



Board of Commissioners Meeting

Wednesday, February 19, 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

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

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Tampa, Florida 33677

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**Board of Commissioners Meeting
Wednesday, February 19, 2019**

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

* **Commissioner's Note:**

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

February 19, 2020

*** ALL SPEAKERS PLEASE APPROACH THE MIC AND STATE YOUR NAME FOR THE RECORD ***

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Annual Board Meeting of January 15, 2019
- Regular Board Meeting of January 15, 2019

III. PUBLIC FORUM

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

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

- Administration ~ [Dewan Morgan](#)
- Properties ~ [Germaine Thomas](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Crystal Baker](#)

VI. RESOLUTION

2020-4155 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 1520 WEST SPRUCE STREET.
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VII. PRESIDENT/CEO's REPORT

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

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

- Department of Finance ~ [Eric Davis](#)
- Department of Community Affairs ~ [Lillian Stringer](#)

AGENDA FOR THE REGULAR BOARD MEETING

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

January 15, 2020

I. ANNUAL MEETING

Chairwoman Susan Johnson-Velez called the annual meeting of the Tampa Housing Authority Board of Commissioners to order at 8:37 a.m. Other Board members present were Parker Homans, James Cloar, Ben Dachevall, Bemetra Salter Liggins, Billi Johnson-Griffin as well as legal counsel Ricardo Gilmore.

Before election of officers, the Chair welcomed a new Commissioner to the Board, Mr. Parker Homans. Next, the Chair announced that this will be her last Board meeting as she had accepted a position with the Tampa City Attorney's Office; the state statute prohibits her to continue serving on this Board; she will resign this Board to begin her new position at the end of January with the City of Tampa.

The Chair thanked her fellow Commissioners and THA staff for all the support that she received over the last six years. She added that she will greatly miss working with everyone at THA and her work on the Board but was happy to continue working to make Tampa a better city. She received well wishes and kind remarks from the Vice Chair, Mr. Cloar as well as Commissioners Salter Liggins and Johnson-Griffin.

II. NEW BUSINESS

- Election of Officers

Attorney Gilmore was asked to temporarily take over the annual meeting to open the floor for nominations for the position of Chairperson of the Board of Commissioners. Commissioner Salter Liggins nominated James Cloar. Johnson-Velez moved that the nominations be closed on that said name, thus nominations were closed on that said name, said attorney Gilmore, although not necessary since the Chair was elected by acclamation. With that said, Johnson-Velez moved the gavel by Mr. Cloar as the new Chair of the Board.

Chairman Cloar opened the floor for nominations for the position of Vice Chair. Commissioner Johnson-Velez nominated Salter Liggins, Commissioner Dachevall seconded nomination. Commissioner Johnson-Velez moved that the nominations be closed on that said name, thus the Board members congratulated Ms. Salter Liggins as the new Vice Chair of the Board.

III. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 8:39 a.m.

Approved this 19th day of February 2020,

Chairperson

Secretary

*Commissioners reconvened for the regular meeting followed by Non-Profit Board of Directors meetings.

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

January 15, 2020

I. REGULAR MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:35 a.m. Other Board members present were Parker Homans, James Cloar, Ben Dachevall, Bemetra Salter Liggins, Billi Johnson-Griffin as well as legal counsel Ricardo Gilmore.

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

The regular meeting was suspended at 8:37 a.m. for Board members to convene for the annual meeting, followed by non-profit meetings.

Board members reconvened for the regular Board meeting at 8:58 a.m.

II. MINUTES

A motion to approve the Minutes of the Board Meeting of December 18, 2019 was made by Commissioner Johnson-Griffin and seconded by Commissioner Johnson-Velez:

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

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~Cassandra House
- Properties ~ James Williams

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ Legna Ortiz

VI. RESOLUTIONS

The Director of Human Resources, Mr. Kenneth Christie presented resolution 2019-4146.

2019-4146	A RESOLUTION APPROVING THE ADOPTION OF A NON-FRATERNITY POLICY.
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A motion was made by Commissioner Johnson-Velez and seconded by Commissioner Johnson-Griffin:

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

The Chair opened the floor for a public hearing at 9:33 a.m. in conjunction with resolution 2019-4154 which followed; the resolution was presented by the Director of Real Estate Development, Mr. David Iloanya.

The public hearing was closed at 9:43 a.m. and the Board reconvened to continue with the regular meeting of the THA Board of Commissioners.

2020-4154	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO SUBMIT THE FY2020 PUBLIC HOUSING AGENCY (PHA) PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Johnson-Velez:

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

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty introduced Mr. Brian Nemeroff, Partner and Ms. Becky Sabetsky, Manager of Berman Hopkins, CPAs & Associates to present the final audit of the Tampa Housing Authority. In accordance to the annual process, the audit was reviewed by Vice Chair Salter Liggins as the Chair of the Audit Committee in a meeting with staff the day prior to this meeting.

Mr. Nemeroff indicated that Ms. Sabetsky specialized in housing authorities; a draft of key pages of the audit report was included in the information packet provided to the Board.

A motion was made by Commissioner Salter Liggins that the audit was received and seconded by Commissioner Johnson-Griffin:

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

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore provided a brief update beginning with lot 12, the grocery store lot at Encore which was under design, the ground floor was protected for a retail grocer user, although no grocer was involved at this point; this lot will have 100 residential units over the grocery store with 50% affordable and 50% market rate.

There was also retail interest for West River under consideration and starting the negotiations process, as well as great interest for the homeownership lots at West River.

Internal planning processes have officially begun for the redevelopment of Robles Park Village. A second interview with two architects will take place to decide on which one will engage to do the master plan. An internal planning committee composed of five THA staff members and five RPV residents, will include the Resident Council President and Vice President to spearhead the redevelopment planning for RPV.

Next, the COO showed images to describe what was planned for West River. THA has two developer partners, Bank of America and the Related Group. BOA was committed for the Renaissance building and Related will collaborate on future development that THA will undertake, although not for all lots at West River.

THA owns the entire 44 acres of West River, under construction with the Related Group partnership was the Bethune High Rise and T3A which closed in December. T3C at West River will go under construction next month, T3D will be closing in February. Funding had been confirmed for Phase 1 of T4 and expected to close in 6 to 9 months.

There will be one perhaps two more deals with the Related Group partnership, one was already up for funding, Phase B, which will put THA over its commitment for 820 replacement units plus the market rate units. The rest of the lots at West River were actively being promoted for sale to private sector developers, Related Group may purchase a lot from THA and build development unrelated to the partnership with THA.

Mr. Moore indicated retail interest at West River, as well as private sector market interest; there were also two potentially very major tenants interested in an office building that THA has started a design services contract to begin developing. Land at West River was for sale at \$1 million per acre according to offers by prospective buyers.

The Director of Assisted Housing, Ms. Margaret Jones provided a brief update of her report included in detail in the information packet provided to Board members.

As done before after Hurricane Maria, THA opened its waitlist to disaster victims of earthquakes in Puerto Rico, said Ms. Jones. Lastly the director mentioned the upcoming Race to End Homelessness, scheduled for Saturday February 15th at Al Lopez Park; she asked Board members to spread the word as the event still needed sponsors and participation.

At the request of Commissioner Dachevall, Mr. Moore provided updates regarding the Zion Cemetery, after news of more grave sites were discovered at neighboring landowners of Zion. Of the three landowners of Zion, THA owns the largest portion of Zion land. THA will approach the other two owners to acquire all assets and have Zion land under one ownership. The intent was to seek city, state and other funding to create a memorial, which THA can achieve once it receives conveyance of the land.

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

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Gilmore informed Board members of the upcoming 15th Annual HBLI General Counsel Forum taking place at the end of January, always held in Tampa; the attorney would provide more information to anyone interested in attending.

X. UNFINISHED BUSINESS

A request was made by Board members for more information regarding the January 17th Martin Luther King, Jr. breakfast.

XI. NEW BUSINESS

None to come before this forum

XII. ADJOURNMENT

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

Approved this 19th day of February 2020,

Chairperson

Secretary

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

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

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

Re: FY2020-4155

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to execute a purchase and sale agreement with Vertica Partners, LLC for the acquisition of a single family residential property located at 1520 W. Spruce Street.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** N/A
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to execute a purchase and sale agreement with Vertica Partners, LLC for the acquisition of a single family residential property located at 1520 W. Spruce Street.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution

M E M O R A N D U M

Date: February 12, 2020

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2020-4155**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED AT 1520 W. SPRUCE STREET.

This resolution is necessary in order to continue assemblage of land adjacent to North Boulevard Homes as part of our implementation of the West River Master Plan. This property is located at 1520 W. Spruce Street and is a single family house. It is the THA's intention to lease out this property until all parcels are successfully acquired. At which time the assembled parcels will be demolished in order to make way for townhouse development as envisioned in the West River Master Plan.

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

RESOLUTION NO. FY2020-4155

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED AT 1520 W. SPRUCE STREET.

WHEREAS, the Housing Authority of the City of Tampa (Authority) as part of redevelopment of North Boulevard Homes has been actively acquiring select properties adjacent to the North Boulevard Homes apartments in order to create more complete developable blocks in order to best implement the West River Master Plan;

WHEREAS, the Authority in doing so previously contracted with Vertica Partners, LLC to assist in the due diligence and assemblage of select single family assets along W. Spruce and W. Chestnut Streets in West Tampa, which said properties would be acquired directly from Vertica Partners, LLC, or receive the assignment of a contract from Vertica Partners, LLC;

WHEREAS, Vertica Partners, LLC has acquired the property located at 1520 W. Spruce Street and will sell such property to the Authority at no mark-up of the sale price; and,

WHEREAS, the Authority staff has already completed its review of due diligence efforts which included inspection of the property, appraisal, title search, among other efforts, and the standard contract include, among other things, a purchase price of \$130,000, a \$2,000 deposit, and a closing date anticipated before February 21, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute this Purchase and Sale Agreement with Vertica Partners, LLC for the acquisition of a single family residential property located at 1520 W. Spruce Street.

Adopted this 19th day of February 2020.

Chairperson

Secretary

"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1* **PARTIES:** DEAN BUTTERWORTH ("Seller"),
 2* and VERTICA PARTNERS LLC ("Buyer"),
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase
 5 and any riders and addenda ("Contract"):

6 **1. PROPERTY DESCRIPTION:**

7* (a) Street address, city, zip: 1520 W SPRUCE ST TAMPA 33607-3513
 8* (b) Located in: Hillsborough County, Florida. Property Tax ID #: A-14-29-18-4PM-000001-00010.0
 9* (c) Real Property: The legal description is JACK'S D F ADDITION TO WEST TAMPA LOT 10 BLOCK 1

11 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
 12 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
 13 by other terms of this Contract.

14 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
 15 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
 16 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
 17 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate
 18 and other access devices, and storm shutters/panels ("Personal Property").
 19 Other Personal Property items included in this purchase are: _____

20* Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

21 (e) The following items are excluded from the purchase: NONE

22 **PURCHASE PRICE AND CLOSING**

23* **2. PURCHASE PRICE (U.S. currency):**.....\$ 150,000.00

24* (a) Initial deposit to be held in escrow in the amount of (**checks subject to COLLECTION**)\$ 2,000.00

25 The initial deposit made payable and delivered to "Escrow Agent" named below
 26* (**CHECK ONE**): (i) accompanies offer or (ii) is to be made within _____ (if left
 27 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
 28 OPTION (ii) SHALL BE DEEMED SELECTED.

29* Escrow Agent Information: Name: VERTICA TITLE
 30* Address: 1509 W DE LEON TAMPA FL 33606
 31* Phone: 8132543535 E-mail: _____ Fax: _____

32* (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
 33* days after Effective Date\$ _____

34* (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

35* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8.....\$ _____

36* (d) Other: _____ \$ _____

37* (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 38* transfer or other **COLLECTED** funds\$ 148,000.00

39* **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**

40 **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:**

41* (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
 42* 1/20/2020, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to
 43* Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day
 44* the counter-offer is delivered.

45* (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
 46* initialed and delivered this offer or final counter-offer ("Effective Date").

47* **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur
 48* and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
 49* ("Closing") on 1/31/2020 ("Closing Date"), at the time established by the Closing Agent.

50 Buyer's Initials MB

51 Seller's Initials DB

53 **5. EXTENSION OF CLOSING DATE:**

- 54 (a) If Paragraph 8(b) is checked and Closing funds from Buyer's lender(s) are not available on Closing Date due
- 55 to Consumer Financial Protection Bureau Closing Disclosure delivery requirements ("CFPB Requirements"),
- 56 then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such
- 57 period shall not exceed 10 days.
- 58 (b) If an event constituting "Force Majeure" causes services essential for Closing to be unavailable, including the
- 59 unavailability of utilities or issuance of hazard, wind, flood or homeowners' insurance, Closing Date shall be
- 60 extended as provided in STANDARD G.

61 **6. OCCUPANCY AND POSSESSION:**

- 62 (a) Unless the box in Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the
- 63 Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed
- 64 all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices
- 65 and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of
- 66 loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date,
- 67 and shall be deemed to have accepted the Property in its existing condition as of time of taking occupancy.
- 68 * (b) **CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING.** If Property is
- 69 subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the
- 70 facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall
- 71 be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that
- 72 the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery
- 73 of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer
- 74 shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.
- 75 Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to
- 76 be occupied by Seller after Closing, see Rider U. POST-CLOSING OCCUPANCY BY SELLER.

77 * **7. ASSIGNABILITY: (CHECK ONE):** Buyer may assign and thereby be released from any further liability under
78 * this Contract; may assign but not be released from liability under this Contract; or may not assign this
79 Contract.

80 **FINANCING**

81 **8. FINANCING:**

82 * (a) Buyer will pay cash for the purchase of the Property at Closing. There is no financing contingency to Buyer's
83 obligation to close. If Buyer obtains a loan for any part of the Purchase Price of the Property, Buyer acknowledges
84 that any terms and conditions imposed by Buyer's lender(s) or by CFPB Requirements shall not affect or extend
85 the Buyer's obligation to close or otherwise affect any terms or conditions of this Contract.

86 * (b) This Contract is contingent upon Buyer obtaining approval of a conventional FHA VA or other
87 * _____ (describe) loan within _____ (if left blank, then 30) days after Effective Date ("Loan Approval
88 * Period") for (CHECK ONE): fixed, adjustable, fixed or adjustable rate in the Loan Amount (See Paragraph
89 * 2(c)), at an initial interest rate not to exceed _____ % (if left blank, then prevailing rate based upon Buyer's
90 * creditworthiness), and for a term of _____ (if left blank, then 30) years ("Financing").

91 * (i) Buyer shall make mortgage loan application for the Financing within _____ (if left blank, then 5) days
92 after Effective Date and use good faith and diligent effort to obtain approval of a loan meeting the Financing terms
93 ("Loan Approval") and thereafter to close this Contract. Loan Approval which requires a condition related to the sale
94 by Buyer of other property shall not be deemed Loan Approval for purposes of this subparagraph.

95 Buyer's failure to use diligent effort to obtain Loan Approval during the Loan Approval Period shall be considered a
96 default under the terms of this Contract. For purposes of this provision, "diligent effort" includes, but is not limited
97 to, timely furnishing all documents and information and paying of all fees and charges requested by Buyer's
98 mortgage broker and lender in connection with Buyer's mortgage loan application.

99 (ii) Buyer shall keep Seller and Broker fully informed about the status of Buyer's mortgage loan application,
100 Loan Approval, and loan processing and authorizes Buyer's mortgage broker, lender, and Closing Agent to disclose
101 such status and progress, and release preliminary and finally executed closing disclosures and settlement
102 statements, to Seller and Broker.

103 (iii) Upon Buyer obtaining Loan Approval, Buyer shall promptly deliver written notice of such approval to Seller.

104 (iv) If Buyer is unable to obtain Loan Approval after the exercise of diligent effort, then at any time prior to
105 expiration of the Loan Approval Period, Buyer may provide written notice to Seller stating that Buyer has been
106 unable to obtain Loan Approval and has elected to either:

- 107 (1) waive Loan Approval, in which event this Contract will continue as if Loan Approval had been obtained; or
- 108 (2) terminate this Contract.

MB

DB

Buyer's Initials

Page 2 of 12

Seller's Initials

(v) If Buyer fails to timely deliver either notice provided in Paragraph 8(b)(iii) or (iv), above, to Seller prior to expiration of the Loan Approval Period, then Loan Approval shall be deemed waived, in which event this Contract will continue as if Loan Approval had been obtained, provided however, Seller may elect to terminate this Contract by delivering written notice to Buyer within 3 days after expiration of the Loan Approval Period.

(vi) If this Contract is timely terminated as provided by Paragraph 8(b)(iv)(2) or (v), above, and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.

(vii) If Loan Approval has been obtained, or deemed to have been obtained, as provided above, and Buyer fails to close this Contract, then the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default or inability to satisfy other contingencies of this Contract; (2) Property related conditions of the Loan Approval have not been met (except when such conditions are waived by other provisions of this Contract); or (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Approval, in which event(s) the Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

(c) Assumption of existing mortgage (see rider for terms).

(d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (if Paragraph 9(c)(i) is checked)
- Title search charges (if Paragraph 9(c)(iii) is checked)
- Municipal lien search (if Paragraph 9(c)(i) or (iii) is checked)
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees
- Other: _____

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

(b) COSTS TO BE PAID BY BUYER:

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Municipal lien search (if Paragraph 9(c)(ii) is checked)
- Other: _____
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance
- Owner's Policy Premium (if Paragraph 9 (c)(iii) is checked.)

(c) TITLE EVIDENCE AND INSURANCE: At least _____ (if left blank, then 15, or if Paragraph 8(a) is checked, then 5) days prior to Closing Date ("Title Evidence Deadline"), a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium, title search and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below. The title insurance premium charges for the owner's policy and any lender's policy will be calculated and allocated in accordance with Florida law, but may be reported differently on certain federally mandated closing disclosures and other closing documents. For purposes of this Contract "municipal lien search" means a search of records necessary for the owner's policy of title insurance to be issued without exception for unrecorded liens imposed pursuant to Chapters 159 or 170, F.S., in favor of any governmental body, authority or agency.

(CHECK ONE):

- (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges, and Buyer shall pay the premium for Buyer's lender's policy and charges for closing services related to the lender's policy, endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select; or
- (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements and loan closing; or

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- 164 * (iii) [MIAMI-DADE/BROWARD REGIONAL PROVISION]: Seller shall furnish a copy of a prior owner's policy
- 165 of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence,
- 166 which is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C)
- 167 municipal lien search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's
- 168 * policy, and if applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$_____
- 169 (if left blank, then \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.
- 170 (d) **SURVEY:** On or before Title Evidence Deadline, Buyer may, at Buyer's expense, have the Real Property
- 171 surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real
- 172 Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.
- 173 * (e) **HOME WARRANTY:** At Closing, Buyer Seller N/A shall pay for a home warranty plan issued by
- 174 * _____ at a cost not to exceed \$_____. A home
- 175 warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in
- 176 appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.
- 177 (f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body
- 178 ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and
- 179 ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an
- 180 improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being
- 181 imposed on the Property before Closing. Buyer shall pay all other assessments. If special assessments may
- 182 be paid in installments (**CHECK ONE**):
- 183 * (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing.
- 184 Installments prepaid or due for the year of Closing shall be prorated.
- 185 * (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.
- 186 IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.
- 187 This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district
- 188 (CDD) pursuant to Chapter 190, F.S., which lien shall be prorated pursuant to STANDARD K.

DISCLOSURES

10. DISCLOSURES:

- 190 (a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in
- 191 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
- 192 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding
- 193 radon and radon testing may be obtained from your county health department.
- 194 (b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller
- 195 does not know of any improvements made to the Property which were made without required permits or made
- 196 pursuant to permits which have not been properly closed. If Seller identifies permits which have not been
- 197 properly closed or improvements which were not permitted, then Seller shall promptly deliver to Buyer all plans,
- 198 written documentation or other information in Seller's possession, knowledge, or control relating to
- 199 improvements to the Property which are the subject of such open permits or unpermitted improvements.
- 200 (c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or
- 201 desires additional information regarding mold, Buyer should contact an appropriate professional.
- 202 (d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood
- 203 zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to
- 204 improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area"
- 205 or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and
- 206 Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or
- 207 flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage
- 208 through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer
- 209 may terminate this Contract by delivering written notice to Seller within _____ (if left blank, then 20) days after
- 210 * Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further
- 211 obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone
- 212 designation of Property. The National Flood Insurance Program may assess additional fees or adjust premiums
- 213 for pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures (residential structures in which the insured
- 214 or spouse does not reside for at least 50% of the year) and an elevation certificate may be required for actuarial
- 215 rating.
- 216 (e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure
- 217 required by Section 553.996, F.S.
- 218

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- 219 (f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is
220 mandatory.
- 221 (g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE: BUYER SHOULD NOT EXECUTE THIS**
222 **CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS'**
223 **ASSOCIATION/COMMUNITY DISCLOSURE, IF APPLICABLE.**
- 224 (h) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
225 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO
226 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY
227 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
228 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
229 COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- 230 (i) **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Seller shall inform Buyer in writing if
231 Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer
232 and Seller shall comply with FIRPTA, which may require Seller to provide additional cash at Closing. If Seller
233 is not a "foreign person", Seller can provide Buyer, at or prior to Closing, a certification of non-foreign status,
234 under penalties of perjury, to inform Buyer and Closing Agent that no withholding is required. See STANDARD
235 V for further information pertaining to FIRPTA. Buyer and Seller are advised to seek legal counsel and tax
236 advice regarding their respective rights, obligations, reporting and withholding requirements pursuant to
237 FIRPTA.
- 238 (j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are
239 not readily observable and which have not been disclosed to Buyer. Except as provided for in the preceding
240 sentence, Seller extends and intends no warranty and makes no representation of any type, either express or
241 implied, as to the physical condition or history of the Property. Except as otherwise disclosed in writing Seller
242 has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected
243 building, environmental or safety code violation.

244 **PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS**

245 **11. PROPERTY MAINTENANCE:** Except for ordinary wear and tear and Casualty Loss, Seller shall maintain the
246 Property, including, but not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("AS
247 IS Maintenance Requirement").

248 **12. PROPERTY INSPECTION; RIGHT TO CANCEL:**

- 249 * (a) **PROPERTY INSPECTIONS AND RIGHT TO CANCEL:** Buyer shall have 7 (if left blank, then 15)
250 days after Effective Date ("Inspection Period") within which to have such inspections of the Property
251 performed as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole
252 discretion, that the Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering
253 written notice of such election to Seller prior to expiration of Inspection Period. If Buyer timely
254 terminates this Contract, the Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall
255 be released of all further obligations under this Contract; however, Buyer shall be responsible for
256 prompt payment for such inspections, for repair of damage to, and restoration of, the Property resulting
257 from such inspections, and shall provide Seller with paid receipts for all work done on the Property (the
258 preceding provision shall survive termination of this Contract). Unless Buyer exercises the right to
259 terminate granted herein, Buyer accepts the physical condition of the Property and any violation of
260 governmental, building, environmental, and safety codes, restrictions, or requirements, but subject to
261 Seller's continuing AS IS Maintenance Requirement, and Buyer shall be responsible for any and all
262 repairs and improvements required by Buyer's lender.
- 263 (b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior
264 to time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and
265 follow-up walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal
266 Property are on the Property and to verify that Seller has maintained the Property as required by the AS IS
267 Maintenance Requirement and has met all other contractual obligations.
- 268 (c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection
269 of the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans,
270 written documentation or other information in Seller's possession, knowledge, or control relating to
271 improvements to the Property which are the subject of such open or needed Permits, and shall promptly
272 cooperate in good faith with Buyer's efforts to obtain estimates of repairs or other work necessary to resolve
273 such Permit issues. Seller's obligation to cooperate shall include Seller's execution of necessary authorizations,

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274 consents, or other documents necessary for Buyer to conduct inspections and have estimates of such repairs
275 or work prepared, but in fulfilling such obligation, Seller shall not be required to expend, or become obligated to
276 expend, any money.
277 (d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and
278 cost, Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties
279 to Buyer.

280 **ESCROW AGENT AND BROKER**

281 **13. ESCROW AGENT:** Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds
282 and other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow
283 within the State of Florida and, subject to **COLLECTION**, disburse them in accordance with terms and conditions
284 of this Contract. Failure of funds to become **COLLECTED** shall not excuse Buyer's performance. When conflicting
285 demands for the Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may
286 take such actions permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or
287 liabilities under this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until
288 the parties agree to its disbursement or until a final judgment of a court of competent jurisdiction shall determine
289 the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the
290 dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon
291 notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the
292 extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will
293 comply with provisions of Chapter 475, F.S., as amended and FREC rules to timely resolve escrow disputes through
294 mediation, arbitration, interpleader or an escrow disbursement order.
295 In any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder,
296 or in any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable
297 attorney's fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent
298 shall not be liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to
299 Agent's willful breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or
300 termination of this Contract.

301 **14. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition,
302 square footage, and all other facts and representations made pursuant to this Contract and to consult appropriate
303 professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property
304 and the transaction contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the
305 Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or
306 public records. **BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND
307 GOVERNMENTAL AGENCIES FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND
308 FACTS THAT MATERIALLY AFFECT PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL,
309 WRITTEN OR OTHERWISE) OF BROKER.** Buyer and Seller (individually, the "Indemnifying Party") each
310 individually indemnifies, holds harmless, and releases Broker and Broker's officers, directors, agents and
311 employees from all liability for loss or damage, including all costs and expenses, and reasonable attorney's fees at
312 all levels, suffered or incurred by Broker and Broker's officers, directors, agents and employees in connection with
313 or arising from claims, demands or causes of action instituted by Buyer or Seller based on: (i) inaccuracy of
314 information provided by the Indemnifying Party or from public records; (ii) Indemnifying Party's misstatement(s) or
315 failure to perform contractual obligations; (iii) Broker's performance, at Indemnifying Party's request, of any task
316 beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral,
317 recommendation or retention of any vendor for, or on behalf of, Indemnifying Party; (iv) products or services
318 provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by any such vendor.
319 Buyer and Seller each assumes full responsibility for selecting and compensating their respective vendors and
320 paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will not relieve
321 Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14, Broker
322 will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

323 **DEFAULT AND DISPUTE RESOLUTION**

324 **15. DEFAULT:**
325 (a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract,
326 including payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit
327 for the account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and
328 in full settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under

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329 this Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's
330 rights under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon default by Buyer, shall
331 be split equally between Listing Broker and Cooperating Broker; provided however, Cooperating Broker's share
332 shall not be greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.
333 (b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after
334 reasonable diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract,
335 Buyer may elect to receive return of Buyer's Deposit without thereby waiving any action for damages resulting
336 from Seller's breach, and, pursuant to Paragraph 16, may seek to recover such damages or seek specific
337 performance.

338 This Paragraph 15 shall survive Closing or termination of this Contract.

339 **16. DISPUTE RESOLUTION:** Unresolved controversies, claims and other matters in question between Buyer and
340 Seller arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled
341 as follows:

342 (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to
343 resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph
344 16(b).

345 (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida
346 Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules").
347 The mediator must be certified or must have experience in the real estate industry. Injunctive relief may be
348 sought without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16
349 may be resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph
350 16 shall survive Closing or termination of this Contract.

351 **17. ATTORNEY'S FEES; COSTS:** The parties will split equally any mediation fee incurred in any mediation permitted
352 by this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in
353 conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover
354 from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the
355 litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

356 **STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")**

357 **18. STANDARDS:**

358 **A. TITLE:**

359 (i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in
360 Paragraph 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall
361 be issued and delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at
362 or before Closing and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance
363 in the amount of the Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property,
364 subject only to the following matters: (a) comprehensive land use plans, zoning, and other land use restrictions,
365 prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the
366 Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of
367 entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than
368 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and
369 subsequent years; and (f) assumed mortgages and purchase money mortgages, if any (if additional items, attach
370 addendum); provided, that, none prevent use of Property for **RESIDENTIAL PURPOSES**. If there exists at Closing
371 any violation of items identified in (b) – (f) above, then the same shall be deemed a title defect. Marketable title shall
372 be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance
373 with law.

374 (ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller
375 in writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is
376 delivered to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of
377 receipt to examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after
378 receipt of Buyer's notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer
379 shall be deemed to have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver
380 written notice to Buyer (with proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this
381 Contract on Closing Date (or if Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If
382 Seller is unable to cure defects within Cure Period, then Buyer may, within 5 days after expiration of Cure Period,

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

383 deliver written notice to Seller: (a) extending Cure Period for a specified period not to exceed 120 days within which
384 Seller shall continue to use reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or
385 (b) electing to accept title with existing defects and close this Contract on Closing Date (or if Closing Date has
386 passed, within the earlier of 10 days after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c)
387 electing to terminate this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all
388 further obligations under this Contract. If after reasonable diligent effort, Seller is unable to timely cure defects, and
389 Buyer does not waive the defects, this Contract shall terminate, and Buyer shall receive a refund of the Deposit,
390 thereby releasing Buyer and Seller from all further obligations under this Contract.

391 **B. SURVEY:** If Survey discloses encroachments on the Real Property or that improvements located thereon
392 encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable
393 governmental regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of
394 such matters, together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later
395 than Closing. If Buyer timely delivers such notice and Survey to Seller, such matters identified in the notice and
396 Survey shall constitute a title defect, subject to cure obligations of STANDARD A above. If Seller has delivered a
397 prior survey, Seller shall, at Buyer's request, execute an affidavit of "no change" to the Real Property since the
398 preparation of such prior survey, to the extent the affirmations therein are true and correct.

399 **C. INGRESS AND EGRESS:** Seller represents that there is ingress and egress to the Real Property and title to
400 the Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.

401 **D. LEASE INFORMATION:** Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from
402 tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security
403 deposits paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s)
404 the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit
405 and Buyer may thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or
406 Seller's affidavit, if any, differ materially from Seller's representations and lease(s) provided pursuant to Paragraph
407 6, or if tenant(s)/occupant(s) fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller
408 within 5 days after receipt of such information, but no later than 5 days prior to Closing Date, terminating this
409 Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under
410 this Contract. Seller shall, at Closing, deliver and assign all leases to Buyer who shall assume Seller's obligations
411 thereunder.

412 **E. LIENS:** Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing
413 statement, claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or
414 repairs to the Real Property for 90 days immediately preceding Closing Date. If the Real Property has been
415 improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all
416 general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth
417 names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges
418 for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been
419 paid or will be paid at Closing.

420 **F. TIME:** Calendar days shall be used in computing time periods. **Time is of the essence in this Contract.** Other
421 than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates
422 specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur
423 on a Saturday, Sunday, or a national legal holiday (see 5 U.S.C. 6103) shall extend to 5:00 p.m. (where the Property
424 is located) of the next business day.

425 **G. FORCE MAJEURE:** Buyer or Seller shall not be required to perform any obligation under this Contract or be
426 liable to each other for damages so long as performance or non-performance of the obligation, or the availability of
427 services, insurance or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force
428 Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God,
429 unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent
430 effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including
431 Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents
432 performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under
433 this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering
434 written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all
435 further obligations under this Contract.

436 **H. CONVEYANCE:** Seller shall convey marketable title to the Real Property by statutory warranty, trustee's,
437 personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters
438 described in STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

439 transferred by absolute bill of sale with warranty of title, subject only to such matters as may be provided for in this
440 Contract.

441 **I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:**

442 (i) **LOCATION:** Closing will be conducted by the attorney or other closing agent ("Closing Agent") designated by
443 the party paying for the owner's policy of title insurance and will take place in the county where the Real Property
444 is located at the office of the Closing Agent, or at such other location agreed to by the parties. If there is no title
445 insurance, Seller will designate Closing Agent. Closing may be conducted by mail, overnight courier, or electronic
446 means.

447 (ii) **CLOSING DOCUMENTS:** Seller shall at or prior to Closing, execute and deliver, as applicable, deed, bill of
448 sale, certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s),
449 owner's possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid
450 receipts for all work done on the Property pursuant to this Contract. Buyer shall furnish and pay for, as applicable,
451 the survey, flood elevation certification, and documents required by Buyer's lender.

452 (iii) **FinCEN GTO NOTICE.** If Closing Agent is required to comply with the U.S. Treasury Department's
453 Financial Crimes Enforcement Network ("FinCEN") Geographic Targeting Orders ("GTOs"), then Buyer
454 shall provide Closing Agent with the information related to Buyer and the transaction contemplated by this
455 Contract that is required to complete IRS Form 8300, and Buyer consents to Closing Agent's collection and
456 report of said information to IRS.

457 (iv) **PROCEDURE:** The deed shall be recorded upon **COLLECTION** of all closing funds. If the Title Commitment
458 provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing
459 procedure required by STANDARD J shall be waived, and Closing Agent shall, **subject to COLLECTION of all**
460 **closing funds**, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.

461 **J. ESCROW CLOSING PROCEDURE:** If Title Commitment issued pursuant to Paragraph 9(c) does not provide
462 for insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following
463 escrow and closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent
464 for a period of not more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of
465 Buyer, Buyer shall, within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from
466 date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all
467 Closing funds paid by Buyer shall, within 5 days after written demand by Buyer, be refunded to Buyer and,
468 simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-
469 convey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand
470 for refund of the Deposit, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect
471 except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

472 **K. PRORATIONS; CREDITS:** The following recurring items will be made current (if applicable) and prorated as of
473 the day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes
474 (including special benefit tax assessments imposed by a CDD), interest, bonds, association fees, insurance, rents
475 and other expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable,
476 in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required
477 by prorations to be made through day prior to Closing. Advance rent and security deposits, if any, will be credited
478 to Buyer. Escrow deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on
479 current year's tax. If Closing occurs on a date when current year's millage is not fixed but current year's assessment
480 is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's
481 assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements
482 on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st
483 of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be
484 agreed upon between the parties, failing which, request shall be made to the County Property Appraiser for an
485 informal assessment taking into account available exemptions. In all cases, due allowance shall be made for the
486 maximum allowable discounts and applicable homestead and other exemptions. A tax proration based on an
487 estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This STANDARD K
488 shall survive Closing.

489 **L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH:** Seller
490 shall, upon reasonable notice, provide utilities service and access to Property for appraisals and inspections,
491 including a walk-through (or follow-up walk-through if necessary) prior to Closing.

492 **M. RISK OF LOSS:** If, after Effective Date, but before Closing, Property is damaged by fire or other casualty
493 ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not
494 exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed
495 pursuant to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated

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Buyer's Initials

Seller's Initials

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

496 cost to complete restoration (not to exceed 1.5% of Purchase Price) will be escrowed at Closing. If actual cost of
 497 restoration exceeds escrowed amount, Seller shall pay such actual costs (but, not in excess of 1.5% of Purchase
 498 Price). Any unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of
 499 Purchase Price, Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the
 500 Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation
 501 with respect to tree damage by casualty or other natural occurrence shall be cost of pruning or removal.

502 **N. 1031 EXCHANGE:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
 503 Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate
 504 in all reasonable respects to effectuate the Exchange, including execution of documents; provided, however,
 505 cooperating party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent
 506 upon, nor extended or delayed by, such Exchange.

507 **O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT**
 508 **EXECUTION:** Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall
 509 be binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever
 510 the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to
 511 the attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as
 512 if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic
 513 (including "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon
 514 shall be considered for all purposes as an original. This Contract may be executed by use of electronic signatures,
 515 as determined by Florida's Electronic Signature Act and other applicable laws.

516 **P. INTEGRATION; MODIFICATION:** This Contract contains the full and complete understanding and agreement
 517 of Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or
 518 representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change
 519 in this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended
 520 to be bound by it.

521 **Q. WAIVER:** Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this
 522 Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or
 523 rights.

524 **R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Riders, addenda, and typewritten
 525 or handwritten provisions shall control all printed provisions of this Contract in conflict with them.

526 **S. COLLECTION or COLLECTED:** "COLLECTION" or "COLLECTED" means any checks tendered or
 527 received, including Deposits, have become actually and finally collected and deposited in the account of
 528 Escrow Agent or Closing Agent. Closing and disbursement of funds and delivery of closing documents
 529 may be delayed by Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.

530 **T. RESERVED.**

531 **U. APPLICABLE LAW AND VENUE:** This Contract shall be construed in accordance with the laws of the State
 532 of Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the
 533 county where the Real Property is located.

534 **V. FIRPTA TAX WITHHOLDING:** If a seller of U.S. real property is a "foreign person" as defined by FIRPTA,
 535 Section 1445 of the Internal Revenue Code ("Code") requires the buyer of the real property to withhold up to 15%
 536 of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue Service
 537 (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding Certificate
 538 from the IRS authorizing a reduced amount of withholding.

539 (i) No withholding is required under Section 1445 of the Code if the Seller is not a "foreign person". Seller can
 540 provide proof of non-foreign status to Buyer by delivery of written certification signed under penalties of perjury,
 541 stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number and
 542 home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b). Otherwise, Buyer
 543 shall withhold the applicable percentage of the amount realized by Seller on the transfer and timely remit said funds
 544 to the IRS.

545 (ii) If Seller is a foreign person and has received a Withholding Certificate from the IRS which provides for reduced
 546 or eliminated withholding in this transaction and provides same to Buyer by Closing, then Buyer shall withhold the
 547 reduced sum required, if any, and timely remit said funds to the IRS.

548 (iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has
 549 provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been
 550 received as of Closing, Buyer shall, at Closing, withhold the applicable percentage of the amount realized by Seller
 551 on the transfer and, at Buyer's option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in
 552 escrow, at Seller's expense, with an escrow agent selected by Buyer and pursuant to terms negotiated by the

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Buyer's Initials

Page 10 of 12

Seller's Initials

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

553 parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted
554 directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement.
555 (iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this
556 transaction, Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the
557 applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for
558 disbursement in accordance with the final determination of the IRS, as applicable.
559 (v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms
560 8288 and 8288-A, as filed.

561 W. RESERVED

562 X. BUYER WAIVER OF CLAIMS: To the extent permitted by law, Buyer waives any claims against Seller
563 and against any real estate licensee involved in the negotiation of this Contract for any damage or defects
564 pertaining to the physical condition of the Property that may exist at Closing of this Contract and be
565 subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This
566 provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive
567 Closing.

568 ADDENDA AND ADDITIONAL TERMS

569 * 19. ADDENDA: The following additional terms are included in the attached addenda or riders and incorporated into this
570 Contract (Check if applicable):

- 571 A. Condominium Rider
572 B. Homeowners' Assn.
573 C. Seller Financing
574 D. Mortgage Assumption
575 E. FHA/VA Financing
576 F. Appraisal Contingency
577 G. Short Sale
578 H. Homeowners/Flood Ins.
579 I. RESERVED
580 J. Interest-Bearing Acct.
581 K. RESERVED
582 L. RESERVED
583 M. Defective Drywall
584 N. Coastal Construction Control
585 O. Insulation Disclosure
586 P. Lead Paint Disclosure (Pre-1978)
587 Q. Housing for Older Persons
588 R. Rezoning
589 S. Lease Purchase/ Lease Option
590 T. Pre-Closing Occupancy
591 U. Post-Closing Occupancy
 V. Sale of Buyer's Property
 W. Back-up Contract
 X. Kick-out Clause
 Y. Seller's Attorney Approval
 Z. Buyer's Attorney Approval
 AA. Licensee Property Interest
 BB. Binding Arbitration
 CC. Miami-Dade County
Special Taxing District
Disclosure
 Other:

571 * 20. ADDITIONAL TERMS:

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588 COUNTER-OFFER/REJECTION

- 589 * Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
590 deliver a copy of the acceptance to Seller).
591 * Seller rejects Buyer's offer.

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Buyer's Initials

Page 11 of 12

Seller's Initials

592 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE
593 ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

594 THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.

595 Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the
596 terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and
597 conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all
598 interested persons.

599 AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK
600 TO BE COMPLETED.

601* Buyer: Maximillian Boehmer Date: 1/16/2020
DocuSigned by: Maximillian Boehmer
DB090CB07BA74A3
VERTICA PARTNERS LLC

602* Buyer: _____ Date: _____

603* Seller: Dean Butterworth Date: 1-17-2020
DEAN BUTTERWORTH

604* Seller: _____ Date: _____

605 Buyer's address for purposes of notice Seller's address for purposes of notice
606* _____
607* _____
608* _____

609 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers
610 entitled to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct
611 Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage
612 agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has
613 retained such fees from the escrowed funds. This Contract shall not modify any MLS or other offer of compensation
614 made by Seller or Listing Broker to Cooperating Brokers.

615* Maximillian Boehmer Herbert R Fisher
616 Cooperating Sales Associate, if any Listing Sales Associate

617* VERTICA REALTY LLC HERBERT R. FISHER REALTY
618 Cooperating Broker, if any Listing Broker

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Buyer's Initials

Page 12 of 12

Seller's Initials



Addendum to Contract for Residential Sale and Purchase

1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
 2* between DEAN BUTTERWORTH ("Seller")
 3* and VERTICA PARTNERS LLC ("Buyer")
 4* concerning the Property described as 1520 W SPRUCE ST TAMPA FL 33607-3513
 5* JACK'S D F ADDITION TO WEST TAMPA LOT 10 BLOCK 1
 6* MB () - (PB) () Q. Licensee - Personal Interest in Property: MAX BOEHMER
 7 has an active or inactive real estate license and has a personal interest in the Property: (specify if licensee is related
 8* to a party, is acting as **Seller** or **Buyer**, etc.) BUYER

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between DEAN BUTTERWORTH (SELLER) and VERTICA PARTNERS LLC (BUYER) concerning the Property described as 1520 W SPRUCE ST TAMPA FL 33607-3513

Buyer's Initials MB Seller's Initials DB

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- * DB (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
 - Known lead-based paint or lead-based paint hazards are present in the housing.
 - Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- * DB (b) Records and reports available to the Seller (CHECK ONE BELOW):
 - Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 - Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- MB (c) Buyer has received copies of all information listed above.
- MB (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- MB (e) Buyer has (CHECK ONE BELOW):
 - Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- MB (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>DEAN BUTTERWORTH</u> SELLER	<u>1-17-2020</u> Date	<u>Maximillian Bochner</u> DocuSigned by: BUYER VERTICA PARTNERS LLC	<u>1/16/2020</u> Date
<u>Herbert R Fisher</u> Listing Licensee	<u>1/17/2020</u> Date	<u>Maximillian Bochner</u> Selling Licensee #003063... Maximillian Bochner	<u>1/16/2020</u> Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.



Extension Addendum to Contract

The following date and/or time period(s) of the Contract for Residential Sale and Purchase, Residential Contract for Sale and Purchase, Vacant Land Contract, or Commercial Contract with the Effective Date of 1/17/2020, between DEAN BUTTERWORTH ("Seller") and VERTICA PARTNERS ("Buyer") concerning the Property located at 1520 W SPRUCE ST is hereby extended. (check whichever apply)

Closing Date. Seller and Buyer agree to extend the Closing Date until 02/21/20.

Financing Period. Seller and Buyer agree to extend the Commitment Period, Loan Approval Date, or Financing Period for an additional _____ days or until _____.

Inspection Period. Seller and Buyer agree to extend the Inspection Period for an additional _____ days or until 01/31/20.

Title Cure Period. Seller and Buyer agree to extend the Curative Period or Cure Period for an additional _____ days or until _____.

Short Sale Approval Deadline. Seller and Buyer agree to extend the Approval Deadline for an additional _____ days or until _____.

Feasibility Study Period. Seller and Buyer agree to extend the Feasibility Study Period for an additional _____ days or until _____.

Due Diligence Period. Seller and Buyer agree to extend the Due Diligence Period for an additional _____ days or until _____.

This extension will be on the same terms and conditions as stated in the original contract except:

All other non-conflicting terms of the contract remain in full force and effect.

Seller **DEAN BUTTERWORTH**

1-23-2020

Date

DocuSigned by:
Maximillian Bochner

Buyer **VERTICA PARTNERS** 1/23/2020
Date

Seller

Date

Buyer

Date

Addendum to Contract



Addendum No. 2 to the Contract with the Effective Date of 1/17/202 between

DEAN BUTTERWORTH (Seller)

and VERTICA PARTNERS (Buyer)

concerning the property described as: 1520 W SPRUCE ST

JACK'S D F ADDITION TO WEST TAMPA LOT 10 BLOCK 1

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:

PURCHASE PRICE REDUCED TO \$130,000. ALL OTHER TERMS REMAIN THE SAME.

DocuSigned by:

Maximilian Bochner

DB690CB07BA74A3

Buyer: VERTICA PARTNERS

Buyer: _____

Seller: *[Signature]*
DEAN BUTTERWORTH

Seller: _____

Date: 2/4/2020

Date: _____

Date: 2-4-2020

Date: _____

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

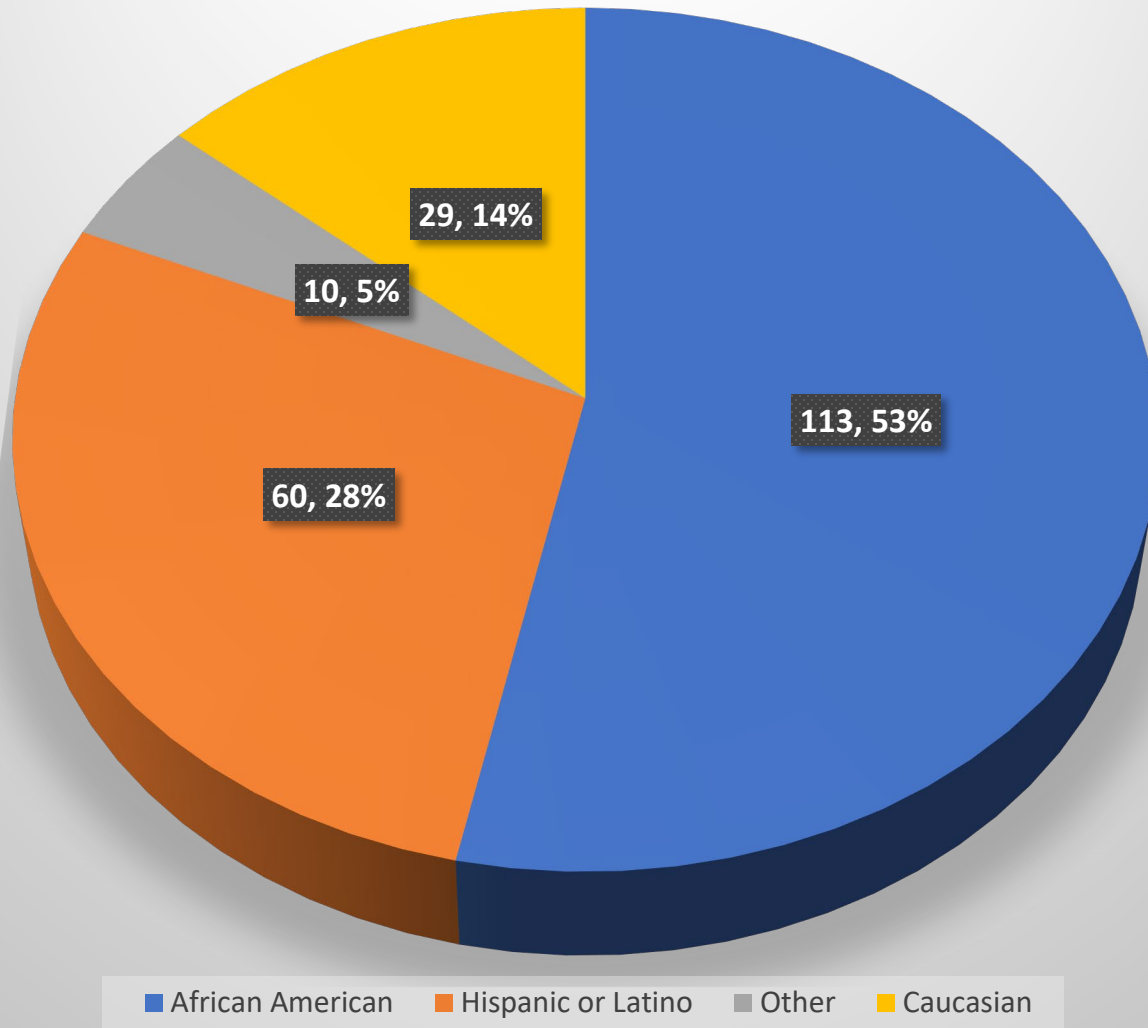
January 2020

THA Employee Statistics

FTE Make-up	
Regular FT	181
Temp FT	24
Temp Part Time	7
Total Employees:	212
Residents on Payroll	11 -- 5.2%

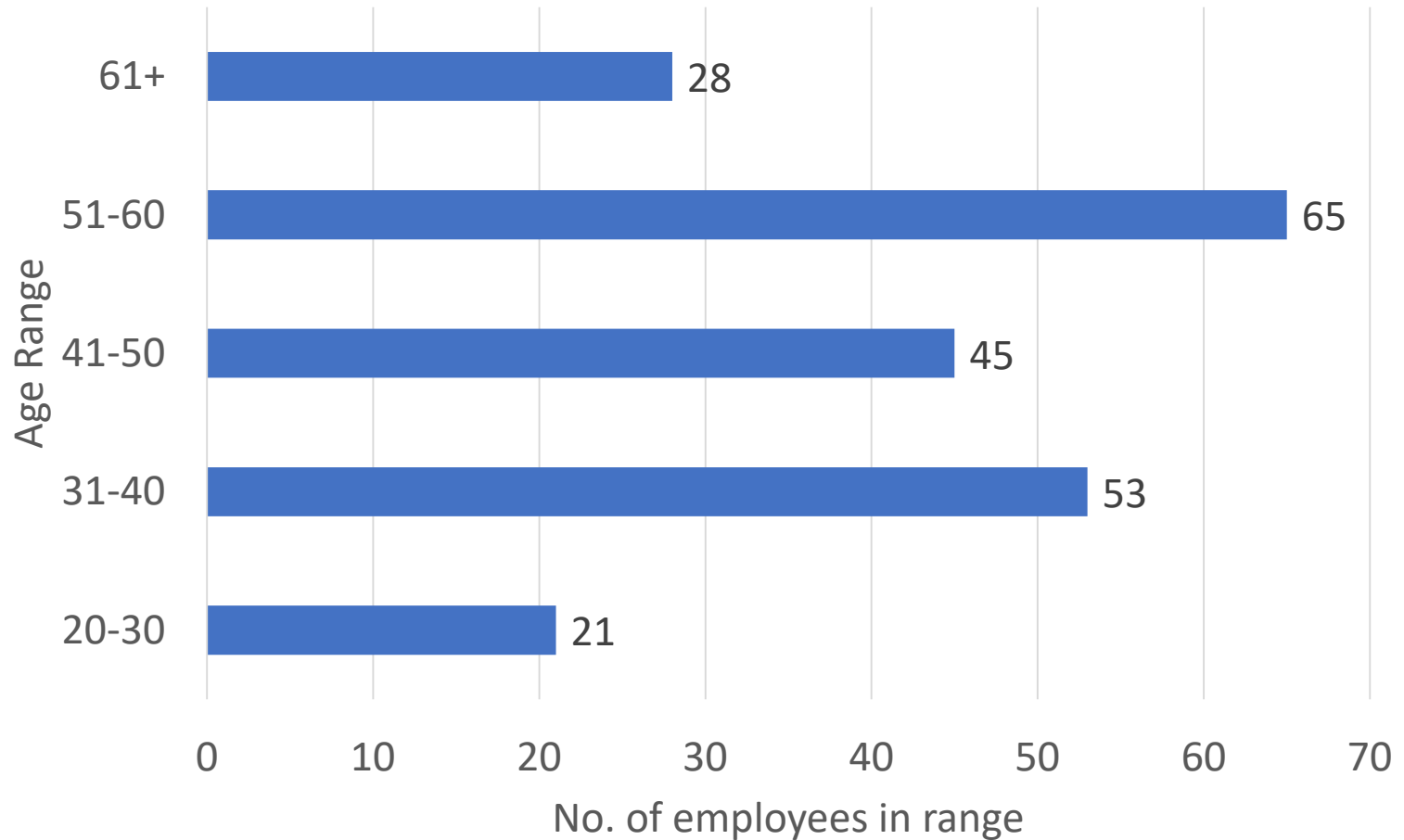
THA Employee Diversity

Staff Racial Make-up

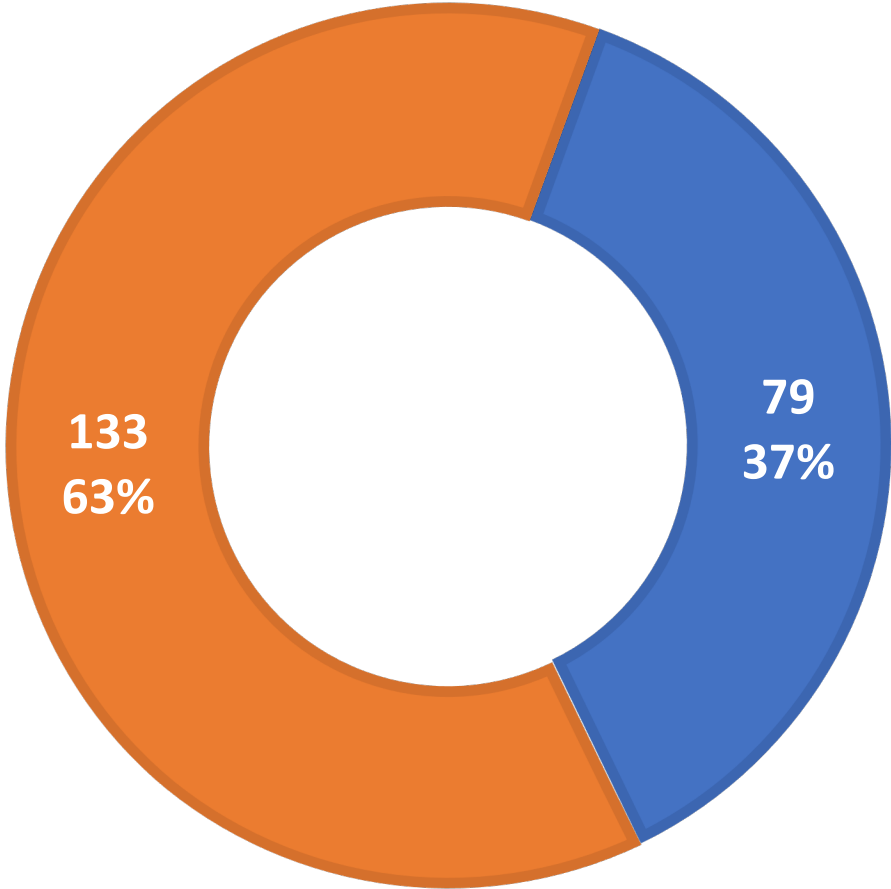


THA Employee Diversity Con't

Employees by Age Range

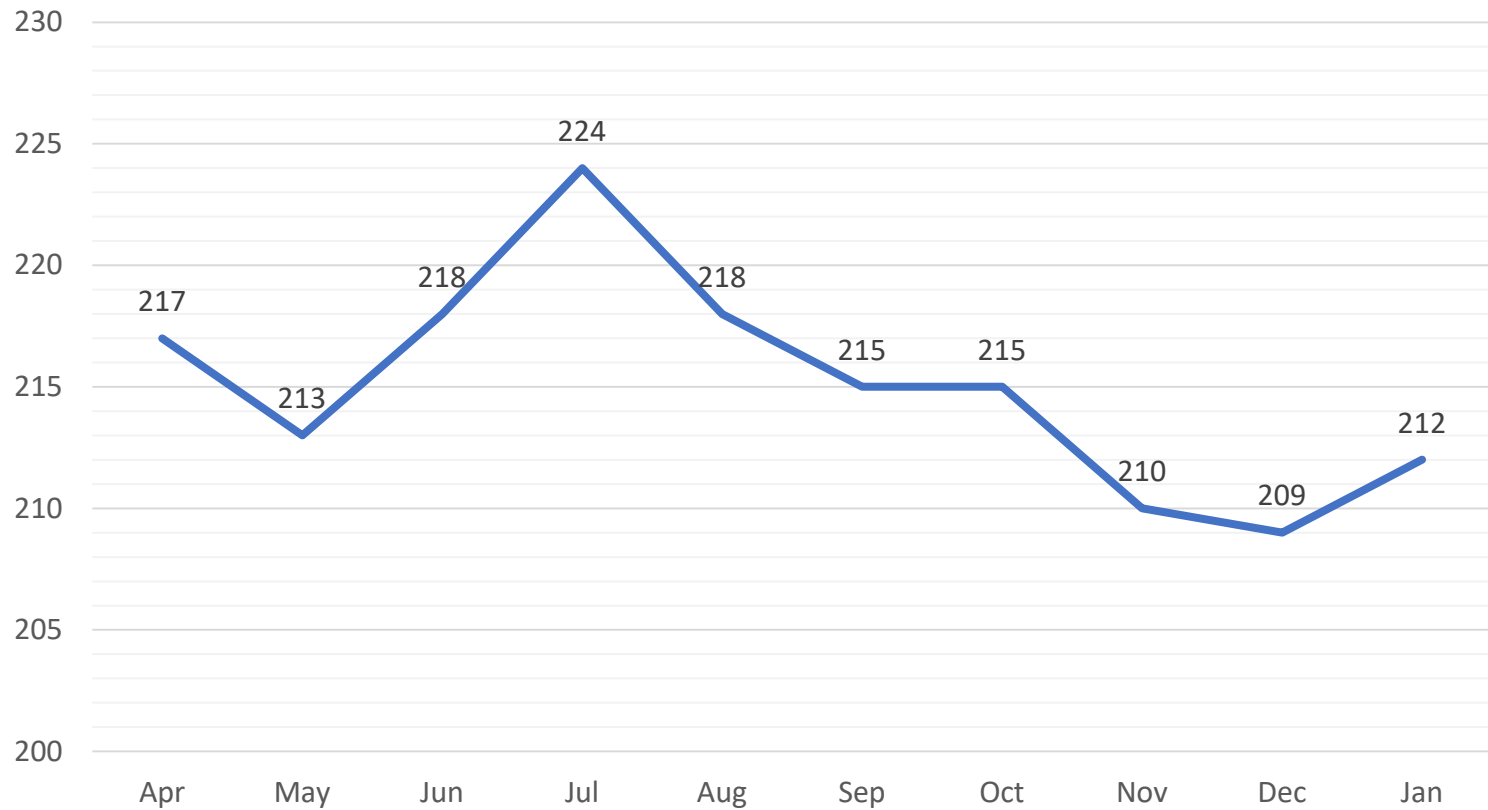


THA Employee Gender Diversity



■ Male ■ Female

Total THA Employees Fiscal Year 2020



Housing Residents Employed by THA

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

FEBRUARY Employee of the Month



ADMINISTRATION

Program and Property Services (PPS) selected Dewan Morgan.

Dewan Morgan has been a faithful employee of the Tampa Housing Authority for over 10 years. He has fulfilled many roles at the Oaks at Riverview Community Center and has volunteered countless hours of his time to his community.

Dewan (Rico) is always prompt, works very hard, and has a genuine care for the youth that he serves. He is currently the Site Manager for the Department of Juvenile Justice grant which emphasizes proactive crime prevention. He is the Site Manager for the ORCC's latest Prodigy grant where he focuses on the cultural education of our at-risk youth.

Dewan also oversees the THA/PAL Boxing program. The Boxing Program is designed to be a mentorship program between our at-risk youth and the Tampa Police Department. It has been extremely successful.

These are just a few examples of the hard work and leadership Dewan Morgan provides daily. It is an honor to recognize Dewan Morgan as the Employee of the Month for the month of February.



Dewan Morgan

FEBRUARY Employee of the Month



PROPERTY

JL Young property selected Germaine Thomas.

Germaine has been with THA since 1994 and came to JL Young in 2016 from Bethune Hi Rise.

Germaine has taken over the Work Orders and has ensured that all work orders are completed in a timely manner and ensures the technicians are detailed in their completions of the work orders.

She has also ensured that our residents receive excellent customer service while we have been short staff. She has taught herself some Spanish in order to assist our community, which is about 70% Spanish speaking. She has kept up with residents regarding certifications and ensures that visitors and vendors are directed appropriately.

She has gone above and beyond to ensure JL Young continues to excel. It is an honor to recognize Germaine Thomas as the Employee of the Month for the month of February.



Germaine Thomas

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

Department of Program and Property Services
Stephanie Brown-Gilmore, Director
January 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.

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	100%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	2%
YouthBuild (YB)	\$1,075,749	16%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	31%
Village Link-Up	\$137,345	28%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	87%
Prodigy	\$45,000	0%
Jobs Plus Initiative (JPI)	\$2,500,000	51%
City of Tampa Housing Counseling	\$61,567.50	52%
Wells Fargo Financial Literacy	\$12,000	0%
Johnson Controls	\$50,000	68%

**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JANUARY 2020**

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

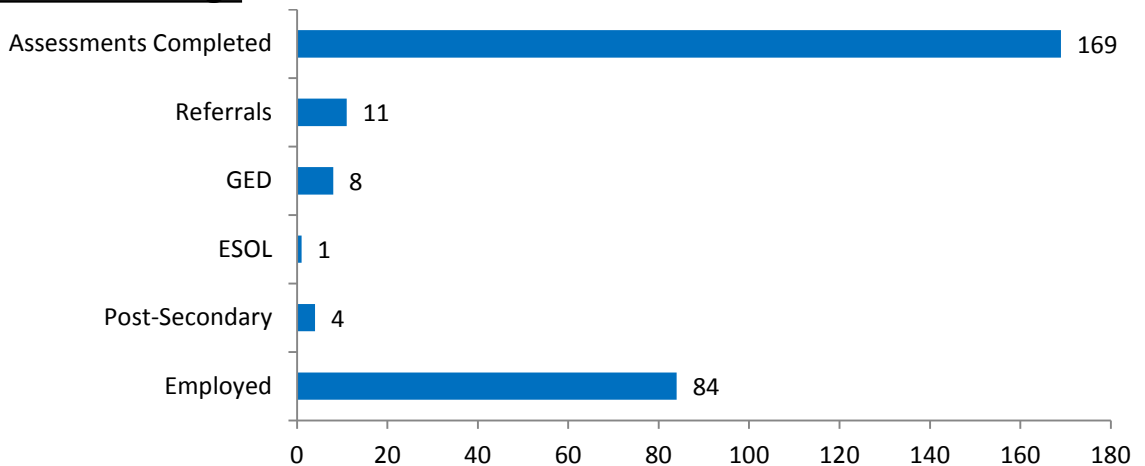
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

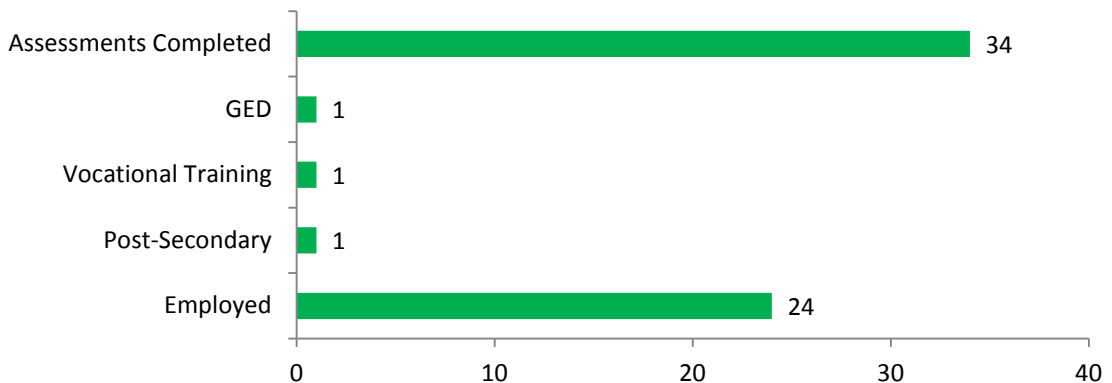
Completion Rate: 100%

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

Robles Park Village

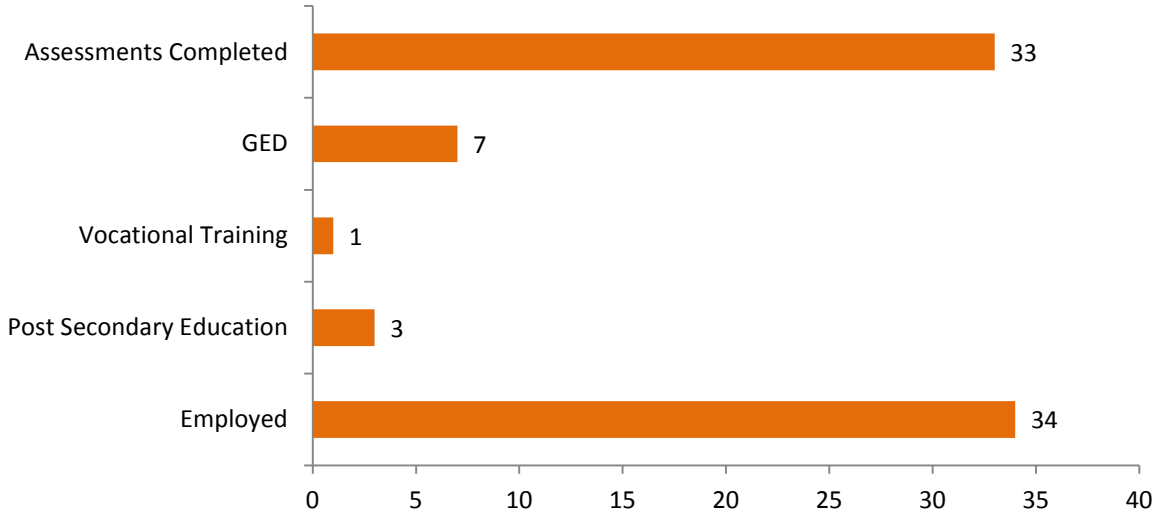


Arbors at Padgett Estates

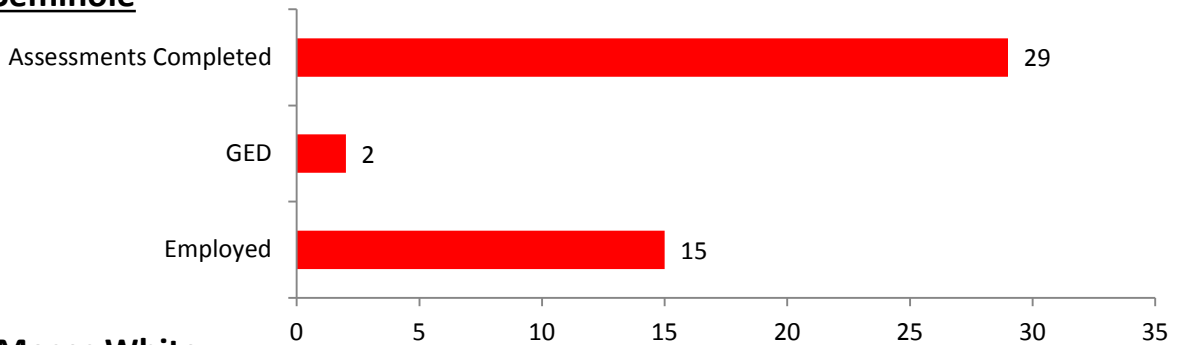


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JANUARY 2020**

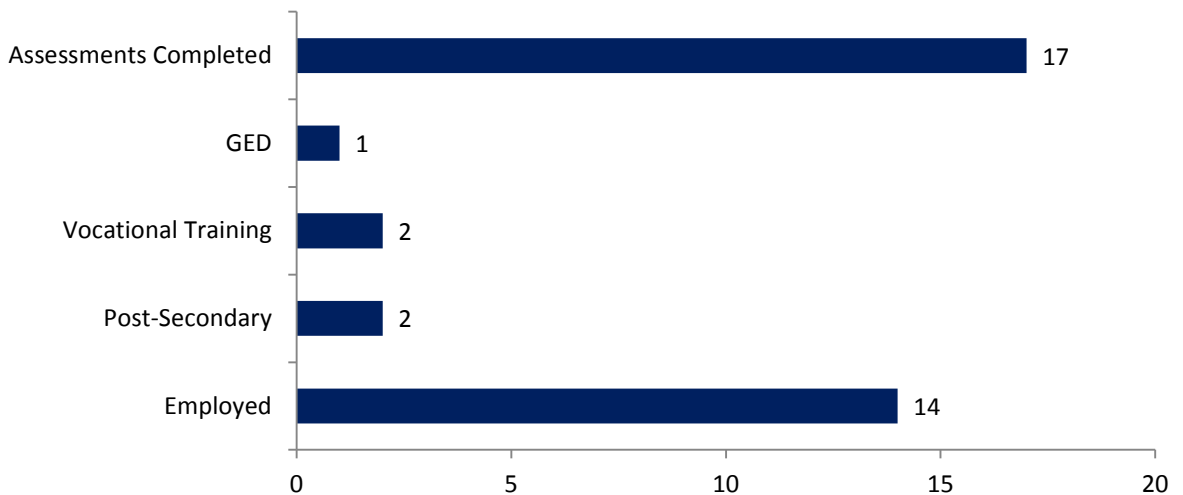
C. Blythe Andrews



Seminole



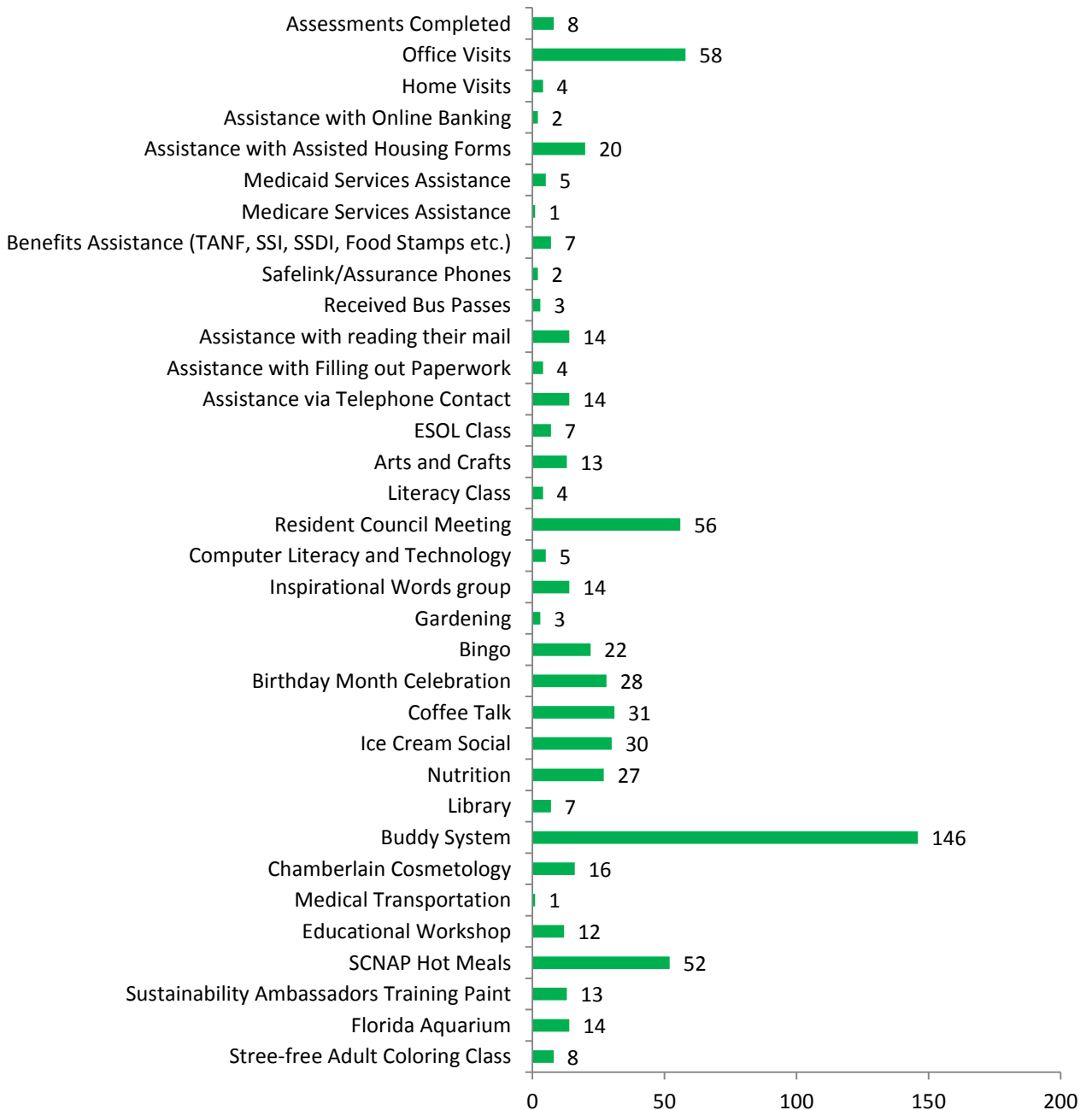
Moses White



ELDERLY SERVICES JANUARY 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 - 470 Residents



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JANUARY 2020

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

625 Participants Enrolled

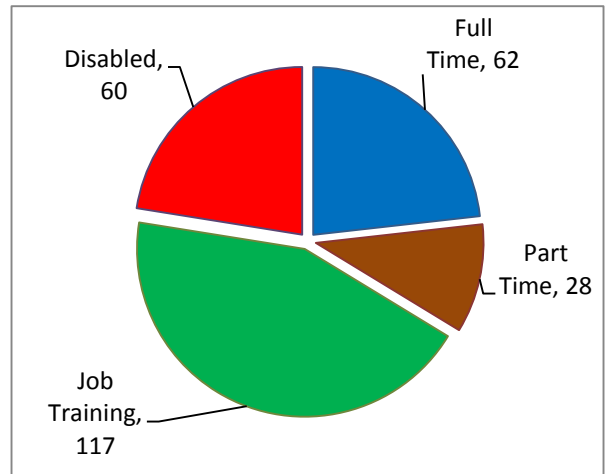
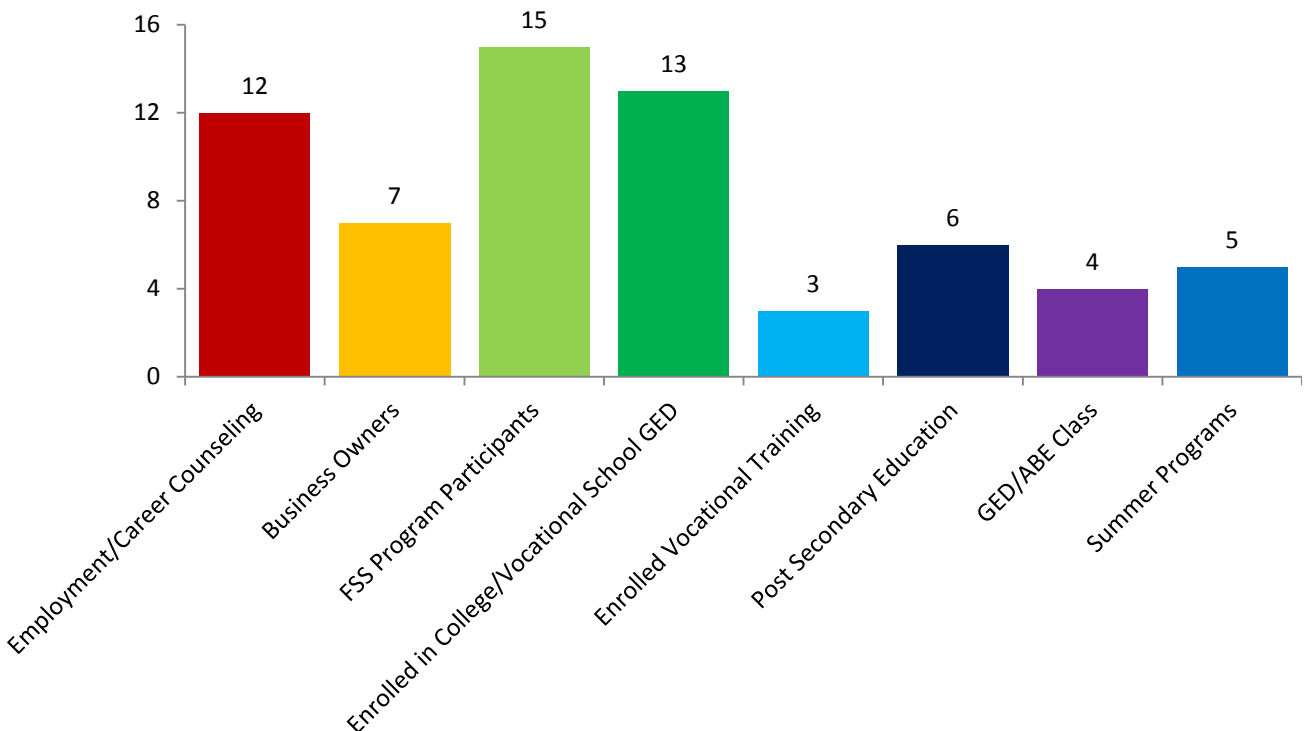
170 Active Families

Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (916)

- Ella – 120
- Reed – 204
- Trio – 245
- Tempo – 347

Participant Services

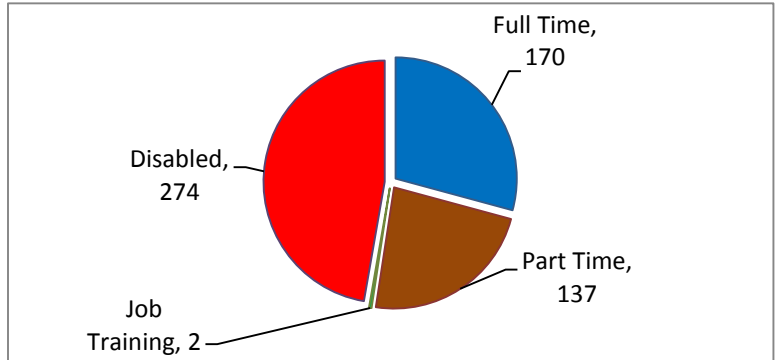


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM JANUARY 2020

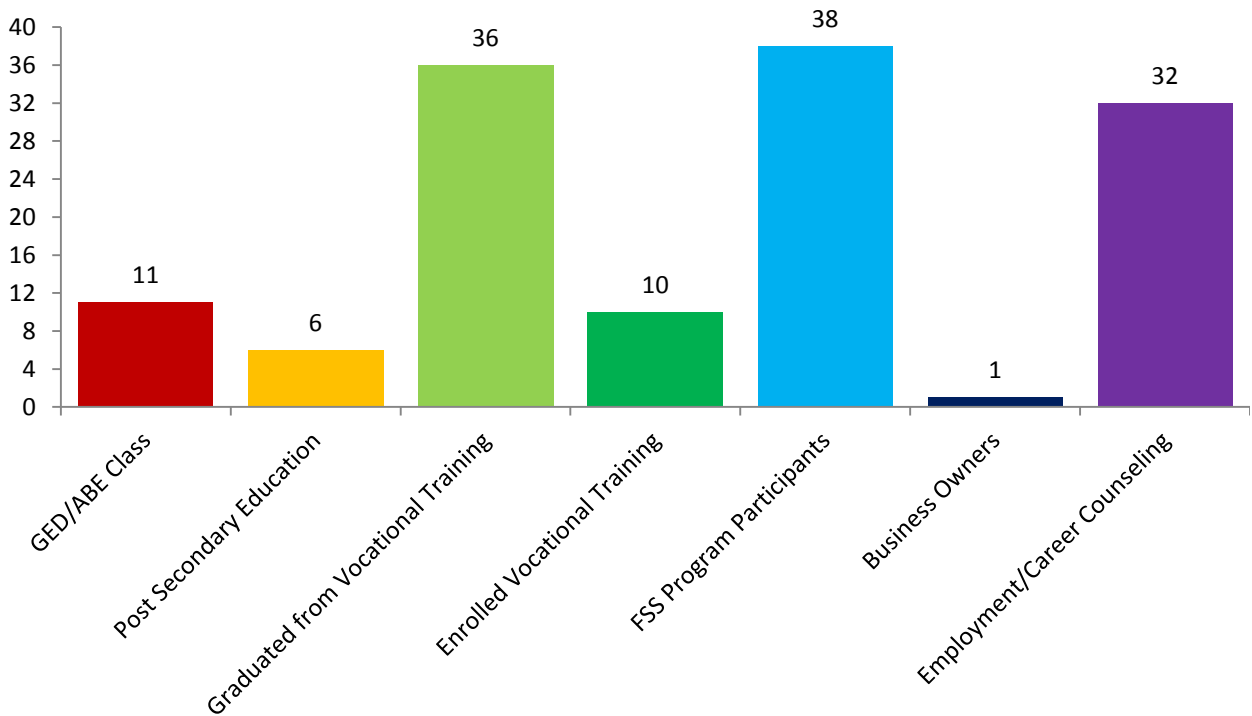
West River Initiative

Participant Enrollment

1669 Participants Enrolled
655 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	16	15			
GED/H.S Attainments	75%	1	1			
Literacy and Numeracy Gains	65%	6 Students				
Attainment of Degree/Certification	85%	NCCER – 12, NCA – 4, Phlebotomy - 1	CNA			
Placements Employment/Secondary Education	74%	10	1			
Additional Certifications:		OSHA 12 Forklift 5				

Monthly Highlights:

- YouthBuild Students J. Leggett and M. Wispe earned their High School Diploma this month.
- J. Leggett earned her GED and NCCER
- L. Miller and M. Wispe earned his GED
- THA YB Students volunteered with Robles Elementary and Kingdom kids for the National Service Day for MLK
- THA YB Students in the Second Cohort began the NCCER Construction Training
- Program Manager attended the Mentorship Conference in DC
- THA YB Students began the CSET (Customer Service) Modules
- THA YB Students volunteered with Coffee Matters by help transfer coffee making equipment
- Attended and volunteered with Habitat for Humanities

Upcoming Events:

- On Mondays Students will be volunteering with Metropolitan Ministries
- Students and staff will be attending Tallahassee with the Florida coalition
- Finalizing Phase 1 of the new YB Bathroom project

FLORIDA NETWORK OF YOUTH & FAMILY SERVICES
JANUARY 2020



Grant Period: July 1st, 2019 – June 30th, 2020
Grant Amount: \$191,724
Completion Rate: 31%

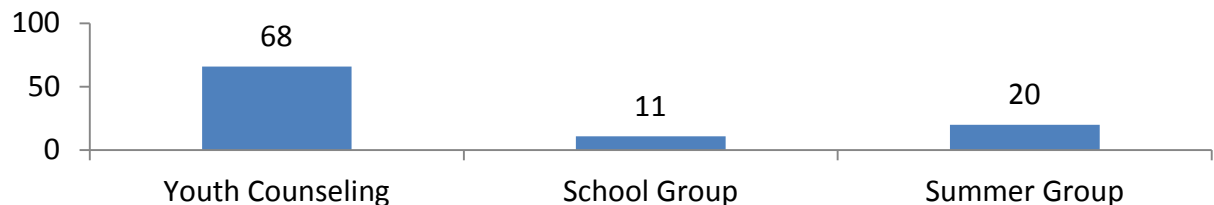
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- Ninety-nine (99) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- January 9th – CINS Presentation Planning Meeting @ Hillsborough County Children’s Services
- January 10th – YouthBuild Anger Management Class
- January 13th – New Spring 2020 students begin internship
- January 14th – Case Staffing Committee
- January 17th – DJJ Juvenile Justice Board Meeting
- January 29th – January 31st – Treatment Coordinator attending Florida Network “Big Meeting” in Daytona, FL

Upcoming Events:

- February 7th - YouthBuild Anger Management class
- February 10th - February 12th - Program Manager will attend Executive Advisory Roundtable & "Hill Day" in Tallahassee, FL
- February 11th – Case Staffing Committee
- February 21st - YouthBuild Anger Management class

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

Grant Amount: \$137,345

Completion Rate: 28%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

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

Monthly Highlights:

- January 8th – “How to Listen So Kids Will Talk” Pt. 1 – facilitated by Free 4 Ever International, Inc.
- January 17th – Children's Board Q1 Site Visit

Upcoming Events:

- February 14th – Community Outreach – RPV Resident Council meeting
- February 20th – Communications Parent Workshop – facilitated by Project Link, Inc.
- February 27th – Robles Park Village Spring Cleaning – 10am – 2pm
- February 28th – Community Outreach – RPV Resident Council meeting

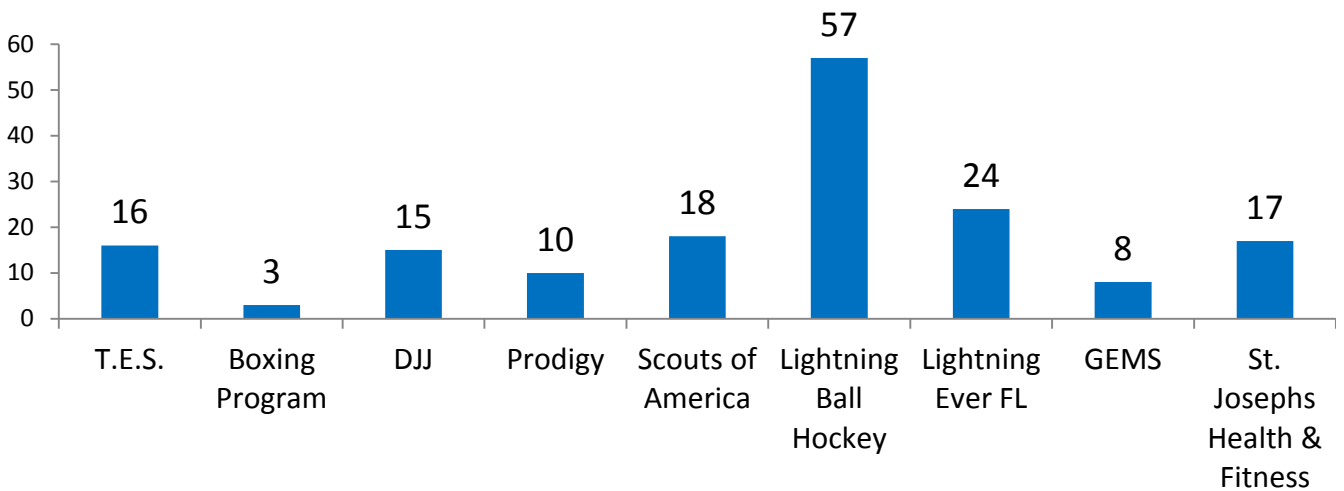
OAKS AT RIVERVIEW COMMUNITY CENTER JANUARY 2020

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

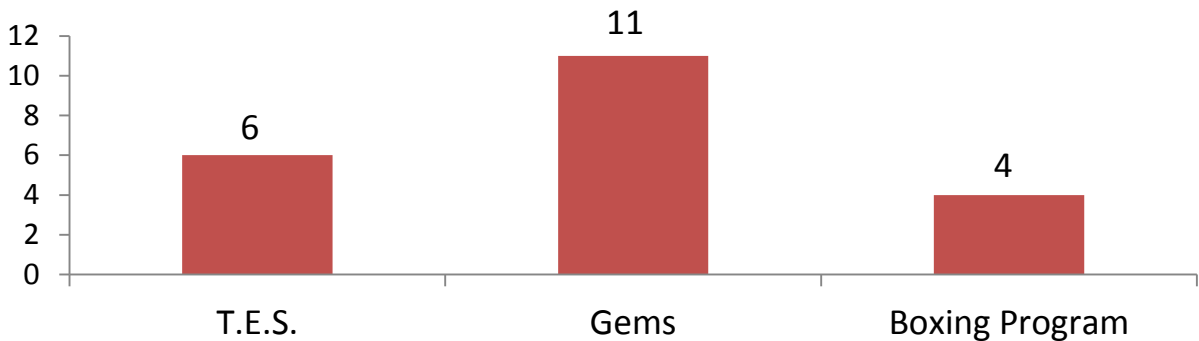
Oaks at Riverview Community Center Participation – Total Attendance – 86

Average Daily Participation - 79 (60 Elementary, 19 Middle/High School)

Elementary Afterschool Programs - 168



Middle/High School Programs - 21



Summer/After School Services Program JANUARY 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 87%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



January 2020

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

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
January	10
Total	10



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

Weekly Participation

Location	Registered	1/6	1/13	1/20	1/27
Robles Park	73	N/A	N/A	10	16
Oaks at Riverview	20	15	16	16	16
Belmont Phase III	12	N/A	12	12	10
Belmont Phase I & II	15	N/A	11	10	11
Moses White/Seminole		8	8	2	2
C. Blythe Andrews		10	10	16	16

Each group meets weekly at their respective location.

Recruitment

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

- State Fair – Feb 7
- Scouting Day – Feb 22
- THA Pinewood Derby – Mar 21
- District Pinewood Derby – Mar 28

Highlights

This month we restarted the program at Robles Park and are growing C. Blythe Andrews. Attendance is lower at Moses White due to after school tutoring for a few weeks as youth prepare for the yearly testing.

Looking Forward

- This is pinewood derby month so the Scouts are making cars to race.

JOBS PLUS INITIATIVE JANUARY 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

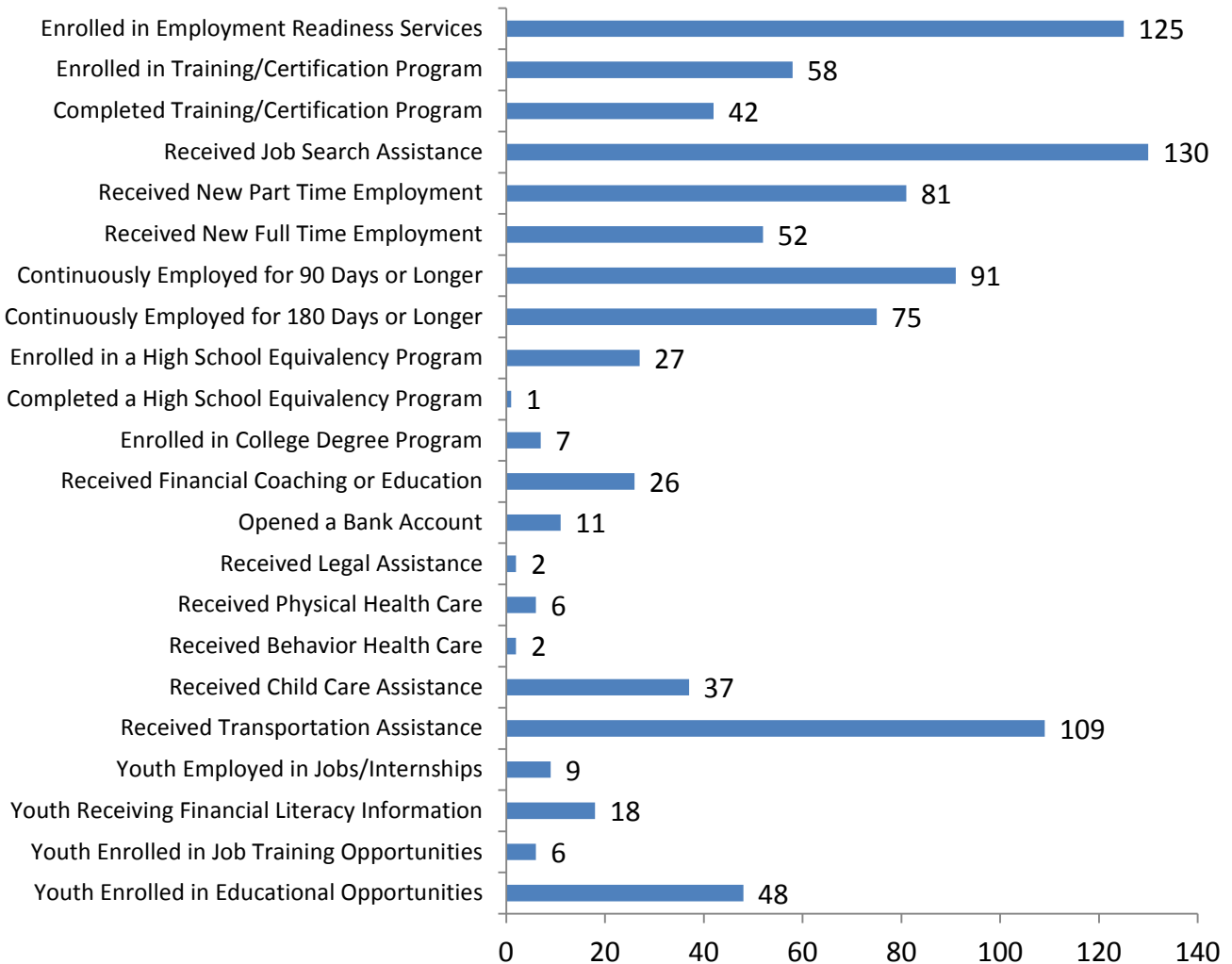
Completion Rate: 51%

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

Participant Enrollment

- 289 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property)
- 78 14-17 year old Youths are participating in the JPI Program (61 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

JANUARY 2020

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

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

Monthly Highlights:

- Met with PPS Program Managers individually, training was provided on the programs and services provided and how the Job Developer assists the Case Managers with residents in need of employment and or more skills or education.
- Accompanied YouthBuild Participants to the SuitUp & ShowUP Leadership Conference at HCC
- Attended the MLK Leadership Breakfast, on behalf of PPS
- Hosted an Interview Workshop at ORCC
- Updated the Job Contact List, and created a spreadsheet.
- Met with 6 Vendors in person.
- (Concorde Career Institute, Childcare Centers, LLC, Computer Generated Systems, US Census, Aramark, Maximus)

Upcoming Trainings for February:

- Every Monday Job Developer on Location at Robles
- Every Wednesday Job Developer on Location at YouthBuild
- Will Host a Job Readiness Workshop 2/12/2020 at Cypress
- Will Host a Job Fair at Robles 2/27/2020



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 68%
January 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 began the New Year by holding three (3) 2020 Kick-Off Meetings at three (3) properties (Arbors at Padget, J. L. Young, and Robles Park Village). The purpose of the meetings was to introduce the Sustainability Ambassadors Program, its purpose and Ambassadors (volunteers) to the respective communities. Senior residents at JL Young were invited to fill 30 seats to create a souvenir with artwork as a reminder to conserve water and energy. Marcella's Creative Arts instructed the two-hour painting class. Recruitment of new volunteers was conducted at the meetings.

- The Sustainability Ambassadors Program renewed commitments with six (6) out of sixteen (16) ambassadors. Two (2) new Ambassadors were recruited from residents who attended field trips last year. Ten (10) residents are interested in becoming Ambassadors. The efforts of recruitment and meetings held in January demonstrate a great start for the year.



Geraldine Barnes Award Winner: Crystal Baker

Community Service

Crystal began volunteering at the Oaks at Riverview Community Center in 2014. She was hired for a temporary position during that same summer. Following the summer of 2014, Crystal continued to volunteer at the ORCC for another four years. In 2018 Crystal was added to the ORCC staff permanently as a Youth Counselor where she is still employed.

I have known Crystal since 2006, and during that time, not only did she volunteer at the Oaks at Riverview Community Center, she volunteered at the Brandon Ravens, South Tampa 49ers, and the West Tampa Spartans as team mom. Currently Crystal is the team mom and volunteer for the VAST Track Club where her sons Cordell and Jo Jo compete.

I'd like to add that while being a single mother with two children, Crystal adopted another baby boy to assure that that young man would have a safe and loving home. In addition to that for the last two years, Crystal has been taking care of her father who has been ill with a form of cancer. She looks after him daily while assuring that he makes it to all of his doctor appointments and making sure that he is receiving the best care possible.

These are just a few examples of Crystal's heart and spirit. We are fortunate to have such a person on our Tampa Housing Authority Staff. With that I'd like to introduce to you Crystal Baker.

Nominator's Name: Dewan Morgan

STEPS Training January 28th – 31st



Suit Up and Show Up January 17th



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: February 11, 2020
RE: Financial Reporting for the Month of January 2020

Financial Highlights

January 31, 2019

Rental Assistance Demonstration (RAD)

For the Ten Months Ended January 31, 2020

- As of January 31, 2020, the RAD properties with a March 31st fiscal year end generated net cash from operations in the amount of \$467,187 after deducting the Operating Reserves in the amount of \$603,302; PPS, Youth, and Resident Enrichment funding in the amount of \$678,467; Transfers to the Corporate Overhead in the amount of \$389,803, and Replacement Reserves of \$744,436.
- The total RAD rents and other revenues budgeted for this period year to date was \$9,176,276 with actual revenues earned of \$9,275,361. This \$99,084 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$6,392,165 which represents \$109,688, or 1.7%, less than YTD budgeted expenses. This amount includes \$92,421 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.
- The above expenses include \$64,608 and \$36,902 in surveying and relocation costs, respectively, at Robles Park, LLC, related to Zion Cemetery. A approximately \$90,000 has been budgeted for relocation costs for affected residents.

Assisted Housing (AH)

For the Ten Months Ended January 31, 2020

- We updated our report format for the Assisted Housing program in November 2019. This updated version includes both the Voucher and Administration pieces of the program whereas previous versions only included the Administration portion of the program.
- The Voucher utilization for January 31, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$6,100,213 and YTD Voucher Revenue was \$75,068,696 which represents a total positive variance of \$2,917,524 compared to YTD budget. YTD operating expenditures were \$5,901,580 which represents a negative variance of \$(6,522) compared to the YTD budget. The YTD net income was \$1,200,018.

5301 West Cypress St., Tampa, Florida

Business Activities

Cedar Pointe (CPNT)

For the Ten Months Ended January 31, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 100% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$150,191 for both phases combined.
- Replacement Reserve for both phases combined was \$239,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Ten Months Ended January 31, 2020

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was (\$1,107,707).
- This loss is primarily attributable to a \$1.25 million acquisition payment funded by NTHDC for the Tempo and \$1 million in member loans for West River developments which were not originally budgeted.

Meridian River Development Corporation (MRDC)

For the Twelve Months Ended December 31, 2019

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 99.1% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$2,147,172.
- Operating Cash Balance was \$5,072,931.
- Replacement Reserves Cash Balance was \$378,726.

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

Related Entities

The Ella at Encore (ELLA)

For the Twelve Months Ended December 31, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 99.3% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$123,209.
- Operating Cash Balance was \$180,480.
- Replacement Reserve Cash Balance was \$336,773.

The Trio at Encore (TRIO)

For the Twelve Months Ended December 31, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 95.0% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$74,830.
- Operating Cash Balance was \$434,592.
- Replacement Reserve Cash Balance was \$230,809.

The Reed at Encore (REED)

For the Twelve Months Ended December 31, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 96.8% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$409,022.
- Operating Cash Balance was \$666,429.
- Replacement Reserve Cash Balance was \$207,773.

The Tempo at Encore (Tempo)

For the Twelve months Ended December 31, 2019

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 99.6% occupied.
- The Net Income (Loss) for the fiscal YTD before depreciation/amortization was \$(347,638).
- Operating Cash Balance was \$531,717.
- Replacement Reserve Cash Balance was \$17,766.

The Gardens at South Bay (GSB)

For the Twelve Months Ended December 31, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 95.8% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(291,800). However, this loss related in part to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest. These items accounted for \$316,809 of expense.
- Operating Cash Balance was \$1,251,398.
- Replacement Reserves Cash Balance was \$334,322.

Osborne Landing LTD (OSB)

For the One Month Ended January 31, 2020

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 100% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$5,787.
- Operating Cash Balance was \$204,155.
- Replacement Reserves Cash Balance was \$61,454.

Tampa Housing Authority
 RAD Properties Summary 1,049 Units
 For the Ten Months Ended January 31, 2020

Occupancy Percentage: 96.3%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	10 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 517,194	\$ 467,974	\$ 474,956	\$ 394,311	\$ 265,322	\$ 2,119,757	\$ 1,719,186	\$ 400,571	\$ 2,063,024	\$ 202
HAP Payments	3,150,315	1,123,147	896,759	1,020,871	856,147	7,047,239	7,457,090	(409,851)	8,948,508	\$ 672
Other Revenue	51,982	15,725	12,911	13,539	14,207	108,364	-	108,364	-	\$ 10
Total Revenue	\$ 3,719,491	\$ 1,606,846	\$ 1,384,626	\$ 1,428,721	\$ 1,135,676	\$ 9,275,361	\$ 9,176,276	\$ 99,084	\$ 11,011,532	\$ 884
Admin Salaries / Benefits	367,763	159,053	128,483	156,670	119,391	931,361	936,609	5,248	1,123,931	\$ 89
Administrative Expenses	185,158	68,178	43,536	45,961	23,787	366,619	450,816	84,197	540,979	\$ 35
Management Fees	312,158	124,922	104,168	108,608	87,302	737,158	737,158	-	884,589	\$ 70
Tenant Services Salary / Benefits	22,026	5,532	21,363	19,353	12,014	80,287	65,174	(15,114)	78,208	\$ 8
Tenant Service Expenses	67,688	10,179	7,342	7,273	4,241	96,724	52,708	(44,016)	63,249	\$ 9
Utilities	227,706	66,517	144,215	76,138	75,556	590,132	624,727	34,595	785,396	\$ 56
Maintenance Salary / Benefits	655,762	255,676	181,856	177,884	124,794	1,395,971	1,369,426	(26,546)	1,643,310	\$ 133
Maintenance Expenses	174,901	67,191	108,586	74,471	53,333	478,483	494,691	16,209	593,630	\$ 46
Contracted Maintenance Services	361,427	178,842	189,069	171,945	107,380	1,008,662	1,054,744	46,082	1,264,858	\$ 96
Protective Services Salary and Benefits	28,915	11,803	10,637	10,639	7,446	69,440	69,062	(378)	82,875	\$ 7
Protective Service Expenses	67,536	95,053	-	-	66,589	229,178	120,000	(109,178)	120,000	\$ 22
General Expenses	169,443	-	82,552	63,735	-	315,730	519,714	203,985	625,187	\$ 30
Bad Debt	70,872	-	8,978	6,101	6,470	92,421	2,857	(89,563)	3,429	\$ 9
Other Expenses	-	-	-	-	-	-	4,167	4,167	5,000	\$ -
Total Expenses	\$ 2,711,354	\$ 1,042,944	\$ 1,030,785	\$ 918,779	\$ 688,303	\$ 6,392,165	\$ 6,501,853	\$ 109,688	\$ 7,814,641	\$ 609
Net Operating Income	\$ 1,008,138	\$ 563,902	\$ 353,841	\$ 509,942	\$ 447,374	\$ 2,883,196	\$ 2,674,424	\$ 208,772	\$ 3,196,891	\$ 275
Operating Reserves	248,172	101,995	98,473	89,244	65,419	603,302	603,302	-	723,962	\$ 58
Transfer to Corporate Overhead	156,938	69,388	61,395	59,942	42,141	389,803	389,803	-	467,763	\$ 37
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	40,060	14,671	14,847	14,496	10,191	94,263	94,263	-	113,116	\$ 9
Oaks at Riverview Youth Programs	146,777	60,106	56,121	54,793	38,521	356,316	356,315	-	427,578	\$ 34
Funding of PPS Salaries	96,848	35,468	35,893	35,043	24,637	227,888	227,888	-	273,466	\$ 22
Replacement Reserves	453,082	88,273	76,438	74,629	52,014	744,436	744,436	-	893,323	\$ 71
Total Other Out Flows	\$ 1,141,876	\$ 369,901	\$ 343,165	\$ 328,146	\$ 232,922	\$ 2,416,008	\$ 2,416,008	\$ -	\$ 2,899,208	\$ 230
Net Cash From Operations	\$ (133,738)	\$ 194,001	\$ 10,675	\$ 181,796	\$ 214,452	\$ 467,187	\$ 258,416	\$ 208,772	\$ 297,683	\$ 45

Tampa Housing Authority

Robles Park, LLC

408 Units

For the Ten Months Ended January 31, 2020

Occupancy Percentage: 94.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 38,802	\$ 35,969	\$ 2,833	\$ 517,194	\$ 359,690	\$ 157,504	\$ 431,628	\$ 127
HAP Payments	245,990	350,408	(104,418)	3,150,315	3,504,081	(353,766)	4,204,897	\$ 772
Other Revenue	1,432	-	-	51,982	-	51,982	-	\$ 13
Total Revenue	\$ 286,224	\$ 386,377	\$ (100,153)	\$ 3,719,491	\$ 3,863,771	\$ (144,279)	\$ 4,636,525	\$ 912
Admin Salaries / Benefits	36,181	38,240	2,058	367,763	382,395	14,632	458,874	\$ 90
Administrative Expenses *	29,646	16,768	(12,878)	185,158	167,684	(17,474)	201,221	\$ 45
Management Fees	31,216	31,216	-	312,158	312,158	-	374,589	\$ 77
Tenant Services Salary / Benefits	2,308	749	(1,560)	22,026	7,485	(14,540)	8,983	\$ 5
Tenant Service Expenses **	9,369	2,105	(7,264)	67,688	21,053	(46,635)	25,264	\$ 17
Utilities	20,150	17,269	(2,881)	227,706	172,689	(55,017)	226,621	\$ 56
Maintenance Salary / Benefits	69,014	61,027	(7,987)	655,762	610,266	(45,496)	732,319	\$ 161
Maintenance Expenses	5,977	16,222	10,245	174,901	162,219	(12,682)	194,663	\$ 43
Contracted Maintenance Services	45,741	33,746	(11,995)	361,427	337,458	(23,969)	404,949	\$ 89
Protective Services Salary and Benefits	2,994	2,993	(1)	28,915	29,933	1,018	35,919	\$ 7
Protective Service Expenses	-	-	-	67,536	120,000	52,464	120,000	\$ 17
General Expenses	17,580	14,454	(3,126)	169,443	143,101	(26,342)	172,063	\$ 42
Bad Debt	-	6,209	6,209	70,872	62,090	(8,782)	74,508	\$ 17
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 270,177	\$ 240,997	\$ (29,179)	\$ 2,711,354	\$ 2,528,532	\$ (182,822)	\$ 3,029,973	\$ 665
Net Operating Income	\$ 16,047	\$ 145,380	\$ (129,333)	\$ 1,008,138	\$ 1,335,239	\$ (327,102)	\$ 1,606,552	\$ 247
Operating Reserves	24,817	24,817	-	248,172	248,172	-	297,806	\$ 61
Transfer to Corporate Overhead	15,694	15,694	-	156,938	156,938	-	188,326	\$ 38
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	4,006	4,006	-	40,060	40,060	-	48,072	\$ 10
Oaks at Riverview Youth Programs	14,678	14,678	-	146,777	146,777	-	176,132	\$ 36
Funding of PPS Salaries	9,685	9,685	-	96,848	96,848	-	116,217	\$ 24
Replacement Reserves	45,308	45,308	-	453,082	453,082	-	543,698	\$ 111
Total Other Out Flows	\$ 114,188	\$ 114,188	\$ -	\$ 1,141,876	\$ 1,141,876	\$ -	\$ 1,370,251	\$ 280
Net Cash From Operations	\$ (98,141)	\$ 31,192	\$ (129,333)	\$ (133,738)	\$ 193,364	\$ (327,102)	\$ 236,302	\$ (33)

*Includes Surveying Costs of \$64,608 related to Zion Cemetery

**Includes Relocation Costs of \$36,902 related to Zion Cemetery

Tampa Housing Authority

Arbors Estates, LLC

191 Units

For the Ten Months Ended January 31, 2020

Occupancy Percentage: 99.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 47,815	\$ 36,190	\$ 11,626	\$ 467,974	\$ 361,895	\$ 106,079	\$ 434,274	\$ 245
HAP Payments	112,517	119,963	(7,446)	1,123,147	1,199,630	(76,483)	1,439,556	\$ 588
Other Revenue	492	-	-	15,725	-	15,725	-	\$ 8
Total Revenue	\$ 160,824	\$ 156,153	\$ 4,180	\$ 1,606,846	\$ 1,561,525	\$ 45,321	\$ 1,873,830	\$ 841
Admin Salaries / Benefits	16,332	14,494	(1,838)	159,053	144,936	(14,117)	173,923	\$ 83
Administrative Expenses	4,172	8,706	4,535	68,178	87,064	18,887	104,477	\$ 36
Management Fees	12,492	12,492	-	124,922	124,922	-	149,906	\$ 65
Tenant Services Salary / Benefits	526	491	(34)	5,532	4,914	(617)	5,897	\$ 3
Tenant Service Expenses	533	973	440	10,179	9,725	(454)	11,670	\$ 5
Utilities	6,675	7,950	1,275	66,517	79,499	12,982	101,449	\$ 35
Maintenance Salary / Benefits	20,993	25,633	4,640	255,676	256,328	652	307,594	\$ 134
Maintenance Expenses	4,170	10,790	6,619	67,191	107,896	40,705	129,475	\$ 35
Contracted Maintenance Services	12,682	19,242	6,559	178,842	196,591	17,749	235,075	\$ 94
Protective Services Salary and Benefits	1,220	1,133	(87)	11,803	11,327	(476)	13,593	\$ 21
General Expenses	10,280	9,634	(646)	95,053	95,402	350	114,760	\$ 50
Bad Debt	-	2,583	2,583	-	25,833	25,833	31000	\$ -
Other Expenses	-	417	417	-	4,167	4,167	5,000	\$ -
Total Expenses	\$ 90,075	\$ 114,537	\$ 24,462	\$ 1,042,944	\$ 1,148,604	\$ 105,661	\$ 1,383,818	\$ 546
Net Operating Income	\$ 70,749	\$ 41,616	\$ 28,641	\$ 563,902	\$ 412,921	\$ 150,981	\$ 490,012	\$ 295
Operating Reserves	10,200	10,200	-	101,995	101,995	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	69,388	69,388	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	14,671	14,671	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	60,106	60,106	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	35,468	35,468	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	88,273	88,273	-	105,928	\$ 46
Total Other Out Flows	\$ 36,990	\$ 36,990	\$ -	\$ 369,901	\$ 369,901	\$ -	\$ 443,881	\$ 194
Net Cash From Operations	\$ 33,759	\$ 4,626	\$ 28,641	\$ 194,001	\$ 43,020	\$ 150,981	\$ 46,131	\$ 102

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units
For the Ten Months Ended January 31, 2020

Occupancy Percentage: 97.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 50,051	\$ 39,892	\$ 10,159	\$ 474,956	\$ 398,917	\$ 76,039	\$ 478,700	\$ 281
HAP Payments	89,078	90,319	(1,241)	896,759	903,193	(6,434)	1,083,832	\$ 531
Other Revenue	248	-	248	12,911	-	12,911	-	\$ 8
Total Revenue	\$ 139,377	\$ 130,211	\$ 9,166	\$ 1,384,626	\$ 1,302,110	\$ 82,516	\$ 1,562,532	\$ 819
Admin Salaries / Benefits	13,010	13,205	195	128,483	132,052	3,569	158,462	\$ 76
Administrative Expenses	5,524	6,116	592	43,536	61,161	17,625	73,393	\$ 26
Management Fees	10,417	10,417	-	104,168	104,168	-	125,002	\$ 62
Tenant Services Salary / Benefits	2,226	2,138	(88)	21,363	21,379	16	25,655	\$ 13
Tenant Service Expenses	472	824	352	7,342	8,236	893	9,883	\$ 4
Utilities	12,846	19,642	6,796	144,215	196,424	52,208	235,708	\$ 85
Maintenance Salary / Benefits	17,816	18,622	806	181,856	186,220	4,364	223,464	\$ 108
Maintenance Expenses	4,593	10,034	5,441	108,586	100,339	(8,247)	120,407	\$ 64
Contracted Maintenance Services	19,357	21,314	1,957	189,069	213,139	24,071	255,767	\$ 112
Protective Services Salary and Benefits	1,109	1,030	(79)	10,637	10,297	(340)	12,356	\$ 6
General Expenses	4,501	6,691	2,190	82,552	66,297	(16,255)	79,684	\$ 49
Bad Debt	-	542	542	8,978	5,417	(3,561)	6,500	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 91,870	\$ 110,574	\$ 18,704	\$ 1,030,785	\$ 1,105,128	\$ 74,343	\$ 1,326,281	\$ 610
Net Operating Income	\$ 47,507	\$ 19,637	\$ 27,870	\$ 353,841	\$ 196,982	\$ 156,859	\$ 236,251	\$ 209
Operating Reserves	9,847	9,847	-	98,473	98,473	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	61,395	61,395	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	14,847	14,847	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	56,121	56,121	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	35,893	35,893	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	76,438	76,438	-	91,725	\$ 45
Total Other Out Flows	\$ 34,317	\$ 34,317	\$ -	\$ 343,165	\$ 343,165	\$ -	\$ 411,798	\$ 203
Net Cash From Operations	\$ 13,190	\$ (14,680)	\$ 27,870	\$ 10,675	\$ (146,184)	\$ 156,859	\$ (175,548)	\$ 6

Tampa Housing Authority

Shimberg Estates, LLC

165 Units

For the Ten Months Ended January 31, 2020

Occupancy Percentage: 96.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,788	\$ 34,728	\$ 6,060	\$ 394,311	\$ 347,276	\$ 47,036	\$ 416,731	\$ 239
HAP Payments	97,829	101,033	(3,204)	1,020,871	1,010,326	10,545	1,212,391	\$ 619
Other Revenue	419	-	419	13,539	-	13,539	-	\$ 8
Total Revenue	\$ 139,036	\$ 135,760	\$ 3,275	\$ 1,428,721	\$ 1,357,601	\$ 71,120	\$ 1,629,122	\$ 866
Admin Salaries / Benefits	16,262	16,162	(100)	156,670	161,623	4,952	193,947	\$ 95
Administrative Expenses	2,811	7,077	4,266	45,961	70,770	24,809	84,924	\$ 28
Management Fees	10,861	10,861	-	108,608	108,608	-	130,330	\$ 66
Tenant Services Salary / Benefits	2,024	1,937	(87)	19,353	19,371	18	23,245	\$ 12
Tenant Service Expenses	1,014	804	(210)	7,273	8,041	767	9,649	\$ 4
Utilities	4,819	10,608	5,789	76,138	106,083	29,946	133,646	\$ 46
Maintenance Salary / Benefits	17,882	18,791	909	177,884	187,907	10,023	225,489	\$ 108
Maintenance Expenses	4,254	6,901	2,647	74,471	69,009	(5,463)	82,810	\$ 45
Contracted Maintenance Services	18,754	18,058	(697)	171,945	180,578	8,633	216,694	\$ 104
Protective Services and Benefits	1,109	1,030	(79)	10,639	10,297	(342)	12,357	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	3,672	5,914	2,242	63,735	58,581	(5,153)	70,935	\$ 39
Bad Debt	-	911	911	6,101	9,107	3,006	10,928	\$ 4
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 83,462	\$ 99,053	\$ 15,591	\$ 918,779	\$ 989,976	\$ 71,196	\$ 1,194,954	\$ 557
Net Operating Income	\$ 55,573	\$ 36,707	\$ 18,866	\$ 509,942	\$ 367,625	\$ 142,317	\$ 434,167	\$ 309
Operating Reserves	8,924	8,924	-	89,244	89,244	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	59,942	59,942	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	14,496	14,496	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	54,793	54,793	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	35,043	35,043	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	74,629	74,629	-	89,555	\$ 45
Total Other Out Flows	\$ 32,815	\$ 32,815	\$ -	\$ 328,146	\$ 328,146	\$ -	\$ 393,776	\$ 199
Net Cash From Operations	\$ 22,759	\$ 3,892	\$ 18,866	\$ 181,796	\$ 39,479	\$ 142,317	\$ 40,392	\$ 110

Tampa Housing Authority

Scruggs Manor, LLC

116 Units

For the Ten Months Ended January 31, 2020

Occupancy Percentage: 95.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 25,536	\$ 25,141	\$ 395	\$ 265,322	\$ 251,409	\$ 13,913	\$ 301,691	\$ 229
HAP Payments	85,633	83,986	1,647	856,147	839,860	16,287	1,007,832	\$ 738
Other Revenue	771	-	771	14,207	-	14,207	-	\$ 12
Total Revenue	\$111,940	\$109,127	\$ 2,813	\$1,135,676	\$1,091,269	\$44,407	\$1,309,523	\$ 979
Admin Salaries / Benefits	17,873	11,560	(6,313)	119,391	115,603	(3,788)	138,724	\$ 103
Administrative Expenses	1,076	6,414	5,338	23,787	64,137	40,350	76,964	\$ 21
Management Fees	8,730	8,730	-	87,302	87,302	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,255	1,202	(52)	12,014	12,024	10	14,429	\$ 10
Tenant Service Expenses	324	565	242	4,241	5,653	1,412	6,783	\$ 4
Utilities	8,165	7,003	(1,162)	75,556	70,032	(5,524)	87,972	\$ 65
Maintenance Salary / Benefits	12,512	12,870	359	124,794	128,704	3,911	154,445	\$ 108
Maintenance Expenses	4,638	5,523	884	53,333	55,229	1,896	66,275	\$ 46
Contracted Maintenance Services	9,713	12,698	2,984	107,380	126,978	19,598	152,373	\$ 93
Protective Services and Benefits	776	721	(56)	7,446	7,208	(238)	8,650	\$ 6
General Expenses	5,953	4,993	(960)	66,589	49,243	(17,346)	59,238	\$ 57
Bad Debt	-	750	750	6,470	7,500	1,030	9,000	\$ 6
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 71,017	\$ 73,030	\$ 2,014	\$ 688,302	\$ 729,612	\$ 41,310	\$ 879,614	\$ 593
Net Operating Income	\$ 40,923	\$ 36,096	\$ 4,827	\$ 447,374	\$ 361,657	\$ 85,717	\$ 429,909	\$ 386
Operating Reserves	6,542	6,542	-	65,419	65,419	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	42,141	42,141	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	10,191	10,191	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	38,521	38,521	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	24,637	24,637	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	52,014	52,014	-	62,417	\$ 45
Total Other Out Flows	\$ 23,292	\$ 23,292	\$ -	\$ 232,922	\$ 232,922	\$ -	\$ 279,507	\$ 201
Net Cash From Operations	\$ 17,631	\$ 12,804	\$ 4,827	\$ 214,452	\$ 128,735	\$ 85,717	\$ 150,402	\$ 185

Tampa Housing Authority

JL Young Apartments, Inc. 449 Units

For the One Month Ended January 31, 2020

Occupancy Percentage: 99.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 109,631	\$ 98,487	\$ 11,143	\$ 109,631	\$ 98,487	\$ 11	\$ 295,462	\$ 244
HAP Payments	211,716	214,363	(2,647)	211,716	214,363	(137)	643,089	\$ 472
Other Revenue	933	-	933	-	-	933	-	\$ -
Total Revenue	\$ 322,280	\$ 312,850	\$ 9,430	\$ 322,280	\$ 312,850	\$ 16,023	\$ 938,551	\$ 718
Admin Salaries / Benefits	32,760	27,545	(5,215)	32,760	27,545	(5,215)	82,635	\$ 73
Administrative Expenses	3,750	6,258	2,508	3,750	6,258	2,508	20,774	\$ 8
Management Fees	25,028	25,028	-	25,028	25,028	-	75,084	\$ 56
Tenant Services Salary / Benefits	7,012	7,004	(8)	7,012	7,004	(8)	21,012	\$ 16
Tenant Service Expenses	1,309	949	(360)	1,309	949	(360)	2,846	\$ 3
Utilities	14,790	23,817	9,027	14,790	23,817	9,027	77,085	\$ 33
Maintenance Salary / Benefits	61,273	54,100	(7,173)	61,273	54,100	(7,173)	162,300	\$ 136
Maintenance Expenses	21,780	12,870	(8,910)	21,780	12,870	(8,910)	33,063	\$ 49
Contracted Maintenance Services	41,036	47,008	5,972	41,036	47,008	5,972	146,165	\$ 91
Protective Services Salary and Benefits	3,105	3,007	(98)	3,105	3,007	(98)	9,021	\$ 7
Protective Service Expenses	5,525	8,400	2,876	5,525	8,400	2,876	25,200	\$ 12
General Expenses	9,312	9,312	-	9,312	9,312	-	27,960	\$ 21
Bad Debt	-	1,000	1,000	-	1,000	1,000	3,000	\$ -
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 226,680	\$ 226,298	\$ (382)	\$ 226,680	\$ 226,298	\$ (382)	\$ 686,145	\$ 505
Net Operating Income	\$ 95,600	\$ 86,552	\$ 9,048	\$ 95,600	\$ 86,552	\$ 15,641	\$ 252,406	\$ 213
Operating Reserves (1 Month)	21,996	21,996	-	21,996	21,996	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	16,311	16,311	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	3,945	3,945	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	9,536	9,536	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	24,469	24,469	-	293,624	\$ 54
Total Other Out Flows	\$ 76,256	\$ 76,256	\$ -	\$ 76,256	\$ 76,256	\$ -	\$ 915,075	\$ 170
Net Cash From Operations	\$ 19,343	\$ 10,296	\$ 9,048	\$ 19,343	\$ 10,296	\$ 9,048	\$ (662,669)	\$ 43

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations for the Ten Months Ended January 31, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ 155,408	\$ 71,256,807	\$ 71,412,215	\$ 69,294,200	\$ 2,118,015	\$ 83,153,037
S8 Administrative Fees	5,867,128	-	5,867,128	5,518,430	348,698	6,622,118
Port In (vpti)	40,116	1,255,455	1,295,571	3,418,125	(2,122,554)	4,322,270
RAPS (Rehab Assistance Payments)	-	2,168,290	2,168,290	-	2,168,290	-
Other Revenue	37,561	388,144	425,705	20,630	405,075	24,759
Total Revenue	\$ 6,100,213	\$ 75,068,696	\$ 81,168,909	\$ 78,251,385	\$ 2,917,524	\$ 94,122,184
Expenses						
Administrative						
Salaries & Benefits	3,516,277	-	3,516,277	3,709,690	193,413	4,451,546
Management Fees	1,497,310	-	1,497,310	1,497,310	-	1,796,768
Administrative other	711,135	-	711,135	611,480	(99,655)	733,500
Total Administrative	5,724,722	-	5,724,722	5,818,480	93,758	6,981,814
Tenant and Social Services	54,175	-	54,175	10,000	(44,175)	10,000
Maintenance & Operation	14,036	-	14,036	15,080	1,044	18,100
General Expenses	108,647	-	108,647	51,498	(57,149)	85,006
Total Operating Expenses	\$ 5,901,580	\$ -	\$ 5,901,580	\$ 5,895,058	\$ (6,522)	\$ 7,094,920
Other Expenses						
Escrow Payments	-	329,824	329,824	358,330	28,506	430,000
HAP Utility Assistance Payment	-	1,220,147	1,220,147	1,000,000	(220,147)	1,200,000
Hsg Assist/Landlord Pymnt	-	69,633,155	69,633,155	70,269,380	636,225	84,532,054
Hsg Assist Pymts-Portables	-	925,608	925,608	915,390	(10,218)	1,098,463
RAPS Disbursements	-	1,957,619	1,957,619	-	(1,957,619)	-
Total Other Expenses	\$ -	\$ 74,066,353	\$ 74,066,353	\$ 72,543,100	\$ (1,523,253)	\$ 87,260,517
Other Financing Sources	958	-	958	-	958	-
Net Income	\$ 197,675	\$ 1,002,343	\$ 1,200,018	\$ (186,773)	\$ 1,386,791	\$ (233,253)

Tampa Housing Authority

Corporate Overhead Income And Operating Expenses For the Ten Months Ended January 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 980,811	\$ 980,811	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	1,497,307	1,497,307	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	521,004	521,004	-	625,205
Other Revenue	-	-	-	68,957	-	68,957	-
Total Revenue	\$ 299,912	\$ 299,912	\$ -	\$ 3,068,079	\$ 2,999,122	\$ 68,957	\$ 3,598,946
Admin Salaries / Benefits	284,839	274,875	(9,964)	2,754,856	2,748,747	(6,110)	3,298,496
Administrative Expenses	38,627	46,672	8,045	582,274	466,718	(115,556)	560,061
Tenant Services Salary / Benefits	-	1,040	1,040	(656)	10,400	11,056	12,480
Tenant Service Expenses	2,201	208	(1,993)	7,402	2,083	(5,319)	2,500
Utilities	6,125	8,290	2,165	82,229	82,896	667	99,475
Maintenance Salary / Benefits	19,594	18,037	(1,557)	173,918	180,373	6,455	216,447
Maintenance Expenses	3,166	6,996	3,830	49,362	69,959	20,597	83,951
Contracted Maintenance Services	11,671	14,023	2,353	113,224	140,234	27,009	168,280
Protective Services Salary and Benefits	18,448	13,549	(4,899)	158,978	135,489	(23,489)	162,587
Protective Service Expenses	-	(82)	(82)	338	(818)	(1,156)	(982)
General Expenses	8,852	6,478	(2,374)	69,063	64,781	(4,282)	77,737
Other Expenses	-	4,167	4,167	35,678	41,667	5,989	50,000
Total Expenses	\$ 393,523	\$ 394,253	\$ 730	\$ 4,026,666	\$ 3,942,527	\$ (84,139)	\$ 4,731,033
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	552,917	552,917	-	663,500
Transfer from NTHD	39,049	39,049	-	390,488	390,488	-	468,586
Total Contributions from Other Sources	\$ 94,341	\$ 94,341	\$ -	\$ 943,405	\$ 943,405	\$ -	\$ 1,132,086
Net Income or (Loss)	\$ 730	\$ (0)	\$ 730	\$ (15,182)	\$ (1)	\$ (15,182)	\$ 0

Tampa Housing Authority

Cedar Pointe Apartments Phase 1 & 2 84 Units
For the Ten Months Ended January 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 51,884	\$ 50,734	\$ 1,151	\$ 536,175	\$ 507,337	\$ 28,838	\$ 608,804	\$ 894
Subsidy / Grant Income	7,181	6,899	282	52,959	68,989	(16,030)	82,787	\$ 88
Other Income	226	-	226	7,736	-	7,736	-	\$ -
Total Revenue	\$ 59,292	\$ 57,633	\$ 1,659	\$ 596,870	\$ 576,326	\$ 20,544	\$ 691,591	\$ 995
Expenses								
Admin Salaries / Benefits	10,909	4,441	(6,468)	80,457	44,414	(36,043)	53,296	\$ 134
Administrative Expenses	3,343	11,574	8,231	38,781	115,739	76,958	138,887	\$ 65
Management Fees	3,165	3,165	-	31,650	31,650	-	37,980	\$ 53
Asset Management Fees	518	518	-	5,180	5,180	-	6,216	\$ 9
Utilities	3,909	6,139	2,230	45,289	61,393	16,103	73,671	\$ 75
Maintenance Salary and Benefits	6,357	7,122	764	60,196	71,215	11,020	85,459	\$ 100
Maintenance Expenses	6,930	3,984	(2,946)	34,745	39,838	5,093	47,805	\$ 58
Contracted Maintenance services	8,550	7,826	(723)	83,378	78,262	(5,116)	93,914	\$ 139
General Expenses	-	4,366	4,366	32,002	43,538	11,536	52,269	\$ 53
Total Expense	\$ 43,681	\$ 49,135	\$ 5,453	\$ 411,679	\$ 491,228	\$ 79,550	\$ 589,497	\$ 686
Net Income	\$ 15,610	\$ 8,498	\$ 7,112	\$ 185,191	\$ 85,098	\$ 100,094	\$ 102,095	\$ 309
Capital Improvements	-	833	833	-	8,333	8,333	10,000	\$ -
Replacement Reserve	3,500	3,500	-	35,000	35,000	-	42,000	\$ 42
Cash Flow Before Debt	\$ 12,110	\$ 5,831	\$ 6,279	\$ 150,191	\$ 41,764	\$ 108,427	\$ 50,095	\$ 179
County Loan Repayment*	-	3,465	3,465	-	34,648	34,648	41,577	\$ -
Cash Flow	\$ 12,110	\$ 9,296	\$ 2,814	\$ 150,191	\$ 76,412	\$ 73,780	\$ 8,518	\$ 250

*CPNT Phase 1 - 83% of Cash Flow

*CPNT Phase 2 - 49% of Cash Flow

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the Ten Months Ended January 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,020,813	\$ 1,007,047	\$ 13,766	\$ 10,274,850	\$ 10,070,467	\$ 204,383	\$ 12,084,560
Total Revenue	\$ 1,020,813	\$ 1,007,047	\$ 13,766	\$ 10,274,850	\$ 10,070,467	\$ 204,383	\$ 12,084,560
Expenses							
Administrative Salaries	24,685	22,844	(1,841)	233,240	228,437	(4,803)	274,124
Admin Operating Costs	7,641	4,558	(3,082)	44,398	45,583	1,185	54,600
Maintenance	(112)	133	245	2,385	1,333	(1,052)	1,000
Management Fees	8,333	8,333	-	83,333	83,333	-	100,000
Audit Fees	-	1,625	1,625	19,500	16,250	(3,250)	19,500
Legal Fees	37,626	4,583	(33,043)	39,650	45,833	6,183	55,000
Insurance Costs	12,499	12,706	207	125,057	123,193	(1,864)	148,610
Service Provider Contract Costs	660,351	615,580	(44,770)	6,616,844	6,155,803	(461,041)	7,831,405
Total Expenses	\$ 751,024	\$ 670,363	\$ (80,661)	\$ 7,164,407	\$ 6,699,766	\$ (464,641)	\$ 8,484,239
Net Operating Income	\$ 269,789	\$ 336,683	\$ (66,894)	\$ 3,110,443	\$ 3,370,700	\$ (260,258)	\$ 3,600,321
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	168,516	167,826	(690)	4,218,150	1,878,779	(2,339,371)	3,873,951
Affiliated Entities Operational Funding	\$ 168,516	\$ 167,826	\$ (690)	\$ 4,218,150	\$ 1,878,779	\$ (2,339,371)	\$ 3,873,951
Net Income after Affiliated Funding	\$ 101,274	\$ 168,857	\$ (67,584)	\$ (1,107,707)	\$ 1,491,921	\$ (2,599,628)	\$ (273,630)

*See detail breakdown on next page.

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For the Ten Months Ended January 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	\$ 8,716	\$ 8,027	\$ (690)	\$ 68,637	\$ 80,267	\$ 11,629	\$ 96,320
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	250,919	250,919	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	113,758	113,758	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	139,569	139,569	-	167,483
THA - Funding of ORCC	33,669	33,669	-	336,694	336,694	-	404,033
THA - Funding of PPS	10,826	10,826	-	108,262	108,262	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	15,000	15,000	-	261,000	250,000	(11,000)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	122,600	122,600	-	262,500
THA - West River Member Loans	-	-	-	1,040,000	-	(1,040,000)	-
THA - AHDC Funding	-	-	-	27,194	27,194	-	27,194
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Tempo Acquisition Payments	-	-	-	1,250,000	-	(1,250,000)	-
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	49,879	49,879	-	199,516	199,516	-	290,000
Affiliated Entities Operational Funding	\$ 168,516	\$ 167,826	\$ (690)	4,218,150	1,878,779	(2,339,371)	\$ 3,873,951

Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One and Twelve Months Ended December 31, 2019

Occupancy Percentage: 99.1%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$474,385	\$465,840	\$8,545	\$5,576,809	\$5,481,720	\$95,089	\$5,481,720	\$666
(Loss) Gain to Lease	1,925	-	1,925	(20,101)	-	(20,101)	-	(2)
Vacancy	(13,113)	(24,867)	11,754	(132,287)	(293,128)	160,841	(293,128)	(16)
Bad Debt	16,095	(3,650)	19,745	933	(43,800)	44,733	(43,800)	-
Concessions	-	-	-	(334)	-	(334)	-	(-)
Other Income	25,426	9,590	15,836	205,695	123,316	82,379	123,316	25
Total Revenues	\$504,718	\$446,913	\$57,805	\$5,630,715	\$5,268,108	\$362,607	\$5,268,108	\$672
Expenses:								
Administrative Salaries	40,717	42,583	1,866	404,621	510,996	106,375	510,996	48
Advertising & Promotion	6,175	7,616	1,441	61,914	86,142	24,228	86,142	7
Maintenance	64,363	74,740	10,377	813,980	975,136	161,156	975,136	97
Turnover Expense	56,847	35,197	(21,650)	334,563	367,755	33,192	367,755	40
Administrative	2,191	9,557	7,366	116,520	125,149	8,629	125,149	14
Utilities	24,625	36,525	11,900	333,152	446,200	113,048	446,200	40
Management Fees	32,955	30,440	(2,515)	378,081	365,280	(12,801)	365,280	45
Professional Fees	(441)	16,341	16,782	78,546	196,092	117,546	196,092	9
Insurance and Taxes	4,860	39,006	34,146	402,136	468,072	65,936	468,072	48
Total Expenses	\$232,292	\$292,005	\$59,713	\$2,923,513	\$3,540,822	\$617,309	\$3,540,822	\$349
Net Operating Income	\$272,426	\$154,908	\$117,518	\$2,707,202	\$1,727,286	\$979,916	\$1,727,286	\$323
Debt Services	(196,050)	68,744	264,794	560,030	824,925	264,895	824,925	67
Income After Debt Services	\$468,476	\$86,164	\$382,312	\$2,147,172	\$902,361	\$1,244,811	\$902,361	\$256

Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One and Twelve Months Ended December 31, 2019

Occupancy Percentage: 99.0%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$160,765	\$158,065	\$2,700	\$1,897,719	\$1,865,430	\$32,289	\$1,865,430	\$529
(Loss) Gain to Lease	-	-	\$0	(3,651)	-	(3,651)	-	(1)
Vacancy	(2,975)	(8,543)	\$5,568	(42,651)	(100,953)	58,302	(100,953)	(12)
Bad Debt	4,914	(2,500)	\$7,414	(853)	(30,000)	29,147	(30,000)	(0)
Concessions	-	-	\$0	(334)	-	(334)	-	(0)
Other Income	3,334	3,210	\$124	34,044	38,520	(4,476)	38,520	9
Total Revenues	\$166,038	\$150,232	\$15,806	\$1,884,274	\$1,772,997	\$111,277	\$1,772,997	\$525
Expenses:								
Administrative Salaries	11,898	14,857	2,959	128,657	178,284	49,627	178,284	36
Advertising & Promotion	2,518	2,661	143	23,631	29,332	5,701	29,332	7
Maintenance	19,098	26,098	7,000	254,958	320,742	65,784	320,742	71
Turnover Expense	32,078	21,297	(10,781)	171,793	192,280	20,487	192,280	48
Administrative	392	2,701	2,309	32,643	36,027	3,384	36,027	9
Utilities	16,377	21,275	4,898	200,830	255,300	54,470	255,300	56
Management Fees	12,818	11,885	(933)	146,499	142,620	(3,879)	142,620	41
Professional Fees	239	7,783	7,544	29,916	93,396	63,480	93,396	8
Insurance and Taxes	(28,001)	8,413	36,414	64,069	100,956	36,887	100,956	18
Total Expenses	\$67,417	\$116,970	49,553	\$1,052,996	\$1,348,937	\$295,941	\$1,348,937	\$293
Net Operating Income	\$98,621	\$33,262	\$65,359	\$831,278	\$424,060	\$407,218	\$424,060	\$232
Debt Services	(34,748)	11,474	46,222	91,440	137,688	46,248	137,688	25
Income After Debt Services	\$133,369	\$21,788	\$111,581	\$739,838	\$286,372	\$453,466	\$286,372	\$206

Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations For The One and Twelve Months Ended December 31, 2019 Occupancy Percentage: 100%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$222,324	\$219,938	\$2,386	\$2,619,642	\$2,580,846	\$38,796	\$2,580,846	\$782
(Loss) Gain to Lease	1,945	-	1,945	(10,510)	-	(10,510)	-	(3)
Vacancy	(6,132)	(11,932)	5,800	(49,315)	(140,263)	90,948	(140,263)	(15)
Bad Debt	18,470	(900)	19,370	11,803	(10,800)	22,603	(10,800)	4
Concessions	-	-	-	-	-	-	-	-
Other Income	19,746	5,100	14,646	134,278	60,901	73,377	60,901	40
Total Revenues	\$256,353	\$212,206	\$44,147	\$2,705,898	\$2,490,684	\$215,214	\$2,490,684	\$808
Expenses:								
Administrative Salaries	15,761	15,819	58	147,520	189,828	42,308	189,828	44
Advertising & Promotion	2,285	2,530	245	23,667	31,560	7,893	31,560	7
Maintenance	30,371	32,458	2,087	379,827	446,516	66,689	446,516	113
Turnover Expense	19,793	12,500	(7,293)	124,863	149,700	24,837	149,700	37
Administrative	739	4,028	3,289	53,965	53,766	(199)	53,766	16
Utilities	7,783	11,500	3,717	95,507	141,400	45,893	141,400	29
Management Fees	14,458	13,049	(1,409)	164,395	156,588	(7,807)	156,588	49
Professional Fees	(600)	4,245	4,845	24,776	50,940	26,164	50,940	7
Insurance and Taxes	(35,717)	16,999	52,716	162,514	203,988	41,474	203,988	49
Total Expenses	\$54,873	\$113,128	\$58,255	\$1,177,034	\$1,424,286	\$247,252	\$1,424,286	\$352
Net Operating Income	\$201,480	\$99,078	\$102,402	\$1,528,863	\$1,066,398	\$462,465	\$1,066,398	\$457
Debt Services	(135,756)	48,109	183,865	393,382	577,305	183,923	577,305	117
Income After Debt Services	\$337,236	\$50,969	\$286,267	\$1,135,481	\$489,093	\$646,388	\$489,093	\$339

Tampa Housing Authority

Meridian River Development Corporation - River Place

Statement of Operations For The One and Twelve Months Ended December 31, 2019

Occupancy Percentage: 98.3%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$91,296	\$87,837	\$3,459	\$1,059,448	\$1,035,444	\$24,004	\$1,035,444	\$736
(Loss) Gain to Lease	(20)	-	(20)	(5,940)	-	(5,940)	-	(4)
Vacancy	(4,006)	(4,392)	386	(40,321)	(51,912)	11,591	(51,912)	(28)
Bad Debt	(7,289)	(250)	(7,039)	(10,017)	(3,000)	(7,017)	(3,000)	(7)
Concessions	-	-	-	-	-	-	-	-
Other Income	2,346	1,280	1,066	37,373	23,895	13,478	23,895	26
Total Revenues	\$82,327	\$84,475	(\$2,148)	\$1,040,543	\$1,004,427	\$36,116	\$1,004,427	\$723
Expenses:								
Administrative Salaries	13,058	11,907	(1,151)	128,444	142,884	14,440	142,884	89
Advertising & Promotion	1,372	2,425	1,053	14,616	25,250	10,634	25,250	10
Maintenance	14,894	16,184	1,290	179,195	207,878	28,683	207,878	124
Turnover Expense	4,976	1,400	(3,576)	37,907	25,775	(12,132)	25,775	26
Administrative	1,060	2,828	1,768	29,912	35,356	5,444	35,356	21
Utilities	465	3,750	3,285	36,814	49,500	12,686	49,500	26
Management Fees	5,679	5,506	(173)	67,187	66,072	(1,115)	66,072	47
Professional Fees	(80)	4,313	4,393	23,854	51,756	27,902	51,756	17
Insurance and Taxes	68,578	13,594	(54,984)	175,553	163,128	(12,425)	163,128	122
Total Expenses	\$110,002	\$61,907	(\$48,095)	\$693,482	\$767,599	\$74,117	\$767,599	\$482
Net Operating Income	(\$27,675)	\$22,568	(\$50,243)	\$347,061	\$236,828	\$110,233	\$236,828	\$241
Debt Services	(25,546)	9,161	34,707	75,208	109,932	34,724	109,932	52
Income After Debt Services	(\$2,129)	\$13,407	(\$15,536)	\$271,853	\$126,896	\$144,957	\$126,896	\$189

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

Ella at Encore
Monthly Executive Summary

Physical Occupancy **99.34%**
 Ending Cash **\$180,480** Payables **(\$271)**
 Accruals **\$9,860**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$59,693.00	\$59,985.00	(\$292)	0%	\$738,687.00	\$724,065.00	\$14,622	2%
Rent Rev - Tenant Subsidy Payment	\$72,091.00	\$61,084.00	\$11,007	18%	\$820,446.00	\$727,739.00	\$92,707	13%
TOTAL MARKET RENT/GROSS POTENTIAL	\$131,784.00	\$121,069.00	\$10,715	9%	\$1,559,133.00	\$1,451,804.00	\$107,329	7%
Rent Rev - Foregone (Lost) Rent	(\$5,694.00)	(\$5,741.00)	\$47	1%	(\$104,944.00)	(\$73,137.00)	(\$31,807)	43%
Rent Rev - Excess Income	\$2,364.00	\$3,532.00	(\$1,168)	33%	\$34,370.40	\$42,384.00	(\$8,014)	19%
GROSS POSSIBLE	\$128,454.00	\$118,860.00	\$9,594	8%	\$1,488,559.40	\$1,421,051.00	\$67,508	5%
Vacancy - Apartments	(\$1,166.00)	(\$3,460.00)	\$2,294	66%	(\$24,127.00)	(\$41,362.00)	\$17,235	42%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$1,166.00)	(\$3,460.00)	\$2,294	66%	(\$24,127.00)	(\$41,362.00)	\$17,235	42%
2 NET RENTAL INCOME	\$127,288.00	\$115,400.00	\$11,888	10%	\$1,464,432.40	\$1,379,689.00	\$84,743	6%
Laundry & Vending Rev	\$316.50	\$513.00	(\$197)	38%	\$4,740.69	\$5,916.00	(\$1,175)	20%
Tenant Charges	\$290.00	\$340.00	(\$50)	15%	(\$2,834.27)	\$4,480.00	(\$7,314)	163%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$602.00	\$0.00	\$602	100%	\$2,722.81	\$0.00	\$2,723	100%
Misc Rev	\$337.02	\$55.00	\$282	513%	\$6,585.61	\$1,860.00	\$4,726	254%
TOTAL OTHER REVENUE	\$1,545.52	\$908.00	\$638	70%	\$11,214.84	\$12,256.00	(\$1,041)	8%
3 TOTAL REVENUE	\$128,833.52	\$116,308.00	\$12,526	11%	\$1,475,647.24	\$1,391,945.00	\$83,702	6%
4 Administrative Exp	\$14,393.68	\$12,964.00	(\$1,430)	11%	\$152,871.05	\$158,749.00	\$5,878	4%
5 Payroll Exp	\$25,738.35	\$28,971.00	\$3,233	11%	\$311,010.76	\$344,479.00	\$33,468	10%
6 Utilities Exp	\$22,663.00	\$17,534.00	(\$5,129)	29%	\$311,791.63	\$291,301.00	(\$20,491)	7%
7 Supplies & Repairs	\$3,189.16	\$1,860.00	(\$1,329)	71%	\$27,508.31	\$29,082.00	\$1,574	5%
8 Contract Services	\$7,054.25	\$9,004.00	\$1,950	22%	\$74,713.66	\$85,265.00	\$10,551	12%
9 Turnkey/Lease Exp	\$335.00	\$145.00	(\$190)	131%	\$4,983.61	\$9,810.00	\$4,826	49%
10 Other Operating Exp	\$1,270.60	\$2,052.00	\$781	38%	\$42,236.56	\$22,546.00	(\$19,691)	87%
11 Taxes & Insurance	\$5,806.06	\$8,683.00	\$2,877	33%	\$97,193.39	\$106,264.00	\$9,071	9%
12 COST OF OPERATIONS	\$80,450.10	\$81,213.00	\$763	1%	\$1,022,308.97	\$1,047,496.00	\$25,187	2%
13 PROFIT/LOSS FROM OPERATIONS	\$48,383.42	\$35,095.00	\$13,288	38%	\$453,338.27	\$344,449.00	\$108,889	32%
14 Financial Expenses	\$19,541.42	\$21,131.00	\$1,590	8%	\$234,885.06	\$241,754.00	\$6,869	3%
15 Corp/Partnership Rev	\$0.00	\$8,500.00	\$8,500	100%	\$12,048.78	\$19,500.00	\$7,451	38%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$28,842.00	\$5,464.00	\$23,378	428%	\$206,404.43	\$83,195.00	\$123,209	148%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$699,938.40	\$699,936.00	(\$2)	0%
19 NET PROFIT OR LOSS	(\$29,486.20)	(\$52,864.00)	\$23,378	44%	(\$493,533.97)	(\$616,741.00)	\$123,207	20%
20 Reserves	\$473.32	(\$1,698.00)	(\$2,171)	128%	\$3,505.97	(\$9,076.00)	(\$12,582)	139%
21 NET CASH SURPLUS	(\$29,959.52)	(\$51,166.00)	\$21,206	41%	(\$497,039.94)	(\$607,665.00)	\$110,625	18%
22 Capital Expenditure	\$0.00	\$5,000.00	\$5,000	100%	\$94,522.71	\$71,191.00	(\$23,332)	33%

ECONOMIC OCCUPANCY

96.59%

93.93%

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**

Month/Year: **December-19** Units: **141**

Trio at Encore Monthly Executive Summary

Physical Occupancy **95.04%**

Ending Cash **\$434,592** Payables **\$0**

Accruals **\$4,289**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$83,856.00	\$76,059.00	\$7,797	10%	\$1,033,830.98	\$961,782.00	\$72,049	7%
Rent Rev - Tenant Subsidy Payment	\$62,721.00	\$71,241.00	(\$8,520)	12%	\$724,901.02	\$805,818.00	(\$80,917)	10%
TOTAL MARKET RENT/GROSS POTENTIAL	\$146,577.00	\$147,300.00	(\$723)	0%	\$1,758,732.00	\$1,767,600.00	(\$8,868)	1%
Rent Rev - Foregone (Lost) Rent	(\$958.00)	(\$1,554.00)	\$596	38%	(\$55,460.15)	(\$72,867.00)	\$17,407	24%
Rent Rev - Excess Income	\$3,015.00	\$0.00	\$3,015	100%	\$16,150.00	\$0.00	\$16,150	100%
GROSS POSSIBLE	\$148,634.00	\$145,746.00	\$2,888	2%	\$1,719,421.85	\$1,694,733.00	\$24,689	1%
Vacancy - Apartments	(\$10,511.00)	(\$7,287.00)	(\$3,224)	44%	(\$94,360.41)	(\$84,736.00)	(\$9,624)	11%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$7,600.00)	(\$7,500.00)	(\$100)	1%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$11,136.00)	(\$7,912.00)	(\$3,224)	41%	(\$101,960.41)	(\$92,236.00)	(\$9,724)	11%
2 NET RENTAL INCOME	\$137,498.00	\$137,834.00	(\$336)	0%	\$1,617,461.44	\$1,602,497.00	\$14,964	1%
Laundry & Vending Rev	\$0.00	\$380.00	(\$380)	100%	\$1,495.00	\$4,320.00	(\$2,825)	65%
Tenant Charges	\$1,490.00	\$1,690.00	(\$200)	12%	\$13,460.00	\$23,698.00	(\$10,238)	43%
Tenant Charges - Water Sewer Reimb	\$8,498.72	\$9,847.00	(\$1,348)	14%	\$108,628.27	\$121,588.00	(\$12,960)	11%
Damages & Cleaning	\$186.00	\$350.00	(\$164)	47%	\$5,709.66	\$4,200.00	\$1,510	36%
Forfeited Deposits	\$700.00	\$0.00	\$700	100%	\$1,392.87	\$0.00	\$1,393	100%
Misc Rev	\$1,120.90	\$150.00	\$971	647%	\$11,417.92	\$3,000.00	\$8,418	281%
TOTAL OTHER REVENUE	\$11,995.62	\$12,417.00	(\$421)	3%	\$142,103.72	\$156,806.00	(\$14,702)	9%
3 TOTAL REVENUE	\$149,493.62	\$150,251.00	(\$757)	1%	\$1,759,565.16	\$1,759,303.00	\$262	0%
4 Administrative Exp	\$12,651.18	\$12,789.00	\$138	1%	\$164,863.44	\$172,333.00	\$7,470	4%
5 Payroll Exp	\$23,997.58	\$31,159.00	\$7,161	23%	\$314,936.78	\$365,331.00	\$50,394	14%
6 Utilities Exp	\$26,114.64	\$21,638.00	(\$4,477)	21%	\$264,890.79	\$265,819.00	\$928	0%
7 Supplies & Repairs	\$2,465.65	\$3,760.00	\$1,294	34%	\$27,555.82	\$31,550.00	\$3,994	13%
8 Contract Services	\$8,715.82	\$7,089.00	(\$1,627)	23%	\$99,858.23	\$78,949.00	(\$20,909)	26%
9 Turnkey/Lease Exp	\$1,901.97	\$1,330.00	(\$572)	43%	\$31,717.36	\$12,990.00	(\$18,727)	144%
10 Other Operating Exp	\$1,168.84	\$0.00	(\$1,169)	100%	\$18,240.32	\$7,315.00	(\$10,925)	149%
11 Taxes & Insurance	\$6,214.73	\$15,955.00	\$9,740	61%	\$152,009.45	\$194,478.00	\$42,469	22%
12 COST OF OPERATIONS	\$83,230.41	\$93,720.00	\$10,490	11%	\$1,074,072.19	\$1,128,765.00	\$54,693	5%
13 PROFIT/LOSS FROM OPERATIONS	\$66,263.21	\$56,531.00	\$9,732	17%	\$685,492.97	\$630,538.00	\$54,955	9%
14 Financial Expenses	\$36,981.92	\$39,455.00	\$2,473	6%	\$447,802.41	\$469,870.00	\$22,068	5%
15 Corp/Partnership Rev	\$0.00	\$1,000.00	\$1,000	100%	\$12,025.00	\$12,000.00	(\$25)	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$2,167.18	\$0.00	(\$2,167)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$29,281.29	\$16,076.00	\$13,205	82%	\$223,498.38	\$148,668.00	\$74,830	50%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$686,268.00	\$636,000.00	(\$50,268)	8%
19 NET PROFIT OR LOSS	(\$27,907.71)	(\$36,924.00)	\$9,016	24%	(\$462,769.62)	(\$487,332.00)	\$24,562	5%
20 Reserves	(\$4,947.93)	(\$15,908.00)	(\$10,960)	69%	(\$55,231.73)	(\$187,306.00)	(\$132,074)	71%
21 NET CASH SURPLUS	(\$22,959.78)	(\$21,016.00)	(\$1,944)	9%	(\$407,537.89)	(\$300,026.00)	(\$107,512)	36%
22 Capital Expenditure	\$1,919.58	\$8,333.00	\$6,413	77%	\$39,038.88	\$146,496.00	\$107,457	73%

ECONOMIC OCCUPANCY

93.81%

91.97%

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

Reed at Encore
Monthly Executive Summary

Physical Occupancy **96.80%**
 Ending Cash **\$666,429** Payables **\$494**
 Accruals **\$20,654**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$35,900.00	\$32,782.00	\$3,118	10%	\$518,286.64	\$500,430.00	\$17,857	4%
Rent Rev - Tenant Subsidy Payment	\$112,128.00	\$115,750.00	(\$3,622)	3%	\$1,258,287.00	\$1,281,954.00	(\$23,667)	2%
TOTAL MARKET RENT/GROSS POTENTIAL	\$148,028.00	\$148,532.00	(\$504)	0%	\$1,776,573.64	\$1,782,384.00	(\$5,810)	0%
Rent Rev - Foregone (Lost) Rent	(\$596.00)	(\$972.00)	\$376	39%	(\$110,702.68)	(\$118,710.00)	\$8,007	7%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$1,943.00	\$0.00	\$1,943	100%
GROSS POSSIBLE	\$147,432.00	\$147,560.00	(\$128)	0%	\$1,667,813.96	\$1,663,674.00	\$4,140	0%
Vacancy - Apartments	(\$4,149.00)	(\$4,427.00)	\$278	6%	(\$34,534.99)	(\$49,911.00)	\$15,376	31%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$27.94)	\$0.00	(\$28)	100%
TOTAL VACANCIES	(\$4,149.00)	(\$4,427.00)	\$278	6%	(\$34,562.93)	(\$49,911.00)	\$15,348	31%
2 NET RENTAL INCOME	\$143,283.00	\$143,133.00	\$150	0%	\$1,633,251.03	\$1,613,763.00	\$19,488	1%
Laundry & Vending Rev	\$376.00	\$476.00	(\$100)	21%	\$4,691.00	\$5,472.00	(\$781)	14%
Tenant Charges	\$215.00	\$520.00	(\$305)	59%	\$1,610.00	\$3,580.00	(\$1,970)	55%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$1,297.98	\$0.00	\$1,298	100%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$600.00	\$0.00	\$600	100%
Misc Rev	\$1,193.96	\$222.00	\$972	438%	\$10,752.76	\$4,664.00	\$6,089	131%
TOTAL OTHER REVENUE	\$1,784.96	\$1,218.00	\$567	47%	\$18,951.74	\$13,716.00	\$5,236	38%
3 TOTAL REVENUE	\$145,067.96	\$144,351.00	\$717	0%	\$1,652,202.77	\$1,627,479.00	\$24,724	2%
4 Administrative Exp	\$10,501.92	\$12,591.00	\$2,089	17%	\$134,585.40	\$150,883.00	\$16,298	11%
5 Payroll Exp	\$26,312.60	\$28,376.00	\$2,063	7%	\$284,399.67	\$332,487.00	\$48,087	14%
6 Utilities Exp	\$20,952.60	\$24,303.00	\$3,350	14%	\$265,996.63	\$256,023.00	(\$9,974)	4%
7 Supplies & Repairs	\$747.05	\$3,460.00	\$2,713	78%	\$14,403.65	\$29,690.00	\$15,286	51%
8 Contract Services	\$5,394.53	\$6,489.00	\$1,094	17%	\$78,351.90	\$84,104.00	\$5,752	7%
9 Turnkey/Lease Exp	\$0.00	\$175.00	\$175	100%	\$6,274.48	\$6,830.00	\$556	8%
10 Other Operating Exp	\$1,524.65	\$45.00	(\$1,480)	3288%	\$13,003.43	\$7,341.00	(\$5,662)	77%
11 Taxes & Insurance	\$8,295.53	\$9,547.00	\$1,251	13%	\$114,397.74	\$117,332.00	\$2,934	3%
12 COST OF OPERATIONS	\$73,728.88	\$84,986.00	\$11,257	13%	\$911,412.90	\$984,690.00	\$73,277	7%
13 PROFIT/LOSS FROM OPERATIONS	\$71,339.08	\$59,365.00	\$11,974	20%	\$740,789.87	\$642,789.00	\$98,001	15%
14 Financial Expenses	\$28,711.14	\$56,118.00	\$27,407	49%	\$348,813.72	\$658,835.00	\$310,021	47%
15 Corp/Partnership Rev	\$6,200.00	\$7,200.00	\$1,000	14%	\$17,200.00	\$18,200.00	\$1,000	5%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$36,427.94	(\$3,953.00)	\$40,381	1022%	\$374,776.15	(\$34,246.00)	\$409,022	1194%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$792,648.00	\$792,644.00	(\$4)	0%
19 NET PROFIT OR LOSS	(\$29,626.06)	(\$70,007.00)	\$40,381	58%	(\$417,871.85)	(\$826,890.00)	\$409,018	49%
20 Reserves	(\$1,332.90)	\$35,199.00	\$36,532	104%	(\$21,002.20)	\$417,662.00	\$438,664	105%
21 NET CASH SURPLUS	(\$28,293.16)	(\$105,206.00)	\$76,913	73%	(\$396,869.65)	(\$1,244,552.00)	\$847,682	68%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$4,570.93	\$15,600.00	\$11,029	71%

ECONOMIC OCCUPANCY

96.79%

91.93%

City, ST.: **Tampa FL** AVP: **Dawn A. Wolter**
 Month/Year: **December-20** Units: **203**

Tempo at Encore Monthly Executive Summary

Physical Occupancy **99.57%**
 Ending Cash **\$531,717** Payables **\$59**
 Accruals **\$11,500**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$102,642.00	\$197,824.00	(\$95,182)	48%	\$1,532,856.71	\$2,373,888.00	(\$841,031)	35%
Rent Rev - Tenant Subsidy Payment	\$95,522.00	\$0.00	\$95,522	100%	\$845,111.29	\$0.00	\$845,111	100%
TOTAL MARKET RENT/GROSS POTENTIAL	\$198,164.00	\$197,824.00	\$340	0%	\$2,377,968.00	\$2,373,888.00	\$4,080	0%
Rent Rev - Foregone (Lost) Rent	(\$3,288.53)	(\$685.00)	(\$2,604)	380%	(\$18,572.45)	(\$8,220.00)	(\$10,352)	126%
Rent Rev - Excess Income	\$2,533.71	\$0.00	\$2,534	100%	\$31,394.38	\$0.00	\$31,394	100%
GROSS POSSIBLE	\$197,409.18	\$197,139.00	\$270	0%	\$2,390,789.93	\$2,365,668.00	\$25,122	1%
Vacancy - Apartments	(\$2,755.00)	(\$9,857.00)	\$7,102	72%	(\$487,538.83)	(\$432,523.00)	(\$55,016)	13%
Admin Rent Free Unit	(\$650.00)	(\$1,300.00)	\$650	50%	(\$6,800.00)	(\$15,600.00)	\$8,800	56%
Rental Concessions	\$342.07	\$0.00	\$342	100%	(\$20,374.16)	(\$6,350.00)	(\$14,024)	221%
TOTAL VACANCIES	(\$3,062.93)	(\$11,157.00)	\$8,094	73%	(\$514,712.99)	(\$454,473.00)	(\$60,240)	13%
2 NET RENTAL INCOME	\$194,346.25	\$185,982.00	\$8,364	4%	\$1,876,076.94	\$1,911,195.00	(\$35,118)	2%
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	\$129.37	\$0.00	\$129	100%
Tenant Charges	\$715.00	\$1,995.00	(\$1,280)	64%	\$20,090.00	\$20,645.00	(\$555)	3%
Tenant Charges - Water Sewer Reimb	\$10,537.96	\$10,231.00	\$307	3%	\$104,708.77	\$119,945.00	(\$15,236)	13%
Damages & Cleaning	\$50.00	\$0.00	\$50	100%	\$846.31	\$0.00	\$846	100%
Forfeited Deposits	\$100.00	\$400.00	(\$300)	75%	\$500.00	\$800.00	(\$300)	38%
Misc Rev	\$1,563.06	\$0.00	\$1,563	100%	\$13,472.90	\$0.00	\$13,473	100%
TOTAL OTHER REVENUE	\$12,966.02	\$12,626.00	\$340	3%	\$139,747.35	\$141,390.00	(\$1,643)	1%
3 TOTAL REVENUE	\$207,312.27	\$198,608.00	\$8,704	4%	\$2,015,824.29	\$2,052,585.00	(\$36,761)	2%
4 Administrative Exp	\$18,513.11	\$16,556.00	(\$1,957)	12%	\$209,572.33	\$194,827.00	(\$14,745)	8%
5 Payroll Exp	\$22,318.86	\$33,589.00	\$11,270	34%	\$348,427.81	\$390,571.00	\$42,143	11%
6 Utilities Exp	\$24,281.94	\$26,156.00	\$1,874	7%	\$226,348.18	\$327,831.00	\$101,483	31%
7 Supplies & Repairs	\$1,077.34	\$785.00	(\$292)	37%	\$14,555.85	\$17,120.00	\$2,564	15%
8 Contract Services	\$4,698.97	\$4,092.00	(\$607)	15%	\$55,741.26	\$50,910.00	(\$4,831)	9%
9 Turnkey/Lease Exp	\$4,458.08	\$3,595.00	(\$863)	24%	\$10,378.96	\$10,140.00	(\$239)	2%
10 Other Operating Exp	(\$264.90)	\$0.00	\$265	100%	\$5,627.22	\$0.00	(\$5,627)	100%
11 Taxes & Insurance	\$28,525.00	\$28,525.00	\$0	0%	\$325,499.03	\$345,798.00	\$20,299	6%
12 COST OF OPERATIONS	\$103,608.40	\$113,298.00	\$9,690	9%	\$1,196,150.64	\$1,337,197.00	\$141,046	11%
13 PROFIT/LOSS FROM OPERATIONS	\$103,703.87	\$85,310.00	\$18,394	22%	\$819,673.65	\$715,388.00	\$104,286	15%
14 Financial Expenses	\$60,751.89	\$56,831.00	(\$3,921)	7%	\$347,184.51	\$340,986.00	(\$6,199)	2%
15 Corp/Partnership Rev	(\$5,678.93)	\$0.00	\$5,679	100%	(\$13,175.42)	\$60,000.00	\$73,175	122%
16 Insurable Losses	\$158,627.79	\$0.00	(\$158,628)	100%	\$518,900.15	\$0.00	(\$518,900)	100%
17 INCOME OR LOSS AFTER FINANCIALS	(\$109,996.88)	\$28,479.00	(\$138,476)	486%	(\$33,235.59)	\$314,402.00	(\$347,638)	111%
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
19 NET PROFIT OR LOSS	(\$109,996.88)	\$28,479.00	(\$138,476)	486%	(\$33,235.59)	\$314,402.00	(\$347,638)	111%
20 Reserves	\$16,757.29	\$0.00	(\$16,757)	100%	\$50,265.97	\$0.00	(\$50,266)	100%
21 NET CASH SURPLUS	(\$126,754.17)	\$28,479.00	(\$155,233)	545%	(\$83,501.56)	\$314,402.00	(\$397,904)	127%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$298,675.87	\$0.00	(\$298,676)	100%

ECONOMIC OCCUPANCY

98.07%

78.89%

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Twelve Months Ended December 31, 2019

Occupancy Percentage: 95.8%

	Current Month			Fiscal YTD			Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 188,543	178,500	\$ 10,043	\$ 2,210,735	2,142,000	\$ 68,735	\$ 2,142,000	\$ 853
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(13,311)	(5,000)	(8,311)	(136,126)	(60,000)	(76,126)	(60,000)	(53)
Economic Rent	\$ 175,232	173,500	1,732	2,074,609	2,082,000	(7,391)	2,082,000	800
HUD Public Housing Subsidy	8,493	8,000	493	105,420	96,000	9,420	96,000	41
Concessions	(300)	(750)	450	(3,158)	(9,000)	5,842	(9,000)	(1)
Other Non-Rental Income	7,555	5,850	1,705	78,166	78,250	(84)	78,250	30
Bad Debt	(8,028)	(3,900)	(4,128)	(60,566)	(44,800)	(15,766)	(44,800)	(23)
Total Rental Revenue	\$ 182,952	\$ 182,700	\$ 252	\$ 2,194,472	\$ 2,202,450	\$ (7,978)	\$ 2,202,450	\$ 847
Interest Income	980	-	980	16,993	-	16,993	-	7
Total Revenue	\$ 183,932	\$ 182,700	\$ 1,232	\$ 2,211,464	\$ 2,202,450	\$ 9,014	\$ 2,202,450	\$ 853
Expenses								
Salaries	15,853	15,658	(195)	171,836	187,896	16,060	187,896	66
Advertising & Promotion	3,076	2,499	(577)	15,269	20,438	5,169	20,438	6
Maintenance	36,543	30,385	(6,158)	400,324	449,545	49,221	449,545	154
Administrative	6,826	5,930	(896)	79,543	88,940	9,397	88,940	31
Turnover Expenses	10,246	10,400	154	107,886	122,800	14,914	122,800	42
Utilities	7,570	8,800	1,230	93,220	105,600	12,380	105,600	36
Professional Fees	2,810	4,200	1,390	76,085	50,400	(25,685)	50,400	29
Insurance and Taxes	33,858	15,995	(17,863)	205,505	191,940	(13,565)	191,940	79
Management Fee	8,808	8,850	42	102,241	106,200	3,959	106,200	39
Total Expenses	\$ 125,591	\$ 102,717	\$ (22,874)	\$ 1,251,910	\$ 1,323,759	\$ 71,849	\$ 1,323,759	\$ 483
Net Operating Income	\$ 58,341	\$ 79,983	\$ (21,642)	\$ 959,554	\$ 878,691	\$ 80,863	\$ 878,691	\$ 370
Debt Service - (Mortgage Principle)	19,224	20,280	1,056	230,688	236,970	6,282	236,970	89
Interest	52,172	44,838	(7,334)	633,828	544,448	(89,380)	544,448	245
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,090	(5,356)	341,358	277,067	(64,291)	277,067	132
Replacement Reserves	3,790	3,790	-	45,480	45,480	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (45,291)	\$ (12,015)	\$ (33,276)	\$ (291,800)	\$ (225,274)	\$ (66,526)	\$ (225,274)	\$ (113)

Tampa Housing Authority
 Osborne Landing, LTD. 43 Units
 For the One Month Ended January 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 22,949	\$ 22,775	\$ 174	\$ 22,949	\$ 22,775	\$ 174	\$ 273,296	\$ 534
Subsidies / Grant Income	8,500	8,333	167	8,500	8,333	167	99,995	\$ 198
Other Revenue	-	-	-	-	-	-	-	\$ -
Total Revenue	\$ 31,449	\$ 31,108	\$ 341	\$ 31,449	\$ 31,108	\$ 341	\$ 373,291	\$ 731
Expenses								
Admin Salaries / Benefits	4,343	4,136	(206)	4,343	4,136	(206)	49,637	\$ 101
Administrative Expenses	2,258	2,909	650	2,258	2,909	650	34,905	\$ 53
Management Fees	1,387	1,387	-	1,387	1,387	-	16,647	\$ 32
Utilities	1,329	1,615	286	1,329	1,615	286	19,384	\$ 31
Maintenance Salary / Benefits	4,742	4,033	(708)	4,742	4,033	(708)	48,399	\$ 110
Maintenance Expenses	2,419	2,354	(65)	2,419	2,354	(65)	28,250	\$ 56
Contracted Maintenance Services	6,233	5,137	(1,096)	6,233	5,137	(1,096)	61,650	\$ 145
General Expenses	1,697	1,887	190	1,697	1,887	190	22,640	\$ 39
Total Expenses	\$ 24,408	\$ 23,459	\$ (948)	\$ 24,408	\$ 23,459	\$ (948)	\$ 281,512	\$ 568
Net Operating Income	\$ 7,041	\$ 7,648	\$ (607)	\$ 7,041	\$ 7,648	\$ (607)	\$ 91,779	\$ 164
Replacement Reserve	1,254	1,254	-	1,254	1,254	-	15,050	\$ 29
Operating Income after Reserves	\$ 5,787	\$ 6,394	\$ (607)	\$ 5,787	\$ 6,394	\$ (607)	\$ 76,729	\$ 135



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dachepalli

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: February 11, 2020
RE: Presentation of three-month budget for JL Young Apartments, Inc.

As approved at last month's meeting, we are in the process of transitioning JL Young Apartments, Inc. from a calendar fiscal year to a fiscal year that matches all the Authority's other Rental Assistance Demonstration ("RAD") properties. Not only will this simplify the accounting for this property but will allow us to present all the RAD properties on a more comparable basis each month.

Therefore, we have created a three-month budget for the period January – March 2020 which follows this memo for your review. Should you have any questions or concerns in advance of our February 19, 2020, board meeting please do not hesitate to contact me directly at (813) 341-9101 ext. 3640.

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

Tampa Housing Authority
3 Month Budget (January 1 - March 31, 2020)
JL Young Apartments, Inc.

	Units	449		
	FY 2019	FY 2020	Variance	
RAD Rents	\$ 311,673	\$ 321,132	\$ 9,459	
Vacancy Loss	(28,032)	(28,033)	(1)	
HAP Payments	619,668	643,089	23,421	
Other Income	2,361	2,362	1	
Total Revenue	\$ 905,670	\$ 938,550	\$ 32,880	
Expenses				
Salaries and Benefits - Administrative	104,424	82,635	21,789	
Administrative Expenses	41,667	20,775	20,892	
Management Fees	72,699	75,084	(2,385)	
Tenant Services Salaries / Benefits	20,601	21,013	(412)	
Tenant Services - Other	6,570	2,846	3,724	
Utilities	68,634	77,085	(8,451)	
Maintenance Salaries and Benefits	176,433	162,300	14,133	
Maintenance Expenses	31,803	33,063	(1,260)	
Contracted Maintenance Services	131,988	146,165	(14,177)	
Protective Services Salaries / Benefits	8,646	9,021	(375)	
Protective Services	25,749	25,200	549	
General Expenses and Other Expenses	27,403	30,959	(3,556)	
Total Expenses	\$ 716,617	\$ 686,146	\$ 30,471	
Net Operating Income	\$ 189,053	\$ 252,404	\$ 63,351	
Other Out Flow				
Operating Reserves (1 month)	65,987	65,987	-	
Transfer to Corporate Overhead	48,933	48,933	-	
Resident Enrichment Programs	11,832	11,832	-	
Funding of PPS Salaries / Benefits	28,608	28,608	-	
Replacement Reserves	73,407	73,407	-	
Total Other Out Flow	\$ 228,767	\$ 228,767	\$ -	
Net Cash	\$ (39,714)	\$ 23,637	\$ 63,351	

**HOUSING AUTHORITY of the CITY OF
TAMPA BOARD REPORT SUMMARY
January 2020**

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of January 2020, The Asset Management Department is in the process of finalizing fiscal year 2020-2021 budgets for all RAD properties. In conjunction with Program and Property Services will continue the process of implementing a comprehensive outreach program to increase the resident's participation on programs and services throughout the RAD properties. The purpose is to educate THA property managers to all available services that will empower them to explain the benefits of participation and how it can aid in their movement toward self-sufficiency.

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

The quality control will be ongoing and will aid THA and the Asset Management Department in ensuring that residents at all RAD sites have a collective voice and are part of our overall mission to provide the best resident experience possible. The Asset Management Department will be focused on delivering outstanding customer service ensuring all residents obtain the best experience possible.

Encore Properties fiscal year 2020-2021

Reed:

Will be scheduled to have exterior painting done during the first few months of fiscal year 2020-2021.

Ella:

Painted at Ella has been completed during fiscal year 2020-2021.

Trio:

Will be scheduled to have exterior painting done during the first few months of fiscal year 2020-2021. The Trio has been scheduled for 100 % unit and building inspections.

Tempo:

New dishwashers are being installed at the Tempo. The purpose of new dishwashers is to provide 95% Energy Efficiency. This project should be completed by the end of February 2020.

River Place

New washers and dryers have been installed in laundry room. Maintenance is currently painting all balconies as time allows.

River Pines

Full upgrade and renovation on 134 apartment units are at 44% completion. In the next few months the entire complex should be complete. All structural repairs and painting on all handrails and stairways have been completed. New upgraded LED lighting and ceiling fans have been installed in the onsite laundry facility.

Meridian River

Repairs to the Fascia, Soffit and Gutters on 3 buildings have been completed, all stairways and railing renovations on buildings previously scheduled have been completed. All siding renovations have been completed for 2019. Safety fence around sewer lift station was installed and completed.

Gardens at South Bay

All stairways in all buildings scheduled for renovation have been completed. All window and wall leak scheduled for repairs have been completed. Building exterior painting has started and scheduled for completion by the end of February.

Palm Terrace Assisted Living Facility

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

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2020

January 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	84.84%	97.99%
Robles, LLC	90.63%	84.24%
Scruggs Manor, LLC	97.48%	95.69%
Azzarelli	98.84%	100.00%
Scruggs Manor	96.82%	94.19%
Seminole, LLC	97.65%	97.63%
Seminole Park	98.02%	96.00%
Moses White Estates	97.19%	100.00%
Shimberg, LLC	97.77%	95.15%
Shimberg Estates	97.77%	92.31%
Squire Villa	100.00%	96.67%
C. Blythe Andrews	97.12%	98.25%
Arbors, LLC	97.98%	98.95%
Arbors at Padgett Estates	97.64%	99.16%
Azeele	99.99%	100.00%
Bay Ceia Apartments	98.58%	97.50%
Soho Place Apartments	98.20%	100.00%
St. Louis/St. Conrad	97.66%	100.00%
Overall Average	95.48%	93.85%

January-20

Tenant Accounts Receivable

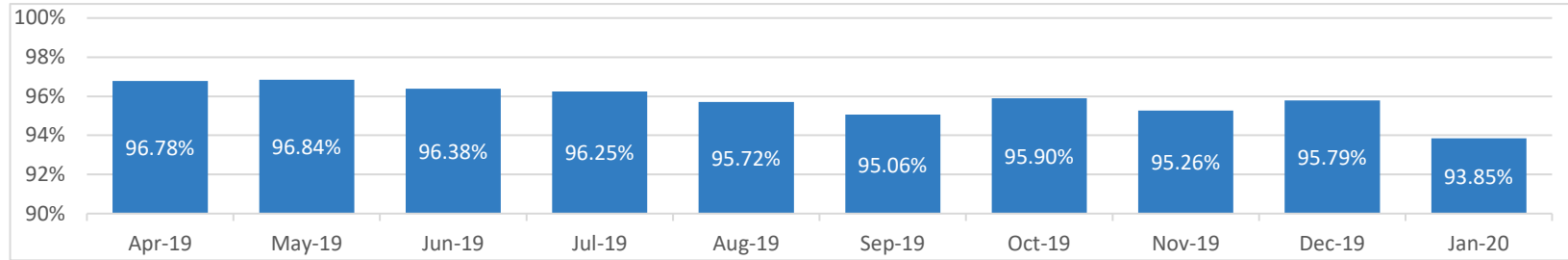
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Over 90 Days	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$109,630.50	\$19,431.70	\$2,807.50	\$0.00	\$0.00	\$16,624.20	84.84%
Robles Park, LLC	\$517,194.00	\$48,510.48	\$12.20	\$0.00	\$24.00	\$48,474.28	90.63%
Scruggs Manor, LLC	\$265,322.35	\$6,788.00	\$107.52	\$0.00	\$0.00	\$6,680.48	97.48%
Azzarelli	\$87,196.20	\$1,123.00	\$107.52	\$0.00	\$0.00	\$1,015.48	98.84%
Scruggs Manor	\$178,126.15	\$5,665.00	\$0.00	\$0.00	\$0.00	\$5,665.00	96.82%
Seminole Park, LLC	\$474,955.70	\$11,169.83	\$0.00	\$0.00	\$0.00	\$11,169.83	97.65%
Seminole Park	\$259,929.76	\$5,135.29	\$0.00	\$0.00	\$0.00	\$5,135.29	98.02%
Moses White Estates	\$215,025.94	\$6,034.54	\$0.00	\$0.00	\$0.00	\$6,034.54	97.19%
Shimberg, LLC	\$394,311.19	\$18,311.08	\$7,179.29	\$0.00	\$2,731.00	\$8,400.79	97.87%
Shimberg Estates	\$189,000.19	\$14,133.08	\$7,179.29	\$0.00	\$2,731.00	\$4,222.79	97.77%
Squire Villa	\$60,116.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$145,195.00	\$4,178.00	\$0.00	\$0.00	\$0.00	\$4,178.00	97.12%
Arbors, LLC	\$467,974.02	\$25,916.18	\$15,660.32	\$0.00	\$816.00	\$9,439.86	97.98%
Arbors at Padgett	\$281,462.67	\$22,294.41	\$15,660.32	\$0.00	\$0.00	\$6,634.09	97.64%
Azeele	\$11,643.00	\$0.90	\$0.00	\$0.00	\$0.00	\$0.90	99.99%
Bay Ceia Apartments	\$120,068.95	\$2,522.87	\$0.00	\$0.00	\$816.00	\$1,706.87	98.58%
Soho Place	\$33,805.40	\$607.00	\$0.00	\$0.00	\$0.00	\$607.00	98.20%
St. Louis/St. Conrad	\$20,994.00	\$491.00	\$0.00	\$0.00	\$0.00	\$491.00	97.66%
Totals	\$2,229,387.76	\$130,127.27	\$25,766.83	\$0.00	\$3,571.00	\$100,789.44	95.48%
		2,614.00					
		\$132,741.27					

Reporting Month: January 2020
Occupancy Report

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	449	1	0	0	448	439	9	2	97.99%
Robles, LLC	407	1	0	0	406	342	64	27	84.24%
Scruggs Manor, LLC	116	0	0	0	116	111	5	5	95.69%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	81	5	5	94.19%
Seminole Park, LLC	169	0	0	0	169	165	4	4	97.63%
Seminole Park	100	0	0	0	100	96	4	4	96.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	157	8	8	95.15%
Shimberg Estates	78	0	0	0	78	72	6	6	92.31%
Squire Villa	30	0	0	0	30	29	1	1	96.67%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	189	2	2	98.95%
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	39	1	1	97.50%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,497	2	0	0	1,495	1,403	92	48	93.85%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

93.85%



Agency Wide	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
Total Units	1,523	1,523	1,523	1,523	1,523	1,523	1,523	1,523	1,498	1,497
Service/Non-Dwelling	2	2	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1	1	0
Conversion units	0	0	0	0	0	0	0	0	0	0
Demolition units	0	0	0	0	3	3	2	2	2	0
Modernization	0	0	0	0	0	0	0	0	0	0
Available	1,520	1,520	1,520	1,520	1,517	1,517	1,512	1,520	1,495	1,495
Occupied	1,471	1,472	1,465	1,463	1,452	1,442	1,450	1,448	1,432	1,403
Vacant	49	48	55	57	65	75	62	72	63	92
% Occupancy Rate	96.78%	96.84%	96.38%	96.25%	95.72%	95.06%	95.90%	95.26%	95.79%	93.85%

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

Department of Assisted Housing
Margaret Jones, Director

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

THA was awarded an FSS grant for calendar year 2020 in the amount of \$486,017. Tampa Housing has the largest grant award and program in the state of Florida. THA will move forward with the goal of enrolling up to 450 participants.

THA was awarded another 77 Mainstream vouchers which are specific to non-elderly disabled individuals who are homeless, at risk of homelessness, institutionalized or at risk of institutionalization. Funding authorization is effective February 1st, 2020.

Ardexo was selected to merge all of the RAD and Project Based waitlists. Due to the merging, all waitlists will be closed as of December 16th in order to effectively merge and purge the waitlists. This is progressing very well and should start the purging process mid-January. There are currently 39,000 unduplicated individuals on all waitlists.

THA has hired a firm Lean and Kaizen to identify whether or not there are any gaps in the RAD/PB leasing process. Communication with the company has begun and will be on site January 13th-15th.

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

Meetings have been held with the City of St. Petersburg to discuss their attempts at implementing income source protections. There is also a meeting scheduled with a County Commissioner for October to discuss the pros of implementation of income source protections. Currently arranging meetings with Hillsborough County leaders to discuss implementation in this area. This meeting will be held January 9th, 2020.

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	332
Workshops	1
Escrows	203
Graduates	0
Homeownership	
Escrow	63%
Escrow Payment	

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution. Mainstream is now 99 percent leased. 77 were awarded for February 2020. THA now has 132 Mainstream Vouchers.

PORTABILITY

The agency currently administers 125 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD is 18 families a month
 The current attrition rate for VREG is 47 families a month
 Average HAP is \$723

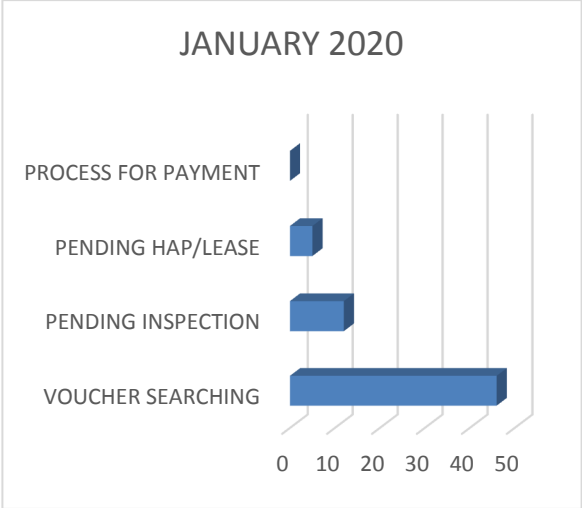
<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,492	98% Monthly	
RAD	1,601	1,451	91% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,310,837	\$7,059,749	97%	97%

SEMAP REVIEW

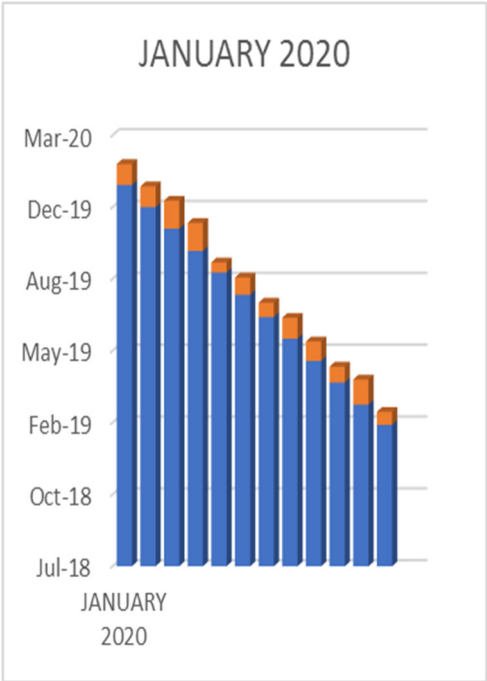
	Possible	FY2019-20
	Points	December
Indicator 1: Selection from the Waiting List	15	15
Indicator 2: Rent Reasonableness	20	20
Indicator 3: Determination of Adjusted Income	20	15
Indicator 4: Utility Allowance Schedule	5	5
Indicator 5: HQS Quality Control Inspections	5	5
Indicator 6: HQS Enforcement	10	10
Indicator 7: Expanding Housing Opportunities	5	5
BONUS Indicator: De-concentration	0	0
Indicator 8: Payment Standards	5	5
Indicator 9: Annual Reexaminations	10	10
Indicator 10: Correct Tenant Rent Calculations	5	5
Indicator 11: Pre-Contract HQS Inspections	5	5
Indicator 12: Annual HQS Inspections	10	0
Indicator 13: Lease-Up	20	15
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	130
	100%	90%

WAITING LIST REPORT JANUARY 2020

VOUCHER SEARCHING	46
PENDING INSPECTION	12
PENDING HAP/LEASE	5
PROCESS FOR PAYMENT	



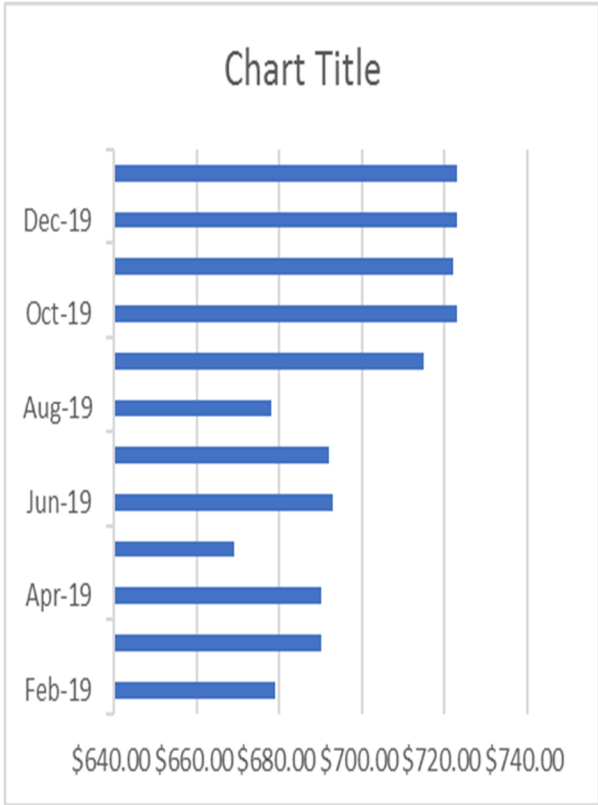
NEW PARTICIPATING OWNERS



JANUARY 2020	29
DECEMBER 2019	29
NOVEMBER 2019	39
OCTOBER 2019	39
SEPTEMBER 2019	14
AUGUST 2019	24
JULY 2019	20
JUNE 2019	29
MAY 2019	27
APRIL 2019	22
MARCH 2019	35
FEBRUARY 2019	18

HOUSING ASSISTANCE PAYMENTS JANUARY 2020

Jan-20	\$723.00
Dec-19	\$723.00
Nov-19	\$722.00
Oct-19	\$723.00
Sep-19	\$715.00
Aug-19	\$678.00
Jul-19	\$692.00
Jun-19	\$693.00
May-19	\$669.00
Apr-19	\$690.00
Mar-19	\$690.00
Feb-19	\$679.00



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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

During the Ransomware attack in this year, our security camera server was hit and taken out of service. We tried to bring it back online by updating the software, to no avail. After escalating the issue to the IT Department and the camera software vendor, it was concluded that our cameras were out of date and would not work with the new software. The options at this point are to replace the ground floor cameras with new cameras that will work with the current software system; we plan on updating the rest of the system at a cost of approximately \$24,000 during the 2020-21 fiscal year.

The Hillsborough County Sheriff's Office is replacing the two Eye In The Sky cameras at our Cedar Pointe community, with new cameras that have facial recognition software and license plate reader software. This will help identify criminal activity in a faster and more efficient manner. The new cameras will be installed by the end of February 2020.

With the help of the Human Resources and Compliance Department and Zenith, the Public Safety Department put on a training and educational session that provided information for THA employees on what to do and what not to do, when involved in a car accident with a THA vehicle. Mr. Todd Vesly from Zenith provided training for those of our employees who also drive our 15-Passenger Van. The training/education session was held on Thursday, January 23rd at 10:00 AM at the Oaks at Riverview Community Center and was well attended.

Last month, on Friday January 27th the Public Safety Department sponsored a Neighborhood Watch Initiative presented by Robles Park Resident Council President, Ms. Reva Iman and the Tampa Police. It was well received, approximately 40-60 people attended and over 12 people filled out applications to become a Neighborhood Watch participant. The applicants are currently being reviewed by the Tampa Police Department to ensure they qualify. Once approved the participants will attend a Tampa Police Department's Neighborhood Watch certification training program to become official Neighborhood Watch personnel.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

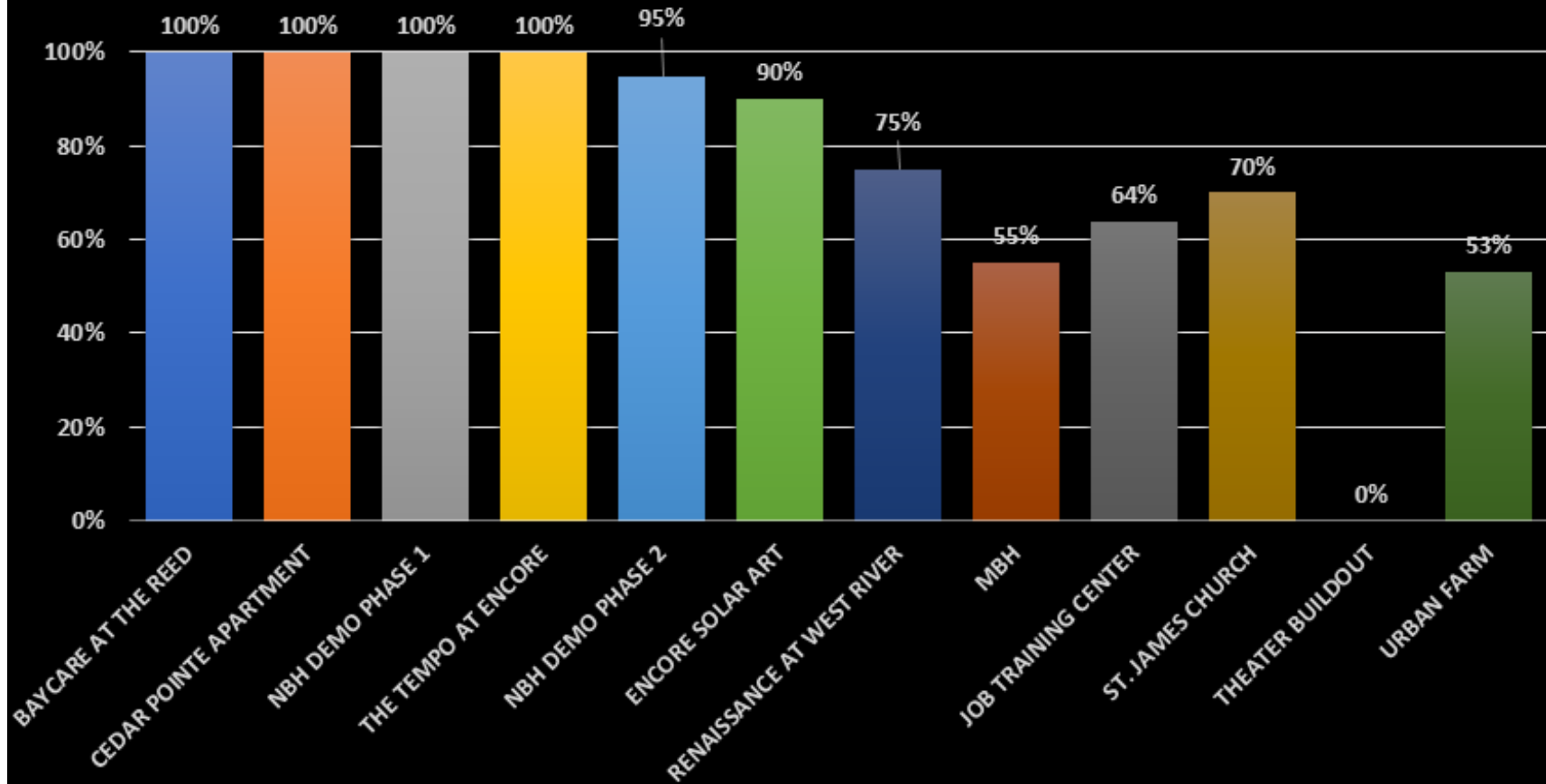
POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	1/21/2020	1/21/2020	19-633919	Public Safety Dept
Confidential	1/21/2020	1/21/2020	19-667120	Public Safety Dept.
Confidential	1/21/2020	1/21/2020	20-24562	Public Safety Dept.
Confidential	1/21/2020	1/21/2020	20-2424375	Public Safety Dept.
Confidential	1/21/2020	1/21/2020	20-24444	Public Safety Dept.
Confidential	1/21/2020	1/21/2020	20-3131	Public Safety Dept.
Confidential	1/21/2020	1/21/2020	20-28809	Public Safety Dept.
Confidential	1/21/2020	N/A	20-196368	Public Safety Dept.
Confidential	1/21/2020	N/A	20-28884	Public Safety Dept.
Confidential	1/23/2020	1/23/2020	209449	Public Safety Dept.
Confidential	1/23/2020	1/23/2020	209081	Public Safety Dept.
Confidential	1/23/2020	1/23/2020	20-24502	Public Safety Dept.
Confidential	1/23/2020	1/23/2020	20-26350.	Public Safety Dept.
Confidential	1/27/2020	1/29/2020	19-525485	Public Safety Dept.
Confidential	1/27/2020	1/29/2020	20-43927	Public Safety Dept.

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	1/23/2020	1/26/2020	1221 Floating Fountain CIR, 102, Tampa 33612	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd
Confidential	1/23/2020	1/26/2020	No Records Found	Eckerd

TAG & TOW

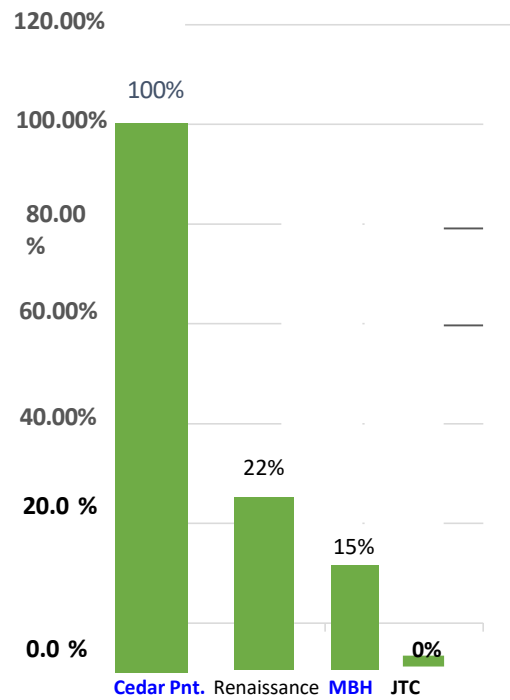
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	MAZDA 2	N/A	GRAY	GIZN47	NO PERMIT	N/A	1/02/2020
Robles Park	CHEVY AMP	N/A	WHITE	6LGK41	NO PERMIT	N/A	1/02/2020
Robles Park	TOYOTA CAM.	N/A	DK GRAY	Y97L25	NO PERMIT	N/A	1/03/2020
Robles Park	NISSAN ALT	N/A	GREEN	N/A	N/A	N/A	1/03/2020
Soho	NISSAN ALT	N/A	GRAY	6ZQL45	NO PERMIT	N/A	1/01/2020
Soho	TOYOTA CAM	N/A	SILVER	6X5J181	NO PERMIT	N/A	1/01/2020
JL Young	HONDA ACC	N/A	SILVER	CGXO83	NO PERMIT	N/A	1/01/2020
JL Young	FORD RANGER	N/A	RED	62EW7	BLOCKING DUMBSTER	N/A	1/01/2020
Soho	NISSAN ALT	2009	BLACK	GXRA69	EX. PASS	N/A	1/07/2020
Robles Park	FORD FUS	2012	WHITE	NC8223	NO PERMIT	N/A	1/07/2020
Robles Park	KIA FORT	N/A	SILVER	G8G086	NO PERMIT	N/A	1/07/2020
Robles Park	HONDA ACC	1999	WHITE	BRNL58	NO PERMIT	N/A	1/08/2020
Robles Park	FORD EXP	2005	RED	J786JN	NO PERMIT	N/A	1/08/2020
Robles Park	BMW 325	2006	GREEN	G154281	NO PERMIT	N/A	1/08/2020
Robles Park	DOGE CU	2002	GREEN	XYKW33	UNAUTHORIZED PARKING	N/A	1/08/2020
JL Young	NISSAN ROG	N/A	WHITE	HFPM38	NO PERMIT	N/A	1/09/2020
Soho	HONDA ACC	N/A	BROWN	2WJM	NO PERMIT	N/A	1/11/2020
Robles Park	HYUNDAI ELA	2013	BLUE	EAR130	NO PERMIT	N/A	1/16/2020
Soho	LEXUS ES500	N/A	WHITE	CIRT50	NO PERMIT	N/A	1/1/17/2020
JL Young	BUICK	N/A	RED	6UEC34	NO PERMIT	N/A	1/18/2020
Robles Park	HONDA ACC	N/A	BLUE	2G52QE	NO PERMIT	N/A	1/20/2020
Robles Park	HONDA CIV	N/A	RED	X1315	NO PERMIT	N/A	0/21/2020
Robles Park	CHRYSLER SE	N/A	BASE	LXJ5T9	NO PERMIT	N/A	1/28/2020
Soho	AUDI A3	N/A	WHITE	KEU68	NO PERMIT	N/A	1/20/2020
Soho	CHEVY EQ	N/A	SILVER	4237VA	NO PERMIT	N/A	1/26/2020
Soho	VW JETTA	N/A	WHITE	JBPR34	NO PERMIT	N/A	1/28/2020
Soho	FORD FOCUS	N/A	GRAY	LXJ5T9	NO PERMIT	N/A	1/29/2020
JL Young	CHEVY COB	N/A	SILVER	664M28	NO PERMIT	N/A	1/21/2020
JL Young	HONDA CRV	N/A	WHITE	GUWZ41	NO PERMIT	N/A	1/21/2020
JL Young	FORD EXP	N/A	RED	139BXL	NO PERMIT	N/A	1/24/2020
JL Young	ACURA RSX	N/A	BLACK	IA717B	NO PERMIT	N/A	1/25/2020
JL Young	HYUNDAI SON	N/A	SILVER	3870TY	NO PERMIT	N/A	1/29/2020

MAJOR ACTIVE PROJECTS

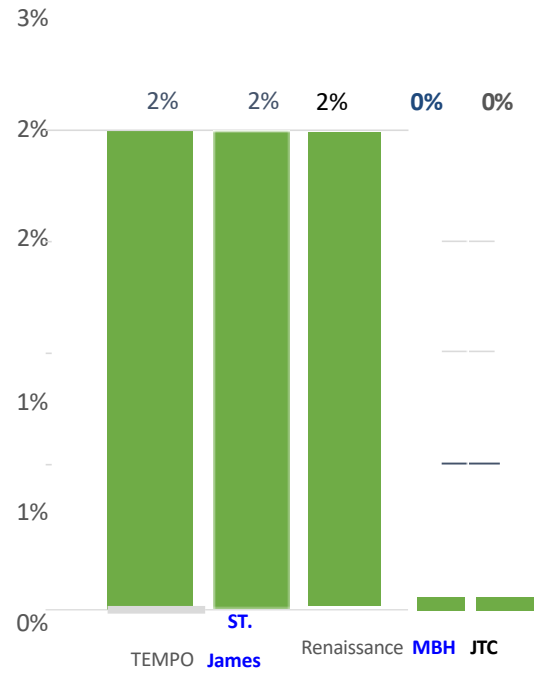


MBE and HUD Section 3 Contractors & Individuals

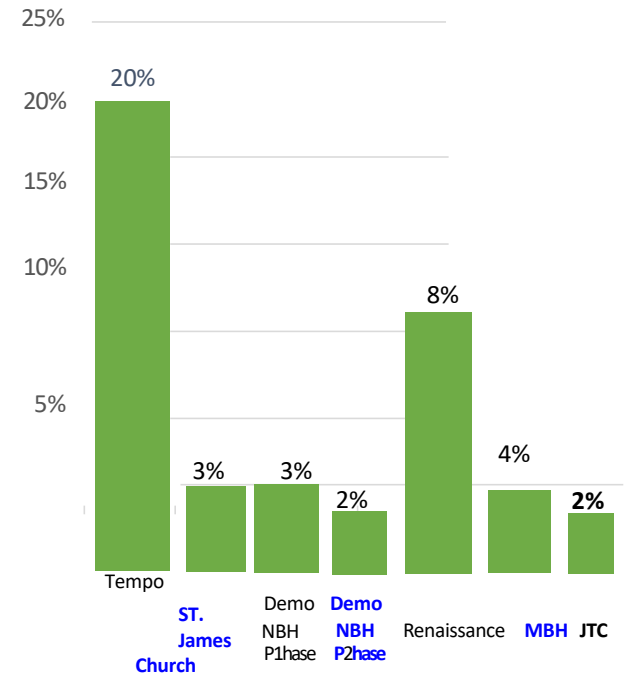
MBE CONTRACTS



SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

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



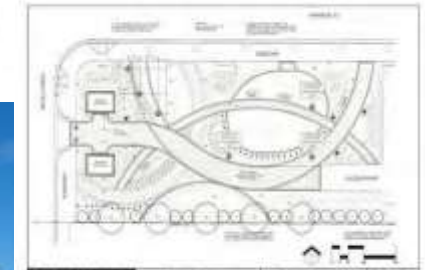
ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

Art pieces are installed. Three drums in place. Electrical layout, fabrication design and installation are completed. **Permanent power on site. Night-lights are activated on art pieces.** Shade structure in place to encourage park visitation during warmer months. Design and construction supplied by University of South Florida.



ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



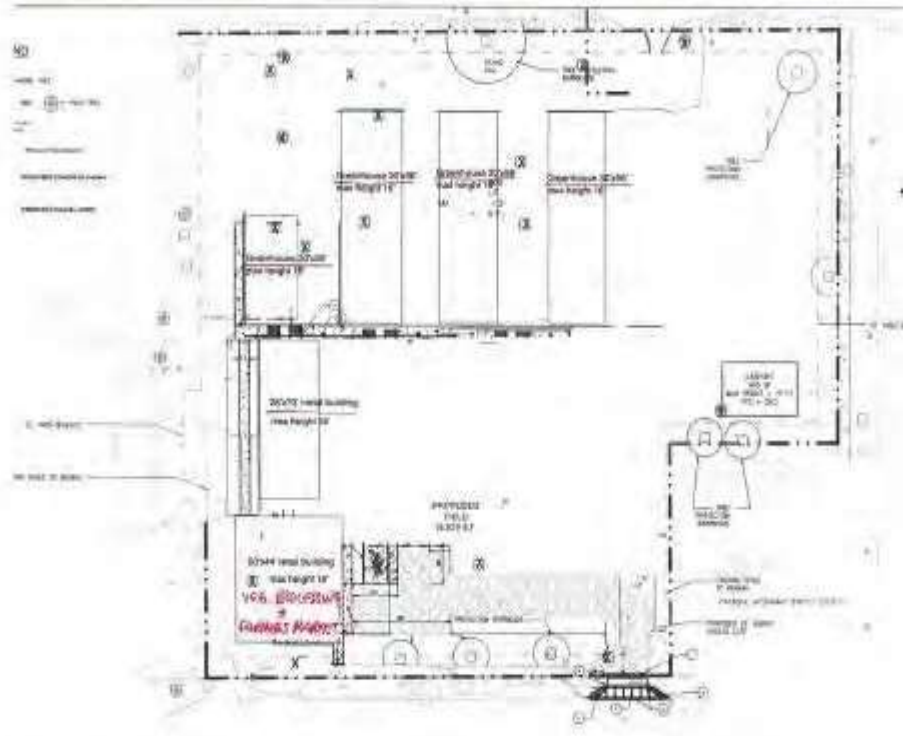
Front doors and glass transom now fully restored, per City of Tampa historic preservation ARC requirements.

St. James Church- Phase 3 (Final Phase-consisting of Drywall, Electrical, Floor covering, Mechanical, interior finishes and Plumbing are currently being installed. Currently, Phase 3 is 70% complete. *Historic windows currently being installed.*

Church Interior Framing



COMMUNITY URBAN FARM AT ENCORE LOT 1



Urban Farm – Greenhouse plans and specs have been certified to meet Florida building and wind codes. **Land clearing in progress.** **Greenhouses and farm formation to begin Mid- March 2020.** **Well Drilling in progress.** **Construction of well is underway.** **Farm site planting preparation to begin Summer 2020.**

Farm Well Drilling in Progress



Storage Facility and Farm Stand



Urban Farm New Logo



TEMPO AT ENCORE DEVELOPMENT



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

MEDICAL FACILITY AT THE REED

Construction completed



COMMUNITY JOB TRAINING CENTER



Project currently nearing completion. Interior metal framing is complete and MEP (Mechanical Electrical Plumbing) final is being installed. Interior Drywall 75 % complete. Completion scheduled Mid- March 2020.

RENDERINGS



T2 A -NORTH TOWNHOMES ELEVATION



T2 A -NORTH TOWNHOMES STREETVIEW



T3 A -TOWER 1



T3 B- TOWER 3



T3 B- WITH GARAGE



T3 C -TOWER 2

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

West River Redevelopment

- T1-**Renaissance at West River**, 160 units, under construction with DPR is currently **75%** complete. Completion is expected for **August 2020**.
- T2A-**Mary Bethune**, is under construction for modernization of 150 senior housing units. Completion date **September 2020**. Project is currently **55% complete**.
- T2A **North (Town homes)** **32 Town homes units for sale**. **50% Construction document drawings**. "For Permit" drawings are expected by late February 2020.
- T3A-**(Boulevard Tower 1)** **Site work and building foundation in progress**. Funded 9% Tax Credit, **119 units**. General Contractor, Suffolk Construction.
- T3B- **(Boulevard Tower 3)** Funded 9% Tax Credit, **133 units**. **Site work in progress**.
- T3C-**(Boulevard Tower 2)** **100 % Construction Documents and permits approved**. General Contractor, Suffolk Construction. Funded 4% Tax Credit, **119 units**. **Pre-construction held Jan 9th, 2020**.
- T3D- **(Boulevard Tower 4)** **102 units** in Schematic design phase. **Multi-Family development .50% construction documents completed**. **95% Construction document drawings**
- T4-**Phase 1**-selected for funding 9/19/19 to FHFC for (112 Units). To be awarded \$8 million of CDBG-disaster recovery funding from FHFC.
- T4-**Phase 2 (107 Units) and T4-Phase 3 (119) units** submitted application. Submitted for SAIL funding.
- T5-Developed by partnership with Related Group.
- Lot 01 (**in blue**) Task Order issued to Design Styles for 80,000 sf building



LOT 01

West River Development Progress Photos



West River Development- Mary Bethune and Renaissance



T2A- Mary Bethune Highrise,150 -Senior Housing Units



T1- The Renaissance at West River - 160 Senior Housingunits



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



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

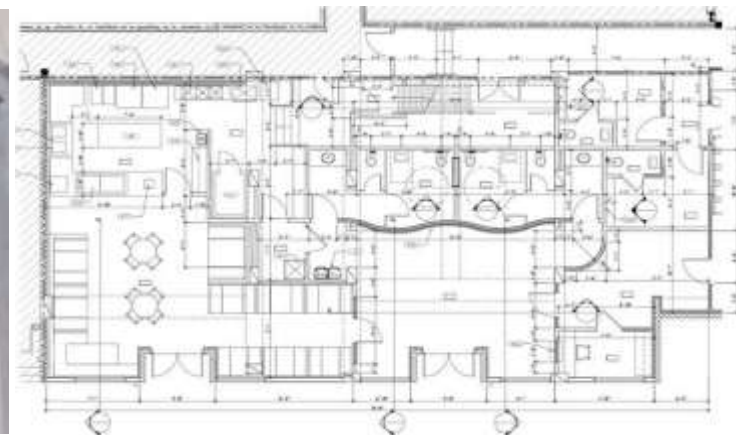
TEMPO THEATRE / RESTAURANT

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

SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

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

January 2020

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

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

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

Encore Chiller Plant

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

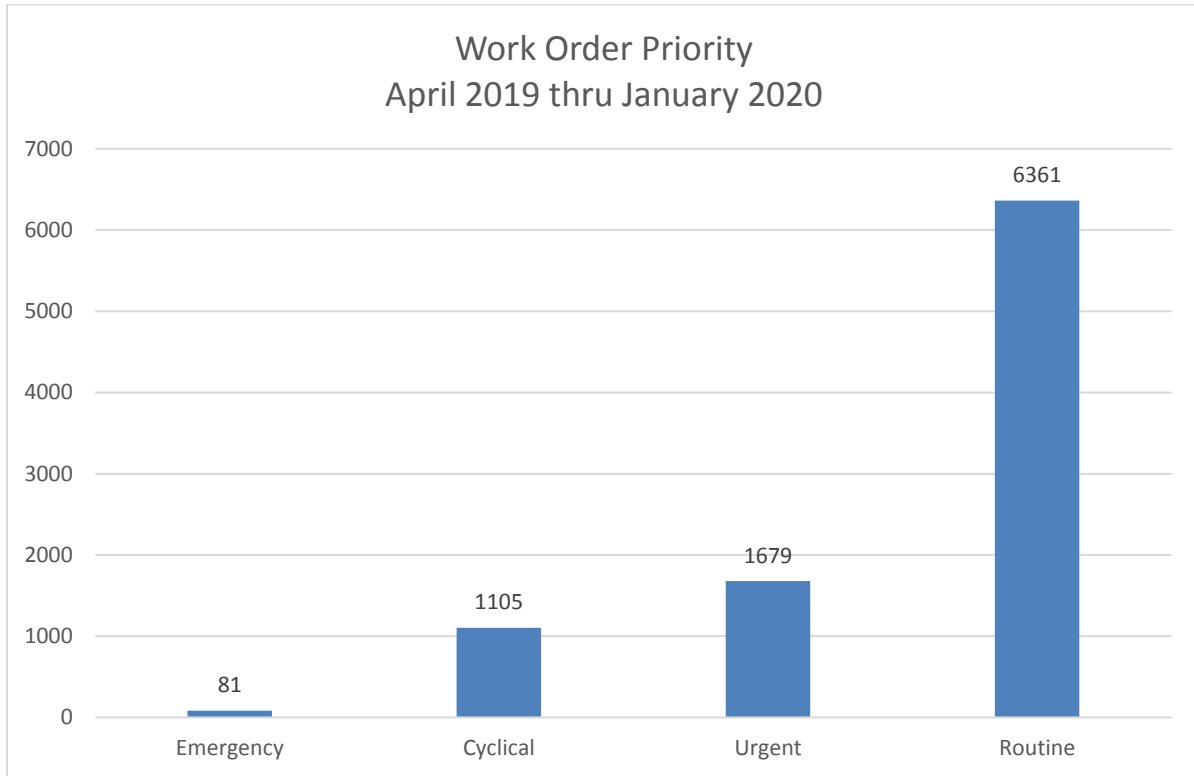
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

In 1999 THA began a pro-active policy to control and eliminate Elevated Blood Lead Levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years of age for environmental intervention blood lead levels (EIBLL) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl.

Facilities:

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



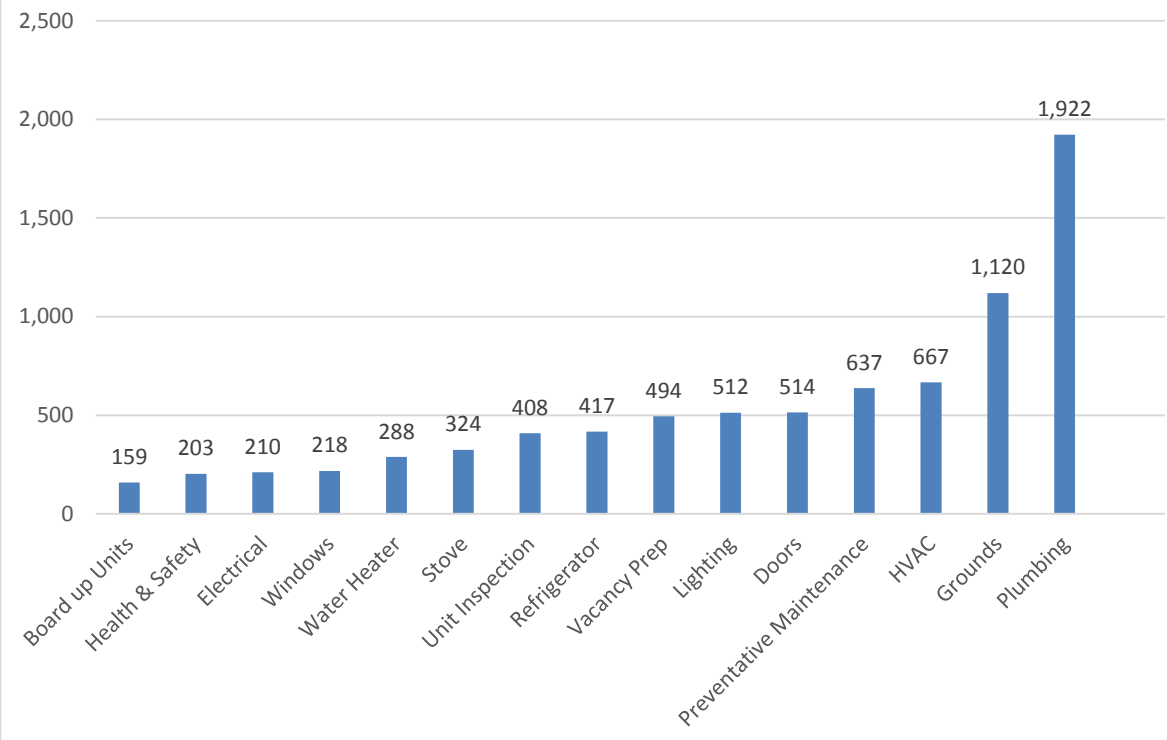
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

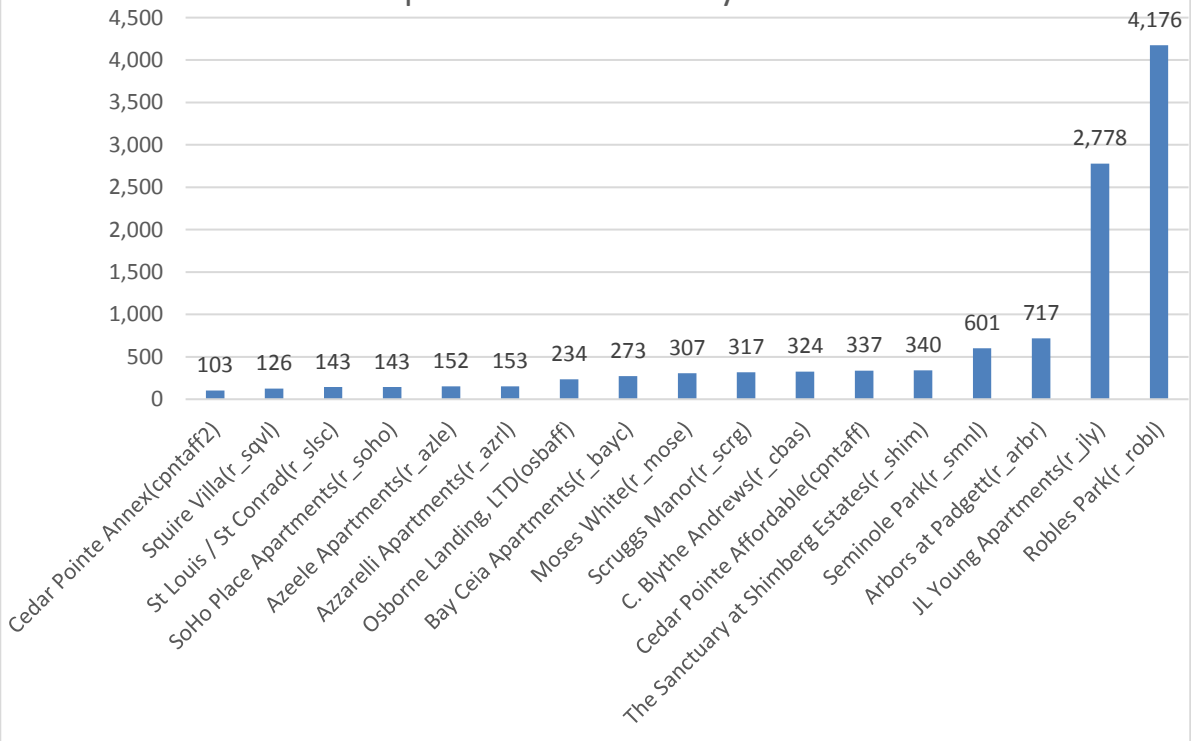
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

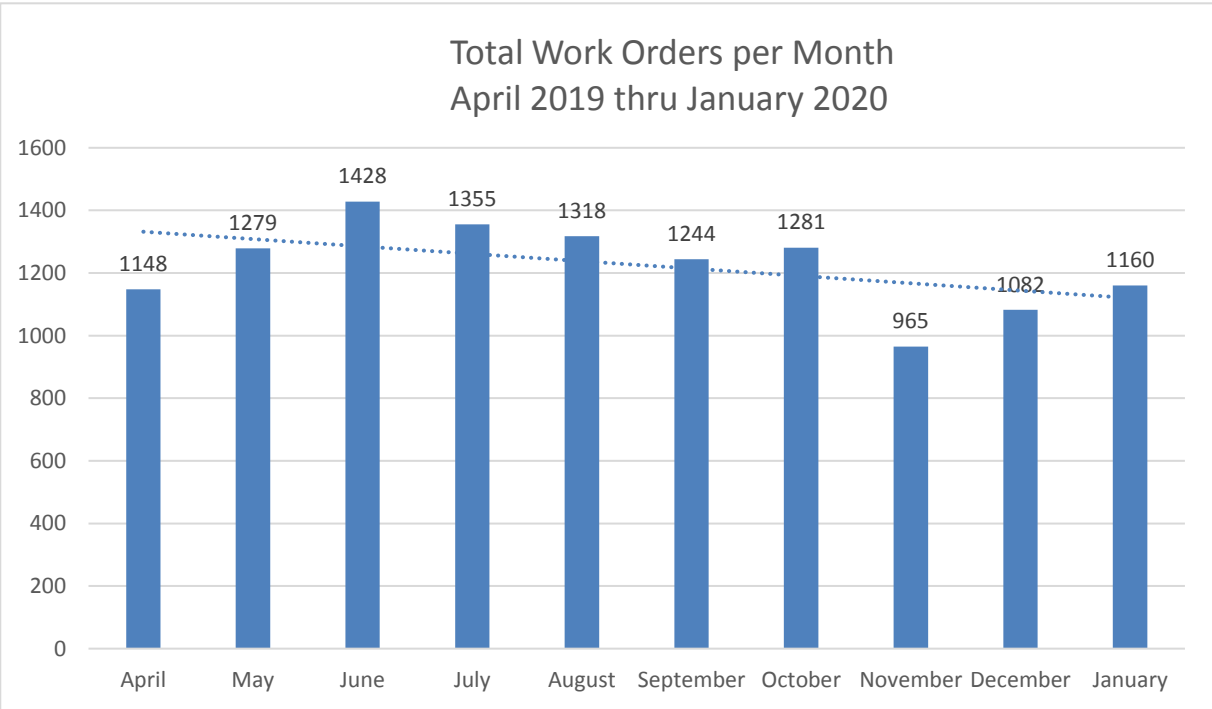
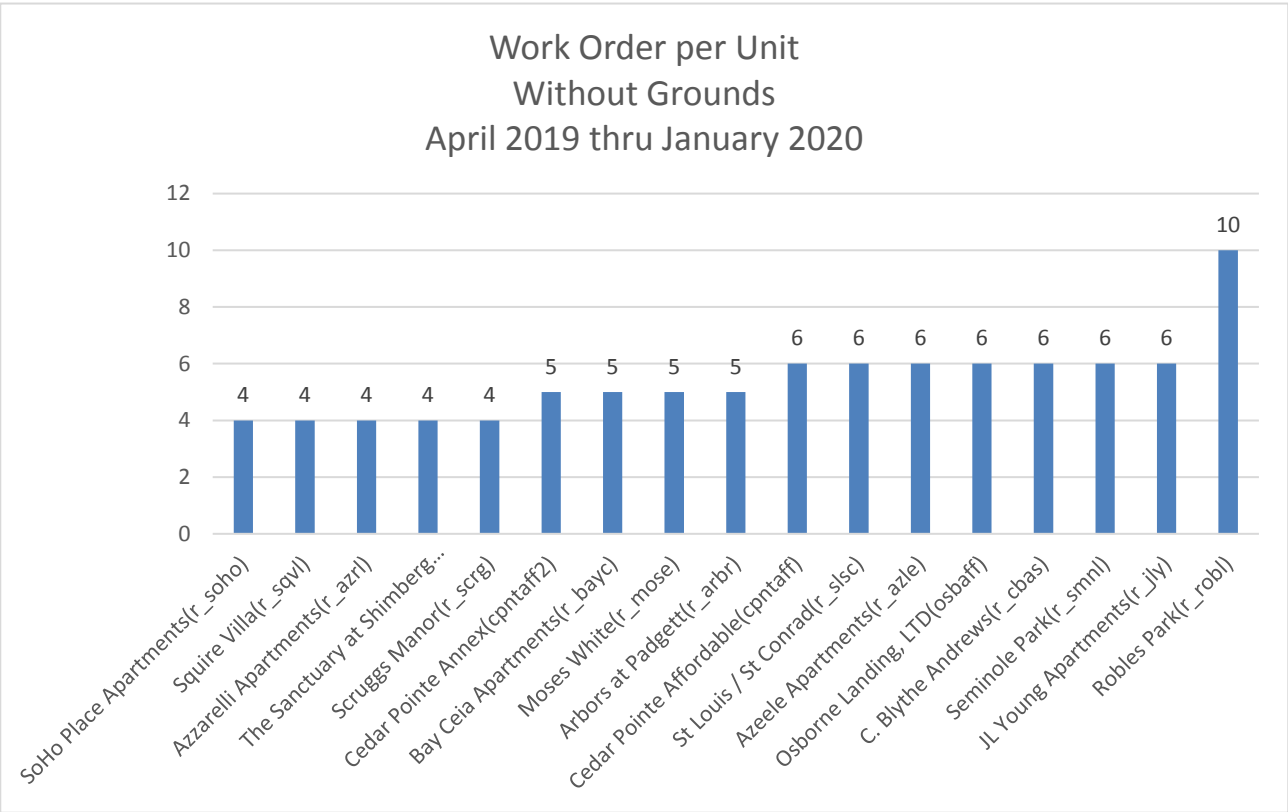
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

Top 15 Work Order Categories April 2019 thru Jan 2020

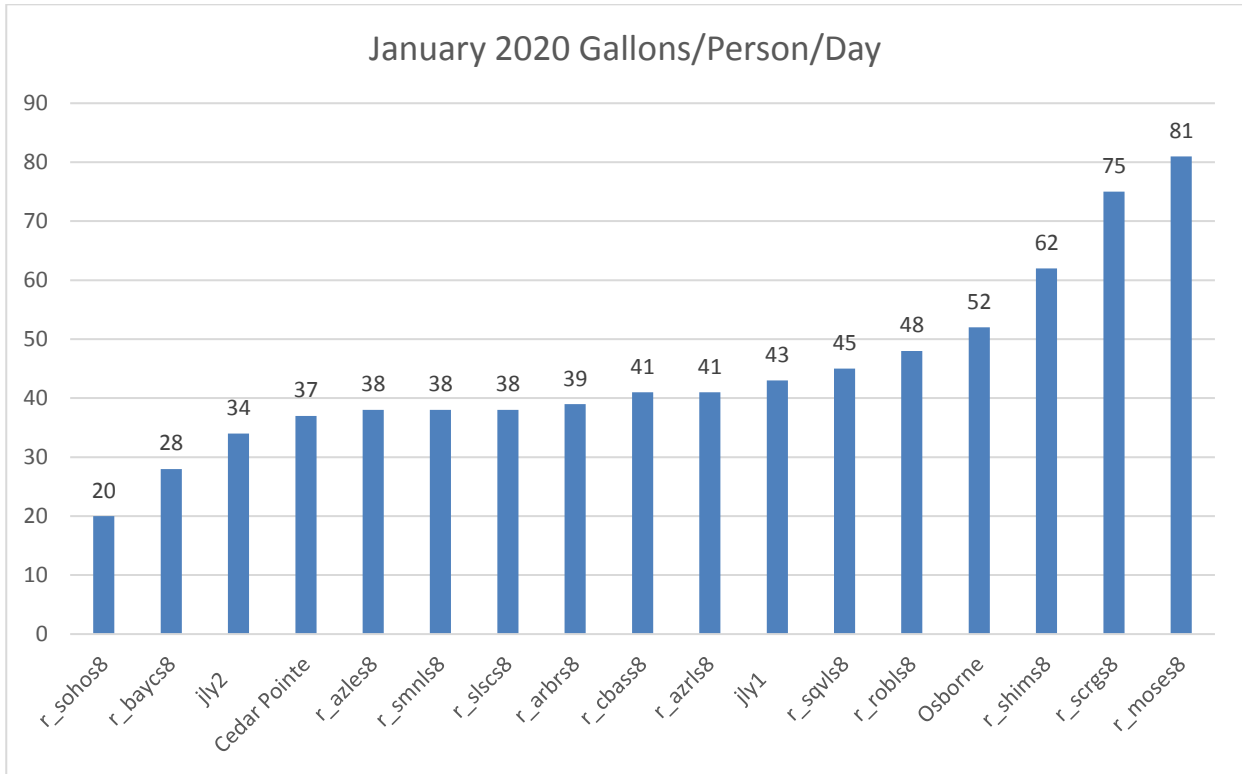


Work Orders per Property April 2019 thru January 2020





Average = 1226/Month



THA average number of Gallons per Person per Day (GPD) for October is 45. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register January 2020

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2020	\$400,000.00	\$0.00	\$400,000.00	\$95,708.00	\$304,292.00	23.93%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$116,415.00	\$324,330.00	\$294,745.00	\$29,585.00	90.88%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$121,511.28	\$0.00	\$121,511.28	\$68,741.22	\$52,770.06	56.57%	
Design Styles Architecture	Indefinite Quantities	12/18/2019	12/19/2022	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00	\$1,500,000.00	0.00%	
GLE Associates, Inc	Indefinite Quantities	12/18/2019	12/19/2022	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00	\$1,500,000.00	0.00%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	12/20/2019	12/20/2022	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00	\$1,500,000.00	0.00%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$83,050.00	\$383,050.00	\$71,147.58	\$31,192.42	18.57%	
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$64,027.41	\$84,247.59	43.18%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	100.00%
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2020	\$80,000.00	\$0.00	\$80,000.00	\$34,157.72	\$45,824.28	42.72%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$144,605.57	\$196,556.43	42.39%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$301,850.00	(\$11,842.75)	\$290,007.25	\$14,900.00	\$275,107.25	5.14%	

Contract Register January 2020

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$119,312.74	\$11165.75	\$130,478.49	\$118,755.63	\$11,722.86	91.02%	
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$20,900.00	\$1,900.00	91.67%	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$40,500.00	\$13,500.00	75.00%	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$13,200.00	\$13,200.00	50.00%	100.00%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$31,296.00	\$0.00	\$31,296.00	\$13,737.00	\$17,559.00	43.89%	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$55,736.55	\$0.00	\$55,736.55	\$26,037.00	\$29,669.25	46.71%	
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$170.00	\$1,750.00	8.85%	100.00%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/1/2020	\$30,000.00	\$0.00	\$30,000.00	\$23,425.35	\$6574.65	78.08%	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$7,495.00	\$6,595.00	53.19%	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$0.00	\$7,500.00	\$2675.41	\$4,824.59	35.67%	
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$186,160.00	\$76,240.00	70.95%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$2,500.00	\$15,590.00	13.82%	100.00%
Cane Construction	St. James church	7/31/2019	UPDATING	\$488,153.00	\$51,821.00	\$539,974.00	\$275,911.25	\$264,062.75	51.10%	

Contract Register January 2020

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Lean Firm	Process Improvement Plan	11/1/2019	2/28/2020	\$14,950.00	\$0.00	\$14,950.00	\$350.00	\$14,600.00	2.34%	
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$84,794.00	\$10,400.00	\$95,194.00	\$95,194	\$0.00	100.00%	100.00%
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	3/15/2020	\$1,748,882.00	\$6,511.29	\$1,742,370.71	\$938,455.83	\$803,914.88	53.86%	

Total Contract's Amount **\$10,162,575.09**
Total MBE Contract's Amount **\$378,890.00** **3.7%**

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

SOUTH TAMPA CHAMBER/BREAKFAST WITH THE MAYOR PROGRAM

This well attended meeting held at the Glazer Jewish Community Center opened with remarks from Mayor Jane Castor, who provided a very interesting overview of what is in store for the future of Tampa while highlighting other City and community achievements. Mayor Castor also mentioned the Tampa Housing Authority's West River project that will totally change the face of West Tampa community. Other major initiatives mentioned included replacing water supply lines throughout the city that are as old as 60 to 100 years old.

ANNUAL DR. MARTIN LUTHER KING DAY BREAKFAST

Tampa Organization of Black Affairs (TOBA) held its annual Dr. Martin Luther King, Jr. Breakfast at the Downtown Hilton Hotel to a sold-out audience, who arrived before 7 am to hear speakers and recognize this Holiday as a Day of Service. The theme "The Spirit of the Movement Lives On," was reflected in the remarks of program participants. All THA participants commented regarding the wonderful way to begin the holiday.

THA ANNUAL MLK DAY PARADE PARTICIPATION

The Annual Martin Luther King, Jr. Parade through the streets of East Tampa was a wonderful remembrance to the Prince of Non-Violent Social Activism. A great turnout and simply a beautiful day to honor the man whose impact is never-ending. In the immortal words of Rev. Dr. Martin Luther King, Jr. "Our lives begin to end the day we become silent about things that matter."

The Tampa Housing Authority float was beautifully decorated and made us proud of the many smiles that it was able to bring to the faces of youth at the parade; everyone looked forward to catching beads coming their way.

TECO/PEOPLES FIRST COMMERCIAL HEAT PUMP INSTALLED AT THE JL YOUNG SENIOR PROPERTY

The commercial gas heat pump is the first of its kind to be installed at a Tampa Housing Authority property. The complex at JL Young will see savings and improved resiliency with this new technology. At the installation ceremony "the efficiency and resiliency that this natural gas equipment provides, makes it a perfect fit for this special facility where the recreation hall serves as an emergency shelter, reliable air conditioning and heating are critical," said TJ Szelistowski, President of Peoples Gas.

TECO/Peoples Gas worked closely with the Tampa Housing Authority to develop an economical and reliable solution to replace the second split system; an installation of a natural gas heat pump that is mainly powered by natural gas rather than electricity. This system helps to reduce carbon dioxide emissions and operates at a lower cost. Residents at JL Young will increase overall energy efficiency and leverage a special monthly GHP rate.

NANCY CROWN TEMPO MEMORIAL DEDICATION

The dedication of the Crown Theatre to our friend and colleague Nancy Crown from the Banc of America CDC, took place on Friday, January 30th at the TEMPO @ *ENCORE!* There were wonderful words of remembrance and personal reflections for an individual who contributed greatly to the creation of *ENCORE!* Tampa. Nancy Crown's family helped unveil the memorial erected in her honor and is now located in the courtyard of the Tempo building at *ENCORE!*

2020 CALENDAR OF EVENTS

February		
Saturday, February 1, 2020	10:00 AM	City of Tampa Community Resource Fair, Jefferson HS
Thursday, February 6, 2020	11:15 AM	Governor's Day Luncheon, Florida State Fairgrounds
Tuesday, February 11, 2020	4:00 PM	Job Fair, Career Source Tampa Bay, 9215 North Florida Avenue, Tampa
Tuesday, February 11, 2020	4:30 PM	Westshore Alliance 37th Annual Mtg Reception, Raymond James Stadium – East Stadium Club
Thursday, February 13, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Friday, February 14, 2020	all day	Valentine's Day
Saturday, February 15, 2020	8:00 AM	THA 6th Annual 5K Race to End Homelessness, Al Lopez Park, Tampa
Monday, February 17, 2020	all day	President's Day
Tuesday, February 18, 2020	12:00 PM	Blood Pressure Screening (WC), THA Cypress
Tuesday, February 18, 2020	5:30 PM	Homeownership Briefing, THA Cypress
Wednesday, February 19, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, February 19, 2020	2:00 PM	Family Self Sufficiency Orientation, THA Cypress
Thursday, February 20, 2020	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Tuesday, February 25, 2020	all day	Universoul Circus, Tampa (6 days)
Tuesday, February 25, 2020	7:30 AM	Downtown Debriefing, Tampa Marriott Water Street, 505 Water Street, Tampa
Wednesday, February 26, 2020	1:30 PM	Landlord Workshop, THA Cypress
Thursday, February 27, 2020	5:30 PM	Remembering Zion, Robles Park Village, 3305 North Avon Avenue, Tampa
March		
Tuesday, March 3, 2020	all day	NAHRO Training, THA Cypress (3 Days)
Thursday, March 12, 2020	10:00 AM	West River Groundbreakings, West Tampa
Tuesday, March 17, 2020	all day	St. Patrick's Day
Tuesday, March 17, 2020	11:00 AM	Program and Property Services Career Fair, THA Cypress
Tuesday, March 17, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, March 18, 2020	8:00am	Board Workshop, Stetson Law Center, 1700 N Tampa St, Tampa
Wednesday, March 18, 2020	1:30 PM	Landlord Workshop, THA Cypress
Thursday, March 19, 2020	12:00 PM	Power of Positivity (WC), THA Cypress
Tuesday, March 24, 2020	all day	NAHRO Training, THA Cypress (3 Days)
April		
Saturday, April 4, 2020	6:00 PM	Freedom Fund Dinner, Tampa Convention Center, 333 S Franklin St, Tampa
Tuesday, April 7, 2020	all day	Bay Area Apt Assoc Education Classes, THA Cypress (3 days)
Friday, April 10, 2020	all day	Spring Holiday
Sunday, April 12, 2020	all day	Easter Sunday
Tuesday, April 14, 2020	all day	Bay Area Apt Assoc Education Classes, THA Cypress (2 days)
Wednesday, April 15, 2020	all day	Tax Day
Wednesday, April 15, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Tuesday, April 21, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, April 22, 2020	1:30 PM	Landlord Workshop, THA Cypress
Thursday, April 23, 2020	12:00 PM	Healthy Meals in 20 min (WC), THA Cypress
Friday, April 24, 2020	8:00 PM	12th Annual THA Charity Golf Tournament, 5700 Saddlebrook Wy, Wesley Chapel
May		
Tuesday, May 5, 2020	all day	Cinco De Mayo
Tuesday, May 5, 2020	11:30 AM	Latinos Unidos Scholarship Luncheon, Armature Works, Tampa
Sunday, May 10, 2020	all day	Mother's Day
Tuesday, May 12, 2020	8:00 AM	Bay Area Apt Assoc Finance Boot Camp, THA Cypress
Thursday, May 14, 2020	12:00 PM	Menopause and Perimenopause (WC), THA Cypress
Friday, May 15, 2020	10:00 AM	Annual Elderly Affairs Day, THA Oaks at Riverview, Community Center, 110 E Kirby St, Tampa
Tuesday, May 19, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, May 20, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, May 21, 2020	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Monday, May 25, 2020	all day	Memorial Day
Wednesday, May 27, 2020	1:30 PM	Landlord Workshop, THA Cypress



BOARD OF COMMISSIONERS

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President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

Contact:
Lillian C. Stringer
Director of Community Affairs
813-341-9101, ext. 3540
Lillian.stringer@thafl.com

FOR IMMEDIATE RELEASE

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS PREPARING FOR ITS 6th ANNUAL “5K RUN AND WALK” TO ERADICATE HOMELESSNESS IN OUR COMMUNITY AND IS SEEKING SPONSORS AND PARTICIPANTS

Tampa (January 17, 2020) The Housing Authority of the City of Tampa is hosting its annual “Race to End Homelessness” on Saturday, February 15th from 9:00 am to 12 noon at the Al Lopez Park, located at 4810 N. Himes Avenue in Tampa. The entry fee for the 5K Bootcamp Run or 5K Run is \$35 and group rates of 5 or less is \$130. Registration packets can be picked up at the Agency’s corporate office located at 5301 W. Cypress Street on February 14th, 2020 from 8am-6pm.

The Housing Authority not only addresses the immediate needs of the homeless, but also extends services that allow homeless individuals regain their footing back into society. To date, more than 165 homeless individuals have been housed. Additionally, a homeless pantry has been established and donations of snack items, toiletries, clothing, blankets, socks, bottled water, gift/food coupons and cash donations will be accepted at the THA’s corporate offices located at 5301 West Cypress Street, M-F from 8am-5pm.

The Tampa Housing Authority has worked with the community and is serving over 10,000 families through its rental assistance programs; however, often time families are not offered the opportunity to receive rental assistance as funds are limited and waitlists are closed. Proceeds raised from this event are provided to families to end or prevent homelessness. Recently, a homeless case manager through outreach made contact with a 70-year old woman who had been homeless for over 6 months. The Tampa Housing Authority was able to pay for a birth certificate to start the process of receiving housing.

This year’s goal is to raise as much as possible from donors like you, who recognize that homelessness is a community issue and not an individual plight. We place ourselves on the frontline as the *change agents* to eradicate systemic and chronic veteran and individual homelessness within Tampa Bay communities, while we urge you to join us in this event.

“This annual fundraiser is very important and allows us to do our part to ensure that everyone in our community receives needed assistance,” says Jerome Ryans, President and CEO of the Housing Authority of the City of Tampa. “Nothing is guaranteed and many of us have our own stories of struggle and triumph that would not be possible without assistance from someone else. Realizing that, we choose to invest the resources entrusted to us to eradicate homelessness in our community.”

For participation go to <https://www.thafl.com/run/Default.aspx> to register. You can also call our offices at (813) 253-0551 ext. 1470 to inquire about sponsoring this event, becoming a vendor or making a donation.

Homeless Lives Matter!

###

“Cultivating Affordable Housing While Empowering People and Communities”



PUBLIC NOTICE

BOARD OF COMMISSIONERS

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Jerome D. Ryans
President/CEO

NOTICE IS HEREBY GIVEN...

Tampa Housing Authority's Annual "Race to End Homelessness" is fast approaching and opportunities for sponsorship as well as participation are still available.

The Housing Authority not only addresses the immediate needs of the homeless, but also extends services that allow homeless individuals regain their footing back into society.

What: 5K Run to End Homelessness

**When: Saturday, February 15th
from 9:00 am to 12 noon**

**Where: Al Lopez Park
4810 North Himes Avenue
Tampa, FL 33614**

The entry fee for the 5K Bootcamp Run or 5K Run is \$35 and group rates of 5 or less is \$130. Registration packets can be picked up at the Agency's corporate office located at 5301 W. Cypress Street on February 14th, 2020 from 8am-6pm.

For participation go to <https://www.thafl.com/run/Default.aspx> to register. You can also call our offices at (813) 253-0551 ext. 1470 to inquire about sponsoring this event, becoming a vendor or making a donation.

Dated this 7th day of February 2020

Some THA board members may be in attendance

www.thafl.com

OFFICE: (813) 341-9101

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

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



SUMMER YOUTH EMPLOYMENT

Apply Online

Now through February 29, 2020
(www.jobaps.com/Tampa)

The City of Tampa is hiring residents of
East Tampa for Part-Time Summer
Employment to help keep their
community clean.

36 – Youth Workers (ages 16 – 18) \$8.56/hr
*Youth Must Be Enrolled In the Hillsborough County School System
and Reside within the Boundaries of East Tampa:
Hillsborough Ave (North), I-4 (South), 56th Street (East), I-275 (West)*

EMPLOYMENT DATES: June 1 – July 23, 2020



Sponsored by:
City of Tampa Neighborhood Empowerment Department
East Tampa Community Revitalization Partnership
CDC of Tampa, Inc.



FOR MORE INFORMATION, PLEASE CALL 813-255-4046

Advocates want Tampa leaders to do what predecessors wouldn't: Protect Zion.

On at least three occasions from 1929 to 1962, the forgotten cemetery came to the attention of the city of Tampa. No action was taken.

By Paul Guzzo | Published January, 16 2020| Updated January, 17 2020



A digital overlay shows the modern structures that sit on top the early 1900s-era Zion Cemetery. [Google Earth]

TAMPA — Nearly a century ago, a white Tampa businessman bought the 2½ acre Zion Cemetery property for a dollar, claimed the tax credits that came with owning a graveyard and then built stores on top the caskets —beginning the erasure of an African American burial ground where some 800 were interred.

In the decades since then, officials with the city of Tampa had a number of chances to right that wrong but didn't.

Now that Zion has been found — covered by warehouses, a tow lot and the Robles Park Village housing complex — civil rights

activists are demanding that today's leaders step up to honor those buried there.

"City of Tampa, you didn't do it but you can fix it," Hillsborough County NAACP president Yvette Lewis said Thursday, speaking before a Zion Cemetery advisory committee appointed by the Tampa Housing Authority.

The city has promised to work with the state of Florida to find funding for the purchase of the three parcels that make up the Zion Cemetery property so they can be reassembled into a memorial park managed by a nonprofit organization.

Lewis said she wants a detailed plan in writing, soon.

"I've gotten nothing but broken promises," she said. "Hopes and dreams, the same things my ancestors had."

Her emotional appeal came moments after Cardno, the private archaeology firm leading the investigation of the Zion land, revealed to the committee that the city was presented with a third opportunity through the years to make good on its neglect of Zion Cemetery.

The two earlier opportunities were reported in June when the Tampa Bay Times revealed the existence of the cemetery. First, in 1929, the city acknowledged the cemetery was there even as it approved the construction of storefronts on the property. Then, in 1951, three caskets with the remains of children were unearthed as work began on the Robles Park Village complex.

The new revelation from Cardno is a 1962 newspaper clipping, from the Tampa Tribune, showing human remains were discovered on the property by a homeowner digging in his yard.

Now, activist Connie Burton told the committee, the city of Tampa "needs the courage to say that this generation is going to do what's right."

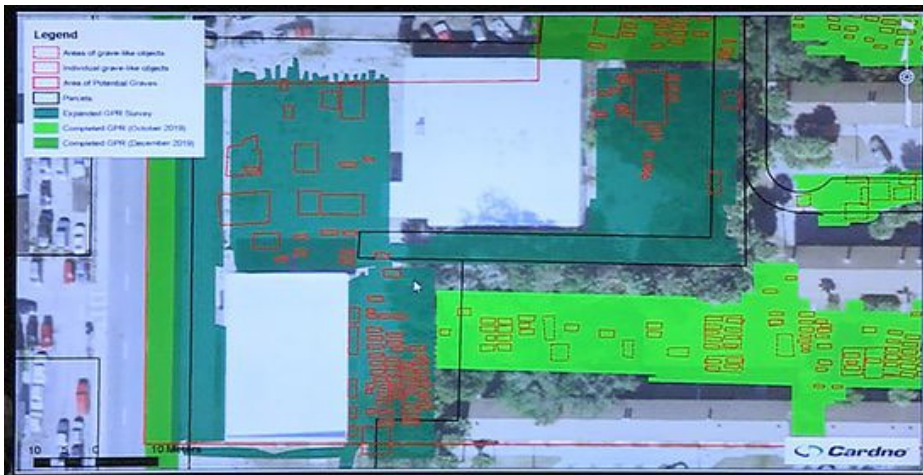


Next steps for Zion Cemetery were the subject of an emotional meeting Thursday of a committee created by the Tampa Housing Authority. From left are Leroy Moore, the authority's chief operating officer; Hillsborough County NAACP president Yvette Lewis; and activist Connie Burton. [JAMES BORCHUCK | Times]

Advocates want Tampa leaders to do what predecessors wouldn't: Protect Zion.

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By Paul Guzzo | Published January, 16 2020| Updated January, 17 2020



A slide shown at Thursday's meeting of a Zion Cemetery advisory committee shows the graves on land now owned by Richard Gonzmart. The graves are red rectangles on dark green. Light green areas are the Robles Park Village public housing complex, owned by the Tampa Housing Authority. [JAMES BORCHUCK | Times]

Tampa City Council member Orlando Gudes took a different view, telling the *Times* on Thursday that the property owners are the ones who should present a detailed plan to the city.

“That is not city property,” said Gudes, whose district includes the Zion land. “Once the property owners have a plan, then the mayor can get involved and present it to the council. We are willing to help out in any way we can.”

Zion was established in 1901 by African American developer Richard Doby in the 3700 block of

N Florida Ave. By 1926, it was owned by Alice W. Fuller of California, who sold it for \$1 to developers Henry P. Kennedy and Hewitt Walker.

Three years later, Kennedy built a storefront on a portion of the property fronting Florida Avenue, according to newspaper archives. Today, that land is owned and used for warehouse space by restaurateur Richard Gonzmart. Archaeologists have found 115 caskets on the parcel.

On Thursday, Cardno showed a map detailing the location of each casket. Portions of the caskets disappear beneath the now-vacant storefront, apparently indicating that the structure was built on top of them.

Joan Kennedy Biddle, the daughter of the man who built the store, was shocked and surprised to hear the news when contacted by phone Thursday.

“That sounds morbid,” Biddle said. “I don’t know anything about that. I have never heard of Zion.”



A May 25, 1929, Tampa Daily Times article shows a row of businesses that had just been built along Florida Avenue, at lower right, on the site of the Zion Cemetery. The building still stands today. [TAMPA DAILY TIMES | Tampa Daily Times]

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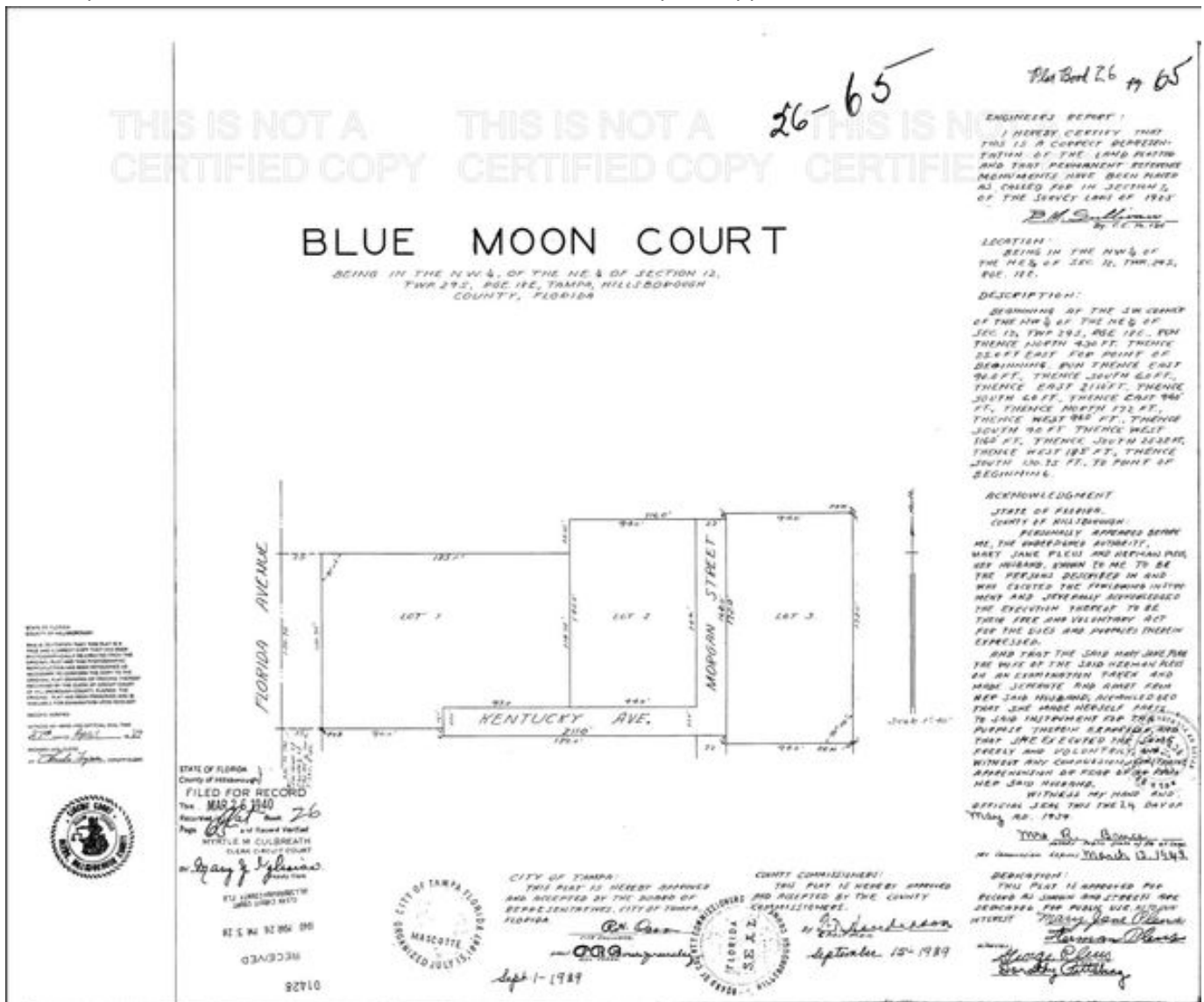
Kennedy obtained his building permit in February 1929, newspapers reported. The following month, the City Council approved a petition to cancel Kennedy's taxes on the property for 1927 and 1928 because it was used as a cemetery, according to meeting minutes discovered by the *Times*.

"They knew what was going on," said Jeff Moates, who, as regional director for the Florida Public Archaeology Network, is part of the team that found the caskets. "They knew it was a cemetery."

The meeting minutes refer to the property as the former site of Zion Cemetery even though it was still there.

"As far as the city was concerned, it was no longer a cemetery," Moates said. "It was valuable land to be developed."

The *Times* found legal advertisements published in newspapers indicating that Kennedy began selling parcels of the Zion Cemetery property in 1937. One buyer was Mary Jane Pleus, who built the Blue Moon Poultry Shop next to Kennedy's storefront. Records the *Times* found indicate the city also approved this construction.



A land plat outlines what would become the Blue Moon Poultry shop, built over the graves of Zion Cemetery. [Hillsborough County Clerk of Courts]

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Pleus knew nothing about a cemetery, her granddaughter Sharon Shepherdson has told the *Times*. The poultry shop was later demolished. Archaeologists have learned that it, too, was built over graves.

Zion came to light again in 1951 when the three caskets were discovered during construction of Robles Park Village. No one looked for more graves then. Archaeologists have detected 144 caskets on this section of the cemetery land.

In 1962, the skeleton was found by a man digging to bury trash in the backyard of his Ruth Avenue home. Today, the land is part of the Sunstate Wrecker Services towing lot where archaeologists have discovered 55 caskets.

"Several long-time residents of the area said a Negro cemetery was once located in that section," the newspaper clipping from the time reads. Again, no one looked for more graves.

Overall, archaeologists have surveyed around half of the Zion Cemetery land using ground-penetrating radar, Cardno's Prendergast told the committee. If they were to scan the other half, he said, they'd likely find that nearly all the graves are still there.

"At no point has Zion been totally forgotten," Rebecca O'Sullivan of the Florida Public Archaeology Network told the *Times*. "People have remembered it at all of those different points over the years. But the city never did anything."



SKELETON UNCOVERED — Parts of a human skeleton were uncovered last night by Efen Vega Jr. while he was digging to bury trash in his yard at 207 Ruth St. Vega, far left, watches as a police officer and city worker remove other bones from the hole. Although several long-time residents of the area said a Negro cemetery was once located in that section, the bones were removed to Tampa General Hospital for an examination by a pathologist.—(Staff Photo by Ross Parsons)

A newspaper clipping from the Tampa Tribune dated July 17, 1962, shows police and city workers removing human remains from a Zion Cemetery grave unearthed by a homeowner digging to bury trash. [JAMES BORCHUCK | Times]

Archaeologists begin search for African American graves in Clearwater

Marked graves were moved in the 1950s, records show. But unmarked graves may have been left behind.

Tampa Bay Times, Paul Guzzo | Published January 21, 2020

CLEARWATER — Barbara Sorey-Love founded the Clearwater Heights Reunion Committee in 2016 to bring together people who once lived in the long-ago razed neighborhood.

She figured they'd gather for barbecues and tell tales of their childhoods in Clearwater Heights.

But among stories of ball games and sleepovers, her former neighbors brought up the cemetery they remember there.

Marked graves were moved in the 1950s, records show. But their elders told them that unmarked graves were left behind.

"We wanted to know the truth," said Sorey-Love, 68. "We'll get it soon."

Inspired in part by the neighborhood committee, the Florida Public Archaeology Network on Tuesday began scanning for graves with ground penetrating radar at the former cemetery site near the corner of Madison Avenue and Gould Street.

Today, the property is part of a two-acre vacant lot on FrankCrum Staffing's Clearwater campus at 100 S. Missouri Ave.

The archaeologists looking for the Clearwater Heights cemetery were among the same ones who discovered **Tampa's Zion Cemetery**. The segregation-era all-black cemetery was established in 1901, built over beginning in 1929 and forgotten until June when the *Tampa Bay Times* questioned what became of it and those buried there.

A different team of archaeologists later found Ridgewood Cemetery for the poor and indigent on a corner of Tampa's King High School campus. Most of those buried there were African Americans.

"It is a sad part of our history that we have to search out and resolve," said Zebbie Atkinson IV, president of the Clearwater/Upper Pinellas NAACP.

Still, Atkinson pointed out, at least Zion and Ridgewood left a paper trail through news archives, maps, land deeds, city directories and government records.

No one has yet found a mention of the Clearwater Heights cemetery in written records

It didn't even have a formal name, Sorey-Love said, known only as the Clearwater Heights Negro or colored cemetery.

Former Clearwater Heights resident Ruth Rembert previously told the *Times* that her grandfather, Jefferson Rembert, was buried there in 1930 and is among those left behind.

She has since acquired a copy of his death certificate, Sorey-Love said, and it does not mention a burial ground.

The absence of records shows how little the city thought of the black residents of Clearwater Heights, Atkinson said.

"Let us hope that the city did the right thing and we find nothing here," Atkinson said. "I hope that this community's questions get answered and this error can be put to rest."

NEWSHILLSBOROUGH COUNTY

USF researchers to help Hillsborough County search for forgotten gravesites

ABC Action News, Lauren Rozyla | Posted: 5:27 AM, Jan 23, 2020 | Updated: 6:50 AM, Jan 23, 2020



HILLSBOROUGH COUNTY, Fla. — USF Researchers will now help Hillsborough County search for forgotten burial grounds across the Tampa Bay area.

County commissioners are expected to get an update on Thursday, January 23.

So far, Hillsborough County has completed a preliminary review of currently-owned county lands by

cross-referencing all readily available cemetery and property records. Staffers discovered no record of overlap with a known cemetery.

Recognizing that records may exist that staff is unaware of, staff have started to work with associate professor Dr. Erin Kimmerle of the University of South Florida's Department of Anthropology.

Dr. Kimmerle has extensive experience in the field of forensic anthropology, including research and field investigation focusing on historic cemeteries and burial grounds, according to Hillsborough County.

Hillsborough has about 84 active cemeteries, according a report by Kimmerle. It also says there's a list of 45 burial grounds that were possible destroyed, disturbed, or at-risk and right now, researchers are working to verify the status of each one.

The problem is that some possible grave sites may have less formal documentation and may not have been evident on the landscape at the time. This includes convict burial grounds, sites where slaves were buried on plantations and family grave plots on what used to be farmland.



This comes after nearly 150 coffins were found on the property of King High School in Tampa. The **Tampa Housing Authority** also searched around **Robles Park Apartment complex**, where archaeologists found more than 140 coffins.

Researchers will now be using remote sensing to locate burial grounds and cemeteries, as well as Ethnographic interviews, grave record websites and family ancestry websites.

Developers pitch ideas to transform downtown Jacksonville's riverfront into housing and retail destination
The Downtown Investment Authority viewed two proposals from developers on potential ways to redevelop the city's downtown riverfront area where the old City Hall annex and the Duval County Courthouse once stood.
Jacksonville.com by Emily Bloch: (904) 359-4083 | Posted Feb 4, 2020 at 3:09 PM



Project Description
Conceptual Site Plan



Grassy lots that housed Jacksonville's old city offices and the county courthouse until 2012 could shift into multi-use brownstones with local art installations, swimming pools and retail shops as soon as 2022.

Tuesday morning, two developers pitched different ideas to a review committee with plans to transform the city's riverfront. One touted shops and a glass pedestrian bridge while the other offered less visuals but an invitation for community collaboration.

Their proposals were unveiled for the first time Tuesday during the Downtown Investment Authority review committee meeting. By next week, the committee will have to decide if they like either option enough to move forward with a recommendation.

Spandrel Development Partners presented intricate renderings by local group Kimley-Horn of a mixed-use space with residences, retail and a grocery store.

Developers pitch ideas to transform downtown Jacksonville's riverfront into housing and retail destination

The Downtown Investment Authority viewed two proposals from developers on potential ways to redevelop the city's downtown riverfront area where the old City Hall annex and the Duval County Courthouse once stood.

Jacksonville.com by Emily Bloch: (904) 359-4083 | Posted Feb 4, 2020 at 3:09 PM

Page | 2

"It'll bring the population to the water and the water to the population," the development firm's Principal Emanuel Neuman said.

Conversely, The Related Group's proposal highlighted the Florida-based firm's past projects, like CityPlace Doral, and suggested brownstone apartments and retail, but provided no renderings.

Presenter Jeff Robbins, the vice president of development for The Related Group, said this move was intentional.

"We don't do these things in a vacuum," he said. "We're excited to become part of the community. ... It's a collaborative effort."

Robbins said the group would host collaborative town hall-like events if they got the Downtown Investment Authority's commitment, working with community members, local architecture firms and others to form a concept together.

While presentation styles contrasted, both expressed similar intentions: turn the grassy lots on the 200 through 300 blocks of East Bay Street into a focal point destination for Jacksonville, with local art installations, mixed-use residential areas and waterfront incorporation.

"It's an exciting project for the community," Neuman said. "On the water in downtown core, a pivot point between the stadium and downtown."

Robbins said each of the firm's projects are "designed from scratch," but compared the Jacksonville project's potential to developments the group's done in Tampa — incorporating water taxis and river access.

"We're always trying to push the envelope, do something different, do something cool," he said. "It's a lakefront house with a family's heritage but with a Ralph Lauren twist."

As previously noted by the Times-Union, the property — next to the Hyatt Regency Jacksonville Riverfront — was the subject of a 2018 search for developers to potentially build a new convention center.

But the project was abandoned a few months later and the site renamed "Ford on Bay" in an effort to revitalize the city's waterfront area.

"We're looking at a generational change for the riverfront," Marketing Vice President for Downtown Vision Jacksonville Katherine Hardwick said.

The Downtown Investment Authority sought project proposals last year, but by the January 2020 deadline, only two companies offered plans: Spandrel Development Partners and The Related Group.

"I'm impressed with what I see, committee member Ron Moody said following Spandrel's presentation. "We don't have anything like this in Jacksonville."

The group — which has headquarters in New York and Charleston, S.C. — has an estimated budget of \$136 million. The Related Group proposed an \$80 million budget, but Robbins mentioned potentially bringing in funding from outside equity.

"I think this is the coming of age for Jacksonville," Robbins said. "[It's] the beginning of what will be a critical mass downtown and I will not undersell the waterfront. It's a huge asset."

According to a schedule from Downtown Investment Authority CEO Lori Boyer, who sits on the review committee with Moody and Stephanie Burch, the group's scores on both presentations will be collected and tabulated Wednesday.

From there, the committee will make recommendations to the entire Downtown Investment Authority board on Tuesday, Feb. 11. Finally, the recommendations will be considered on Feb. 19, where the board can accept or decline the committee's suggestions.

State funding could memorialize erased cemeteries, but some will need more

State lawmakers are asking for \$50,000 for memorials at two lost Tampa cemeteries, but restoring the erased Zion Cemetery will take more funding and collaboration

10 News, Emerald Morrow | Published: 6:20 PM EST February 11, 2020

TAMPA, Fla. — A new funding request making its way through the state legislature could appropriate \$50,000 each for two rediscovered cemeteries in Tampa, but at least one will need more.

State senators Janet Cruz and Darryl Rouson made the funding request, which stems from a bill they worked on together after the cemeteries were discovered.

"There were those who thought by building buildings, they could obliterate the memory, the dignity of people who were buried here," Rouson told 10News in September. "But now that it's been discovered, we've gone to opportunity to memorialize."

A statement from Rouson's office describes the memorial effort as follows:

"Abandoned African-American cemeteries throughout Florida continue to be uncovered, as evidenced by recent reports in Tampa regarding the former Zion Cemetery in Tampa Heights and the former Ridgewood Cemetery on the grounds of C. Leon King High School.

"In an effort to ensure dignity and respect for the deceased, this project will dedicate funding to the Department of State so the department may create, place, and maintain a memorial at the site of the former Ridgewood Cemetery in Tampa."

Leroy Moore of the **Tampa Housing Authority** said the money will help, but restoring Zion Cemetery will take a lot more.

"The \$50,000 will just get us a historical monument, a marker and some maintenance on that for a short amount of time. We need way more than \$50,000 to preserve, long-term this area to make sure that it's never again in private hands so that it can be redeveloped," Moore said.

Moore has been leading the charge on behalf of THA to rectify a historical wrong. After a whistleblower came forward with research, archaeologists used ground-penetrating radar to detect nearly 300 graves from the forgotten Zion Cemetery. They found many of those graves on property belonging to THA. The rest were found on neighboring properties, including a towing lot.

A report from Cardno, the firm that did some of the archaeology work, shows radar imaging of graves protruding from underneath buildings, suggesting to Moore additional graves are waiting to be found.

"We think we've discovered the full content of Zion. And we have further discovered that the anomalies the bodies, the coffins literally go right up to the foundation of these buildings," Moore said. "So, we believe once we actually clear the land, and can actually scan the footprints of the buildings, we will find more."

THA has already moved dozens of families who lived in buildings at Robles Park Village that were on top of the cemetery.

Moore said the Zion discovery has accelerated plans to redevelop the entire 35-acre public housing site, which is burdened with poverty and crime.

"We've got the 35 acres that is Robles Park that needs to be redeveloped," Moore said. "But we can't redevelop Robles Park and ignore this...piece of history."

The cemetery memorial funding request will be reviewed on the Senate floor Wednesday.

Feds warn St. Pete housing agency it could lose funding for Jordan Park

Federal deadlines have come and gone and now the housing agency is considering pursuing a different financing plan.
Tampa Bay Times, Christopher O'Donnell | Published 2/11/2020

ST. PETERSBURG — It's been more than two years since the St. Petersburg Housing Authority moved residents out of the historic village at Jordan Park, a first step toward redeveloping the south St. Petersburg housing complex.

But its craftsman-style bungalows remain vacant and the agency has yet to finalize a financing plan for the project, leading the federal government to warn that it may revoke a funding commitment.

In a letter sent Jan. 31, the U.S. Department of Housing and Urban Development said that the housing agency missed several deadlines to submit financing plans for the \$52 million project. Some deadlines date as far back as May 2018, when the agency was led by Tony Love, who was later fired. There was also a four-month delay because a required environmental study was not commissioned.



The bungalows at Jordan Park in St. Petersburg sit empty behind a gate put up to enclose the properties. Federal money to rehabilitate the public housing project is in jeopardy. [MARTHA ASENCIO RHINE | Tampa Bay Times]

What's more, the project has been on pause since September while consultants explore whether the Housing Authority should apply for a different federal funding program that would provide an additional \$6 million toward rehabilitating Jordan Park. Federal officials on Tuesday gave the agency until March 20 to make a decision.

If that deadline is not met, the project would lose its award of federal rent subsidies, which the Housing Authority is relying on to pay back construction loans and other expenses.

"You've missed so many milestones along the way," said Gregory Byrne, director of the federal agency's Affordable Housing Transaction Division, who dialed into an emergency Housing Authority meeting Tuesday.

The Housing Authority began work on redeveloping Jordan Park shortly after buying it in 2016. It included rehabilitating about 200 units of public housing and demolishing 31 historic bungalows, believed to be the first African American development project in St. Petersburg. A 60-unit senior housing building will replace them.

The financing plan for the project was put together by Love and consultants and relies on rent subsidies through the federal Rental Assistance Demonstration program.

But after Love was fired in August, the agency was run for about two months by leaders of the **Tampa Housing Authority**. They expressed concerns about the Jordan Park plan and recommended that the agency apply instead for Section 18 funding, a federal program for the demolition and rebuilding of older public housing.

That program will provide substantially higher rent subsidies, enabling the project to include essentials like new electrical panels compatible with modern electric water heaters, air-conditioning units and clothes dryers. It will also pay for attic insulation and an irrigation system throughout the entire complex, raising the overall cost to about \$64 million.

"It didn't feel like the budget was adequately put together," said Leroy Moore, the Tampa Housing Authority's chief operating officer. "You go through such turmoil in moving people out, you want that to be a 15 to 20 year repair. You don't want to do piecemeal work."

Federal officials also said Tuesday they had concerns about whether there would be sufficient funds for ongoing maintenance under the original plan.

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Consultants working on the project said Tuesday they could finalize a Section 18 application within about two weeks. It would need to be approved by the Housing Authority board at its Feb. 27 meeting.

Still, some board members were clearly frustrated by the lack of progress.

"We have paid to the tune of over \$1 million to date on a project that remains stalled," said Terri Lipsey-Scott. "We have nothing to show for the investments that have been made."

The original plan for Jordan Park was well underway when the majority of the housing agency's board was appointed in 2019 after a tumultuous year. Five board members were replaced by St. Petersburg Mayor Rick Kriseman in 2019 after a *Tampa Bay Times* investigation revealed a lack of oversight of the agency.

The agency also came under scrutiny by the federal government after it used agency funds to sue Kriseman and the city of St. Petersburg for that decision. In December, Love sued the Housing Authority in federal court claiming it violated the Family Medical Leave Act when it dismissed him.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
