



Board of Commissioners Meeting

Wednesday, February 17, 2021

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dacheballi

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

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Tampa, Florida 33677

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www.thafi.com

**Board of Commissioners Meetings
Wednesday, February 17, 2021**

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*** Note to Commissioners:**

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

REVISED

February 17, 2021

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

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

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

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES

- II. **APPROVAL OF MINUTES**
 - Regular/Virtual Board Meeting of January 20, 2021
- III. **PUBLIC FORUM** (Maximum three-minute limit per speaker)
 - Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDdD1l1WDlpZz09>
 Password: 009829
 - Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016
- IV. **EMPLOYEES OF THE MONTH (Central Administration/Properties)**
 - Administration ~ [Ajita Yuwana](#)
- V. **RECOGNITIONS**
 - Geraldine Barnes Award Recipient ~ [Elisha Ortiz-Felix](#)

VI. **RESOLUTIONS**

2021-4188 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR INDEPENDENT AUDITING SERVICES.
2021-4189 David Iloanya	A RESOLUTION APPROVING THE AWARD OF A CONSTRUCTION CONTRACT TO RESTORE AND REPAIR BEAM SEATS AND STRUCTURAL DAMAGE AT J.L. YOUNG GARDEN APARTMENTS.
2021-4190 William Jackson	A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PORTABLE SECURITY SYSTEMS.



AGENDA FOR THE REGULAR BOARD MEETING

VII. SPECIAL PRESENTATION

- Robles Park Village and Zion Cemetery Master Plan Update

VIII. PRESIDENT/CEO's REPORT

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

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

- Department of Human Resources ~ [Kenneth Christie](#)

IX. NOTICES AND UPDATES

X. LEGAL MATTERS

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

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

January 20, 2021

I. MEETING

Chairman James Cloar called the annual/regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:37 a.m. Other Board members present were Bemetra Salter Liggins, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Parker Homans arrived after approval of the minutes from the previous meeting in December. Commissioner Ben Dachevall participated virtually. The Chair stated that five Commissioners were physically present therefore a quorum was acquired.

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

II. MINUTES

III. A motion to approve the Minutes of the regular Board Meeting of December 16, 2021 was made by Commissioner Salter Liggins and seconded by Commissioner Hardwick:

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

IV. PUBLIC FORUM

None to come before this forum.

V. EMPLOYEES OF THE MONTH

- Administration ~ [Legna Ortiz \(PPS\)](#)

VI. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Erica Newsom \(PPS\)](#)

The annual and regular meeting were combined into one meeting, thus from this point the Chair turned it over to attorney Ricardo Gilmore for the annual election of officers.

The attorney opened the floor with nominations for Chair of the Board, Commissioner Salter Liggins nominated Commissioner Cloar. There being no other nominations, Commissioner Cloar was elected by acclamation.

The attorney opened the floor with nominations for Vice Chair, Commissioner Johnson-Griffin nominated Commissioner Salter Liggins. There being no other nominations, Commissioner Salter Liggins was elected by acclamation.

After elections, the Chair proceeded with the resolutions.

VII. RESOLUTIONS

As part of the Public Housing Agency Plan referenced in the first resolution, a series of public hearings were required, this being one of those hearings, consequently the Chair opened the public hearing for anyone that had any comments. The Director of Real Estate Development, Mr. David Iloanya presented resolution 2021-4185 which referenced the PHA Plan.

2021-4185	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO SUBMIT THE FY2021 PUBLIC HOUSING AGENCY PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
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There being no comments from the public, the public hearing was closed.

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

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

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

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2021-4186.

2021-4186	A RESOLUTION APPROVING THE BOULEVARD TOWER 4 AND BOULEVARD VILLAS EQUITY, CONSTRUCTION AND PERMANENT LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
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A motion was made by Commissioner Hardwick and seconded by Commissioner Johnson-Griffin:

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

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2021-4187.

2021-4187	A RESOLUTION APPROVING THE EXTENSION OF BELMONT HEIGHT ESTATES PROJECT BASED CONTRACT AGREEMENT.
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A motion was made by Commissioner Salter Liggins and seconded by Commissioner Homans:

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

VIII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty introduced Mr. Brian Nemeroff from Berman Hopkins, CPAs & Associates for a brief presentation of the Tampa Housing Authority audit. Highlights of the presentation was provided to Board member in their information packet for this meeting. Commissioner Salter Liggins commended THA staff, specifically to the CFO's team for their efforts in making this audit seamless.

There were no questions regarding the financial statements provided to Commissioners in their Board information packet.

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

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

Operations and Real Estate Development

Mr. Moore began his report with West River updates, in line with the audit presentation, by stating that the key to THA's success was NTHDC and other revenue producing entities that had created cashflow for the agency. This cashflow had allowed THA to undertake master planning activities, even master infrastructure developments and at times not having to go after grants from the Federal government, instead the staff has more assurance of being able to execute plans due to the ability to self-fund much of the infrastructure.

The COO hoped to provide more details regarding the West River budget as well as how it will be funded. Other updates included the T4 Phase 2 project that was in award position and was still in the challenge period.

Commissioners were shown images of the THA warehouse on B Street, which was currently for sale and had received four offers; Mr. Moore hoped to bring a purchase and sale contract to the Board at next month's Board meeting to sell this asset.

The last COO update was regarding the Zion Cemetery, which had its last Archeological Advisory Committee meeting in December. The first meeting of the Zion Preservation and Maintenance Society was to meet on the 21st of January to continue acquiring the rest of the Zion sites, preserving for long-term as well as moving forward with improvements that will result in the cemetery becoming a memorial park.

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

During the Director of Human Resources, Mr. Kenneth Christie's COVID-19 updates, he stated that there had been over 500 Senior residents of THA properties registered to be vaccinated for the virus.

IX. LEGAL MATTERS

Attorney Ricardo Gilmore stated that Government in the Sunshine restrictions were regarding communications between Commissioners, reiterating that Commissioners may talk to executive staff such as the CEO, COO, or the CFO to get clarity on any matter, that restriction however does not restrict Commissioners from communicating with other staff between meetings.

Secondly, due to some entities coming online at different times, the By Laws for the not for profit entities differ slightly. The attorney hoped to present one set of By Laws for all or those entities for uniformity, at the next Board meeting.

X. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer stated that the grand opening for the Meacham Urban Farm was scheduled for the 9th of February. The farm will provide dairy, meats and vegetables, there were also two beehives with a beekeeper to harvest honey. The director added that the farm will benefit not just the THA community but also the communities at large.

XI. UNFINISHED BUSINESS

None to come before this forum.

XII. NEW BUSINESS

None to come before this forum.

XIII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared the annual and regular meeting of the THA Board of Commissioners adjourned at 9:43 a.m.

Approved this 17th day of February 2021,

Chairperson

Secretary

(Commissioners reconvened for Non-Profit Board of Directors meetings following the annual meeting.)

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

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

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

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

The following procedures apply to Public Forum sessions:

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

NAME: _____ Signature: _____ Date: _____

ADDRESS: _____ Phone #: _____

TOPIC: _____

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

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

Re.: Resolution Number: **2021-4188**

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

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR INDEPENDENT AUDITING SERVICES.

2. Who is making request:

- A. Entity: Tampa Housing Authority; Chief Financial Officer
- B. Project: Independent Auditing Services
- C. Originator: Susi Begazo-McCourty, Chief Financial Officer

3. Cost Estimate (if applicable): Not to exceed \$165,000.00 Annually.

BERMAN, HOPKINS, WRIGHT, LAHAM CPA'S and ASSOCIATES, LLP

Narrative:

Berman Hopkins has the EXPERIENCE, QUALITY, and the TEAM to offer the best service to THA. Berman Hopkins is a team of professionals that works full time on Public Housing Authorities and who provide outstanding service to Tampa Housing Authority. Berman Hopkins have the ability and certify they will maintain this team, at both skill and experience, to successfully conclude the audit. Berman Hopkins Wright & LaHam, CPAs & Associates, LLP is independent with respect to the Tampa Housing Authority as defined by U.S. generally accepted auditing standards and the U.S. General Accounting Office's Government Auditing Standards, as amended. Berman Hopkins will maintain its independence status and will provide the assurance that will continue to maintain this independence as long as they are engaged as your auditors. examination in the time frame specified, for the duration of the audit contract period.

RESOLUTION NO. 2021-4188

A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR INDEPENDENT AUDITING SERVICES

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing Independent Auditing Services for the Tampa Housing Authority. The successful firm shall provide all required annual audit services for the following in accordance with the HUD Audit Guide, the Single Audit Act Amendments of 1996, and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance); and

- Tampa Housing Authority (THA) – Beginning with FYE 3/31/2021
- Gardens at South Bay, Ltd. (GSBA) – Beginning with CYE 12/31/2021
- Affordable Housing Development Corp (AHDC) – Beginning with CYE 12/31/2021
- North Tampa Housing Development Corp (NTHDC) – Beginning with FYE 3/31/2021
- Tampa Housing Funding Corp. (THFC) – Beginning with FYE 3/31/2021
- Palm Terrace Assisted Living Facility (ALF) – Beginning with FYE 3/31/2021
- Meridian River Development Corp (MRDC) – Beginning with FYE 12/31/2021

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

Whereas, the Authority recommends entering into an agreement for such services for a period of two (2) years, on an as needed basis, with an option to renew for an additional three (3) year period in yearly increments. The contract amount is not to exceed \$165,000 annually, for the duration of this agreement, pending Board approval of the same.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner’s of the Housing Authority of the City of Tampa approves the awarding of a Contractual Agreement to provide Independent Auditing Services to Berman, Hopkins, Wright & LaHam, CPA, and Associates, LLP, for an amount not to exceed \$165,000 annually for the duration of this agreement and further authorizes the President/CEO or his/her designee to execute and administer the contract in accordance with the Authority’s procurement policy.

ADOPTED THIS 17TH DAY OF FEBRUARY 2021

Chairperson

President/CEO

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

Date: February 17, 2021

To: Board of Commissioner's

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

From: Tina D. Washington-Jones, Contracting Director

Subject: *Resolution #2020-4188- "Independent Auditing Services"*

The Administration has solicited formal proposals from qualified, responsible, firms or individuals interested in providing Independent Auditing Services for the Authority in accordance to HUD Regulations 24 CFR 85.36 and the policies and procedures of the Agency. After a thorough review and evaluation of the three (3) proposals received, it has been determined that Berman, Hopkins, Wright & LaHam, CPAS and Associates, LLP submitted the most responsive, qualified proposal.

Services under this agreement shall include but are not limited to providing all auditing services for the following developments, in accordance with the HUD Audit Guide, the Single Audit Act Amendments of 1996, and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

- Tampa Housing Authority (THA) – Beginning with FYE 3/31/2021
- Gardens at South Bay, Ltd. (GSBA) – Beginning with CYE 12/31/2021
- Affordable Housing Development Corp (AHDC) – Beginning with CYE 12/31/2021
- North Tampa Housing Development Corp (NTHDC) – Beginning with FYE 3/31/2021
- Tampa Housing Funding Corp. (THFC) – Beginning with FYE 3/31/2021
- Palm Terrace Assisted Living Facility (ALF) – Beginning with FYE 3/31/2021
- Meridian River Development Corp (MRDC) – Beginning with FYE 12/31/2021

The Administration is requesting Board approval to enter into agreement with Berman, Hopkins, Wright & LaHam, CPAS and Associates, LLP. for Independent Auditing Services, on an as needed basis, for a period of two (2) years, for the fiscal years ending March 31, 2020, with an option to renew for an additional three (3) year period in yearly increments. The contract amount is not to exceed \$165,000.00 annually for the duration of the agreement, pending Board approval of the same.



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY20-RFP-09 INDEPENDENT AUDIT SERVICES

SUBMISSION DATE: MONDAY, 1/12/2021 @ 2PM	1. NOVOGRADAC			2. CLIFTONLARSONALLEN LLP			3. BERMAN HOPKINS			
DATE AND TIME PROPOSALS RECEIVED FROM BIDDER	MONDAY 1/11/2021 @ 2:00 PM			WEDNESDAY 7/22/2020 @ 9:25 AM			WEDNESDAY 7/22/2020 @ 9:26 AM			
Evaluation Criteria	POINTS POSSIBLE	DH	ED	GS	DH	ED	GS	DH	ED	GS
Firm Qualifications	40	37	37	40	39	32	40	39	35	40
Ability and Experience of Assigned Audit Team	40	35	33	30	39	33	35	39	35	40
Detailed Proposal	30	28	18	25	29	28	30	29	26	30
Overall Responsiveness	10	10	8	10	8	10	10	10	8	10
Minority/Women Business Enterprise and Section 3	10	0	0	5	0	0	5	8	10	5
Price Proposal	15	13	12	10	14	8	5	15	15	15
Sub-Total	145	123	108	120	129	111	125	140	129	140
TOTAL SCORE		351			365			409		
RANK PLACEMENT		3			2			1		

Evaluator David Hollis

Evaluator Eric Davis

Evaluator Gary Sirotzke

Contracting Officer Signature

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

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

Re.: Resolution Number: #2021-4189 – J.L. Young Garden Apartments Beam Seats Restoration and Structural Repairs

The Board of Commissioners is requested to approve the above-referenced resolution to award a contract to Innovative Masonry Restoration (IMR) for Beam Seats Restoration and Structural Repairs at J.L. Young Garden Apartments.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: J.L. Young Garden Apartments Beam Seats Restoration and Structural Repairs
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

The Contractor's total base bid is \$296,000.00.

Narrative:

The Housing Authority of the City of Tampa's Real Estate Development Department is seeking approval to award Innovative Masonry Restoration the contract to restore all the beam seats and structural repairs at J.L. Young Garden Apartments as delineated in the contract document for the lowest bid amount of \$296,000.00. See the attached Resolution Memo, dated February 17, 2021.

Attachments (if applicable):

1. Memorandum providing further detail
2. Resolution #2021-4189
3. Bid Tabulation

RESOLUTION NO. 2021-4189

A RESOLUTION APPROVING THE AWARD OF A CONSTRUCTION CONTRACT TO RESTORE AND REPAIR BEAM SEATS AND STRUCTURAL DAMAGE AT J.L. YOUNG GARDEN APARTMENTS

Whereas, the Housing Authority of the City of Tampa publicly solicited bids with solicitation number FY2020-IFB-10 from General Contractors, through the Tampa Housing Authority Website (November 4, 2020 through November 19, 2020), Tampa Bay Times (November 1, 2020), La Gaceta (November 6, 2020), and General Contractor advertising forum for the restoration of the beam seats and structural repairs,

Whereas, a total of four (4) General Contractors reviewed the advertisement and showed interest. Nonetheless, a total of two (2) potential Contractors responded to the public advertisement by obtaining and submitting the bid documents required for the bid.

Whereas, the Housing Authority of the City of Tampa had a bid opening on December 20, 2021, at 4:30PM, where the bids were publically opened and the bidders' names read aloud. At the conclusion of the bid opening, the company of Innovative Masonry Restoration, LLC., was the apparent low bidder with a base bid amount of \$296,000.00;

Whereas, the Housing Authority of the City of Tampa has conducted reference checks with several past clients of Innovative Masonry Restoration, LLC., and found those references very positive and supportive of the professional services rendered by this company; and,

Whereas the President and CEO of the Housing Authority of the City of Tampa, or his designee, intend to execute a construction contract to accomplish the restoration of the beam seats and structural repairs at J.L. Young Garden Apartments.

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to award a construction contract as stated above to the company of Innovative Masonry Restoration, LLC.

Adopted this 17th day of February 2021.

Chairperson

Secretary

M E M O R A N D U M

DATE: February 17, 2021

TO: Board of Commissioners

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

FROM: David Iloanya, Director of Real Estate Development

SUBJECT: Resolution #2021-4189 Authorizing the President/CEO to award a Construction Contract No. FY2020-IFB-10, for J.L. Young Garden Apartments Beam Seats Restoration and Structural Repairs.

The Housing Authority received sealed bids with Contract Number FY2020-IFB-10, on December 21, 2020, at 4:30PM, for the beam seats restoration and structural repairs at J.L. Young Garden Apartments. In response to the public solicitation through the Tampa Housing Authority's Website, newspapers, and General Contractor advertising forum (BidTool, Bid Clerk, ConstructConnect, Construction Market Data, Dodge Data & Analytics, and F.W. Dodge – A division of McGraw Hill) on November 1st and 6th, 2020. A total of four (4) potential General Contractors showed interest by reviewing the Construction Documents on the THA Website. Nonetheless, at the pre-bid meeting held on November 23, 2020, only two (2) General Contractors showed interest. Subsequently, two (2) bids were finally received and publicly opened and the bidders' names and bid prices read aloud in compliance with HUD Regulations, 24CFR 85.36. The lowest and most responsive bidder was determined to be Innovative Masonry Restoration, LLC., whose bid amount of \$296,000.00 was analyzed and determined to be low and responsive. The Hayes Construction Company submitted a bid in amount of \$479,000.00 and came second.

Innovative Masonry Restoration, LLC., has been in business of construction for over 7 years with credible and dependable results. Innovative Masonry Restoration, LLC., has satisfactorily completed various projects within the State of Florida, similar to the scope of work being envisioned here for the J.L. Young project. The Housing Authority has conducted several references on Innovative Masonry Restoration, LLC., and found those references supportive of the qualifications provided by the Contractor.

The Authority is requesting Board approval to authorize the President/CEO to award Innovative Masonry Restoration, LLC.,

If you have any questions, please do not hesitate to contact David Iloanya, Director of Real Estate Development, at extension 2640 or by e-mail David.Iloanya@thaf.com.

CC: Leroy Moore Senior Vice President/Chief Operating Officer



BID TABULATION FOR JL YOUNG BEAM SEAT REPAIRS & RELATED MASONRY WORK

DUE DATE: 12/21/2020 @ 2PM	Date	Time	Bid	Bid	Section 3	Non-Collusive	SWORN ENTITIES	Addendums	HUD FORM	Total Base
BIDDER	Received	Received	Form	Bond	Participation	Affidavit	FL STATUES	1 thru 3	5369A	Bid
The Hayes Construction Co.	12/21/2020	10:59AM	X	X	X	X	X	X	X	\$ 479,000
Innovative Masonry Restoration LLC	12/21/2020	1:52 PM	X	X	X	X	X	X	X	\$ 296,000
THA Official Signature: <i>Tina Washington</i>					Date		01/06/2021			

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

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

Re.: Resolution Number: **2021-4190**

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

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS TO PURCHASE 3 PORTABLE SECURITY CAMERA SYSTEMS

2. Who is making request:

- A. Entity: Tampa Housing Authority
- B. Project: 3 Portable Security Camera Systems
- C. Originator: William (Bill) Jackson, Director of Public Safety

3. Cost Estimate (if applicable): \$153,300.00

Narrative: The following 3 companies were solicited for quotes for 3 portable security camera systems.

- 1. LOT COP: \$153,300
- 2. PRO-VIGIL: \$154,250
- 3. FLIR: Failed to provide a quote

It is the recommendation that we proceed and purchase 3 portable camera systems from LOT COP, located at 135 Mountain Way Drive Orem, Utah 84058 for a total of \$153,300.

RESOLUTION NO. 2021-4190

A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR 3 PORTABLE SECURITY SYSTEMS

Whereas, the Housing Authority of the City of Tampa has solicited three (3) proposals from qualified firms or individuals interested in selling 3 new portable security camera systems

Whereas, the Authority received two (2) proposals from qualified firms with the third firm being unresponsive.

Whereas, the Authority recommends entering into a contract to purchase 3 new portable camera systems from LOT COP located at 135 Mountain Way Drive Orem, Utah 84058. The contract purchase amount is not to exceed \$153,300, pending Board approval of the same.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner’s of the Housing Authority of the City of Tampa approves the awarding of a Contractual Agreement to provide 3 new portable security camera systems for an amount not to exceed \$153,300 for this agreement and further authorizes the President/CEO or his/her designee to execute and administer the contract in accordance with the Authority’s procurement policy.

ADOPTED THIS 17th DAY OF FEBRUARY 2021

Chairperson

President/CEO

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

Date: February 17, 2021
To: Board of Commissioner's
Through: Jerome D. Ryans, President/CEO
Tampa Housing Authority
From: William (Bill) Jackson, Director of Public Safety
Subject: Resolution #2021-4190 "3 new portable security systems"

The Administration has solicited formal proposals from qualified, responsible, firms or individuals interested in providing The City of Tampa Housing Authority with 3 new portable camera systems. A total of three (3) quotes were solicited. We received two (2) quotes with one (1) being unresponsive. After a review of the two (2) proposals received, it has been determined that LOT COP, located at 135 Mountain Way Drive Orem, Utah 84058 has submitted the most responsive, qualified proposal for \$153,300. See below for more details.

LOT COP: \$153,300 2. PRO-VIGIL \$154,250 3. FLIR: Unresponsive

Services under this agreement shall include but are not limited to providing 3 new portable security camera systems, monitoring of the equipment and a maintenance service agreement.

Based on the comparison study the Administration is requesting Board approval to enter into agreement with Lot Cop, located at 135 Mountain Way Drive Orem, Utah 84058 for the purchasing of 3 new portable security camera systems. The contract amount is not to exceed \$153,300, pending Board approval of the same.

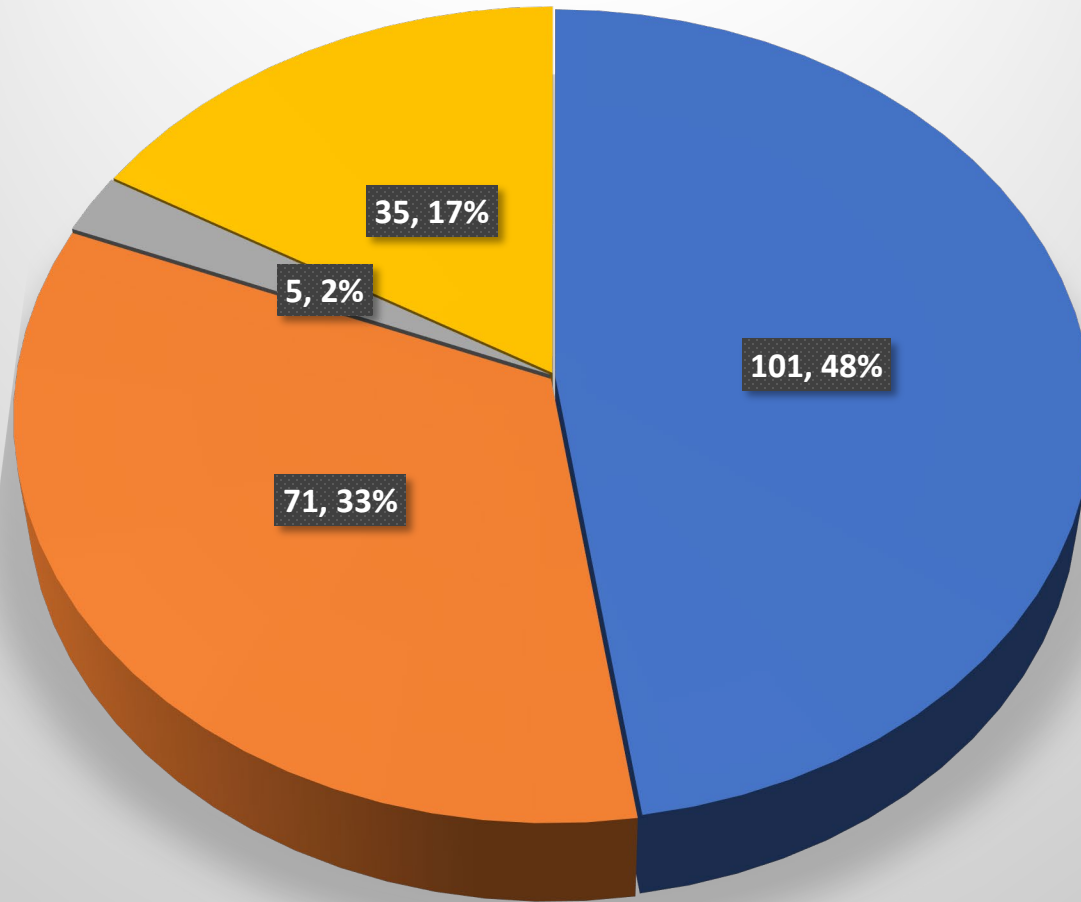
January 2021

THA Employee Statistics

FTE Make-up	
Regular FT	188
Temp FT	23
Temp Part Time	1
Total Employees:	212
Residents on Payroll	10 – 4.7%

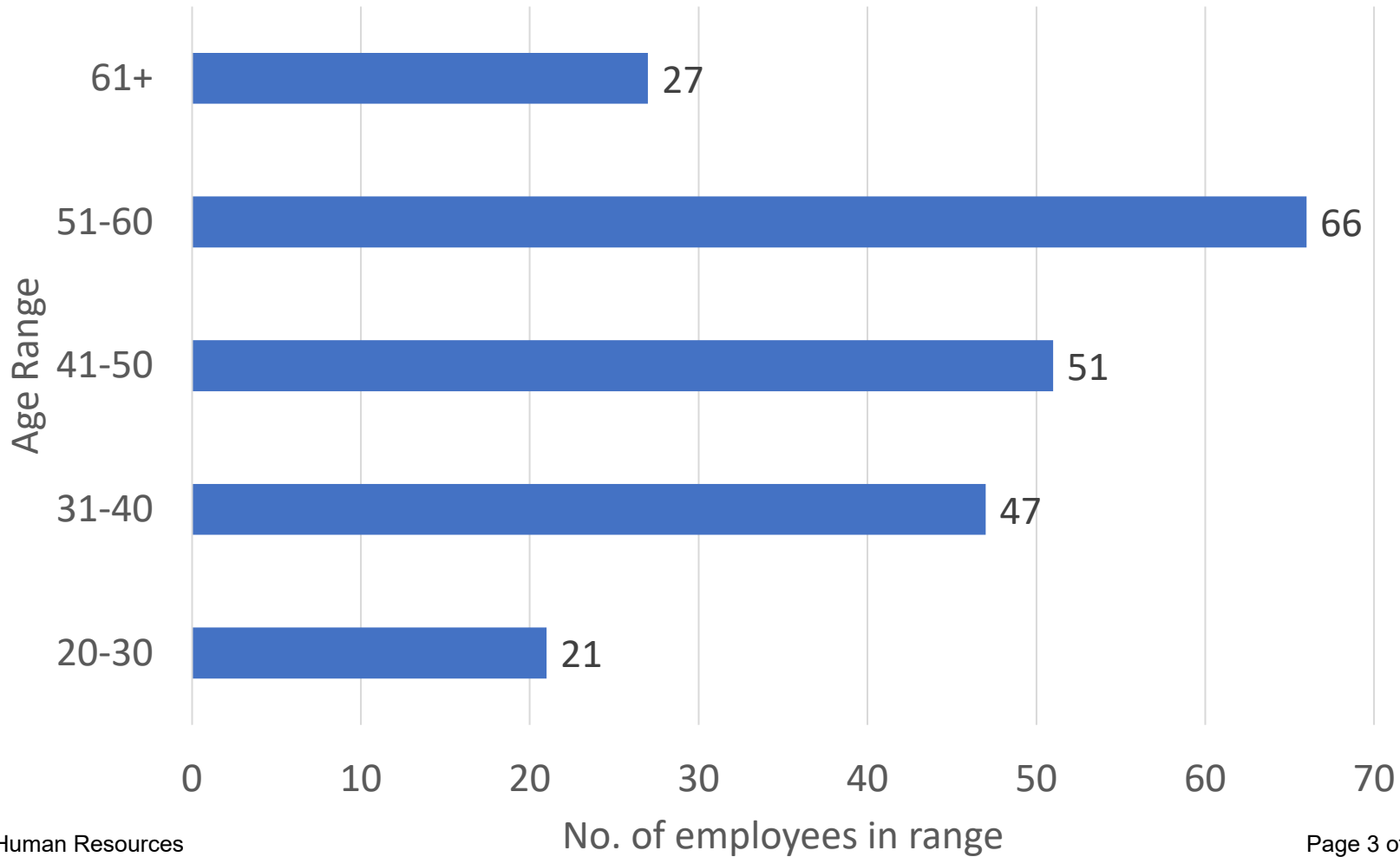
THA Employee Diversity

Staff Racial Make-up

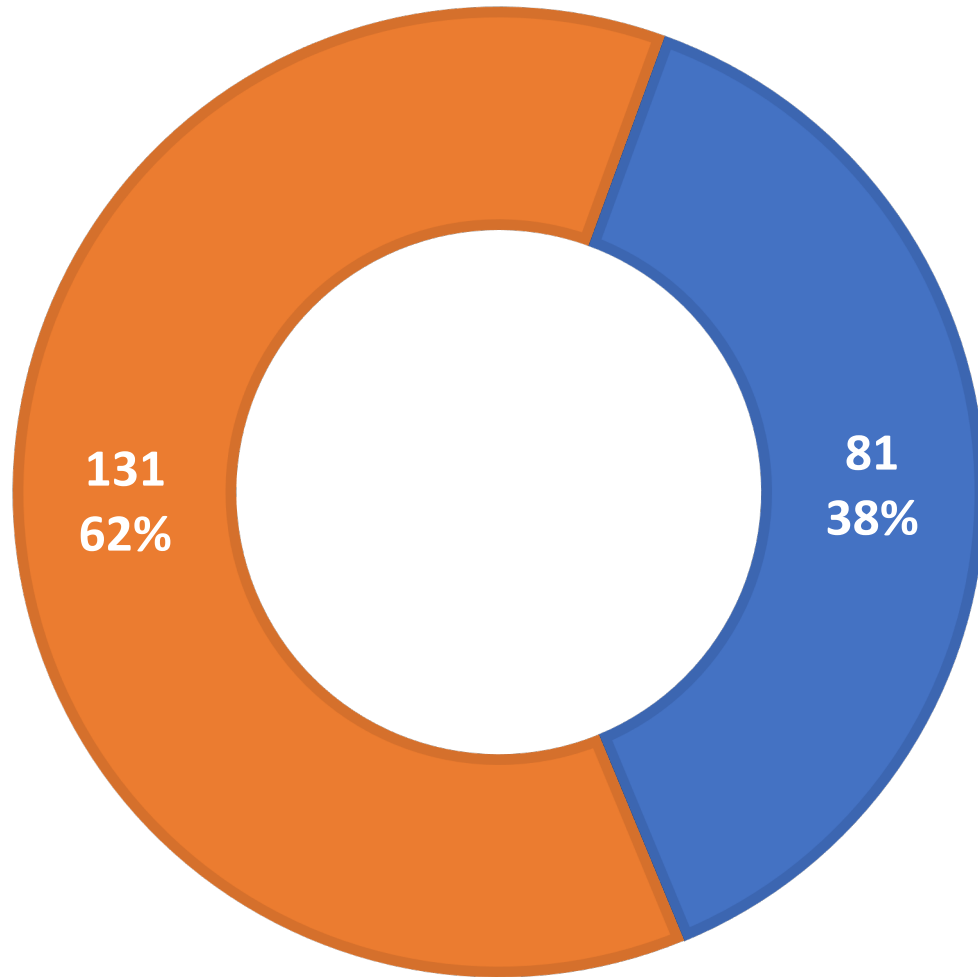


THA Employee Diversity Con't

Employees by Age Range



THA Employee Gender Diversity



Housing Residents Employed by THA

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>Hire Date</i>
<i>Assisted Housing</i>			
	Section 8	FSS Counselor	10/28/2019
	Section 8	Customer Care Representative	2/17/2020
<i>Program & Property Services</i>			
	Section 8	Youth Program Manager	11/05/2003
	Moses White	Prodigy Site Manager	02/14/2011
	Robles Park	Jobs Plus Community Coach	02/24/2020
	C. Blythe Andrews	Outreach Worker	07/29/2019
	Gardens of South Bay	Service Coordinator	06/9/2014
	Scruggs Manor	Sustainability Ambassador Coach	01/19/2021
<i>Asset Management</i>			
	Section 8	Property Associate	07/5/2017
<i>Facilities</i>			
	ORCC	Measurement & Verification Field Technician	07/18/2011
TOTAL PUBLIC HOUSING RESIDENTS EMPLOYED: 10			



February Employee of the Month ADMINISTRATION



Ajita Yuwana

Ms. Ajita Yuwana began her career with the agency in 2008 as a property associate with the public housing department. Ajita's work ethic, attention to detail and job performance proved she could manage a higher caseload and she was quickly promoted to a Housing Specialist II. Ajita again exceeded expectations, and her hard work, dedication, and vision for this department made her a primary candidate for a supervisor role.

Ajita currently oversees some of our housing specialists on the recertification team as well as most of our support specialist. She is essential in ensuring that our PIC reports are reviewed monthly for accuracy. Ajita also brings a background in Information Technology to her role. Her attention to detail has been instrumental in rolling out our File Vision software as well as our online recertification portal with Rent Café. Ajita is consistently reviewing our software and provides great feedback and ideas to ensure we continue to streamline processes.

Recently, Ajita had three housing specialist positions that were out on medical leave at the same time. She jumped in and oversaw all three caseloads. This was extremely challenging and even with the additional duties, Ajita never complained and continued to procure meetings with her staff on a weekly basis.

Ajita is an exemplary employee and continues to be an essential part of our team. Her strong work ethic, her vision to improve processes, and her dedication to clients, staff, department, and agency is commendable. We are honored to present her as Employee of the month.

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

Department of Program and Property Services
Stephanie Brown-Gilmore, Director
January 2021

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.

January Highlights

- One hundred seventy-one (171) COVID-19 vaccines were administered at JL Young
- Village Link Up Meet and Greets at Champion for Children and Potter Elementary.
- Florida Network Training – “Service Imperative – An Imperative Discussion”
- **Thirty-five (35)** seniors attended 4 Types of Exercise to Improve Health and Physical Ability and/or How to Deal with Grief If It’s Your First Holiday Without Your Loved One

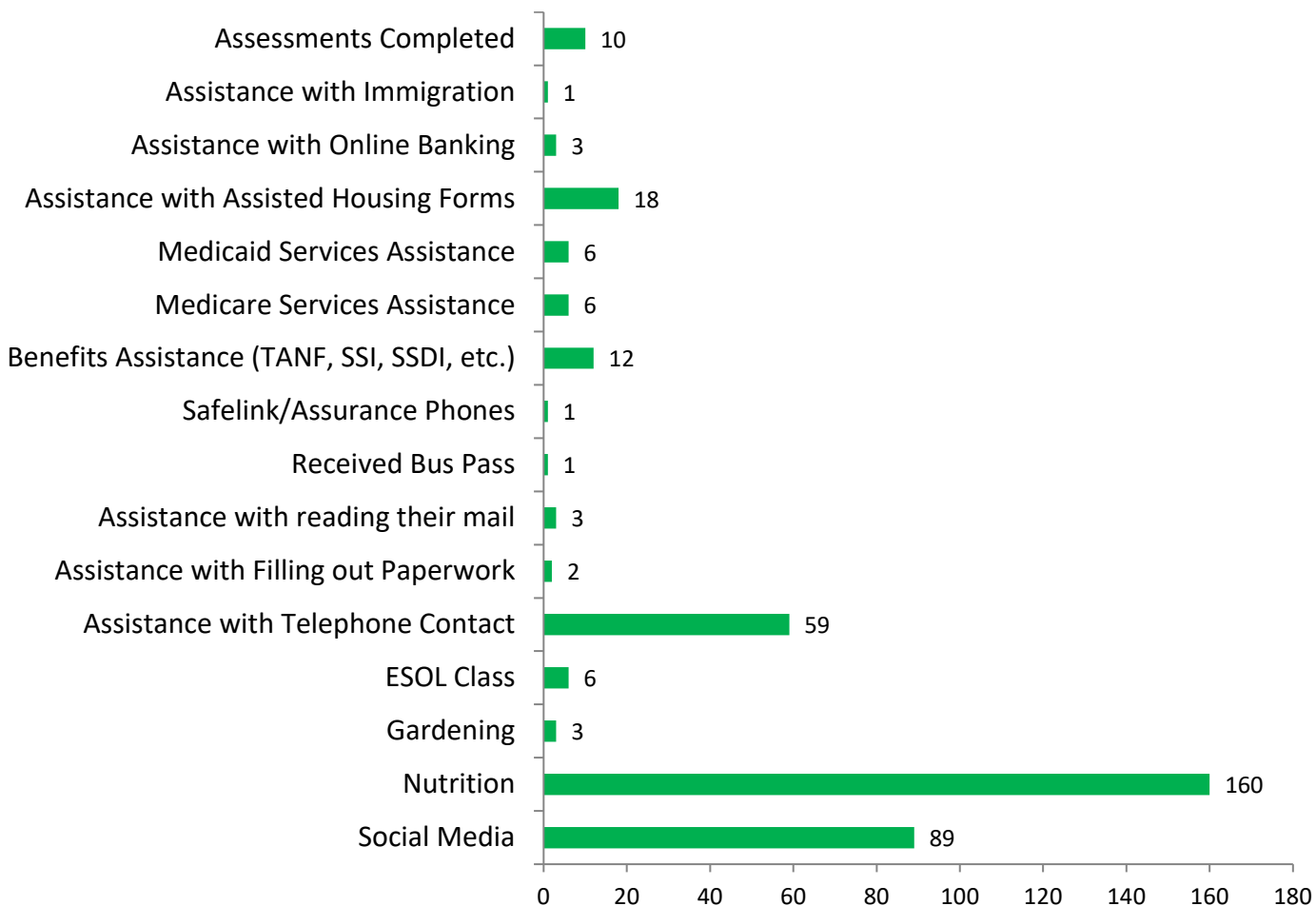
Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust	\$1,605,459	5%
YouthBuild	\$1,075,472	35%
YouthBuild-USA Mentoring	\$29,850	23%
Citi Foundation	\$70,000	90%
Florida Network of Youth and Family Services	\$191,724	33%
Village Link-Up	\$187,345	26%
Oaks at Riverview Community Center	N/A	N/A
DJJ Afterschool Program	\$61,378	42%
Prodigy	\$45,000	33%
Jobs Plus Initiative	\$2,500,000	64%
City of Tampa Community Development Block Grant	\$100,000	0%
Tax Credit Tools T3 Program	\$1,350,000	0%
Tampa Housing Authority Success Initiative	\$488,594	0%
Johnson Controls	\$26,000	0%

ELDERLY SERVICES JANUARY 2021

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 - 475 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to **thirty-five (35)** seniors at JL Young.
- **One hundred seventy- one (171)** COVID vaccines were administered through the Department of Health.
- **Thirty-five (35)** JL Young residents participated in educational workshops which included 4 Types of Exercise to Improve Health and Physical Ability and/or How to Deal with Grief If It's Your First Holiday Without Your Loved One.



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JANUARY 2021

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

CHOICE NEIGHBORHOOD INITIATIVE ENCORE ACCOMPLISHMENTS

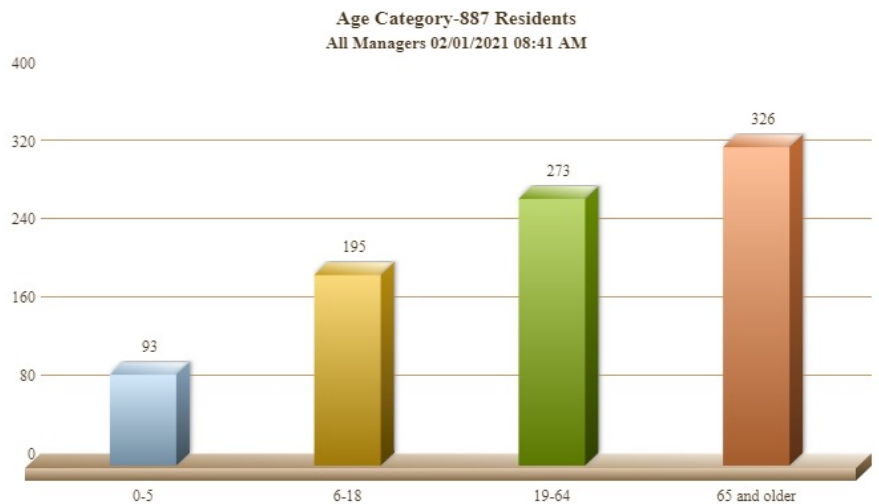
Participant Enrollment

489 Active Families

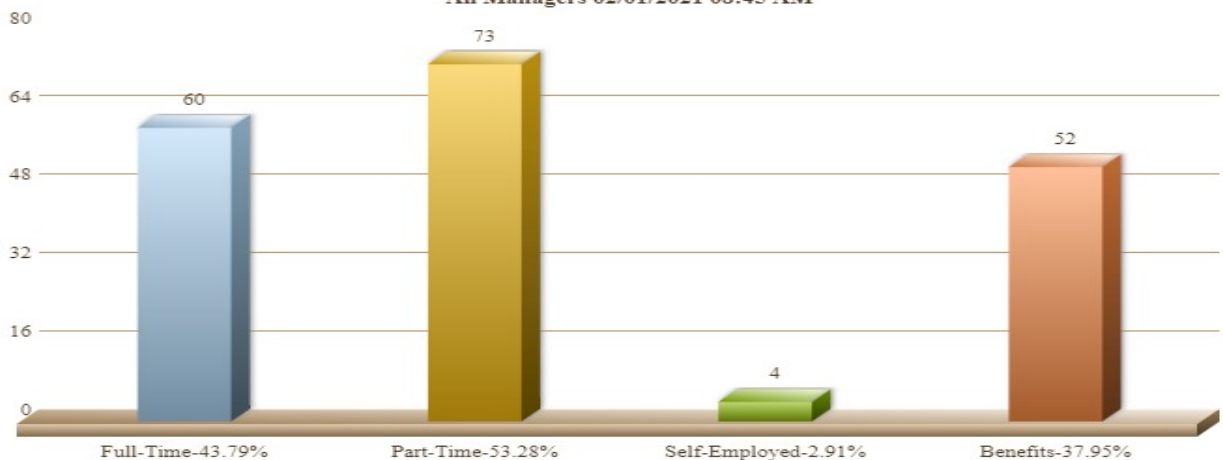
- Ella – 109
- Reed – 161
- Trio – 96
- Tempo – 123

887 Participants Enrolled

- Ella – 134
- Reed – 207
- Trio – 236
- Tempo – 310



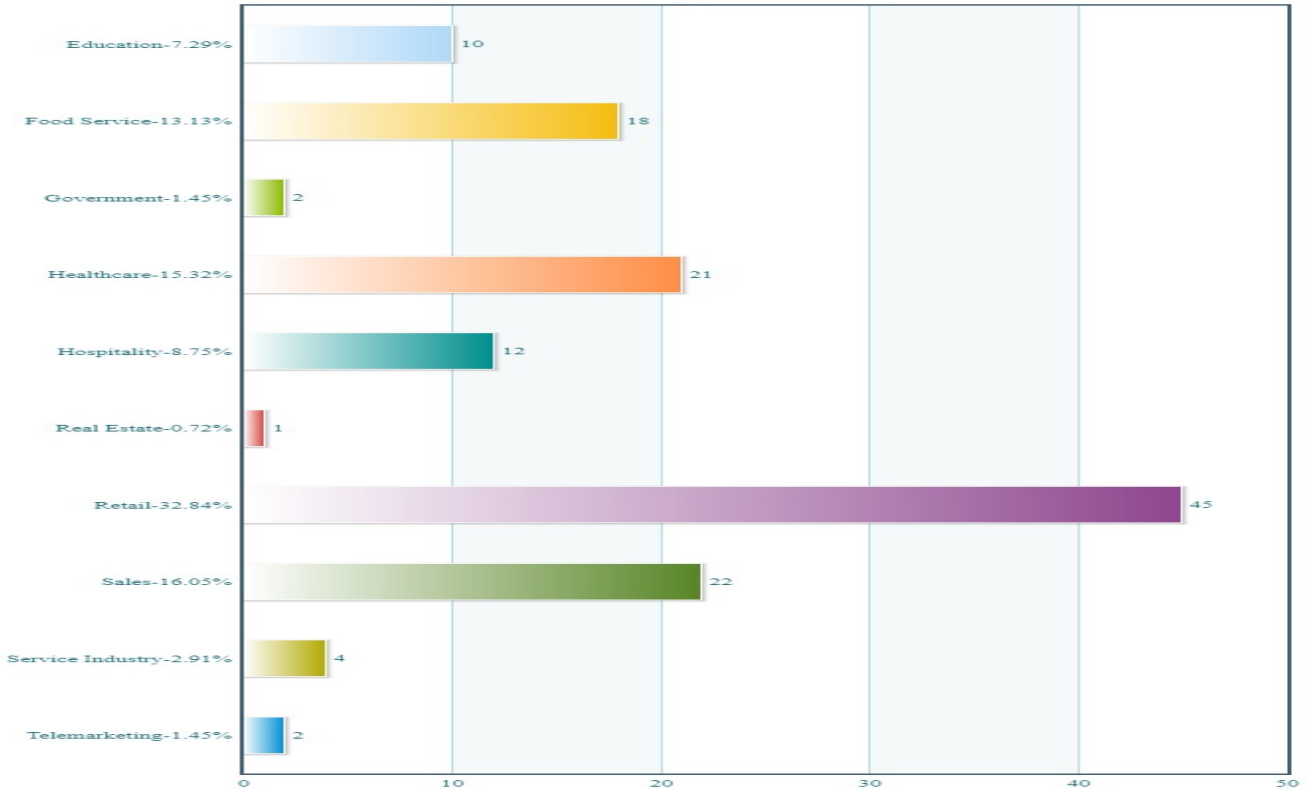
Current Job Record Summary: 137 Records
All Managers 02/01/2021 08:45 AM



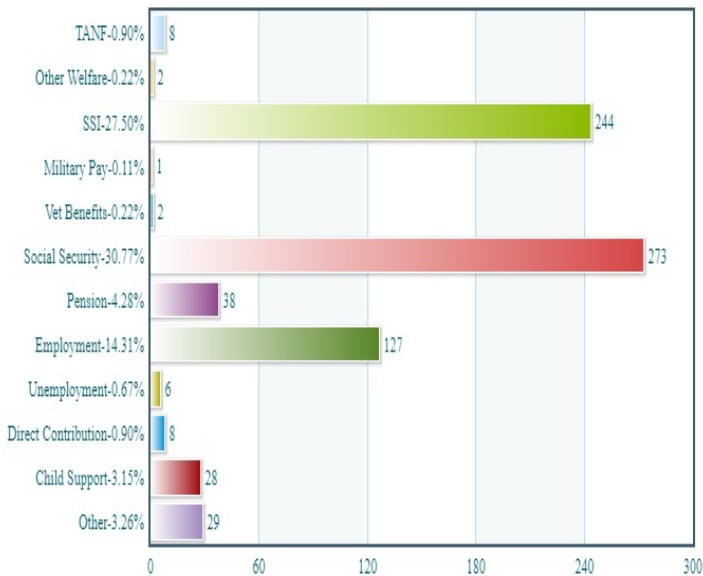
COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JANUARY 2021

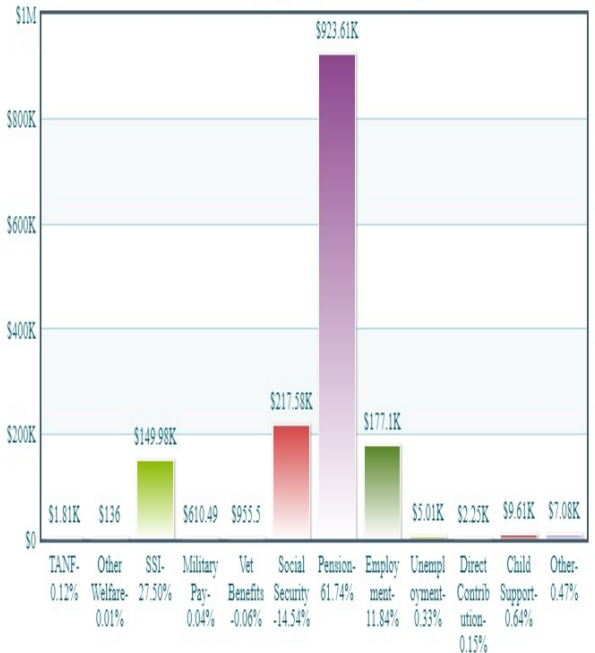
Current Industries: 137 Records
All Managers 02/01/2021 08:45 AM



Residents with Income: 887 Residents
All Managers 02/01/2021 08:52 AM

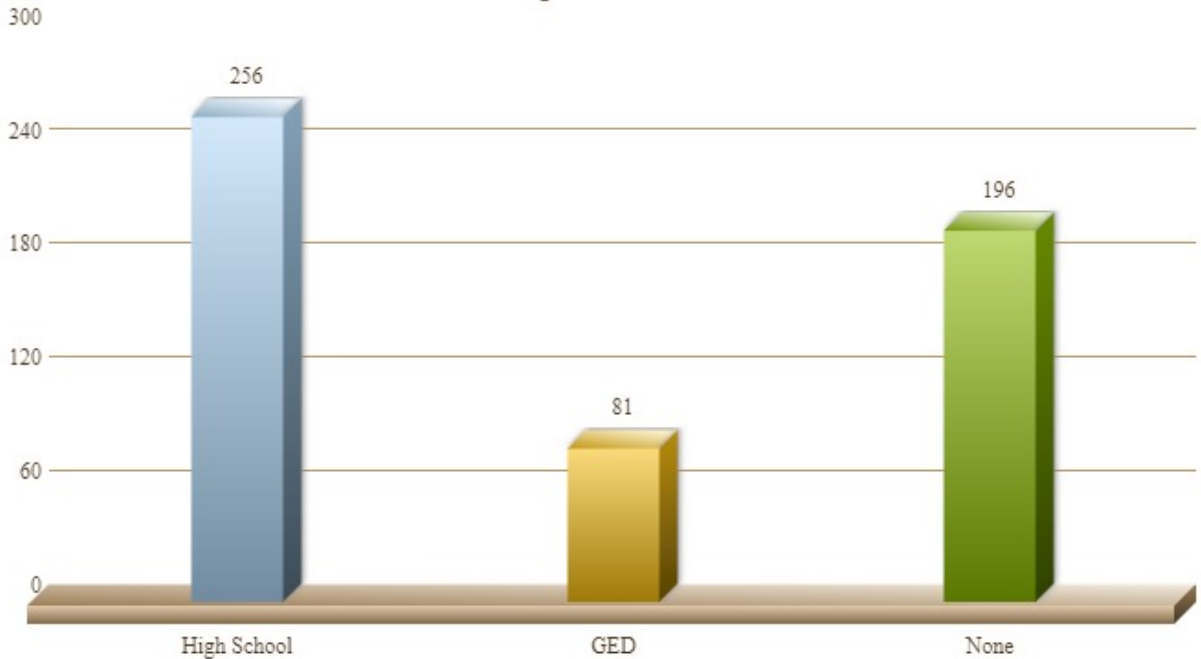


Monthly Amounts: 887 Residents
All Managers (\$1,495,743.51 Total Income)

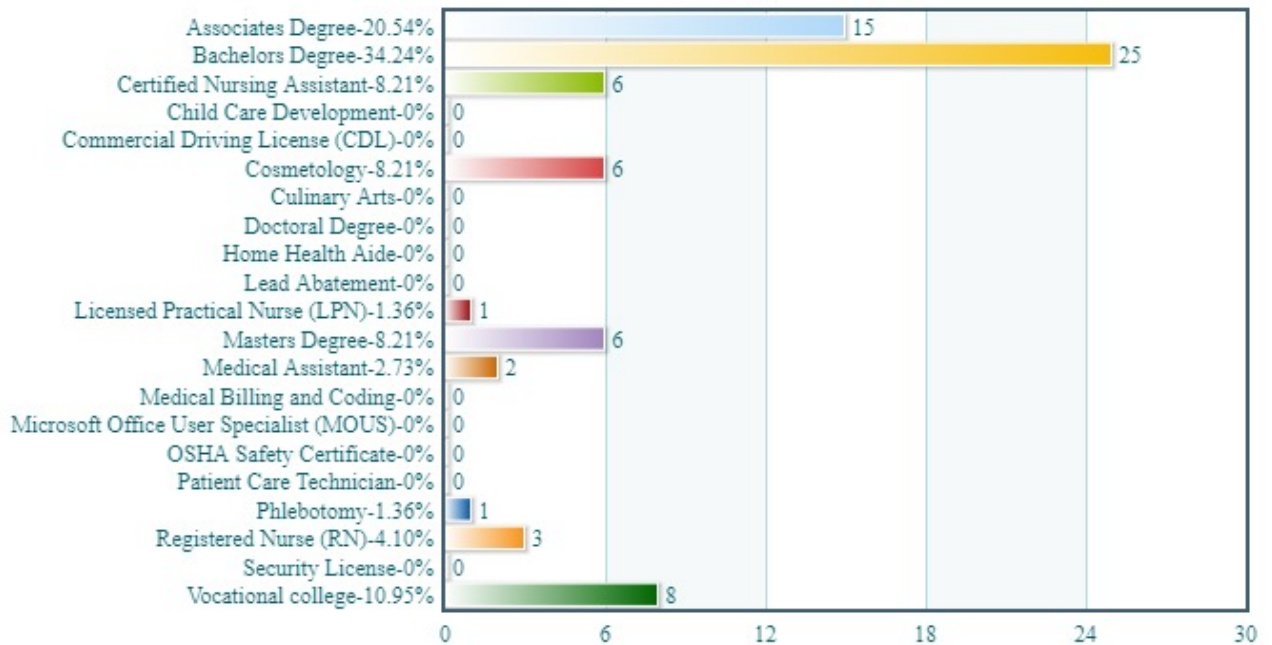


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM JANUARY 2021

High School/GED Diploma-Current Caseload
All Managers 02/01/2021 09:01 AM



Certificates/Licenses/Diplomas: 73 Records
All Managers 02/01/2021 08:59 AM



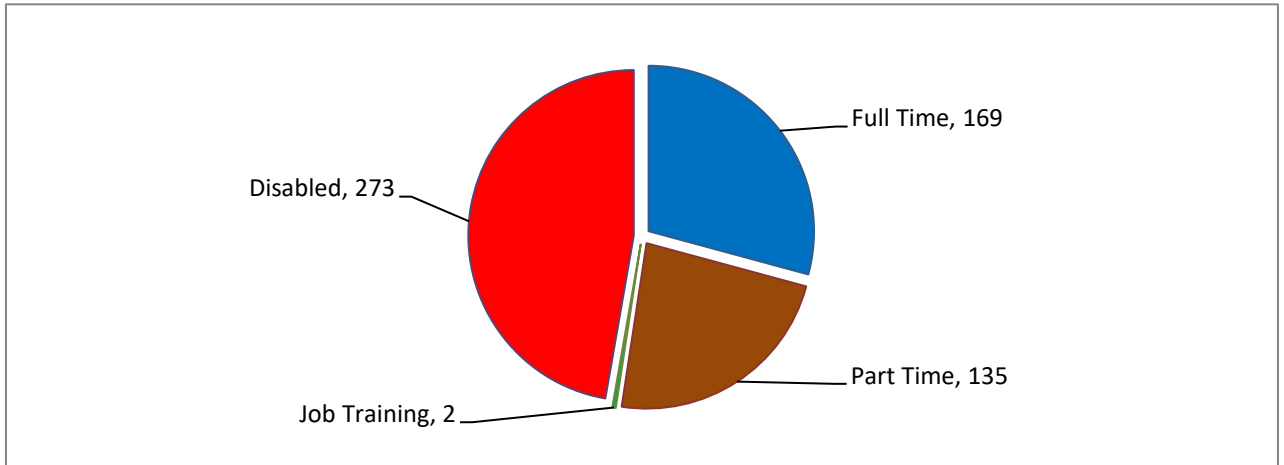
**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
JANUARY 2021**

West River Initiative

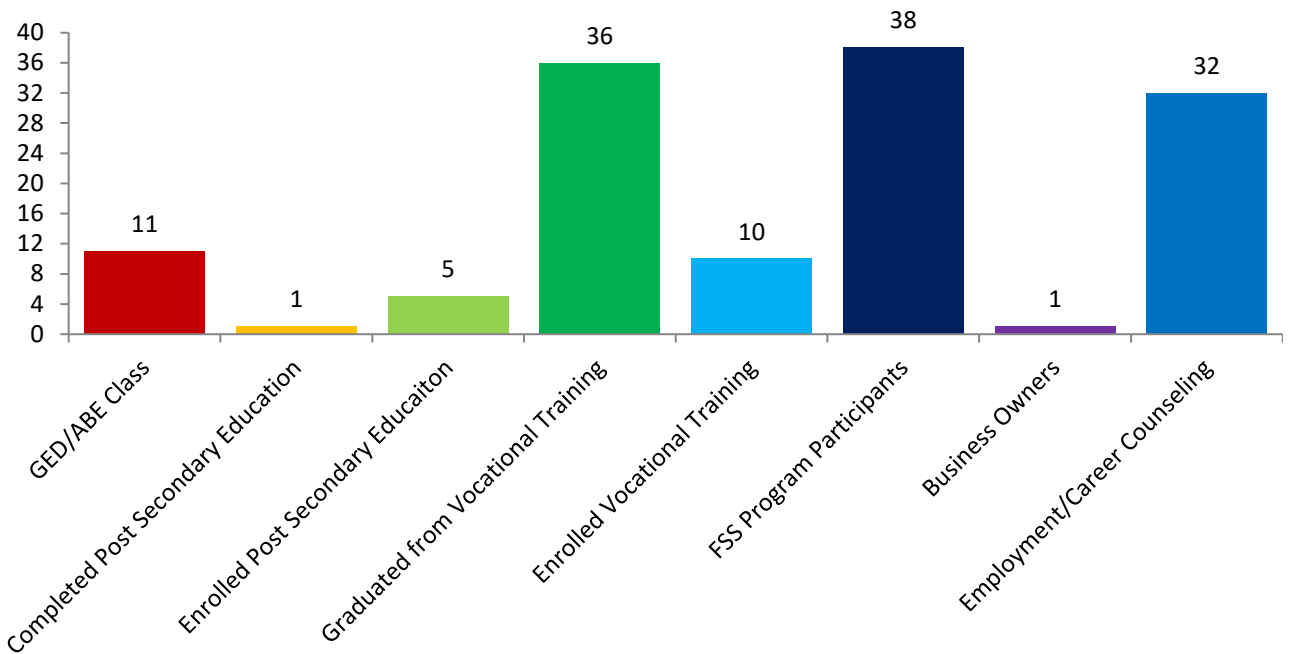
Participant Enrollment

640 Active Families

1,627 Participants Enrolled



Participant Services



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM JANUARY 2021

WEST RIVER RE-OCCUPANCY

- **Renaissance**
 - Fifty-one (51) Expressed interest in returning back
 - Thirty-six (36) Submitted application
 - Zero (0) Pending approval
 - Twenty (20) Approved
 - Twenty (20) Move ins
 - One (1) Being processed to move in
- **Mary Bethune**
 - Forty-nine (49) Expressed interest in returning back
 - Fifteen (15) Submitted application
 - One (0) Pending approval
 - Eleven (11) Approved
 - Eleven (11) Move ins
 - Zero (0) Being processed to move in.
 - Two (2) Declined to move back.
 - Two (2) Not approved by property.

SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided.
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - One hundred eighteen (118) families referred.
 - Ninety-seven (97) youth completed the Youth Financial Literacy Workshop
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services.
 - Resident engagement:
 - Case management working on point of entry process for new residents at the Encore.

YOUTHBUILD JANUARY 2021

Grant Period: February 1, 2019 – May 31, 2022
Grant Amount: \$1,075,749
Completion Rate: 35%

Program Description:

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	60 Students	15	16	7	2	38
GED/H.S Attainments	75%	5	2	2	0	9
Literacy and Numeracy Gains	65%	6 Students	7	7	1	20
Attainment of Degree/ Certification	85%	NCCER – 12, CNA – 4, Phlebotomy – 1	NCCER – 5	1	0	18 – NCCER 4 – CAN
Placements Employment/ Secondary Education	74%	7	6		1	13
Additional Certifications:		OSHA 12 Forklift 5	4	5	0	21

Monthly Highlights:

- YB Student L. Miller began Electrical trade school at Erwin Tech.
- Students took the ONET Career Interest Profile Assessment
- Students selected jobs for 3 mock interview videos
- Students researched their selected job (pay, location, requirements, and responsibilities)
- Students did their Pitch Video which included them stating their name, age, career, and education goals and words that describe themselves
- Based on the student's performance (lacking confidence) in this video the idea for Morning Motivation came about so that they can daily feel encouraged, motivated, and affirmed
- Students continued to work on their resume with continual feedback. Final resumes that were given before the first mock job interview were a significant improvement from their first resume.
- Students participated in their first mock job interview
- Students performed reverse job interviews where they had the chance to be the interviewer and interview their peer
- Reached out to local companies to partner up with to provide a speaking event, involvement in the reverse job fair, job walkthrough, job shadowing, internships, and jobs for the students
- THA YB Students Continued renovation process for new YB Bathrooms

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

Grant Amount: \$191,724

Completion Rate: 33%

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

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2021.

Accomplishments:

- Sixty-eight (**68**) active cases in 2020-2021 Fiscal Year.

Monthly Highlights:

- January 11th – East Tampa Academy Threat Assessment Team – (monthly meeting)
- January 15th – DJJ Circuit Advisory Board Meeting – Microsoft Teams
- January 15th – YouthBuild Leadership Session – “Anger Management/Mental Health” – Session 1 – (will be held weekly)
- January 21st – Florida Network Training – “Service Imperative – An Imperative Discussion”
- January 29th – YMCA Sulphur Springs Outreach Meeting

Upcoming Events:

- February 1st – The Groundwater Approach: Building a Practical Understanding of Structural Racism Webinar
- February 2nd – Florida Network Monthly Network Gathering
- February 9th – Case Staffing Committee – (monthly meeting)
- February 15th – East Tampa Academy Staff Meeting/Program Overview
- February 19th – DJJ Circuit Juvenile Justice Advisory Board Executive Committee Meeting

Location: Robles Park VillageGrant Period: October 1st, 2020 – September 30th, 2021

Grant Amount: \$187,345

Completion Rate: 26%

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 105 Families (**31 Enrolled**)
- 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 13th – Free4Ever International, Inc. Parent Workshop – Journey to Serenity: Mental Health Exercises
- January 13th – Nonprofit Leadership Conference Training – “Develop Emotional Intelligence & Resilience”
- January 15th – Champions for Children Meet & Greet
- January 15th – Children's Board of Hillsborough County Q1 Virtual Site Visit
- January 22nd – Children's Board of Hillsborough County COVID-19 Vaccine Discussion
- January 22nd – Robles Park Village Masterplan Community Workshop
- January 27th – Village Link Up/Potter Elementary Meet & Greet

Upcoming Events:

- February 3rd - Free4Ever International, Inc. Parent Workshop – “Protecting our Children from Human Trafficking: Super Bowl Edition – Pt. 1”
- February 4th – Children's Board Virtual Provider Forum
- February 12th – C. Blythe Andrews Grab N' Go Kick-Off/Program Introduction
- February 17th – Free4Ever International, Inc. Parent Workshop – “Protecting our Children from Human Trafficking: Super Bowl Edition – Pt. 2”

OAKS AT RIVERVIEW COMMUNITY CENTER

JANUARY 2021

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

Elementary School Average Attendance – 20 Youth

• T.E.S	20 Youth
• THA/ PAL Boxing Program	4 Youth
• DJJ 1 Grant	15 Youth
• DJJ 2 Grant	0 Youth
• Prodigy (Dance Class) Via Zoom	11 Youth
• Prodigy (Art Class) Via Zoom	4 Youth
• Scouts of America	7 Youth
• Tampa Bay Lightning Ball Hockey	0 Youth
• Tampa Bay Lightning Ever fi	0 Youth
• Tampa Bay Lightning Mentoring	0 Youth
• GEMS	9 Youth
• St. Josephs Health & Fitness	0 Youth

Middle/High School Average Attendance – 16 Youth

• T.E.S	0 Youth
• Gems	6 Youth
• THA/PAL Boxing Program	0 Youth
• Prodigy (Dance Class)	0 Youth
• Prodigy (Art Class) Via Zoom	0 Youth
• Tampa Bay Lightning Hockey	0 Youth
• Black Caucus Essay	0 Youth
• DJJ 2 Grant	0 Youth

Summer/After School Services Program

JANUARY 2021

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 42%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

Month	Total Number of Students Enrolled
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 2021

Location: Oaks at Riverview Community Center

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

Grant Amount: \$45,000

Completion Rate: 33%

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	15
Total	15



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

Weekly Participation

Each group meets weekly at their respective location.

Location	Registered	1/4	1/11	1/18	1/25
Robles Park Cubs – 804	25	-	0	0	-
Oaks at Riverview Cubs – 803	2	-	6	7	-
Belmont Phase Cubs - 4275	10	-	-	-	-
Moses White/Seminole Cubs - 807	12	-	0	0	-
C. Blythe Andrews Cubs - 806	13	-	5	6	12
Scouts BSA	14	-	5	-	5

Highlights

- C. Blythe Andrews is continuing to grow.
- The Spring Calendar is set and has been shared with the THA Team

Looking Forward

- We are restarting meetings on site at Robles on Feb 9 and beginning a recruitment campaign.
- Activity Day February 20 with the theme Scout Olympics

JOBS PLUS INITIATIVE

JANUARY 2021

Location: Robles Park Village

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

Grant Amount: \$2,500,000

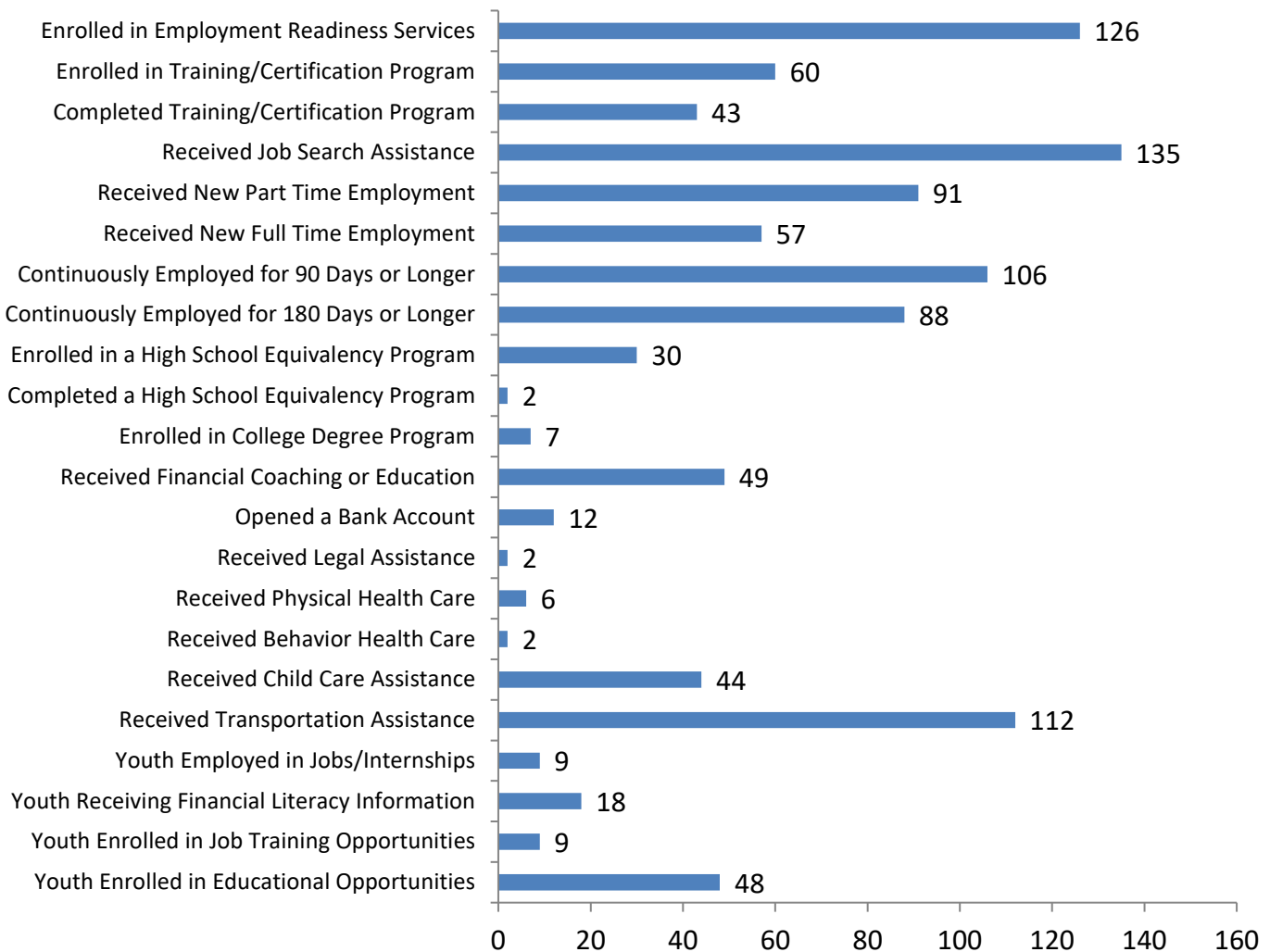
Completion Rate: 64%

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

Participant Enrollment

- 333 Adult Participants enrolled since the beginning of the Program (375 Work-able Residents on the Property). 6 in the month of January
- 48 14-17-year-old Youths have participated in the JPI Program (65 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) JANUARY 2021

Monthly Highlights:

- January 25th – Hillsborough County Public Schools "Virtual Job Fair"
- January 28th – Hillsborough County Public Schools " Virtual Job Fair" Transportation Department

32 Employment Opportunities sent via email **January 2021
Including: **Top 5 Employers in Hillsborough County****

Career/Job Fair

- January 7th – Westshore Grand Hotel (Superbowl Employment Opportunities)
- January 8th – Summer Job Connection Career Source Tampa Bay
- January 25th – HCPS
- January 28th – HCPS "Transportation"

Education & Career Training Programs

- January 10th – Concorde Career Institute (Virtual Tour) Information Session
- January 26th – HC Economic Development Dept; Small Business Workshop
- January 29th – Summer Job Connection; CareerSource Tampa Bay, Youth 16-24
- January 29th – Paid Work Experience; CareerSource Tampa Bay, 6-week Training program (5 THA Residents Referred)

Direct Services Provided

- January 7th – YB Student, D. Black and L. Pagen (Resume Assistance)
- January 14th – YB Student, J. Harris Completed Employment Application to Wendy's (Interview Scheduled)
- January 15th – YB, Student, J. Harris, Job coaching Provided, Accompanied to Job Interview
- January 20th – YB Student, J. Harris Completed Employment Application to Publix
- January 20th – YB Student, L. Mullin Completed Employment Application to Culvers
- January 25th – YB Student L. Mullin "HIRED"

Community Event

- Dress4Success: Family Game Night

JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) JANUARY 2021

Trainings & Meetings

- January 13th – Partnership Meeting: CareerSource Tampa Bay; Jemelle Wilds
- January 15th – Partnership Meeting: HCPS; Dr. Althea Walker
- January 15th – Tampa Bay State of the Region Community Event
- January 19th – Partnership Meeting: HC Small Business Association
- January 21st – Partnership Meeting: Dress4Success TB
- January 21st – Staff Development: WEBINAR, Workforce GPS
"Building Upon Performance Data and Reporting to Conduct Evaluations"

Upcoming plans for February 2021

- Weekly Job Developer & JPI Program
- Weekly Job Developer on Location at YouthBuild
- Vendor & Partnership Meetings
- Virtual Workshops
- Staff Development Trainings



Help keep the wheels of education rolling.

Register today for our 2021 Virtual Transportation Job Fair.

Find out how you can join us in our mission of Preparing Students for Life.

Thursday, January 28, 2021
6:00 pm – 8:00 pm

Click here to register:

<https://www.eventbrite.com/e/hillsborough-schools-transportation-job-fair-registration-137606614087?aff=DOE>

During the virtual event, you will have an opportunity to meet with recruiters and hiring managers from Human Resources and the Transportation Department to discuss:

- Why serving as a bus driver benefits you and your community
- What it takes to serve as a bus driver
- Opportunities for earning your CDL
- On-going training and supports
- District precautions to minimize exposure to COVID
- How to apply
- Scheduling interviews for available bus routes
- Compensation and employee benefits (plus other incentives)

A zoom link to attend the event will be emailed to individuals on or before January 28, 2021.



Building a Career in Hillsborough County Public Schools In Partnership with



Receive information on:

- What job opportunities are available now and in the future
- What benefits (ie: medical) are offered to a district employee

Monday, January 25, 2021
10:00 am - 12:00 noon
Via Zoom

You will also have an opportunity to ask questions regarding future opportunities for employment.

Dr. Althea Walker
Hillsborough County Public Schools
(813) 840-7147
althea.walker@HillsboroughSchools.org

GRANTS AND SPECIAL PROJECTS

JANUARY 2021

Key Activities and Accomplishments:

- Implementation continuing the T3 program, a \$1.3M (\$450,000/year for 3 years) through HHS, the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs). Staff have been identified and hiring has begun.
- Implementing the \$488,594 from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention for the Tampa Housing Authority Success Initiative. The three-year program targets youth ages 7-17 in our high-risk communities with prevention strategies to dissuade youth from joining gangs and promote positive development. THA's program will serve 125 youth annually. Grant funds cover a three-year funding period. Implementation will begin in December 2020.
- Implementation continuing providing THA youth with technology and other school-related supplies to fully engage in online learning at home. During January, the program supplies were delivered to identified families. Follow-up will continue through THA staff to ensure the materials are used as intended and to document school attendance and success. Funding was secured through Hillsborough County Community Action Board (\$45,000) and Wells Fargo (\$10,000).
- Completing US Department of Labor Youth Build application to continue the highly successful program. Application is due February 9, 2021.
- Have identified a Summer Youth Funding Opportunity from the Children's Board of Hillsborough County as the next PPS grant application.
- Continued to develop additional community partnerships for THA.
- Continued research for new/continuing funding opportunities for PPS and THA.



**City of Tampa Community Development Block Grant (CDBG)
Tampa Housing Authority (THA) Youth Success**

JANUARY 2021

Grant Period: December 1st 2020 – November 30th 2021

Grant Amount: \$100,000

Completion Rate: 0%

THA Youth Success is a structured afterschool and summer program. The program will provide reliable year-round care, educational support, arts and cultural activities, STEM activities, recreational activities, and positive youth development. THA Youth Success will focus these enhanced Out-of-School Time (OST) opportunities for 100 youth from low-income properties at Oaks at Riverview, Robles Park, Seminole Park, Moses White, C. Blythe Andrews, and Arbors. Youth ages 5-17 (kindergarten through high school) are eligible to participate with concentration on youth ages 6-12 years.

Program Goals

- THA Youth Success will provide a comprehensive year-round OST program and activities for 100 low-income eligible youth ages 5-17 residing within the City of Tampa.
- THA Youth Success staff will recruit and register for participation of 100 youth during contract period.
- THA Youth Success will reinforce academic success among attendees with activities such as homework assistance (during the school year) and year-round educational enhancement such as literacy activities, STEM (science, technology, engineering, and math) activities, and arts and cultural activities, and educational field trips in which 95% of the youth will receive on-time promotion to the next grade level.

Monthly Updates

- Developed marketing, outreach, and recruitment strategies for the program
- Distributed application packages to residents at RAD Properties for enrollment
- Interviewed applicants to hire six (6) part-time Youth Counselors

Tax Credit Tools T3 Program
Funded by Health and Human Services
Grant Period: October 1st, 2020 – September 30th, 2023
Grant Amount: \$1,350,000
Completion Rate: 0%

Program Overview:

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

Program Goals:

- Goal 1: Establish multi-sectorial partnerships to support and guide EITC outreach and education activities in identified communities at higher risk for ACEs.
 - One (1) partnership meeting was held to introduce community partners to the T3 program. A total of fourteen (14) partners were in attendance.
- Goal 2: Plan and implement EITC outreach and education activities in communities at higher risk for ACEs.
 - The Housing Authority collaborated with United Way in efforts to become a Volunteer Income Tax Assistance (VITA) site.
 - THA Staff completed training on January 19th, through United Way and IRS, to become Certified Volunteer Income Tax Assistance (VITA) representatives. Volunteers will assist with the intake process for tax preparation services. The team will consist of two (2) Site Coordinators and three (3) Volunteer Staff.
 - EITC promotional material will be ordered and available for distribution and community outreach will be ongoing.
 - EITC marketing campaign and outreach is scheduled for January 29th.
- Goal 3: Develop and implement a process and outcome evaluation plan through the partnership with the University of South Florida College of Public Health.
 - Efforts have centered around hiring staff and gathering data points to implement the Community Survey, Needs Assessment and Outcome Evaluation. A Process Plan has been created.
- Goal 4: Communicate and disseminate findings, successes and lessons learned.
 - Efforts for this goal are in progress. The Evaluation Team has been meeting bi-weekly, to discuss data points for implementation of the Evaluation Plan.
- Goal 5: T3 will have a plan for sustainability of the successful interventions that has been developed by the T3 staff team, Evaluator, and Partnership Committee. Tampa Housing Authority Tax Credit Tools – T3. (To be implemented in Year 2)

**U.S. Department of Justice
Office of Juvenile Justice and Delinquency Prevention (OJJDP)
Tampa Housing Authority Success Initiative (TSI)**

JANUARY 2021

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

Grant Amount: \$488,594

Completion Rate: 0%

The U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, Tampa Housing Authority Success Initiative (TSI) is a three-year program that will target youth ages 7-17 in our high-risk communities with prevention strategies to dissuade youth from joining gangs and promote positive development. TSI will focus on Positive Youth Development (PYD) activities through out-of-school time (OST) opportunities for youth ages 7-17 from Oaks at Riverview, Robles Park, Seminole Park, Moses White, C. Blythe Andrews, Scruggs Manor, Shimberg, and Arbors.

Goals and Objectives

Goal 1: Increase the availability of researched based, trauma-informed, high quality PYD prevention programming to meet the individualized needs of youth ages 7-17 living in high-risk communities. At least, 375 youth over three- year period will be assessed using the practice-based Prevention Assessment Tool (PAT) from the Florida Department of Juvenile Justice and enroll in evidence-based PYD services.

- 90% of TSI youth will complete their PYD plan
- 100% of TSI youth will receive systems navigation and PYD services

Goal 2: Identify and address service gaps and barriers to reduce youth violence, delinquency, and potential gang activity among youth in high-risk communities through TSI collaboration with the Circuit 13 Juvenile Justice Board recommended strategies. Develop other community collaborations to complement existing TSI services and identify funding sources to sustain TSI services. Completion of continuing partnership with the Circuit 13 Juvenile Justice Board, continuity for collaborative services, and potential sources for funding sustainability.

Goal 3: Data collection and participation in evaluation activities to determine TSI's progress in meeting stated goals and objectives. TSI staff and partners will participate in all grant-related training and information regarding data collection and reporting. TSI will structure all data collection forms to collect all required data for recording into PMT system.

Monthly Updates:

- Webinar - Comprehensive Anti-Gang Programs for Youth New Grantee
- Training- Performance Measure Tool Progress Reporting
- Awaiting final budget approval from OJJDP
- Starting to set-up budget structure with Finance Department
- Preparing to post (1) Full-time Coordinator and (4) Part-time Youth Counselors



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 1, 2021 – December 31, 2021
Grant Amount: \$26,000
Completion Rate: 0%
January 2021

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

➤ Monthly Updates:

- Hired Scruggs Manor resident for the Sustainability Ambassador Coach
- Sustainability Ambassador Coach attending trainings and meetings
- Completed Energy Audits at Seminole with 8 residents
- Scheduled virtual energy conservation workshops with Tampa Electric Company (TECO) for February, March, and April
- Scheduled virtual water conservation workshop with City of Tampa – Water Department in February
- Sustainability Ambassadors Program continues to engage residents and volunteer ambassadors through video conferencing via Zoom/Facebook connections.



**Geraldine Barnes Award Winner:
Elisha Ortiz-Felix
Personal Development**

Ms. Elisha Ortiz-Felix was born and raised in Puerto Rico by her mother and stepfather, Ezequiel. Elisha is the oldest of four siblings, and from an early age, she accomplishes to be a prominent student with excellent academic grades. By the age of 15, life made a turn; a tragic loss of her stepfather, her only father figure. From that moment Elisha and her siblings witnessed the challenges the family had to endure for many years and move forward. After the loss of her stepfather, Elisha's family found themselves relocated from Puerto Rico and moving to Tampa, and then into Robles Park.

She is a committed, loving single mother of 2 daughters and one boy. She is a hard-working young lady, striving on her third-year social work degree, and also holds full-time employment where she has been promoted twice. She has dedicated her time and efforts to being a role model for her children and community, influencing and encouraging her neighbors/peers to embrace the moment, focus, and go back to school.

Ms. Ortiz is very grateful to THA for the opportunity given to her to have stable housing for her family as she continues her degree. She is full of dreams and aspirations. She keeps herself focused with the strength to keep running towards her goals and at the same time encouraging others, especially single mothers.

Elisha is enrolled in the Job Plus Program and Village Link Up Program with the Tampa Housing Authority. Elisha's desire to change lives and a mentor which leads her to the social work field and maybe soon, a THA Case Manager.

Nominators Name: Glendally Rosario

Occupation: Case Manager

JL Young Community Garden January 2021



Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: February 9, 2021
RE: Financial Reporting for the Month of January 2021

Financial Highlights

January 31, 2020

Rental Assistance Demonstration (RAD)

For the Ten Months Ended January 31, 2021

- With the change in fiscal year-end for JL Young, which was approved by the board last fiscal year, you will now notice that the summary report now includes this property.
- As of December 31, 2020, the RAD properties generated net cash from operations in the amount of \$944,947 after deducting the Operating Reserves in the amount of \$297,800; PPS, Youth, and Resident Enrichment funding in the amount of \$810,313; Transfers to the Corporate Overhead in the amount of \$552,917, and Replacement Reserves of \$988,962.
- The total RAD rents and other revenues budgeted for this period year to date were \$11,584,959, with actual revenues earned of \$12,599,192. This \$1,014,233 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher, it may be related to many families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) operating expenses totaled \$9,004,353 which represents \$241,598, or 2.8%, more than YTD budgeted expenses. This amount includes \$246,005 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- Additionally, we have broken out Zion Cemetery related surveying costs on the Robles Park, LLC, financial report which now total \$97,263 for the fiscal year. While expenditures were incurred during the previous fiscal year we expect costs to continue throughout this fiscal year.

Assisted Housing (AH)

For the Ten Months Ended January 31, 2021

- The Assisted Housing Program YTD Administrative Revenue was \$10,863,658, and YTD Voucher Revenue was \$80,500,062, which represents a total positive variance of \$9,397,256 compared to the YTD budget. YTD operating expenditures were \$6,895,752 resulting in a negative variance of (\$162,885) compared to the YTD budget. The YTD administrative net income was \$2,141,979.

5301 West Cypress St., Tampa, Florida

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

Business Activities

Palm Terrace ALF (PALM)

For the Nine Months Ended December 30, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 86.7% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$98,182.
- It should be noted that \$498,672 in CARES Act funds were transferred to Palm Terrace earlier this fiscal year. This amount was included in previous months financial reports (on the Other Income line) however they were removed so that the report focuses on operational results. These funds are to be used for installation of an enhanced generator for the property.
- Operating Cash Balance was \$325,054.
- Replacement Reserves Cash Balance was \$129,373.

Cedar Pointe (CPNT)

For the Ten Months Ended January 31, 2021

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 98.8% occupied at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$90,289 for both phases combined.
- Replacement Reserve for both phases combined was \$271,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Ten Months Ended January 31, 2021

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance-Based Contract Administration (“PBCA”). The contract includes the administration of approximately 455 contract properties covering approximately 40,900 assisted housing units. NTHDC earns administrative fees for managing the Section 8 Housing Vouchers throughout the State of Florida.

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was \$2,156,556.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

Meridian River Development Corporation (MRDC)

For the Eleven Months Ended December 31, 2020

- MRDC's communities are Meridian River, River Place, and River Pines. A substantial capital improvement plan was implemented in 2012 for MRDC properties. MRDC was 99.1% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,719,969.
- Operating Cash Balance was \$5,014,056.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for some years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Twelve Months Ended December 31, 2020

- The Ella at Encore operated 32 Low Income Public Housing units, 64 Project-Based Section 8 units, and 64 Affordable Housing Units and was 98.1% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$281,997.
- Operating Cash Balance was \$191,003.
- Replacement Reserve Cash Balance was \$393,068.

The Trio at Encore (TRIO)

For the Eleven Months Ended December 31, 2020

- The Trio at Encore operated 32 Low Income Public Housing units, 67 Project-Based Section 8 units, and 42 Market Rate Units and was 97.9% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$209,648.
- Operating Cash Balance was \$375,824.
- Replacement Reserve Cash Balance was \$280,367.

The Reed at Encore (REED)

For the Eleven Months Ended December 30, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project-Based Section 8 units, and was 99.4% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$536,770.
- Operating Cash Balance was \$681,474.
- Replacement Reserve Cash Balance was \$263,255.

Cultivating Affordable Housing While Empowering People and Communities.

The Tempo at Encore (Tempo)

For the Twelve Months Ended December 31, 2020

- The Tempo at Encore operated 20 Low Income Public Housing units, 122 Project-Based Section 8 units, and 61 Market Rate Units and was 96.1% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$810,662.
- Operating Cash Balance was \$224,492.
- Replacement Reserve Cash Balance was \$88,849.

The Gardens at South Bay, LTD (GSB)

For the Twelve Months Ended December 31, 2020

- The Gardens at South Bay, LTD, is a mixed-finance project consisting of 216 apartment units and was 97.2% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(200,728). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,410,175.
- Replacement Reserves Cash Balance was \$285,828.

Osborne Landing, LTD (OSB)

For the One Month Ended January 31, 2021

- Osborne Landing operated a 43-unit affordable housing apartment development in Tampa, Florida, and was 93.0% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of Replacement Reserves was \$3,384.
- Operating Cash Balance was \$264,027.
- Replacement Reserves Cash Balance was \$22,268.

Cultivating Affordable Housing While Empowering People and Communities.

Tampa Housing Authority

RAD Properties Summary 1,488 Units

For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 94.3%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	JL Young Apartments	YTD Actual	Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 485,965	\$ 419,180	\$ 382,301	\$ 387,304	\$ 249,446	\$ 1,108,652	\$ 3,032,848	\$ 2,565,239	\$ 467,610	\$ 3,078,287	\$ 204
HAP Payments	2,845,019	1,241,377	965,237	1,057,764	902,089	2,161,468	9,172,954	8,875,898	297,056	10,651,078	616
Other Revenue	138,109	71,522	53,571	49,092	29,765	51,330	393,389	143,822	249,567	172,586	26
Total Revenue	\$ 3,469,093	\$ 1,732,079	\$ 1,401,109	\$ 1,494,160	\$ 1,181,300	\$ 3,321,450	\$ 12,599,192	\$ 11,584,959	\$ 1,014,233	\$ 13,901,951	\$ 847
Admin Salaries / Benefits	297,648	185,439	132,076	225,792	139,408	268,369	1,248,732	1,352,625	103,893	1,623,150	84
Administrative Expenses	183,466	42,249	33,744	35,102	17,659	83,689	395,909	509,178	113,269	611,013	27
Management Fees	243,495	125,186	105,979	109,978	90,282	251,882	926,802	926,802	-	1,112,162	62
Tenant Services Salary / Benefits	38,449	8,658	21,974	19,944	12,376	67,278	168,680	166,369	(2,311)	199,643	11
Tenant Service Expenses	20,628	920	690	2,000	1,223	5,082	30,543	36,042	5,499	43,250	2
Utilities	186,864	65,106	178,282	104,190	90,659	253,381	878,483	877,442	(1,041)	1,052,930	59
Maintenance Salary / Benefits	625,418	266,021	190,654	197,702	128,705	499,040	1,907,540	1,846,419	(61,121)	2,215,702	128
Maintenance Expenses	266,080	72,634	102,950	71,214	57,598	119,010	689,486	622,494	(66,992)	746,993	46
Contracted Maintenance Services	369,228	144,382	235,278	202,055	158,115	294,429	1,403,487	1,415,032	11,544	1,698,038	94
Protective Services Salary and Benefits	28,468	11,598	10,544	10,544	7,379	29,523	98,055	100,657	2,602	120,788	7
Protective Service Expenses	162,177	-	49,499	17,273	-	113,374	342,324	183,900	(158,424)	220,680	23
General Expenses	195,955	116,297	99,766	82,733	67,762	105,796	668,308	610,047	(58,260)	732,057	45
Bad Debt	108,844	36,593	17,304	29,834	23,306	30,125	246,005	115,750	(130,255)	138,900	17
Total Expenses	\$ 2,726,720	\$ 1,075,083	\$ 1,178,739	\$ 1,108,360	\$ 794,472	\$ 2,120,979	\$ 9,004,353	\$ 8,762,755	\$ (241,598)	\$ 10,515,306	\$ 605
Net Operating Income	\$ 742,373	\$ 656,996	\$ 222,370	\$ 385,800	\$ 386,828	\$ 1,200,471	\$ 3,594,838	\$ 2,822,204	\$ 772,635	\$ 3,386,644	\$ 242
Operating Reserves	79,800	38,200	33,800	33,000	23,200	89,800	297,800	297,800	-	357,360	20
Transfer to Corporate Overhead	-	98,264	74,938	79,464	72,490	227,761	552,917	552,917	-	663,500	37
Resident Enrichment Programs	-	10,868	-	9,977	44,623	51,491	116,958	116,958	-	140,350	8
Oaks at Riverview Youth Programs	-	55,353	30,581	68,272	73,150	128,977	356,332	356,332	-	427,598	24
Funding of PPS Salaries	-	45,522	32,285	53,271	60,983	144,963	337,023	337,023	-	404,428	23
Replacement Reserves	438,060	89,432	80,394	76,494	53,778	250,803	988,962	988,962	-	1,186,754	66
Total Other Out Flows	\$ 517,860	\$ 337,638	\$ 251,998	\$ 320,478	\$ 328,225	\$ 893,794	\$ 2,649,992	\$ 2,649,992	\$ -	\$ 3,179,990	\$ 178
Net Cash From Operations	\$ 224,513	\$ 319,359	\$ (29,628)	\$ 65,322	\$ 58,603	\$ 306,677	\$ 944,847	\$ 172,212	\$ 772,635	\$ 206,654	\$ 63

Tampa Housing Authority

Robles Park, LLC 398 Units

For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 83.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 45,602	\$ 18,767	\$ 26,835	\$ 485,965	\$ 187,671	\$ 298,295	\$ 225,205	\$ 122
HAP Payments	306,405	280,568	25,837	2,845,019	2,805,684	39,336	3,366,820	715
Other Revenue	61,370	5,033	56,337	138,109	50,333	87,775	60,400	35
Total Revenue	\$ 413,377	\$ 304,369	\$ 109,009	\$ 3,469,093	\$ 3,043,687	\$ 425,406	\$ 3,652,425	\$ 872
Admin Salaries / Benefits	29,560	39,656	10,096	297,648	396,561	98,912	475,873	75
Administrative Expenses	7,041	9,959	2,918	86,203	99,586	13,383	119,501	22
Management Fees	24,350	24,350	-	243,495	243,495	-	292,194	61
Tenant Services Salary / Benefits	4,961	2,312	(2,650)	38,449	23,108	(15,341)	27,726	10
Tenant Service Expenses	12,393	900	(11,493)	20,628	9,000	(11,628)	10,800	5
Utilities	26,251	22,020	(4,231)	186,864	220,203	33,338	264,244	47
Maintenance Salary / Benefits	61,172	62,204	1,033	625,418	622,044	(3,374)	746,452	157
Maintenance Expenses	16,714	19,233	2,519	266,080	192,333	(73,747)	230,800	67
Contracted Maintenance Services	71,058	30,458	(40,600)	369,228	304,583	(64,645)	365,500	93
Protective Services Salary and Benefits	2,746	2,823	77	28,468	28,227	(241)	33,866	7
Protective Service Expenses	13,096	9,167	(3,929)	162,177	91,667	(70,510)	110,000	41
General Expenses	19,834	18,206	(1,629)	195,955	182,055	(13,900)	218,466	49
Bad Debt	15,986	5,833	(10,152)	108,844	58,333	(50,510)	70,000	27
Zion Related Expenses	5,000	5,417	417	97,263	54,167	(43,096)	65,000	24
Total Expenses	\$ 310,161	\$ 252,537	\$ (57,624)	\$ 2,726,720	\$ 2,525,361	\$ (201,359)	3,030,422	\$ 685
Net Operating Income	\$ 103,216	\$ 51,831	\$ 51,385	\$ 742,373	\$ 518,326	\$ 224,047	622,003	\$ 187
Operating Reserves	7,980	7,980	-	79,800	79,800	-	95,760	20
Replacement Reserves	43,806	43,806	-	438,060	438,060	-	525,672	110
Total Other Out Flows	\$ 51,786	\$ 51,786	\$ -	\$ 517,860	\$ 517,860	\$ -	\$ 621,432	\$ 130
Net Cash From Operations	\$ 51,430	\$ 45	\$ 51,385	\$ 224,513	\$ 466	\$ 224,047	\$ 571	\$ 56

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 99.5%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 42,680	\$ 39,435	\$ 3,245	\$ 419,180	\$ 394,354	\$ 24,826	\$ 473,225	\$ 219
HAP Payments	128,459	115,960	12,499	1,241,377	1,159,597	81,780	1,391,516	650
Other Revenue	48,893	1,088	47,805	71,522	10,875	60,647	13,050	37
Total Revenue	\$ 220,032	\$ 156,483	\$ 63,549	\$ 1,732,079	\$ 1,564,826	\$ 167,253	\$ 1,877,791	\$ 907
Admin Salaries / Benefits	17,891	15,552	(2,339)	185,439	168,440	(16,999)	199,537	97
Administrative Expenses	4,088	8,812	4,724	42,249	90,617	48,368	108,240	22
Management Fees	12,519	12,519	-	125,186	125,186	-	150,223	66
Tenant Services Salary / Benefits	3,940	628	(3,312)	8,658	6,285	(2,373)	7,541	5
Tenant Service Expenses	-	433	433	920	4,311	3,391	5,175	-
Utilities	9,094	8,118	(976)	65,106	81,167	16,061	97,402	34
Maintenance Salary / Benefits	27,982	24,815	(3,167)	266,021	248,134	(17,887)	297,756	139
Maintenance Expenses	7,378	7,386	8	72,634	75,988	3,354	90,760	38
Contracted Maintenance Services	9,022	21,485	12,463	144,382	221,133	76,751	264,103	76
Protective Services Salary and Benefits	1,119	1,306	187	11,598	13,040	1,442	15,635	6
Protective Service Expenses	-	640	640	-	6,400	6,400	7,680	-
General Expenses	11,723	10,761	(963)	116,297	107,591	(8,706)	129,112	61
Bad Debt	11,195	2,117	(9,078)	36,593	21,167	(15,427)	25,400	19
Total Expenses	\$ 115,950	\$ 114,570	\$ (1,381)	\$ 1,075,083	\$ 1,169,459	\$ 94,376	\$ 1,398,564	\$ 563
Net Operating Income	\$ 104,082	\$ 41,913	\$ 62,169	\$ 656,996	\$ 395,367	\$ 261,630	\$ 479,227	\$ 344
Operating Reserves	3,820	3,820	-	38,200	38,200	-	45,840	20
Transfer to Corporate Overhead	9,826	9,826	-	98,264	98,264	-	117,917	51
Resident Enrichment Programs	1,087	1,087	-	10,868	10,868	-	13,041	6
Oaks at Riverview Youth Programs	5,535	5,535	-	55,353	55,353	-	66,423	29
Funding of PPS Salaries	4,552	4,552	-	45,522	45,522	-	54,626	24
Replacement Reserves	8,943	8,943	-	89,432	89,432	-	107,318	47
Total Other Out Flows	\$ 33,764	\$ 33,764	\$ -	\$ 337,638	\$ 337,638	\$ -	\$ 405,165	\$ 177
Net Cash From Operations	\$ 70,318	\$ 8,149	\$ 62,169	\$ 319,359	\$ 57,729	\$ 261,630	\$ 74,062	\$ 167

Tampa Housing Authority
 Seminole Park Apartments, LLC 169 Units
 For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 99.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,146	\$ 40,199	\$ (53)	\$ 382,301	\$ 401,988	\$ (19,688)	\$ 482,386	\$ 226
HAP Payments	92,540	89,483	3,057	965,237	894,833	70,405	1,073,799	571
Other Revenue	27,829	2,792	25,038	53,571	27,917	25,655	33,500	32
Total Revenue	\$ 160,515	\$ 132,474	\$ 28,042	\$ 1,401,109	\$ 1,324,737	\$ 76,372	\$ 1,589,685	\$ 829
Admin Salaries / Benefits	12,471	12,651	180	132,076	126,503	(5,573)	151,798	78
Administrative Expenses	2,366	5,658	3,293	33,744	56,584	22,839	67,900	20
Management Fees	10,598	10,598	-	105,979	105,979	-	127,175	63
Tenant Services Salary / Benefits	2,101	2,260	159	21,974	22,602	628	27,126	13
Tenant Service Expenses	319	352	33	690	3,521	2,831	4,225	-
Utilities	18,244	16,466	(1,778)	178,282	164,655	(13,628)	197,586	105
Maintenance Salary / Benefits	16,986	16,953	(32)	190,654	169,541	(21,113)	201,385	113
Maintenance Expenses	23,946	9,500	(14,446)	102,950	95,000	(7,950)	116,064	61
Contracted Maintenance Services	39,022	20,513	(18,509)	235,278	205,128	(30,150)	246,153	139
Protective Services Salary and Benefits	1,017	1,039	22	10,544	10,391	(153)	12,470	6
Protective Service Expenses	9,845	-	(9,845)	49,499	-	(49,499)	-	29
General Expenses	9,846	8,950	(896)	99,766	89,503	(10,263)	107,407	59
Bad Debt	-	542	542	17,304	5,417	(11,887)	6,500	10
Total Expenses	\$ 146,760	\$ 105,482	\$ (41,278)	\$ 1,178,739	\$ 1,054,822	\$ (123,918)	\$ 1,265,789	\$ 697
Net Operating Income	\$ 13,755	\$ 26,992	\$ (13,237)	\$ 222,370	\$ 269,916	\$ (47,546)	\$ 323,896	\$ 132
Operating Reserves	3,380	3,380	-	33,800	33,800	-	40,560	20
Transfer to Corporate Overhead	7,494	7,494	-	74,938	74,938	-	89,925	44
Oaks at Riverview Youth Programs	3,058	3,058	-	30,581	30,581	-	36,697	18
Funding of PPS Salaries	3,229	3,229	-	32,285	32,285	-	38,742	19
Replacement Reserves	8,039	8,039	-	80,394	80,394	-	96,473	48
Total Other Out Flows	\$ 25,200	\$ 25,200	\$ -	\$ 251,998	\$ 251,998	\$ -	\$ 302,397	\$ 149
Net Cash From Operations	\$ (11,444)	\$ 1,792	\$ (13,237)	\$ (29,628)	\$ 17,918	\$ (47,546)	\$ 21,499	\$ (18)

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 96.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 38,116	\$ 33,257	\$ 4,859	\$ 387,304	\$ 332,567	\$ 54,738	\$ 399,080	\$ 235
HAP Payments	104,260	101,777	2,483	1,057,764	1,017,772	39,992	1,221,326	641
Other Revenue	26,465	2,434	24,031	49,092	24,338	24,753	29,206	30
Total Revenue	\$ 168,841	\$ 137,468	\$ 31,373	\$ 1,494,160	\$ 1,374,676	\$ 119,484	\$ 1,649,612	\$ 906
Admin Salaries / Benefits	21,106	21,733	628	225,792	217,333	(8,458)	260,797	137
Administrative Expenses	2,965	6,607	3,642	35,102	66,069	30,966	79,282	21
Management Fees	10,998	10,998	-	109,978	109,978	-	131,974	67
Tenant Services Salary / Benefits	1,906	3,100	1,194	19,944	31,000	11,056	37,194	12
Tenant Service Expenses	-	344	344	2,000	3,438	1,437	4,125	1
Utilities	19,152	8,352	(10,800)	104,190	83,519	(20,671)	100,223	63
Maintenance Salary / Benefits	18,174	19,041	867	197,702	190,415	(7,286)	228,493	120
Maintenance Expenses	16,411	7,146	(9,265)	71,214	71,463	249	85,755	43
Contracted Maintenance Services	32,228	16,222	(16,006)	202,055	162,212	(39,843)	194,656	122
Protective Services and Benefits	1,017	1,248	231	10,544	12,472	1,928	14,960	6
Protective Service Expenses	12,997	-	(12,997)	17,273	-	(17,273)	-	10
General Expenses	8,017	7,186	(832)	82,733	71,858	(10,875)	86,231	50
Bad Debt	5,764	667	(5,097)	29,834	6,667	(23,167)	8,000	18
Total Expenses	\$ 150,735	\$ 102,644	\$ (48,090)	\$ 1,108,360	\$ 1,026,423	\$ (81,937)	\$ 1,231,690	\$ 672
Net Operating Income	\$ 18,106	\$ 34,824	\$ (16,717)	\$ 385,800	\$ 348,254	\$ 37,546	\$ 417,922	\$ 234
Operating Reserves	3,300	3,300	-	33,000	33,000	-	39,600	20
Transfer to Corporate Overhead	7,946	7,946	-	79,464	79,464	-	95,357	48
Resident Enrichment Programs	998	998	-	9,977	9,977	-	11,972	6
Oaks at Riverview Youth Programs	6,827	6,827	-	68,272	68,272	-	81,926	41
Funding of PPS Salaries	5,327	5,327	-	53,271	53,271	-	63,925	32
Replacement Reserves	7,649	7,649	-	76,494	76,494	-	91,793	46
Total Other Out Flows	\$ 32,048	\$ 32,048	\$ -	\$ 320,478	\$ 320,478	\$ -	\$ 384,573	\$ 194
Net Cash From Operations	\$ (13,942)	\$ 2,776	\$ (16,717)	\$ 65,322	\$ 27,776	\$ 37,546	\$ 33,349	\$ 40

Tampa Housing Authority
 Scruggs Manor, LLC 116 Units
 For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 97.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 25,058	\$ 24,542	\$ 516	\$ 249,446	\$ 245,422	\$ 4,024	\$ 294,506	\$ 215
HAP Payments	91,814	86,857	4,957	902,089	868,569	33,520	1,042,283	778
Other Revenue	16,261	1,453	14,809	29,765	14,525	15,240	17,430	26
Total Revenue	\$ 133,133	\$ 112,852	\$ 20,282	\$ 1,181,300	\$ 1,128,516	\$ 52,784	\$ 1,354,219	\$ 1,018
Admin Salaries / Benefits	10,707	14,067	3,361	139,408	140,658	1,251	168,792	120
Administrative Expenses	1,605	4,158	2,553	17,659	41,575	23,916	49,890	15
Management Fees	9,028	9,028	-	90,282	90,282	-	108,338	78
Tenant Services Salary / Benefits	1,183	1,264	81	12,376	12,632	256	15,157	11
Tenant Service Expenses	884	643	(241)	1,223	6,423	5,200	7,700	1
Utilities	12,633	7,486	(5,147)	90,659	74,860	(15,799)	89,834	78
Maintenance Salary / Benefits	11,393	11,853	460	128,705	118,523	(10,182)	142,224	111
Maintenance Expenses	8,743	6,685	(2,057)	57,598	66,854	9,257	80,225	50
Contracted Maintenance Services	14,818	13,393	(1,425)	158,115	133,926	(24,189)	160,711	136
Protective Services and Benefits	712	727	15	7,379	7,272	(107)	8,725	6
General Expenses	6,792	6,129	(663)	67,762	61,291	(6,471)	73,549	58
Bad Debt	3,714	750	(2,964)	23,306	7,500	(15,806)	9,000	20
Total Expenses	\$ 82,212	\$ 76,183	\$ (6,029)	\$ 794,472	\$ 761,797	\$ (32,676)	\$ 914,145	\$ 685
Net Operating Income	\$ 50,921	\$ 36,669	\$ 14,253	\$ 386,828	\$ 366,719	\$ 20,109	\$ 440,074	\$ 333
Operating Reserves	2,320	2,320	-	23,200	23,200	-	27,840	20
Transfer to Corporate Overhead	7,249	7,249	-	72,490	72,490	-	86,988	62
Resident Enrichment Programs	4,462	4,462	-	44,623	44,623	-	53,548	38
Oaks at Riverview Youth Programs	7,315	7,315	-	73,150	73,150	-	87,780	63
Funding of PPS Salaries	6,098	6,098	-	60,983	60,983	-	73,180	53
Replacement Reserves	5,378	5,378	-	53,778	53,778	-	64,534	46
Total Other Out Flows	\$ 32,823	\$ 32,823	\$ -	\$ 328,225	\$ 328,225	\$ -	\$ 393,870	\$ 283
Net Cash From Operations	\$ 18,099	\$ 3,846	\$ 14,253	\$ 58,603	\$ 38,494	\$ 20,109	\$ 46,204	\$ 51

Tampa Housing Authority
 JL Young Apartments, Inc. 449 Units
 For the Tenth Month Ended January 31, 2021

Occupancy Percentage: 98.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 113,877	\$ 100,324	\$ 13,554	\$ 1,108,652	\$ 1,003,238	\$ 105,415	\$ 1,203,885	\$ 247
HAP Payments	219,820	212,945	6,876	2,161,468	2,129,445	32,023	2,555,334	481
Other Revenue	27,449	1,583	25,866	51,330	15,833	35,497	19,000	11
Total Revenue	\$ 361,147	\$ 314,852	\$ 46,295	\$ 3,321,450	\$ 3,148,516	\$ 172,934	\$ 3,778,219	\$ 740
Admin Salaries / Benefits	24,234	30,529	6,295	268,369	305,295	36,926	366,353	60
Administrative Expenses	9,908	10,017	109	83,689	101,167	17,477	121,200	19
Management Fees	25,188	25,188	-	251,882	251,882	-	302,258	56
Tenant Services Salary / Benefits	6,587	7,077	490	67,278	70,757	3,479	84,900	15
Tenant Service Expenses	564	935	372	5,082	9,354	4,272	11,225	1
Utilities	52,166	25,303	(26,863)	253,381	253,035	(345)	303,641	56
Maintenance Salary / Benefits	47,739	49,949	2,211	499,040	499,493	453	599,392	111
Maintenance Expenses	4,217	11,583	7,366	119,010	120,224	1,213	143,389	27
Contracted Maintenance Services	43,348	38,910	(4,438)	294,429	389,096	94,667	466,915	66
Protective Services Salary and Benefits	2,847	2,928	81	29,523	29,276	(247)	35,132	7
Protective Service Expenses	12,908	8,583	(4,325)	113,374	85,833	(27,541)	103,000	25
General Expenses	10,616	9,774	(842)	105,796	97,743	(8,052)	117,292	24
Bad Debt	-	1,667	1,667	30,125	16,667	(13,458)	20,000	7
Total Expenses	\$ 240,321	\$ 222,444	\$ (17,878)	\$ 2,120,979	\$ 2,229,822	\$ 108,843	\$ 2,674,697	\$ 472
Net Operating Income	\$ 120,825	\$ 92,408	\$ 28,417	\$ 1,200,471	\$ 918,694	\$ 281,777	\$ 1,103,522	\$ 267
Operating Reserves (1 Month)	8,980	8,980	-	89,800	89,800	-	107,760	20
Transfer to Corporate Overhead	22,776	22,776	-	227,761	227,761	-	273,313	51
Resident Enrichment Programs	5,149	5,149	-	51,491	51,491	-	61,789	11
Oaks at Riverview Youth Programs	12,898	12,898	-	128,977	128,977	-	154,772	29
Funding of PPS Salaries	14,496	14,496	-	144,963	144,963	-	173,955	32
Replacement Reserves	25,080	25,080	-	250,803	250,803	-	300,964	56
Total Other Out Flows	\$ 89,379	\$ 89,379	\$ -	\$ 893,794	\$ 893,794	\$ -	\$ 1,072,553	\$ 199
Net Cash From Operations	\$ 31,446	\$ 3,029	\$ 28,417	\$ 306,677	\$ 24,900	\$ 281,777	\$ 30,969	\$ 68

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations for the Ten Months Ended January 31, 2021

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ -	\$ 75,710,840	\$ 75,710,840	\$ 71,658,600	\$ 4,052,240	\$ 85,990,320
S8 Administrative Fees	6,441,701	-	6,441,701	5,824,149	617,552	6,988,979
CARES Administrative Fees	3,184,507	-	3,184,507	-	3,184,507	-
Port In (vpti)	1,221,221	-	1,221,221	1,503,345	(282,124)	1,804,017
RAPS (Rehab Assistance)	-	4,621,732	4,621,732	2,885,270	1,736,462	3,462,324
Other Revenue	16,229	167,490	183,719	95,100	88,619	114,120
Total Revenue	\$ 10,863,658	\$ 80,500,062	\$ 91,363,720	\$ 81,966,464	\$ 9,397,256	\$ 98,359,760
Expenses						
Administrative						
Salaries & Benefits	3,567,942	-	3,567,942	4,009,535	441,593	4,811,445
Management Fees	1,939,252	-	1,939,252	1,939,252	-	2,327,103
Administrative other	999,135	-	999,135	650,700	(348,435)	780,840
Total Administrative	6,506,329	-	6,506,329	6,599,487	93,158	7,919,388
Tenant and Social Services	726	-	726	2,500	1,774	3,000
Maintenance & Operation	13,407	-	13,407	14,800	1,393	17,760
General Expenses	375,290	-	375,290	116,080	(259,210)	139,296
Total Operating Expenses	\$ 6,895,752	\$ -	\$ 6,895,752	\$ 6,732,867	\$ (162,885)	\$ 8,079,444
Other Expenses						
Escrow Payments	-	340,764	340,764	419,324	78,560	503,190
HAP Utility Assistance Payment	-	1,163,338	1,163,338	1,257,973	94,635	1,509,569
Hsg Assist/Landlord Pymnt	-	74,171,678	74,171,678	69,067,164	(5,104,514)	82,880,598
Hsg Assist Pymts-Port Out	-	945,605	945,605	934,139	(11,466)	1,120,963
Hsg Assist Pymts-Port In	1,245,470	-	1,245,470	1,428,513	183,043	1,714,217
RAPS Disbursements	-	3,961,537	3,961,537	2,885,270	(1,076,267)	3,462,324
Total Other Expenses	\$ 1,245,470	\$ 80,582,922	\$ 81,828,392	\$ 75,992,383	\$ (5,836,009)	\$ 91,190,861
Other Financing Sources	497,597	-	497,597	-	497,597	-
Net Income	\$ 2,224,839	\$ (82,860)	\$ 2,141,979	\$ (758,786)	\$ 2,900,765	\$ (910,545)

Tampa Housing Authority

Corporate Overhead Income And Operating Expenses

For the Tenth Month Ended January 31, 2021

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 92,680	\$ 92,680	\$ -	\$ 926,802	\$ 926,802	\$ -	\$ 1,112,162
Mgmt Fees - RAD HCV	193,925	193,925	-	1,939,253	1,939,253	-	2,327,103
Mgmt Fees - Related Entities	59,137	59,137	-	591,370	591,370	-	709,644
Other Revenue	65,180	-	65,180	212,999	-	212,999	-
Total Revenue	\$ 410,923	\$ 345,742	\$ 65,180	\$ 3,670,424	\$ 3,457,424	\$ 212,999	\$ 4,148,909
Admin Salaries / Benefits	271,060	280,327	9,267	2,686,193	2,803,272	117,078	3,363,927
Administrative Expenses	17,541	56,131	38,590	587,489	618,343	30,855	730,604
Tenant Service Expenses	-	-	-	3,280	-	(3,280)	-
Utilities	7,693	8,500	807	70,102	85,000	14,898	102,000
Maintenance Salary / Benefits	38,776	19,123	(19,653)	215,584	191,233	(24,351)	229,480
Maintenance Expenses	(25,259)	7,988	33,247	177,679	79,875	(97,804)	95,850
Contracted Maintenance Services	89,341	15,696	(73,645)	260,314	157,741	(102,573)	189,132
Protective Services Salary and Benefits	17,459	13,852	(3,608)	134,409	138,518	4,109	166,222
Protective Service Expenses	2,884	583	(2,301)	17,165	5,833	(11,331)	7,000
General Expenses	7,430	7,505	75	73,930	75,046	1,115	90,057
Total Expenses	\$ 426,925	\$ 409,704	\$ (17,221)	\$ 4,226,145	\$ 4,154,861	\$ (71,284)	\$ 4,974,272
Contribution to Assisted Housing Reserve	41,667	41,667	-	416,667	416,667	-	500,000
Total Contribution to Assisted Housing Reserve	\$ 41,667	\$ 41,667	\$ -	\$ 416,667	\$ 416,667	\$ -	\$ 500,000
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	552,917	552,917	-	663,500
Transfer from NTHDC	55,155	55,155	-	551,553	551,553	-	661,863
Total Contributions from Other Sources	\$ 110,447	\$ 110,447	\$ -	\$ 1,104,469	\$ 1,104,469	\$ -	\$ 1,325,363
Net Income or (Loss)	\$ 52,778	\$ 4,818	\$ 47,959	\$ 132,081	\$ (9,635)	\$ 141,716	\$ -

Tampa Housing Authority
Palm Terrace Assisted Living Facility 75 Units
For the Nine Months Ended December 31, 2020

Occupancy Percentage: 86.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rent Income / Long Term Care	\$ 119,958	\$ 120,100	\$ (142)	\$ 1,140,147	\$ 1,080,900	\$ 59,247	\$ 1,441,200	\$ 1,689
Section 8 Subsidies	34,104	36,000	(1,896)	325,814	324,000	1,814	432,000	483
Adult Day Care Services	-	6,518	(6,518)	1,533	58,361	(56,828)	77,618	2
Other Income*	2,196	175	2,021	13,533	1,225	12,308	1,600	20
Total Revenue	\$ 156,258	\$ 162,793	\$ (6,535)	\$ 1,481,027	\$ 1,464,486	\$ 16,541	\$ 1,952,418	\$ 1,795
Expenses								
Administration	32,026	24,705	(7,320)	281,910	217,834	(64,077)	313,684	418
Food Service	28,529	28,077	(452)	270,699	253,404	(17,295)	337,484	401
Residential Programs	50,451	52,259	1,808	432,430	473,099	40,669	627,588	641
Maintenance	16,079	14,431	(1,648)	128,485	140,915	12,430	184,476	190
Utilities	11,960	12,605	646	114,617	114,349	(268)	152,871	170
Management Fee - 3rd Party Management	8,255	8,125	(130)	74,058	73,125	(933)	97,500	110
Management Fee - THA	1,863	1,863	-	16,770	16,770	-	22,360	25
Insurance	8,264	5,265	(2,999)	44,188	47,385	3,197	63,180	65
Total Expense	\$ 157,427	\$ 147,331	\$ (10,096)	\$ 1,363,158	\$ 1,336,881	\$ (26,277)	\$ 1,799,142	\$ 2,019
Net Income	\$ (1,169)	\$ 15,462	\$ (16,631)	\$ 117,870	\$ 127,605	\$ (9,736)	\$ 153,275	\$ 2,019
Replacement Reserve	2,188	2,188	-	19,688	19,688	-	26,250	29
Cash Flow	\$ (3,356)	\$ 13,274	\$ (16,631)	\$ 98,182	\$ 107,918	\$ (9,736)	\$ 127,025	\$ 119

* Approximately \$497,597 in CARES Act funds, provided in October 2020, which was used to fund an enhanced generator system was excluded from this amount.

Tampa Housing Authority
 Cedar Pointe Apartments Phase 1 & 2 84 Units
 For the Ten Months Ended January 31, 2021

Occupancy Percentage: 98.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 48,384	\$ 49,207	\$ (823)	\$ 487,320	\$ 492,075	\$ (4,755)	\$ 590,490	\$ 580
Subsidy / Grant Income	9,947	5,526	4,421	102,361	55,259	47,102	66,311	122
Other Income	11,543	-	11,543	14,823	-	14,823	-	18
Total Revenue	\$ 69,874	\$ 54,733	\$ 15,141	\$ 604,504	\$ 547,334	\$ 57,170	\$ 656,801	\$ 720
Expenses								
Admin Salaries / Benefits	12,991	13,669	678	124,258	136,690	12,432	164,029	148
Administrative Expenses	1,359	7,072	5,713	19,889	70,717	50,828	84,860	24
Management Fees	4,334	4,334	-	43,343	43,343	-	52,011	52
Tenant Services Expenses	73	583	511	73	5,833	5,761	7,000	0
Utilities	5,383	6,120	736	45,366	61,198	15,832	73,437	54
Maintenance Salary and Benefits	6,072	6,018	(54)	68,590	60,183	(8,408)	72,220	82
Maintenance Expenses	3,311	4,040	729	21,408	40,396	18,987	48,475	25
Contracted Maintenance services	16,552	7,116	(9,436)	91,200	71,163	(20,037)	85,395	109
Protective Services Salary and Benefits	407	415	9	4,218	4,155	(63)	4,986	5
General Expenses	9,963	5,654	(4,309)	60,871	56,536	(4,335)	67,843	72
Total Expense	\$ 60,444	\$ 55,021	\$ (5,422)	\$ 479,215	\$ 550,212	\$ 70,997	\$ 660,256	\$ 570
Net Income	\$ 9,430	\$ (288)	\$ 9,718	\$ 125,289	\$ (2,878)	\$ 128,167	\$ (3,455)	\$ 149
Capital Improvements	-	9,487	9,487	-	94,867	94,867	113,840	-
Replacement Reserve	3,500	3,500	-	35,000	35,000	-	42,000	42
Cash Flow	\$ 5,930	\$ (13,274)	\$ 19,205	\$ 90,289	\$ (132,744)	\$ 223,034	\$ (159,295)	\$ 107

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Ten Months Ended January 31, 2021

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,032,034	\$ 1,050,444	\$ (18,410)	\$ 10,289,060	\$ 10,504,444	\$ (215,384)	\$ 12,605,333
Other Revenue	-	-	-	27,996	-	27,996	-
Total Revenue	\$ 1,032,034	\$ 1,050,444	\$ (18,410)	\$ 10,317,056	\$ 10,504,444	\$ (187,388)	\$ 12,605,333
Expenses							
Administrative Staff Support	6,548	29,323	22,775	193,086	293,230	100,144	351,876
Administrative Operating Costs	622	5,837	5,216	14,063	58,375	44,312	70,050
Legal Fees	1,888	8,333	6,445	17,517	83,333	65,816	100,000
Audit Fees	1,000	1,625	625	19,500	16,250	(3,250)	19,500
Insurance	13,722	12,507	(1,215)	127,149	125,065	(2,084)	150,078
Management Fees	8,333	8,333	-	83,333	83,333	-	100,000
Service Provider Contract Costs	671,684	623,119	(48,565)	6,669,102	6,231,188	(437,913)	7,477,426
Total Expenses	\$ 703,796	\$ 689,078	\$ (14,719)	\$ 7,123,749	\$ 6,890,775	\$ (232,975)	\$ 8,268,930
Net Operating Income (Loss)	\$ 328,238	\$ 361,367	\$ (33,129)	\$ 3,193,307	\$ 3,613,670	\$ (420,363)	\$ 4,336,403
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	117,514	163,964	46,450	1,036,750	1,705,877	669,127	2,446,438
Affiliated Entities Operational Funding	\$ 117,514	\$ 163,964	\$ 46,450	\$ 1,036,750	\$ 1,705,877	\$ 669,127	\$ 2,446,438
Net Income after Affiliated Funding	\$ 210,724	\$ 197,403	\$ 13,321	\$ 2,156,556	\$ 1,907,792	\$ 248,764	\$ 1,889,965

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Ten Months Ended January 31, 2021

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
Funding for Encore Developments							
Items earmarked from prior year Budget	\$ -	\$ 54,167	\$ 54,167	\$ 8,168	\$ 541,667	\$ 533,499	\$ 650,000
THA - Encore CDD Funding	-	-	-	-	-	-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding	32,920	25,000	(7,920)	172,920	250,000	77,080	300,000
THA - Encore Ella - Art Project	-	-	-	26,240	26,240	-	120,000
Total Encore Developments	\$ 32,920	\$ 79,167	\$ 46,246	\$ 207,328	\$ 817,907	\$ 610,579	\$ 1,270,000
THA Operations - Corporate Overhead							
THA - THA Wellness Committee	-	696	696	3,959	6,960	3,001	8,352
THA - Transfer to AHDC	-	-	-	-	-	-	18,873
THA - Executive Salaries and Benefits Funding	24,275	24,275	-	242,747	242,747	-	291,296
THA - Funding of Corporate Overhead	30,881	30,881	-	308,806	308,806	-	370,567
THA - Annual Employee Business Meeting	-	-	-	575	40,000	39,425	40,000
THA - Employee Appreciation Committee	2,224	1,392	(832)	3,888	13,920	10,032	16,704
THA - Partnership Sponsorship/Benevolence Fund	744	1,083	340	4,743	10,833	6,091	13,000
Total THA Operations - CO	\$ 58,123	\$ 58,327	\$ 203	\$ 564,718	\$ 623,266	\$ 58,549	\$ 758,792
THA Operations - Resident Services							
THA - Funding of EnVision Center	-	-	-	-	-	-	100,000
THA - Funding of ORCC	2,218	2,218	-	22,181	22,182	-	26,618
THA - Funding of PPS	17,933	17,933	-	179,333	179,333	-	215,200
THA - Funding of Boys Club Building	6,319	6,319	-	63,190	63,190	-	75,828
Total THA Operations - Resident Services	\$ 26,471	\$ 26,471	\$ -	\$ 264,704	\$ 264,705	\$ -	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 117,514	\$ 163,964	\$ 46,449	\$ 1,036,750	\$ 1,705,877	\$ 669,128	\$ 2,446,438

Tampa Housing Authority

Meridian River Development Corporation Consolidated - 698 Units

For The Twelve Months Ended December 31, 2020

Occupancy Percentage:	99.1%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 492,571	\$ 481,860	\$ 10,711	\$ 5,829,038	\$ 5,722,776	\$ 106,262	\$ 5,722,776	\$ 696
Vacancy Loss	(6,040)	(24,094)	18,054	(153,896)	(286,139)	132,243	(286,139)	(18)
Delinquent/Prepaid/Other	-	(2,470)	2,470	-	(30,440)	30,440	(30,440)	-
Total Rental Income	\$ 486,531	\$ 455,296	\$ 31,235	\$ 5,675,143	\$ 5,406,197	\$ 268,946	\$ 5,406,197	\$ 678
Other Income	9,552	13,046	(3,494)	171,318	154,202	17,116	154,202	20
Total Income	\$ 496,083	\$ 468,342	\$ 27,741	\$ 5,846,461	\$ 5,560,399	\$ 286,062	\$ 5,560,399	\$ 698
Administrative Salaries / Benefits	52,817	41,390	(11,427)	478,164	496,680	18,516	496,680	57
Maintenance Salaries / Benefits	29,055	29,224	169	290,847	350,739	59,892	350,739	35
Advertising and Promotion	6,098	6,547	449	59,467	76,781	17,314	76,781	7
Maintenance Expenses	37,062	43,190	6,128	501,873	581,495	79,622	581,495	60
Administrative Expenses	48,021	19,352	(28,669)	175,127	239,878	64,751	239,878	21
Utilities	33,251	28,275	(4,976)	348,684	344,500	(4,184)	344,500	42
Professional Fees	7,785	9,546	1,761	87,541	114,552	27,011	114,552	10
Management Fees	18,477	14,052	(4,425)	182,846	166,836	(16,010)	166,836	22
Management Fees - THA	25,835	25,835	-	310,020	310,000	(20)	310,000	37
Insurance	31,044	31,054	10	372,528	372,648	120	372,648	44
Taxes	13,811	13,811	-	165,732	165,732	-	165,732	20
Total Expenses	\$ 303,257	\$ 262,276	\$ (40,981)	\$ 2,972,829	\$ 3,219,841	\$ 247,012	\$ 3,219,841	\$ 355
Net Operating Income	\$ 192,826	\$ 206,066	\$ (13,240)	\$ 2,873,632	\$ 2,340,558	\$ 533,074	\$ 2,340,558	\$ 343
Debt Service (Principal, Interest, and Fees)	61,237	68,742	7,505	817,580	824,904	7,324	824,904	98
Capital Expenditures/Replacement Reserve	27,485	37,459	9,974	336,082	967,468	631,386	967,468	40
Net Income	\$ 104,105	\$ 99,865	\$ 4,240	\$ 1,719,969	\$ 548,186	\$ 1,171,783	\$ 548,186	\$ 205

Tampa Housing Authority

Meridian River Development Corporation - Meridian Apartments - 279 Units

For The Twelve Months Ended December 31, 2020

Occupancy Percentage:	100.0%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 232,740	\$ 224,899	\$ 7,841	\$ 2,741,258	\$ 2,673,058	\$ 68,200	\$ 2,673,058	\$ 819
Vacancy Loss	(1,660)	(11,246)	9,586	(55,953)	(133,653)	77,700	(133,653)	(17)
Delinquent/Prepaid/Other	-	(1,125)	1,125	-	(13,500)	13,500	(13,500)	-
Total Rental Income	\$ 231,080	\$ 212,528	\$ 18,552	\$ 2,685,305	\$ 2,525,905	\$ 159,400	\$ 2,525,905	\$ 802
Other Income	7,430	6,909	521	107,072	78,708	28,364	78,708	32
Total Income	\$ 238,510	\$ 219,437	\$ 19,073	\$ 2,792,377	\$ 2,604,613	\$ 187,764	\$ 2,604,613	\$ 834
Administrative Salaries / Benefits	18,870	16,551	(2,319)	184,932	198,612	13,680	198,612	55
Maintenance Salaries / Benefits	9,321	8,449	(872)	86,517	101,388	14,871	101,388	26
Advertising and Promotion	2,922	2,477	(445)	26,168	31,074	4,906	31,074	8
Maintenance Expenses	22,281	23,980	1,699	284,127	328,810	44,683	328,810	85
Administrative Expenses	17,003	9,060	(7,943)	52,608	112,355	59,747	112,355	16
Utilities	8,389	7,420	(969)	97,995	89,040	(8,955)	89,040	29
Professional Fees	500	3,739	3,239	23,885	44,868	20,983	44,868	7
Management Fees	8,843	6,585	(2,258)	87,757	78,138	(9,619)	78,138	26
Management Fees - THA	10,335	10,335	-	124,020	124,000	(20)	124,000	37
Insurance	10,206	10,206	-	122,472	122,472	-	122,472	37
Taxes	9,569	9,569	-	114,828	114,828	-	114,828	34
Total Expenses	\$ 118,238	\$ 108,371	\$ (9,867)	\$ 1,205,310	\$ 1,345,585	\$ 140,275	\$ 1,345,585	\$ 360
Net Operating Income	\$ 120,272	\$ 111,066	\$ 9,206	\$ 1,587,067	\$ 1,259,028	\$ 328,039	\$ 1,259,028	\$ 474
Debt Service (Principal, Interest, and Fees)	44,459	48,108	3,649	573,858	577,296	3,438	577,296	171
Capital Expenditures/Replacement Reserve	10,605	14,100	3,495	106,507	487,400	380,893	487,400	32
Net Income	\$ 65,208	\$ 48,858	\$ 16,350	\$ 906,702	\$ 194,332	\$ 712,370	\$ 194,332	\$ 271

Tampa Housing Authority

Meridian River Development Corporation - River Pines Apartments - 299 Units

For The Twelve Months Ended December 31, 2020

Occupancy Percentage:	98.3%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 168,631	\$ 162,430	\$ 6,201	\$ 1,985,790	\$ 1,934,815	\$ 50,975	\$ 1,934,815	\$ 553
Vacancy Loss	(2,839)	(8,121)	5,282	(48,327)	(96,741)	48,414	(96,741)	(13)
Delinquent/Prepaid/Other	-	(1,345)	1,345	-	(16,940)	16,940	(16,940)	-
Total Rental Income	\$ 165,792	\$ 152,964	\$ 12,828	\$ 1,937,463	\$ 1,821,134	\$ 116,329	\$ 1,821,134	\$ 540
Other Income	1,212	3,773	(2,562)	25,527	45,276	(19,749)	45,276	7
Total Income	\$ 167,004	\$ 156,737	\$ 10,267	\$ 1,962,990	\$ 1,866,410	\$ 96,580	\$ 1,866,410	\$ 547
Administrative Salaries / Benefits	18,581	12,416	(6,165)	158,545	148,992	(9,553)	148,992	44
Maintenance Salaries / Benefits	10,762	12,041	1,279	123,324	144,492	21,168	144,492	34
Advertising and Promotion	1,699	2,417	718	20,716	26,704	5,988	26,704	6
Maintenance Expenses	5,689	12,400	6,711	111,105	159,490	48,386	159,490	31
Administrative Expenses	861	7,303	6,442	56,103	90,875	34,772	90,875	16
Utilities	19,363	17,655	(1,708)	199,332	211,860	12,528	211,860	56
Professional Fees	6,400	3,340	(3,060)	40,682	40,080	(602)	40,080	11
Management Fees	6,229	4,702	(1,527)	61,255	56,016	(5,239)	56,016	17
Management Fees - THA	11,070	11,070	-	132,840	132,840	-	132,840	37
Insurance	8,852	8,853	1	106,224	106,236	12	106,236	30
Taxes	1,560	1,560	-	18,720	18,720	-	18,720	5
Total Expenses	\$ 91,065	\$ 93,757	\$ 2,692	\$ 1,028,846	\$ 1,136,305	\$ 107,459	\$ 1,136,305	\$ 287
Net Operating Income	\$ 75,939	\$ 62,980	\$ 12,959	\$ 934,144	\$ 730,105	\$ 204,039	\$ 730,105	\$ 260
Debt Service (Principal, Interest, and Fees)	8,902	11,473	2,571	135,089	137,676	2,587	137,676	38
Capital Expenditures/Replacement Reserve	15,571	21,089	5,518	204,772	428,348	223,576	428,348	57
Net Income	\$ 51,465	\$ 30,418	\$ 21,047	\$ 594,283	\$ 164,081	\$ 430,202	\$ 164,081	\$ 166

Tampa Housing Authority

Meridian River Development Corporation - River Place Apartments - 120 Units

For The Twelve Months Ended December 31, 2020

Occupancy Percentage:	99.2%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 91,200	\$ 94,531	\$ (3,331)	\$ 1,101,991	\$ 1,114,903	\$ (12,912)	\$ 1,114,903	\$ 765
Vacancy Loss	(1,541)	(4,727)	3,186	(49,616)	(55,745)	6,129	(55,745)	(34)
Delinquent/Prepaid/Other	-	-	-	-	-	-	-	-
Total Rental Income	\$ 89,659	\$ 89,804	\$ (145)	\$ 1,052,375	\$ 1,059,158	\$ (6,783)	\$ 1,059,158	\$ 731
Other Income	911	2,364	(1,453)	38,719	30,218	8,501	30,218	27
Total Income	\$ 90,570	\$ 92,168	\$ (1,598)	\$ 1,091,094	\$ 1,089,376	\$ 1,718	\$ 1,089,376	\$ 758
Administrative Salaries / Benefits	15,367	12,423	(2,944)	134,687	149,076	14,389	149,076	94
Maintenance Salaries / Benefits	8,972	8,734	(238)	81,005	104,808	23,803	104,808	56
Advertising and Promotion	1,478	1,653	175	12,583	19,186	6,603	19,186	9
Maintenance Expenses	9,091	6,810	(2,281)	106,641	93,345	(13,296)	93,345	74
Administrative Expenses	30,157	2,989	(27,168)	66,416	36,648	(29,768)	36,648	46
Utilities	5,500	3,200	(2,300)	51,356	43,600	(7,756)	43,600	36
Professional Fees	885	2,467	1,582	22,974	29,604	6,630	29,604	16
Management Fees	3,405	2,765	(640)	33,834	32,681	(1,153)	32,681	23
Management Fees - THA	4,430	4,430	-	53,160	53,160	-	53,160	37
Insurance	11,986	11,995	9	143,832	143,940	108	143,940	100
Taxes	2,682	2,682	-	32,184	32,184	-	32,184	22
Total Expenses	\$ 93,954	\$ 60,148	\$ (33,806)	\$ 738,673	\$ 738,232	\$ (441)	\$ 738,232	\$ 513
Net Operating Income	\$ (3,384)	\$ 32,020	\$ (35,404)	\$ 352,421	\$ 351,144	\$ 1,277	\$ 351,144	\$ 245
Debt Service (Principal, Interest, and Fees)	7,875	9,161	1,286	108,633	109,932	1,299	109,932	75
Capital Expenditures/Replacement Reserve	1,309	2,270	961	24,804	51,720	26,916	51,720	17
Net Income	\$ (12,568)	\$ 20,589	\$ (33,157)	\$ 218,984	\$ 189,492	\$ 29,492	\$ 189,492	\$ 152

Tampa Housing Authority

The Ella at Encore, LP 160 Units

For the Twelve Months Ended December 31, 2020

Occupancy Percentage: 98.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 149,049	\$ 139,224	\$ 9,825	\$ 1,689,150	\$ 1,632,790	\$ 56,360	\$ 1,632,790	\$ 880
Vacancy	(4,062)	(3,980)	(82)	(38,860)	(46,623)	7,763	(46,623)	(20)
Total Rental Revenue	\$ 144,987	\$ 135,244	\$ 9,743	\$ 1,650,290	\$ 1,586,167	\$ 64,123	\$ 1,586,167	\$ 860
Other Income	861	950	(89)	21,886	11,730	10,156	11,730	11
Total Revenue	\$ 145,848	\$ 136,194	\$ 9,654	\$ 1,672,176	\$ 1,597,897	\$ 74,279	\$ 1,597,897	\$ 871
Administrative Salaries Expense	29,455	30,225	770	317,576	359,912	42,336	359,912	165
Administration Expense	6,087	8,471	2,384	75,332	92,609	17,277	92,609	39
Management Fee	5,884	5,448	(436)	67,000	63,915	(3,085)	63,915	35
Legal / Professional	280	280	-	13,110	14,038	928	14,038	7
Utilities	23,062	20,824	(2,238)	328,404	316,565	(11,839)	316,565	171
Maintenance Supplies / Contracts	16,698	11,676	(5,022)	195,893	156,389	(39,504)	156,389	102
Property Insurance / Tax	6,588	9,805	3,217	103,238	120,206	16,969	120,206	54
Total Expenses	\$ 88,054	\$ 86,729	\$ (1,325)	\$ 1,100,552	\$ 1,123,634	\$ 23,082	\$ 1,123,634	\$ 573
Net Operating Income	\$ 57,793	\$ 49,465	\$ 8,328	\$ 571,624	\$ 474,263	\$ 97,361	\$ 474,263	\$ 298
Bond / Mortgage Interest	5,941	6,030	89	71,556	72,360	804	72,360	37
THA Land Note	5,076	5,076	-	60,914	60,912	(2)	60,912	32
THA Equity	2,614	2,614	-	31,372	31,368	(4)	31,368	16
Debt Service Fees	5,781	5,824	43	69,492	69,888	396	69,888	36
Replacement Reserves	4,667	4,816	149	56,295	57,792	1,497	57,792	29
Total Non-Operating Expenses	\$ 24,079	\$ 24,360	\$ 281	\$ 289,628	\$ 292,320	\$ 2,691	\$ 292,320	\$ 151
Net Income after Non-Operating Expenses	\$ 33,714	\$ 25,105	\$ 8,047	\$ 281,997	\$ 181,943	\$ 100,053	\$ 181,943	\$ 147

Tampa Housing Authority

The Trio at Encore, LP 141 Units

For the Twelve Months Ended December 31, 2020

Occupancy Percentage: 97.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 165,386	\$ 155,915	\$ 9,471	\$ 1,879,750	\$ 1,794,079	\$ 85,671	\$ 1,794,079	\$ 1,111
Vacancy	(7,245)	(6,221)	(1,024)	(73,408)	(75,820)	2,412	(75,820)	(43)
Total Rental Revenue	\$ 158,142	\$ 149,694	\$ 8,448	\$ 1,806,342	\$ 1,718,259	\$ 88,083	\$ 1,718,259	\$ 1,068
Other Income	10,613	11,368	(755)	131,490	138,716	(7,226)	138,716	(43)
Total Revenue	\$ 168,754	\$ 161,062	\$ 7,692	\$ 1,937,832	\$ 1,856,975	\$ 80,857	\$ 1,856,975	\$ 1,145
Administrative Salaries Expense	29,144	32,281	3,137	342,062	377,490	35,428	377,490	202
Administration Expense	5,023	7,379	2,356	80,360	87,938	7,578	87,938	47
Management Fee	6,965	6,442	(523)	77,589	74,278	(3,311)	74,278	46
Legal / Professional	247	247	-	12,711	14,664	1,953	14,664	8
Utilities	24,815	20,800	(4,015)	345,628	270,450	(75,178)	270,450	204
Maintenance Supplies / Contracts	26,150	9,202	(16,948)	200,746	169,728	(31,018)	169,728	119
Property Insurance / Tax	8,502	12,845	4,343	123,672	161,393	37,721	161,393	73
Total Expenses	\$ 100,845	\$ 89,196	\$ (11,650)	\$ 1,182,768	\$ 1,155,941	\$ (26,827)	\$ 1,155,941	\$ 699
Net Operating Income	\$ 67,909	\$ 71,866	\$ (3,958)	\$ 755,063	\$ 701,034	\$ 54,029	\$ 701,034	\$ 446
New Perm Note - Interest	13,458	13,524	66	162,679	162,456	(223)	162,456	96
THA Land Note	2,850	2,850	-	34,200	34,200	-	34,200	20
THA Equity	5,603	5,603	-	67,236	67,464	228	67,464	40
Debt Service	14,861	14,902	42	181,304	179,130	(2,174)	179,130	107
Replacement Reserves	8,333	8,333	-	99,996	99,996	-	99,996	59
Total Non-Operating Expenses	\$ 45,105	\$ 45,212	\$ 107	\$ 545,415	\$ 543,246	\$ (2,169)	\$ 543,246	\$ 322
Net Income (Loss)	\$ 22,803	\$ 26,654	\$ (4,065)	\$ 209,648	\$ 157,788	\$ 51,860	\$ 157,788	\$ 124

Tampa Housing Authority

The Reed at Encore, LP 158 Units

For the Twelve Months Ended December 31, 2020

Occupancy Percentage: 99.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 176,656	\$ 170,431	\$ 6,225	\$ 1,939,558	\$ 1,920,833	\$ 18,725	\$ 1,920,833	\$ 1,023
Vacancy	(4,700)	(5,104)	404	(53,224)	(57,523)	4,299	(57,523)	(28)
Total Rental Revenue	\$ 171,956	\$ 165,327	\$ 6,629	\$ 1,886,334	\$ 1,863,310	\$ 23,024	\$ 1,863,310	\$ 995
Other Income	535	1,276	(741)	16,799	17,862	(1,063)	17,862	9
Total Revenue	\$ 172,491	\$ 166,603	\$ 5,888	\$ 1,903,133	\$ 1,881,172	\$ 21,961	\$ 1,881,172	\$ 1,004
Administrative Salaries Expense	24,564	29,757	5,193	282,965	349,945	66,980	349,945	149
Administrative Expense	5,289	6,837	1,548	60,088	79,124	19,036	79,124	32
Management Fee	6,956	6,664	(292)	76,089	75,248	(841)	75,248	40
Legal / Professional	277	277	-	11,818	12,288	470	12,288	6
Utilities	23,011	21,010	(2,001)	255,904	284,400	28,496	284,399	135
Maintenance Supplies / Contracts	20,563	8,832	(11,731)	153,908	154,891	983	154,891	81
Property Insurance and Taxes	8,193	10,295	2,102	124,576	127,689	3,113	127,689	66
Total Expenses	\$ 88,853	\$ 83,672	\$ (5,182)	\$ 965,349	\$ 1,083,585	\$ 118,236	\$ 1,083,584	\$ 509
Net Operating Income (Loss)	\$ 83,638	\$ 82,931	\$ 707	\$ 937,785	\$ 797,587	\$ 140,198	\$ 797,588	\$ 495
New Perm Note - Interest	15,634	15,634	-	192,436	192,438	2	192,438	101
THA Land Note	3,691	3,691	-	44,287	44,292	5	44,292	23
THA Equity	3,523	3,523	-	42,276	42,276	-	42,276	22
THA RHF Funds	5,560	5,560	-	66,720	66,720	-	66,720	35
Replacement Reserves	4,608	4,608	-	55,296	55,296	-	55,296	29
Total Non-Operating Expenses	\$ 33,016	\$ 33,016	\$ -	\$ 401,015	\$ 401,022	\$ 7	\$ 401,022	\$ 212
Net Income (Loss)	\$ 50,622	\$ 49,915	\$ 707	\$ 536,770	\$ 396,565	\$ 140,205	\$ 396,566	\$ 283

Tampa Housing Authority
The Tempo at Encore, LP 203 Units
For the Twelve Months Ended December 31, 2020

Occupancy Percentage: 96.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 254,880	\$ 235,813	\$ 19,067	\$ 2,908,209	\$ 2,713,250	\$ 194,959	\$ 2,713,250	\$ 1,194
Vacancy	(8,749)	(8,324)	(425)	(125,248)	(103,396)	(21,852)	(103,396)	(51)
Total Rental Revenue	\$ 246,131	\$ 227,489	\$ 18,642	\$ 2,782,961	\$ 2,609,854	\$ 173,107	\$ 2,609,854	\$ 1,142
Other Income	16,677	16,094	583	179,206	190,698	(11,492)	190,698	74
Total Revenue	\$ 262,808	\$ 243,583	\$ 19,225	2,962,168	\$ 2,800,552	\$ 161,616	\$ 2,800,552	\$ 1,216
Administrative Salaries Expense	28,375	40,307	11,932	329,659	444,783	115,124	444,783	135
Administrative Expense	6,863	10,238	3,375	102,928	117,760	14,832	117,760	42
Management Fee	10,515	9,743	(772)	117,848	112,021	(5,827)	112,021	48
Legal / Professional	2,046	355	(1,691)	19,229	15,236	(3,993)	15,236	8
Utilities	20,508	17,600	(2,908)	276,266	211,200	(65,066)	211,200	113
Maintenance Supplies / Contracts	32,753	12,947	(19,806)	219,478	163,889	(55,589)	163,889	90
Property Insurance and Taxes	40,203	20,464	(19,739)	285,157	248,586	(36,571)	248,586	117
Total Expenses	\$ 141,263	\$ 111,654	\$ (29,609)	\$ 1,350,564	\$ 1,313,475	\$ (37,089)	\$ 1,313,475	\$ 554
Net Operating Income (Loss)	\$ 121,545	\$ 131,929	\$ (10,384)	\$ 1,611,603	\$ 1,487,077	\$ 124,526	\$ 1,487,077	\$ 662
Interest On Mortgage/Bonds Payable	26,941	26,942	1	325,004	325,292	288	325,292	133
Debt Service Fees	20,926	46,363	25,437	475,978	644,403	168,425	644,403	195
Replacement Reserves	5,921	5,921	-	71,083	71,052	(31)	71,052	29
Total Non-Operating Expenses	\$ 53,789	\$ 79,226	\$ 25,437	\$ 800,982	\$ 1,040,747	\$ 239,765	\$ 1,040,747	\$ 329
Net Income (Loss)	\$ 67,756	\$ 52,703	\$ 15,053	\$ 810,622	\$ 446,330	\$ 364,292	\$ 446,330	\$ 333

Tampa Housing Authority

The Gardens at Southbay, LTD 216 Units

For The Twelve Months Ended December 31, 2020

Occupancy Percentage:	97.2%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 191,071	\$ 183,600	\$ 7,471	\$ 2,251,729	\$ 2,197,200	\$ 54,529	\$ 2,197,200	\$ 869
Hud Subsidy	8,879	5,000	3,879	86,493	59,350	27,143	59,350	33
Capital Fund	3,000	3,000	-	36,000	36,000	-	36,000	14
Vacancy Loss	(7,285)	(6,000)	(1,285)	(114,085)	(72,000)	(42,085)	(72,000)	(44)
Concessions	(290)	(600)	310	(3,360)	(7,200)	3,840	(7,200)	(1)
Total Rental Income	\$ 195,375	\$ 185,000	\$ 10,375	\$ 2,256,778	\$ 2,213,350	\$ 43,428	\$ 2,213,350	\$ 871
Other Income	5,926	6,125	(199)	46,351	82,825	(36,474)	82,825	18
Total Income	\$ 201,301	\$ 191,125	\$ 10,176	\$ 2,303,129	\$ 2,296,175	\$ 6,954	\$ 2,296,175	\$ 889
Administrative Salaries / Benefits	16,569	15,383	(1,186)	157,333	184,596	27,263	184,596	61
Maintenance Salaries / Benefits	17,741	14,430	(3,311)	146,268	173,160	26,892	173,160	56
Maintenance Expenses	36,871	24,130	(12,741)	295,659	289,995	(5,664)	289,995	114
Administrative Expenses	3,895	8,630	4,735	91,340	135,620	44,280	135,620	35
Advertising	955	1,809	854	13,695	19,108	5,413	19,108	5
Utilities	10,633	9,350	(1,283)	95,561	112,200	16,639	112,200	37
Professional Fees	3,507	7,250	3,743	52,974	74,900	21,926	74,900	20
Land Lease	1,420	1,420	-	17,040	17,040	-	17,040	7
Insurance and Taxes	18,741	18,741	-	224,892	224,892	-	224,892	87
Management Fees	8,484	6,900	(1,584)	84,514	82,800	(1,714)	82,800	33
Management Fees - THA	2,121	1,950	(171)	23,280	23,400	120	23,400	9
Total Expenses	\$ 120,937	\$ 109,993	\$ (10,944)	\$ 1,202,557	\$ 1,337,711	\$ 135,154	\$ 1,337,711	\$ 464
Net Operating Income	\$ 80,364	\$ 81,132	\$ (768)	\$ 1,100,572	\$ 958,464	\$ 142,108	\$ 958,464	\$ 425
Debt Service (Principal, Interest, and Fees)	104,652	104,652	-	1,255,820	1,255,832	12	1,255,832	484
Replacement Reserve	3,790	3,790	-	45,480	45,480	-	45,480	18
Net Income	\$ (28,078)	\$ (27,310)	\$ (768)	\$ (200,728)	\$ (342,848)	\$ 142,120	\$ (342,848)	\$ (77)

Tampa Housing Authority

Osborne Landing, LTD 43 Units

For The One Month Ended January 31, 2021

Occupancy Percentage: 93.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 32,087	\$ 39,176	\$ (7,090)	\$ 32,087	\$ 39,176	\$ (7,090)	\$ 470,117	\$ 746
Vacancy Loss	-	(1,161)	1,161	-	(1,161)	1,161	(13,936)	-
Section 8 Subsidy	3,942	8,333	(4,391)	3,942	8,333	(4,391)	99,995	92
Total Revenue	\$ 36,029	\$ 46,348	\$ (10,319)	\$ 36,029	\$ 46,348	\$ (10,319)	\$ 556,176	\$ 838
Expenses								
Admin Salaries / Benefits	4,327	4,387	60	4,327	4,387	60	52,945	101
Administrative Expenses	2,408	2,154	(254)	2,408	2,154	(254)	50,901	56
Management Fees	-	3,975	3,975	-	3,975	3,976	22,345	-
Tenant and Social Services	-	417	417	-	417	417	5,000	-
Utilities	1,636	849	(788)	1,636	849	(788)	10,185	38
Maintenance Salary / Benefits	4,464	5,115	651	4,464	5,115	651	61,379	104
Maintenance Expenses	1	2,931	2,930	1	2,931	2,930	35,169	0
Contracted Maintenance Services	6,652	5,687	(965)	6,652	5,687	(965)	68,250	155
Protective Services Salaries/Benefits	305	296	(10)	305	296	(10)	3,547	7
General Expenses	6,411	2,411	(4,000)	6,411	2,411	(4,000)	19,640	149
Bad Debt	2,941	774	(2,167)	2,941	774	(2,167)	9,291	68
Total Expenses	\$ 29,145	\$ 28,995	\$ (151)	\$ 29,145	\$ 28,995	\$ (150)	\$ 338,652	\$ 678
Net Operating Income	\$ 6,884	\$ 17,353	\$ (10,470)	\$ 6,884	\$ 17,353	\$ (10,469)	\$ 217,524	\$ 160
Other Out Flow								
Replacement Reserve	1,254	1,254	-	1,254	1,254	-	15,050	29
Operating Income after Reserves	\$ 5,630	\$ 16,099	\$ (10,469)	\$ 5,630	\$ 16,099	\$ (10,469)	\$ 202,474	\$ 131

**HOUSING AUTHORITY of the CITY OF
TAMPA BOARD REPORT SUMMARY
January 2021**

**Department of Asset Management
Lorenzo Bryant, Director of Asset Management**

Tampa Housing Authority RAD Project Based Properties

The Asset Management staff and property managers have maintained effective and efficient procedures during such an uncertain environment with respect to the COVID-19 pandemic. Our RAD property managers have maintained a high level of service we are committed to providing to our residents. While state restrictions have been lifted and the county is deemed “open,” As an agency, we continue to operate in stage 2 of our business continuity plan; property managers continue to facilitate all leasing processes via telephone, virtually or by appointment.

We are proud to be one of the most effective housing agencies in the state of Florida when it comes to COVID response. THA -managed sites have maintained satisfactory occupancy levels for the month of January. The occupancy rates improved during the past months and most of our properties continue to report low vacancies on a weekly basis. Collected rents improved at many properties in recent months.

At the end of January, our department, along with the PPS department and their case managers have concluded relocating residents and assisting with the moves scheduled into the Renaissance and Mary McLeod Bethune Apartments. Mary Bethune has achieved 100% occupancy as of the end of January.

Encore Properties

The Encore properties maintained their monthly resident activities, and for the month of January residents enjoyed of Ella and Reed received meals and food delivered to their door. Due to COVID protocols, the offices at Encore seeing residents by appointment only.

Palm Terrace ALF

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

Cedar Pointe

Cedar Pointe has undergone landscape beautification projects that have really added to the already attractive curb-appeal. In addition to the curbs appeal upgrades the completion of the Wi-Fi project which now allows each resident to enjoy free Wi-Fi access inside the unit as well as in the common areas of the property. In addition, the community playground will receive upgrades due to be completed by the end of February. Residents have been expressing their gratitude for the efforts taken to make sure their community is maintained to be highest level of quality.

Osborne Landings

As part of the PBV conversion Osborne Landings has converted the office door and parking sparking spaces to meet ADA compliances.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD
MANAGEMENT ASSESSMENT FOR FY 2021
JANUARY 2021

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	98.66%	98.22%
Robles, LLC	90.20%	83.42%
Scruggs Manor, LLC	95.76%	97.41%
Azzarelli	96.53%	100.00%
Scruggs Manor	95.45%	96.51%
Seminole, LLC	92.85%	99.41%
Seminole Park	91.41%	99.00%
Moses White Estates	94.45%	100.00%
Shimberg, LLC	100.00%	96.36%
Shimberg Estates	100.00%	98.72%
Squire Villa	99.66%	93.33%
C. Blythe Andrews	100.00%	94.74%
Arbors, LLC	98.67%	99.48%
Arbors at Padgett Estates	100.00%	99.16%
Azeele	100.00%	100.00%
Bay Ceia Apartments	95.55%	100.00%
Soho Place Apartments	94.47%	100.00%
St. Louis/St. Conrad	97.50%	100.00%
RAD Overall Average	97.76%	94.29%
Cedar Pointe	96.07%	98.81%
Osborne	65.56%	97.67%

APR20-JAN21

RAD Tenant Accounts Receivable

Property	Total Tenant Revenue	CURRENT Accts Receivable	CURRENT / Over 90 Days	Bad Debt	PAST Debt/ Over 90 Days	Bad Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%	
J L Young, Inc.	\$ 1,109,027.15	\$19,944.11		\$5,103.20		\$2,304.80	\$0.00	\$14,840.91	98.66%	
Robles Park, LLC	\$541,290.98	\$99,234.18		\$46,164.67		\$8,713.69	\$0.00	\$42,646.93	90.20%	
Scruggs Manor, LLC	\$254,813.00	\$26,020.80		\$15,225.00		\$1,326.00	\$0.00	\$10,795.80	95.76%	
Azzarelli	\$74,080.00	\$5,461.00		\$2,893.00		\$304.00	\$0.00	\$2,568.00	96.53%	
Scruggs Manor	\$180,733.00	\$20,559.80		\$12,332.00		\$1,022.00	\$0.00	\$8,227.80	95.45%	
Seminole Park, LLC	\$397,634.72	\$35,413.98		\$7,001.69		\$2,668.11	\$0.00	\$28,412.29	92.85%	
Seminole Park	\$208,276.32	\$21,826.24		\$3,930.69		\$1,518.40	\$0.00	\$17,895.55	91.41%	
Moses White Estates	\$189,358.40	\$13,587.74		\$3,071.00		\$1,149.71	\$0.00	\$10,516.74	94.45%	
Shimberg, LLC	\$403,529.95	\$217.60		\$0.00		\$628.00	\$0.00	\$217.60	99.95%	
Shimberg Estates	\$172,416.94	\$0.00		\$0.00		\$628.00	\$0.00	\$0.00	100.00%	
Squire Villa	\$63,173.00	\$217.60		\$0.00		\$0.00	\$0.00	\$217.60	99.66%	
C.B. Andrews	\$167,940.01	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	100.00%	
Arbors, LLC	\$453,545.03	\$7,412.80		\$1,403.00		\$1,773.80	\$0.00	\$6,009.80	98.67%	
Arbors at Padgett	\$296,120.30	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	100.00%	
Azeele	\$22,583.50	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	100.00%	
Bay Ceia Apartments	\$98,722.23	\$5,105.80		\$717.00		\$1,773.80	\$0.00	\$4,388.80	95.55%	
Soho Place	\$23,726.00	\$1,687.00		\$376.00		\$0.00	\$0.00	\$1,311.00	94.47%	
St. Louis/St. Conrad	\$12,393.00	\$620.00		\$310.00		\$0.00	\$0.00	\$310.00	97.50%	
RAD Totals	\$3,159,840.83	\$188,243.47		\$74,897.56		\$17,414.40	\$0.00	\$42,646.93	\$70,698.98	97.76%
Cedar Pointe	\$ 604,504.12	\$ 31,510.98		\$ 7,753.45		\$ 954.55	\$ -	\$ -	\$23,757.53	96.07%
<u>JAN21-JAN21</u>										
Osborne	\$ 36,028.56	\$ 18,902.83		\$ 6,493.20		\$ 571.62	\$ -	\$ -	\$12,409.63	65.56%

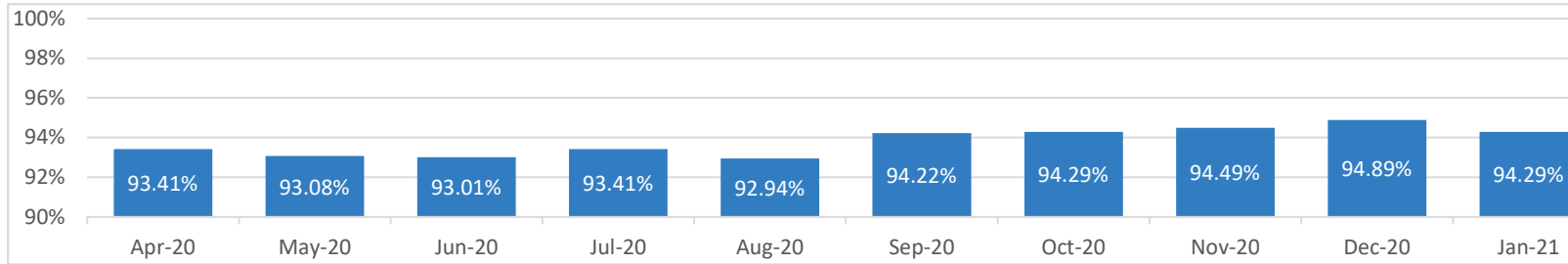
JANUARY

**Reporting Month: 2021
RAD Occupancy**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	450	1	0	0	449	441	8	8	98.22%
Robles, LLC	400	1	1	0	398	332	66	12	83.42%
Scruggs Manor, LLC	116	0	0	0	116	113	3	3	97.41%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	83	3	3	96.51%
Seminole Park, LLC	169	0	0	0	169	168	1	1	99.41%
Seminole Park	100	0	0	0	100	99	1	1	99.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	159	6	4	96.36%
Shimberg Estates	78	0	0	0	78	77	1	1	98.72%
Squire Villa	30	0	0	0	30	28	2	0	93.33%
C.B. Andrews	57	0	0	0	57	54	3	3	94.74%
Arbors, LLC	191	0	0	0	191	190	1	1	99.48%
Arbors at Padgett	119	0	0	0	119	118	1	1	99.16%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,491	2	1	0	1,488	1,403	85	29	94.29%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

94.29%

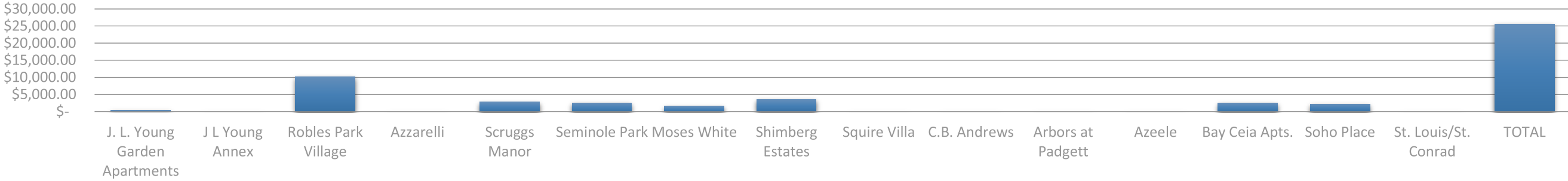


Agency Wide	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Total Units	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491
Service/Non-Dwelling	2	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0	0	0
Demolition units	0	0	0	0	0	0	0	0	0
Modernization	0	0	0	0	0	0	0	0	0
Available	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488	1,488
Occupied	1,390	1,385	1,384	1,390	1,383	1,402	1,403	1,406	1,412
Vacant	98	103	103	97	104	86	85	82	76
% Occupancy Rate	93.41%	93.08%	93.01%	93.41%	92.94%	94.22%	94.29%	94.49%	94.89%

Cedar Pointe	84	0	0	0	84	83	1	0	1	0
Osborne	43	0	0	0	43	42	1	1	0	0

FY 2021 WRITE OFF SUMMARY REPORT

Property Name	Monthly Write Off Summary FY 21												
	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Total
J. L. Young, Inc.	\$ 4,210.00		\$ 1,028.00			\$ 4,332.00	\$ 10,977.65		\$ 9,577.30				\$ 30,124.95
Robles Park Village, LLC	\$ 5,863.92	\$ 7,348.00	\$ 4,715.89	\$ 20,388.07	\$ 2,823.04	\$ 11,060.00	\$ 21,160.03	\$ 9,961.53	\$ 9,537.58	\$ 15,985.50			\$ 108,843.56
Scruggs Manor, LLC	\$ 654.12	\$ 147.01			\$ 3,284.14	\$ 3,471.00	\$ 9,284.00	\$ 3,150.00	\$ (398.00)	\$ 3,714.00			\$ 23,306.27
Azzarelli	\$ 106.12									\$ 886.00			\$ 992.12
Scruggs Manor	\$ 548.00	\$ 147.01			\$ 3,284.14	\$ 3,471.00	\$ 9,284.00	\$ 3,150.00	\$ (398.00)	\$ 2,828.00			\$ 22,314.15
Seminole Park, LLC	\$ 620.00	\$ 343.80	\$ 719.79			\$ 6,880.38	\$ 4,978.35		\$ 3,761.20	\$ -			\$ 17,303.52
Seminole Park	\$ 620.00	\$ 343.80	\$ 485.79			\$ 1,876.10	\$ 4,978.35		\$ 3,761.20				\$ 12,065.24
Moses White	\$ -		\$ 234.00			\$ 5,004.28							\$ 5,238.28
Shimberg Estates, LLC	\$ 809.97	\$ -	\$ 2,208.67		\$ 9,815.30	\$ 7,331.79	\$ 4,004.40			\$ 5,763.62			\$ 29,833.75
Shimberg Estates	\$ 312.97		\$ 1,203.67			\$ 4,613.79	\$ 4,034.40			\$ 3,517.45			\$ 13,682.28
Squire Villa	\$ 13.00					\$ 1,315.00	\$ (30.00)						\$ 1,298.00
C.B. Andrews	\$ 484.00		\$ 1,005.00	\$ (100.00)	\$ 9,815.30	\$ 1,403.00				\$ 2,246.17			\$ 14,853.47
Arbors at Padgett, LLC	\$ -	\$ 316.00	\$ (95.48)		\$ 560.59	\$ 16,364.75	\$ 7,395.69		\$ 856.80	\$ 11,195.00			\$ 36,593.35
Arbors at Padgett	\$ -		\$ (95.48)			\$ 164.00	\$ 1,967.89		\$ 856.80	\$ 236.00			\$ 3,129.21
Azeele	\$ -									\$ 10,786.50			\$ 10,786.50
Bay Ceia Apts.	\$ -	\$ 316.00			\$ 560.59	\$ 16,200.75							\$ 17,077.34
Soho Place	\$ -						\$ 5,427.80			\$ 172.50			\$ 5,600.30
St. Louis/St. Conrad	\$ -												\$ -
TOTAL	\$ 12,158.01	\$ 8,154.81	\$ 8,576.87	\$ 20,388.07	\$ 16,483.07	\$ 49,439.92	\$ 57,800.12	\$ 13,111.53	\$ 23,334.88	\$ 36,658.12	\$ -	\$ -	\$ 246,005.40



HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
January 2021

Department of Assisted Housing
Margaret Jones, Director

Congratulations to Janice Justiniano, member of the Mayory's Hispanic Council, for her collaborative presentation of Affordable Housing 101 January 29th. She presented barriers that have stymied the housing of families in the Hillsborough county area.

The Tampa Housing Authority was awarded another Mainstream Voucher increment effective January 1st 2021 in the amount of 50 vouchers with a budget of \$430,560. The Mainstream 811 waitlist is now open and accepting applications for families that have a disabled member who is between the ages of 18-61, homeless, at risk of homelessness, institutionalized, or at risk of institutionalization. The waitlist will be open until further notice.

The waitlist for elderly individual/families is open and will remain open until further notice.

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

HUD provided an opportunity for PHAs to submit for additional HUDVASH vouchers that serve homeless veterans. After meeting with community partners, it was agreed that the application for additional vouchers be submitted due to potential increased homelessness due to COVID-19. THA was notified November 1st of an additional award of 31 HUDVASH vouchers that will be effective February 1st, 2021.

Mary Bethune is leased to capacity due to the hard work of the AH team. Renaissance will be leased to capacity by February 28th, 2021.

Through the Cares Act, THA has been able to assist families with security deposits at approximately \$150,000. This has allowed those families that may not otherwise qualify for a unit, secure a home.

The FSS team will begin offering TIP (Transforming Impossible to Possible) program which is an evidenced based program to address barriers to employment.

PIH Notice 2020-31 gives public housing agencies (PHAs) guidance on conducting Housing Quality Standards (HQS) inspections using Remote Video Inspections (RVIs). In RVIs, an HQS inspector performs an HQS inspection from a remote location using video streaming technology via a person at the inspection site who serves as a proxy. The proxy follows the direction of the HQS inspector throughout the entire inspection process. THA

will be implementing a pilot program and perform RVIs at Palm Terrace. If it is found to be beneficial, THA will amend the administrative plan and implement the policy throughout the portfolio.

Current baseline is 10,990 with approximately 80 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	369
Workshops	1 Virtual workshop
Escrows	223
Graduates	3
Homeownership	61
Escrow	60%
Escrow Payment	\$25,572

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

New increment award notification November 2020 of 31 effective February 1st, 2021. The HUDVASH program is administered to assist 814 homeless veterans. This program began July 1, 2008 with 105 vouchers and was increased by 35 vouchers October 1, 2009. June 1, 2010 THA was awarded an additional 150 VASH vouchers. August 1, 2011 the agency was awarded an additional 75 vouchers. THA was awarded another 75 effective April 1, 2012. THA received another award of 205 HUD-VASH Vouchers effective August 1, 2013. Another increment of 22 vouchers was received October 1, 2014 and another 12 December 2014. We have partnered with the Department of Veterans Affairs which is responsible to refer families to the agency. THA then proceeds with the necessary steps to determine eligibility. THA received an additional 45 HUDVASH vouchers effective May 1, 2015. THA was approved for an additional HUDVASH project based vouchers November 1, 2015. THA received an additional 39 vouchers effective June 2016. November 1st, 2016 an additional 20 were added to the Project Based HUDVASH voucher inventory.

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 164 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month
The current attrition rate for RAD/PB is 32 families a month
The current attrition rate for VREG is 33 families a month
Average HAP is \$789

PROGRAM	BUDGETED UNITS	LEASED UNITS	UTILIZATION RATE	
LEASED PROGRAMS	8,835	8,587	97% Monthly	
RAD	1,911	1,540	81% Monthly	
PROGRAM	AUTHORIZED ACC	UTILIZED ACC	MONTHLY	ANNUAL
LEASED PROGRAMS TOTAL	\$8,081,818	\$7,999,308	99%	99%

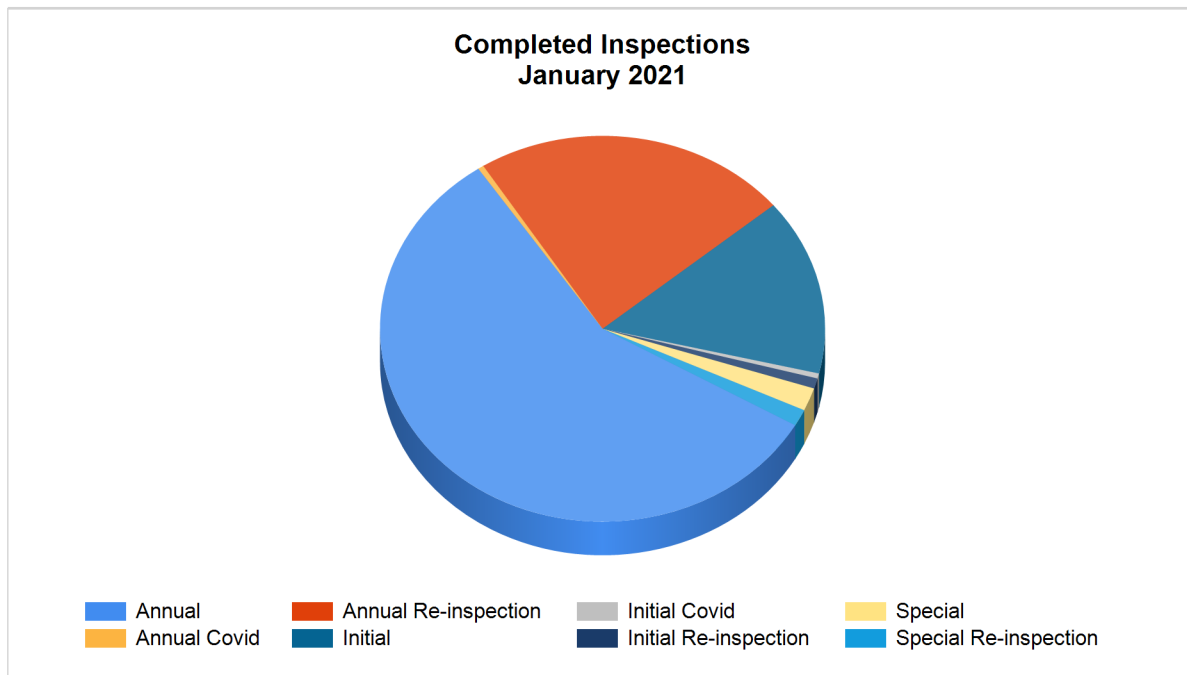
SEMAP DECEMBER 2020

	Possible Points	Dec
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: Deconcentration	0	0
Indicator 8: Payment Standards	5	5
Indicator 9: Annual Reexaminations	10	10
Indicator 10: Correct Tenant Rent Calculations	5	0
Indicator 11: Pre-Contract HQS Inspections	5	5
Indicator 12: Annual HQS Inspections	10	0
Indicator 13: Lease-Up	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	125
		86.0%
		Standard
SEMAP SCORE AND OVERALL RATING		
90 or above	High Performer	
60 - 89	Standard Rating	
Less than 60	Troubled Rating	



THA Monthly Management Report January 2021

INSPECTION TYPE	TOTALS
Annuals Due	614
Annual Completed	534
Annual Covid Completed	4
Annual Re-inspection Completed	214
Initial Completed	138
Initial Covid Completed	4
Initial Re-inspection Completed	8
Special Completed	18
Special Re-inspection Completed	13
Total Inspections Completed	933





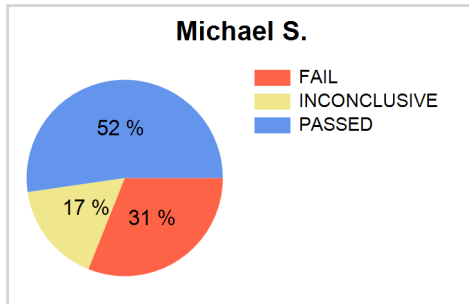
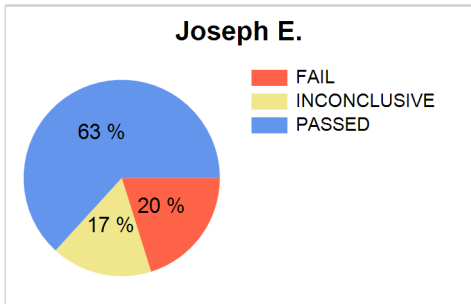
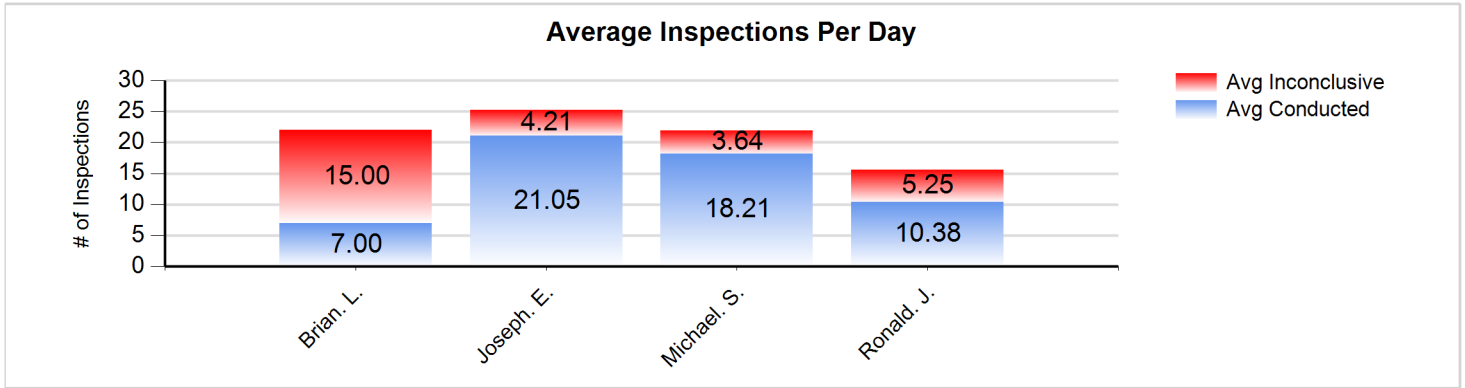
THA Monthly Management Report January 2021

Annual	534
PASSED	265
FAIL	137
INCONCLUSIVE	132
Annual Covid	4
PASSED	4
Annual Re-inspection	214
PASSED	134
FAIL	48
INCONCLUSIVE	32
Initial	138
PASSED	110
FAIL	15
INCONCLUSIVE	13
Initial Covid	4
PASSED	4
Initial Re-inspection	8
PASSED	6
FAIL	1
INCONCLUSIVE	1
Special	18
PASSED	3
FAIL	10
INCONCLUSIVE	5
Special Re-inspection	13
PASSED	3
FAIL	5
INCONCLUSIVE	5
Total Inspections	933

Total Inspections by Inspector	933
B. Lackey	22
J. Estep	480
M. Smith	306
R. Jackson	125



THA Monthly Management Report January 2021



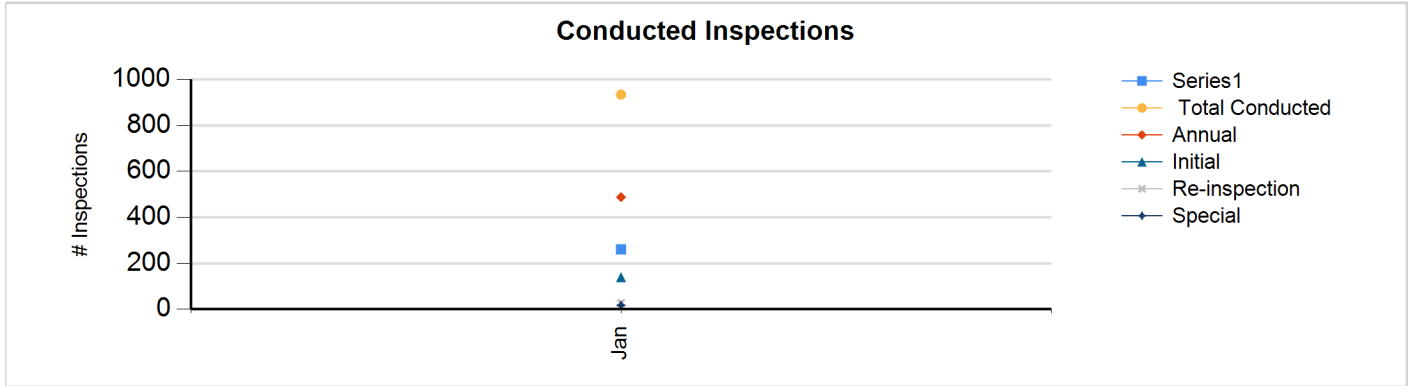
Wilson L.

No Data Available

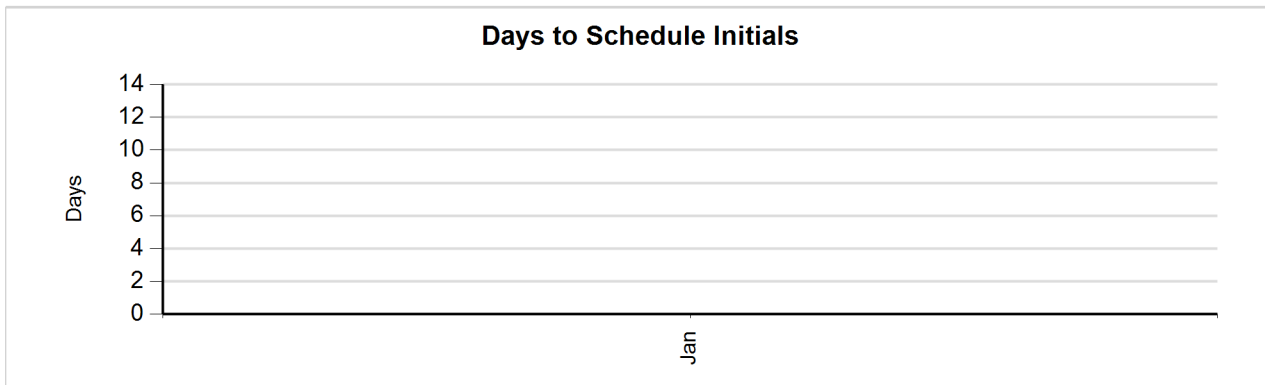


THA Monthly Management Report January 2021

Historical Data

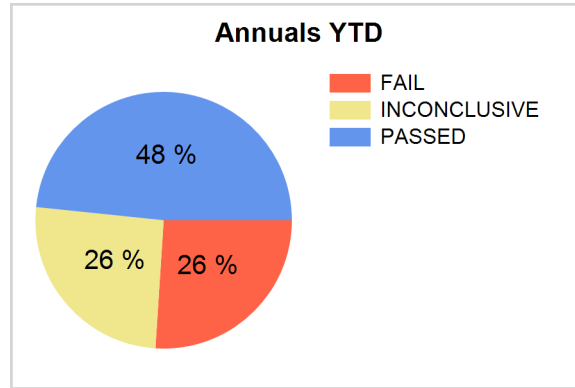
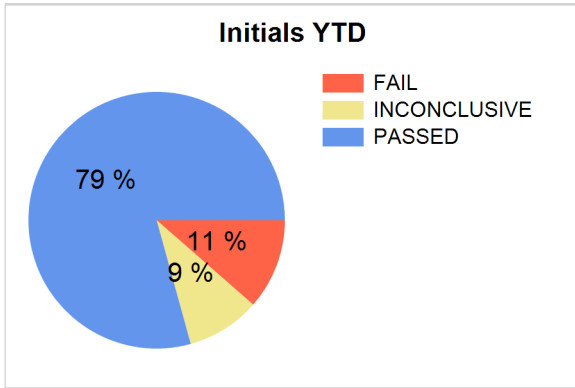


	Jan
Annual	534
Annual Covid	4
Annual Re-inspection	214
Initial	138
Initial Covid	4
Initial Re-inspection	8
Special	18
Special Re-inspection	13
Total Inspections	933





THA Monthly Management Report January 2021



HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
January 2021

Department of Public Safety
Bill Jackson, Director

PUBLIC SAFETY DEPARTMENT UPDATES

The Public Safety Department is continuing to conduct community safety patrols throughout all communities within the Tampa Housing Authority's geographical footprint. These vehicular and foot-based community safety patrols are a planned effort by specially trained Tampa Housing Authority professionals to positively engage residents in the field. **Senior Community Patrol Officer Pricilla Pate** is currently training newly hired **Community Patrol Officer Johnather Wright**. Officer Wright earned an associate degree in Computer Technology. He is highly experienced with a background in security and corrections. **Community Patrol Officer Rudy Garrett** is primarily assigned at the Corporate Office; however, he is currently on special assignment focusing on safety in the Robles Park Village community.

Community Patrol Officers build trust, offer necessary assistance, and respond to critical incidents, as needed. THA Public Safety personnel coordinate with external emergency services entities during responses. THA staff further conduct relevant follow up investigations. We are strongly desirous of an excellent quality of life for our THA residents, emphasizing a safe and peaceful environment for the communities, staff, and visitors. Community Patrol Officers strive to reduce crime through education, and the firm, fair, and consistent enforcement of THA rules, regulations, and policies.

The Public Safety Department is in constant communication with the public we serve. Community Patrol Officers entertain questions, comments, and concerns from residents on an ongoing, daily basis. These include tips on incidents and events in real time that may affect the safety of the community. Through cooperation and mutual trust, the Public Safety Department ensures that on scene incidents are resolved. We are providing dedicated patrol resources at Robles Park Village, C. Blythe Andrews, Seminole Park, and Moses White communities. We are hoping for a safe and enjoyable Super Bowl weekend!

We remain committed to evaluating and fielding technology that will assist us in promoting safety. After a successful trial period of the LOT COP camera platform in Robles Park Village, there is a plan afoot to field several more of these trailers. The device incorporates a robust suite of pan/tilt/zoom cameras with thermal capabilities. In addition to the multiple camera array, there are flashing LED strobe lights and an accessible loudspeaker. Through virtual patrols that scan certain locations, video analytics will focus on certain activities for more intensive scrutiny and alert the Tampa Police Department and THA Public Safety personnel. A loudspeaker interface allows our personnel to address individuals observed in untoward behaviors, such as loitering.

Custodians Shekinah Bennet and **Gregory Harris** are in constant motion within the Corporate Office setting, diligently providing a sanitary environment for our staff. Our custodial staff also coordinate deep cleaning of the facility, particularly considering the persistent COVID-19 threat. **Lead Customer Care Representative Mary Hawthorne** and her staff: **Manice Joseph** and **Nadine Burnette** also provide essential front-line services as the THA's primary call receivers, including the Fraud/Tip Hotline. These specialized support staff members are truly unsung heroes within our organization.

It is our stated mission to create, promote, and maintain a safe and secure environment for our residents, their families, and our staff. THA Public Safety Department: *Committed to Your Safety.*

POLICE REPORT REQUESTS

The Public Safety Department receives court orders from various agencies and departments. These court orders require that we conduct a diligent search of our databases. Such processes are often attempts to locate parents and/or guardians. They also serve to obtain police reports from various jurisdictions as a follow up to their cases currently under investigation.

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	12/08/2020	1/04/2021	20-317994	Public Safety
Confidential	12/28/2020	1/04/2021	20-181510	Public Safety
Confidential	12/28/2020	1/04/2021	20-181515	Public Safety
Confidential	12/28/2020	1/04/2021	20-181606	Public Safety
Confidential	12/15/2020	1/05/2021	20-804739	Public Safety
Confidential	12/30/2020	1/08/2021	20-586137	Public Safety
Confidential	1/06/2021	1/08/2021	20-588467	Public Safety
Confidential	1/06/2021	1/08/2021	20-570646	Public Safety
Confidential	1/06/2021	1/08/2021	20-569347	Public Safety
Confidential	1/06/2021	1/08/2021	20-566749	Public Safety
Confidential	1/06/2021	1/08/2021	20-557372	Public Safety
Confidential	1/06/2021	1/08/2021	20-557522	Public Safety
Confidential	10/14/2020	1/12/2020	20-425211	Public Safety
Confidential	1/12/2021	1/14/2021	20-272050	Public Safety
Confidential	1/14/2021	1/14/2021	18-361291	Public Safety
Confidential	1/14/2021	1/14/2021	21-20579	Public Safety
Confidential	12/17/2020	1/14/2021	20-261847	Public Safety
Confidential	1/18/2021	1/19/2021	20-469871	Public Safety
Confidential	1/20/2021	1/20/2021	20-522313	Public Safety
Confidential	1/19/2021	1/20/2021	20-344896	Public Safety
Confidential	1/25/2021	1/25/2021	20-217685	Public Safety
Confidential	1/25/2021	1/25/2021	19-543992	Public Safety
Confidential	1/26/2021	1/26/2021	20-150260	Public Safety
Confidential	1/26/2021	1/26/2021	20-150338	Public Safety
Confidential	1/20/2021	1/22/2021	No Report#	Public Safety
Confidential	1/29/2021	Not yet delivered	21-41737	Public Safety
Confidential	1/29/2021	Not yet delivered	21-41618	Public Safety
Confidential	1/29/2021	Not yet delivered	21-41818	Public Safety
Confidential	1/21/2021	1/27/2021	20-749034	Public Safety
Confidential	1/21/2021	1/27/2021	20-636440	Public Safety

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	No Records found	Eckerd
Confidential	1/07/2021	1/07/2021	11520 E Hwy 92 Seffner	Eckerd
Confidential	1/19/2021	1/19/2021	1917 N. Oregon Ave, Tampa, Fl. 33607	Eckerd
Confidential	1/19/2021	1/19/2021	2917 E. 26 th Ave, Tampa, Fl. 33605	Eckerd
Confidential	1/19/2021	1/19/2021	No Records found	Eckerd
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Confidential	1/19/2021	1/19/2021	No Records found	Eckerd
Confidential	1/19/2021	1/19/2021	No Records found	Eckerd
Confidential	1/19/2021	1/19/2021	No Records found	HCSO
Confidential	1/19/2021	1/19/2021	No Records found	HCSO
Confidential	1/19/2021	1/19/2021	No Records found	HCSO
Confidential	1/19/2021	1/19/2021	No Records found	HCSO
Confidential	1/19/2021	1/19/2021	No Records found	ChildNet
Confidential	1/19/2021	1/19/2021	No Records found	ChildNet
Confidential	1/27/2021	1/27/2021	11822 Mango Cross Court, Seffner, Fl. 33584	Eckerd
Confidential	1/27/2021	1/27/2021	No Records found	Eckerd
Confidential	1/27/2021	1/27/2021	No Records found	Eckerd

FRAUD/TIP HOTLINE

Our THA Human Resources and Public Safety Departments work together to reduce program fraud by operating the “Fraud Hotline,” conducting follow up investigations, and making referrals for criminal prosecution and restitution. Tips on other illegal activities affecting THA properties are also collected through this resource. The THA Public Safety Department’s Lead Customer Care Representative reviews the incoming tips and organizes the information for assignment to a follow up investigator.

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 permit sticker are subject to be towed at the expense of the owner. Vehicles that are inoperable are also removed from the properties, have no valid registration, or parked on the grass (or otherwise parked illegally).

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON /AREA	TAGGED DATE	TOW
Shimberg Estates	Chevy	14	White	PKZJ68	Plat Tires	1/7/2021	1/7/2021
ROBLES PARK	MITSUBISHI GAL.	N/A	N/A	N/A	N/A	N/A	N/A
ROBLES PARK	NISSAN SENT	N/A	SILVER	QUCU86	No Permit	N/A	1/20/2021
ROBLES PARK	TOYOTA COR.	N/A	BROWN	N/A	No Permit	N/A	1/22/2021
ROBLES PARK	BUICK SENTRY	N/A	GREY	VIIDA22	No Permit	N/A	1/22/2021
ROBLES PARK	FORD FUSE.	N/A	BLACK	N/A	No Permit	N/A	1/25/2021
ROBLES PARK	KIA SOUL	N/A	BLACK	NQYL48	No Permit	N/A	1/25/2021
ROBLES PARK	DODGE AVEN	N/A	WHITE	NVK85	No Permit	N/A	1/24/2021
ROBLES PARK	MERCEDES BEN.	N/A	N/A	NYUH17	No Permit	N/A	1/26/2021
ROBLES PARK	FORD ESC.	N/A	GREY	QFGC53	No Permit	N/A	1/28/2021
ROBLES PARK	TOYTA CAM.	N/A	BLACK	KAHQ33	No Permit	N/A	1/28/2021
ROBLES PARK	KIA SOUL	N/A	WHITE	N/A	No Permit	N/A	1/29/2021
ROBLES PARK	CHEVY MALI.	N/A	BLACK	NPTN19	No Permit	N/A	1/29/2021
ROBLES PARK	TOYTA COR.	N/A	N/A	DKP5Z02	No Permit	N/A	1/29/2021

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/deputies assigned to focus on THA, and they work very hard to combat crime in our communities. Officers/deputies 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.

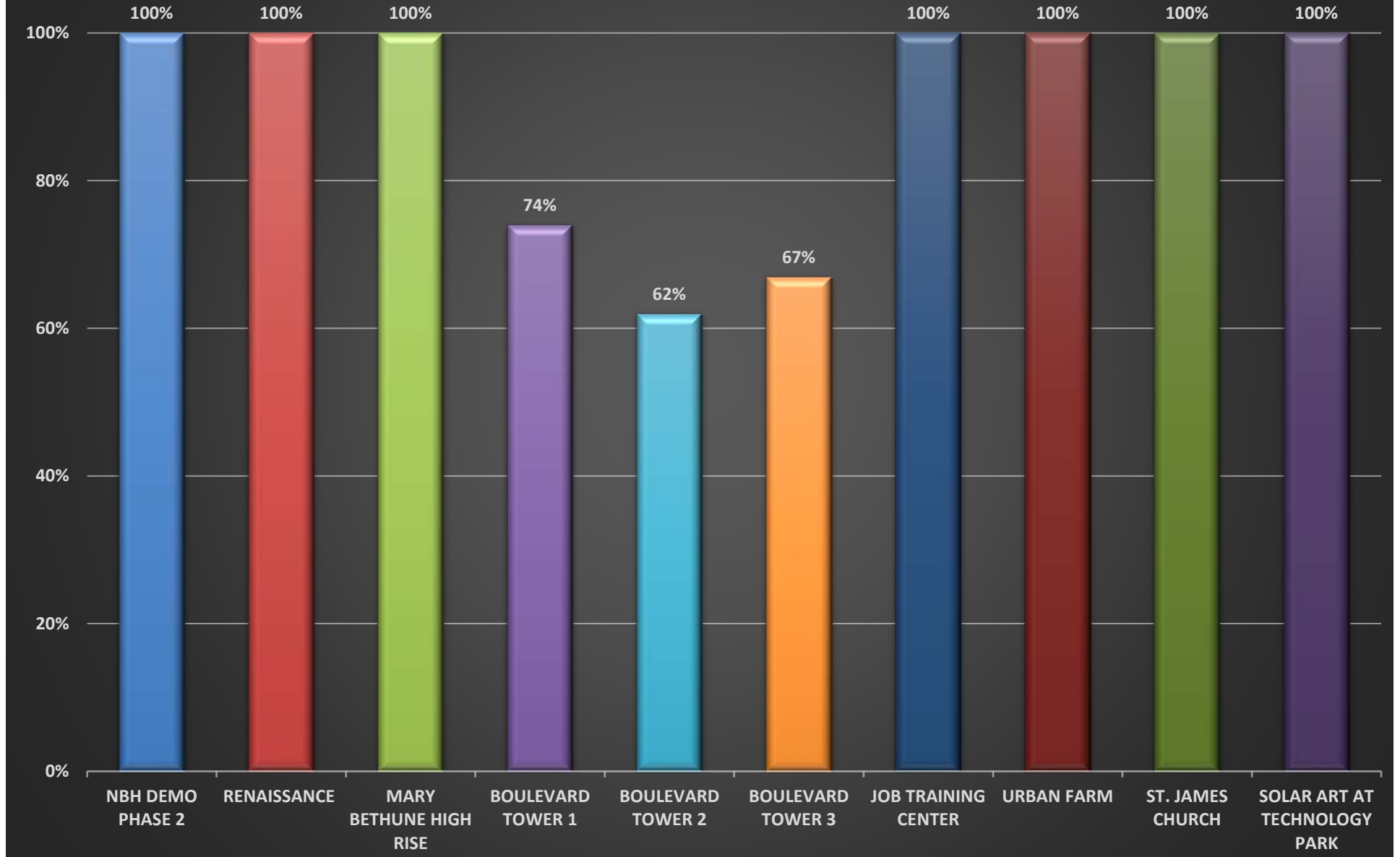
The Tampa Police Department Rapid Offender Control (ROC) squad officers working our public housing communities, continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in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

FIRE/LIFE SYSTEMS STATUS

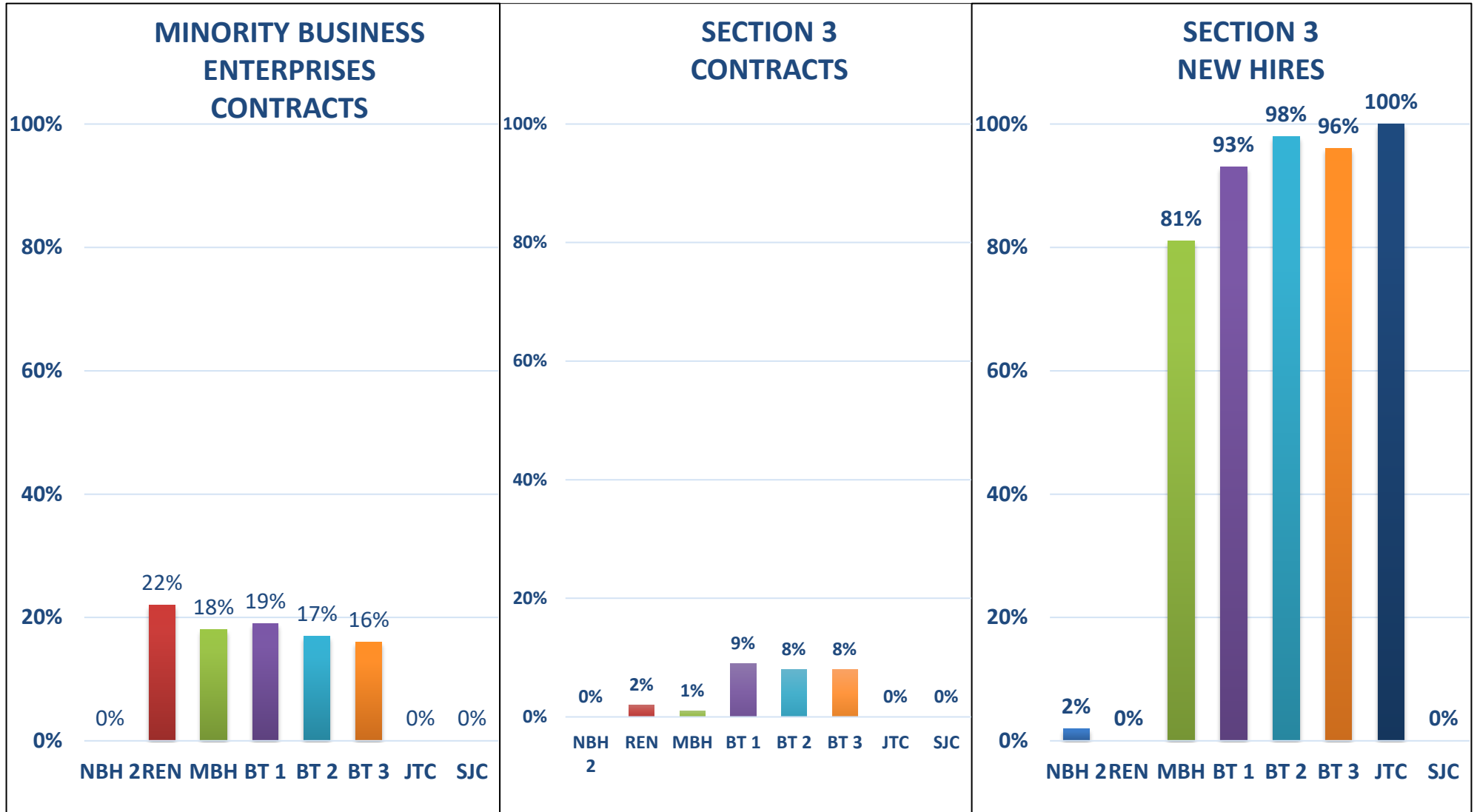
The Public Safety Department also monitors, maintains, and coordinates installation and inspection of security and fire alarms, and fire/life safety equipment to assist in keeping residents, staff, and visitors safe. The Senior Community Patrol Officer coordinates these efforts. We have personnel on staff with professional fire inspection training and experience that will enhance our ability to train our Community Patrol Officers to recognize common dangers within our facilities.

Property	Address	Fire Marshal Inspection	Fire Panel
Arbors LLC	4728 S Trask St	01/21/2021	Working properly
Azzarelli Apts	5038 Temple Height RD	Overdue	No panel on site
Azeele Apts	2801 W Azeele	01/14/2021	Exit lights need
Bay Ceia Apts	3422 S MacDill	01/14/2021	Exit lights need
Bridges	1800 N Rome		Working properly
J.L. Young	8220 N Florida Ave	07/2021	System in Trouble/ CSS is currently conducting their Annual inspection
C.B. Andrews	2201 E Osborne	01/27/2021	No fire panel on site
Cedar Point	6926 Temple Ave	County 2/2021	Building 6 reading TECO trouble Telephone line. Piper fire is working on the system today.
Boys & Girls	3515 Sarah Street	01/27/2021	Working Properly
Moses White	4927 Moses white	County 6/2021	Working properly
Osborne Landings	3502 Osborne Ave	01/27/2021	Working Properly
Oaks at Riverview CC	110 E Kirby	Overdue	Panel in trouble/Work ticket process
Squire Villa	5918 N Rome Ave	04/2021	Working properly
Shimberg LLC	1314 W Sligh Ave	12/2020	Working Properly
Scruggs Manor	11201 N 22nd AVE	Completed 2020	Working Properly
SoHo Apts	212 Howard Ave	01/14/2021	No Panel on site
St. Louis/St Conrad	2310 St. Louis	01/14/2021	No Panel on site
Robles Park Lab	3814 N Central Ave	Due	Working Properly
Robles LLC Daycare	3814 N Central Ave	Waiting for update	Having been able to get in this building.
Youth Build	1803 N Howard Ave	1/21/2021	Working Properly

MAJOR ACTIVE PROJECTS



MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



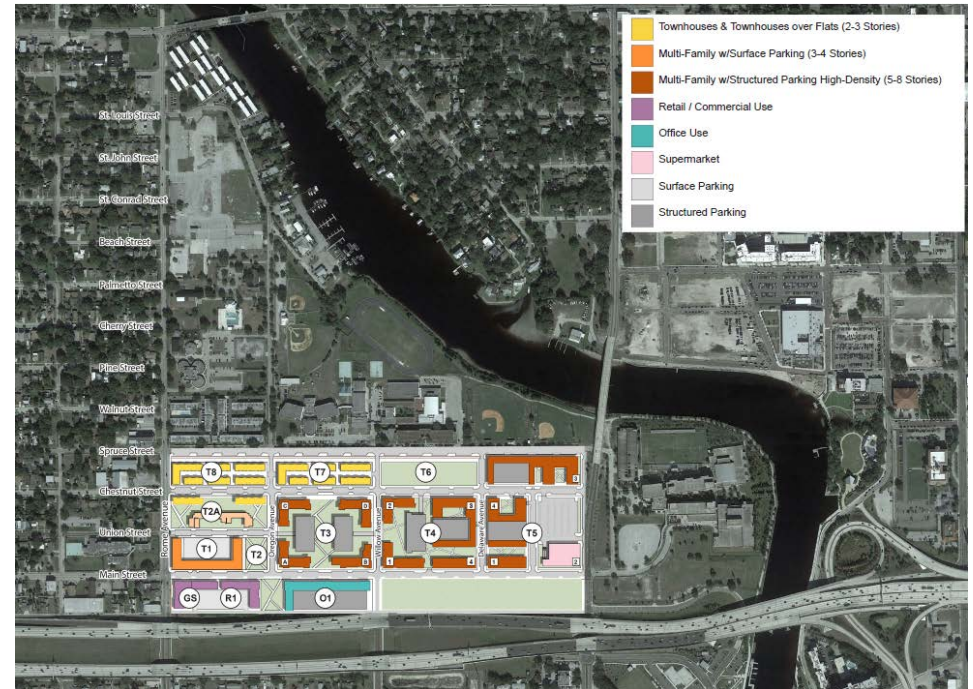
WEST RIVER REDEVELOPMENT



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

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River: 160 senior units. **Lease-up in progress. Project is 100% complete.**
- T2A-Mary McLeod Bethune Apartments: 150 senior units. **100% occupied. Project is 100% complete.**
- T3A-Boulevard at West River - Tower 1: Funded 9% Tax Credit, 119 multi-family units. **In progress: 1st floor hot water heaters, 2nd floor bathroom wall tiles & flooring install, 3rd floor doors, kitchen cabinets, bathroom wall tiles install, 4th floor drywall finish, 6th, 7th & 8th floors frame install, 7th floor bathtub install, Roof A/C compressor and dry-in.** Scheduled completion date is June 2021. **Project is 74% complete.**
- T3C-Boulevard at West River - Tower 2: Funded 4% Tax Credit, 119 multi-family units. **In progress: 1st floor storefront install, common area hanging of drywall, 2nd and 3rd floor drywall install, 4th, 6th and 7th floor wall framing, Roof install, MEP rough-in.** Scheduled completion date is August 2021. **Project is 62% complete.**
- T3B-Boulevard at West River - Tower 3: Funded 9% Tax Credit, 133 multi-family units. **In progress: 1st floor bathroom wall tiles install, 3rd floor kitchen cabinets and countertops install, 4th & 5th floor dry wall, 6th & 7th floor interior wall framing, 8th floor framing, MEP rough-in, roof dry-in, AC compressor stands.** Scheduled completion date is July 2021. **Project is 67% complete.**
- T3D-Boulevard at West River - Tower 4: 102 multi-family units. **Plans approved 1/4/21. Financial closing expected end of February 2021. Awaiting HUD submission.** Scheduled completion date is August 2022.
- T2A North-Villas at West River: 32 rental units. **Plans approved 1/4/21. Financial closing expected end of February 2021. Awaiting HUD submission.**
- T4-Canopy at West River – Tower 1: 112 multi-family units. **Meeting to be held with Related Group on 2/02/2021 to discuss the change in scope and financial structure for Phase 1 to add the building originally planned in Phase 2.**



- T4-Canopy at West River – Tower 2: 120 multi-family units. **Now included in Phase I Development structure.** THA submitted for 9% Tax Credit for Senior Housing and selected for funding.
- T4-Canopy at West River – Tower 3: 196 multi-family units. **THA submitted for 4% Tax Credit for Work Force Housing and is pending.**
- T4-Canopy at West River - Tower 4: 147 work force units. **Funding application pending.**
- T5-National Grocery Store, 150 work force units, & 325 market rate units. White Development is Developer. PSA executed on August 4, 2020. Buyer going through Due Diligence items which have been provided.
- T7 & T8 -Townhomes: Received updated PSA on 8-27-20 and Saxon Gilmore is reviewing.
- Updates for West River can be found at www.tpatogether.com

RENAISSANCE AT WEST RIVER



Senior Housing Development
6 Stories – 160 Units

RENAISSANCE AT WEST RIVER



Lobby



Community Room



Salon



Computer Lab

RENAISSANCE AT WEST RIVER



Typical Kitchen



Entrance



Elevation View from Rome Avenue



Landscaping

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



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

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Lobby



Community Room



Typical 2BR Kitchen



Typical 1BR Bedroom

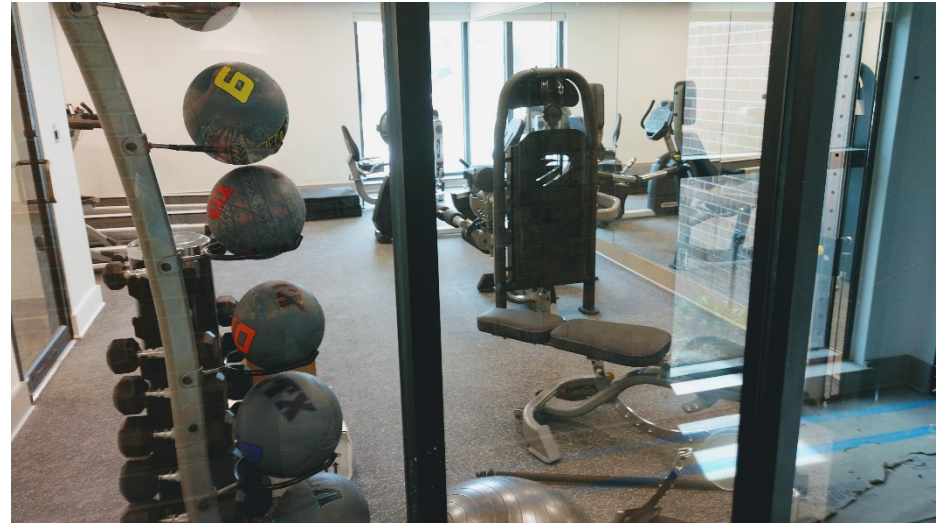


Typical Bathroom

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Laundry Room



Fitness Center



Dog Park



Landscaping

THE BOULEVARDS AT WEST RIVER – IN PROGRESS



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

THE BOULEVARDS AT WEST RIVER ARCHITECTURAL RENDERING



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



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



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



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

THE BOULEVARDS AT WEST RIVER – TOWER 1



Tower 1 – Exterior Elevation in Progress



Tower 1 – Roof A/C Compressor Install in Progress



Tower 1 – 2nd Floor Flooring Install in Progress



Tower 1 – 7th Floor Bathtub Install in Progress

THE BOULEVARDS AT WEST RIVER – TOWERS 2 & 3



Tower 2 – Roof Install and MEP Rough-in in Progress



Tower 2 – 6th Floor Wall/Ceiling Framing Install in Progress



Tower 3 – Exterior Elevation in Progress



Tower 3 – 3rd Floor Kitchen Cabinets Install in Progress

THE BOULEVARDS AT WEST RIVER – GARAGE 1



Garage 1 – Vertical and horizontal pre-manufactured conc panels install in Progress

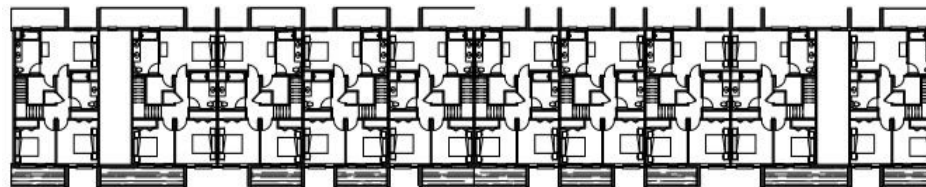
THE BOULEVARD VILLAS AT WEST RIVER ARCHITECTURAL RENDERING



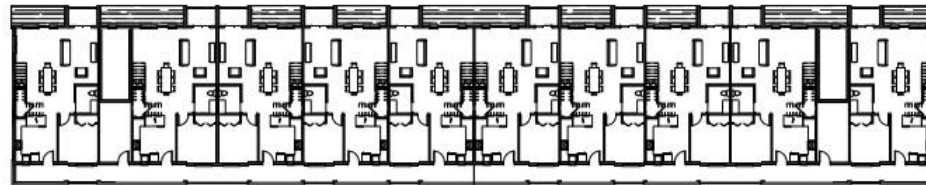
Front Rendering



Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories – 32 Units

THE CANOPY AT WEST RIVER ARCHITECTURAL RENDERING



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

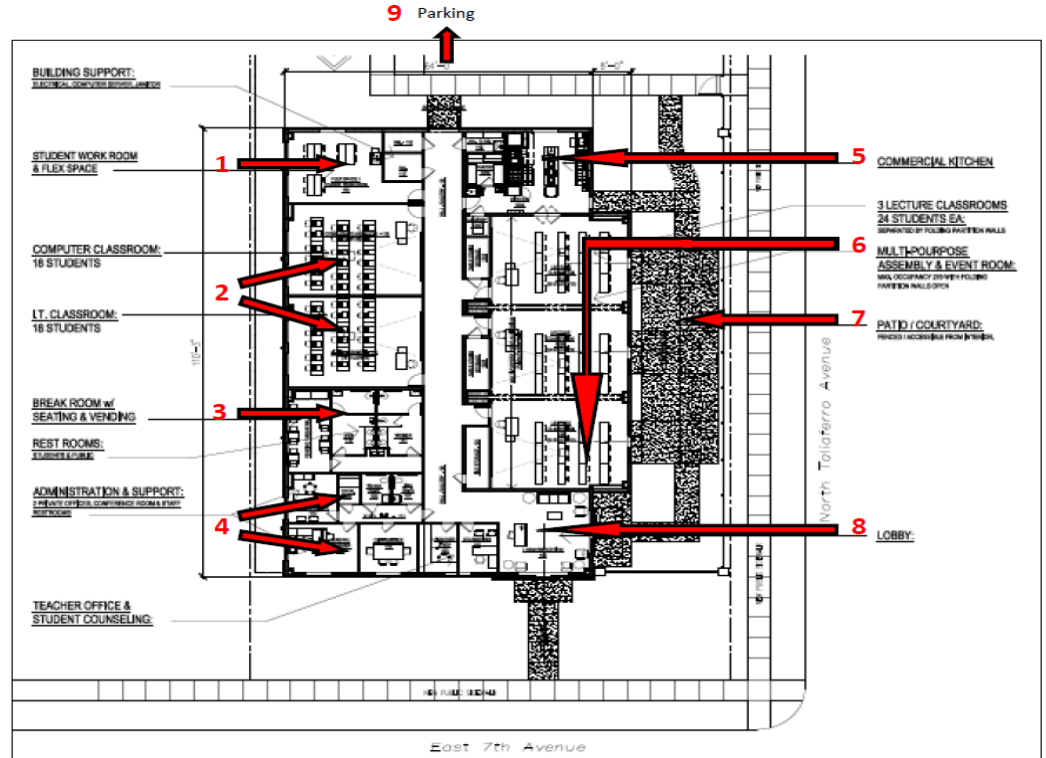
THE ENCORE DISTRICT – IN PROGRESS



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

JOB TRAINING CENTER

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



Typical Flex-Space Classrooms



Typical Individual Classrooms

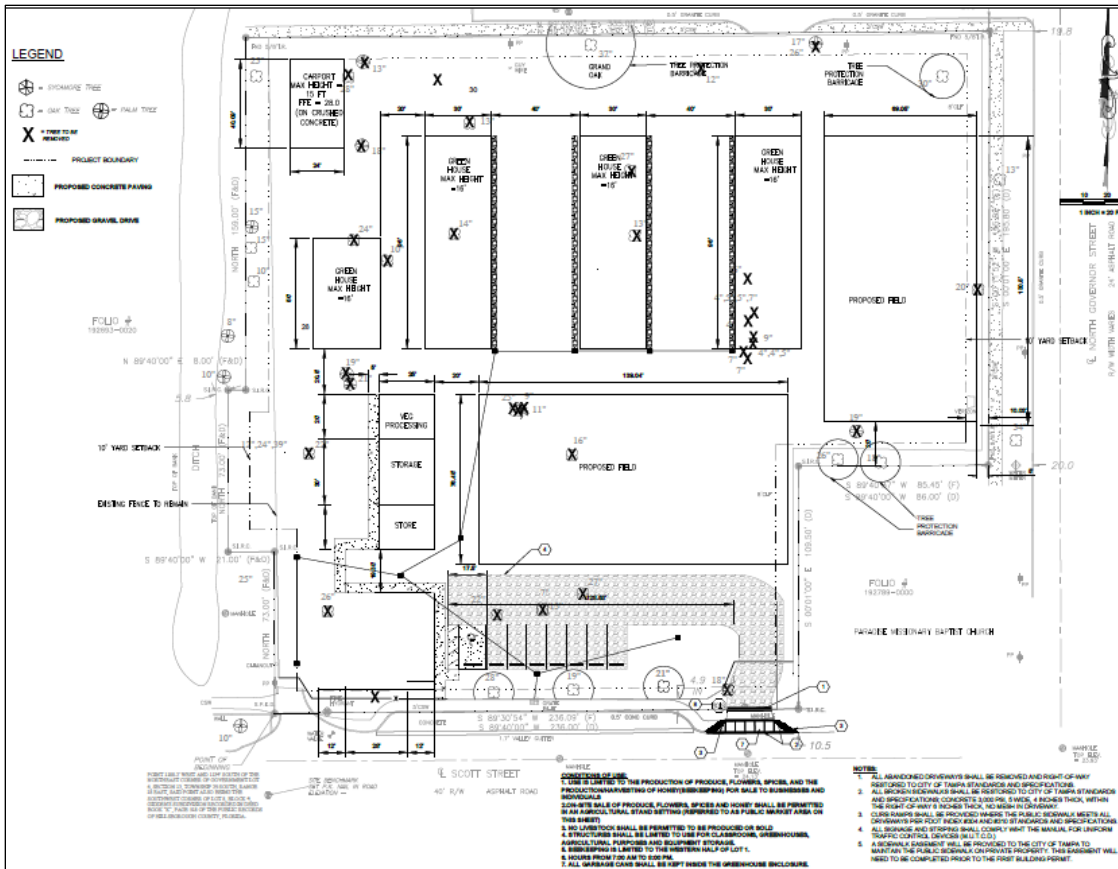
URBAN FARM

Grand Opening for the Meacham Urban Farm is scheduled for Tuesday 02/09/2021.

The Farm offers:

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

Project is 100% complete.



Field Plantings



Greenhouse Plantings

ST. JAMES CHURCH AND BELL – IN PROGRESS



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



Church Interior Finishes

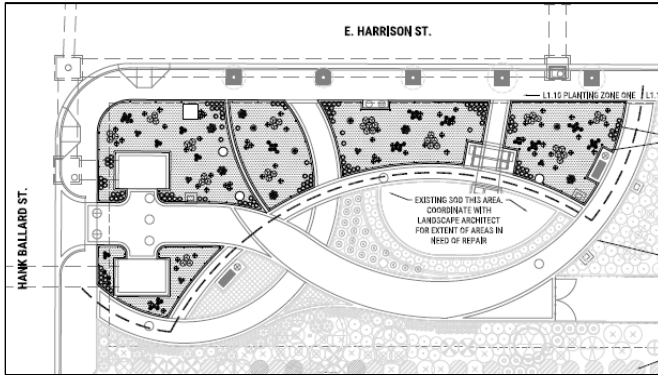
The Architect is submitting podium plans for review on 2/05/2021. Will have plans by 2/12. St. James Church is 100% complete.



Proposed Church Bell Design

SOLAR ART AT TECHNOLOGY PARK – IN PROGRESS

The landscape design was changed to a native plant design. Landscape Contractor will start the enrichment of the soil on 2/08/2021. Solar Art Project is 100% complete.



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

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



LOTS 9, 11 AND 12 – IN PROGRESS

Lot 9 - Independence: 288 multi-family market rate units. On-going development by 3rd party. **Project is 47% complete.**

Lot 11 - Legacy: 228 multi-family market rate units. On-going development by 3rd party. **Project is 40% complete.**

Lot 12 - Adderley: 106 multi-family market rate units above 22,000 SF grocery store. Mixed-used development. **THA directed Architect to proceed with revisions.**



Lot 9 - Independence



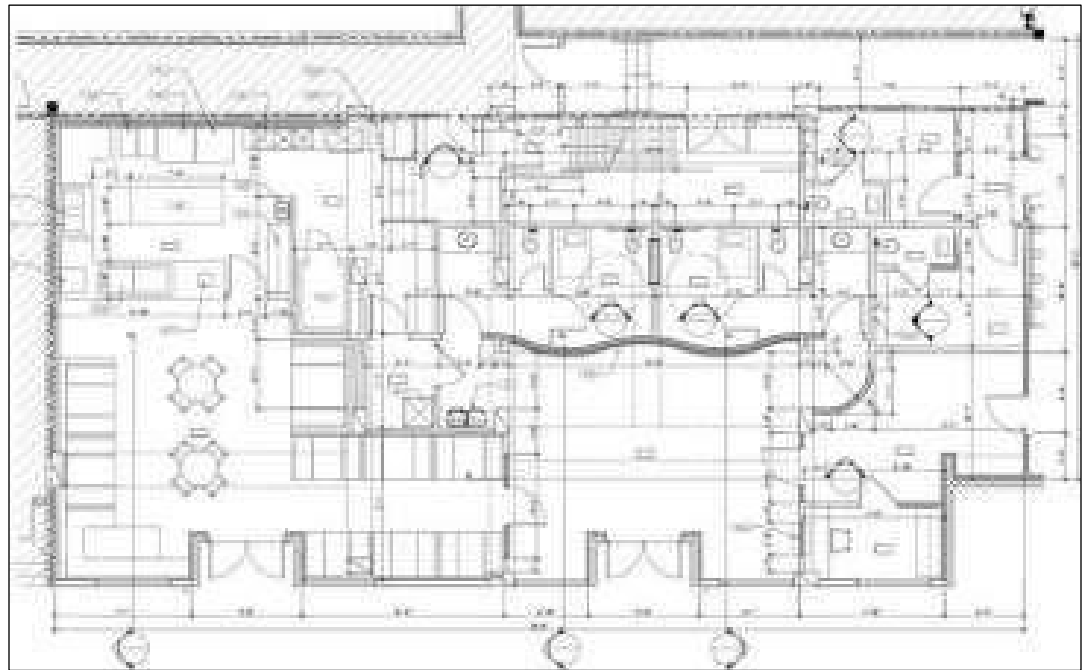
Lot 11 - Legacy



Lot 12 - Adderley (Rendering) – Design Phase

TEMPO THEATRE/RESTAURANT - PENDING

Designed by GLE. Interior build-out design complete, 4500SF. Cold Gray Shell: Dirt floor and no seats. Searching for operator, who can customize according to their needs. Project is pending.



Theatre Interior Pending

Schematic Layout – Ground Floor

MISCELLANEOUS PROJECTS

JL Young Beam Seats - THA solicited public bids for the repair of JL Young beam seats. Four contractors attended the pre-bid meeting, and two bids were received. A resolution for the acceptance of the lowest most responsive bidder will be presented to THA's Board in the February Board meeting.

JL Young Flooding Issues - During heavy rains, the run-off from the property to the North of JL Young, floods the site and sometimes floods some of the units. Tyson and Billy Architects have been awarded a task order in the amount of \$16,010 to design site improvements and grading to channel the water away from the JL Young site and building.

Shimberg Parking Lot - The existing parking lot has numerous potholes, deteriorating asphalt and poor drainage. Tyson and Billy Architects have been given a task order in the amount of \$20,410 for the redesign of Shimberg parking lot and site drainage.

Main Street Warehouse - Tyson and Billy have been awarded a Task order in the amount of \$26,200 for the modernization of the main street warehouse. Preliminary drawings will be submitted for review on February 4, 2021.

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

February 2021

Submitted by: Facilities
Terrance Brady: Director

Facilities Department Activities:

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

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we have hit above 30% and we have switched over to a Time of Day (TOD) rate structure. The electrical rate was reduced by 10.15% via switching from the 2019 General Service Demand – Optional rate to the 2020 General Service Demand – Time of Day rate. Part of the overall rate reduction was contributed by the increase in chiller plant efficiency by 64%. The November kW/Ton efficiency was at .81. Our next efficiency calculation for January is due at the end of February.

Educating Residents & Staff: The City of Tampa Water & Sewer rates have increased by 3% as of October 1st, 2020. A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase in utility consumption or residents ask for more information on energy costs, additional meetings are scheduled to address these issues. The Sustainability Ambassadors Grant Program also provides training and education to our residents.

Special Project Activities:

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

Facilities:

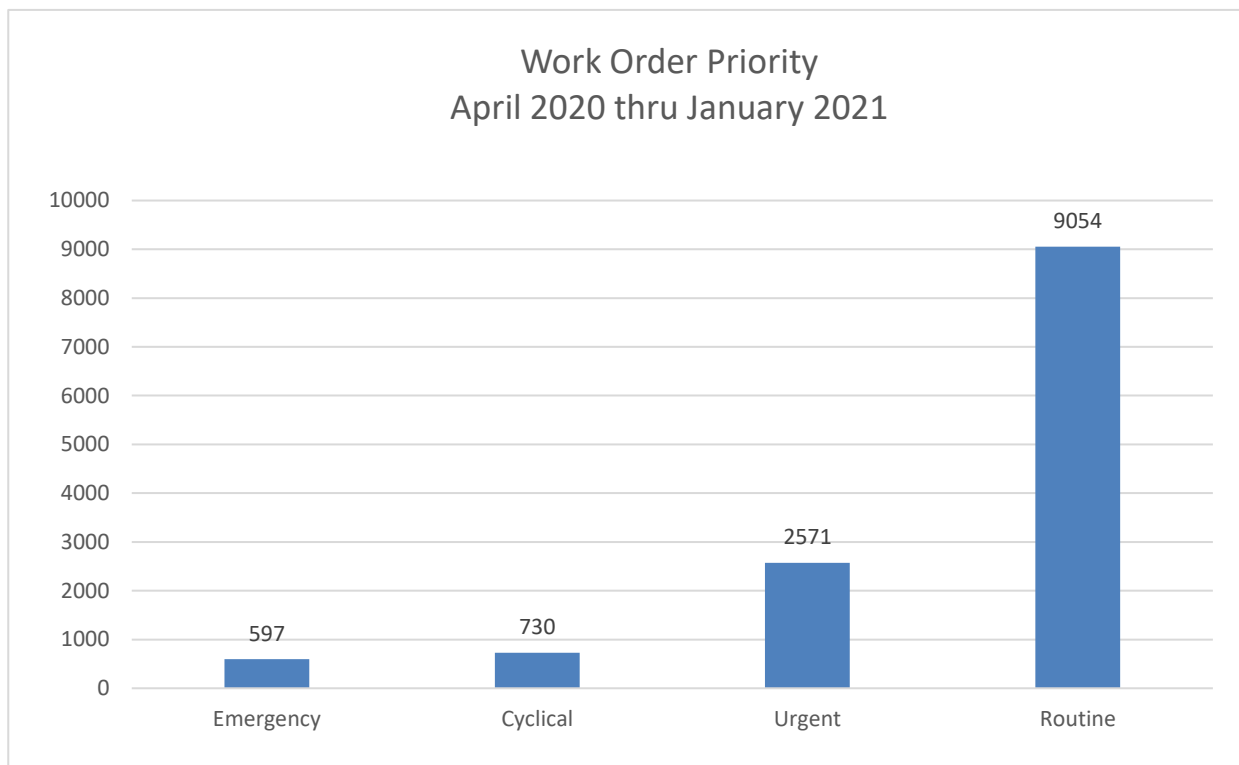
We are improving data collection from work orders to measure and control costs and inventory and developing a customer satisfaction survey procedure. Electronic work orders are currently being utilized by all the maintenance staff to convert to a paperless work order system.

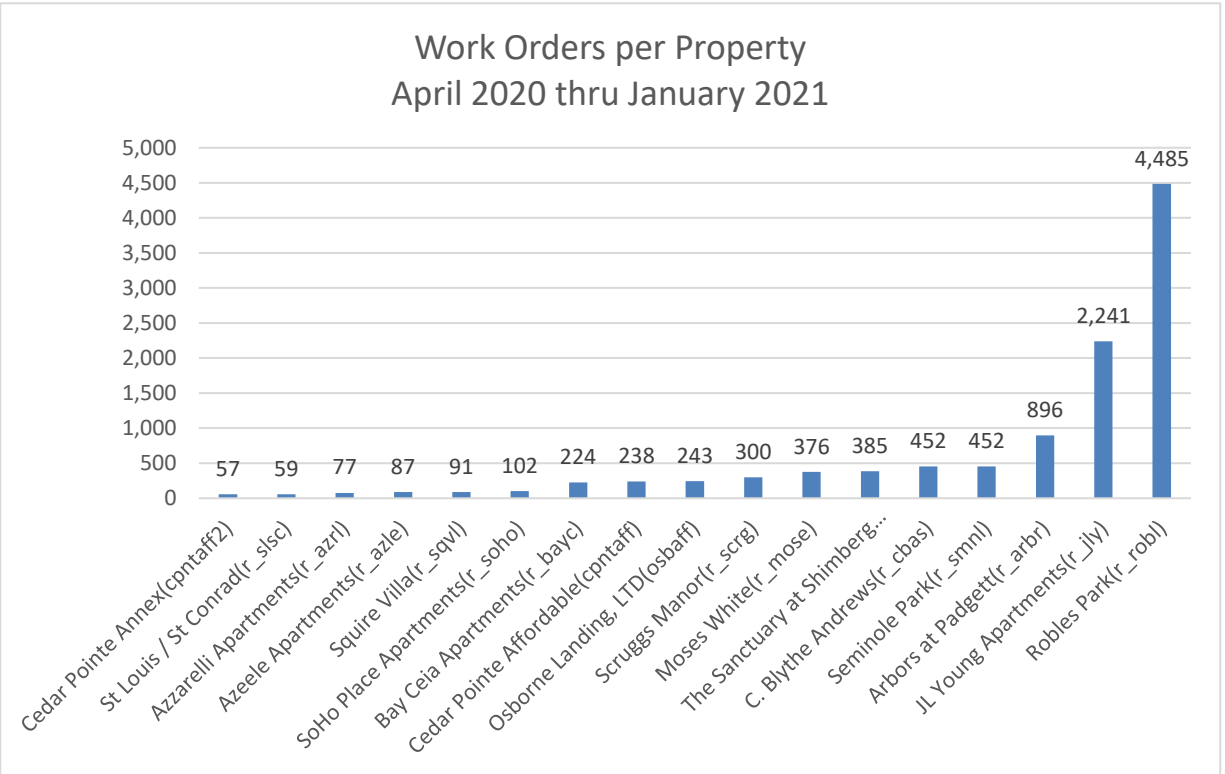
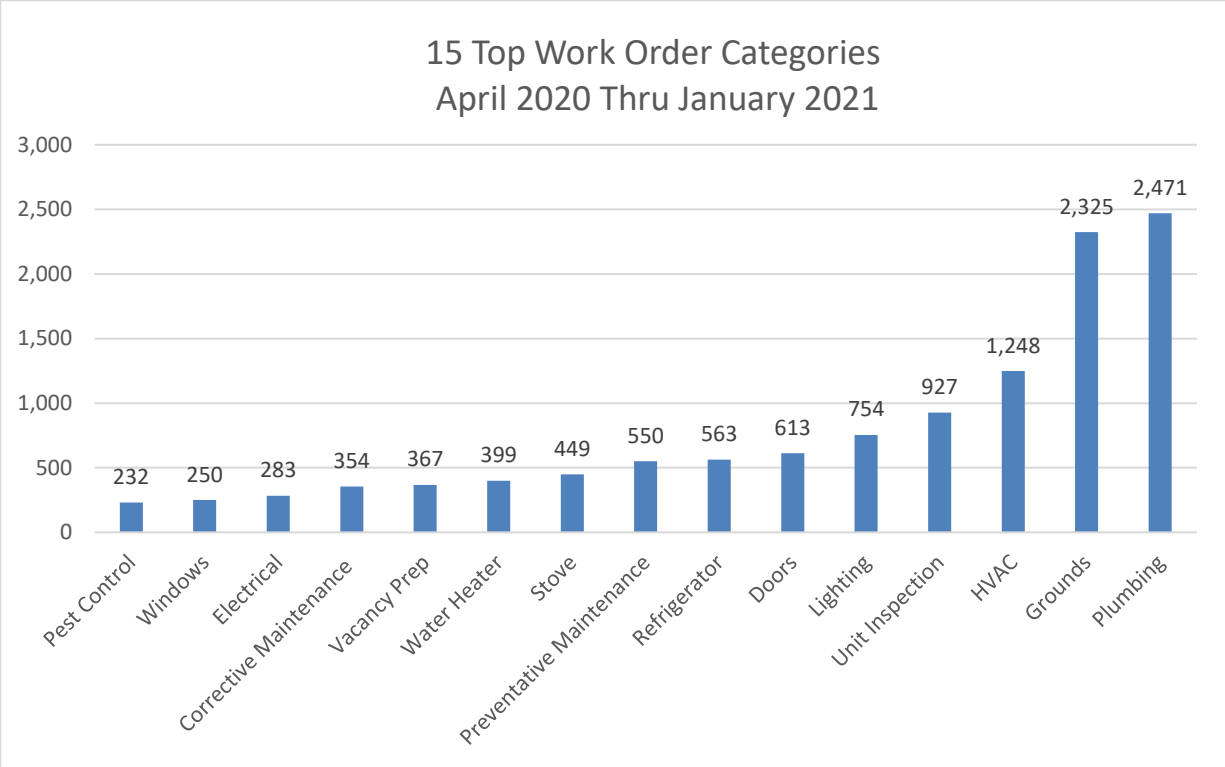
Emergency = Immediate action is required as it presents a threat to life, asset/property, security, or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

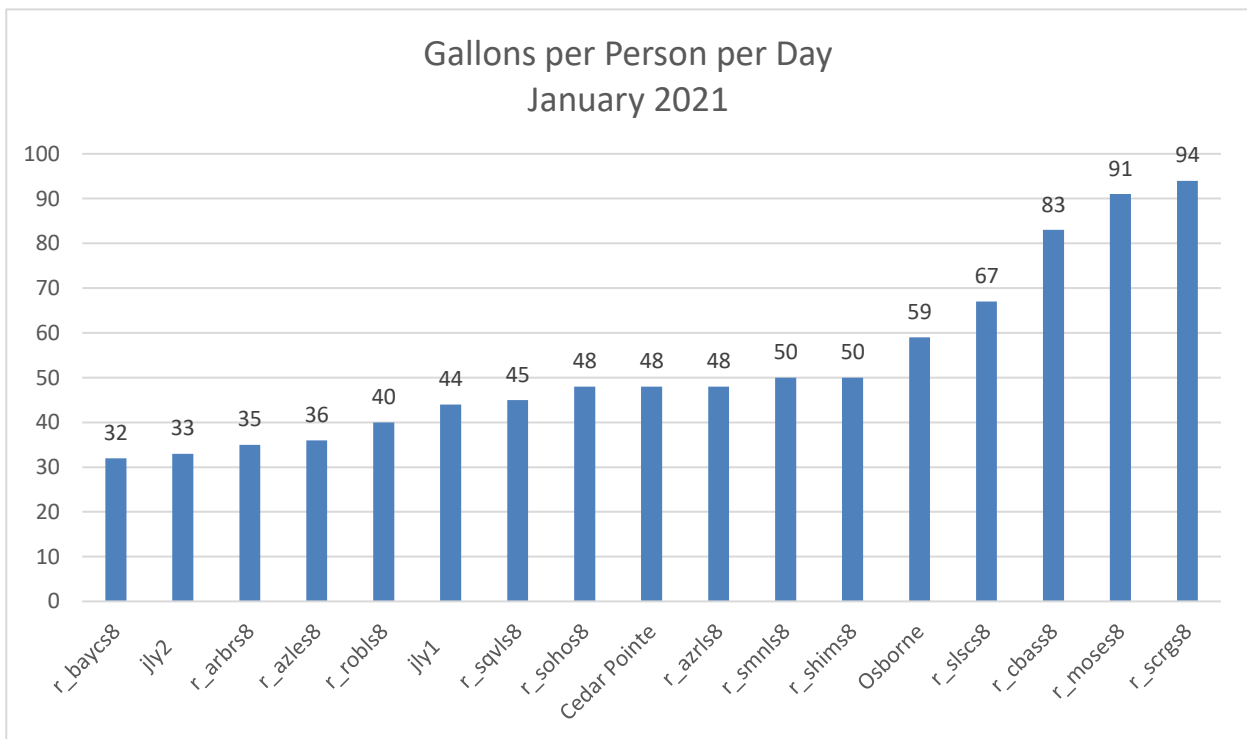
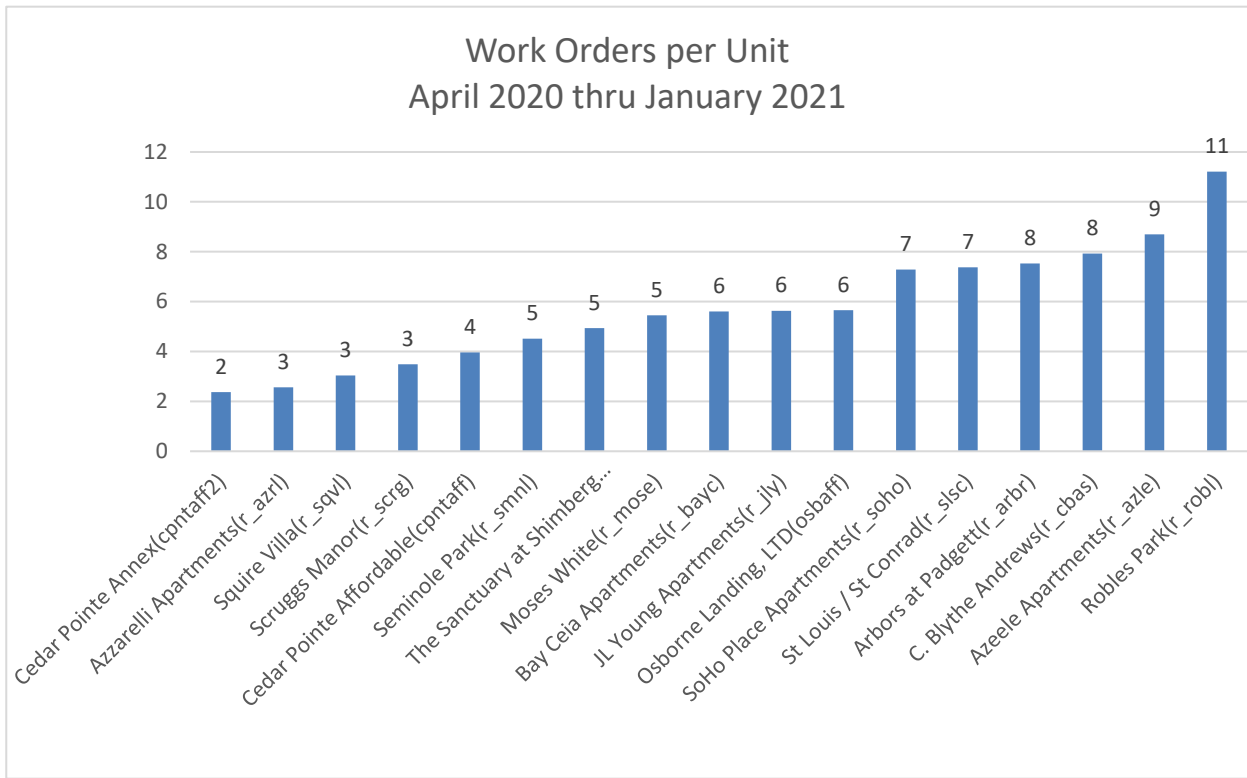
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident’s normal or expected living conditions and will be addressed within **24 hours**.

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

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







THA average number of Gallons per Person per Day (GPD) for January is 52. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register October 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2023	\$2,000,000.00	\$456,762.50			\$1,543,237.50	22.83%	\$144,384.00	7.22%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$91,772.47	19303.58	140,814.86	\$49,210.29	65.09%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$254,754.94			\$1,445,245.06	14.98%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	28,765.00			1,473,085.00	1.92%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$20,200.00			\$1,479,800.00	1.35%		
Cardno, Inc.	Environmental Consultants	2/15/2018	3/1/2022	\$300,000.00	\$146,831.00	\$83,940.00	\$384,830.00	\$237,999.00	39.02%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44			\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$139,700.00	\$165,454.00	\$74,220.00	\$213,920.00	\$48,466.00	78.36%	\$213,920.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$42,545.72			\$37,454.28	53.18%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$211,659.37			\$129,502.63	62.04%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	4/15/2019	3/31/2023	\$114,000.00	35,850.00			\$78,150.00	31.44%	\$114,000.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	4/15/2019	3/31/2023	\$270,000.00	58,500.00			\$211,500.00	21.66%	\$270,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	4/15/2019	3/31/2023	\$132,000.00	\$30,800.00			\$154,000.00	16.66%	\$132,000.00	100.00%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	7/25/2019	3/31/2023	\$331,500.00	\$31,237.00			300,263.00	9.42%	\$331,500.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	7/25/2019	3/31/2023	\$205,000.00	\$56,862.00			\$148,138.00	27.73%	\$102,500.00	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	4/15/2020	3/31/2023	\$9,600.00	\$3840.00			\$3,300.00	0.13	\$9,600.00	100.00%

Contract Register October 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$27,772.35			\$2,227.65	92.57%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$10,195.00			-\$800.00	300.00%	\$14,090.00	100.00%
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$15,090.00	\$4,000.00			11,090.00	26.50%	\$15,090.00	100.00%
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.90%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$65,800.00	\$68,200.00	\$143,200.00	\$77,400.00	45.94%	\$143,200.00	100.00%
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$10,246.30	\$22,022.42	\$52,856.00	\$64,631.70	13.68%	\$52,856.00	99.92%
R6 Enterprise, LLC	Florida Native Landscaping Consultant	5/29/2020	10/31/2020	\$5,250.00	\$0.00			\$4,952.50	5.67%		
The Nelrod Company's ResidentLife Utility Allowances,	Utility Allowance	8/3/2020	7/31/2023	\$12,780.00	\$0.00			\$10,224.00	20.00%		
Touch of Class Cleaning Services, LLC	Janitorial Services for ORCC & Bridges	6/15/2020	6/14/2021	\$29,000.00	\$10,660.00			\$9,920.00	65.79%	\$29,000.00	100.00%
Baker Barrios and PMG Partner	Robles Park Master Developer	10/1/2020	4/1/2021	\$300,000.00	\$0.00			\$243,300.00	31.31%	\$300,000.00	100.00%
Williams Moving Company LLC	Relocataion Services for Residents to West River Renaissance	11/1/2020	11/22/2021	\$120,000.00	\$0.00			\$120,000.00	0.00%	\$120,000.00	100.00%
Offis Spayce Inc.	Relocataion Services for Residents to West River Renaissance	11/1/2020	11/22/2021	\$120,000.00	\$4920.00			\$115,000.00	2.87%	\$120,000.00	100.00%
Roman & Sons AC, LLC	HVAC Redundancy for Palm Terrace Assisted Living	9/16/2020	12/31/2020	\$497,596.66	\$0.00			\$497,569.66	0.00%	\$497,596.66	100.00%
Capital Credit Incorporated	Security Services for JL Young & Robles Park	6/22/2020	6/21/2021	\$213,000.00	\$0.00	\$213000.00	\$169621.35	\$43,378.65	79.63%		
Archway Partners, LLC	Consutant Advisor	7/1/2020	7/1/2021	Tasked Ordered	\$5162.50			\$0.00	100.00%		
Kenya Woodard	Event Coordinator for Golf Tournament	3/2/2020	3/1/2021	\$5,000.00	\$5000.00			\$0.00	100.00%	\$5,000.00	100.00%
Quality Vans and Specialty Vehicles	Purchase of Vehicle for Envision Center/Emergency Command Center	1/1/2021	1/1/2022	\$323,500.00	\$0.00			\$161,750.00	50.00%		

Total Contract's Amount: \$10,752,242.10 \$2,120,765.59 Total MBE Contract's Amount: \$2,770,914.66

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
January, 2021**

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

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

FEBRUARY THA BOARD MEETING WILL BE HELD WITH A PHYSICAL QUORUM

The upcoming February 2021 Board meeting will be held with a physical quorum. Safety modifications have been made to the boardroom in consideration of the Pandemic that we are facing. The opportunity for the public's participation still exists for those desiring to participate virtually.

EXECUTIVE TEAM DAILY MEETINGS

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

TRAVEL

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

Community Engagement Activities

Many of these activities are still scheduled virtually; we continue to participate as required.

2021 CALENDAR OF EVENTS

February		
Wednesday, February 3, 2021	10:00 AM	NFL Obstacle Course Grand Opening at West River
Thursday, February 4, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Tuesday, February 9, 2021	10:30 AM	Meacham Urban Farm Grand Opening, Tampa FL
Sunday, February 14, 2021	all day	Valentine's Day
Monday, February 15, 2021	all day	President's Day
Wednesday, February 17, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
Thursday, February 25, 2021	9:00 AM	Blood Pressure Screening, THA Cypress
March		
Thursday, March 4, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Wednesday, March 17, 2021	all day	St. Patrick's Day
Wednesday, March 17, 2021	8:30am	THA Board of Commissioners Meeting, Virtual/THA Boardroom
April		
Thursday, April 1, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Saturday, April 10, 2021	all day	Spring Holiday
Monday, April 12, 2021	all day	Easter Sunday
Thursday, April 15, 2021	all day	Tax Day
Wednesday, April 21, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
May		
Wednesday, May 5, 2021	all day	Cinco De Mayo
Thursday, May 6, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Sunday, May 9, 2021	all day	Mother's Day
Wednesday, May 19, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
Monday, May 31, 2021	all day	Memorial Day
June		
Thursday, June 3, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Wednesday, June 16, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
Saturday, June 19, 2021	all day	Juneteenth
Sunday, June 20, 2021	all day	Father's Day
July		
Thursday, July 1, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Sunday, July 4, 2021	all day	Independence Day
Wednesday, July 21, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
August		
Thursday, August 5, 2021	9:00 AM	Risk Management Committee Meeting (Virtual)
Wednesday, August 18, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom

X	Board Meetings
X	National Holidays
X	Commissioners Events
X	THA Events



**BOARD OF
COMMISSIONERS**

James A. Cloor
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dachevall

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thaf.com

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN

THE HOUSING AUTHORITY ANNOUNCES THAT THE ONLINE WAITLIST FOR MAINSTREAM VOUCHERS WILL OPEN MONDAY JANUARY 25TH, 2021

Overview:

Tampa FL – (January 21, 2021) The Mainstream Voucher Program is for families that are **non-elderly** (18 to 61 years of age) and disabled. One member of the family must meet this requirement **AND** one of the following: homeless, at risk of homelessness, institutionalized or at risk of institutionalization. The waitlist will remain open until further notice.

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

Applications will be taken online at www.thaf.com. Once you reach this page, select the **short cut tab** and then select **online housing application**.

Eligibility determination will be made at the time of application. Individuals requiring a reasonable accommodation to make application in a different manner than the online application, must submit the request in writing for review attention to the Tampa Housing Authority's Assisted Housing Department located at 5301 West Cypress Street, Tampa FL 33607.



FOR IMMEDIATE RELEASE

BOARD OF COMMISSIONERS

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www.thafl.com

NATIONAL FOOTBALL LEAGUE ALUMNI CHAPTER, TAMPA HOUSING AUTHORITY AND RELATED URBAN DEVELOPMENT GROUP HOST GROUNDBREAKING OF WEST RIVER PARK

Park to Deliver a State-of-the-Art NFL Obstacle Course

TAMPA, Fla. (February 2, 2021) - The National Football League (NFL) Alumni Chapter, Tampa Housing Authority (THA) and Related Urban Development Group (RUDG) celebrate the groundbreaking of a neighborhood park and state-of-the-art NFL obstacle course. Plans for the park will be unveiled at an event attended by Mayor Jane Castor, President of the NFL Alumni Association and former Tampa Bay Buccaneers player Walter Carter, THA Vice Chair Bemetra Salter Liggins will serve as Mistress of Ceremonies, THA President/CEO Jerome D. Ryans and representatives from RUDG. The event is aptly timed ahead of Super Bowl LV hosted in Tampa and attended by the Tampa Bay Buccaneers.

The park will feature a 40-yard dash as well as multiple obstacles including agility set ups, floating boards, ninja steps and more. A welcome addition to the area, the park will serve residents and visitors of West River, currently undergoing a massive redevelopment transforming the historically underserved 120-acre parcel into a multi-generational, mixed-use, mixed-income community. For the NFL Alumni Chapter, the initiative is part of their mission of "Caring for Kids" across the country where player alumni give back to their local communities through their 35 regional chapters.

"The NFL Alumni Association approached the Tampa Housing Authority with an idea to create an NFL Alumni Obstacle Course some time ago," said President/CEO Jerome D. Ryans. "We were already going to build a fully funded playground, anyway; but this idea was novel and now even more appropriate since the Superbowl was being held here in Tampa."

Walter Carter, President of the Tampa NFL Alumni Association said "This NFL branded fully-funded Obstacle course will be the first in the country and would provide wholesome exercise and fitness opportunities for the youth residing in the West River communities as well as youth from surrounding West Tampa communities. He added, "This project demonstrates a part of our slogan "Caring for Kids," and we are happy to be an integral part of this fantastic addition to the THA/West River project."

The West River redevelopment represents the next era of Tampa's urban revitalization. Upon completion, the area will include more than 2,000 residential units of affordable, workforce and market-rate rentals, as well as for-sale townhomes, and nearly 250,000 square feet of commercial and office space.

"This park comes at an exciting time for Tampa, not only because of the impending Super Bowl, but the city's maturation and growth," said Albert Milo, President of RUDG. "Together with our partners at Tampa Housing Authority, we are proud to deliver quality housing and public amenities for all ages and income levels."

- WHAT:** Groundbreaking of park and NFL obstacle course within West River
- WHEN:** Wednesday, February 3, 2021
- TIME:** 10:00 – 11:00 AM
- WHERE:** 1107 West Chestnut Street, Tampa, FL 33607
- INTERVIEW:** Tampa Mayor, Honorable Jane Castor; Walter Carter, NFL Alumni Association President; Jerome D. Ryans, President/CEO of the Tampa Housing Authority; Peter Van Warner, Related Group Project Manager; THA Officials and others.

###

MEACHAM URBAN FARM LAUNCHES IN TAMPA'S ENCORE! DISTRICT

FOR IMMEDIATE RELEASE, February 2, 2021

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Lillian Stringer, 813-267-7670
lillian.stringer@thaf1.com



MEACHAM URBAN FARM LAUNCHES IN TAMPA'S ENCORE! DISTRICT

Partnership between Tampa Housing Authority and local farmers will bring fresh, organic produce, meat, and eggs to existing food desert

(TAMPA, Fla., February 2, 2021) – Tampa Housing Authority, in partnership with three local, first-generation farmers, will celebrate the opening of Meacham Urban Farm on Tuesday, February 9 from 10:30 – 11:30 a.m. at the farm located at 1108 E. Scott Street in the heart of the ENCORE! District in downtown Tampa. Representatives from Tampa Housing Authority and the City of Tampa will be on hand, including Tampa Mayor Jane Castor. Tours of the farm will be available after the celebration. The farm will be open to the public on weekends beginning February 12, 2021.

Meacham Urban Farm, named after Tampa's first African-American school principal, is a 2-acre high-yielding, bio-intensive organic farm accessible to the surrounding community and the general public. The farm has been under construction for nearly two years and will be operated by farmers Joe Dalessio, Kristin Beauvois, and Travis Malloy.

Meacham Urban Farm consists of three greenhouses and open space where fresh, seasonal vegetables, fruits and herbs are being grown, along with free-range space for chickens and a honey-producing beehive. Everything grown at Meacham Urban Farm will be available for sale to Farm Card Members and the public.

“This area has long been a food desert, and the development of Meacham Farm is a much-needed addition to the local neighborhood,” said Leroy Moore, Tampa Housing Authority's Chief Operating Officer. “With the farm nearby, residents and the public will have accessibility to healthy produce and fresh meat, as well as the ability to learn how to cook produce items they might not be familiar with.”

In time, cooking and gardening demonstrations will be organized, and Hillsborough County Schools will offer student field trips to the farm. The School District will utilize a curriculum developed for the Tampa Housing Authority by Dr. Donna Elam of the Leadership Institute. It highlights the benefits of eating fresh fruits and vegetables, farm to table options and promotes healthy lifestyle choices.

The U.S. Housing and Urban Development (HUD) provided a \$725,000 grant for the urban farm construction, curriculum development and engagement strategy. The funds are part of a \$30 million Choice Neighborhood Initiative (CNI) program grant awarded to THA in 2012. THA is the only housing authority in Florida to receive a CNI grant, and Meacham Urban Farm is believed to be the first urban farm in the United States developed with the assistance of HUD funds.

MEACHAM URBAN FARM LAUNCHES IN TAMPA'S ENCORE! DISTRICT

FOR IMMEDIATE RELEASE, February 2, 2021

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Residents who receive benefits from the government's Supplemental Nutrition Assistance Program (SNAP) will be able to use their Electronic Benefit Transfer (EBT) cards to make purchases on site. To encourage healthy, farm-to-table-food choices, the value of card users' benefits will be doubled when they use their EBT to make purchases of fresh fruit, vegetables, eggs, free-range chickens at Meacham Farm.

"We are so pleased to be a part of this project," said farm manager Joe Dalessio. "We envision the farm as an agriculture hub and education site in the heart of Tampa Bay and the ENCORE! community. We look forward to bringing our vision to life and working with the community to make this project a success."

Although not a Community Support Agriculture (CSA) farm, ENCORE! residents eventually have the option to volunteer in exchange for fresh produce from the farm.

Meacham Urban Farm will make Farm Card memberships available for purchase. These membership cards can be loaded and reloaded with any amount between \$250 - \$2,000. Users can spend the funds to purchase harvested items in person at the farmer's market or order online. Card members receive a 5% to 10% bonus based on the initial amount loaded onto the Farm Card, as well as any additional funds added to the card. Members can select choose a Farmer's Box with an assortment of just harvested seasonal items. Farm Cards are an added convenience and offer early access to the harvest, but they are not required to make purchases. Members or visitors can make "a-la-carte" purchases at any time.

Hillsborough County Public Schools is leasing the land to Tampa Housing Authority and Meacham Farm for five years with the option to renew. The location on Scott Street, directly behind Tempo at ENCORE! was formerly a public housing community known as Central Park Village.

For more information about Meacham Urban Farm or to purchase Farm Cards, visit www.meachamfarm.com.

About Encore!

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

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

About Meacham Farm

Meacham Urban Farm is a high-yielding, bio-intensive farm accessible to the surrounding neighborhoods. Our goal is to inspire community engagement in the local food system and instill a commitment to organic, healthy, environmentally conscious farming.



**BOARD OF
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To join the meeting:

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<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDVDd1l1WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

PUBLIC NOTICE

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

NOTICE IS HEREBY GIVEN that the Regular Virtual Meeting of the Board of Commissioners of the above identified Authority is scheduled for **Wednesday, February 17, 2021 at 8:30 a.m.**

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

Affordable Housing Development Corporation
Encore Affordable Housing Development Corporation
JL Young Apartments Incorporated
Mary Bethune Development Corporation
Meridian River Development Corporation
North Tampa Housing Development Corporation
Tampa Housing Authority Development Corporation
Tampa Housing Funding Corporation

Dated this 11th day of February 2021

All board meetings are open to the public.

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

Ruskin Reimagined: Residents invited to share views on a reimagined Ruskin downtown

The Observer News, **LOIS KINDLE** | Published January 21, 2021

The USF School of Architecture’s Florida Center for Community and Urban Design has spent the past year collaborating with the Ruskin Community Development Foundation to create a master plan that reimagines what the future of downtown Ruskin could like.

“After the (Hillsborough County City-County Planning Commission) made the Ruskin Community Profile public (in Oct. 2019), RCDF asked for help in generating a master plan for Ruskin’s downtown,” said Josue Robles Caraballo, a faculty and research associate with the USF School of Architecture and Community Design.

The profile included data on the community’s demographics, land uses, traffic congestion, transit availability, buildout analysis, flooding potential and more. It did not include any design recommendations, Caraballo said.

So he and graduate research assistants worked with RCDF to create a design foundation for a future Ruskin downtown, taking the community profile into account.

“We wanted to shape the community’s master plan from a human perspective to parallel with the physical conditions of the community,” he said.

The three main concepts of the master plan for downtown are as follows:

- **Localization:** It should be designed to give the opportunity for things to be both produced and consumed by members of the community.
- **Infrastructure:** Its tropical settings should be capitalized on by anchoring public and private spaces along green spaces. The idea is to create a system of green spaces that connect businesses and residential projects.
- **Humanizing the downtown area:** Rather than focusing on vehicular access, its design should center on cultural, social and folkloric, everyday activities. An example might be to have public spaces specifically for music events or a main vendor market of some kind.

U.S. 41 will remain the vital artery, Caraballo said.

“This will involve creating two green pedestrian corridors parallel to U.S. 41 to allow vehicular flow, while providing safe, multigenerational space for people to enjoy,” he said.

“We’re reimagining downtown Ruskin and taking into account all the dynamics that will impact its design,” said Sandy Council, president of RCDF. “We’re excited about this, and we hope the concept regenerates enthusiasm for what Ruskin downtown can be. Despite some challenges with elevation and flooding, these design recommendations present some exciting opportunities.”

The first meeting to seek public input was held virtually Sept. 30, 2020, and the next one is set for 10 a.m. Jan. 27.



This schematic diagram shows how Ruskin’s downtown could be reorganized to anchor public and private spaces along green spaces and still allow vehicular access on specified roads.

Ruskin Reimagined: Residents invited to share views on a reimagined Ruskin downtown

The Observer News, LOIS KINDLE | Published January 21, 2021

“At this point, the concept is high-level visioning for an active downtown area in Ruskin,” said RCDF board member Chris Bredbenner. “We’re seeking public input, so (the planning) meets the needs of a growing and changing community.”

Debbie Caneen, who grew up in Ruskin and also serves on RCDF’s board, agrees.

“This is an opportunity for residents to see and understand what downtown Ruskin could truly be,” she said. “It’s important to have as many voices as possible provide their input so the vision will truly represent the community.”

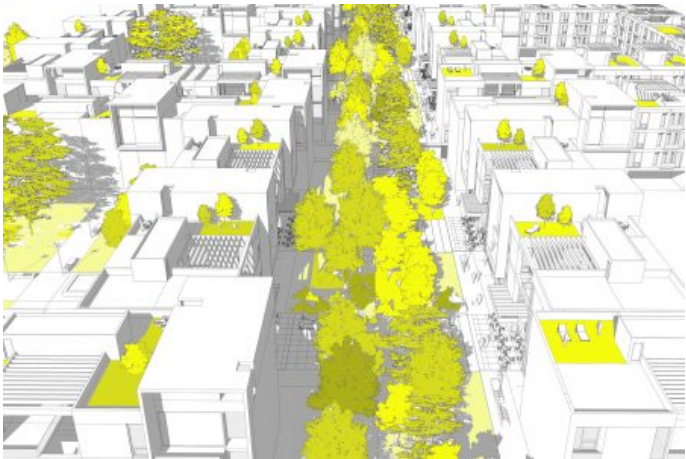
To participate and see what a reimagined downtown Ruskin could look like, connect via Zoom <https://bit.ly/3i9pCYR>.

About Josue Robles Caraballo

Caraballo is well qualified for helping RCDF develop its vision into a workable plan.

His extensive credentials include master’s degrees in architecture and building and urban design development from the University of South Florida and The Bartlett, University College London, respectively, and experience as an architectural designer with Mesh Architecture, Halflants + Pichette, Studio for Modern Architecture, Thinking Development London and SchenkelSchultz Architecture, assisting in a number of housing, public, education and civic projects.

At the U.S.F. School of Architecture Florida Center for Community and Urban Design, he serves as the co-director of the Urban and Community Design master’s program. He has conducted urban and community development research projects for the St. Petersburg Planning & Development Department, Aberdeen City Council in Scotland and the Florida Home Partnership and has taught urban activation design-build studios for the Tampa Housing Authority, Tampa Bay AIA, New Life Village and Gobioff Foundation.



This illustration (above) shows an imagined pedestrian green corridor running parallel to U.S. 41, which will remain downtown Ruskin’s main corridor.



News

Editor's picks: Five things that happened as Tampa Bay prepares for a modified WrestleMania 37

Alexis Muellner – Editor, Tampa Bay Business Journal | Jan 22, 2021, 5:00am EST

Holiday score: Retail ended a chaotic 2020 on a high note. The sector took in \$620 billion in December, 4.8 percent higher than in the same period in 2019, and the highest ever monthly total on record. New York-based retail research firm GlobalData said its data shows that savings made on travel and vacations were funneled into retail “as consumers were determined to enjoy themselves” and spent more in the 2020 holiday season.

Ag boost: The U.S. Department of Agriculture has allocated more than \$5.5 million to Florida as part of its effort to strengthen infrastructure for pest detection and surveillance, identification and threat mitigation, and to safeguard the U.S. nursery production system. Florida has about 47,000 farms and its agriculture and agribusiness contribute more than \$132 billion to the state’s economy, the state said.

Leadership training: In July, the Tampa Organization of Black Affairs graduated its first Leadership Institute cohort of 13 Black professionals. Now it’s looking for 25 to 40 applicants for its second program, starting in February (applications are due Jan. 31 at Tobanetwork.org). At its annual Martin Luther King Jr. Leadership breakfast held virtually Jan. 18, TOBA executives said it seeks “forward-thinking” people to take the four-month program.

Director position: **Tampa’s Housing Authority** is looking for a director of facilities maintenance. The person would oversee THA’s physical plants and facilities inventory, maintenance, quality control, environmental and energy conservation efforts. They would establish departmental priorities and provide direction and leadership to accomplish goals. Email THA SVP and COO Leroy Moore at leroy.moore@thafl.com.

TGH talent: Gov. Ron DeSantis has appointed two Tampa General Hospital team members to state board positions. He named Dr. Seema Weinstein, manager of Psychology and Neuropsychology Services at TGH, to the Board of Psychology. He also appointed Maja Gift, director of Pharmacy Services, to the Board of Pharmacy. Both appointments are subject to confirmation by the Florida Senate.



The U.S. Department of Agriculture has allocated more than \$5.5 million to Florida as part of its effort to strengthen infrastructure for pest detection and surveillance, identification and threat mitigation, and to safeguard the U.S. nursery production system.

FOTOG



TAMPA ORGANIZATION OF BLACK AFFAIRS

In July, the Tampa Organization of Black Affairs graduated its first Leadership Institute cohort of 13 Black professionals. TOBANETWORK.ORG

Low Income Seniors Face More Barriers to Getting Vaccine

SPECTRUM NEWS/BAY NEWS 9, SARAH BLAZONIS, PASCO COUNTY | PUBLISHED 8:47 AM ET JAN. 29, 2021

DADE CITY, Fla. — Appointments that disappear within minutes and unfamiliar technology are some of the challenges seniors have when trying to book vaccine appointments.

Low-income seniors can also face additional barriers.

What You Need To Know

- Residents of one Pasco County Housing Authority Community say lack of transportation and internet among barriers to getting vaccine.
- Low-income status is associated with several negative health outcomes.
- Housing authority says it's reached out to state agencies about scheduling vaccination clinics within its communities.



Residents in the Pasco Housing Authority's Citrus Villas community have reported problems while trying to book Covid-19 vaccine appointments. (Sarah Blazonis, Spectrum News image)

"I think it would help protect me," said Beverly Topmiller, 72, of why she wants to get the vaccine. "Because I don't have a car and a way to get there, I'm stuck."

Topmiller lives in the Pasco Housing Authority's Citrus Villas community.

It's low-income housing for people 62 and older, as well as for those with disabilities. One of her neighbors, Samuel Steele, 77, also doesn't have a way to get to a vaccination site. On top of that, he said he doesn't have access to internet. That hasn't stopped him from trying, though.

"I was not successful at all," said Steele. "I did several calls because there was a number that came on one of the channels, and I got the number and made several calls. I would only get a recording saying all the spots had been taken."

Pasco County Housing Authority Elderly Services Program Coordinator Bev Doucet said these challenges aren't uncommon among people who live at each of the authority's three communities.

"In the perfect world, we would like to say, 'Let's pile everybody up in a vehicle and take them.' That does not happen. It cannot happen -- liabilities, of course, and what have you," said Doucet.

Doucet said she'd like to see vaccines brought right to residents' doors with events similar to the just-introduced vaccine pods. She said she's reached out to state agencies to schedule an event. While she said she's hopeful, she also noted she was told when that could happen depends on when the state receives its next shipments of vaccine.

According to a position paper from the American Academy of Family Physicians, low-income status is associated with a number of negative health outcomes. Doucet said this is also something seen with some housing authority tenants.

"It's sometimes not a priority for some of our residents. They have other priorities, and they do tend to fall through the cracks," Doucet said.

"I think it would be a great plus, especially into a community like this one," Steele said of a possible in-community vaccination clinic. "I believe it would make it more available to me, to my community."

Doucet said she doesn't want to see the state's low-income residents get left behind in the vaccination effort.

"You know - we're here. We may not make as much noise as we could. Unfortunately, some of our residents don't have those resources to shoot an e-mail or make that phone call, but we're here, and we're just waiting to get this done," said Doucet.

COMMUNITY

Super Bowl LV, 10 Tampa Bay grant helps community garden grow

A grant from 10 Tampa Bay and the TEGNA Foundation helps create a community garden in Tampa.

WTSP 10 Tampa Bay, Kathryn Bursch | Published: 9:57 PM EST February 1, 2021



TAMPA, Fla — It was a cold, blustery day, but children helped create a bright spot in their community.

Dozens of children helped plant a new community garden at the Oaks at Riverview Community Center. The center is run by the [Tampa Housing Authority](#) and serves low-income families that live nearby.

Working with the Tampa Bay Super Bowl LV Host Committee, a \$10,000 grant from 10 Tampa Bay and the TEGNA Foundation helped create the garden project.

The community center will use the garden to grow their lessons on science, nutrition and wellness.

Dexter Jackson, former Buccaneer star and now Sports and Youth Manager for the Tampa Housing Authority, says the garden will be a great place for parents and kids to work together.

“I think it will help kids get away from social media so much and get outside and be kids,” said Jackson.

On Monday, the children planted a variety of greens, including collards and lettuce. Tomato plants will go in soon.

Claire Lessinger with the Tampa Bay Sports Commission says the garden is a perfect example of how hosting the Super Bowl leaves a lasting impression on the community.

“When we talk about our legacy program and the \$2 million that we’re putting back into the community, it’s about sustainable programs and initiatives and this garden is exactly what that is,” she said.

“This garden will live on forever. It will help families forever.”

Hillsborough COVID-19 testing location reopens at USF

February 2, 2021 | 88.5 WMNF, Seán Kinane and filed under COVID19, News and Public Affairs.

The Hillsborough County Emergency Operations Center announced Monday that it is reopening a COVID-19 testing location at USF in Tampa.

The full press release is below.

USF COVID-19 Testing Location Reopens; Other Free Public Locations Also Available **COVID-19 coronavirus Update No. 270**

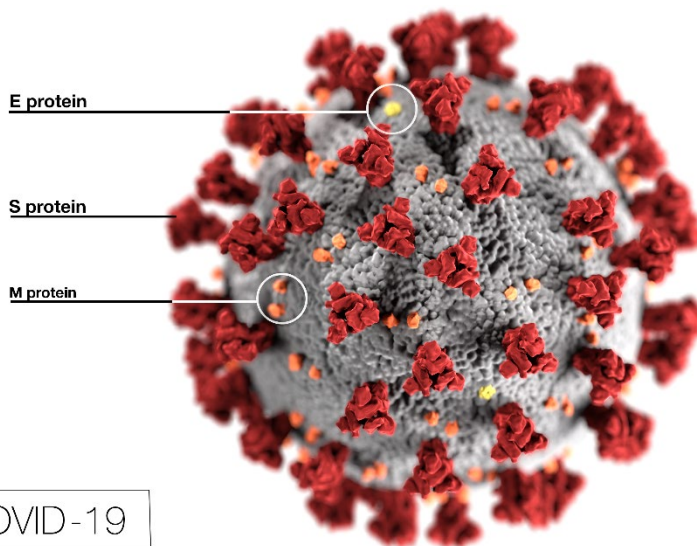
Hillsborough County, Fla. (Feb. 1, 2021) – The public COVID-19 coronavirus testing site at the University of South Florida’s main campus in north Tampa has reopened.

Testing there was temporarily suspended in November as campus operations transitioned through the holidays. The site is located in the parking lot adjacent to the USF Health Therapy (MDT) building, 3515 E. Fletcher Ave., and is open three days a week.

In addition to drive-thru testing, the USF location can accommodate people who arrive on foot or by bicycle. Appointments are required and can be made by going to [HCFLGov.net/COVIDTesting](https://www.hcflgov.net/COVIDTesting). To make an appointment by phone, call (888) 513-6321 weekdays from 8 a.m. to 5 p.m.

Including the USF site, there are five public locations in Hillsborough County that provide convenient access to free COVID-19 tests. That includes the large state-run site across the street from Raymond James Stadium.

COVID-19



There is no out-of-pocket cost to be tested. A doctor’s note or prescription is not required. Health insurance information is being collected in accordance with federal guidance; however, individuals will not be asked to pay a copay or deductible. Individuals who do not have health insurance will still be tested.

Here is a rundown of the testing sites:

Rapid Testing

Results are processed on site and are available the same day. PCR testing is available upon request.

Lee Davis Community Resource Center, 3402 N. 22nd St., Tampa. Open Monday through Thursday from 8 a.m. to 4 p.m., first-come, first-serve.

Raymond James Stadium, 4201 N. Dale Mabry Highway in Tampa, west of Dale Mabry Highway between Tampa Bay Boulevard and Columbus Drive. Access the site via Tampa Bay Boulevard. Open Tuesday through Saturday from 8 a.m. to 4 p.m., first-come, first-serve.

PCR Testing

A PCR (polymerase chain reaction) test detects genetic material of the virus. Processed by a lab, PCR test results can take approximately 2-3 days, but generally are more accurate than rapid testing.

University of South Florida, 3515 E. Fletcher Ave. in Tampa, in the parking lot adjacent to the USF Health Therapy (MDT) building. By appointment.

Hillsborough COVID-19 testing location reopens at USF

February 2, 2021 | 88.5 WMNF, Seán Kinane and filed under COVID19, News and Public Affairs.

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Vance Vogel Sports Complex, 13012 Bullfrog Creek in Riverview. By appointment.

William Owen Pass Sports Complex, 1300 Sydney Dover Road in Dover. By appointment.

For more details, including how to make an appointment, what to bring with you to the site, and what to expect when you arrive there, go to [HCFLGov.net/COVIDTesting](https://www.hcflgov.net/COVIDTesting), or call (888) 513-6321. Face Coverings Mandate Remains in Effect The mandate that face coverings must be worn in indoor locations of businesses, with certain exceptions, remains in effect. For more information, go to [HCFLGov.net/facecoverings](https://www.hcflgov.net/facecoverings).

Get Connected. Stay Alert. For more information on COVID-19, and any other potential emergency in the county, visit [HCFLGov.net/StaySafe](https://www.hcflgov.net/StaySafe) and sign up for the HCFL Alert system. Additionally, you can follow Hillsborough County on social media at Facebook, Twitter, and Nextdoor for updates. For general County information, call (813) 272-5900, the County's main information line.

In addition, Hillsborough announced a vaccine initiative targeting seniors.

Targeted Vaccine Area Initiative Continues to Take Vaccines Directly to Seniors COVID-19 coronavirus Update No. 271

Hillsborough County, Fla. (Feb. 2, 2021) – Hillsborough County continues to administer vaccines to those age 65 and older through the Targeted Vaccine Area (TVA) initiative.

The program allows for staff to visit and vaccinate seniors at senior homes, independent living communities, churches, and other targeted groups throughout the county. Last week, Hillsborough County Aging Services, Hillsborough County Office of Emergency Management, and the Florida Department of Health in Hillsborough County identified and scheduled vaccinations at seven sites.

Vaccinations were administered to more than 1,100 seniors at:

Mary Walker Apartments in Temple Terrace

San Clemente Villas in Plant City

Bayshore Presbyterian Apartments in Tampa

Patrician Arms I and II in Tampa

J.L. Young Apartments in Tampa

Robles Park Apartments in Tampa, and

Revealing Truth Ministries in Tampa

The aim of the TVA initiative is to identify locations with high concentrations of seniors and to deliver the vaccines to them. The program started in January at Kings Manor in Tampa and the San Lorenzo I and II communities. Staff from the Hillsborough County Office of Emergency Management and Aging Services continue to identify locations for future vaccinations.

USF Health, Hillsborough Community College, Tampa General Hospital, and the **Tampa Housing Authority** are partners in the TVA initiative. This week, Hillsborough County and its partners will continue to provide the same service to seniors at other locations. The timing of future vaccinations through the TVA initiative will depend on the supply of vaccines.

Targeted vaccine initiative brings doses directly to Hillsborough seniors

FOX 13 News, Matthew McClellan | Coronavirus in Florida | Published February 5, 2021

TAMPA, Fla. - Hillsborough County public health officials will spend Friday morning administering doses of the COVID-19 vaccine to more than 100 people who are 65 and older as the Target Vaccine Area initiative visits River Pines Senior Apartments.

According to county officials, the initiative allows for staff to visit and vaccinate seniors at senior homes, independent living communities, churches, and other targeted groups throughout the county.

"Last week, Hillsborough County Aging Services, Hillsborough County Office of Emergency Management, and the Florida Department of Health in Hillsborough County identified and scheduled vaccinations at seven sites," a county spokesperson said in an announcement.

Vaccinations were administered to more than 1,100 seniors last week at:

- Mary Walker Apartments in Temple Terrace
- San Clemente Villas in Plant City
- Bayshore Presbyterian Apartments in Tampa
- Patrician Arms I and II in Tampa
- J.L. Young Apartments in Tampa
- Robles Park Apartments in Tampa, and
- Revealing Truth Ministries in Tampa

The county said USF Health, Hillsborough Community College, Tampa General Hospital, and the **Tampa Housing Authority** are partners in the TVA initiative.



"This week, Hillsborough County and its partners will continue to provide the same service to seniors at other locations," Hillsborough spokesman José Patiño said in a statement. "The timing of future vaccinations through the TVA initiative will depend on the supply of vaccines."

Nursing homes can't have vaccines with current infections

Among many problems with Pinellas County's vaccination system is nursing homes falling through the cracks. One reason is that the county has excluded nursing homes where someone is infected.

The aim of the TVA initiative is to identify locations with high concentrations of seniors and to deliver the vaccines to them. The program launched in January at Kings Manor in Tampa and the San Lorenzo I and II communities.

Staff from the Hillsborough County Office of Emergency Management and Aging Services are still working to identify locations for future vaccinations.

Among the apartment and office blocks of downtown Tampa something edible grows

New urban farm sprouts up to meet need for fresh produce in 'food desert' through a partnership between the Tampa Housing Authority and three local farmers.

Tampa Bay Times, Christopher O'Donnell | Published February 8, 2021

TAMPA — With a pair of knee protectors bearing the brunt of his weight, farm manager Joe Dalessio slowly worked his way along an ordered row of strawberry plants, gently lifting leaves to make sure he didn't miss a single berry.

Barely three months ago, the 2-acre site next to the Encore housing complex in downtown Tampa was a wasteland strewn with concrete rubble. Now, rows of lettuce, kale, carrots, red cabbage, oregano and other herbs are springing out of the soil. Groundwater pumped through sprinkler systems gently rains down on plump heirloom and cherry tomatoes in three large greenhouses.



Just yards from The Tempo at Encore apartment building, Zach Oak, 30, harvests carrots at Meacham Urban Farm. The farm opens to the public on Feb. 13. [IVY CEBALLO | Times]

Meacham Urban Farm, a partnership between the Tampa Housing Authority and three local farmers, plans to start selling fresh vegetables, fruit and eggs to the public on Feb. 13. It is named after Christina Meacham, Tampa's first Black school principal.

The venture, which was funded through a \$725,000 federal Choice Neighborhood Initiative grant, is expected to produce 60,000 pounds of fresh organic produce this year, including 40 varieties of vegetables and herbs, and 30 dozen eggs per week from up to 100 free-range chickens.

The money will also be used to set up and run an on-site educational program for students from Hillsborough County Schools, which owns the land. The school district agreed to lease the land for a nominal amount for at least five years.

The farm is more than another nod to the growing demand for locally grown organic produce. Encore is in an area designated as a food desert by the U.S. Department of Agriculture. The label refers to mostly low-income communities that lack supermarkets and where many residents don't have cars or reliable public transportation and rely on fast food and convenience store grub.

That's been a problem for Encore where Housing Authority officials have struggled to attract a grocer for residents of the complex's more than 1,000 apartments, which include senior and subsidized housing.

Things improved a little with the opening of a Publix in Channelside in 2019. But that is still a long hike across many busy roads, especially for the community's older residents, said Leroy Moore, the agency's chief operating officer.

The farm will provide affordable fresh produce at the community's doorstep.

"I still consider Encore a food desert," Moore said. "We've got a diverse population who need to shop, and they can't afford Publix at all times."

To make the produce more affordable, shoppers on the federal Supplemental Nutrition Assistance Program will get a 50 percent discount.

While government money paid for construction and set-up costs, the farm will be expected to pay its own way going forward, Moore said. There will be no annual subsidy from the housing agency.

Among the apartment and office blocks of downtown Tampa something edible grows

New urban farm sprouts up to meet need for fresh produce in 'food desert' through a partnership between the Tampa Housing Authority and three local farmers.

Tampa Bay Times, Christopher O'Donnell | Published February 8, 2021



Joe Dalessio is one of three farmers who own and run Meacham Urban Farm in Tampa. [IVY CEBALLO | Times]

Growing his own food has been a passion for Dalessio, one of the three owners of Meacham, since he was 14. He started his first farm business after graduating with a degree in environmental microbiology from the University of South Florida. He talks about soil composition and copper sulphate levels with the same enthusiasm others have for baseball or movies.

Just 30, his most recent venture was the 1-acre Black Finger Farm in Lutz. But unlike that farm, which was prone to flooding in the rainy season, he will be able to grow year-round at Meacham.

"This is everything I've been working up to," Dalessio said. "I can't wait to see what this will become."

All of the produce at Meacham will be organic. Instead of pesticides, the farm will use natural deterrents to protect the crops, such as green lacewings, which feed on aphids.

The hens will have the run of the northern end of the garden and are protected from predators by an electrified fence.

Longer term, there are plans to add pineapple and peach trees and to add to the farm's lone beehive so it can also sell honey.

Dalessio's partners at Meacham are Travis Malloy, who started TrailBale, a small family farm east of Tampa, and Kristin Beauvois, who also worked at Black Finger. It also employs three workers.

Moore said it took the Housing Authority a while to find the right farmers. He hopes that one day soon, an Encore grocery store and local restaurants will be buying their organic produce from Meacham.

"These guys are incredible; they're well educated but they're in the ground, hard-working and believers in this." he said. "That's the special sauce."

Interested?

What: Meacham Urban Farm

Where: 1108 E. Scott St., Tampa

When: Open 9 a.m. to 2 p.m. on weekends beginning Feb. 13



Heirloom tomatoes seen inside a green house at Meacham Urban Farm in downtown Tampa. [IVY CEBALLO | Times]

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
