$	883,575	\$	-	\$ 1,325,363
Net Income or (Loss)	\$	48,237	\$	(1,937)	\$	50,173	\$	349,652	\$	(16,860)	\$	366,512	\$ -

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Palm Terrace Assisted Living Facility 75 Units For the Seven Months Ended October 31, 2020

Occupancy Percentage: 87.7%

	PT	D Actual	PT	D Budget	Va	ariance	Y	TD Actual	Y	TD Budget	\	/ariance		Annual	PUM
Revenues															
Rent Income / Long Term Care	\$	123,175	\$	120,100	\$	3,075	\$	893,953	\$	840,700	\$	53,253	\$	1,441,200	\$ 1,192
Section 8 Subsidies		34,889		36,000	\$	(1,111)		256,758		252,000	\$	4,758		432,000	342
Adult Day Care Services		-		6,814	\$	(6,814)		1,533		45,623	\$	(44,090)		77,618	2
Other Income		625		125	\$	500		505,510		875	\$	504,635		1,600	674
Total Revenue	\$	158,689	\$	163,039	\$	(4,349)	\$	1,657,754	\$	1,139,198	\$	518,557	\$ '	1,952,418	2,009
Expenses															
Administration		32,075		23,541		(8,535)		211,967		168,848		(43,119)		313,684	283
Food Service		27,040		28,002		962		214,479		196,744		(17,735)		337,484	286
Residential Programs		42,891		51,230		8,340		338,340		363,607		25,268		627,588	451
Maintenance		13,877		15,065		1,188		99,283		107,003		7,720		184,476	132
Utilities		12,136		13,055		919		88,821		89,138		318		152,871	118
Management Fee - 3rd Party Management		8,049		8,125		76		58,039		56,875		(1,164)		97,500	77
Management Fee - THA		1,863		1,863		-		13,043		13,043		-		22,360	17
Insurance		8,264		5,265		(2,999)		27,660		36,855		9,195		63,180	37
Total Expense	\$	146,197	\$	146,147	\$	(50)	\$	1,051,632	\$	1,032,114	\$	(19,518)	\$ '	1,799,142	\$ 1,402.18
Net Income	\$	12,493	\$	16,892	\$	(4,399)	\$	606,123	\$	107,084	\$	499,039	\$	153,275	\$ 1,402.18
Replacement Reserve		2,188		2,188		-		15,313		15,313		-		26,250	20
Cash Flow	\$	10,305	\$	14,704	\$	(4,399)	\$	590,810	\$	91,771	\$	499,039	\$	127,025	\$ 716.13

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Cedar Pointe Apartments Phase 1 & 2 84 Units

For the Eight Months Ended November 30, 2020

Occupancy Percentage: 98.8%

	PT	D Actual	PT	D Budget	,	Variance	١	YTD Actual	Υ٦	ΓD Budget	Variance	Annual	F	PUM
Revenues														
Tenant Revenue	\$	49,119	\$	49,207	\$	(88)	\$	389,073	\$	393,660	\$ (4,587)	\$ 590,490	\$	579
Subsidy / Grant Income		11,038		5,526		5,512		82,168		44,207	37,961	66,311		122
Other Income		-		-		-		3,280		-	3,280	-		5
Total Revenue	\$	60,157	\$	54,733	\$	5,424	\$	474,521	\$	437,867	\$ 36,654	\$ 656,801	\$	989
Expenses														
Admin Salaries / Benefits		10,369		13,669		3,300		90,419		109,352	18,933	164,029		135
Administrative Expenses		4,327		7,072		2,745		16,967		56,573	39,606	84,860		25
Management Fees		4,334		4,334		-		34,674		34,674	-	52,011		52
Tenant Services Expenses		-		583		583		-		4,667	4,667	7,000		-
Utilities		4,989		6,120		1,130		34,020		48,958	14,938	73,437		51
Maintenance Salary and Benefits		6,503		6,018		(484)		54,472		48,146	(6,326)	72,220		81
Maintenance Expenses		-		4,040		4,040		13,735		32,316	18,581	48,475		20
Contracted Maintenance services		4,136		7,116		2,980		64,495		56,930	(7,565)	85,395		96
Protective Services Salary and Benefits		393		415		23		3,284		3,324	40	4,986		5
General Expenses		5,035		5,654		618		45,874		45,229	(645)	67,843		68
Total Expense	\$	40,086	\$	55,021	\$	14,935	\$	357,940	\$	440,169	\$ 82,230	\$ 660,256	\$	746
Net Income	\$	20,071	\$	(288)	\$	20,359	\$	116,581	\$	(2,302)	\$ 118,883	\$ (3,455)	\$	243
Capital Improvements		-		9,487		9,487		-		75,893	75,893	113,840		-
Replacement Reserve		3,500		3,500		-		28,000		28,000	-	42,000		42
Cash Flow	\$	16,571	\$	(13,274)	\$	29,846	\$	88,581	\$	(106,195)	\$ 194,777	\$ (159,295)	\$	185

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North Tampa Housing Development Corporation (NTHDC)

For The Eight Months Ended November 30, 2020

	P	TD Actual	P.	TD Budget	Variance	Y	TD Actual	Y	TD Budget	,	Variance	Annual
Revenues												
HUD Administrative Fees	\$	1,346,472	\$	1,050,444	\$ 296,027	\$	8,245,996	\$	8,403,555	\$	(157,559)	\$ 12,605,333
Other Revenue		-		-	-		17,965		-		17,965	
Total Revenue	\$	1,346,472	\$	1,050,444	\$ 296,027	\$	8,263,961	\$	8,403,555	\$	(139,594)	\$ 12,605,333
Expenses												
Administrative Staff Support		5,821		29,323	23,502		176,200		234,584		58,384	351,876
Administrative Operating Costs		798		5,837	5,039		9,343		46,700		37,356	70,050
Legal Fees		3,998		8,333	4,335		15,629		66,667		51,038	100,000
Audit Fees		-		1,625	1,625		-		13,000		13,000	19,500
Insurance		12,251		12,507	256		99,651		100,052		401	150,078
Management Fees		8,333		8,333	-		66,667		66,667		-	100,000
Service Provider Contract Costs	_	833,118		623,119	(209,999)		5,330,419		4,984,951		(345,469)	7,477,426
Total Expenses	\$	864,319	\$	689,078	\$ (175,242)	\$	5,697,909	\$	5,512,620	\$	(185,289)	\$ 8,268,930
Net Operating Income (Loss)	\$	482,152	\$	361,367	\$ 120,785	\$	2,566,052	\$	2,890,935	\$	(324,883)	\$ 4,336,403
Affiliated Entities Operational Funding												
THA - Other Operational Funding*		82,716		183,964	101,248		835,330		1,367,950		532,620	2,446,438
Affiliated Entities Operational Funding	\$	82,716	\$	183,964	\$ 101,248	\$	835,330	\$	1,367,950	\$	532,620	\$ 2,446,438
Net Income after Affiliated Funding	\$	399,437	\$	177,403	\$ 222,034	\$	1,730,722	\$	1,522,985	\$	207,737	\$ 1,889,965

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North Tampa Housing Development Corporation (NTHDC)

For The Eight Months Ended November 30, 2020

	PTD Actu	al	PΤ	D Budget	Variance	Υ	TD Actual	Y	TD Budget	•	Variance	Annual
Affiliated Entities Operational Funding												
Funding for Encore Developments												
Items earmarked from prior year Budget	\$	-	\$	54,167	\$ 54,167	\$	8,168	\$	433,333	\$	425,165	\$ 650,000
THA - Encore CDD Funding		-		-	-		-		-		-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding		-		25,000	25,000		140,000		200,000		60,000	300,000
THA - Encore Ella - Art Project		-		-	-		26,240		26,240		-	120,000
Total Encore Developments	\$	-	\$	79,167	\$ 79,167	\$	174,408	\$	659,573	\$	485,165	\$ 1,270,000
THA Operations - Corporate Overhead												
THA - THA Wellness Committee	_	103		696	293		3,959		5,568		1,609	8,352
THA - Transfer to AHDC		-		-	-		-		-		-	18,873
THA - Executive Salaries and Benefits Funding	24,2	275		24,275	-		194,197		194,197		-	291,296
THA - Funding of Corporate Overhead	30,8	881		30,881	-		247,045		247,045		-	370,567
THA - Annual Employee Business Meeting		-		20,000	20,000		-		30,000		30,000	40,000
THA - Employee Appreciation Committee	3	350		1,392	1,042		350		11,136		10,786	16,704
THA - Partnership Sponsorship/Benevolence Fund		337		1,083	746		3,607		8,667		5,060	13,000
Total THA Operations - CO	\$ 56,2	245	\$	78,327	\$ 22,081	\$	449,158	\$	496,613	\$	47,455	\$ 758,792
THA Operations - Resident Services												
THA - Funding of EnVision Center		-		-	-		-		-		-	100,000
THA - Funding of ORCC	2,2	218		2,218	-		17,745		17,745		-	26,618
THA - Funding of PPS	17,9	933		17,933	-		143,466		143,467		-	215,200
THA - Funding of Boys Club Building	6,3	319		6,319	-		50,552		50,552		-	75,828
Total THA Operations - Resident Services	\$ 26,4	171	\$	26,471	\$ -	\$	211,764	\$	211,764	\$	-	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 82,7	716	\$	183,964	\$ 101,248	\$	835,330	\$	1,367,950	\$	532,620	\$ 2,446,438

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Meridian River Development Corporation Consolidated - 698 Units

Occupancy Percentage:

97.7%

For The Ten Months Ended October 31, 2020

PTD Actual PTD Budget Variance YTD Actual YTD Budget Variance PUM Annual Gross Potential Rent 492,711 \$ 480.560 \$ 12.151 4.846.211 \$ 4.759.706 \$ 86.505 \$ 5.722.776 \$ 694 Vacancy Loss (16,881)(24,028)7.147 (137,421)(237,985)100,564 (286, 139)(20)Delinquent/Prepaid/Other (2,470)2,470 24,700 (24,700)(30,440)**Total Rental Income** \$ 475,830 \$ 454,062 \$ 21,768 \$ 4,708,790 \$ 4,497,021 \$ 211,769 \$ 5,406,197 \$ 675 Other Income 13.787 13.446 341 148.224 128.835 19.389 154.202 21 231,158 \$ 696 **Total Income** 489,617 \$ 467,508 \$ 22,109 \$ 4,857,014 \$ 4,625,856 \$ 5,560,399 Admininstrative Salaries / Benefits 39,263 41,390 2.127 382,172 413.900 31,728 496,680 55 Maintenance Salaries / Benefits 22,923 29,224 6,301 246,500 292,240 45,740 350,739 35 49.312 Advertising and Promotion 5.521 6.097 576 64.070 14.758 76.781 Maintenance Expenses 59.870 50.985 (8,885)425.119 493.570 68,452 581,495 61 Administrative Expenses 13,983 19,352 5,369 126,380 74,519 239,878 18 200,899 Utilities 32.347 29.575 (2,772)283.019 287.950 4.931 344,500 41 Professional Fees 12,265 9,546 (2,719)77,441 18,019 114,552 95,460 11 14,665 146,009 138,773 (7,236)166,836 21 Management Fees 14,024 (641)Management Fees - THA 25,835 25.835 258,350 258,330 (20)310,000 37 Insurance 31,044 31,054 10 310,440 310,540 100 372,648 44 Taxes 13,811 13,811 138,110 138,110 165,732 20 **Total Expenses** \$ 271,527 \$ 270,893 \$ 2,442,851 \$ 2,693,842 \$ 250,991 3,219,841 350 (634) \$ \$ 218,090 \$ 196,615 \$ 482.149 \$ 2,340,558 **Net Operating Income** 21.475 \$ 2.414.163 \$ 1,932,014 \$ 346 Debt Service (Principal, Interest, and Fees) 68,805 68,742 (63)687,553 687,420 (133)824,904 99 Capital Expenditures/Replacement Reserve 37,477 39.259 1.782 272,613 892,470 619.857 967.468 39 **Net Income** \$ 111,808 \$ 88,614 \$ 23.194 1.453.997 \$ 352.124 \$ 1.101.873 \$ 548.186 208

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Meridian River Development Corporation - Meridian Apartments - 279 Units

Occupancy Percentage:

99.6%

For The Ten Months Ended October 31, 2020

PTD Actual PTD Budget Variance YTD Actual YTD Budget Variance PUM Annual Gross Potential Rent 229.992 \$ 224.489 \$ 5.503 \$ 2,277,796 \$ 2.223.470 \$ 54.326 \$ 2.673.058 \$ 816 Vacancy Loss (2,463)(11,224)8.761 (51,816)(111,173)59,357 (133,653)(19)Delinquent/Prepaid/Other (1,125)1,125 (11,250)11,250 (13,500)**Total Rental Income** \$ 227,529 \$ 212,140 \$ 15,389 \$ 2,225,980 \$ 2,101,047 \$ 124,933 \$ 2,525,905 \$ 798 Other Income 7.008 6.909 99 92.084 65.590 26.494 78.708 33 151,427 \$ 831 **Total Income** 234,537 \$ 219,049 \$ 15,488 \$ 2,318,064 \$ 2,166,637 \$ 2,604,613 Admininstrative Salaries / Benefits 14,458 16,551 2,093 148,196 165.510 17,314 198,612 53 Maintenance Salaries / Benefits 10,686 8,449 (2.237)75,865 84,490 8,625 101,388 27 21 21.388 4.532 31.074 Advertising and Promotion 2.456 2.477 25.920 Maintenance Expenses 40.259 26.030 (14,229)239.537 280.550 41,013 328,810 86 Administrative Expenses 5,369 9,060 3,691 47,320 94,135 46,815 112,355 17 Utilities 80.366 89.040 9.127 7,420 (1,707)74.200 (6,166)29 Professional Fees 1,850 3,739 1,889 22,965 37,390 14,425 44,868 8 6,974 6,571 (403)70,119 64,997 (5,122)25 Management Fees 78,138 Management Fees - THA 10,335 10,335 103,350 103,330 (20)124,000 37 Insurance 10,206 10,206 102,060 102,060 122,472 37 34 Taxes 9,569 9,569 95,690 95,690 114,828 **Total Expenses** \$ 121,289 \$ 110,407 \$ (10,882)\$ 1,006,856 \$ 1,128,272 \$ 121,416 \$ 1,345,585 361 **Net Operating Income** \$ 113,247 \$ 108,642 \$ 1.311.208 \$ 1,038,365 \$ 272.843 \$ 1,259,028 470 4.605 \$ Debt Service (Principal, Interest, and Fees) 48,174 48,108 (66)481,239 481,080 (159)577,296 172 Capital Expenditures/Replacement Reserve 5.495 14.100 8.605 88.471 459.200 370.729 487.400 32 **Net Income** \$ 266 59.578 \$ 46.434 \$ 13,144 \$ 741,497 \$ 98.085 \$ 643.412 \$ 194.332

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Meridian River Development Corporation - River Pines Apartments - 299 Units

For The Ten Months Ended October 31, 2020 **Occupancy Percentage:** 96.3%

	PT	D Actual	P	TD Budget	Variance	١	YTD Actual	Υ	TD Budget	Variance	Annual	Р	NU
Gross Potential Rent	\$	168,664	\$	162,020	\$ 6,644	\$	1,648,595	\$	1,610,165	\$ 38,430	\$ 1,934,815	\$	551
Vacancy Loss		(6,770)		(8,101)	1,331		(39,822)		(80,509)	40,687	(96,741)		(13)
Delinquent/Prepaid/Other		-		(1,345)	1,345		-		(13,450)	13,450	(16,940)		-
Total Rental Income	\$	161,894	\$	152,574	\$ 9,320	\$	1,608,773	\$	1,516,206	\$ 92,567	\$ 1,821,134	\$	538
Other Income		1,645		3,773	(2,128)		21,109		37,730	(16,621)	45,276		7
Total Income	\$	163,539	\$	156,347	\$ 7,192	\$	1,629,882	\$	1,553,936	\$ 75,946	\$ 1,866,410	\$	545
Admininstrative Salaries / Benefits		14,312		12,416	(1,896)		125,920		124,160	(1,760)	148,992		42
Maintenance Salaries / Benefits		8,120		12,041	3,921		104,439		120,410	15,971	144,492		35
Advertising and Promotion		1,975		1,967	(8)		17,729		22,270	4,541	26,704		6
Maintenance Expenses		9,006		13,070	4,064		96,302		134,045	37,743	159,490		32
Administrative Expenses		4,770		7,303	2,533		43,812		76,194	32,382	90,875		15
Utilities		17,595		17,655	60		160,229		176,550	16,321	211,860		54
Professional Fees		8,565		3,340	(5,225)		33,137		33,400	263	40,080		11
Management Fees		5,008		4,690	(318)		48,894		46,618	(2,276)	56,016		16
Management Fees - THA		11,070		11,070	-		110,700		110,700	-	132,840		37
Insurance		8,852		8,853	1		88,520		88,530	10	106,236		30
Taxes		1,560		1,560	-		15,600		15,600	-	18,720		5
Total Expenses	\$	90,832	\$	93,965	\$ 3,133	\$	845,281	\$	948,477	\$ 103,196	\$ 1,136,305	\$	283
Net Operating Income	\$	72,707	\$	62,382	\$ 10,325	\$	784,601	\$	605,459	\$ 179,142	\$ 730,105	\$	262
Debt Service (Principal, Interest, and Fees)		11,472		11,473	1		114,715		114,730	15	137,676		38
Capital Expenditures/Replacement Reserve		29,030		21,089	(7,941)		163,422		386,170	222,748	428,348		55
Net Income	\$	32,205	\$	29,820	\$ 2,385	\$	506,463	\$	104,559	\$ 401,904	\$ 164,081	\$	169

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Meridian River Development Corporation - River Place Apartments - 120 Units

For The Ten Months Ended October 31, 2020

Occupancy Percentage: 96.7%

	PT	D Actual	P.	TD Budget	Variance	YTD Actual	Y	TD Budget	Variance	Annual	Р	UM
Gross Potential Rent	\$	94,055	\$	94,051	\$ 4	\$ 919,820	\$	926,071	\$ (6,251)	\$ 1,114,903	\$	767
Vacancy Loss		(7,648)		(4,703)	(2,945)	(45,783)		(46,303)	520	(55,745)		(38)
Delinquent/Prepaid/Other		-		-	-	-		-	-	-		-
Total Rental Income	\$	86,407	\$	89,348	\$ (2,941)	\$ 874,037	\$	879,768	\$ (5,731)	\$ 1,059,158	\$	728
Other Income		5,135		2,764	2,371	35,031		25,515	9,516	30,218		29
Total Income	\$	91,542	\$	92,112	\$ (570)	\$ 909,068	\$	905,283	\$ 3,785	\$ 1,089,376	\$	758
Admininstrative Salaries / Benefits		10,493		12,423	1,930	108,056		124,230	16,174	149,076		90
Maintenance Salaries / Benefits		4,117		8,734	4,617	66,197		87,340	21,143	104,808		55
Advertising and Promotion		1,089		1,653	564	10,195		15,880	5,685	19,186		8
Maintenance Expenses		10,606		11,885	1,279	89,280		78,975	(10,305)	93,345		74
Administrative Expenses		3,844		2,989	(855)	35,248		30,570	(4,678)	36,648		29
Utilities		5,625		4,500	(1,125)	42,423		37,200	(5,223)	43,600		35
Professional Fees		1,850		2,467	617	21,339		24,670	3,331	29,604		18
Management Fees		2,683		2,763	80	26,996		27,158	162	32,681		22
Management Fees - THA		4,430		4,430	-	44,300		44,300	-	53,160		37
Insurance		11,986		11,995	9	119,860		119,950	90	143,940		100
Taxes		2,682		2,682	-	26,820		26,820	-	32,184		22
Total Expenses	\$	59,405	\$	66,521	\$ 7,116	\$ 590,713	\$	617,093	\$ 26,380	\$ 738,232	\$	492
Net Operating Income	\$	32,136	\$	25,591	\$ 6,545	\$ 318,355	\$	288,190	\$ 30,165	\$ 351,144	\$	265
Debt Service (Principal, Interest, and Fees)		9,160		9,161	1	91,598		91,610	12	109,932		76
Capital Expenditures/Replacement Reserve		2,952		4,070	1,118	20,720		47,100	26,380	51,720		17
Net Income	\$	20,024	\$	12,360	\$ 7,664	\$ 206,036	\$	149,480	\$ 56,556	\$ 189,492	\$	172

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The Ella at Encore, LP 160 Units

For the Ten Months Ended October 31, 2020

Occupancy Percentage: 100% **PUM PTD Actual PTD Budget Variance YTD Actual YTD Budget Variance Annual** \$ 146.973 \$ 138.594 \$ 8.379 \$ 1.392.498 Rental Income 1,354,468 \$ 38.030 1.632.790 6.369 (20)Vacancv (2,390)(3,961)1,571 (32,298)(38,667)(46,623)**Total Rental Revenue** 144.583 \$ 134,633 \$ 9.950 \$ 1,360,200 \$ 1,315,801 \$ 44,399 \$ 1,586,167 \$ 850 Other Non-Rental Income 987 1,350 (363)19.793 10.170 9.623 11,730 12 Total Revenue 145,570 \$ 135,983 \$ \$ 1,379,993 \$ 1,325,971 \$ 54,022 \$ 1,597,897 862 9,587 Aministrative Salaries Expense 38,969 359,912 163 25,417 29,627 4,210 261,488 300,457 6.224 7.313 62.757 77.705 14.948 92.609 Administration Expense 1.089 39 Management Fee 5,738 5,439 (299)55,144 53,038 (2,106)63,915 34 Legal / Professional Fees 280 280 12,550 13,478 928 14,038 8 **Utilities Expense** 32.641 28.712 (3,929)273,605 272,520 (1,085)316,565 171 Maintenance Supplies / Contracts 135,944 156,389 10,483 7,840 (2,643)158,611 (22,667)99 Property Insurance & Taxes 9.551 9.923 372 92.450 100.596 8.146 120.206 58 **Total Expenses** \$ 90,334 \$ 89,134 \$ (1,200) \$ 916,605 \$ 953,738 \$ 37,133 \$ 1,123,634 \$ 573 91,155 \$ 55,236 \$ 46,849 \$ 8,387 \$ 463,388 \$ 474,263 \$ 290 **Net Operating Income** 372,233 \$ Bond / Mortgage Interest 5,941 6,030 89 59,675 60,300 626 72,360 37 **THA Land Note** 5,076 5,076 50,762 50,760 (2)60,912 32 2,614 2,614 31,368 THA Equity 26,143 26,140 (3) 16 **Debt Service Fees** 5,781 5,824 43 57,930 58,240 310 69,888 36 Replacement Reserves 4,742 74 46,961 57,792 29 4,816 48,160 1,199 **Total Non-Operating Expenses** \$ 24,360 \$ \$ 24,154 \$ 206 241,470 \$ 243,600 \$ 2.130 \$ 292,320 151 \$

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22,489

\$

8,181

221,918

128,633

93,284

181,943

\$

139

31,083

\$

Net Income after Non-Operating Expenses

The Trio at Encore, LP 141 Units

For the Ten Months Ended October 31, 2020

Occupancy Percentage: 98.6%

	PT	D Actual	PT	D Budget	\	/ariance	Y	TD Actual	Y	ΓD Budget	V	/ariance	Annual	F	NU
Gross Potential Revenue	\$	163,020	\$	155,382	\$	7,638	\$	1,546,848	\$	1,482,782	\$	64,066	\$ 1,794,079	\$	1,097
Vacancy		(9,440)		(6,199)		(3,241)		(57,948)		(63,400)		5,452	(75,820)		(41)
Total Rental Revenue	\$	153,581	\$	149,183	\$	4,398	\$	1,488,900	\$	1,419,382	\$	69,518	\$ 1,718,259	\$ 1	,056
Other Income		13,607		11,843		1,764		108,931		115,880		(6,949)	138,716		(41)
Total Revenue	\$	167,187	\$	161,026	\$	6,161	\$	1,597,832	\$	1,535,262	\$	62,570	\$ 1,856,975	\$ 1	1,133
Aministrative Salaries Expense		28,616		31,429		2,813		284,709		314,604		29,895	377,490		202
Administration Expense		6,132		7,778		1,646		68,902		74,495		5,593	87,938		49
Management Fee		6,527		6,441		(86)		64,004		61,410		(2,594)	74,278		45
Professional Fees		247		897		650		12,218		14,170		1,953	14,664		9
Utilities Expense		26,277		21,300		(4,977)		291,906		228,150		(63,756)	270,450		207
Maintenance Supplies / Contracts		16,683		14,372		(2,311)		156,802		150,643		(6,159)	169,728		111
Property Insurance / Taxes		15,045		12,963		(2,082)		131,135		135,703		4,568	161,393		93
Total Expenses	\$	99,526	\$	95,180	\$	(4,347)	\$	1,009,676	\$	979,175	\$	(30,501)	\$ 1,155,941	\$	716
Net Operating Income	\$	67,661	\$	65,846	\$	1,815	\$	588,156	\$	556,087	\$	32,069	\$ 701,034	\$	417
New Perm Note - Interest		13,524		13,524		-		135,697		135,636		(61)	162,456		96
THA Land Note		2,850		2,850		-		28,500		28,500		-	34,200		20
THA Equity		5,603		5,603		-		56,030		56,030		-	67,464		40
Debt Service		14,900		14,902		1		151,543		149,324		(2,218)	179,130		107
Replacement Reserves		8,333		8,333		-		83,330		83,330		-	99,996		59
Total Non-Operating Expenses	\$	45,210	\$	45,212	\$	2	\$	455,100	\$	452,820	\$	(2,279)	\$ 543,246	\$	716
Net Income (Loss)	\$	22,451	\$	20,634	\$	1,813	\$	133,056	\$	103,267	\$	29,790	\$ 157,788	\$	94

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The Reed at Encore, LP 158 Units

For the Ten Months Ended October 31, 2020

Occupancy Percentage: 100%

	PT	D Actual	PT	D Budget	١	/ariance	Y	TD Actual	Y	TD Budget	V	/ariance	Annual	PUM
Gross Potential Rent	\$	175,313	\$	169,843	\$	5,470	\$	1,587,007	\$	1,579,971	\$	7,036	\$ 1,920,833	\$ 1,004
Vacancy		(9,028)		(5,087)		(3,941)		(44,019)		(47,315)		3,296	(57,523)	(28)
Total Rental Revenue	\$	166,285	\$	164,756	\$	1,529	\$	1,542,988	\$	1,532,656	\$	10,332	\$ 1,863,310	\$ 977
Other Non-Rental Income		1,801		2,076		(275)		14,896		15,545		(649)	17,862	9
Total Revenue	\$	168,086	\$	166,832	\$	1,254	\$	1,557,884	\$	1,548,201	\$	9,683	\$ 1,881,172	\$ 986
Aministrative Salaries Expense		22,970		29,360		6,390		235,210		291,170		55,960	349,945	149
Administrative Expense		4,537		6,029		1,492		49,773		66,750		16,977	79,124	32
Management Fee		6,559		6,673		114		62,135		61,929		(206)	75,248	39
Legal / Professional		277		277		-		11,265		11,734		469	12,288	7
Utilities		27,318		27,580		262		211,557		240,974		29,417	284,399	134
Maintenance Supplies / Contracts		14,979		8,285		(6,694)		126,503		138,510		12,007	154,891	80
Property Insurance and Taxes		10,462		10,413		(49)		102,519		107,099		4,580	127,689	65
Total Expenses	\$	87,100	\$	88,617	\$	1,517	\$	798,962	\$	918,166	\$	119,204	\$ 1,083,584	\$ 506
Net Operating Income (Loss)	\$	80,986	\$	78,215	\$	2,771	\$	758,922	\$	630,035	\$	128,887	\$ 797,588	\$ 480
New Perm Note - Interest		15,686		15,686		-		160,622		160,623		1	192,438	102
THA Land Note		3,691		3,691		-		36,910		36,910		-	44,292	23
THA Equity		3,523		3,523		-		35,230		35,230		-	42,276	22
THA RHF Funds		5,560		5,560		-		55,601		55,600		(1)	66,720	35
Replacement Reserves		4,608		4,608		-		46,080		46,080		-	55,296	29
Total Non-Operating Expenses	\$	33,068	\$	33,068	\$	-	\$	334,443	\$	334,443	\$	-	\$ 401,022	\$ 212
Net Income (Loss)	\$	47,918	\$	45,147	\$	2,771	\$	424,479	\$	295,592	\$	128,887	\$ 396,566	\$ 269

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The Tempo at Encore, LP 203 Units

For the Ten Months Ended October 31, 2020

Occupancy Percentage: 98.5%

	PI	D Actual	PT	D Budget	١	/ariance	Y	TD Actual	Y	TD Budget	\	/ariance	Annual	PUM
Gross Potential Rent	\$	331,625	\$	222,443	\$	109,182	\$	2,399,765	\$	2,018,744	\$	381,021	\$ 2,713,250	\$ 1,182
Vacancy		(5,743)		(8,278)		2,535		(108,189)		(86,790)		(21,399)	(103,396)	(53)
Total Rental Revenue	\$	325,882	\$	214,165	\$	111,717	\$	2,291,576	\$	1,931,954	\$	359,622	\$ 2,609,854	\$ 1,129
Other Non-Rental Income		18,932		16,394		2,538		145,986		159,190		(13,204)	190,698	72
Total Revenue	\$	344,814	\$	230,559	\$	114,255	\$	2,437,563	\$	2,091,144	\$	346,419	\$ 2,800,552	\$ 1,201
Aministrative Salaries Expense		25,959		36,190		10,231		271,844		368,569		96,725	444,783	134
Administrative Expense		12,487		8,553		(3,934)		84,252		98,793		14,541	117,760	42
Management Fee		14,043		9,695		(4,348)		96,634		92,617		(4,017)	112,021	48
Legal / Professional		855		355		(500)		16,653		14,032		(2,621)	15,236	8
Utilities		19,944		17,600		(2,344)		226,591		176,000		(50,591)	211,200	112
Maintenance Supplies / Contracts		12,654		17,809		5,154		166,209		142,712		(23,497)	163,889	82
Property Insurance and Taxes		17,775		20,582		2,807		180,439		207,658		27,219	248,586	89
Total Expenses	\$	103,717	\$	110,784	\$	7,067	\$	1,042,621	\$	1,100,381	\$	57,760	\$ 1,313,475	\$ 514
Net Operating Income (Loss)	\$	241,097	\$	119,775	\$	121,322	\$	1,394,942	\$	990,763	\$	404,178	\$ 1,487,077	\$ 687
Interest On Mortgage/Bonds Payable		26,088		27,084		996		271,121		271,408		287	325,292	169
Debt Service Fees		20,926		35,367		14,441		220,516		421,571		201,055	572,903	138
Replacement Reserves		5,933		5,921		(12)		59,241		59,210		(31)	71,052	29
Total Non-Operating Expenses	\$	52,948	\$	68,372	\$	15,424	\$	546,945	\$	752,189	\$	205,244	\$ 969,247	\$ 269
Net Income (Loss)	\$	188,149	\$	51,403	\$	136,746	\$	847,997	\$	238,574	\$	609,422	\$ 517,830	\$ 418

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The Gardens at Southbay, LTD 216 Units

The Ten Months Ended October 31, 2020

Occupancy Percentage: 96.3%

	PΊ	D Actual	РТ	D Budget	Variance	Y	TD Actual	Y'	TD Budget	\	/ariance	Annual	F	PUM
Rental Inocme		191,878		183,600	\$ 8,278		1,870,909		1,830,000	\$	40,909	\$ 2,197,200	\$	866
Hud Subsidy		9,292		5,000	4,292		69,523		49,350		20,173	59,350		32
Capital Fund		3,000		3,000	-		30,000		30,000		-	36,000		14
Vacancy Loss		(9,639)		(6,000)	(3,639)		(98,818)		(60,000)		(38,818)	(72,000)		(46)
Concessions		(290)		(600)	310		(2,780)		(6,000)		3,220	(7,200)		(1)
Total Rental Income	\$	194,241	\$	185,000	\$ 9,241	\$	1,868,834	\$	1,843,350	\$	25,484	\$ 2,213,350	\$	865
Other Income		4,431		6,200	(1,769)		35,689		69,200		(33,511)	82,825		17
Total Income	\$	198,672	\$	191,200	\$ 7,472	\$	1,904,523	\$	1,912,550	\$	(8,027)	\$ 2,296,175	\$	882
Admininstrative Salaries / Benefits		16,325		15,383	(942)		126,838		153,830		26,992	184,596		59
Maintenance Salaries / Benefits		15,043		14,430	(613)		115,783		144,300		28,517	173,160		54
Maintenance Expenses		39,078		28,700	(10,378)		242,297		244,545		2,248	289,995		112
Administrative Expenses		13,794		10,055	(3,739)		83,204		98,810		15,606	135,620		39
Advertising		1,014		1,859	845		11,785		16,240		4,455	19,108		5
Utilities		9,766		9,350	(416)		73,999		93,500		19,501	112,200		34
Professional Fees		6,473		9,050	2,577		46,134		79,700		33,566	74,900		21
Land Lease		1,420		1,420	-		14,200		14,200		-	17,040		7
Insurance and Taxes		18,741		18,741	-		187,410		187,410		-	224,892		87
Management Fees		7,897		6,900	(997)		68,145		69,000		855	82,800		32
Management Fees - THA		1,974		1,950	(24)		19,188		19,500		312	23,400		9
Total Expenses	\$	131,525	\$	117,838	\$ (13,687)	\$	988,984	\$	1,121,035	\$	132,051	\$ 1,337,711	\$	458
Net Operating Income	\$	67,147	\$	73,362	\$ (6,215)	\$	915,538	\$	791,515	\$	124,023	\$ 958,464	\$	424
Debt Service (Principal, Interest, and Fees)		104,652		104,653	1		1,046,517		1,046,527		11	1,255,832		484
Replacement Reserve		3,790		3,790	-		37,900		37,900		-	45,480		18
Net Income	\$	(41,295)	\$	(35,081)	\$ (6,214)	\$	(168,878)	\$	(292,912)	\$	124,034	\$ (342,848)	\$	(78)

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Osborne Landing, LTD 43 Units

For The Eleven Months Ended November 30, 2020

Occupancy Percentage: 97.7%

	PTI	D Actual	PT	D Budget	V	ariance	Y٦	ΓD Actual	ΥT	D Budget	٧	ariance	Annual	P	NU
Revenues															
Tenant Revenue	\$	26,178	\$	23,691	\$	2,487	\$	269,184	\$	260,605	\$	8,579	\$ 284,296	\$	569
Vacancy Loss		-		(917)		917		-		(10,083)		10,083	(11,000)		-
Section 8 Subsidy		5,728		8,333		(2,605)		88,404		91,662		(3,258)	99,995		187
Total Revenue	\$	31,906	\$	31,108	\$	798	\$	357,588	\$	342,183	\$	15,405	\$ 373,291	\$	756
Expenses															
Admin Salaries / Benefits		3,923		4,306		383		46,093		47,370		1,276	51,552		97
Administrative Expenses		11,267		2,912		(8,355)		36,618		32,028		(4,590)	35,065		77
Management Fees		2,489		2,489		-		27,378		27,374		(3)	29,863		58
Tenant and Social Services		-		67		67		-		733		733	800		-
Utilities		444		1,615		1,172		8,569		17,769		9,200	19,384		18
Maintenance Salary / Benefits		5,461		4,481		(980)		58,758		49,294		(9,464)	53,776		124
Maintenance Expenses		53		2,354		2,301		24,475		25,896		1,420	28,250		52
Contracted Maintenance Services		3,037		5,121		2,084		60,523		56,329		(4,194)	61,450		128
Protective Services Salaries/Benefits		294		292		(3)		3,958		3,209		(749)	3,501		8
General Expenses		3,475		1,637		(1,839)		36,874		18,003		(18,871)	19,640		78
Bad Debt		-		250		250		4,348		2,750		(1,598)	3,000		9
Total Expenses	\$	30,444	\$	25,523	\$	(4,920)	\$	307,596	\$	280,755	\$	(26,840)	\$ 306,280	\$	650
Net Operating Income	\$	1,462	\$	5,584	\$	(4,122)	\$	49,993	\$	61,428	\$	(11,435)	\$ 67,011	\$	106
Other Out Flow															
Replacement Reserve		1,254		1,254		-		13,796		13,796		-	15,050		29
Operating Income after Reserves	\$	208	\$	4,330	\$	(4,122)	\$	36,197	\$	47,632	\$	(11,435)	\$ 51,961	\$	77

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

Department of Asset Management Lorenzo Bryant, Director

Tampa Housing Authority RAD Project Based Properties

The Asset Management staff, and Property Managers have maintained effective and efficient procedures during such an uncertain environment with respect to the COVID-19 pandemic. Our RAD property managers have maintained the outstanding level of service we set out to provide for our residents and are adaptive of the circumstances we now exist in. While state restrictions have been lifted and the county is deemed "open," most of our leasing offices are still not open to the public but the property managers continue to facilitate all leasing processes via telephone, virtually or by appointment.

We are proud to announce that all our self-managed sites have maintained good occupancy levels for the month of November: 94.29%. The occupancy rates improved during the past months and most of our properties report low to no vacancies on a weekly basis. Collected rents improved at many properties increasing our average to 93.18% in the month of November.

At the end of November, our department, along with the PPS Department and their case managers have continued relocating residents and assisting with the moves scheduled into the Renaissance and the Mary McLeod Bethune Apartments.

Encore Properties

The Encore properties maintained their monthly resident activities, and for the month of November the residents enjoyed a Fall Festival at the Reed. The residents of these properties received meals and food delivered to their door with the assistance of THA staff.

Palm Terrace ALF

For the month of November, Palm Terrace management continued to keep their senior residents entertained and happy despite still being closed to the public for visitation. The team received some great donations including an Amazon Alexa Echo Show 8 from the Barnes Trial Group. This allows the residents to Video call and message friends and family, watch TV shows, movies and much more. The residents were very appreciative of this and were excited to discover the ways to use this device.

MRDC & Gardens at South Bay

During the month of November, the MRDC properties residents received meals and food packages from THA which were delivered to their door. The management of these properties along with the Gardens at South Bay continue to follow their operating procedures by controlling traffic to the leasing office and are still adhering to safety measures and social distancing. Leasing has been consistent throughout this period and the properties have been able to maintain low vacancy rates within these properties.

Asset Management Page 1 of 5

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021 NOVEMBER 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	95.66%	98.44%
Robles, LLC	85.71%	81.91%
Scruggs Manor, LLC	86.59%	100.00%
Azzarelli	91.19%	100.00%
Scruggs Manor	84.81%	100.00%
Seminole, LLC	96.07%	98.82%
Seminole Park	96.58%	98.00%
Moses White Estates	95.51%	100.00%
Shimberg, LLC	99.41%	100.00%
Shimberg Estates	99.41%	100.00%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	100.00%	100.00%
Arbors, LLC	97.19%	99.48%
Arbors at Padgett Estates	97.60%	99.16%
Azeele	98.59%	100.00%
Bay Ceia Apartments	97.08%	100.00%
Soho Place Apartments	89.42%	100.00%
St. Louis/St. Conrad	100.00%	100.00%
RAD Overall Average	94.24%	94.49%
Cedar Pointe	97.40%	100.00%
Oak awa	05.000/	07.072/
Osborne	95.63%	97.67%

Asset Management Page 2 of 5

RAD Tenant Accounts Receivable

			cu	IRRENT Bad		PAST	ı	Eviction Legal		
	Total Tenant	CURRENT Accts	De	ebt / Over 90	Ва	d Debt/ Over	А	djustments to	Adjusted	
Property	Revenue	Receivable		Days		90 Days	Fraud	TARs	Receivables	%
J L Young, Inc.	\$ 878,527.55	\$38,101.53		\$0.00		\$2,643.50	\$0.00	\$0.00	\$38,101.53	95.66%
	4	****		4		4.0.000.00	40.00	4	400 010 01	
Robles Park, LLC	\$445,192.44	\$111,254.26		\$47,635.62		\$10,672.19	\$0.00	\$1,621.40	\$63,618.64	85.71%
Scruggs Manor, LLC	\$206,561.00	\$39,964.80		\$12,259.00		\$3,304.00	\$0.00	\$0.00	\$27,705.80	86.59%
Azzarelli	\$57,468.00	\$5,062.00		\$0.00		\$1,190.00	\$0.00	\$0.00	\$5,062.00	91.19%
Scruggs Manor	\$149,093.00	\$34,902.80		\$12,259.00		\$2,114.00	\$0.00	\$0.00	\$22,643.80	84.81%
Seminole Park, LLC	\$317,390.82	\$12,483.63		\$0.00		\$3,177.49	\$0.00	\$0.00	\$12,483.63	96.07%
Seminole Park	\$166,355.82	\$5,696.69		\$0.00		\$3,034.50	\$0.00	\$0.00	\$5,696.69	96.58%
Moses White Estates	\$151,035.00	\$6,786.94		\$0.00		\$142.99	\$0.00	\$0.00	\$6,786.94	95.51%
Shimberg, LLC	\$320,086.07	\$822.00		\$0.00		\$3,784.12	\$0.00	\$0.00	\$822.00	99.74%
Shimberg Estates	\$138,564.94	\$822.00		\$0.00	\$	2,028.65	\$0.00	\$0.00	\$822.00	99.41%
Squire Villa	\$49,832.00	\$0.00		\$0.00	•	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$131,689.13	\$0.00		\$0.00		\$1,755.47	\$0.00	\$0.00	\$0.00	100.00%
Arbors, LLC	\$342,846.53	\$9,649.20		\$0.00		\$2,210.30	\$0.00	\$6,184.00	\$9,649.20	97.19%
Arbors at Padgett	\$216,729.30	\$5,199.30		\$0.00		\$326.00	\$0.00	\$0.00	\$5,199.30	97.60%
Azeele	\$16,357.00	\$229.90		\$0.00		\$0.00	\$0.00	\$6,184.00	\$229.90	98.59%
Bay Ceia Apartments	\$81,491.23	\$2,381.00		\$0.00		\$1,773.80	\$0.00	\$0.00	\$2,381.00	97.08%
Soho Place	\$17,378.00	\$1,839.00		\$0.00		\$110.50	\$0.00	\$0.00	\$1,839.00	89.42%
St. Louis/St. Conrad	\$10,891.00	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	100.00%
RAD Totals	\$2,510,604.41	\$212,275.42		\$59,894.62		\$25,791.60	\$0.00	\$7,805.40	\$144,575.40	94.24%
Cedar Pointe	\$ 389,072.85	\$ 12,889.93	\$	2,783.59	\$	2,839.74	\$ - 5	-	\$10,106.34	97.40%
Osborne	\$ 269,625.78	\$ 12,781.97	\$	1,000.93	\$	2,940.77	\$ -	-	\$11,781.04	95.63%

Asset Management Page 3 of 5

NOVEMBER

Reporting Month:

2020

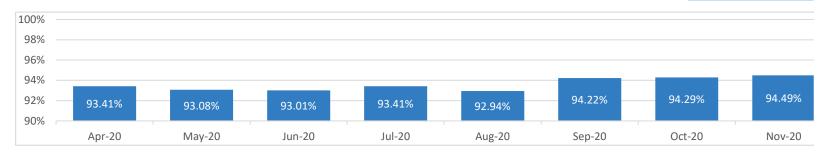
RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	450	1	0	0	449	442	7	7	98.44%
Robles, LLC	400	1	1	0	398	326	72	13	81.91%
Scruggs Manor, LLC	116	0	0	0	116	116	0	0	100.00%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	86	0	0	100.00%
Seminole Park, LLC	169	0	0	0	169	167	2	2	98.82%
Seminole Park	100	0	0	0	100	98	2	2	98.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	165	0	0	100.00%
Shimberg Estates	78	0	0	0	78	78	0	0	100.00%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
Arbors, LLC	191	0	0	0	191	190	1	1	99.48%
Arbors at Padgett	119	0	0	0	119	118	1	1	99.16%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,491	2	1	0	1,488	1,406	82	23	94.49%

Asset Management Page 4 of 5

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

94.49%



Agency Wide	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	
otal Units	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	
ervice/Non-Dwelling	2	2	2	2	2	2	2	2	
re Casualty	1	1	1	1	1	1	1	1	
nversion units	0	0	0	0	0	0	0	0	
molition units	0	0	0	0	0	0	0	0	
dernization	0	0	0	0	0	0	0	0	
ailable	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	
cupied	1,390	1,385	1,384	1,390	1,383	1,402	1,403	1,406	
acant	98	103	103	97	104	86	85	82	
Occupancy Rate	93.41%	93.08%	93.01%	93.41%	92.94%	94.22%	94.29%	94.49%	

Cedar Pointe	84	0	0	0	84	84	0	0	0	100.00%
Osborne	43	0	0	0	43	42	1	0	0	97.67%

Asset Management Page 5 of 5

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

Department of Assisted Housing Margaret Jones, Director

The Tampa Housing Authority was awarded another Mainstream Voucher increment effective January 1st 2021 in the amount of 50 vouchers with a budget of \$430,560.

HUD as presented an opportunity to apply for Youth Aging Out of Foster Care vouchers and have contacted our community partners of the interest and need. Maximum amount of the award is 25. An MOU is being created for signature and submission for the grant.

HUD provided an opportunity for PHAs to submit for additional HUDVASH vouchers that serve homeless veterans. After meeting with community partners, it was agreed that the application for additional vouchers be submitted due to potential increased homelessness due to COVID-19. THA was notified November 1st of an additional award of 31 HUDVASH vouchers.

HUDVASH RFP has been released for interested owners/developers to submit proposals to project based HUDVASH vouchers that are specific to the veteran population. Proposals are due by the end of October 2020. There were no responses to the RFP and will be readvertised.

Leasing has begun for Renaissance and Mary Bethune as part of the West River Development. Both buildings are expected to lease approximately 50 families a month and be leased by the end of December 2020. Both buildings are RAD developments.

Through the Cares Act, THA has been able to assist families with security deposit and application fees totaling approximately \$85,000. This has allowed those families that may not otherwise qualify for a unit, secure a home.

Current baseline is 10,696 with approximately 79 employees.

Assisted Housing Page 1 of 6

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	362
Workshops	12 Virtual viewers
Escrows	222
Graduates	0
Homeownership	61
Escrow	61%
Escrow Payment	0

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

New increment award notification November 2020 of 31. The HUDVASH program is administered to assist 814 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.

Assisted Housing Page 2 of 6

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

Total baseline for the mainstream program is 227. 40 additional mainstream vouchers were awarded July 1st 2020. 55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution. Mainstream is now 99 percent leased. 77 were awarded for February 2020. An increment of 50 will be effective January 1st, 2021.

PORTABILITY

The agency currently administers 164 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.

Assisted Housing Page 3 of 6

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month The current attrition rate for RAD/PB is 32 families a month The current attrition rate for VREG is 33 families a month Average HAP is \$779

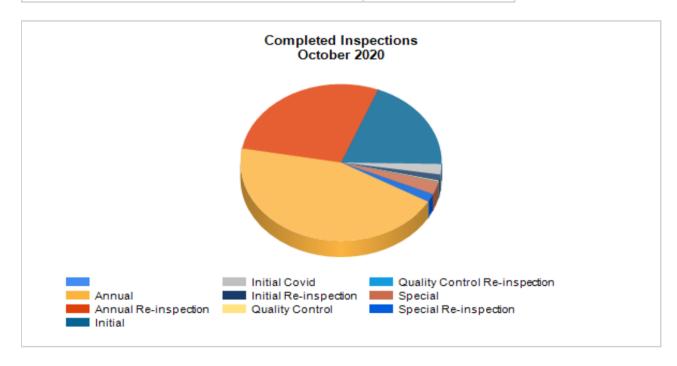
PROGRAM	BUDGETED UNITS	LEASED UNITS	UTILIZAT	ION RATE
LEASED PROGRAMS	8,785	8,557	97% Monthly	
RAD	1,911	1,425	88% Mo	nthly
PROGRAM	AUTHORIZED ACC	UTILIZED ACC	MONTHLY	ANNUAL
LEASED PROGRAMS TOTAL	\$7,924,825	\$7,636,861	96%	99%

Assisted Housing Page 4 of 6



THA Monthly Management Report October 2020

INSPECTION TYPE	TOTALS
Annuals Due	507
Completed	0
Annual Completed	471
Annual Re-inspection Completed	297
Initial Completed	204
Initial Covid Completed	23
Initial Re-inspection Completed	13
Quality Control Completed	2
Quality Control Re-inspection Completed	1
Special Completed	28
Special Re-inspection Completed	18
Total Inspections Completed	1,057



	0
PASSED	2
Annual	471
PASSED	218
FAIL	176
INCONCLUSIVE	77
Annual Re-inspection	297
PASSED	206
Assisted Housing FAIL	59



THA Monthly Management Report October 2020

INCONCLUSIVE	32
Initial	204
PASSED	132
FAIL	27
INCONCLUSIVE	45
Initial Covid	23
PASSED	23
Initial Re-inspection	13
PASSED	12
FAIL	1
Quality Control	2
PASSED	2
Quality Control Re-inspection	1
PASSED	1
Special	28
PASSED	8
FAIL	13
INCONCLUSIVE	7
Special Re-inspection	18
PASSED	8
FAIL	8
INCONCLUSIVE	2
Total Inspections	1,057

Total Inspections by Inspector	1,059
B. Lackey	38
I. 01	1
J. Estep	430
J. Williford	112
M. Smith	379
R. Jackson	99

Assisted Housing Page 6 of 6

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

Department of Public Safety William (Bill) Jackson, Director

PUBLIC SAFETY DEPARTMENT UPDATES

The Public Safety Department is ramping up safety patrols throughout all communities within the Tampa Housing Authority's geographical footprint. These vehicle and foot-based safety patrols are a planned effort by specially trained THA professionals to positively engage residents in the field. Community Patrol Officers build trust, offer necessary assistance, and respond to critical incidents as needed. THA Public Safety personnel coordinate with external emergency service entities during responses. THA staff further conduct relevant follow up investigations.

The Public Safety Department is in constant communication with its public. Community Patrol Officers gather information, encounter, and entertain questions, comments, and concerns from residents on an ongoing daily basis. These include tips on incidents and events in real time that may affect the safety of the community. Through cooperation and mutual trust, the Public Safety Department is able to ensure that on-scene incidents are resolved. In a recent example, a resident of Robles Park Village reported the brandishing of a handgun to the Public Safety Department. A coordinated effort between THA personnel and responding units, resulted in the Tampa Police Department arresting a suspect for possession of a concealed firearm, and he was trespassed from the community. Residents, law enforcement, and safety patrols working together – the very model for success!

The Public Safety Department also monitors, maintains, and coordinates installation and inspection of security and fire alarms, and fire/life safety equipment to assist in keeping residents, staff, and visitors safe. We at the Public Safety Department wholly embrace the Tampa Housing Authority's commitment to Cultivating Affordable Housing While Empowering People and Communities. It is also our mission to create, promote, and maintain a safe and secure environment for our residents, their families, and our staff.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

Public Safety age 1 of 3

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 the eviction process.

POLICE REPORT REQUEST						
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING		
Confidential	11/03/2020	11/03/2020	20-499589	Public Safety		
Confidential	11/03/2020	Pending	20-128575	Public Safety		
Confidential	11/02/2020	11/05/2020	19-627579	Public Safety		
Confidential	9/30/2020	11/09/2020	20-230516	Public Safety		
Confidential	9/30/2020	11/09/2020	20-74834	Public Safety		
Confidential	11/09/2020	11/10/2020	20-457922	Public Safety		
Confidential	11/16/2020	11/20/2020	20-523748	Public Safety		
Confidential	11/16/2020	Pending	29-524542	Public Safety		
Confidential	11/16/2020	Under Investigation	20-507295	Public Safety		
Confidential	11/18/2020	11/19/2020	19-19393	Public Safety		
Confidential	11/20/2020	11/23/2020	20-530742	Public Safety		
Confidential	11/23/2020	Under Investigation	20-532141	Public Safety		
Confidential	11/23/2020	11/25/2020	20-756528	Public Safety		
Confidential	11/25/2020	11/25/2020	20-537974	Public Safety		

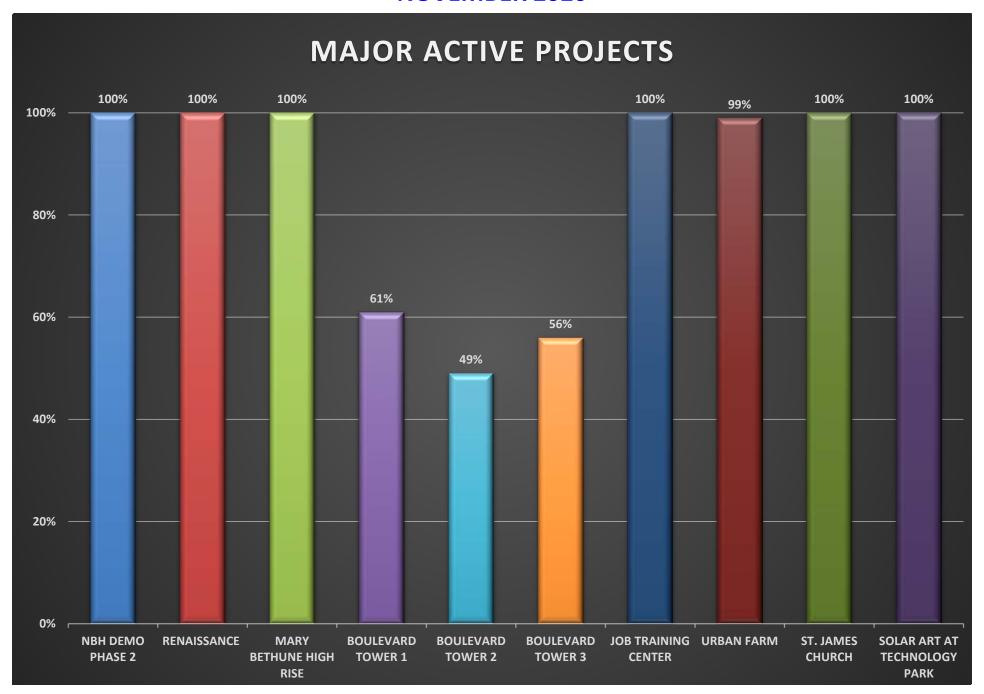
TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	VW Tiguan	N/A	Black	KIST504	No Permit	N/A	11/04/2020
Robles Park	Kia Rio	N/A	Black	ANCA07	No Permit	N/A	11/04/2020
Robles Park	Toyota Corr.	N/A	Black	PJNRSI	No Permit	N/A	11/06/2020
Robles Park	Nissan Alt.	N/A	Black	N/A	No Permit	N/A	11/09/2020
Robles Park	Nissan Alt	N/A	Black	POC41	No Permit	N/A	11/13/2020
Robles Park	Chevy	N/A	Silver	KFAY22	No Permit	N/A	11/13/2020
Robles Park	Honda	N/A	White	NNYN37	No Permit	N/A	11/16/2020
Robles Park	Sworn n3	N/A	silver	N/A	No Permit	N/A	11/17/2020
Robles Park	Nissan Alt	N/A	Blue	PWQU34	No Permit	N/A	11/18/2020
Robles Park	Buick Reg.	N/A	Silver	4649P8	No Permit	N/A	11/20/2020
Robles Park	Nissan Max	N/A	White	PJLSIB08	N/A	N/A	11/20/2020
Robles Park	Chevy	N/A	Berge	IINT80	No Permit	N/A	11/20/2020

Public Safety age 2 of 3

	DILIGENT SEARCHES					
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/16/2020	11/16/2020	No Records found	Eckerd		
Confidential	11/23/2020	11/23/2020	No Records found	HCSO		
Confidential	11/23/2020	11/23/2020	No Records found	HCSO		
Confidential	11/23/2020	11/23/2020	No Records found	HCSO		
Confidential	11/23/2020	11/23/2020	No Records found	HCSO		
Confidential	11/23/2020	11/23/2020	No Records found	ChildNet		
Confidential	11/23/2020	11/23/2020	No Records found	ChildNet		

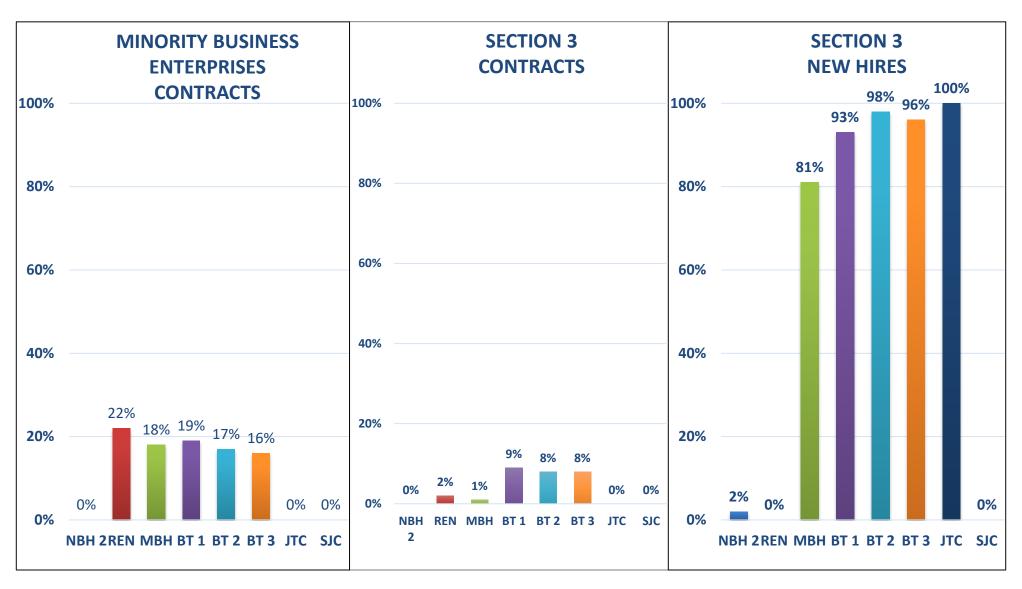
Public Safety age 3 of 3

NOVEMBER 2020



RED 1 of 23

MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



WEST RIVER REDEVELOPMENT

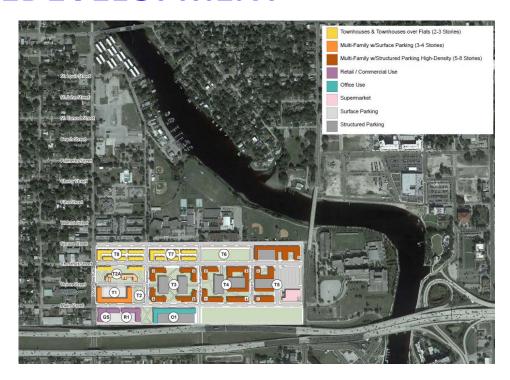


Aerial View of Renaissance, Mary Bethune High Rise, and Boulevard Towers 1, 2, 3, and 4

RED 3 of 23

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River: 160 senior units. Lease-up in progress. Project is 100% complete.
- T2A-Mary McLeod Bethune Apartments: 150 senior units. Leaseup in progress. Project is 100% complete.
- T3A-Boulevard at West River Tower 1: Funded 9% Tax Credit, 119 multi-family units. In progress: 1st floor bathroom tile install, 2nd floor kitchen cabinets and countertop install, 3rd floor hanging of drywall, 4th, 5th & 6th floor interior wall framing, 7th floor interior beam wrap, and roof parapet install. Scheduled completion date is August 2021. Project is 61% complete.
- T3C-Boulevard at West River Tower 2: Funded 4% Tax Credit, 119 multi-family units. In progress: 1st floor & common areas drywall finishing, 3rd, 4th, & 5th floor interior wall framing, 6th floor windows & SGDs install, 8th floor hollow core install. Scheduled completion date is October 2021. Project is 49% complete.
- T3B-Boulevard at West River Tower 3: Funded 9% Tax Credit, 133 multi-family units. In progress: 1st & 2nd floor interior wall painting & priming, 3rd floor hanging of drywall, 4th floor bathtubs & shower pans install, 4th, 5th & 6th floor interior wall framing, 7th floor interior beam wrap. Scheduled completion date is August 2021. Project is 56% complete.
- T3D-Boulevard at West River Tower 4: 102 multi-family units.
 First OAC meeting to be held 12/2/20. Section 3/MBE requirements discussed. Logistics of T3 site discussed. Scheduled completion date is August 2022.
- T2A North-Villas at West River: 32 rental units. Plans in permitting.
- T4-Canopy at West River Tower 1: 112 multi-family units.
 Zyscovich has been selected. Architect is proceeding with 100%
 CD Plans before the end of 2020. 50% CD comments/response meeting scheduled for 12/07/2020.
- T4-Canopy at West River Tower 2: 120 multi-family units. THA submitted for 9% Tax Credit for Senior Housing and has been selected for funding.

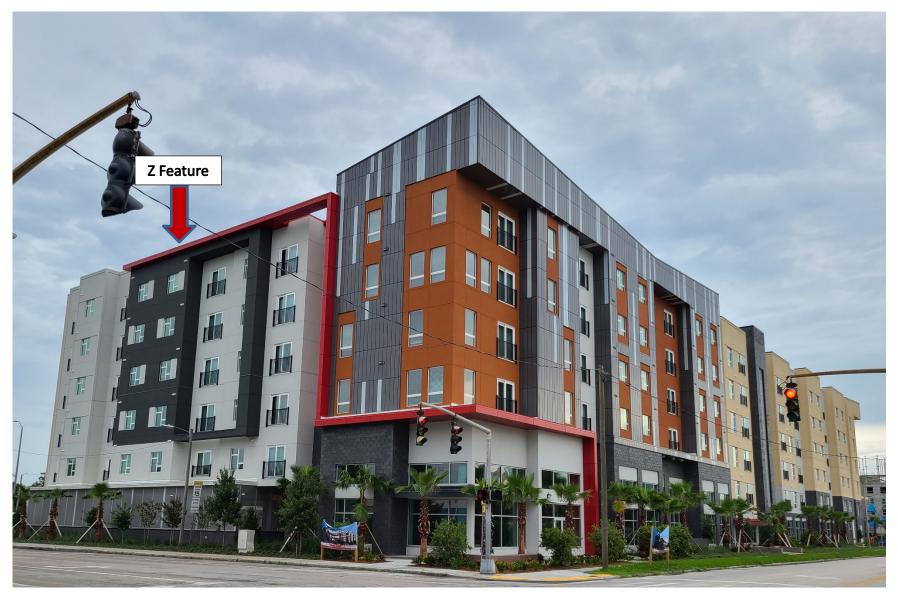


- T4-Canopy at West River Tower 3: 196 multi-family units. THA submitted for 4% Tax Credit for Work Force Housing and is pending.
- T4-Canopy at West River Tower 4: 147 work force units. Funding application pending.
- T5-National Grocery Store, 150 work force units, & 325 market rate units. White Development is Developer. PSA executed on August 4, 2020. Buyer going through Due Diligence items which have been provided.
- T7 & T8 -Townhomes: Received updated PSA on 8-27-20 and Saxon Gilmore is reviewing.

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

RED 4 of 23

RENAISSANCE AT WEST RIVER



Senior Housing Development 6 Stories – 160 Units

RED 5 of 23

RENAISSANCE AT WEST RIVER



Lobby



Community Room



Salon



Computer Lab

RED 6 of 23

RENAISSANCE AT WEST RIVER



Typical Kitchen



Entrance



Elevation View from Rome Avenue



Landscaping

RED 7 of 23

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Senior Housing Development 8 Stories – 150 Units

RED 8 of 23

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Community Room

Lobby



Typical 2BR Kitchen



Typical 1BR Bedroom



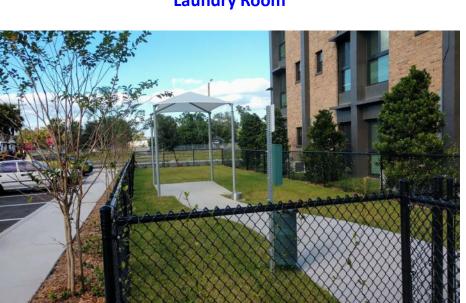
Typical Bathroom

RED 9 of 23

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Laundry Room



Dog Park



Fitness Center



Landscaping

RED 10 of 23

THE BOULEVARDS AT WEST RIVER – IN PROGRESS



Aerial View of Boulevard Towers 1, 2, 3, and 4

RED 11 of 23

THE BOULEVARDS AT WEST RIVER - ARCHITECTURAL RENDERING



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



Tower 2-119 Units Mixed-Used Multi-Family Development



Tower 3-133 Units Mixed-Used Multi-Family Development



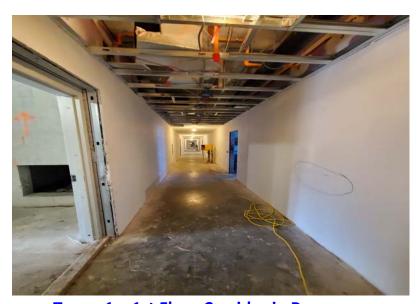
Tower 4-102 Units Mixed-Used Multi-Family Development

RED 12 of 23

THE BOULEVARDS AT WEST RIVER – TOWER 1



Tower 1 – Roof Parapet Install in Progress



Tower 1 – 1st Floor Corridor in Progress



Tower 1 – 1st Floor Bathroom Tile Install in Progress



Tower 1 – 2nd Floor Kitchen Cabinets in Progress

RED 13 of 23

THE BOULEVARDS AT WEST RIVER – TOWERS 2 & 3



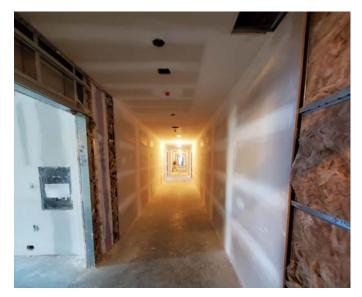
Tower 2 – 8th Floor Hollow Core Install in Progress



Tower 3 – 8th Floor Exterior Wall Complete



Tower 2 – 5th Floor Interior Wall Framing in Progress



Tower 3 – 3rd Floor Hanging of Drywall in Progress

RED 14 of 23

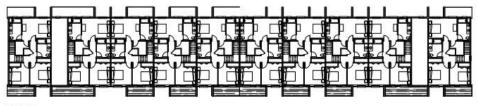
THE BOULEVARD VILLAS AT WEST RIVER - ARCHITECTURAL RENDERING



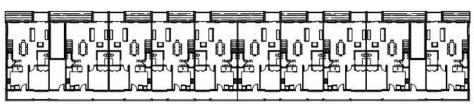


Front Rendering

Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories - 32 Units

RED 15 of 23

THE CANOPY AT WEST RIVER – ARCHITECTURAL RENDERING



Tower 1-112 Units Mixed-Used Multi-Family Development

RED 16 of 23

THE ENCORE DISTRICT – IN PROGRESS



Aerial View of Job Training Center, Urban Farm, St. James Church, Solar Art at Technology Park, Lot 9 (Independence), Lot 11 (Legacy), and Lot 12 (Adderley)

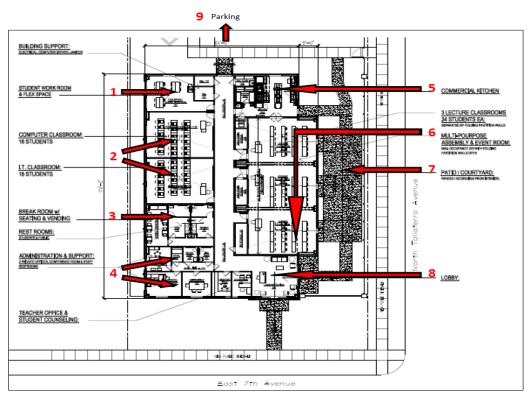
RED 17 of 23

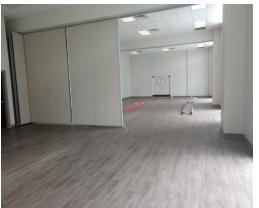
JOB TRAINING CENTER

Keys were turned over the Hillsborough County School District on 11-30-20. School Board will maintain, furnish, and operate building for adult education on a year-round basis. **Project is 100% complete.**













Typical Individual Classrooms

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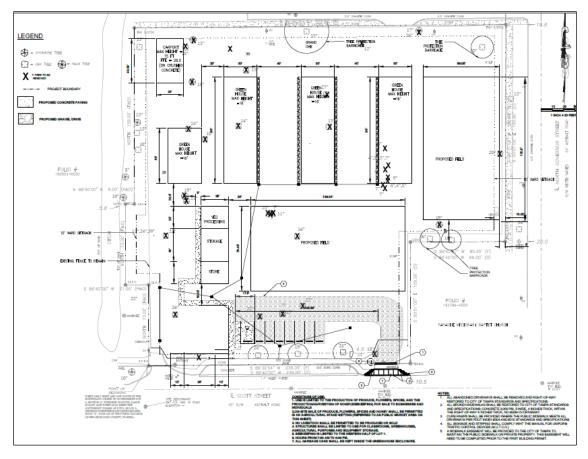
URBAN FARM – IN PROGRESS

The Farmers are continuing to plant the fields with:

- Lettuce Radish Arugula Turnips Kale Cucumbers Eggplant Kohlrabi
- Broccoli Cauliflower Bulbing Fennel Tomatoes Herbs

The Mechanical and Fire Inspections are scheduled for 12/3/20.

Project is 99% complete.





Greenhouse Plantings



Field Plantings

RED 19 of 23

ST. JAMES CHURCH AND BELL – IN PROGRESS



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



Church Interior Finishes

The Architect is working on the Bell design drawings, plans, and specs. **St. James Church is 100% complete.**

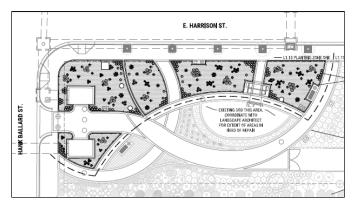


Proposed Church Bell Design

RED 20 of 23

SOLAR ART AT TECHNOLOGY PARK – IN PROGRESS

The landscape design was changed to a native plant design. THA is terminating the current landscaper for being non-responsive and engaging the second lowest bidder. Solar Art Project is 100% complete.











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

- WATER BEARERS, a procession of three metaphorical figures carrying water. The Water Bearers relate to the large storm water cistern that takes up the entire site below grade as water conservation and detention system complementing the Technology Park's sustainable agenda.
- CISTERN DRUMS, an interactive sculpture that engages the large cistern below as a resonating chamber as a musical instrument. As with the Water Bearers, Cistern Drums will be internally illuminated to provide an evening luminaria to guide visitors through the park and adding to ambiance.

RED 21 of 23

LOTS 9, 11 AND 12 - IN PROGRESS

Lot 9 - Independence: 288 multi-family market rate units. On-going development by 3rd party. **Project is 39% complete.**

Lot 11 - Legacy: 228 multi-family market rate units. On-going development by 3rd party. **Project is 35% complete.**

Lot 12 - Adderley: 100 multi-family market rate units above 22,0000 SF grocery store. Mixed-used development. The architect has presented some cost saving recommendations. THA will meet with architect to discuss.



Lot 9 - Independence



Lot 11 - Legacy



Lot 12 - Adderley (Rendering) - Design Phase

RED 22 of 23

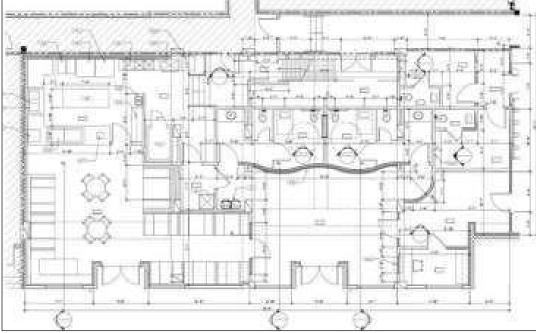
TEMPO THEATRE/RESTAURANT - PENDING

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









Theatre Interior Pending

Schematic Layout – Ground Floor

RED 23 of 23

HOUSING AUTHORITY of the CITY OF TAMPA BOARD SUMMARY REPORT

December 2020

Submitted by: Facilities Terrance Brady: Director

Facilities Department Activities:

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

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we have hit above 30% and we have switched over to a Time of Day (TOD) rate structure. The electrical rate was reduced by 10.15% via switching from the 2019 General Service Demand – Optional rate to the 2020 General Service Demand – Time of Day rate. Part of the overall rate reduction was contributed by the increase in chiller plant efficiency by 64%. The September kW/Ton efficiency was at .80.

Educating Residents & Staff: The City of Tampa Water & Sewer rates have increased by 3% as of October 1st, 2020. 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 $5\mu g/dl$.

Facilities:

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

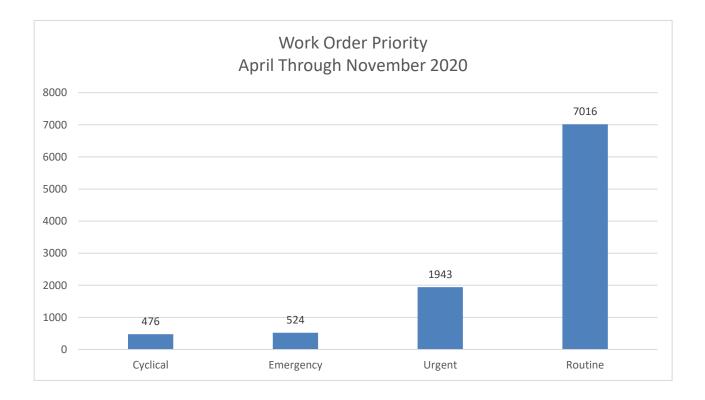
Facilities Page 1 of 4

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.

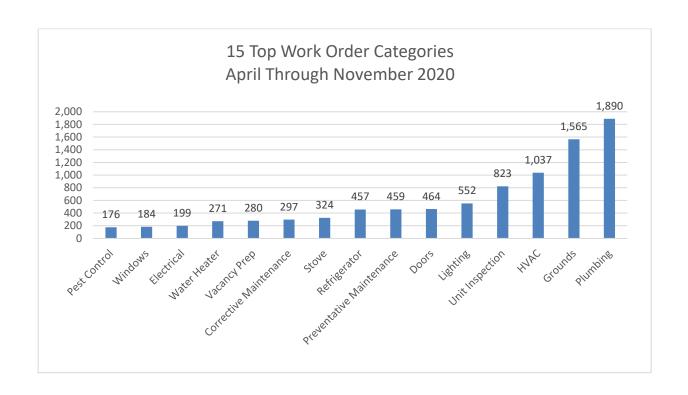
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident's normal or expected living conditions and will be addressed within **24 hours.**

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.



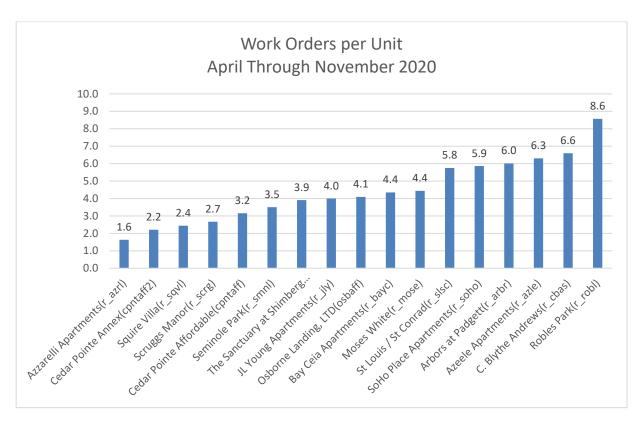
Facilities Page 2 of 4

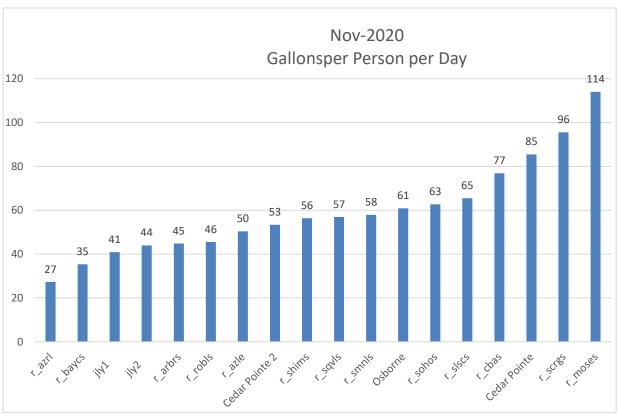




Monthly Average = 1249

Facilities Page 3 of 4





THA average number of Gallons per Person per Day (GPD) for October is 60. The average Tampa Single-family residential customer uses an estimated 76 GPD

Facilities Page 4 of 4

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2023	\$2,000,000.00	\$456,762.50			\$1,543,237.50	22.83%	\$144,384.00	7.22%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$701,660.00	\$344,745.00	\$22,000.00	\$723,660.00	\$356,915.00	49.13%	\$175,415.00	24.24%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$91,772.47	19303.58	140,814.86	\$49,210.29	65.09%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$254,754.94			\$1,445,245.06	14.98%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	28,765.00 🗆			1,473,085.00	1.91%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$20,200.00			\$1,479,800.00	1.35%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$146,831.00	\$83,940.00	\$384,830.00	\$246,990.16	37.28%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44			\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$139,700.00	\$165,454.00	\$74,220.00	\$213,920.00	\$48,466.00	78.36%	\$213,920.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$42,545.72			\$37,454.28	53.18%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$211,659.37			\$129,502.63	62.04%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	4/15/2019	3/31/2023	\$114,000.00	35,850.00			\$78,150.00	31.44%	\$114,000.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	4/15/2019	3/31/2023	\$270,000.00	58,500.00			\$211,500.00	21.66%	\$270,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	4/15/2019	3/31/2023	\$132,000.00	\$30,800.00			\$154,000.00	16.66%	\$132,000.00	100.00%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	7/25/2019	3/31/2023	\$331,500.00	\$31,237.00			300,263.00	9.42%	\$331,500.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	7/25/2019	3/31/2023	\$205,000.00	\$56,862.00			\$148,138.00	27.73%	\$102,500.00	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	4/15/2020	3/31/2023	\$9,600.00	\$3840.00			\$3,300.00	0.13	\$9,600.00	100.00%

Contract Register November 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$27,772.35			\$2,227.65	92.57%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2021	\$14,090.00	\$10,195.00			\$3,895.00	72.35%	\$14,090.00	100.00%
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2021	\$15,090.00	\$4,000.00			11,090.00	26.50%	\$15,090.00	100.00%
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.90%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$65,800.00	\$68,200.00	\$143,200.00	\$77,400.00	45.94%	\$143,200.00	100.00%
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$10,246.30	\$22,022.42	\$52,856.00	\$64,631.70	13.68%	\$52,856.00	99.92%
The Nelrod Company's ResidentLife Utility Allowances,	Utility Allowance	8/3/2020	7/31/2023	\$12,780.00	\$0.00			\$12,780.00	0.00%		
Touch of Class Cleaning Services, LLC	Janitorial Services for ORCC & Bridges	6/15/2020	6/14/2021	\$29,000.00	\$10,660.00			\$18,340.00	36.75%	\$29,000.00	100.00%
Baker Barrios and PMG Partner	Robles Park Master Developer	10/1/2020	4/1/2021	\$300,000.00	\$0.00			\$300,000.00	0.00%	\$300,000.00	100.00%
Williams Moving Company LLC	Reloctaion Services	11/1/2020	11/22/2021	\$120,000.00	\$0.00			\$120,000.00	0.00%	\$120,000.00	100.00%
Offisspayce Inc.	Reloctaion Services	11/1/2020	11/22/2021	\$120,000.00	\$0.00			\$120,000.00	0.00%	\$120,000.00	100.00%
Roman & Sons AC, LLC	HVAC Redundancy for Palm Terrace Assisted Living	9/16/2020	12/31/2020	\$497,596.66	\$0.00			\$497,569.66	0.00%	\$497,596.66	100.00%

Total Contract's Amount: \$10,907,152.10 \$2,450,428.09 Total MBE Contract's Amount: \$2,941,329.66

26.97%

HOUSING AUTHORITY OF THE CITY OF TAMPA BOARD OF COMMISSIONERS MONTHLY REPORT November 2020

Department of Community Affairs Lillian C. Stringer, Director

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

THA DECEMBER MEETING TO BE HELD WITH A PHYSICAL QUORUM

The upcoming December 2020 Board meeting will be held with a physical quorum. All Board members have confirmed their participation. Safety modifications have been made to the boardroom in consideration of the Pandemic that we are facing. The opportunity for the public's participation still exists for those desiring to participate virtually.

EXECUTIVE TEAM DAILY MEETINGS

Once per week, virtual Monday morning executive staff meetings are held at 9:00 a.m. and includes a staff roundtable for departmental discussions. Meetings are also held each day Tuesday through Thursday afternoons, beginning at 3:30 p.m. and include COVID-19 updates along with other subjects as we continue to be hard at work for our residents and staff members.

TRAVEL AND COMMUNITY EVENTS

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

THA CALENDAR OF EVENTS

		2020 December
Thursday, December 3, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, December 3, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, December 16, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, December 16, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, December 24, 2020	all day	Christmas Eve
Friday, December 25, 2020	all day	Christmas Day
Thursday, December 31, 2020	all day	New Year's Eve
		2021 January
Friday, January 1, 2021	all day	New Year's Day
Monday, January 18, 2021	all day	Martin Luther King, Jr. Day
Wednesday, January 20, 2021	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
		2021 February
Sunday, February 14, 2021	all day	Valentine's Day
Monday, February 15, 2021	all day	President's Day
Wednesday, February 17, 2021	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
		2021 March
Wednesday, March 17, 2021	all day	St. Patrick's Day
Wednesday, March 17, 2021	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
		2021 April
Friday, April 2, 2021	all day	Spring Holiday
Monday, April 5, 2021	all day	Easter Sunday
Thursday, April 15, 2021	all day	Tax Day
Wednesday, April 21, 2021	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
		2021 May
Wednesday, May 5, 2021	all day	Cinco De Mayo
Sunday, May 9, 2021	all day	Mother's Day
Wednesday, May 19, 2021	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Monday, May 31, 2021	all day	Memorial Day
		2021 June
Wednesday, June 16, 2021	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Saturday, June 19, 2021	all day	Juneteenth
Sunday, June 20, 2021	all day	Father's Day

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



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PUBLIC NOTICE

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

NOTICE IS HEREBY GIVEN that the Regular Virtual Meeting of the Board of Commissioners of the above identified Authority is scheduled for December 16, 2020 at 8:30 a.m.

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

Affordable Housing Development Corporation

Encore Affordable Housing Development Corporation

JL Young Apartments Incorporated

Mary Bethune Development Corporation

Meridian River Development Corporation

North Tampa Housing Development Corporation

Tampa Housing Authority Development Corporation

Tampa Housing Funding Corporation

Dated this 3rd day of December 2020

All board meetings are open to the public.

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

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES



BOARD OF COMMISSIONERS

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THE HOUSING AUTHORITY OF THE CITY OF TAMPA BOARD OF COMMISSIONERS

2021 Meeting Schedule

Board of Commissioners meetings begin promptly at 8:30 a.m. and are normally held at THA's Corporate Office Boardroom, located at 5301 West Cypress Street, on the first floor. Board meetings generally take place on the third Wednesday of each month; meeting dates and location of these meetings are subject to change as occasionally there will be workshops or special meetings added to the schedule.*

January	20^{th}	*	Annual (from Nov 2020)	July	21st		
February	17^{th}			August	18 th		
March	17^{th}			September	15^{th}		
April	21st			October	20^{th}		
May	19 th			November	17^{th}	*	Annual
June	16 th			December	15 th	*	Tentative

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

Affordable Housing Development Corporation (AHDC)
Encore Affordable Housing Development Corporation (EAHDC)

JL Young Apartments Incorporated

Mary Bethune Development Corporation

Meridian River Development Corporation (MRDC)

North Tampa Housing Development Corporation (NTHDC)

Tampa Housing Authority Development Corporation (THADC)

Tampa Housing Funding Corporation (THFC)

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

For inquiries regarding any of the above information, please contact the Department of Community Affairs at (813) 341-9101 ext. 3540.



2021 HOLIDAY SCHEDULE

Friday	January 1, 2021	New Year's Day
Monday	January 18, 2021	Martin Luther King Day
Friday	April 2, 2021	Spring Holiday
Monday	May 31, 2021	Memorial Day
Monday	July 5, 2021	Independence Day
Monday	September 6, 2021	Labor Day
Thursday	November 11, 2021	Veteran's Day
Thursday	November 25, 2021	Thanksgiving Day
Friday	November 26, 2021	Thanksgiving Holiday
Friday	December 24, 2021	Christmas Holiday
Monday	December 27, 2021	Christmas Holiday

Note: The designated New Year Holiday for 2022 is recognized by THA as Friday, December 31, 2021.

HAPPY HOLIDAYSIA



HAPPY NEW YEAR



SPRING HOLIDAY









CHRISTMAS HOLIDAY

Surveillance Network Near Tampa Public Housing Raises Concerns

Last week, the Housing Authority rolled out its latest security effort — six solar-powered surveillance cameras installed in and around the 35-acre Robles Park housing complex. Critics say the cameras are an invasion of privacy. BY CHRISTOPHER O'DONNELL, TAMPA BAY TIMES / NOVEMBER 12, 2020

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(TNS) — A bag of trash in hand, Vass Clark walked to a community dumpster in Robles Park Village on Tuesday morning.

For most of the short trip, he was under the gaze of a new video surveillance camera stationed on the corner of his street.

"They're using it to scrutinize the activities here," he said when asked about the device. "It's stereotyping people."

The safety of residents has long been a problem at Robles Park, the oldest of Tampa's traditional public housing complexes. That's despite policies that have included bans on loitering and visitor parking, the hiring of a private security firm and the eviction of residents arrested for drug dealing or gang activities.

Last week, the Housing Authority rolled out is the latest security effort — six solar-powered surveillance cameras installed in and around the 35-acre housing complex.



One of the six solar-powered surveillance cameras that have been installed around Robles Park Village. The cameras will be controlled and monitored by Pro-Vigil, a "live video surveillance company" that will call Tampa police to respond quickly to any crimes they

The cameras will be controlled and monitored by Pro-Vigil, a "live video surveillance company," which will call Tampa police to respond quickly to any crimes they spot. The authority is paying roughly \$3,500 a month to the San Antonio, Texas, company, whose surveillance cameras are more frequently used at construction sites and by businesses.

The cameras can provide high-resolution images, including car license plates, said Lorenzo Bryant, Housing Authority director of asset management. He said they are not pointed at people's homes, but are aimed at common areas.

"We've put them in what we call high-traffic areas where we have the most potential for catching people coming in and leaving and certain high-traffic areas where people do more hanging out," he said.

The Tampa Police Department made a first request for video footage after a shooting incident Monday night, Bryant said. Just after 10 p.m., officers heard two volleys of gunshots, according to a police report. They found a male in his mid-40s with a gunshot wound to his leg.

About 30 minutes after the shooting, a second gunshot victim walked into the St. Joseph's Hospital emergency room. The person declined to cooperate with investigators about how he was injured and left the hospital after treatment.

Pro-Vigil markets itself to businesses such as car dealerships and construction firms concerned about overnight thefts and vandalism. Its website states that it uses artificial intelligence to analyze camera images and detect criminal behavior. Footage is reviewed by employees before law enforcement is called, Bryant said.

The contract with the Housing Authority requires the firm to replace or repair damaged cameras within five days.

The cameras have the support of the Robles Park Resident Council, said its president Reva Iman. She said families with young children have repeatedly called for the Housing Authority to crack down on violent crime and drive-by shootings.

"They don't want to listen to the residents, and they feel they have all the answers," she said.

Surveillance Network Near Tampa Public Housing Raises Concerns

Last week, the Housing Authority rolled out its latest security effort — six solar-powered surveillance cameras installed in and around the 35-acre Robles Park housing complex. Critics say the cameras are an invasion of privacy. **BY CHRISTOPHER O'DONNELL, TAMPA BAY TIMES** / NOVEMBER 12, 2020

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About two weeks ago, she saw yellow tape, a bloody shirt and a crime scene truck, the aftermath of an attack in which a resident was hit with a brick, she said.

"It's things like that that makes me in favor," she said.

Robles Park is considered one of Tampa's oldest, poorest and most rundown public housing complexes. Its apartments were built without central air-conditioning, so residents rely on window units.

The Housing Authority has begun community discussions about its eventual redevelopment of Robles. Property Markets Group and Baker Barrios Architects have been designated as master planners for the project that will include a memorial for Zion Cemetery, a segregation-era graveyard for Black people that was built over by developers.

The Housing Authority has relocated most of the 97 residents whose homes are directly over the cemetery. Those homes are boarded up.

After 30 years of living at Robles, Rachel Reeves, 47, is skeptical that cameras will stop the crime she often sees from her stoop. But she doesn't understand why people are concerned that their right to privacy is being violated.

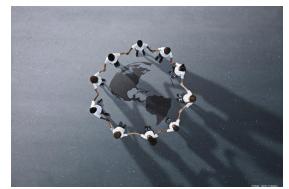
"It ain't a violation because I ain't doing nothing," she said. "My privacy is in my house."

East Tampa community activist Connie Burton, a frequent critic of the Housing Authority, said the cameras are another indignity forced upon the housing complex where her mother and sister live. Instead of surveillance, she would rather see the money spent on programs that improve the lives and opportunities of Robles residents.

"We've had all kinds of programs initiated to contain the community," she said. "That's what we get from Black leadership — a crackdown on keeping you under surveillance as if you're in some kind of authoritarian country.

News

Editor's picks: Five things that happened while you planned a socially distanced Thanksgiving Alexis Muellner – Editor, Tampa Bay Business Journal | November 13, 2020



Here are five things that happened while you planned a socially distanced Thanksgiving.

Anti-violence funding: If reducing inner-city and gang violence can be a catalyst to economic equity in Tampa's poorer communities, the city just got a big boost. The government has given the Housing Authority of Tampa \$488,594 as part of \$10 million awarded to 24 jurisdictions to provide funding for communities to develop youth gang intervention or suppression programs that aim to reduce violence.

Uptown honorees: Fuzzy's Taco Shop, Tampa Family Health Centers, DTCC, and Feeding Tampa Bay are winners of the 2020 Community Impact Awards. It's a collaboration between Tampa (Innovation Partnership) and the University Area CDC to recognize exemplary community leadership in Uptown. Fuzzy's looked for a

way to keep its workers employed while supporting workers in hospitals, and it raised more than \$40,000.



Fuzzy's Taco Shop, Tampa Family Health | The University of South Florida has Centers, DTCC, and Feeding Tampa Bay are winners of the 2020 Community Impact Awards.



appointed William Montrose ("Monty") Graham as the new director of the Florida Institute of Oceanography in St. Petersburg.

Oceanography leadership: The University of South Florida has William appointed Montrose ("Monty") Graham as the new director of the Florida Institute of Oceanography in St. Petersburg. Hosted by USF, FIO is Florida's hub of oceanographic research. appointment follows a global search by a diverse committee of faculty and staff experts, USF said. Marine and life sciences is one of the city's five major targeted industry sectors.

Ag ops: The Florida-Israel Business Accelerator has collaborated with the Florida Department of Agriculture and Consumer Services to do a free four-day virtual summit starting Nov. 16. The focus is on opportunities for collaboration

between Florida and Israel. Presentations will include Israeli Ag Tech companies and researchers offering solutions in the fields of ag robots and drones, and an update on the hemp and cannabis markets in Florida.



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The Florida-Israel Business Accelerator Amgen, Moffitt Cancer Center, Regions Bank The Whiting-Turner Contracting Co. are the latest organizations to become part of the Tampa Bay Chamber's Empowerment Program designed to foster greater diversity, equity and inclusion.

Networking power: Amgen, Moffitt Cancer Center, Regions Bank and The Whiting-Turner Contracting Co. are the latest organizations to become part of the Tampa Bay Chamber's Empowerment Program designed to foster greater diversity, equity and inclusion. AT&T is the founding member of the program, which will provide one-year, top-tier chamber memberships to Black-owned businesses and nonprofits that are not already chamber members.

CRANE WATCH

Commercial Real Estate

Miami's Related Group will bring market-rate apartments, Publix to West River redevelopment Ashley Gurbal Kritzer – Senior Reporter, Tampa Bay Business Journal | 12/2/20, 5:52pm EST | Updated 12/3/20

The master developer of the West River project is moving forward with a new phase — one that will bring marketrate apartments and a Publix Super Markets Inc. store to the urban neighborhood.

Miami-based Related Group is planning to build the 325-unit Manor West River on the vacant acreage across North Boulevard from Howard W. Blake High School. Related is partnering with a retail developer to build the Publix store, which will include surface parking fronting West Main Street, said Jon Paul "JP" Perez, Related president.

"That project will have a Publix and workforce housing and have some more upscale housing with views of the



water," Jorge Perez, chairman and CEO of Related, told the Tampa Bay Business Journal in an exclusive interview.

A spokeswoman for Publix did not respond to a request for comment Wednesday.

The West Tampa area is ripe for revitalization, and Related's addition of a Publix store to the West River district will be a catalyst for future growth. The neighborhood is sandwiched between Tampa Heights, where home values have risen astronomically since Armature Works and The Heights district opened in 2018, and Midtown Tampa, a mixed-use district set to open at Interstate 275 and North Dale Mabry Highway in early 2021.

Manor is the mid-tier level of Related's three rental brands; its renters typically have a household income between \$75,000 and \$100,000. Related redeveloped the former Tampa Tribune headquarters in downtown Tampa to make way for its first Manor property in the area, Manor Riverwalk, in 2018.

Tampa Housing Authority selected a joint venture between The Related Group and The Urban Development Group to serve as master developer of the West River in 2016. The West River redevelopment is a \$350 million project, spanning nearly 200 acres known as the West River area of Tampa's Center City — north of Interstate 275, south of Columbus Drive and west from Hillsborough River to Rome Avenue. At completion, it will include 1,636 mixed-income residential units and more than 177,000 square feet of commercial space.

Until now, much of the focus within the West River district has been on affordable housing, between the renovation of the Mary Bethune apartments and The Renaissance at West River, a 160-unit senior community. In early 2020, construction began on the first mixed-income buildings within the district.

The city has also invested heavily in the surrounding area, hoping to spur investment from the private sector. In 2018, the \$35 million Julian B. Lane Riverfront Park opened just south of the West River district, and there's more development to come: The city is seeking development proposals for the Rome Yard, an 18-acre site that is south of Columbus Drive and north of Spruce Street.

Is a new Publix part of next phase of Tampa's West River project?

A Tampa Housing Authority leader said there will definitely be a grocery store, which is especially important because the area is currently a food desert.

Tampa Bay Times, Emily L. Mahoney, Times staff writers Sara DiNatale and Christopher O'Donnell contributed to this report. Published Dec. 4, 2020 | Updated Dec. 7, 2020

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A rendering of the West River redevelopment, seen here from the north looking south. [Tampa Housing Authority]

The massive, roughly \$350 million project to redevelop Tampa's West River area is entering a third phase, which will include a market-rate apartment building and a grocery store.

Related Group, the Miami-based company with a leading role in the project, is planning a 325-unit, market-rate apartment building across North Boulevard from Howard W. Blake High School, according to Albert Milo, president of the company's affordable housing division. Rents in the new complex will start around \$1,400.

Related also "does intend to bring a national/regional grocer to the project," Milo said.

In an interview with the *Tampa Bay Business Journal*, Related president Jon Paul "JP" Perez said it would be a Publix. But Thursday, Milo stopped short of naming a company that had been selected, saying Related Group "cannot provide any further details on that particular facet of the project at this time."

Publix did not return calls or emails seeking comment.

Milo did say that having a grocery store is important to fulfill the purpose of the project.

"This is more than just a straightforward affordable housing redevelopment — Related is looking to transform West River into a thriving, diverse community, where all residents have access to a home they can be proud of, including all services necessary for modern life and more," he wrote. "Having a place where residents can find fresh, nutritious and fairly priced food is a key part of that vision."

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Leroy Moore, the chief operating officer of the Tampa Housing Authority, also said he wasn't allowed to say which grocery store would be part of the development, but added: "We do have a grocer and I refer to it as 'Florida's grocer of choice."

Moore said the neighborhood where the store will go is currently a food desert — a term for areas without easy access to affordable and high-quality fresh food.

"Without a doubt, it's a huge need," he said. "All too often workforce and affordable communities are left with less healthy food choices, more costly food choices and convenience-type stores as opposed to mainstay grocer stores, so this is a huge accomplishment."

Moore also said the grocery store will provide jobs within walking distance of many of the apartments, helping nearby residents earn income without transportation costs. Other aspects of the West River redevelopment project are also aimed toward that same goal, including the future construction of a multi-tenant office building, and possibly a hotel, south of Main Street, he said.

This newest phase of development follows the rehabilitation of the 150-unit Mary Bethune High Rise Apartments and the ground-breaking of the three Boulevard Towers, which each have at least 80 percent of their units priced for lower-income residents. Those three towers are still under construction, and other residential buildings are scheduled to begin construction within the next three to six months said Milo, of Related Group.

All in all, there are nearly 1800 units that are either under contract, funded completely or "will be reasonably funded within the next year," Moore said, including 820 public housing units plus a mix of market-rate and affordable housing.

Much of the new construction is in the space left behind by the now-demolished North Boulevard Homes public housing project that used to occupy the area. Other projects on nearby land owned by the city could add to the total number of new housing units, Moore said.

Commercial Real Estate

Miami's Related Group on Covid-19: 'The fundamentals have not changed at all in Tampa. If anything, they've gotten better.'

Ashley Gurbal Kritzer - Senior Reporter, Tampa Bay Business Journal | Dec 8, 2020, 7:28am EST

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Related chairman and CEO Jorge Perez at Icon Central in downtown St. Petersburg

In the wake of the novel coronavirus pandemic, Miami's Related Group is as bullish as it's ever been on the Tampa Bay area.

"The fundamentals have not changed at all in Tampa. If anything, they've gotten better," Related chairman and CEO Jorge Perez told the Tampa Bay Business Journal in an exclusive interview alongside his eldest son and heir to the Related throne, Jon Paul Perez. "There's a renewed interest — and Covid has accelerated this — a renewed desire particularly for people in the Northeast and larger cities because of the taxation, weather, etcetera, to be coming to places like Florida."

The pandemic has not slowed Related at all; across the Southeast and Florida, Related is planning thousands of new housing units worth billions of dollars, from affordable housing to luxury condos. Its market-rate division is planning to start construction on nearly 6,700 units worth more than \$2 billion across the Southeast in the next 12 months; Related Urban Development Group, its affordable housing arm, is planning 3,500 new units. Related also has 1,500 condominiums under development or in the works across Florida.

Tampa in particular is set to benefit from Related's growth spurt: The developer is behind The Ritz-Carlton Residences on Bayshore Boulevard as well as the 325-unit Manor West River, a new market-rate apartment community in the West River redevelopment. Related is also working with a retail developer to build a Publix Super

Markets Inc. store in the West River district on vacant land across from Howard W. Blake High School — a major boon to the urban neighborhood.

Beyond real estate development, philanthropy is a major focus for Related in Tampa, Perez said. Related, he says, "wants to be the same type of neighbor in Tampa that we are in Miami" — which is not an insignificant undertaking. Perez, a passionate art benefactor, opened the Perez Art Museum in Miami in 2013 and donated another \$15 million to the museum in 2016.

"We think culture is very important to the growth of a city," Perez said, "and we're going to be very involved in that."

Tourhouses & Tourhouses over Fluis (2-3 Stories)
Multi-Family will unbace Parking (1-4 Stories)
Multi-Family will unbace Parking (1-6 Stories)
Reside Commercial Use
Office Use

Related Group plans to build the 325-unit Manor West River on the vacant acreage across North Boulevard from Howard W. Blake High School.

Related's presence in Tampa Bay has evolved School. significantly in Tampa Bay since it build and sold off Pierhouse Channelside in 2014 for what was then an eyepopping \$214,890 per unit. (Several apartments have since sold for well over \$300,000 a door, including a Related tower on Harbour Island, and another Harbour Island tower sold for more than \$440,000 per unit in 2019.)

Commercial Real Estate

Miami's Related Group on Covid-19: 'The fundamentals have not changed at all in Tampa. If anything, they've gotten better.'

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After Pierhouse, Related made a splash with the redevelopment of the Tampa Tribune property, razing the newspaper's building to make way for luxury apartment complex Manor Riverwalk. While Related sold off Pierhouse and Icon Harbor Island, Perez says he has no plans to sell off Manor Riverwalk, Icon Central and Town Westshore.

"We think they're great long-term holds," he said, "and I think there's going to be continued demand for apartment rentals."

The firm is also the master developer of the West River district, where it has reopened the Mary Bethune apartments and has 505 units in the works between the four towers at Boulevards at West River Towers and another 112 units in The Canopy at West River.

The development firm considers Tampa its second biggest market outside of its home base of South Florida, and Perez says he only expects housing demand to accelerate.

"Tampa is going to be attracting more and more high-end jobs," Perez said. "The university systems around Tampa are very good and getting better, and the lifestyle in Tampa is incredible, and there are big investments being made in the downtown area."

Even with a loaded pipeline of condos in the works between downtown and South Tampa, Perez maintains that the Ritz-Carlton Residences will become the city's premier address. He said Related is looking to buy more land near the Ritz project — which will redevelop the aging Bay Oaks apartments on Bayshore — and it is looking at additional condo sites as well, though he declined to identify any prospects.

"We believe Tampa hasn't seen luxury yet," he said. "We're very keenly aware of the condos that have sold and are still selling, and believe me, we are bringing a new standard with the Ritz — not only from an architectural view but from amenities to arts to finishes. It's going to be unparalleled."

RELATED GROUP'S TAMPA BAY DEVELOPMENT PIPELINE

	Division	Units	Status
Manor Riverwalk	Market rate	400	Completed
Icon Central	Market rate	368	Completed
Town Westshore	Market rate	396	Completed
Manor West River	Market rate	325	In the works
Mary Bethune reopening	Related Urban Development Group	150	Completed
Boulevards at West River Towers 1-4	Related Urban Development Group	505	In the works
The Canopy at West River	Related Group Development Group	112	In the works
Ritz-Carlton branded condominiums	Condo	Two towers with 170 condos and 12 separate townhomes	In the works

Source: The Related Group.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
