

Board of Commissioners Meeting

Wednesday, February 20, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



REVISED

**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

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**Board of Commissioners Meeting
Wednesday, February 20, 2019**

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

REVISED

February 20, 2019

PLEASE APPROACH MICROPHONE TO SPEAK AND STATE YOUR NAME FOR THE RECORD, THANK YOU

I. REGULAR MEETING

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

MISSION STATEMENT

The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services, to nurture neighborhoods, provide economic development and self-sufficiency activities for residents, while assuring equal access to safe, quality housing for low and moderate income families, throughout the community.

II. APPROVAL OF MINUTES

- Regular Board Meeting of January 16, 2018

III. PUBLIC FORUM

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

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

- Administration ~ [Caitlyn Liberto](#)
- Properties ~ [Salvador Valdez](#)

V. RESOLUTIONS

2018-4113 [Margaret Jones](#) A RESOLUTION APPROVING A REVISION TO THE ADMINISTRATIVE PLAN TO ALLOW THE APPLICATION OF THE SMALL AREA FAIR MARKET RENTS TO THE PROJECT BASED SECTION 8 AND RAD PROGRAMS.

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

- VI. PRESIDENT/CEO's REPORT**
 - Finance and Related Entities ~ [Susi Begazo-McGourty](#)**
 - Operations and Real Estate Development ~ [Leroy Moore](#)**
 - Finance ~ [Eric Davis](#)
 - Facilities ~ [Terrance Brady](#)
- VII. NOTICES AND UPDATES**
- VIII. LEGAL MATTERS**
- IX. UNFINISHED BUSINESS**
- X. NEW BUSINESS**
- XI. ADJOURNMENT**

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

January 16, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:45 a.m. Other Board members present were Hazel Harvey, James Cloar, Billi Johnson-Griffin and legal counsel Rhonda Stringer. Commissioner Rubin Padgett arrived after approval of the annual and regular minutes. Commissioner Bemetra Simmons was not present for this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Annual Board Meeting of November 28, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Harvey	Present	Commissioner Johnson-Velez	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes

A motion to approve the Minutes of the Regular Board Meeting of November 28, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Harvey	Present	Commissioner Johnson-Velez	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Adrian Nelson](#)
- Properties ~ [Lazaro Perez](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Shacora Small](#)

VI. RESOLUTIONS

At 8:50 a.m. Chairwoman Johnson-Velez opened public forum; a motion was made by Commissioner Cloar and seconded by Commissioner Harvey.

Commissioner Harvey	Yes	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

The Director of Real Estate Development, Mr. David Iloanya presented resolution 2019-4112 during public forum.

2019-4112	AUTHORIZING THE PRESIDENT/CEO TO SUBMIT THE FY2019 PUBLIC HOUSING AGENCY PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
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At 8:53 a.m. a motion was made by Commissioner Johnson-Griffin to close the public forum and seconded by Commissioner Cloar.

Commissioner Harvey	Yes	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

A motion was made by Commissioner Johnson-Griffin to approve resolution 2019-4112 and seconded by Commissioner Harvey:

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

Commissioner Harvey	Yes	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

VII. PRESENTATION

An auditor from Berman Hopkins and LaHamm CPA Firm, Mr. Brian Nemeroff presented the agency's Final Independent Audit. Mr. Nemeroff distributed a summary of the audit to Board members highlighting all items briefed from the five-page summary.

VIII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

Before briefing Board members with her report, the Sr. VP/CFO, Ms. Susi Begazo-McGourty introduced and welcomed the agency's new Finance Director, Mr. Eric Davis.

Ms. Begazo-McGourty was asked to provide a brief presentation regarding how the current government shutdown impacted the agency. The CFO mentioned two major programs, the Housing Assistant Payments (HAP) and the PBCA Contract. Payments from January through March had been confirmed, THA RAD properties will continue to operate because RAD rents and HAP payments were being received. Current projects such as the West River redevelopments may be affected in the long run if the shutdown continues much longer.

Mr. Don Shea, Director of NTHDC and Assisted Housing Director, Ms. Margaret Jones provided additional details regarding operation conditions due to the government shutdown.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore also commented on the government shutdown, he stated that there were many deals in progress, five for West River. The first closing of 2019 was scheduled for late March or early April and may be postponed for a month or so as a result of delays from the shutdown.

As of January 15th, 31 families had moved into the Tempo building at Encore, staff hoped to have the building fully occupied within the next 120 days. Once the Tempo reaches 90% occupancy or better for three months it will be converted to permanent financing, estimated to take place in July or August 2019.

Over the last month there had been increased interest for the commercial lots at Encore. There were ongoing negotiations with hotel developers for both Encore and West River; as well as a multi-family developer that the COO hoped to announce soon.

Mr. Moore did not want to specify regarding one particular deal other than to mention that there was some interest for a grocer at Encore, just in the last couple of weeks.

Commissioners will be contacted to confirm a date for a half-day Board workshop. Two topics to cover at the workshop will be the Strategic Planning Goals and Objectives and Fiscal Year 2019 Budget. Timeframe to consider for a workshop was for late February or early March.

The Director of Real Estate Development, Mr. David Iloanya provided an update on broader Capital and Choice Neighborhood projects. Development Project Manager, Mr. David Hollis was part of Mr. Iloanya's update, which was on the subject of the public art plan at the Encore.

As a response to an inquiry from Commissioner Cloar, Mr. Iloanya stated that the St. James Church was in phase III and was anticipated to be completed July 2019.

The Director of Assisted Housing, Ms. Margaret Jones updated Board members regarding final stages of the Tampa Park Apartments relocation, which started in August. Of the 170 families, 156 were eligible to move out, although 21 had not turned in documents to move as of yet. Other updates included the Annual Race to End Homelessness scheduled for February 16, 2019.

IX. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer updated Board members regarding upcoming community events, such as the Governor's Luncheon scheduled for February 7th at the Florida State Fairgrounds.

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

X. LEGAL MATTERS

None to come before this forum

XI. UNFINISHED BUSINESS

None to come before this forum

XII. NEW BUSINESS

Commissioner Dr. Harvey announced a prom dress event at THA although details were still being discussed. The Commissioner had been in contact with the Director of Program and Property Services, Ms. Stephanie Brown-Gilmore who provided more details from the audience.

XIII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:21 a.m.

Approved this 20th day of February 2019,

Chairperson

Secretary

3. PUBLIC FORUM

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

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4113

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

SAFMR Implementation for the Project Based Section 8 and RAD programs

2. Who is making request:

A. Entity:	Assisted Housing
B. Project:	Administrative Plan
C. Originator:	Margaret Jones

3. Cost Estimate (if applicable):

Narrative:

Requesting to utilize the Small Area Fair Market Rents in the administration of the Project Based Section 8 and RAD program as permitted by PIH Notice 2018-01 page 10 (iii)

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RESOLUTION 2019-4113

A RESOLUTION APPROVING A REVISION TO THE ADMINSTRATIVE PLAN TO ALLOW THE APPLICATION OF THE SMALL AREA FAIR MARKET RENTS TO THE PROJECT BASED SECTION 8 AND RAD PROGRAMS

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

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

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

WHEREAS, Small Area Fair Market Rents were adopted by the agency April 1st, 2018 for the HCV program only. A PHA that chooses to apply SAFMRs to its PBV program must adopt such a policy in its Administrative Plan and must apply SAFMRs uniformly for all projects within its jurisdiction for which notice of owner selection under 24 CFR §983.51(d), regarding owner proposal selection procedures, was made after the effective dates of the agency’s adoption of both SAFMRs and a revised Administrative Plan. For any project where the notice of owner selection was made prior to either or both of these effective dates, the PHA and owner may agree mutually to apply SAFMRs to the project. If the rent to owner will increase as a result of this mutual agreement, then the rent increase shall go into effect no earlier than the first anniversary of the HAP contract and must comply with the requirements of 24 CFR §983.302(b), regarding rent increases.

NOW THEREFORE BE IT RESOLVED THAT:

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the application of Small Area Fair Market Rents to all Project Based Section 8 and RAD programs.

ADOPTED THIS 20th Day of February 2019

Chairperson

Secretary



U.S. Department of Housing and Urban Development Office of Public and Indian Housing

SPECIAL ATTENTION OF:

Public Housing Agency Directors
Public Housing Hub Office Directors
Public Housing Field Office Directors

NOTICE PIH 2018-01 (HA)

Issued: January 17, 2018

This notice remains in effect until amended,
superseded, or rescinded

Subject: Guidance on Recent Changes in Fair Market Rent (FMR), Payment Standard, and Rent Reasonableness Requirements in the Housing Choice Voucher Program

- (1) **Purpose.** This Notice provides guidance on the regulatory provisions implemented under the Small Area FMR (SAFMR) Final rule (FR-5855-F-03, “Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents in the Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs; Final Rule,” published in the *Federal Register* on November 16, 2016). The effective date of the Final rule is January 17, 2017.

In addition to affecting how FMRs are calculated in certain designated metropolitan statistical areas (MSAs), the final rule makes changes to payment standard and rent reasonableness requirements that apply to all public housing agencies (PHAs) administering the Housing Choice Voucher (HCV) program, regardless of whether the PHAs operate in an area where SAFMRs have been adopted.

- (2) **Background.** In the administration of the HCV program, SAFMRs (i.e., FMRs established at the ZIP code–area level) replace the 50th percentile FMRs previously required in metropolitan areas with high concentrations of voucher families. SAFMRs are intended to provide families residing in such areas with access to low-poverty areas by providing rental assistance at a level that makes the higher rents in such areas affordable to them. For HCV-assisted families who reside in metropolitan areas where the use of SAFMRs is mandatory, PHAs are required to use SAFMRs in establishing families’ payment standards.

HUD published a final rule¹ in the *Federal Register* on November 16, 2016, establishing the SAFMR selection parameters and naming 24 metropolitan areas that met the selection criteria and were designated for mandatory use of SAFMRs commencing on October 1, 2017. The final rule became effective on January 17, 2017. On August 10, 2017, HUD

¹ “Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents in the Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs,” 81 Fed. Reg. 221 (November 16, 2016).

exercised the authority under 24 CFR 888.113(c)(4)(iii) to suspend the SAFMR designation for 23 of the 24 designated areas that would have gone into effect on October 1, 2017, until October 1, 2019 (the start of FY 2020). On December 23, 2017, the U.S. District Court for the District of Columbia entered a preliminary injunction, voiding that suspension. This means that the mandatory use of SAFMRs is now in effect for all 24 designated SAFMR areas, which are listed in Appendix A to this notice. PHAs operating in these metropolitan areas must act as quickly as is reasonably feasible to implement the use of SAFMRs by revising any payment standard that is not within the basic range of the SAFMR for the applicable ZIP code area. PHAs are expected to have completed the implementation as expeditiously as possible and no later than April 1, 2018. Any PHA that does not believe it will be able to complete the SAFMR implementation before April 1, 2018, should immediately contact the Office of Public Housing in the local HUD field office for assistance. (MTW agencies should contact the MTW office.)

The final rule also made several regulatory changes to the HCV program with respect to payment standards and rent reasonableness determinations that apply to all PHAs, regardless of whether they operate within a metropolitan area designated for SAFMRs, choose voluntarily to adopt use of the SAFMRs, or choose not to do so.

HUD is issuing this guidance now to help PHAs better understand their options under the final rule. HUD is likely to amend and extend this guidance once it has received and evaluated the complete results of the Small Area FMR Demonstration Evaluation.

In addition to developing this guidance, HUD has established a set of Frequently Asked Questions (FAQ) specific to SAFMRs. To access the FAQs please click the following link: <https://www.hudexchange.info/programs/public-housing/small-area-fair-market-rents/>. Questions may be sent to SAFMRs@hud.gov.

(3) Categories of PHAs. This notice refers to four categories of PHAs:

- (a) “Designated SAFMR PHAs” refers to PHAs that directly administer HCV assistance for any family that resides in a designated SAFMR area (i.e., a metropolitan area where the use of SAFMRs is required). Appendix A lists designated SAFMR areas as of FY 2018.
- (b) “Opt-in SAFMR PHAs” refers to PHAs that are not required to use SAFMRs in a particular area within their jurisdiction but choose voluntarily to do so.
- (c) “Non-SAFMR PHAs” refers to PHAs that are not required to use SAFMRs and choose not to do so.
- (d) “PHAs” refers to any PHA with an HCV program, regardless of SAFMR status.

In the final rule and in this Notice, the term FMR is used collectively to include ZIP code-based SAFMRs, metropolitan area FMRs (MAFMRs), and nonmetropolitan county FMRs.

(4) Changes Affecting All HCV PHAs. The final rule implements a number of HCV provisions that apply to all PHAs.

- (a) Decreases in FMRs. The final rule amends 24 CFR §888.113(b), governing the establishment of 40th percentile FMRs. Based on this amendment, the following standards apply:
- In areas where MAFMRs are in use, any decline in the MAFMR from one year to the next will not exceed 10 percent.
 - In areas where HUD has not required the use of SAFMRs, the SAFMRs for a ZIP Code area will be no lower than 90 percent of the higher of (1) the previous year's SAFMRs for that ZIP Code area or (2) the previous year's MAFMRs.
 - For a HUD-designated SAFMR area (where use of the SAFMRs is required within the metropolitan area by all PHAs), the SAFMRs for a ZIP code area will be no lower than 90 percent of the previous year's SAFMRs for that ZIP code area. In the year that a metropolitan area first transitions to a HUD-designated area, the SAFMRs will also be no lower than 90 percent of the previous year's MAFMRs. However, in all subsequent years following the transition to the HUD-designated SAFMR area, the relationship between the SAFMRs and the MAFMRs will no longer be relevant. The only applicable restriction from that point forward is that the SAFMRs will be no lower than 90 percent of the previous year's SAFMRs for that ZIP code area.
- (b) Rent reasonableness. The final rule changes the percentage decrease in FMRs that triggers the need for a rent reasonableness determination from 5 to 10 percent (see 24 CFR §§982.507(a)(2)(ii), 983.302(a)(2), and 983.303(b)(1)). A rent reasonableness determination will be required only when the decrease in the FMRs from the previous year is exactly 10 percent. (An FMR will never decrease by more than 10 percent from the previous year's FMR, regardless of whether a PHA is voluntarily using SAFMRs, is operating in a designated SAFMR area, or is not using SAFMRs. This outcome results from HUD's decision, described above, to establish SAFMRs at a level that will not decrease by more than 10 percent from the prior year's MAFMR levels.)
- A PHA is still required to redetermine rent reasonableness before any increase in rent to owner and/or if directed by HUD.
- (c) Revisions to payment standard amounts and schedules. The final rule provides that all PHAs must revise and implement their payment standard amount and schedule, if a revision is necessary to stay within the basic range, no later than 3 months following the effective date of the change in the FMR (see 24 CFR §982.503(b)(1)(ii)). For example, if a published FMR that went into effect on October 1, 2018, pushed a PHA's payment standards to 89 or 111 percent of the

FMR, then the PHA would have until January 1, 2019, to revise and implement its payment standard amounts to bring them back within the basic range.

Pursuant to this change, a new payment standard schedule may go into effect on or after the effective date of the published FMR, but no later than 3 months following the effective date of the published FMR. The following scenarios apply:

- (i) For reexaminations of income with an effective date prior to the effective date of the new payment standard schedule, the old payment standard schedule will be used.
- (ii) For reexaminations of income that are effective on or after the effective date of the new payment standard schedule, the new payment standard will be used.
- (iii) The payment standard employed for a newly issued voucher will depend on the effective date of the HAP contract. If the effective date of the HAP contract is before the effective date of the new payment standard schedule, then the old payment standard schedule is used. If the effective date of the HAP contract is on or after the effective date of the new payment standard schedule, then the new payment standard schedule is used.

In order to assure that families are informed about the effect of payment standard changes, HUD recommends that PHAs provide both the old and the new payment standard schedules to families who have been issued a voucher and whose search term will extend beyond the effective date of the new payment standard schedule.

- (d) Exception payment standards. The final rule establishes the following exception payment standard provisions:
 - (i) *Non-SAFMR PHAs.* PHAs that are not using SAFMRs have two options for establishing exception payment standards:
 - (I) MAFMR-based exception payment standards (24 CFR §982.503(c)(2)). As was the case prior to the implementation of the final rule, a non-SAFMR PHA may adopt an exception payment standard above 110 percent up to 120 percent of the published FMR for an area upon approval from the local HUD field office. The final rule changes the parameters used by the local HUD field office in evaluating the request. Prior to the rule, the field office would determine whether the request is justified using either (1) the median rent method or (2) the 40th or 50th percentile rent method. The final rule now allows use of either (1) the median rent method or (2) the 40th or SAFMR method, in accordance with revised 24 CFR §982.503(c)(2)(ii). This change reflects the fact that the 50th percentile rent method is no longer in effect. (Note that 50th percentile FMRs remain in effect for the purpose of determining success rate payment standards.)

- (II) SAFMR-based exception payment standards (24 CFR §982.503(b)(1)(iii)). A non-SAFMR PHA may establish an exception payment standard for a ZIP code area of up to and including 110 percent of the SAFMR determined by HUD for that ZIP code area. Regardless of the level of the exception payment standard compared to the MAFMR, the PHA must simply send an email to SAFMRs@hud.gov to notify HUD that it has adopted an exception payment standard based on the SAFMR. In other words, HUD no longer approves or disapproves the exception payment standard amount under this method, nor does the limitation at 24 CFR §902.982(c)(5), governing the total population of HUD-approved exception areas, apply to exception payment standard areas established for a ZIP code area pursuant to this authority.

A PHA that adopts an exception payment standard pursuant to this authority must apply it to the entire ZIP code area, for both its HCV and, if applicable, PBV program. For the PBV program, this means that the rent to owner may not exceed the new exception payment standard amount, provided the rent is still reasonable (24 CFR §983.301(b)).

A PHA that adopts an exception payment standard area must revise its briefing materials to make families aware of the exception payment standard and the area that it covers.

- (ii) *Designated SAFMR PHAs and Opt-in SAFMR PHAs*. HUD will issue a separate *Federal Register* notice proposing conditions and procedures under which a PHA using SAFMRs may request HUD approval to establish an exception payment standard that exceeds 110 percent of the SAFMR. The requirements at 24 CFR §982.503(c) do not apply to such requests.
- (iii) *Reasonable accommodation requests*. Per 24 CFR §982.505(d),² any PHA may, without HUD approval, establish an exception payment standard of up to and including 120 percent of the FMR if required as a reasonable accommodation for a family that includes a person with a disability. The Small Area FMR rule further clarified that a PHA may request HUD approval to establish a payment standard that exceeds 120 percent of the FMR if necessary as a reasonable accommodation for such a family.
- (e) Decrease in the payment standard amount during the HAP contract term. The Housing Opportunity Through Modernization Act of 2016 (HOTMA) amended the United States Housing Act of 1937 to provide that no PHA is required to reduce a family's payment standard based on a reduction in the FMR. Prior to this

² "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs; Final Rule," 81 *Federal Register* 12354, March 8, 2016.

change, if the amount on the PHA's payment standard schedule decreased during the term of the HAP contract, the PHA was required to use the lower payment standard to calculate the family's HAP beginning on the effective date of the family's second regular reexamination following the effective date of the decrease in payment standard. The final rule amends the voucher program regulations at 24 CFR §982.505(c)(3) to reflect the change made by HOTMA, providing PHAs with three options for applying a decrease in the payment standard amount to families under HAP contract on the effective date of the decrease in the payment standard amount. Specifically, a PHA may adopt one of the policies listed below if there is a decrease to the payment standard schedule during the term of a family's HAP contract:

- (i) *Hold harmless — no reduction in subsidy.* A PHA may continue to use the existing higher payment standard for the family's subsidy calculation for as long as the family continues to receive the voucher assistance in that unit.
- (ii) *Gradual reduction in subsidy.* A PHA may gradually reduce the payment standard amount used to calculate the family's subsidy, phasing in the reduction. The initial reduction in payment standard cannot take place before the effective date of the family's second regular reexamination following the effective date of the decrease in payment standard. Phased-in reductions may proceed annually from the second regular reexamination until the payment standard amount for the family meets the normally applicable payment standard amount on the PHA's voucher payment standard schedule.
- (iii) *No change in policy.* A PHA may continue to use the lower payment standard to calculate the family's HAP beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard.

A PHA's Administrative Plan must indicate how it will handle decreases in the payment standard amount for families under HAP contract. Whatever the policy, the PHA must apply it uniformly to all families. A PHA may establish different policies for designated areas within its jurisdiction (for example, for different ZIP code areas), but within each designated area, the policy must be applied uniformly to all families under HAP contract.

If a PHA chooses to reduce the payment standard for a family under HAP contract, the initial reduction in payment standard cannot take place before the effective date of the family's second regular reexamination following the effective date of the decrease in payment standard. Per 24 CFR §982.516(a), PHAs must conduct a reexamination of family income and composition at least annually. The requirement to conduct an annual reexamination is in effect even if the PHA implements a streamlined income determination for fixed-income families, as is currently permitted under 24 CFR §982.516(a). Even if the PHA conducts a full

income recertification only every three years, it will review the family's payment standard annually as part of the streamlined annual reexamination, and the decrease in payment standard will take effect in the second calendar year after the effective date of the payment standard reduction.

A family that will be affected by a payment standard reduction must receive notice. A PHA must provide such notice in writing 12 months before the effective date of the reduced payment standard amount. This notice is required for any reduction in payment standard, even if the PHA chooses to reduce the payment standard gradually. Appendix B to this Notice provides PHAs with tips for strengthening their written notices to such families.

(5) Adoption of SAFMRs: Designated SAFMR PHAs and Opt-In PHAs. The elements of the final rule that pertain only to designated SAFMR PHAs and opt-in PHAs are presented below, followed by a listing of factors that apply to all SAFMR adopters.

- (a) Designated SAFMR PHAs Only. As discussed in section 4(c) above, section 982.503(b)(1)(i) provides that a PHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range. For a PHA that directly administers HCV assistance to families in metropolitan areas where the adoption of SAFMRs is mandatory, the PHA has no later than 3 months from the effective date of the FMRs to adopt payment standards within the basic range of the SAFMRs. In other words, the PHA must adjust the payment standard for any ZIP code area where the current payment standard falls outside of the basic range of the SAFMR for that ZIP code area.

HUD recommends that any agency that is required to adopt SAFMRs review the SAFMRs for the fiscal year prior to mandatory adoption to estimate the effect of moving from MAFMRs to SAFMRs. For example, if a large number of families residing in the PHA's jurisdiction will experience a decrease in subsidy at the second regular reexamination following the effective date of the mandatory use of the SAFMRs, PHAs will want to consider whether to adopt the *hold harmless* or *gradual reduction in subsidy* options described in paragraph (4)(e) of this Notice.

Since designated SAFMR agencies are required to adopt SAFMRs, they need not amend their Administrative Plans to indicate that they will be doing so. However, all PHAs (including designated SAFMR agencies) must state in its Administrative Plan how it will handle decreases in the payment standard amount for families under HAP contract, even if the agency will not adopt any of the discretionary policies, such as the hold harmless or gradual reduction in subsidy options mentioned above.

- (b) Opt-in PHAs. An agency that administers vouchers in a metropolitan area where the adoption of SAFMRs is *not* required may request approval from HUD voluntarily to adopt SAFMRs.

In evaluating whether to opt in, an agency must compare the applicable SAFMRs and MAFMRs to:

- (i) consider whether adoption of SAFMRs is likely to have an adverse effect on the availability of rental housing that is both affordable and available to program participants and applicants;
- (ii) estimate the effect on families of SAFMR adoption and consider whether to adopt the *hold harmless* or *gradual reduction in subsidy* options described in paragraph (4)(e) of this Notice;
- (iii) identify any areas where the difference between the MAFMR and the (lower) SAFMR is exactly 10 percent and opt-in will therefore trigger the need for rent reasonableness determinations;
- (iv) consider whether to apply SAFMRs to its PBV program, if applicable, in which case PBV-assisted projects may also be subject to a rent reasonableness determination (see paragraph (4)(b)(ii), above).

An agency that chooses to adopt SAFMRs must submit a written request to its local HUD Office of Public Housing via SAFMRs@hud.gov, stating that it has completed the evaluation in paragraph (5)(b), above. The request must indicate the PHA's proposed effective date of SAFMR implementation.

If HUD approves the request, the PHA must then amend its Administrative Plan, stating in its plan that it will operate according to SAFMRs and also identifying any policies it has adopted with respect to SAFMRs (e.g., applying SAFMRs to its PBV program, adopting tenant protections as described in paragraph (4)(e)).

A PHA that opts in to SAFMRs may opt out, returning to the use of MAFMRs, via revision of its Administrative Plan and notification to its local HUD field office (again at SAFMRs@hud.gov), after taking into consideration any disruptions to its program, families, and owners that may result.

- (c) All SAFMR adopters. The items presented below apply to all SAFMR adopters, whether they are designated PHAs or opt-in PHAs.
 - (i) *Exception payment standards.* Exception payment standards that were approved prior to the adoption of SAFMRs may remain in effect, subject to the conditions in the approval letter. In some cases, the amounts previously approved may now fall within the SAFMR basic range and will therefore no longer be exceptions. Any amounts that remain above the basic range must be maintained unless, following the adoption of SAFMRs, an agency subsequently elects to reduce its payment standards or otherwise seeks to establish a higher payment standard (but, see paragraph (4)(d)(ii), above), in which case another waiver must be requested and approved before the new, higher payment standard may be adopted.

- (ii) *Establishing payment standards within the basic range and payment standard groupings.* As is the case for any FMR area, the payment standard amount for the ZIP code area must be within the basic range (90 to 110 percent) of the SAFMR for the ZIP code area (unless an exception payment standard is in effect for the area). As discussed in paragraph (4)(c) above, the PHA is required to revise its payment standard amount and schedule if the payment standard amount for the ZIP code area is outside of the basic range (unless the payment standard is an exception payment standard or a payment standard below the basic range that was previously approved by HUD). If the payment standard amount for the ZIP code area is within the basic range, the PHA may revise its payment standard amounts at any time for the ZIP code area, provided the revised payment standard amount remains within the basic range.

The PHA establishes the payment standard amounts for the ZIP code area for a unit size at any level between 90 percent and 110 percent of the published SAFMR for that unit size. The percent of the SAFMR that the payment standard equals may vary between different unit sizes and from ZIP code area to ZIP code area. For example, in lieu of establishing a unique payment standard for each ZIP code area within its jurisdiction, a PHA may use this flexibility to establish payment standards for “grouped” ZIP code areas, provided the payment standard in effect for each grouped ZIP code area is within the basic range of the SAFMR for each ZIP code area in the group. So, for example, a PHA could establish a payment standard schedule that falls within the basic range for a group of ZIP code areas and identify that group of ZIP code areas as Group A, another as Group B, and so on.

Exhibit 1: Example of Payment Standard Groupings of ZIP Code Areas				
ZIP Code	SAFMR	Basic Range	Payment Standard	Group
90012	\$1,490	\$1,341-1,639	\$1,440	A
90013	\$1,630	\$1,467-1,793	\$1,630	B
90014	\$1,810	\$1,629-1,991	\$1,630	B
90015	\$1,180	\$1,062-1,298	\$1,100	C
90016	\$1,340	\$1,206-1,474	\$1,440	A
90017	\$1,090	\$981-1,199	\$1,100	C

Adopting groups, as illustrated above, may help to minimize the administrative burden of managing multiple payment standard areas.

- (iii) *Applicability of SAFMRs to the project-based voucher (PBV) program.* No PHA is required to use SAFMRs for its PBV program. Thus, a PHA that operates under SAFMRs must determine whether to apply MAFMRs or SAFMRs to its PBV program.

A PHA that chooses to apply SAFMRs to its PBV program must adopt such a policy in its Administrative Plan and must apply SAFMRs uniformly for all projects within its jurisdiction for which notice of owner selection under 24 CFR §983.51(d), regarding owner proposal selection procedures, was made after the effective dates of the agency’s adoption of both SAFMRs and a revised Administrative Plan. For any project where the notice of owner selection was made prior to either or both of these effective dates, the PHA and owner may agree mutually to apply SAFMRs to the project. If the rent to owner will increase as a result of this mutual agreement, then the rent increase shall go into effect no earlier than the first anniversary of the HAP contract and must comply with the requirements of 24 CFR §983.302(b), regarding rent increases.

For any PBV project to which SAFMRs have been applied, an owner and PHA may not subsequently choose to apply the MAFMR, even if the PHA changes its policy so that SAFMRs will no longer apply to its PBV program.

In considering whether to adopt SAFMRs for its PBV program, HUD recommends that a PHA compare the HAP contract rents of *current* PBV-assisted projects (if any) within their jurisdiction with what the rents would be under a SAFMR regime. Consider the examples below:

Exhibit 2: Example of Higher PBV Maximum Rent to Owner under SAFMRs				
ZIP Code	MAFMR	Maximum Rent to Owner	SAFMR	Maximum Rent to Owner
90010	\$1,545	\$1,700	\$2,130	\$2,343
90013	\$1,545	\$1,700	\$1,630	\$1,793
90014	\$1,545	\$1,700	\$1,810	\$1,991
90024	\$1,545	\$1,700	\$2,290	\$2,519
90025	\$1,545	\$1,700	\$2,000	\$2,200

If the adoption of SAFMRs would create a significant discrepancy in individual ZIP code areas between existing PBV-assisted projects and newly developed projects under an SAFMR regime, then PHAs will want to consider the effect on neighborhoods and HCV applicants and program participants before taking a decision about whether to adopt SAFMRs for their PBV program. Consider the ZIP codes described above, for example.

A family can reside in any of these ZIP codes at lower cost to the PHA under MAFMRs than SAFMRs. If the PHA has existing properties in these ZIP codes, then it may not make sense to adopt SAFMRs.

Exhibit 3: Example of Lower PBV Maximum Rent to Owner under SAFMRs				
ZIP Code	MAFMR	Maximum Rent to Owner	SAFMR	Maximum Rent to Owner
90005	\$1,545	\$1,700	\$1,190	\$1,309
90006	\$1,545	\$1,700	\$1,170	\$1,287
90011	\$1,545	\$1,700	\$1,240	\$1,364
90029	\$1,545	\$1,700	\$1,230	\$1,353
90033	\$1,545	\$1,700	\$1,170	\$1,287

Alternatively, if a PHA adopts PBVs and places properties in any of the ZIP codes described above, the PHA may be called upon to justify why it is paying so much more for some projects than others. Despite the change in rules that provides an explanation for the difference, a PHA may face pressure to terminate (or at least not extend) the PBV HAP on pre-SAFMR properties, with potential consequences for tenants, lenders, and investors. If an owner has 30-year debt on the project and the appraised value has declined at the point of extension due to the adoption of SAFMRs, then the adoption of SAFMRs could create problems.

- (iv) *Portability and vouchers administered outside of SAFMR areas.* The vouchers of families who port will be administered according to the policies of the receiving PHA (as the term is used for portability purposes). If the receiving PHA is operating under SAFMRs, then the family’s voucher will be administered using SAFMRs. If the receiving PHA has not adopted SAFMRs, then the family’s voucher will not be administered using SAFMRs (regardless of whether the initial PHA uses SAFMRs). Likewise, if a PHA operates in a SAFMR area but also administers vouchers outside of that SAFMR area, then the vouchers that are administered outside of the SAFMR area will be administered using MAFMRs. If such a PHA wishes to apply SAFMRs to vouchers administered outside of a SAFMR area, then the PHA must request HUD approval to do so following the requirements of paragraph (5)(b).
- (v) *Special Housing Types.* If use of the SAFMR has been designated for a metropolitan area or a PHA has voluntarily chosen to use SAFMRs, the SAFMRs apply to all tenant-based vouchers, including special housing vouchers.

All special housing types are subject to the SAFMRs. For example, under the Single Room Occupancy (SRO) special housing type, the payment standard is 75 percent of the zero-bedroom payment standard amount on the PHA payment standard schedule. If the PHA revised the payment standard schedule as a result of the applicability of SAFMRs, the payment standard for SRO units would likewise be revised to reflect 75 percent of the applicable zero-bedroom payment standard amount.

Revisions to the payment standard as a result of the implementation of SAFMRs would also apply to the voucher homeownership program at 24 CFR §§982.625 through 982.641. The PHA must use the same payment standard schedule and payment standard amounts for the homeownership option as for the rental voucher program. The same protections that the PHA may employ for families under HAP when the payment standard decreases would apply to families assisted under the voucher homeownership option. Furthermore, the payment standard for a voucher homeownership family is always the greater of the payment standard used at the commencement of homeownership assistance for occupancy of the home or current payment standard in effect at the most recent regular reexamination.

- (vi) *Optional reporting.* HUD’s Office of Policy Development and Research (PD&R) has developed a mobile application that delivers the most current FMR and Income Limit information to a mobile user based on the GPS location of their mobile device (available at https://www.huduser.gov/portal/pdr_mobile.html). In order to provide additional information to voucher families searching for a unit, PD&R would like to include payment standards in the application. PHAs that are willing to provide their payment standard information to HUD may do so by contacting PD&R at SAFMRs@hud.gov.

(6) **Applicability of SAFMRs to Moving to Work (MTW) agencies.** An MTW PHA that operates in a mandatory SAFMR metropolitan area may be exempt from use of SAFMRs. An individual MTW PHA is exempt from the requirement to use SAFMRs if that agency has an alternative payment standards policy in its HUD-approved Annual MTW Plan. An MTW PHA that does not have such a policy in its HUD-approved Annual MTW Plan is required to use SAFMRs as outlined in the final rule. Any MTW PHA that does not operate in a metropolitan area where the use of SAFMRs is mandatory may choose to adopt SAFMRs, following the procedures outlined in this Notice.

(7) **Inapplicability of SAFMRs to other HUD programs.** SAFMRs do not apply to any programs other than the HCV program. Other programs that use FMRs (e.g., HOME Investment Partnerships Program) continue to use MAFMRs regardless of whether SAFMRs have been designated for HCV tenant-based assistance within the same metropolitan area. The use of SAFMRs in HUD’s Rental Assistance Demonstration (RAD) is addressed in Notice PIH 2012–32 (HA) H–2017–03, REV–3, which was published on January 12, 2017, and was in effect at the time of publication of this notice.

Generally, under RAD, an owner may use the SAFMR in place of the metropolitan area FMR in the computation of PBV rents, with HUD approval.

(8) Impact of Final rule on current 50th percentile FMR areas. The final rule eliminates the regulations that had governed the establishment of FMRs using 50th percentile rents and establishes requirements for the transition of 50th percentile FMR areas. A PHA that is operating in a metropolitan area in which 50th percentile FMRs are effective, and for which the 3-year period has not expired prior to January 17, 2017, will, for the purposes of the HCV program, transition out of the use of 50th percentile FMRs, as follows.

- (a) A PHA that is operating in a metropolitan area that is designated for SAFMRs shall transition to the use of SAFMRs, as of the effective date of the area's SAFMR designation.
- (b) A PHA that is operating in an area that is not designated for SAFMRs may choose one of the following options:
 - (i) Adopt SAFMRs without regard to the expiration of the 3-year period.
 - (ii) Remain subject to 50th percentile FMRs until the expiration of the 3-year period, then revert to the use of 40th percentile FMRs.
 - (iii) Revert to the use of the 40th percentile MAFMRs at the end of the 3-year period and then establish exception payment standards for a ZIP code area of up to and including 110 percent of the relevant SAFMR area by notifying HUD, as described in paragraph (4)(d)(ii)(II) of this Notice.
 - (iv) If a PHA scored the maximum number of points on the SEMAP deconcentration bonus indicator in the prior year or in two of the last three years (24 CFR §982.503(f)), then, upon the expiration of the 3-year period, it may request HUD approval of payment standard amounts based on the 50th percentile rent in accordance with 24 CFR §982.503(f), governing payment standard protections for PHAs that meet deconcentration objectives. The request must be made to the local HUD field office during the period between the release of revised FMRs and the effective date of those FMRs.

PHAs interested in more information on 50th percentile areas should review HUD's FY 2018 FMR *Federal Register* notice. This notice is available at:

<https://www.huduser.gov/portal/datasets/fmr/fmr2018/FY2018-FMR-Preamble.pdf>

(9) Suspension of SAFMRs or Temporary Exemption for an Individual PHA. The regulations at 24 CFR §888.113(c)(4) provide that HUD may suspend a SAFMR designation from a metropolitan area, or may temporarily exempt a PHA in a designated SAFMR area from use of the SAFMRs, when HUD by notice makes a documented determination that such action is warranted. The process for reviewing whether a suspension or temporary exemption is warranted may be initiated by HUD or at the request of a PHA.

- (a) Suspension by HUD. In the event HUD determines that it is necessary to suspend an area's SAFMR designation or temporarily exempt an individual PHA from use of the SAFMRs within a designated SAFMR area, HUD will issue a Notice of Suspension or Exemption with information on the adverse rental market condition that is the reason for the suspension, the duration and timing of the suspension, and other details as HUD determines necessary. HUD may take either action by itself or upon request by a PHA or PHAs as described below.
- (b) Suspension of an SAFMR designation for the metro area or exemption from use of the SAFMRs for a PHA at the request of a PHA. PHAs may request either (1) a suspension of the Small Area FMR designation for a metropolitan area or (2) a temporary exemption from use of the SAFMRs within the designated SAFMR area for an individual PHA. In both cases, the request must be based on a documented finding of an adverse rental housing market condition specific to the area or PHA requesting a suspension or temporary exemption. If the request is for a suspension of the SAFMR designation for the metropolitan area, the requesting PHA or PHAs must administer more than 50 percent of the vouchers leased in the metropolitan area. PHA requests for suspension or exemption must be emailed to SAFMRs@hud.gov.
- (c) Adverse rental housing market condition. Adverse rental housing market conditions may include, but are not limited to, current vacancy rates falling below four percent (insufficient supply); a sudden influx of families into the metropolitan area (demand shock); a sudden loss of rental units (supply shock); a rapid increase in the PHAs per unit costs (PUC) causing the PHA to experience a funding shortfall (supply or demand shocks). Adverse rental housing market conditions may apply to the broad rental housing market, or may apply to the part of the rental market that is affordable and available to HCV families. For example, declining success rates and increasing rent burdens despite PHA owner outreach efforts may be evidence of adverse rental market conditions for HCV families due to lack of units that are both affordable and owned by owners willing to participate in the HCV program. There are likely to be other circumstances that cause adverse rental market conditions and HUD will review the documentation of these conditions on a case by case basis.

(10) **Paperwork Reduction Act.** The information collection requirements contained in this Notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3520) and assigned OMB control number 2577-0169.

/s/

Dominique Blom
General Deputy Assistant Secretary
Office of Public and Indian Housing

APPENDIX A — METROPOLITAN AREAS WHERE THE USE OF SAFMRs IS MANDATORY AS OF FY 2018

Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area
Bergen-Passaic, NJ HUD Metro FMR Area
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area
Chicago-Joliet-Naperville, IL HUD Metro FMR Area
Colorado Springs, CO HUD Metro FMR Area
Dallas, TX HUD Metro FMR Area (Dallas-Plano-Irving, Texas Metro Division)
Fort Lauderdale, FL HUD Metro FMR Area
Fort Worth-Arlington, TX HUD Metro FMR Area
Gary, IN HUD Metro FMR Area
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area
Honolulu, HI MSA
Jackson, MS HUD Metro FMR Area
Jacksonville, FL HUD Metro FMR Area
Monmouth-Ocean, NJ HUD Metro FMR Area
North Port-Sarasota-Bradenton, FL MSA
Palm Bay-Melbourne-Titusville, FL MSA
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA
Pittsburgh, PA HUD Metro FMR Area
Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area
San Antonio-New Braunfels, TX HUD Metro FMR Area
San Diego-Carlsbad, CA MSA
Tampa-St. Petersburg-Clearwater, FL MSA
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area
West Palm Beach-Boca Raton, FL HUD Metro FMR Area

APPENDIX B

Tips for PHAs on language to include in any written notice to families who will experience a reduction in subsidy due to a decrease in the payment standard.

- Provide a simple, clear letter, mailed directly to the family. This approach is preferable to a general meeting or training, even if all families are invited.
- Provide the notice at least one year in advance of the effective date of the lower payment standard and change in the HAP calculation for the family. Even a second notice sent less than a year before the date of implementation of the lower payment standard can not make up for proper notice (i.e., notice sent at least one year in advance of the implementation date of the lower payment standard).
- In the letter, clearly define and explain the term “payment standard,” and explain how a change in the payment standard is likely to affect the family’s subsidy. Do not assume that the family understands what is meant by “payment standard” or the connection between a change in the payment standard and a change in their subsidy. Include a sample calculation to illustrate the likely effect of the change.
- Identify a point of contact for families who have questions or wish to seek new housing, given the change. Make clear whom families may contact if they have questions, as well as how to contact that person.

All materials provided to residents communicating a change in their subsidy must be presented in a manner that is accessible for those with hearing and/or vision impairment, in addition to those with limited English proficiency, as described below.

- Effective Communication Requirements. All notices and communications must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act, Title II of the ADA, and implementing regulations. Recipients must provide appropriate auxiliary aids and services necessary to ensure effective communication, which includes ensuring that information is provided in appropriate accessible formats as needed (e.g., Braille, audio, large type, assistive listening devices, sign language interpreters, accessible websites, and other electronic communications). See 24 CFR §8.6; 28 CFR §35.160.
- Limited English Proficiency (LEP) Requirements. Recipients of HUD funds must take reasonable steps to ensure meaningful access to their programs and activities to LEP individuals. See HUD’s published Final Guidance to Federal Financial Assistance Recipients: Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance), 72 Fed. Reg. 2732, for more information.

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

Regular Full-Time Employees	186
Temporary Full-Time Employees	26
Temporary Part-Time Employees	6
Total Employees	218

GENDER

Male	89
Female	129
Total Employees	218

ETHNIC ORIGIN

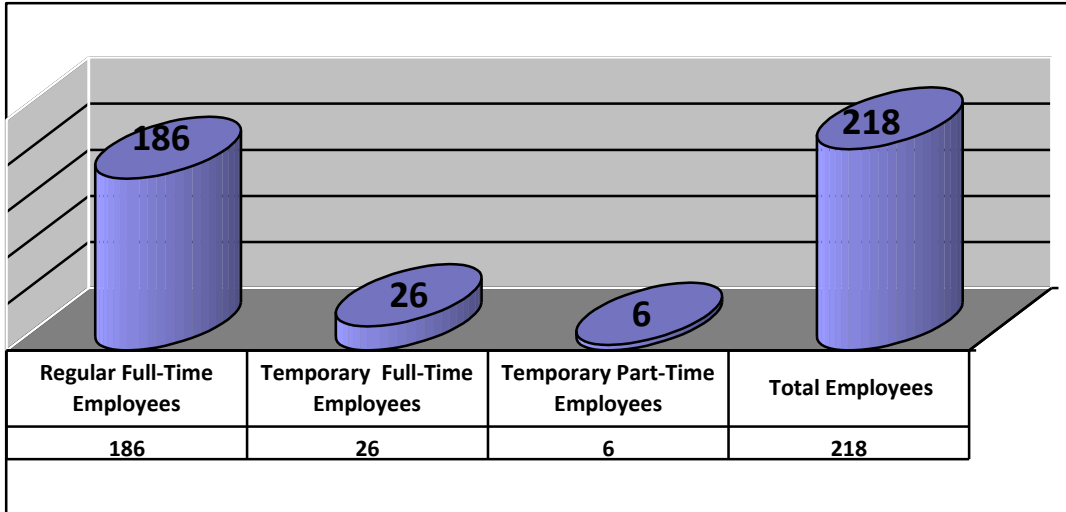
African American	120
Caucasian	27
Hispanic	64
Other	7
Total Employees	218
Residents Employment	(12) = 5.5%

	January	FY18
NEW HIRES	7	36
PROMOTIONS	0	13
TERMINATIONS	2	10
RESIGNATIONS	2	22
RETIREMENTS	0	7

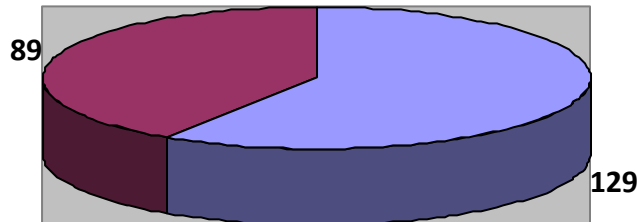
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

DEPARTMENT	PROPERTY	TITLE	D-O-H
<u>Assisted Housing</u>			
	Section 8	Homeownership Counselor	12/2/13
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	Section 8	Sustainability Ambassador Coach	4/30/18
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			12

TOTAL STAFFING

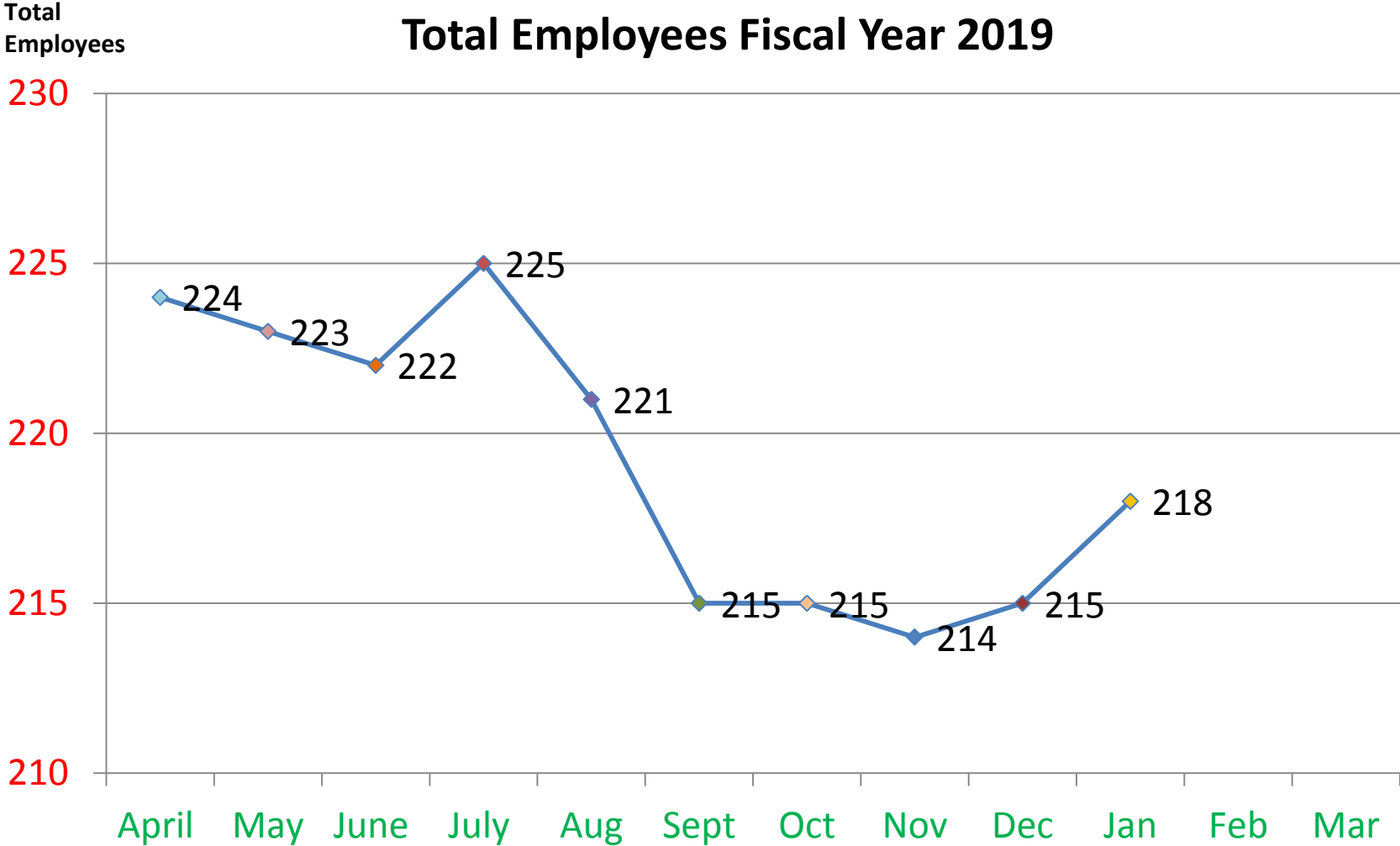


GENDER



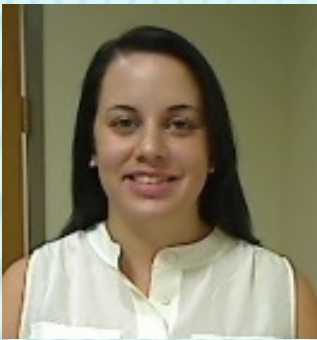
Female Male

Total Employees at Tampa Housing Fiscal Year 2019



FEBRUARY EMPLOYEE OF THE MONTH

ASSISTED HOUSING ADMINISTRATION



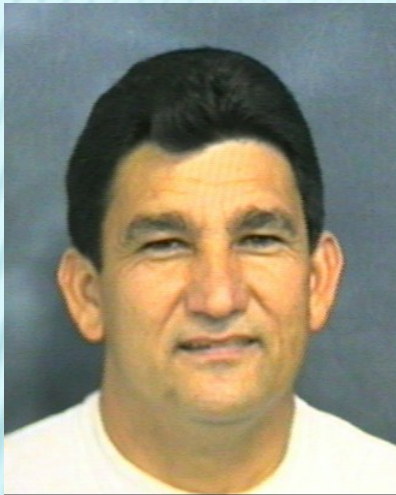
Caitlyn Liberto

Caitlyn Liberto has been with the Tampa Housing Authority for approximately five years; she began as an intern in the Bridges Program for PPS and was then hired by the Assisted Housing Department over 2 years ago.

Caitlyn became a Project Housing Counselor during the commencement of the Rental Assistance Demonstration conversion and had to learn various regulations for both RAD and Project Based Programs. She took on her role as Project Based/RAD Housing Counselor with a strong work ethic and a willingness to learn and has represented this position well. Caitlyn handles our assisted living facility property, Palm Terrace , along with MLK (homeless project), MHC (homeless project), project based, and RAD properties by effectively working with the property staff and keeping organized records. She had such an impact with all the programs that the 3rd party managing agents for the various programs provided such positive feedback on her performance and asked that she remain in that position.

She continues to work hard and learn the Assisted Housing Department programs with a positive attitude and determination. Caitlyn is professional and reliable and continues to be a valuable member of the RAD/Project Based team. Ms. Liberto is a dedicated employee and a team player, she is always at the forefront when the department is short staffed to assist with clients not on her caseload and jumps in to process files when needed without question. Caitlyn is also always making herself available to assist new staff in training and is open to answering questions to help her co-workers, she is a definite asset to the department and the agency.

FEBRUARY EMPLOYEE OF THE MONTH SOUTHERN SCATTERED SITES PROPERTIES



Salvador Valdez

Salvador Valdez has been a valued THA employee for the last 32 years. His dedicated service to this agency is greatly appreciated. As a master carpenter Salvador is relied on by his peers for his carpentry expertise.

Salvador has great work ethic and displays attention to detail with every task he takes on. He does not complain and his friendly and professional demeanor is why he is well liked by the staff and the residents at the Arbors community.

It gives me great pleasure to nominate Salvador Valdez for 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 2019

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	59%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	0%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	33%
Village Link-Up	\$143,774	21%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	18%
Jobs Plus Initiative (JPI)	\$2,500,000	45%
City of Tampa Housing Counseling	\$60,000	33%
Johnson Controls	\$50,000	33%

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

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

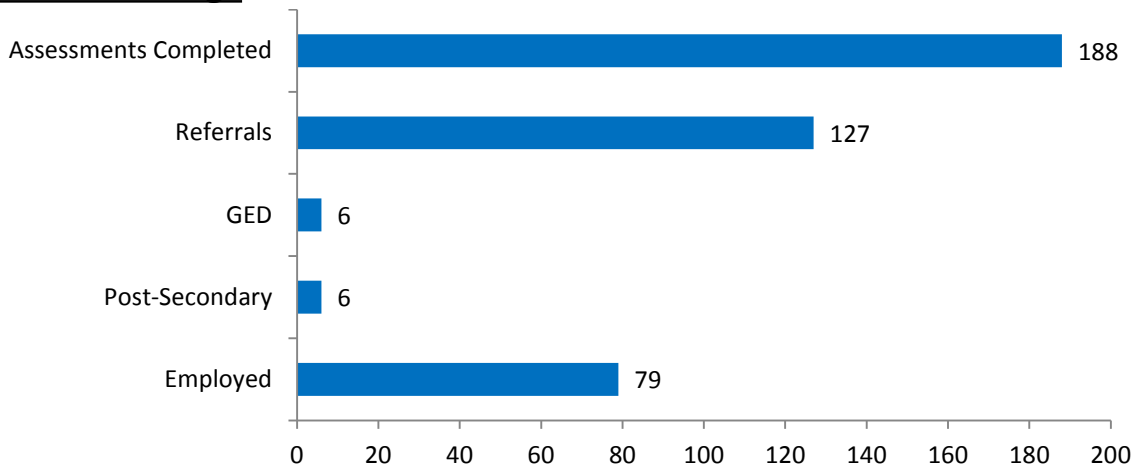
Grant Period: March 24th, 2016 – May 4th, 2019

Grant Amount: \$682,560.00

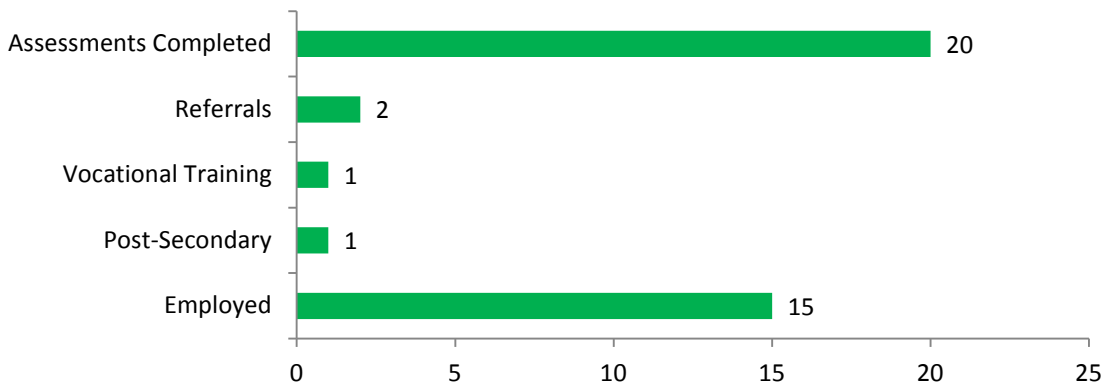
Completion Rate: 59%

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

Robles Park Village

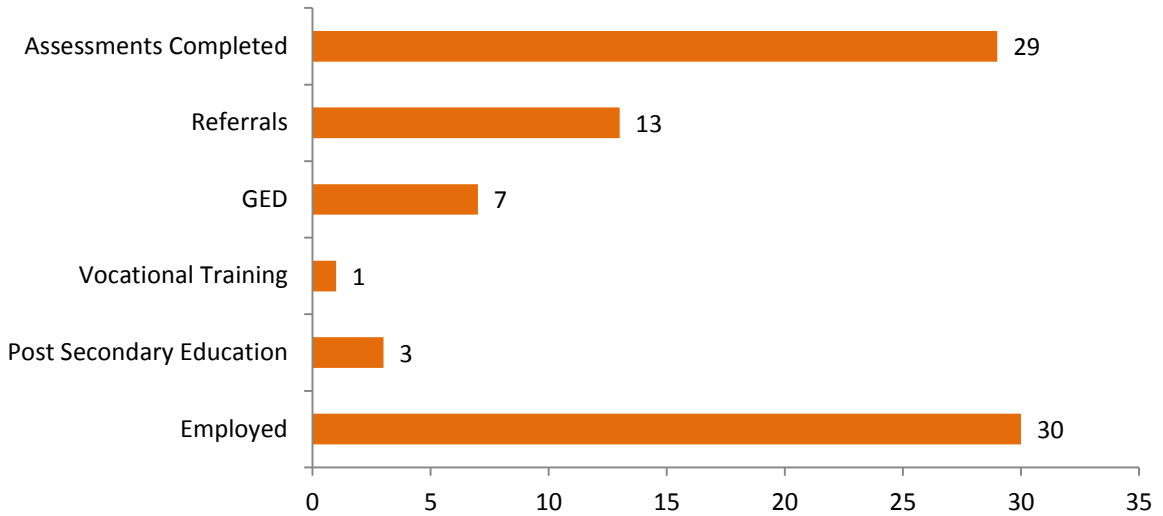


Arbors at Padgett Estates

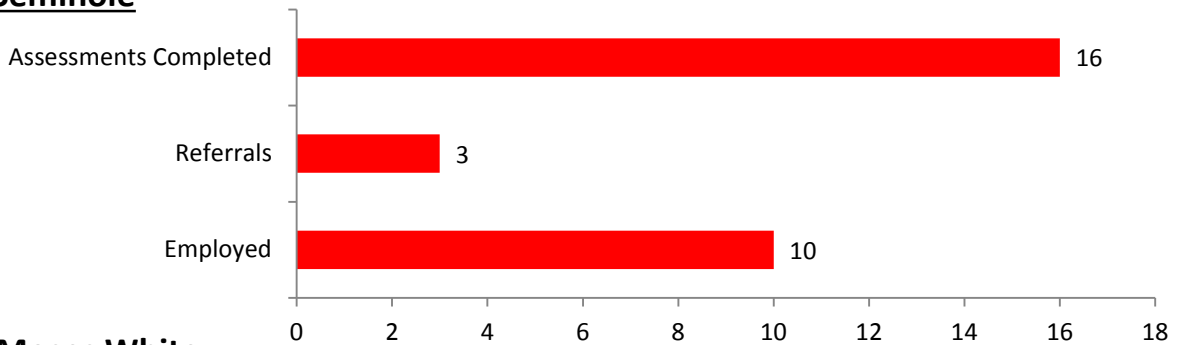


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JANUARY 2019**

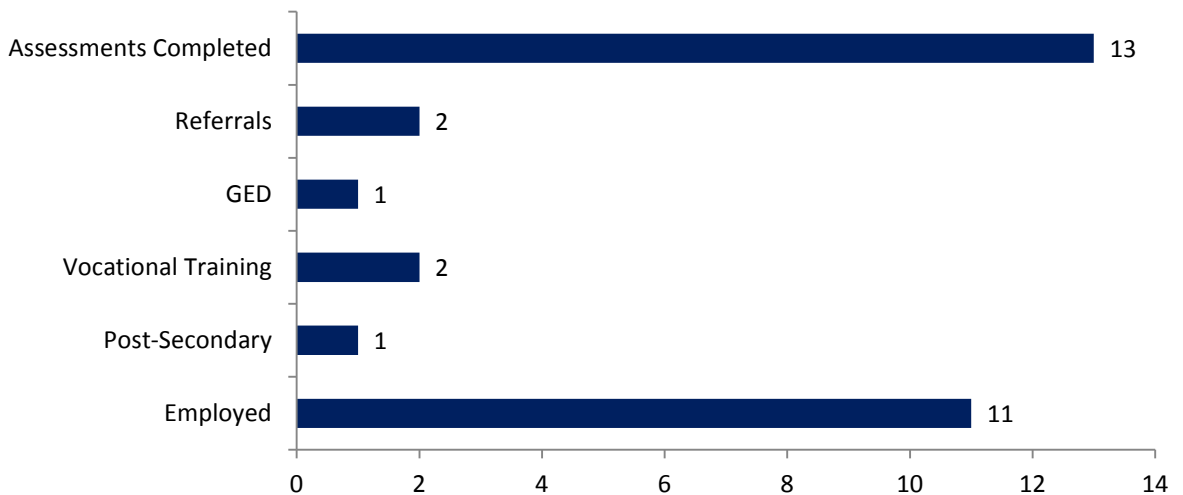
C. Blythe Andrews



Seminole



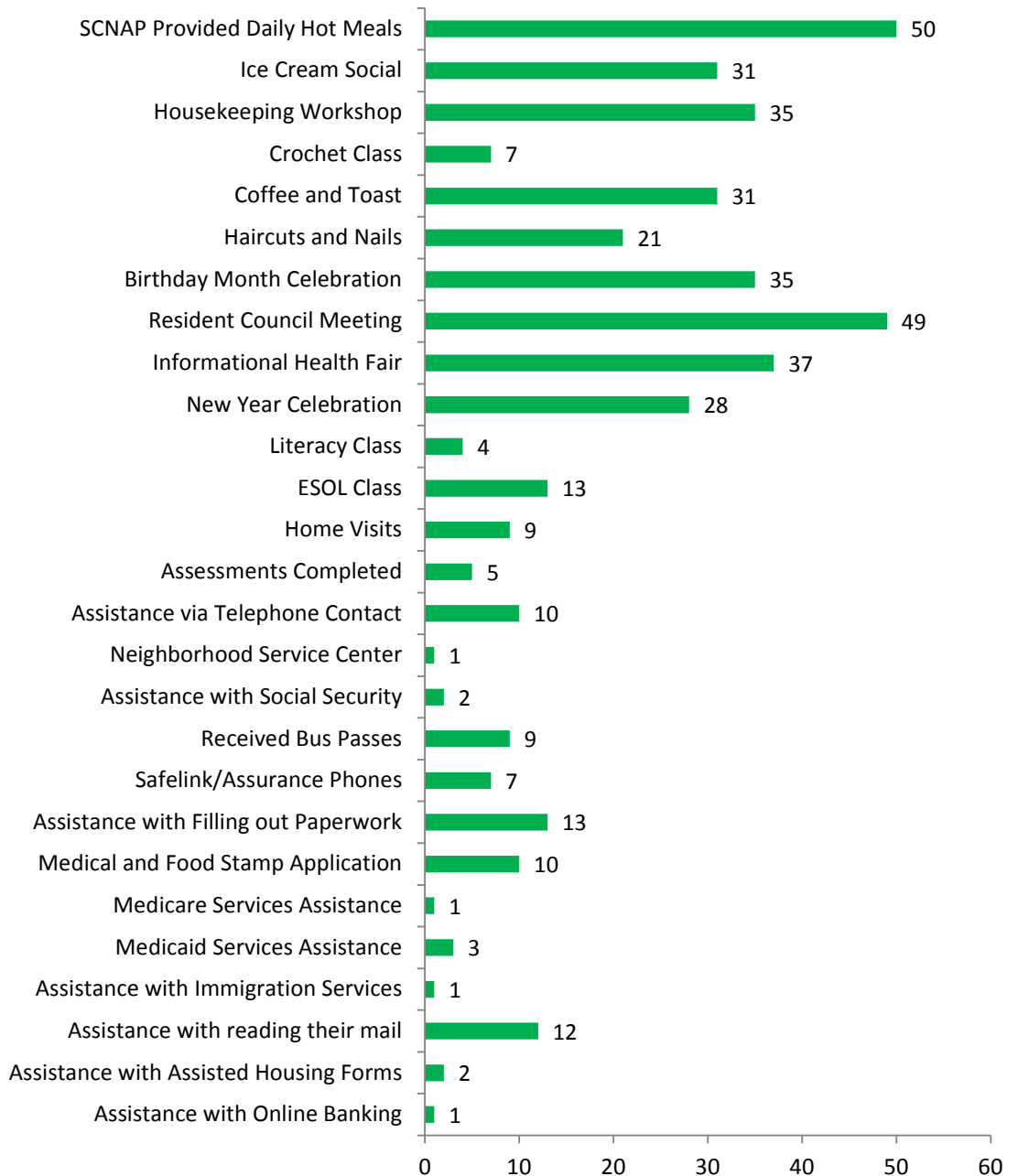
Moses White



ELDERLY SERVICES JANUARY 2019

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

Monthly Activities and Resident Participation JL Young - 450 Units, 41 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JANUARY 2019

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

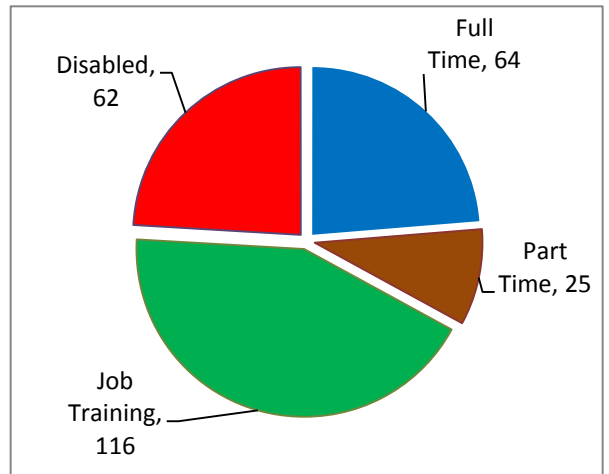
Choice Neighborhood Initiative (CNI)

Participant Enrollment

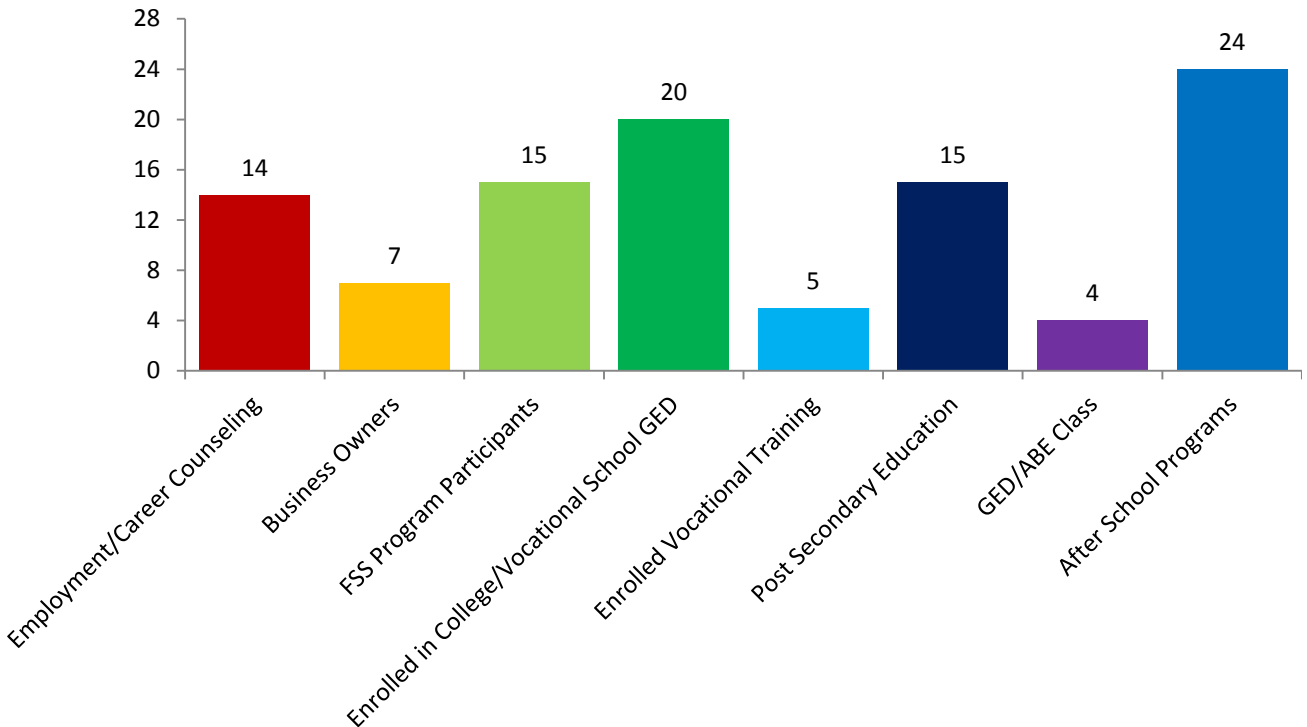
658 Participants Enrolled
 184 Active Families

Original Residents who moved back to Encore (26)
 Newly Targeted Residents at the Encore (550)

- Ella – 123
- Reed – 210
- Trio - 237



Participant Services

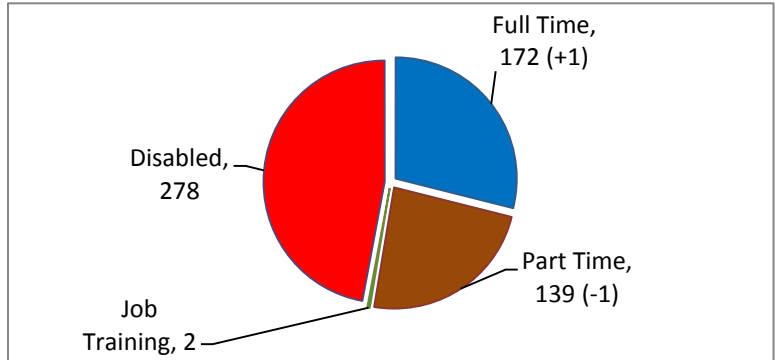


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
JANUARY 2019**

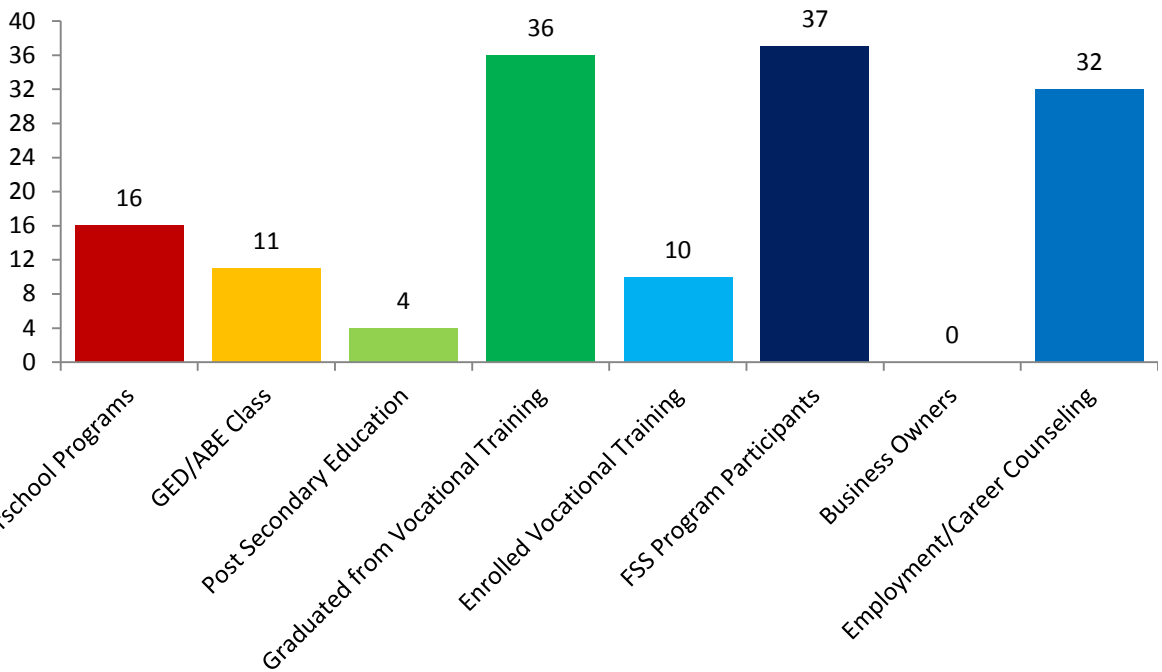
West River Initiative

Participant Enrollment

1709 Participants Enrolled
677 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD JANUARY 2019

Grant Period: February 1, 2019 – May 31, 2022
Grant Amount: \$1,075,472
Completion Rate: 0%

Program Description:

The THA YouthBuild Program is an initiative with the primary purpose of establishing employable job skills for at-risk and high school drop outs, ages 16-24. The Tampa Housing Authority is partnering with YouthBuild USA, which will assist in the administration of the Construction training of THA participants.

The YouthBuild USA program is comprised of five (5) components: Leadership, Education, Case Management, Construction Training, and Career Development.

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students					
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%					
Attainment of Degree/ Certification	85%					
Placements Employment/ Secondary Education	74%					
Additional Certifications:						

Monthly Highlights:

- THA YB received a new 3 year YouthBuild Grant worth \$1,075,472

Upcoming Events:

- Start of the new YouthBuild Grant Orientation in February
- Cohort one will begin in June 1st, 2019

Location: Hillsborough County

Grant Period: July 1st, 2018 – June 30th, 2019

Grant Amount: \$191,724

Completion Rate: 33%

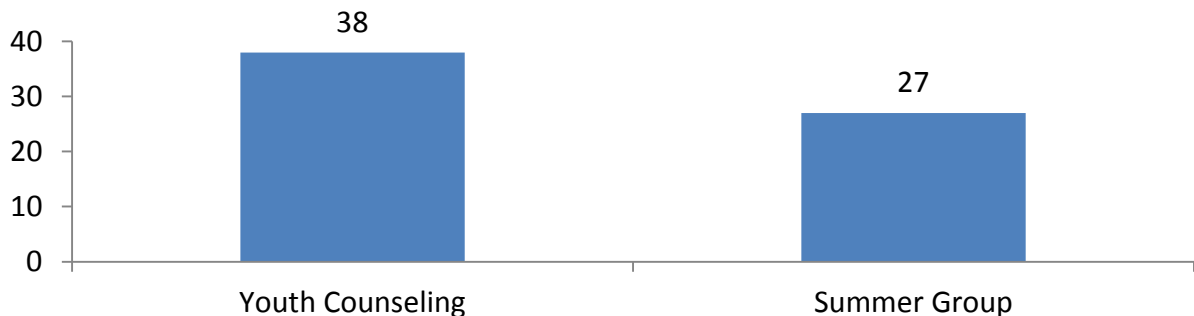
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors 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 seven (5) staff (Program Manager, Contracted Case Manager, Data Specialist, and two interns).

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2019

Accomplishments:

- Sixty-five (65) active cases in 2018-2019 Fiscal Year.



Monthly Highlights:

- January 7 – Interns’ first day at agency
- January 8 – Interns’ first full day of training commenced
- January 18 - Program Manager attended DJJ Circuit Advisory Board Meeting
- Interns are contacting community agencies for outreach visits (i.e. Frameworks, Tampa Bay Academy of Hope, Kinship Care)

Upcoming Events:

- Planning group sessions at district schools (i.e. Plant City High School)
- February 18th – 19th - EAR Meeting & "Hill Day"
- April 8th – 10th – Spring Quality Improvement Committee

Location: Robles Park VillageGrant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$143,774

Completion Rate: 21%

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.

THA will partner with each child's school to promote parent involvement through parent conferences, workshops, PTA, Parent University, and other school events. Throughout the program year THA will provide workshops that focus on parent engagement skills, learning how to navigate the school system, building tools for student success, relationship building, self-empowerment, and building social capital. These workshops will be relevant and taught in a safe environment by trained facilitators from Free4Ever Now International and Project Link. An essential part of this program will be to encourage our clients to become more engaged with their surrounding community and increasing their social capital.

Empowerment Evaluation Matrix/Work Plan OutcomesAt least **80%** of a minimum of 50 families have improved family wellbeingAt least **85%** of a minimum of 50 families have increased social supportsAt least **85%** of a minimum of 50 families have increased concrete supportsAt least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school**Monthly Highlights:**

- January 9th – Administrative Services Organization (ASO) Training @ the Children's Board
- January 16th – First Parent Workshop at RPV facilitated by Free 4 Ever International, Inc. – Every 2nd & 4th Wednesday to be held at the Resident Council office @ 11am
 - First (3) Sessions – “Personalities of You & Your Family”
- January 23rd – Site Visit by Children's Board @ 10am
- January 25th – Program Manager met with Project Link and Allen Temple to discuss services for the community

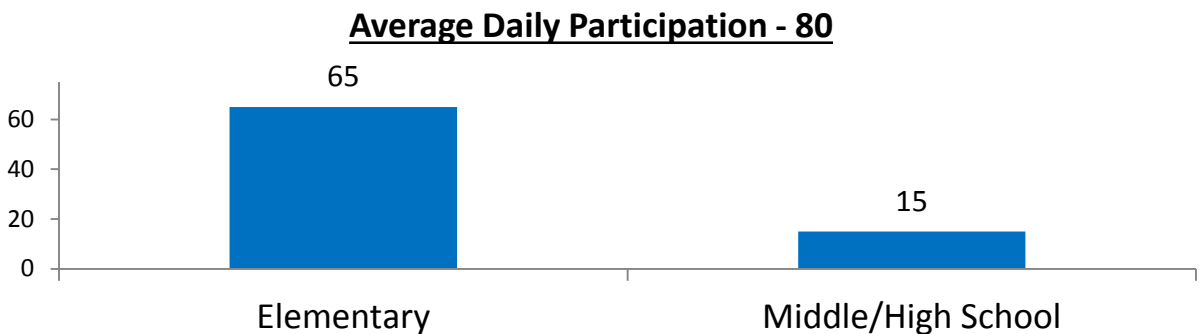
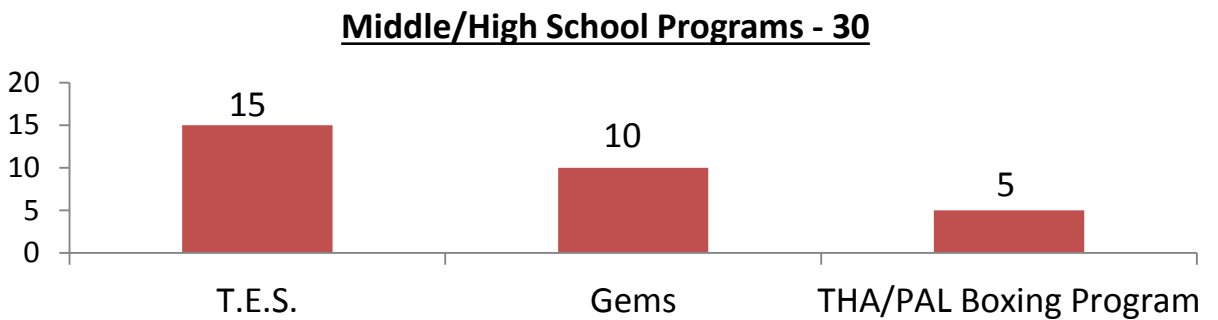
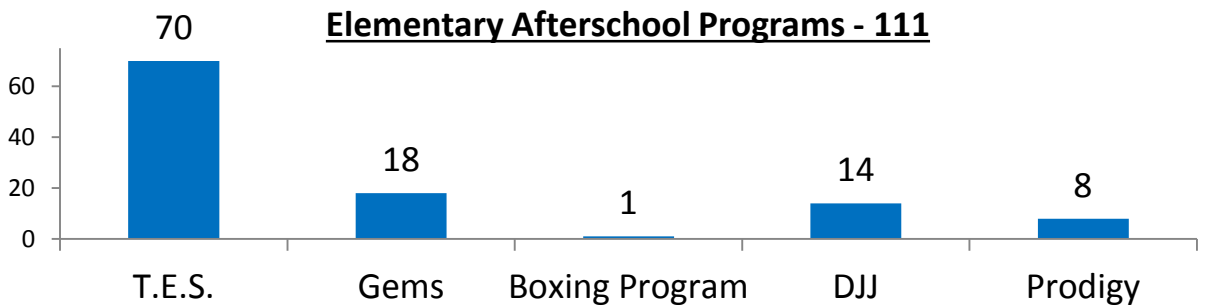
Upcoming Events:

- March 4th – Village Link-Up Recruitment Community Event – 11am – 1pm

OAKS AT RIVERVIEW COMMUNITY CENTER JANUARY 2019

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

Oaks at Riverview Community Center Participation – Total Attendance – 141



Summer/After School Services Program JANUARY 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,377

Completion Rate: 72%

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	12
September	14
October	14
November	14
December	14
January	16



Location: Oaks at Riverview Community Center

Grant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$60,000

Completion Rate: 18%

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 dates February 4th - grade levels include Elementary School (**Mondays for 1 ½ hours –2:00pm – 4:30pm**)
- **Dance Class - Carrie Harmon** Start dates January 22nd – grade levels include Elementary School (**Tuesdays & Thursdays for 1 ½ hours –3:00pm – 4:30pm**)

Events:

- February 4th - Visual Arts Class begins

Month	Number of Students Enrolled
December	7
January	20
Total	27



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).

Monthly Participation – January 2019

	Property	# Registered Scouts	# Attended
Pack 803	Trio	33	9
Crew 803	Trio	9	7
Pack 804	Robles	73	47
Troop 804	Robles	48	27
Pack 805	North Blvd	38	3
Troop 805	North Blvd	10	1
Pack 806	C. Blythe Andrews	40	21
Troop 806	C. Blythe Andrews	17	8
Pack 807	ORCC	13	12
Troop 807	ORCC	10	7
Total		291	142

Monthly Highlights

- January 3rd - Roller Skating Day – United Skates of America – 40 Scouts attended
- January 11th – 12th Tree Planting Weekend – 12 Scouts Attended
- January 19th - Gasparilla Children’s Parade – 21 Scouts Attended
- January 21st - Martin Luther King Junior Parade – 8 Scouts Attended

Looking Forward

- Trips to USF
- Pinewood Derby
- March 2nd – 3rd - Webelos Weekend – March 2-3
- March 17th – 20th - Venturing Spring Break Trip – March 17-20

JOBS PLUS INITIATIVE JANUARY 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

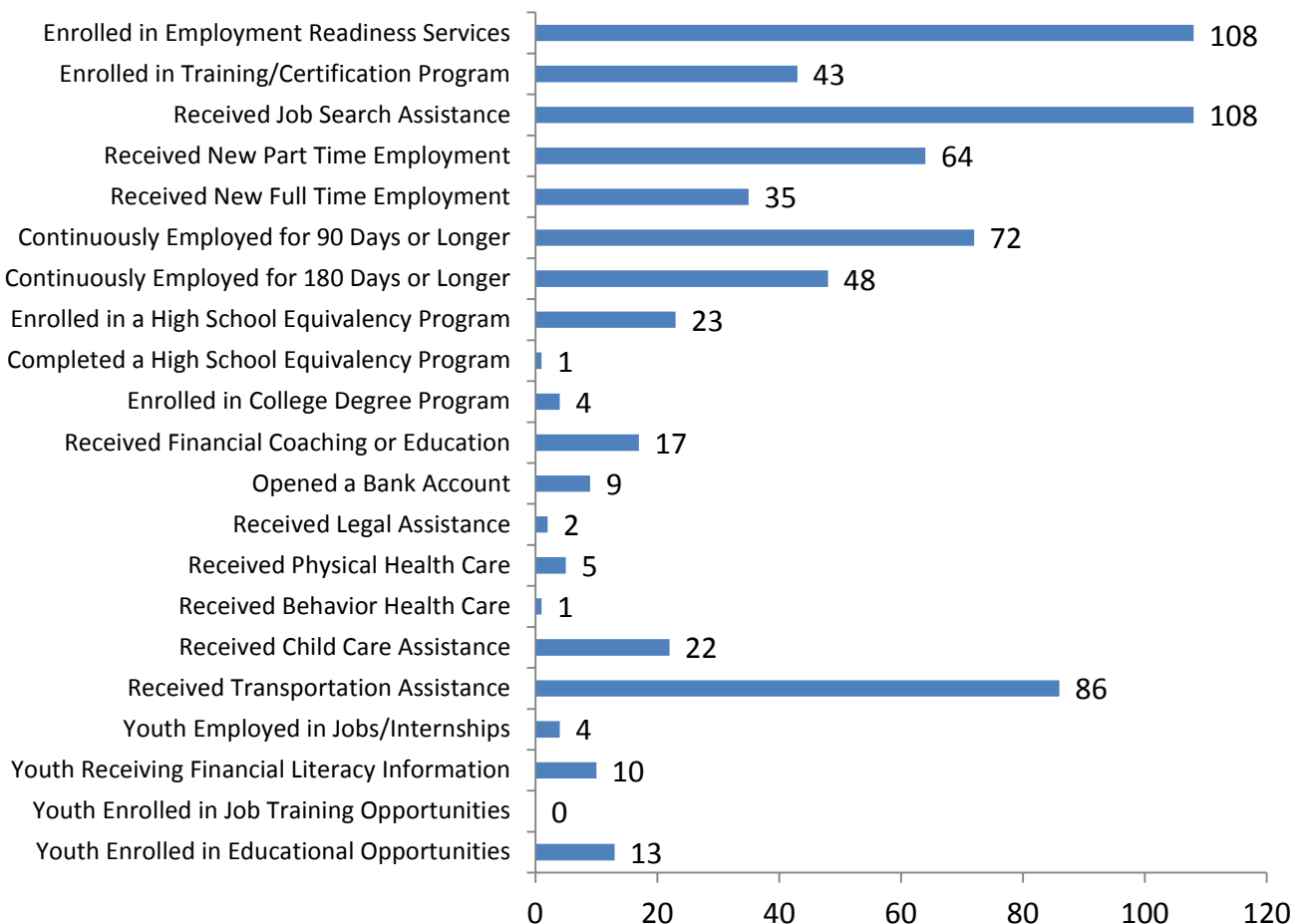
Completion Rate: 45%

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

- 254 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 6 Participants enrolled in January
- 15 14-17 year old Youths are participating in the JPI Program (65 youth on the Property)
- 15 Jobs Plus Events were held in November (313 during the Program Grant Period)
- 47 Participants have received the Earnings Disregard benefit for a total of \$187,300

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

JANUARY 2019

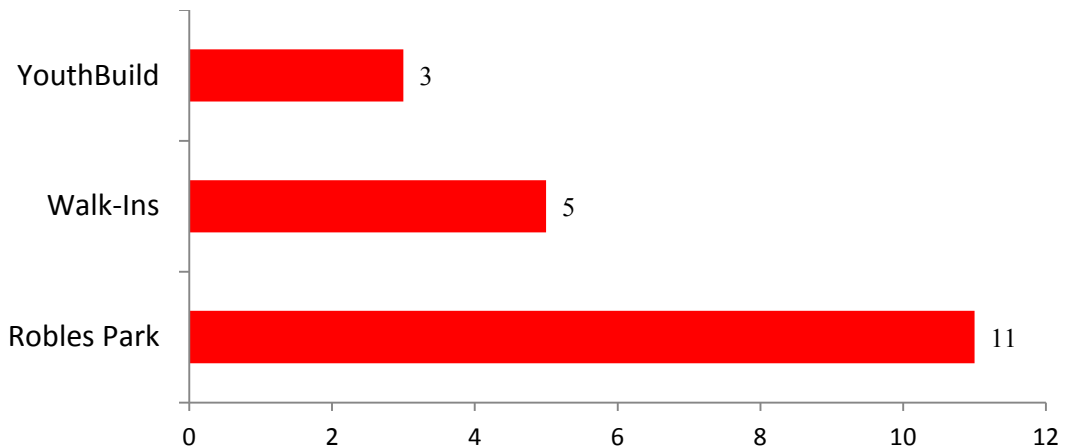
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



Monthly Highlights

- Partnered with Wawa Job Fair 17 residents were seeking employment
- Partnered with Gateway Expressway Construction
- Synapse Summit - January 23rd and 24th (3 residents attended)
- JPI Job Development Workshops on Mondays

Looking Forward

- February 4th and 25th - JP Morgan Chase Job Development Workshop
- February 19th - Wawa Job Development Workshop

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

JANUARY 2019

Homebuyer Education

For the month of January, the CFAH had Twenty-One (21) complete Homebuyer Education class.

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

Pre-Purchase, Credit and Budget Counseling

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

For the month of January, Sixteen (16) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

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

For the month of January, there were no foreclosure prevention counseling clients.

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27												27
FTHB* Graduates	21												21
FTHB* Counseling	16												16
Foreclosure Counseling	0												0
Total Clients Served	16												16
FTHB New Clients	16												16
Foreclosure New Clients	0												0
Total New Clients	16												16
Non-Section 8 Purchased Home	2												2
Public Housing FTHB Attendees	0												0
Section 8 FTHB Attendees	2												2
Outreach and Distribution	30												30



Johnson Control's Foundation Sustainability Ambassadors Grant Program

January 2019

Grant Period: January 31st, 2017 – December 31st, 2019

Grant Amount: \$50,000

Completion Rate: 33%

In September 2016, the Tampa Housing Authority (THA) was awarded a grant to support the Sustainability Ambassadors Program. The Tampa Housing Johnson Controls Sustainability Ambassadors Program is a resident driven initiative to provide training and education on water and energy saving practices. THA will identify 10 resident volunteers each year who will participate in National Energy Foundation train the trainer energy patrol workshop. The ambassadors will then engage their fellow residents through workshops, one-on-one consumption audits, field trips, and linkages to job training opportunities. This program will take place at 3 different THA properties each grant year. The Tampa Authority will receive \$50,000 to run the program for 3 years. The program is funded through December 2019. Through these funds, THA hired a part-time Sustainability Ambassador Coach who will facilitate resident training, education and recruitment of resident sustainability ambassadors.

Staff: Part-Time Sustainability Ambassador Coach

Program Goals:

- Identify 3 properties each year to target for resident training and education on energy saving measures
- Recruit 10 resident volunteers each year
- Reduce energy and water consumption on our target properties
- Facilitate resident training and job placement in the fields of energy, water, and conservation

January Highlights

Flyer distributions and resident council meetings are outreach and marketing methods for recruitment of ten (10) new Sustainability Ambassadors at the following properties: Seminole, Moses White, Squire Villa, Bay Ceia, C. Blythe Andrews, Scruggs, Shimberg, JL Young, Robles Park, Osborne Landing, and Cedar Pointe.

Plan to schedule upcoming workshops with City of Tampa Water Department and Tampa Electric Company to educate residents on ways to save energy and water

Current Sustainability Ambassadors continue to educate and train residents on ways to save water and energy.

STEM Workshop January 19th, 2019



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: February 11, 2019
RE: Financial Reporting for the Month of January 2019

Financial Highlights January 31, 2019

Rental Assistance Demonstration (RAD)

For the Ten Months Ended January 31, 2019

- As of January 31, 2019, the RAD properties generated net cash from operations in the amount of \$894,066 after deducting the Operating Reserves in the amount of \$570,981; PPS funding in the amount of \$299,298; Transfers to the Corporate Overhead in the amount of \$759,700, and Replacement Reserves of \$688,980.
- The total RAD rents and other revenue budgeted for this period year to date was \$8,812,192 with actual revenues earned of \$9,325,328. This \$513,136 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$6,112,302 which represents \$15,876, or 0.2%, less than YTD budgeted expenses. This amount includes \$181,379 of bad debt write-offs which were not previously budgeted for.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$636,568 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing

For the Nine Months Ended January 31, 2019

- The Voucher utilization for December 31, 2018, remains excellent near 100%; additionally, HUD increased administrative fee subsidy in August.
- The Assisted Housing Program YTD Administrative Revenue is \$5,944,516 which represents a positive variance of \$500,234. YTD Expenditures are \$5,397,572 which represents a positive variance of \$26,043 compared to the YTD budget. The YTD net income is \$546,944.
- In August 2017 the agency was asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

Business Activities

Palm Terrace ALF (PALM)

For the Nine Months Ended December 31, 2018

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income for the fiscal YTD after the funding of replacement reserves was \$5,476.
- Operating Cash Balance was \$132,693.
- Replacement Reserves Cash Balance was \$84,403.

Cedar Pointe (CPNT)

For the Ten Months Ended January 31, 2019

- Operates 60 units. 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$87,888.
- Replacement Reserve was \$197,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Ten Months Ended January 31, 2019

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance Based Contract Administration (“PBCA”). The contract includes the administration of 470 contract properties covering approximately 40,188 assisted housing units. NTHDC earns administrative fees for managing the Section 8 Housing Vouchers throughout the State of Florida.

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$575,349.

Meridian River Development Corporation (MRDC)

For the Eleven Months Ended December 31, 2019

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.7% occupied.
- The Net Income for the fiscal YTD after debt service was \$1,430,220.
- Operating Cash Balance was \$3,753,254.
- Replacement Reserves Cash Balance was \$378,727.

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

Related Entities

The Ella at Encore (ELLA)

For the Twelve Months Ended December 31, 2018

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 97.5% occupied.
- The Net Income for the fiscal YTD was \$101,930.
- Operating Cash Balance was \$127,253.
- Replacement Reserve Cash Balance was \$280,231.

The Trio at Encore (TRIO)

For the Twelve Months Ended December 31, 2018

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 96.4% occupied.
- The Net Income for the fiscal YTD was \$287,900.
- Operating Cash Balance was \$207,775.
- Replacement Reserve Cash Balance was \$181,094.

The Reed at Encore (REED)

For the Twelve Months Ended December 31, 2018

- 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 was \$295,217.
- Operating Cash Balance was \$735,134.
- Replacement Reserve Cash Balance was \$147,496.

The Gardens at South Bay

For the For the Twelve Months Ended December 31, 2018

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.4% occupied.
- The Net Income (Loss) for the fiscal YTD after Debt and funding of Replacement Reserves was (\$136,118).
- Operating Cash Balance was \$1,155,179.
- Replacement Reserves Cash Balance was \$355,252.

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

Osborne Landing LTD (OSB)

For the One Month Ended January 31, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$(892).



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

Tampa Housing Authority
 RAD Properties Summary 1,073 Units
 Net Operating Income

For the Ten Months Ended January 31, 2019

Occupancy Percentage: 95.81%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	10 Month Budget	Variance	Annual Budget	PUM
Total Revenue	\$ 3,821,309	\$1,604,690	\$1,369,971	\$ 1,408,177	\$1,121,182	\$ 9,325,328	\$ 8,812,192	\$ 513,136	\$ 10,574,631	\$ 869
Admin Salaries / Benefits	393,819	153,131	130,926	167,276	116,666	961,819	920,772	(41,047)	1,104,927	\$ 90
Administrative Expenses	148,087	73,581	41,687	41,093	21,089	325,536	363,140	37,603	435,767	\$ 30
Management Fees	120,581	120,581	98,921	105,534	84,035	734,037	734,037	-	880,844	\$ 68
Tenant Services Salary / Benefits	20,805	4,786	20,151	18,263	11,335	75,340	76,597	1,257	91,917	\$ 7
Tenant Service Expenses	8,159	3,723	6,226	3,664	2,482	24,254	90,814	66,560	108,977	\$ 2
Utilities	174,855	65,632	175,545	93,545	59,188	568,766	475,306	(93,459)	611,917	\$ 53
Maintenance Salary / Benefits	616,472	244,642	175,898	175,681	123,497	1,336,191	1,340,645	4,454	1,608,773	\$ 125
Maintenance Expenses	239,725	75,924	89,127	51,819	46,001	502,596	557,584	54,988	669,100	\$ 47
Contracted Maintenance Services	350,665	156,654	187,942	134,201	101,748	931,210	1,059,769	128,559	1,271,723	\$ 87
Protective Services Salary and Benefits	29,716	10,889	9,900	9,901	6,930	67,337	77,642	10,305	93,171	\$ 6
General Expenses	129,357	85,149	65,586	62,447	56,936	399,475	427,289	27,814	512,745	\$ 37
Bad Debt	123,209	29,293	10,620	7,495	10,762	181,378	-	(181,378)	-	\$ 17
Other Expenses	-	2,464	-	-	1,900	4,364	4,583	219	5,500	\$ 0
Total Expenses	\$ 2,355,451	\$ 1,026,449	\$ 1,012,530	\$ 870,918	\$ 642,569	\$ 6,112,302	\$ 6,128,178	\$ 15,876	\$ 7,395,361	\$ 570
Net Operating Income	\$ 1,465,857	\$ 578,241	\$ 357,441	\$ 537,259	\$ 478,612	\$ 3,213,026	\$ 2,684,014	\$ 529,012	\$ 3,179,270	\$ 299
Operating Reserves	241,511	95,569	85,668	85,338	62,895	570,981	570,981	-	685,178	\$ 53
PPS Funding	192,257	-	71,305	-	35,737	299,298	299,298	-	359,158	\$ 28
Transfer to Corporate Overhead	142,309	237,879	24,522	175,002	179,988	759,700	773,717	(14,016)	928,460	\$ 71
Replacement Reserves	419,760	80,220	70,980	69,300	48,720	688,980	688,980	-	826,776	\$ 64
Total Other Out Flows	\$ 995,837	\$ 413,668	\$ 252,474	\$ 329,640	\$ 327,340	\$ 2,318,960	\$ 2,332,976	\$ (14,016)	\$ 2,799,572	\$ 216
Net Cash From Operations	\$ 470,020	\$ 164,573	\$ 104,967	\$ 207,619	\$ 151,272	\$ 894,066	\$ 351,038	\$ 543,028	\$ 379,698	\$ 83

Tampa Housing Authority
Central Office Cost Center Income And Operating Expenses
For the Ten Months Ended January 31, 2019

	YTD Actual	YTD Budget	Variance	Annual
Management Fees RAD	980,811	980,811	-	1,176,973
Management Fees Assisted Housing	1,105,539	1,105,539	-	1,326,647
Management Fees Related Entities	516,993	516,993	-	620,391
Total Revenue	\$ 2,603,343	\$ 2,603,343	\$ -	\$ 3,124,011
Admin Salaries / Benefits	2,611,704	2,724,969	113,265	3,269,963
Administrative Expenses	484,077	455,000	(29,078)	542,040
Tenant and Social Services	6,377	1,667	(4,711)	2,000
Utilities	80,016	75,593	(4,423)	93,036
Ord Maint & Operation	383,632	417,764	34,133	492,987
Protective Services	131,169	133,924	2,755	160,709
General Expenses	67,662	67,251	(411)	80,701
Other Expenses	3,497	12,500	9,003	15,000
Total Expenses	\$ 3,768,134	\$ 3,888,668	\$ 120,533	\$ 4,656,436
Contribution from other Entities				
Transfer In - NTHD	365,108	365,108	-	438,129
Transfers from RAD Properties	894,347	894,347	-	1,073,216
Transfer In - EPC Savings	17,566	17,566	-	21,079
Total Contributions from Other Sources	1,277,020	1,277,020	-	1,532,424
Net Income or (Loss)	\$ 112,228	\$ (8,305)	\$ 120,533	\$ (0)

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations- Administrative
 For the Ten Months Ended January 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	562,912	524,528	38,864	5,785,092	5,245,280	539,812	6,338,336
Other revenue	15,986	19,900	(3,914)	159,424	199,002	(39,578)	194,802
Total Revenue	\$ 578,898	\$ 544,428	\$ 34,950	\$ 5,944,516	\$ 5,444,282	\$ 500,234	\$ 6,533,138
Admin Salaries / Benefits	369,617	343,908	(25,709)	3,471,327	3,439,099	(32,228)	4,149,806
Administrative Expenses	(117,202)	80,678	197,880	772,782	806,782	34,000	852,943
Management Fees	110,554	110,554	-	1,105,539	1,105,539	-	1,326,647
Tenant Service Expenses	-	-	-	600	-	(600)	10,000
Maintenance Expenses	263	417	154	3,954	4,167	213	19,801
General Expenses	5,799	6,803	1,004	43,370	68,028	24,658	173,941
Total Expenses	\$ 369,031	\$ 542,360	\$ 173,329	\$ 5,397,572	\$ 5,423,615	\$ 26,043	\$ 6,533,138
Net Income	\$ 209,867	\$ 2,068	\$ 208,279	\$ 546,944	\$ 20,667	\$ 526,277	\$ -

Tampa Housing Authority
Palm Terrace Assisted Living Facility
Statement of Operations for Month Ended December 31, 2018

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues							
Long term Care	39,951.03	39,000.00	951.03	418,452.32	351,000.00	67,452.32	\$637
Adult Daycare Services	2,996.74	9,000.00	(6,003.26)	70,740.78	81,000.00	(10,259.22)	\$108
Rental Income	20,489.42	21,500.00	(1,010.58)	209,392.06	193,500.00	15,892.06	\$319
Operating Income	47,785.37	50,020.00	(2,234.63)	441,696.64	450,180.00	(8,483.36)	\$672
Section 8 HAP	33,348.89	37,500.00	(4,151.11)	336,099.15	322,500.00	13,599.15	\$512
Personal Needs Allowances	(3,323.53)	(4,000.00)	676.47	(32,465.02)	(36,000.00)	3,534.98	(\$49)
Total Tenant Revenues	141,247.92	153,020.00	(11,772.08)	1,443,915.93	1,362,180.00	81,735.93	\$2,073
Other Non-Rental Income	1,338.61	1,052.00	286.61	7,356.45	9,469.00	2,112.55	\$11
Total Revenues	142,586.53	154,072.00	(11,485.47)	1,451,272.38	1,371,649.00	83,848.48	\$2,088
Expenses							
Salaries Expense	86,954.59	76,989.00	9,965.59	812,914.98	762,838.00	(50,076.98)	\$1,237
Administration	10,724.96	4,838.00	5,886.96	46,604.68	35,942.00	(10,662.68)	\$71
Utilities	13,346.08	14,140.00	(793.92)	123,240.94	127,260.00	4,019.06	\$188
Maintenance	9,175.02	9,275.00	(99.98)	119,351.75	83,475.00	(35,876.75)	\$182
Advertising & Marketing	700.00	815.00	(115.00)	8,762.96	7,335.00	(1,427.96)	\$13
Management Fee	7,340.44	7,704.00	(363.56)	68,390.93	68,607.00	216.07	\$104
Asset Management Fee	1,863.33	1,917.00	(53.67)	16,769.97	17,253.00	483.03	\$26
Reserve for Replacement	2,150.00	2,150.00	-	19,350.00	19,350.00	-	\$29
Audit/Accounting Fees	1,950.00	3,200.00	(1,250.00)	17,550.00	28,800.00	11,250.00	\$27
Legal Fees	0.00	150.00	(150.00)	6,007.50	1,350.00	(4,657.50)	\$9
Insurance	4,056.49	4,400.00	(343.51)	36,342.45	39,600.00	3,257.55	\$55
Food Service	9,513.33	12,250.00	(2,736.67)	113,020.19	112,750.00	(270.19)	\$172
Adult Day Care	0.00	1,445.00	(1,445.00)	1,024.87	12,605.00	11,580.13	\$2
Residential Programs	2,838.43	4,030.00	(1,191.57)	38,292.13	36,170.00	(2,122.13)	\$58
Bad Debt	4,776.34	0.00	4,776.34	18,172.84	-	(18,172.84)	\$28
Total Expenses	155,389.01	143,303.00	7,309.67	1,445,796.19	1,353,335.00	(92,461.19)	\$1,482
Net Operating Income	(12,802.48)	10,769.00	23,571.48	5,476.19	18,314.00	52,890.68	\$91

Tampa Housing Authority

Cedar Pointe Apartments 60 Units

Statement of Operations for the One and Ten Months Ended January 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	35,986	50,254	(14,268)	384,933	502,545	(117,612)	603,054	\$ 642
Subsidy / Grant Income	5,346	6,725	(1,379)	50,209	67,250	(17,041)	80,700	\$ 84
Total Revenue	\$ 41,332	\$ 56,979	\$ (15,647)	\$ 435,142	\$ 569,795	\$ (134,653)	\$ 683,754	\$ 725
Expenses								
Admin Salaries / Benefits	4,750	4,540	(210)	68,302	45,399	(22,903)	54,479	\$ 114
Administrative Expenses	4,305	8,447	4,142	38,434	84,465	46,031	96,777	\$ 64
Management Fees	2,275	3,097	822	22,750	30,968	8,218	37,161	\$ 38
Asset Management Fees	442	518	76	3,853	5,180	1,327	6,216	\$ 6
Utilities	4,320	5,387	1,067	37,183	53,874	16,691	64,649	\$ 62
Maintenance Salary and Benefits	7,107	7,608	501	60,967	76,079	15,112	91,294	\$ 102
Maintenance Expenses	1,519	3,720	2,201	17,576	37,203	19,627	44,643	\$ 29
Contracted Maintenance services	1,937	7,211	5,274	41,024	72,109	31,086	86,531	\$ 68
General Expenses	2,169	7,032	4,864	32,166	70,324	38,158	55,588	\$ 54
Total Expense	\$ 28,824	\$ 47,560	\$ 18,736	\$ 322,254	\$ 475,601	\$ 153,347	\$ 537,338	\$ 537
Net Income	\$ 12,508	\$ 9,419	\$ 3,089	\$ 112,888	\$ 94,194	\$ 18,694	\$ 146,416	\$ 188
Capital Improvements	-	2,083	(2,083)	31,284	20,833	10,451	25,000	\$ 52
Replacement Reserve	2,500	2,500	-	25,000	25,000	-	30,000	\$ 42
Cash Flow	\$ 10,008	\$ 6,919	\$ 3,089	\$ 87,888	\$ 69,194	\$ 18,694	\$ 116,416	\$ 146

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Ten Months Ended January 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	999,158	897,255	101,902	9,753,573	8,972,553	781,020	10,767,064
Total Revenue	\$ 999,158	\$ 897,255	\$ 101,902	\$ 9,753,573	\$ 8,972,553	\$ 781,020	\$ 10,767,064
Expenses							
Administrative Salaries	25,494	21,944	(3,551)	223,781	219,439	(4,342)	263,327
Admin Operating Costs	2,860	4,779	1,919	14,074	47,792	33,719	56,632
Management Fees	8,333	8,333	-	83,330	83,333	3	100,000
Audit Fees	3,000	1,625	(1,375)	19,500	16,250	(3,250)	19,500
Legal Fees	-	4,583	4,583	-	45,833	45,833	55,000
Insurance Costs	12,342	11,853	(489)	122,994	118,525	(4,469)	142,230
Service Provider Contract Costs	664,973	621,542	(43,432)	6,359,298	6,215,417	(143,881)	6,998,592
Total Expenses	\$ 717,003	\$ 674,659	\$ (42,344)	\$ 6,822,976	\$ 6,746,590	\$ (76,387)	\$ 7,635,281
Net Operating Income	\$ 282,155	\$ 222,597	\$ 59,558	\$ 2,930,597	\$ 2,225,964	\$ 704,633	\$ 3,131,783
Affiliated Entities Operational Funding							
THA - Other Operational Funding Pending*	275,724	346,963	71,239	2,341,723	2,023,750	(317,973)	3,769,143
Affiliated Entities Operational Funding	\$ 275,724	\$ 346,963	\$ 71,239	\$ 2,341,723	\$ 2,023,750	\$ (317,973)	\$ 3,769,143
Net Income after Affiliated Funding	\$ 6,431	\$ (124,366)	\$ 130,798	\$ 588,874	\$ 202,214	\$ 386,660	\$ (637,360)

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
Statement of Operations for the One and Ten Months Ended January 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	6,217	4,167	(2,050)	38,087	41,667	3,580	44,500
THA - Executive Salaries and Benefits Funding	24,127	24,127	-	241,268	241,268	-	289,522
THA - Funding of Boys Club Building	11,253	11,253	-	112,530	112,530	-	135,036
THA - Funding of Corporate Overhead	12,384	12,384	-	123,839	123,839	-	148,607
THA - Funding Property Guest Artists	-	-	-	6,000	-	(6,000)	-
THA - Funding of ORCC	33,669	33,669	-	336,694	336,694	-	404,033
THA - Funding of PPS	14,683	14,683	(0)	146,817	146,817	-	176,180
THA - Encore Chiller Plant Reserve & Deficit Funding	-	70,000	70,000	312,598	300,000	(12,598)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	101,229	101,229	-	101,229	101,229	-	608,894
THA - Encore Ella - Art Project	66,160	66,160	-	66,160	66,160	-	300,000
THA - Belmont Height Homes	5,000	5,000	-	65,984	50,000	(15,984)	60,000
Transfer to AHDC	-	-	-	48,871	48,871	-	48,871
THA - Encore - Member Loans CPDG LLC	-	-	-	450,000	300,000	(150,000)	300,000
THA - Encore - Member Loans Tempo Encore	-	-	-	130,529	-	(130,529)	-
THA - Black Caucus Trip (Washington D.C.)	-	-	-	14,234	12,000	(2,234)	12,000
THA - Senior Cabaret, Elder Affairs, Fatherhood, Myon	1,002	3,875	2,873	45,274	38,750	(6,524)	46,500
THA - MLK Parade	-	417	417	1,850	4,167	2,317	5,000
THA - Encore CDD Funding	-	-	-	99,758	99,758	-	290,000
Affiliated Entities Operational Funding	\$ 275,724	\$ 346,963	\$ 71,239	\$ 2,341,723	\$ 2,023,750	\$ (317,973)	\$ 3,769,143

Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One and Twelve Months Ended December 31, 2018

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2018	
Revenues:								
Gross Potential Rent	\$448,898	\$445,425	\$3,473	\$5,242,717	\$5,345,100	(\$102,383)	\$5,345,100	\$627
(Loss) Gain to Lease	(149)	(26,156)	26,007	(6,824)	(313,872)	307,048	(313,872)	(1)
Vacancy	(19,577)	(21,844)	2,267	(179,596)	(262,128)	82,532	(262,128)	(21)
Bad Debt	(7,593)	(5,100)	(2,493)	(28,030)	(61,200)	33,170	(61,200)	(3)
Concessions	-	-	-	(1,239)	(525)	(714)	(525)	(0)
Other Income	13,581	8,508	5,073	177,922	103,071	74,851	103,071	21
Total Revenues	\$435,160	\$400,833	\$34,327	\$5,204,950	\$4,810,446	\$394,504	\$4,810,446	\$622
Expenses:								
Administrative Salaries	37,694	40,197	2,503	381,080	482,364	101,284	482,364	46
Advertising & Promotion	5,843	7,340	1,497	61,783	94,530	32,747	94,530	7
Maintenance	99,807	80,499	(19,308)	908,256	975,358	67,102	975,358	109
Turnover Expense	18,296	33,486	15,190	265,701	483,707	218,006	483,707	32
Administrative	7,023	8,455	1,432	93,721	117,165	23,444	117,165	11
Utilities	29,197	34,630	5,433	349,228	423,260	74,032	423,260	42
Management Fees	30,909	29,653	(1,256)	331,097	355,836	24,739	355,836	40
Professional Fees	475	8,364	7,889	119,661	100,618	(19,043)	100,618	14
Insurance and Taxes	36,116	38,286	2,170	439,369	459,432	20,063	459,432	53
Total Expenses	\$265,360	\$280,910	\$15,550	\$2,949,896	\$3,492,270	\$542,374	\$3,492,270	\$353
Net Operating Income	\$169,800	\$119,923	\$49,877	\$2,255,054	\$1,318,176	\$936,878	\$1,318,176	\$270
Capitalized Improvements	-	-	-	-	-	-	-	-
Non-Capitalized Improvements	-	-	-	-	-	-	-	-
Income After Improvements	\$169,800	\$119,923	\$49,877	\$2,255,054	\$1,318,176	\$936,878	\$1,318,176	\$270
Debt Services	68,735	68,746	11	824,834	824,952	118	824,952	99
Income After Debt Services	\$101,065	\$51,177	(\$49,888)	\$1,430,220	\$493,224	(\$936,996)	\$493,224	\$171

City, ST.: **Tampa, FL** M/AVP: **Dawn A. Wolter**
 Month/Year: **December-18** Units: **160**

Ella at Encore Monthly Executive Summary

Physical Occupancy **97.50%**
 Ending Cash **\$127,253** Payables **\$0**
 Accruals **\$5,447**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$58,967.00	\$52,675.00	\$6,292	12%	\$702,004.00	\$632,100.00	\$69,904	11%
Rent Rev - Tenant Subsidy Payment	\$61,821.00	\$58,571.00	\$3,250	6%	\$739,386.00	\$702,852.00	\$36,534	5%
TOTAL MARKET RENT	\$120,788.00	\$111,246.00	\$9,542	9%	\$1,441,390.00	\$1,334,952.00	\$106,438	8%
Rent Rev - Foregone (Lost) Rent	(\$7,415.00)	\$0.00	(\$7,415)	100%	(\$83,550.00)	(\$4,051.00)	(\$79,499)	1962%
Rent Rev - Excess Income	\$3,796.00	\$4,047.00	(\$251)	6%	\$39,842.00	\$48,564.00	(\$8,722)	18%
GROSS POSSIBLE	\$117,169.00	\$115,293.00	\$1,876	2%	\$1,397,682.00	\$1,379,465.00	\$18,217	1%
Vacancy - Apartments	(\$3,897.00)	(\$3,337.00)	(\$560)	17%	(\$38,606.00)	(\$39,924.00)	\$1,318	3%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$551.00)	\$0.00	(\$551)	100%
TOTAL VACANCIES	(\$3,897.00)	(\$3,337.00)	(\$560)	17%	(\$39,157.00)	(\$39,924.00)	\$767	2%
2 NET RENTAL INCOME	\$113,272.00	\$111,956.00	\$1,316	1%	\$1,358,525.00	\$1,339,541.00	\$18,984	1%
Laundry & Vending Rev	\$245.00	\$530.00	(\$285)	54%	\$5,557.30	\$6,120.00	(\$563)	9%
Tenant Charges	\$100.00	\$745.00	(\$645)	87%	\$3,023.71	\$5,860.00	(\$2,836)	48%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$1,897.07	\$0.00	\$1,897	100%
Misc Rev	\$2,649.89	\$25.00	\$2,625	10500%	\$8,423.69	\$1,500.00	\$6,924	462%
TOTAL OTHER REVENUE	\$2,994.89	\$1,300.00	\$1,695	130%	\$18,901.77	\$13,480.00	\$5,422	40%
3 TOTAL REVENUE	\$116,266.89	\$113,256.00	\$3,011	3%	\$1,377,426.77	\$1,353,021.00	\$24,406	2%
4 Administrative Exp	\$12,459.02	\$12,408.00	(\$51)	0%	\$149,919.04	\$156,638.00	\$6,719	4%
5 Payroll Exp	\$24,899.59	\$28,014.00	\$3,114	11%	\$311,613.89	\$336,360.00	\$24,746	7%
6 Utilities Exp	\$25,022.12	\$21,920.00	(\$3,102)	14%	\$307,102.35	\$304,260.00	(\$2,842)	1%
7 Supplies & Repairs	\$1,828.85	\$1,860.00	\$31	2%	\$25,054.89	\$28,105.00	\$3,050	11%
8 Contract Services	\$9,772.96	\$8,772.00	(\$1,001)	11%	\$81,191.95	\$74,146.00	(\$7,046)	10%
9 Turnkey/Lease Exp	\$670.12	\$145.00	(\$525)	362%	\$7,775.07	\$9,445.00	\$1,670	18%
10 Other Operating Exp	\$1,506.38	\$1,923.00	\$417	22%	\$37,361.76	\$20,952.00	(\$16,410)	78%
11 Taxes & Insurance	\$8,623.25	\$8,904.00	\$281	3%	\$98,273.69	\$108,316.00	\$10,042	9%
12 COST OF OPERATIONS	\$84,782.29	\$83,946.00	(\$836)	1%	\$1,018,292.64	\$1,038,222.00	\$19,929	2%
13 PROFIT/LOSS FROM OPERATIONS	\$31,484.60	\$29,310.00	\$2,175	7%	\$359,134.13	\$314,799.00	\$44,335	14%
14 Financial Expenses	\$19,670.75	\$21,131.00	\$1,460	7%	\$237,215.84	\$241,754.00	\$4,538	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$19,988.00	\$12,000.00	(\$7,988)	67%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$10,813.85	\$7,179.00	\$3,635	51%	\$101,930.29	\$61,045.00	\$40,885	67%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$699,938.40	\$699,936.00	(\$2)	0%
19 NET PROFIT OR LOSS	(\$47,514.35)	(\$51,149.00)	\$3,635	7%	(\$598,008.11)	(\$638,891.00)	\$40,883	6%
20 Reserves	\$259.48	(\$1,698.00)	(\$1,957)	115%	\$389.48	(\$9,076.00)	(\$9,465)	104%
21 NET CASH SURPLUS	(\$47,773.83)	(\$49,451.00)	\$1,677	3%	(\$598,397.59)	(\$629,815.00)	\$31,417	5%
22 Capital Expenditure	\$11,000.00	\$0.00	(\$11,000)	100%	\$44,258.38	\$46,099.00	\$1,841	4%
ECONOMIC OCCUPANCY	103.09%				103.13%			

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**
 Month/Year: **December-18** Units: **141**

TRIO AT ENCORE
Monthly Executive Summary

Physical Occupancy **96.44%**
 Ending Cash **\$207,775** Payables **\$10,931**
 Accruals **\$23,149**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$83,239.00	\$73,020.00	\$10,219	14%	\$904,238.74	\$877,851.00	\$26,388	3%
Rent Rev - Tenant Subsidy Payment	\$62,628.00	\$64,789.00	(\$2,161)	3%	\$750,147.00	\$775,857.00	(\$25,710)	3%
TOTAL MARKET RENT	\$145,867.00	\$137,809.00	\$8,058	6%	\$1,654,385.74	\$1,653,708.00	\$678	0%
Rent Rev - Foregone (Lost) Rent	(\$8,012.00)	\$50.00	(\$8,062)	16124%	(\$27,085.98)	(\$25,236.00)	(\$1,850)	7%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
GROSS POSSIBLE	\$137,855.00	\$137,859.00	(\$4)	0%	\$1,627,299.76	\$1,628,472.00	(\$1,172)	0%
Vacancy - Apartments	(\$4,613.00)	(\$6,893.00)	\$2,280	33%	(\$40,543.87)	(\$81,425.00)	\$40,881	50%
Admin Rent Free Unit	(\$537.50)	(\$625.00)	\$88	14%	(\$6,450.00)	(\$7,500.00)	\$1,050	14%
Rental Concessions	(\$87.50)	\$0.00	(\$88)	100%	(\$2,292.46)	\$0.00	(\$2,292)	100%
TOTAL VACANCIES	(\$5,238.00)	(\$7,518.00)	\$2,280	30%	(\$49,286.33)	(\$88,925.00)	\$39,639	45%
2 NET RENTAL INCOME	\$132,617.00	\$130,341.00	\$2,276	2%	\$1,578,013.43	\$1,539,547.00	\$38,466	2%
Laundry & Vending Rev	\$480.00	\$380.00	\$100	26%	\$3,097.08	\$4,320.00	(\$1,223)	28%
Tenant Charges	\$1,655.00	\$1,990.00	(\$335)	17%	\$16,618.09	\$27,298.00	(\$10,680)	39%
Tenant Charges - Water Sewer Reimb	\$12,368.57	\$10,050.00	\$2,319	23%	\$109,711.20	\$124,094.00	(\$14,383)	12%
Damages & Cleaning	\$45.00	\$350.00	(\$305)	87%	\$5,083.91	\$4,200.00	\$884	21%
Forfeited Deposits	\$100.00	\$0.00	\$100	100%	\$1,282.53	\$0.00	\$1,283	100%
Misc Rev	\$860.63	\$50.00	\$811	1621%	\$7,411.62	\$1,800.00	\$5,612	312%
TOTAL OTHER REVENUE	\$15,509.20	\$12,820.00	\$2,689	21%	\$143,204.43	\$161,712.00	(\$18,508)	11%
3 TOTAL REVENUE	\$148,126.20	\$143,161.00	\$4,965	3%	\$1,721,217.86	\$1,701,259.00	\$19,959	1%
4 Administrative Exp	\$12,134.50	\$12,972.00	\$838	6%	\$162,155.47	\$173,394.00	\$11,239	6%
5 Payroll Exp	\$29,188.76	\$30,628.00	\$1,439	5%	\$309,518.66	\$362,274.00	\$52,755	15%
6 Utilities Exp	\$22,338.90	\$24,855.00	\$2,516	10%	\$249,390.36	\$320,963.00	\$71,573	22%
7 Supplies & Repairs	\$5,165.90	\$3,665.00	(\$1,501)	41%	\$33,947.73	\$31,000.00	(\$2,948)	10%
8 Contract Services	\$5,277.36	\$7,505.00	\$2,228	30%	\$89,683.38	\$75,056.00	(\$14,627)	19%
9 Turnkey/Lease Exp	\$551.51	\$2,460.00	\$1,908	78%	\$13,867.98	\$18,675.00	\$4,807	26%
10 Other Operating Exp	\$671.65	\$0.00	(\$672)	100%	\$30,865.95	\$7,870.00	(\$22,996)	292%
11 Taxes & Insurance	\$7,286.14	\$20,573.00	\$13,287	65%	\$157,544.24	\$248,194.00	\$90,650	37%
12 COST OF OPERATIONS	\$82,614.72	\$102,658.00	\$20,043	20%	\$1,046,973.77	\$1,237,426.00	\$190,452	15%
13 PROFIT/LOSS FROM OPERATIONS	\$65,511.48	\$40,503.00	\$25,008	62%	\$674,244.09	\$463,833.00	\$210,411	45%
14 Financial Expenses	\$37,191.47	\$39,455.00	\$2,264	6%	\$457,465.21	\$469,863.00	\$12,398	3%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$10,995.00	\$12,000.00	\$1,005	8%
16 Insurable Losses	\$9,760.00	\$0.00	(\$9,760)	100%	(\$82,116.51)	\$0.00	\$82,117	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$17,560.01	\$48.00	\$17,512	36483%	\$287,900.39	(\$18,030.00)	\$305,930	1697%
18 Depreciation/Amortization	\$57,189.00	\$57,012.00	(\$177)	0%	\$685,560.00	\$684,144.00	(\$1,416)	0%
19 NET PROFIT OR LOSS	(\$39,628.99)	(\$56,964.00)	\$17,335	30%	(\$397,659.61)	(\$702,174.00)	\$304,514	43%
20 Reserves	\$20,009.25	(\$6,795.00)	(\$26,804)	394%	(\$65,717.08)	(\$77,943.00)	(\$12,226)	16%
21 NET CASH SURPLUS	(\$59,638.24)	(\$50,169.00)	(\$9,469)	19%	(\$331,942.53)	(\$624,231.00)	\$292,288	47%
22 Capital Expenditure	\$13,910.00	\$0.00	(\$13,910)	100%	\$19,757.92	\$21,910.00	\$2,152	10%

ECONOMIC OCCUPANCY

105.81%

101.66%

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**
 Month/Year: **December-18** Units: **158**

REED AT ENCORE
Monthly Executive Summary

Physical Occupancy **99.36%**
 Ending Cash **\$765,786** Payables **\$2,029**
 Accruals **\$14,335**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$33,328.00	\$29,622.00	\$3,706	13%	\$393,580.10	\$355,464.00	\$38,116	11%
Rent Rev - Tenant Subsidy Payment	\$98,254.00	\$101,841.00	(\$3,587)	4%	\$1,186,396.90	\$1,222,092.00	(\$35,695)	3%
TOTAL MARKET RENT	\$131,582.00	\$131,463.00	\$119	0%	\$1,579,977.00	\$1,577,556.00	\$2,421	0%
Rent Rev - Foregone (Lost) Rent	\$0.00	\$0.00	\$0	0%	(\$2,003.43)	(\$283.00)	(\$1,720)	608%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$76.07	\$0.00	\$76	100%
GROSS POSSIBLE	\$131,582.00	\$131,463.00	\$119	0%	\$1,578,049.64	\$1,577,273.00	\$777	0%
Vacancy - Apartments	(\$929.00)	(\$3,944.00)	\$3,015	76%	(\$14,910.00)	(\$47,319.00)	\$32,409	68%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$126.00)	\$0.00	(\$126)	100%
TOTAL VACANCIES	(\$929.00)	(\$3,944.00)	\$3,015	76%	(\$15,036.00)	(\$47,319.00)	\$32,283	68%
2 NET RENTAL INCOME	\$130,653.00	\$127,519.00	\$3,134	2%	\$1,563,013.64	\$1,529,954.00	\$33,060	2%
Laundry & Vending Rev	\$322.00	\$630.00	(\$308)	49%	\$5,403.00	\$7,320.00	(\$1,917)	26%
Tenant Charges	\$100.00	\$595.00	(\$495)	83%	\$2,378.00	\$4,330.00	(\$1,952)	45%
Tenant Charges - Water Sewer Reimb	\$95.00	\$0.00	\$95	100%	\$1,188.40	\$0.00	\$1,188	100%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	(\$390.00)	\$0.00	(\$390)	100%
Misc Rev	\$288.91	\$25.00	\$264	1056%	\$10,073.05	\$1,284.00	\$8,789	685%
TOTAL OTHER REVENUE	\$805.91	\$1,250.00	(\$444)	36%	\$18,652.45	\$12,934.00	\$5,718	44%
3 TOTAL REVENUE	\$131,458.91	\$128,769.00	\$2,690	2%	\$1,581,666.09	\$1,542,888.00	\$38,778	3%
4 Administrative Exp	\$10,775.57	\$11,074.00	\$298	3%	\$142,679.67	\$150,346.00	\$7,666	5%
5 Payroll Exp	\$26,739.41	\$27,835.00	\$1,096	4%	\$301,193.76	\$330,712.00	\$29,518	9%
6 Utilities Exp	\$24,291.82	\$24,033.00	(\$259)	1%	\$244,849.98	\$273,169.00	\$28,319	10%
7 Supplies & Repairs	\$3,454.87	\$3,460.00	\$5	0%	\$30,394.06	\$29,580.00	(\$814)	3%
8 Contract Services	\$4,462.55	\$6,316.00	\$1,853	29%	\$72,989.00	\$68,113.00	(\$4,876)	7%
9 Turnkey/Lease Exp	\$249.59	\$175.00	(\$75)	43%	\$5,312.60	\$6,830.00	\$1,517	22%
10 Other Operating Exp	\$736.05	\$45.00	(\$691)	1536%	\$6,698.08	\$4,474.00	(\$2,224)	50%
11 Taxes & Insurance	\$6,481.37	\$11,082.00	\$4,601	42%	\$111,062.26	\$120,394.00	\$9,332	8%
12 COST OF OPERATIONS	\$77,191.23	\$84,020.00	\$6,829	8%	\$915,179.41	\$983,618.00	\$68,439	7%
13 PROFIT/LOSS FROM OPERATIONS	\$54,267.68	\$44,749.00	\$9,519	21%	\$666,486.68	\$559,270.00	\$107,217	19%
14 Financial Expenses	\$29,003.08	\$56,118.00	\$27,115	48%	\$354,419.98	\$658,835.00	\$304,415	46%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$10,000.00	\$12,000.00	\$2,000	17%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$6,850.00	\$0.00	(\$6,850)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$24,264.60	(\$12,369.00)	\$36,634	296%	\$295,216.70	(\$111,565.00)	\$406,782	365%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$792,648.00	\$792,645.00	(\$3)	0%
19 NET PROFIT OR LOSS	(\$41,789.40)	(\$78,423.00)	\$36,634	47%	(\$497,431.30)	(\$904,210.00)	\$406,779	45%
20 Reserves	(\$1,716.52)	(\$28,709.00)	(\$26,992)	94%	(\$26,947.77)	(\$336,822.00)	(\$309,874)	92%
21 NET CASH SURPLUS	(\$40,072.88)	(\$49,714.00)	\$9,641	19%	(\$470,483.53)	(\$567,388.00)	\$96,904	17%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$10,936.26	\$11,240.00	\$304	3%

ECONOMIC OCCUPANCY

100.00%

100.12%

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Twelve Months Ended December 31, 2018

	Current Month			Fiscal YTD			Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 177,920	174,265	\$ 3,655	\$ 2,125,482	2,091,180	\$ 34,302	\$ 2,091,180	\$ 820
Vacancy Budget	(8,860)	(8,900)	40	(48,152)	(106,800)	58,648	(106,800)	(19)
Economic Rent	\$ 169,060	165,365	3,695	2,077,330	1,984,380	92,950	1,984,380	801
HUD Public Housing Subsidy	8,474	9,000	(526)	96,957	108,000	(11,043)	108,000	37
Concessions	(338)	(750)	412	(5,629)	(9,000)	3,371	(9,000)	(2)
Other Non-Rental Income	8,291	5,820	2,471	86,556	69,840	16,716	69,840	33
Bad Debt	(7,242)	(1,800)	(5,442)	(48,700)	(20,000)	(28,700)	(20,000)	(19)
Total Rental Revenue	\$ 178,245	\$ 177,635	\$ 610	\$ 2,206,514	\$ 2,133,220	\$ 73,294	\$2,133,220	\$ 851
Interest Income	643	-	643	6,160	-	6,160	-	2
Total Revenue	\$ 178,888	\$ 177,635	\$ 1,253	\$ 2,212,675	\$ 2,133,220	\$ 79,455	\$2,133,220	\$ 854
Expenses								
Salaries	16,457	15,800	(657)	161,155	189,600	28,445	189,600	62
Advertising & Promotion	2,246	1,455	(791)	17,952	16,822	(1,130)	16,822	7
Maintenance	17,008	25,626	8,618	335,395	326,457	(8,938)	354,057	129
Administrative	7,833	6,385	(1,448)	76,825	81,455	4,630	81,455	30
Turnover Expenses	4,557	10,385	5,828	145,511	142,465	(3,046)	108,865	56
Utilities	(6,822)	9,180	16,002	63,959	108,160	44,201	108,160	25
Professional Fees	2,367	4,000	1,633	44,268	48,000	3,732	48,000	17
Insurance and Taxes	34,527	15,582	(18,945)	192,234	186,984	(5,250)	186,984	74
Management Fee	8,103	8,070	(33)	102,483	96,840	(5,643)	96,840	40
Total Expenses	\$ 86,277	\$ 96,483	\$ 10,206	\$ 1,139,783	\$ 1,196,783	\$ 57,000	\$1,190,783	\$ 440
Net Operating Income	\$ 92,611	\$ 81,152	\$ 11,459	\$ 1,072,891	\$ 936,437	\$ 136,454	\$ 942,437	\$ 414
Debt Service - (Mortgage Principle)	18,134	18,719	585	217,608	224,628	7,020	224,628	84
Interest	59,472	51,899	(7,573)	638,389	622,788	(15,601)	622,788	246
Interest Accrual Dfd Devel. Fee and Le	53,564	25,630	(27,934)	307,532	307,560	28	307,560	119
Replacement Reserves	3,790	3,790	-	45,480	45,480	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (42,349)	\$ (18,886)	\$ (23,463)	\$ (136,118)	\$ (264,019)	\$ 127,901	\$ (258,019)	\$ (53)

Tampa Housing Authority

Osborne Landing, LTD.

43 Units

Statement of Operations for the One Month Ended January 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 24,060	\$ 20,401	\$ 3,659	\$ 24,060	\$ 20,401	\$ 3,659	\$ 244,808	\$ 560
Subsidies / Grant Income	7,734	9,583	(1,849)	7,734	9,583	(1,849)	115,000	\$ 180
Other Revenue	-	-	-	-	-	-	-	\$ -
Total Revenue	\$ 31,794	\$ 29,984	\$ 1,810	\$ 31,794	\$ 29,984	\$ 1,810	\$ 359,808	\$ 739
Expenses								
Admin Salaries / Benefits	4,663	4,206	(457)	4,663	4,206	(457)	50,477	\$ 108
Administrative Expenses	1,434	3,671	2,237	1,434	3,671	2,237	38,550	\$ 33
Management Fees	1,383	1,360	(23)	1,383	1,360	(23)	16,320	\$ 32
Utilities	1,296	1,532	236	1,296	1,532	236	18,380	\$ 30
Maintenance Salary / Benefits	4,648	4,505	(143)	4,648	4,505	(143)	54,061	\$ 108
Maintenance Expenses	3,572	2,125	(1,447)	3,572	2,125	(1,447)	25,500	\$ 83
Contracted Maintenance Services	4,599	4,400	(199)	4,599	4,400	(199)	52,797	\$ 107
General Expenses	8,582	8,620	37	8,582	8,620	37	109,296	\$ 200
Total Expenses	\$ 30,178	\$ 30,419	\$ 241	\$ 30,178	\$ 30,419	\$ 241	\$ 365,382	\$ 702
Net Operating Income	\$ 1,616	\$ (435)	\$ 2,051	\$ 1,616	\$ (435)	\$ 2,051	\$ (5,574)	\$ 38
Replacement Reserve	2,508	2,508	-	2,508	2,508	-	30,100	\$ 58
Operating Income after Reserves	\$ (892)	\$ (2,944)	\$ 2,051	\$ (892)	\$ (2,944)	\$ 2,051	\$ (35,674)	\$ (21)

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

Department of Asset Management
Leonard Burke, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of January 2019, members of the Asset Management Department participated in a City of Tampa Downtown Partnership meeting that included a panel of Mayoral Candidates who each discussed transportation, affordable housing and ideas for the City of Tampa.

Robles Park Apartments will be performing a building exterior lighting survey to identify areas around the property that are poorly lit. Once the survey is completed, management will begin the installations of new LED lights to remedy the problematic areas.

Encore Properties

Tempo at Encore received Partial Certificate of Occupancy for floors 1-3 in the building. Management has successfully moved seventy (70) families, including nineteen (19) market units, into their new home.

Cedar Pointe Apartments

The Public Safety Department was able to develop a partnership with Hillsborough County Sheriff's Office which will allow for the installation of an eye in the sky camera onto the community at no additional cost. This camera will allow for HCSO to monitor the property and respond to any criminal activity within the community more efficiently. The scheduled installation date is March 2019.

The construction turnover date for Cedar Pointe Phase II to the property management team has been rescheduled again to late-February. Management has notified all the applicants of the revised delivery date. Cedar Pointe Phase II will consist of 24 one, two and three bedroom units.

Belmont Height Estates

Belmont Heights Estates Phase I annual compliance review by Seltzer Management was conducted on January 8, 2019. The inspector did not report any deficiencies to ownership.

The homeowner residing in Belmont Heights Estate that was affected by Chinese drywall has relocated from her home into a temporary apartment in preparation for the rehabilitation of the Chinese drywall. The renovations are 100% complete. Certificate of Completion was received, and the owner will be moving back into her home within a week.

Meridian River Development Corporation

River Pine Apartments completed roof replacements in two buildings (E & J).

Palm Terrace ALF

A resident accidentally flooded his unit which resulted in damage to several other units. All the repairs have been completed and no one was displaced due to the flooding.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Jan-19

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.95%	97.77%
Robles, LLC	98.39%	96.98%
Scruggs Manor, LLC	100.00%	96.59%
Azzarelli	100.00%	96.67%
Scruggs Manor	100.00%	96.51%
Seminole, LLC	99.21%	96.78%
Seminole Park	98.84%	95.00%
Moses White Estates	99.58%	98.55%
Shimberg, LLC	99.84%	98.72%
Shimberg Estates	99.53%	96.15%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	100.00%	100.00%
Arbors, LLC	98.24%	92.73%
Arbors at Padgett Estates	100.00%	95.80%
Azeele	100.00%	100.00%
Bay Ceia Apartments	99.84%	100.00%
Soho Place Apartments	95.37%	92.86%
St. Louis/St. Conrad	95.99%	75.00%
Overall Average	99.27%	97.10%

January-19**Tenant Accounts Receivable**

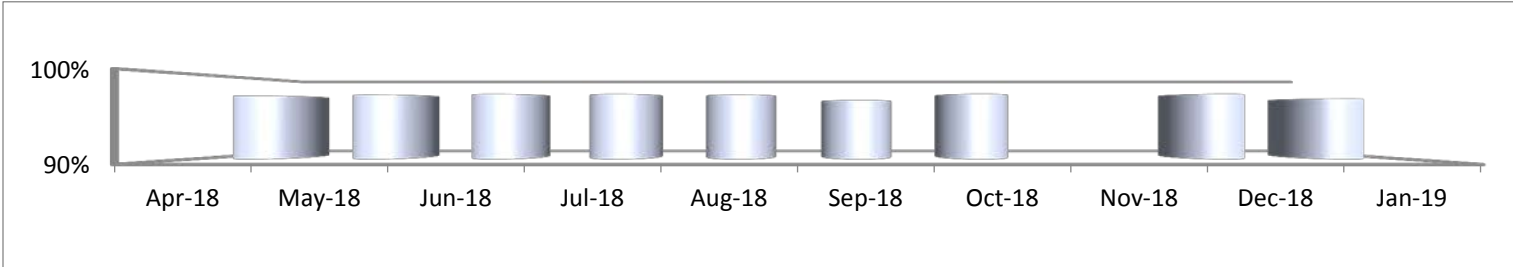
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$1,359,195.00	\$1,086.00	\$325.00	\$0.00	\$0.00	\$761.00	99.95%
Robles Park, LLC	\$469,504.00	\$33,367.00	\$9,924.00	\$0.00	\$15,878.00	\$7,565.00	98.39%
Scruggs Manor, LLC	\$287,676.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	100.00%
Azzarelli	\$76,517.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$211,159.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	100.00%
Seminole Park, LLC	\$439,461.00	\$4,648.00	\$919.00	\$0.00	\$0.00	\$3,729.00	99.21%
Seminole Park	\$254,164.00	\$3,867.00	\$919.00	\$0.00	\$0.00	\$2,948.00	98.84%
Moses White Estates	\$185,297.00	\$781.00	\$0.00	\$0.00	\$0.00	\$781.00	99.58%
Shimberg, LLC	\$392,833.00	\$1,364.00	\$491.00	\$0.00	\$0.00	\$873.00	99.84%
Shimberg Estates	\$184,553.00	\$1,364.00	\$491.00	\$0.00	\$0.00	\$873.00	99.53%
Squire Villa	\$51,221.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$157,059.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Arbors, LLC	\$434,814.00	\$6,798.00	\$1,985.00	\$0.00	\$3,349.00	\$2,585.00	98.24%
Arbors at Padgett	\$266,221.00	\$3,989.00	\$1,985.00	\$0.00	\$3,125.00	\$0.00	100.00%
Azeele	\$15,968.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$96,386.00	\$375.00	\$0.00	\$0.00	\$224.00	\$151.00	99.84%
Soho Place	\$28,835.00	\$1,334.00	\$0.00	\$0.00	\$0.00	\$1,334.00	95.37%
St. Louis/St. Conrad	\$27,404.00	\$1,100.00	\$0.00	\$0.00	\$0.00	\$1,100.00	95.99%
Totals	\$3,383,483.00	\$47,313.00	\$13,694.00	\$0.00	\$19,227.00	\$15,513.00	99.27%

**Reporting Month: January 2019
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	439	10	10	97.77%
Robles, LLC	433	1	1	0	431	418	13	11	96.98%
Scruggs Manor, LLC	116	0	0	0	116	112	4	4	96.59%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	83	3	3	96.51%
Seminole Park, LLC	169	0	0	0	169	163	6	6	96.78%
Seminole Park	100	0	0	0	100	95	5	5	95.00%
Moses White Estates	69	0	0	0	69	68	1	1	98.55%
Shimberg, LLC	165	0	0	0	165	162	3	2	98.72%
Shimberg Estates	78	0	0	0	78	75	3	2	96.15%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
Arbors, LLC	191	0	0	0	191	183	8	8	92.73%
Arbors at Padgett	119	0	0	0	119	114	5	5	95.80%
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	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	6	2	2	75.00%
Total	1,524	2	1	0	1,521	1,477	44	41	97.10%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

97.10%



Agency Wide	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Dec-18	Jan-19
Total Units	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043
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	821	821	821	821	821	821	821	821	821
Modernization	2	2	2	2	2	2	2	0	0
Available	1,519	1,519	1,519	1,519	1,519	1,519	1,519	1,521	1,521
Occupied	1,480	1,482	1,483	1,483	1,482	1,472	1,484	1,485	1,477
Vacant	39	37	36	36	37	47	35	36	44
% Occupancy Rate	97.43%	97.56%	97.63%	97.63%	97.56%	96.90%	97.64%	97.64%	97.10%

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

Department of Assisted Housing
Margaret Jones, Director

Government shutdown: THA has been notified that there will be HAP payments available for March and April 2019 if there is a shutdown February 15th.

THA is moving forward with pilot testing of a scanning KIOSK for participants. This will allow customers to scan documents into the system. It will start off with one scanning doc then if it appears to be beneficial, will move forward with offsite scanners at the properties. Company implementing the scanners is ARDEXO.

The first 3 floors of TEMPO have passed the HQS inspections and leasing will begin for those floors. The total number of units that will be project based is 122. The TEMPO waitlist has approximately 7,000 families.

THA is hosting its 5th Annual Race to End Homelessness February 16th, 2019 at Al Lopez Park! Still need runners and sponsors.

THA was awarded an additional 80 FUP vouchers effective January 1st, 2019. Meetings have already taken place to start the referral process. The goal is to receive more Youth Aging Out of Foster Care. Youth can remain on the program for 3 years of 5 years if they join the FSS program.

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

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	426
Workshops	1
Escrows	244
Graduates	5
Homeownership	1
Escrow	57%
Graduates	Keaira Grooms \$0 Vivian Garcia-Fonseca \$0 Verinica Pearson \$6,785 Soraya Medina \$2,076 Shakirah Shoats \$7,417
New Home Owner	Heidi Letcher

SPECIAL GRANT PROGRAMS

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

Permanent Supportive Housing grants were successfully submitted 08/2018 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families.

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution.

PORTABILITY

The agency currently administers **241** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

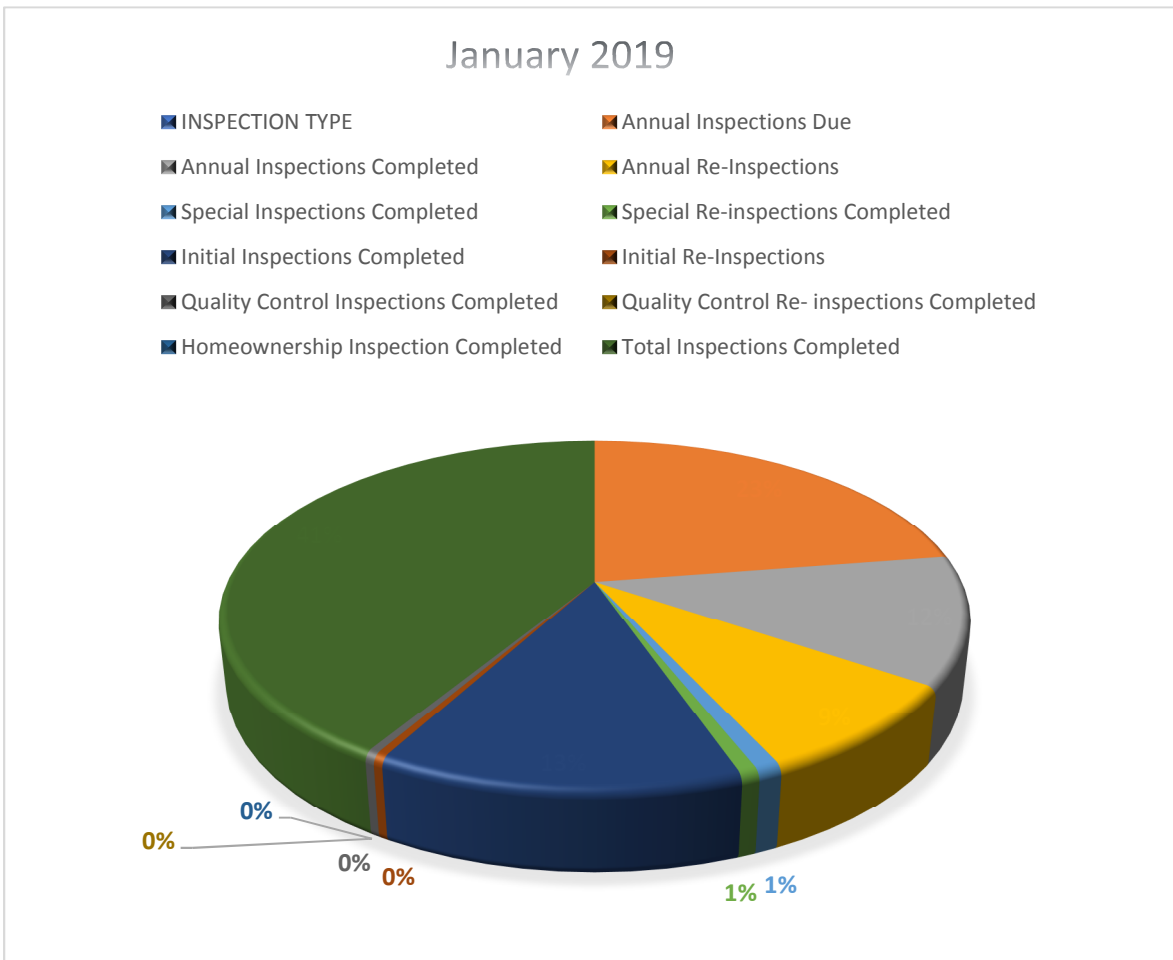
The current attrition rate for VASH is 14 families a month
The current attrition rate for RAD is 15.5 families a month
The current attrition rate for VREG is 46 families a month
Average HAP is \$678

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
HCV/VASH PROGRAM	8,634	8,227	95% Monthly	
RAD	1,601	1,509	95% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
HCV/VASH/RAD/ MAINSTREAM/ FUP PROGRAM	\$6,713,172	\$6,638,824	99%	100%

SEMAP REVIEW

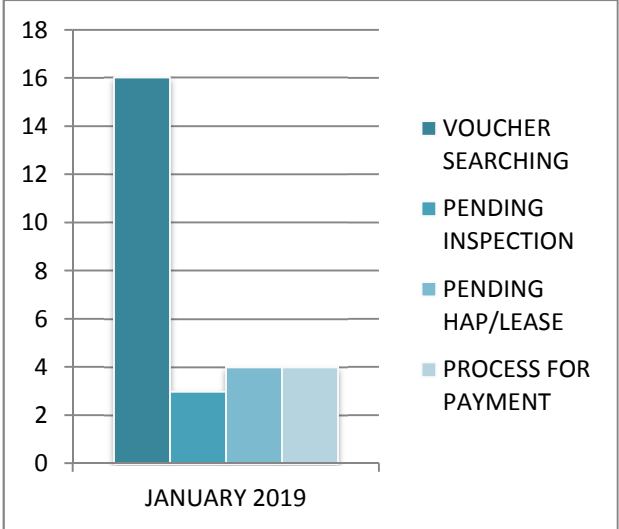
	Possible	FY2017-18	December 2018
	Points	Actual	
Indicator 1: Selection from the Waiting List	15	15	15
Indicator 2: Rent Reasonableness	20	20	20
Indicator 3: Determination of Adjusted Income	20	20	15
Indicator 4: Utility Allowance Schedule	5	5	5
Indicator 5: HQS Quality Control Inspections	5	0	5
Indicator 6: HQS Enforcement	10	10	10
Indicator 7: Expanding Housing Opportunities	5	5	5
BONUS Indicator: Deconcentration	0	0	0
Indicator 8: Payment Standards	5	5	5
Indicator 9: Annual Reexaminations	10	10	10
Indicator 10: Correct Tenant Rent Calculations	5	5	5
Indicator 11: Pre-Contract HQS Inspections	5	5	5
Indicator 12: Annual HQS Inspections	10	10	0
Indicator 13: Lease-Up	20	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10	10
TOTALS	145	140	140
	100%	96%	89.7%

	MONTHLY TOTAL
INSPECTION TYPE	
Annual Inspections Due	659
Annual Inspections Completed	349
Annual Re-Inspections	252
Special Inspections Completed	26
Special Re-inspections Completed	20
Initial Inspections Completed	392
Initial Re-Inspections	11
Quality Control Inspections Completed	11
Quality Control Re- inspections Completed	0
Homeownership Inspection Completed	0
Total Inspections Completed	1206

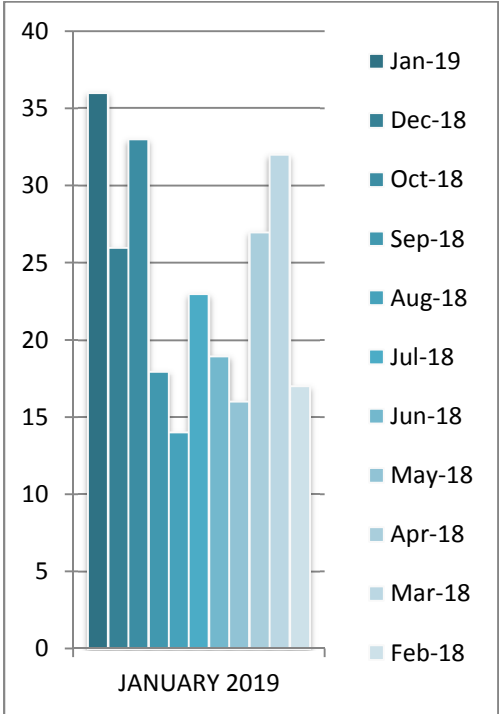


WAITING LIST REPORT JANUARY 2019

VOUCHER SEARCHING	16
PENDING INSPECTION	3
PENDING HAP/LEASE	4
PROCESS FOR PAYMENT	4
To issue 2/8/2019	

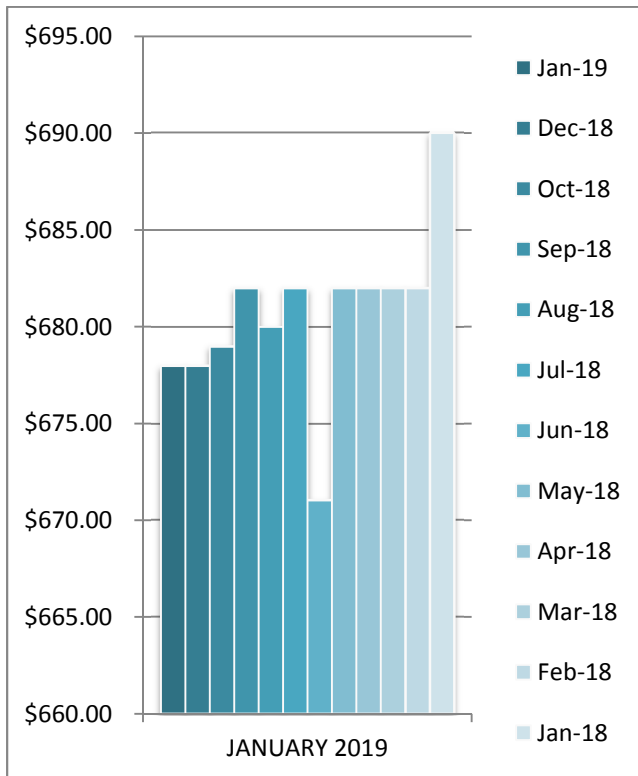


NEW PARTICIPATING OWNERS



JANUARY 2019	36
DECEMBER 2018	26
OCTOBER 2018	33
SEPTEMBER 2018	18
AUGUST 2018	14
JULY 2018	23
JUNE 2018	19
MAY 2018	16
APRIL 2018	27
MARCH 2018	32
FEBRUARY 2018	17

HOUSING ASSISTANCE PAYMENTS JANUARY 2019

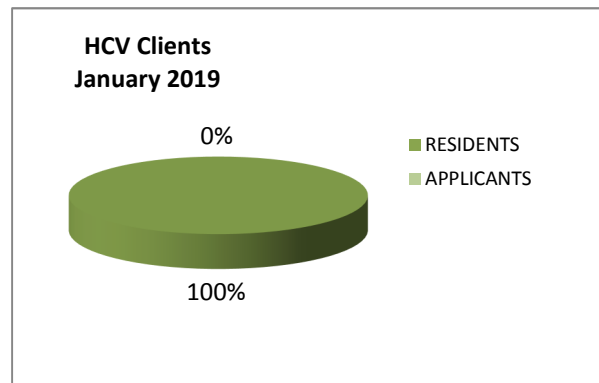
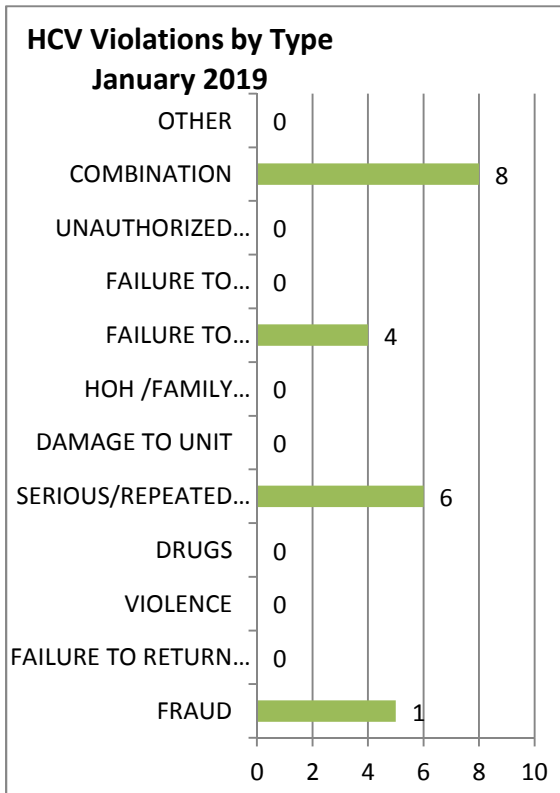
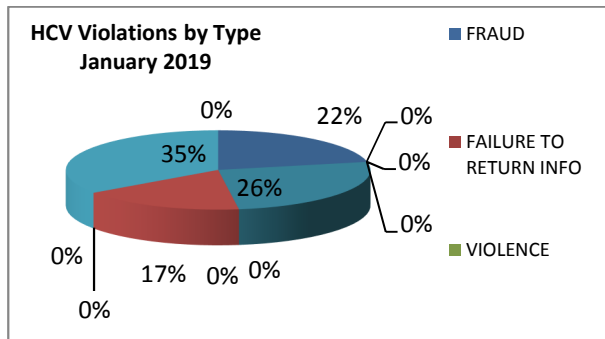
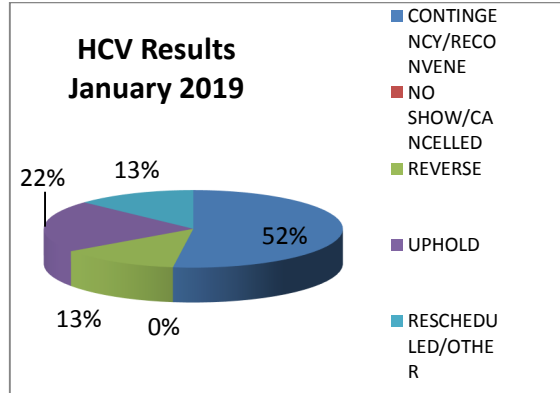


JANUARY 2019	\$678.00
DECEMBER 2018	\$678.00
OCTOBER 2018	\$679.00
SEPTEMBER 2018	\$682.00
AUGUST 2018	\$680.00
JULY 2018	\$682.00
JUNE 2018	\$671.00
MAY 2018	\$682.00
APRIL 2018	\$682.00
MARCH 2018	\$682.00
FEBRUARY 2018	\$682.00
JANUARY 2018	\$690.00

HCV HEARINGS	
CONTINGENCY/RECONVENE	12
NO SHOW/CANCELLED	0
REVERSE	3
UPHOLD	5
RESCHEDULED/OTHER	3
TOTAL	23

FRAUD	5
FAILURE TO RETURN INFO	0
VIOLENCE	0
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	6
DAMAGE TO UNIT	0
HOH /FAMILY MEMBER AWAY FROM UNIT	0
FAILURE TO MAINTAIN HQS	4
FAILURE TO MAINTAIN UTILITIES	0
UNAUTHORIZED PERSON/MOVE	0
COMBINATION	8
OTHER	0
TOTAL	23

RESIDENTS	23
APPLICANTS	
TOTAL	23



HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
January 2019

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

We put out an Invitation for Bids (IFB) for unarmed security at our JL Young and Annex site on February 5, 2019. We have a Pre-Bid Meeting in the contracting office with all interested contractors on Wednesday, February 20, 2019 at 2:00 PM so we can answer any of their questions about the contract they may have. The sealed bids for this contract will be open on Wednesday, February 27, 2019 at 2:00 PM. The Public Safety Department will then do a background investigation on the top two contractors and provide the information to our Contracting Department for review. The awarded contractor should be able to start around March 11, 2019.

The Robles Park off Duty assignment has been posted at the Tampa Police Department for officer to sign up for this project. It is strictly voluntary and officers can chose to work it if the wish. The hours of service are from 3 PM until 3 AM Monday thru Sunday. The off duty assignment will be reviewed on a monthly basis to see if the program is working as intended. Based on our findings we may, or may not extend the program on a month to month basis.

Safety meetings at Robles Park take place every other Tuesday of each month from October 9, 2018 until present from 5:30 PM until 7:30 PM. The participants include Robles Park Property Management, the Public safety Department, Tampa Police Department, Property and Program Services, Robles Park Resident Council President and Vice President, and the residents. During this safety meeting we review property updates, the Jobs Plus Program, Crime Free Multi Housing Program and ways to keep one safe including how to use the B-Safe App and Crime Stopper App. Currently we have gone through the entire property and are now doing the second round for those that missed the first round. At an average we have between 20-30 residents to attend each meeting. They have been well received and are having a positive effect on the property in reducing crime and creating a safer environment for everyone living in the community.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Mary Griffin	01/10/19	No records	N/A	Luczer Deravine
3501 N Jefferson	01/14/19	01/14/19	18-630143 18-630651	Public Safety Dept.
Boys & Girls Club	01/14/19	02/01/19	19-22804	Public Safety Dept.
Brigette L Ward	01/16/19	01/16/19	18-330143	Public Safety Dept.
Cynthia Maldonado	01/23/19	01/24/19	18-28074	Barbara Cato
Fawn Colbert	01/24/19	01/24/19	19-35080	Margaret Jones
C. Blythe Andrews	01/24/19	Under investigation	19-39294	William Jackson
Helena Smith	01/25/19	01/25/19	18-656264	Jason Cruz-Ayala

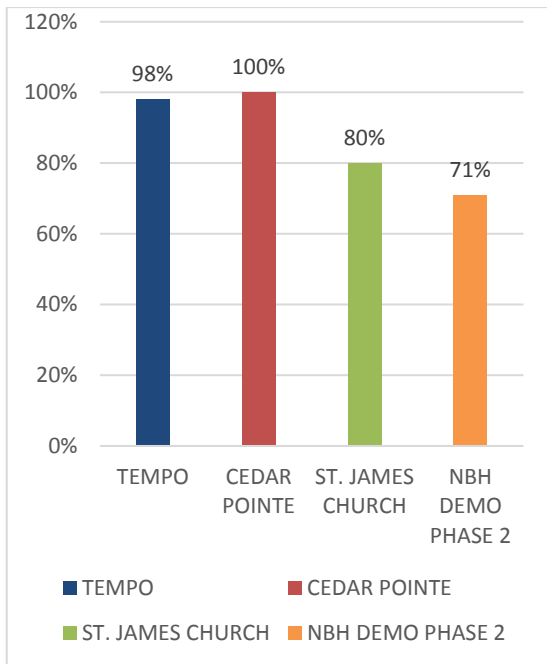
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Jameshia Parks	01/10/2019	01/10/2019	Last Known Address	HCSO
Antoine Harvey	01/10/2019	01/10/2019	No Record Found	HCSO
Colt Perdue	01/15/2019	01/15/2019	No Record Found	HCSO
Jamain Brooks	01/15/2019	01/15/2019	No Record Found	HCSO
Stephen Cotton	01/15/2019	01/15/2019	No Record Found	HCSO
Melissa Granger	01/16/2019	01/16/2019	No Record Found	HCSO
Nicholas Axline	01/15/2019	01/15/2019	No Record Found	HCSO
Kendro Gilchrist	01/15/19	01/15/2019	No Record Found	HCSO
Freddrick Cameron	01/23/19	01/23/2019	No Record Found	HCSO

TAG AND TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
Moses white	Infinity		Beige	297GTR	Flat Tire	1/30/19	
Moses White	Pontiac		Red	9205QB	Expired Tag	1/30/19	
SoHo	Chevy	2002	Grey	No Tag	No Tag		1/30/019
Azzarelli	Focus		White	No Tag	No T ag	1/30/19	
Azzarelli	Altima		Dark Gray	HUT825	Expired Tag	1/30/19	
Bay Cia	Ford	2017	Gray	JTEL45	No parking Permit		1/26/19
Azeele	Dodge	2002	Blue	No Tag	No Tag/ No permit		1/26/19
SoHo	Dodge	2017	Black	IRTD14	No permit		1/27/19
SoHo	Ford	2016	White	JGTJ47	No permit		1/27/19

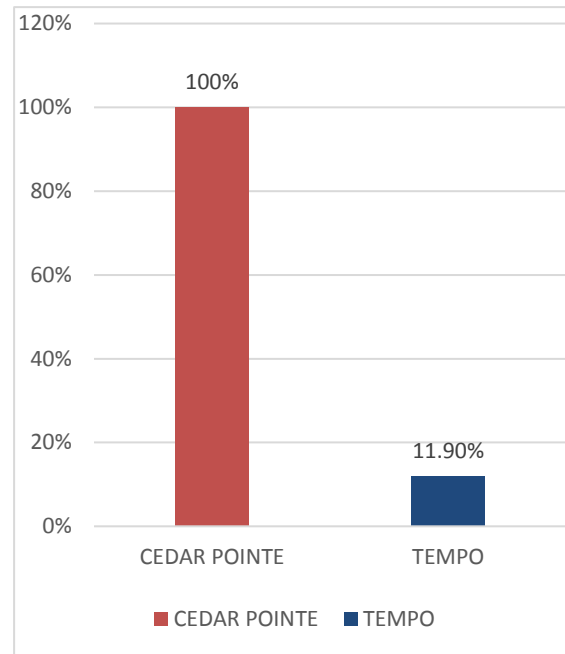
**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD SUMMARY REPORT
January 2019**

**Department of Real Estate Development
David Iloanya, Director**

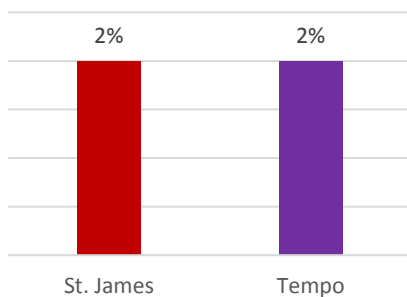
Major Active Projects in Progress



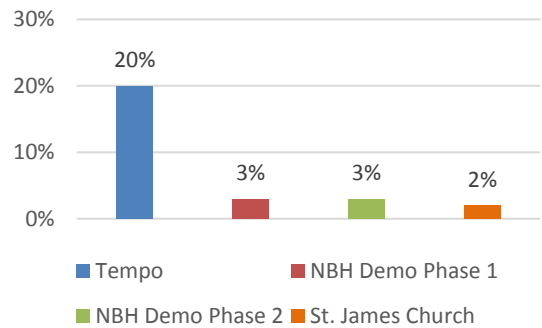
MBE Contracts



Section 3 Business Contracts



Section 3 Individual New Hires



CNI / ENCORE DEVELOPMENTS:



Tempo at Encore LP –

Is approximately 98% complete. KAST Construction has obtained a Temporary Certificate of Occupancy on the Tempo Building for floors 4 through 7 and the Amenity Building. JMG, the leasing team has started occupying the 7th floor. Currently there are roughly 70 families living in the Tempo.



St. James Church Historic Preservation

Is 80% complete. Phase II stabilization of the shell is complete, the windows Contractor has begun installation of the wood window frames approximately 3 frames have been installed on the northside of the Church. A meeting with the General Contractor for the start of phase III (The interior buildout) will be held on February 7, 2019 at 10:30pm.

RETAIL SPACE AT ENCORE:

REED - Medical Center / BayCare – Urgent Care Center -

THA and Baycare has an agreeable lease that is currently out for signatures. Baycare reached out to THA on January 24th and stated that their Project Manager Thayer Hayden is in the process of setting up a meeting with their Architect and will coordinate the dates and times with THA.

URBAN FARM -

The Urban Farmers had to reconsider the proposed greenhouse plans provided during the original incremental review. The greenhouse had some design issues with the City of Tampa Code Requirements. The Farmers chose another greenhouse provider, revised the plans and resubmitted for Incremental Review on January 15, 2019. The Farmers are anticipating City of Tampa's response any day. Responses are projected to be in by January 26, 2019.

LEARNING CENTER –

The City of Tampa's Permitting office submitted its comments to the Architect. The Architect has responded. Pending responses to the City of Tampa are due by February 5, 2019.

SOLAR TECHNOLOGY PARK

The project kickoff meeting was held on January 8th, 2019. The Artist and the USF School of Architecture Graduate students have started the planning and design phase of the project.

34th STREET REDEVELOPMENT:

The final 3 homes are under construction.

- Concrete block, trusses and roofs installed.
- Anticipated hard costs to remain approximately \$140,000 – 145,000 per home.
- Floor plans shall be the same as the previous Beacon Homes.
- Anticipated construction completion date: May 22, 2019 (3502 & 3504 Clay Street), June 8, 2019 (3404 E 27th Avenue).
- Comparative Market Analysis (CMA) is currently being performed. The List price will be set once CMA is completed but will be slightly higher than \$209,900.
- Anticipated closing date with Buyers: June 30, 2019
- Buyer has closed on 3510 Clay Street.
- Buyer's will be closing on 3508 and 3506 Clayton Street and should occur in the next week. Sales prices: \$209,000 – 209,900.



WEST RIVER REDEVELOPMENT:

Mary Bethune High Rise Comprehensive Modernization – Final Design plans are under review by the City of Tampa.

The Renaissance at West River – The construction start date is scheduled for Monday, January 7, 2019. The completion date for the project is April 7, 2020. Site work and building pad is in progress.



The Boulevard at West River (Parcel T3) will be developed in four phases.

- Parcel T3A** - Funded (9% Tax Credit Award)
 - 118 multi-family units at 80% affordable and 20% market. [In design phase.](#)
- Parcel T3B** - In funding pursuit
 - Submitted funding application in March 2018 for 118 multi-family units at 80% affordable and 20% market
- Parcel T3C** - Funded. 118 multi-family units
- Parcel T3D** – 80% affordable and 20% market

- North Blvd Demolition Phase 1 is 100% complete and in close-out phase. [Close-out documents are being reviewed by the Architect and Civil Engineer.](#)
- North Blvd Demolition Phase 2, Contract was awarded to General Contractor Howard Jimmie. A time extension has been issued to the contractor for rain days, extending the completion date to January 16, 2019. [This project is 71% complete.](#)



NBH Demo Phase 2 underway.

MODERNIZATION & CONSTRUCTION PROJECTS:



Cedar Pointe Apartments Phase 2 –

Construction of two buildings with 24 units. The project is substantially complete and awaiting final building inspection and Fire Marshal inspection. Certificate of Occupancy will be issued once all inspections have passed. Liquidated damages have been applied towards the General Contractor. Building 7 received the Certificate of Occupancy on issued January 31, 2019. THA is awaiting the Certificate of Occupancy for building 8, by the first week of February 2019.

Palm Terrace HVAC Upgrades -

Test and Balance results submitted. Test and Balance results are under review.



Chinese Drywall Remediation Repair-

Removal and replacement of all possible problem drywall and all building systems affected by the installation of Chinese drywall at resident located 3803 Machado Street. The project was 100% complete on January 31, 2019.

Certificate of Completion inspection is schedule for February 05, 2019.

2019 ANNUAL PHA PLAN:

The Board Approved 2019 PHA Plan was submitted to HUD on February 4, 2019.

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

January 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measure are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently working at Moses White Estates; the high water consumption at this property prompted directing the PM team to inspect and repair the water saving equipment utilized in these apartments outside our normal rotation.

The Tampa Housing Authority (THA) continues to work with the HUD's Better Building Challenge (BBC), a joint partnership with HUD and DOE to reduce utility consumption in buildings; this partnership also positions THA to receive additional grant opportunities.

Encore Chiller Plant

When Tempo goes on line we will reevaluate our EnerNOC agreement with TECO.

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

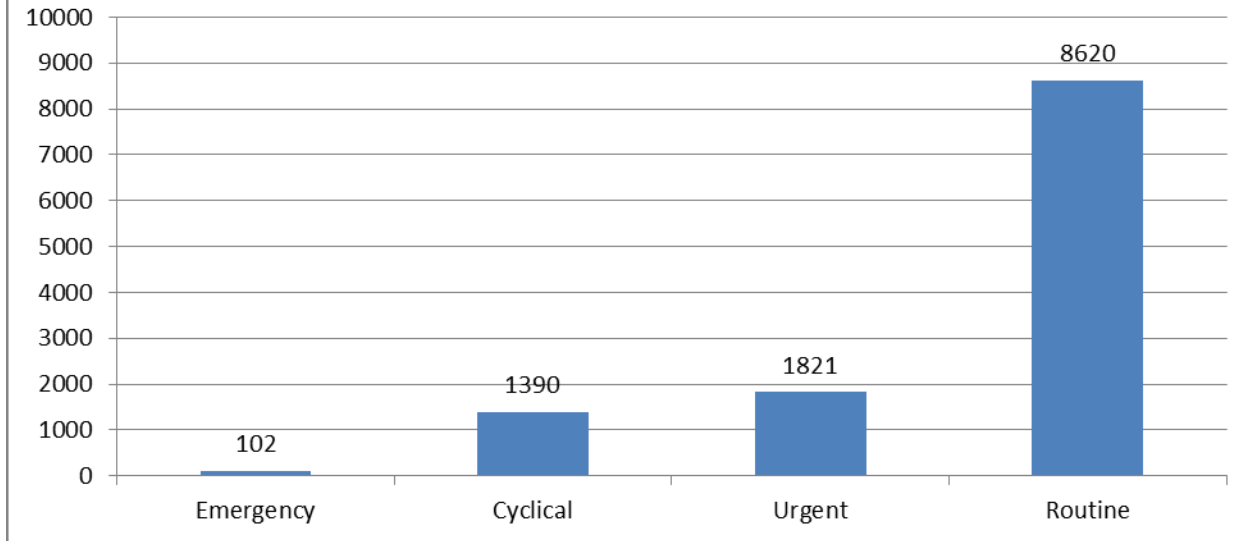
Special Project Activities:

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

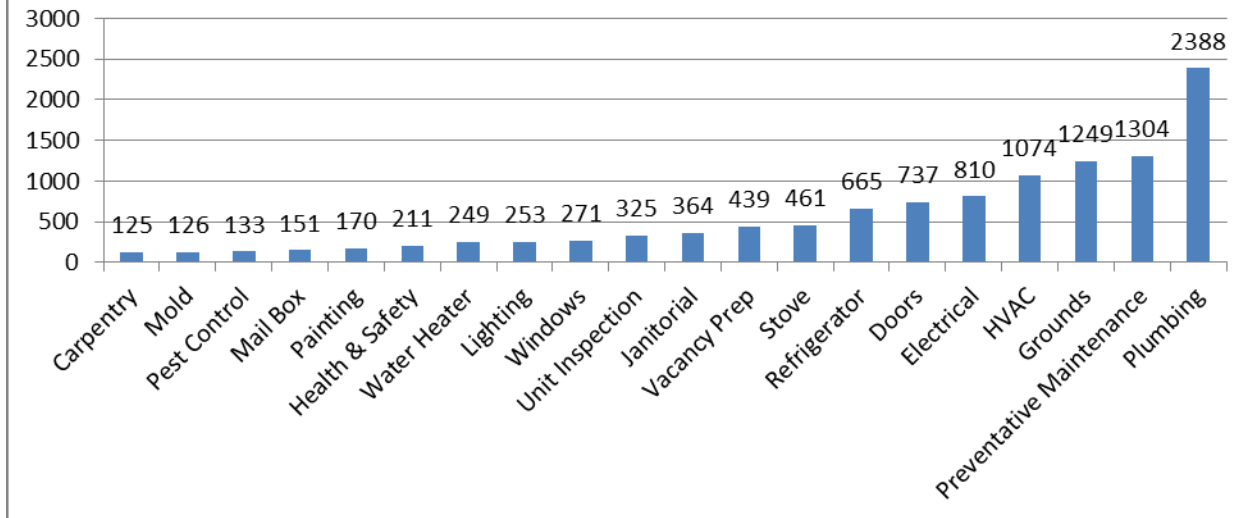
Facilities:

Our Focus is on improving data collection from work orders to measure and control costs and inventory. We are reviewing the RFQ response for after hour answering service that will report data to THA in a data searchable format.

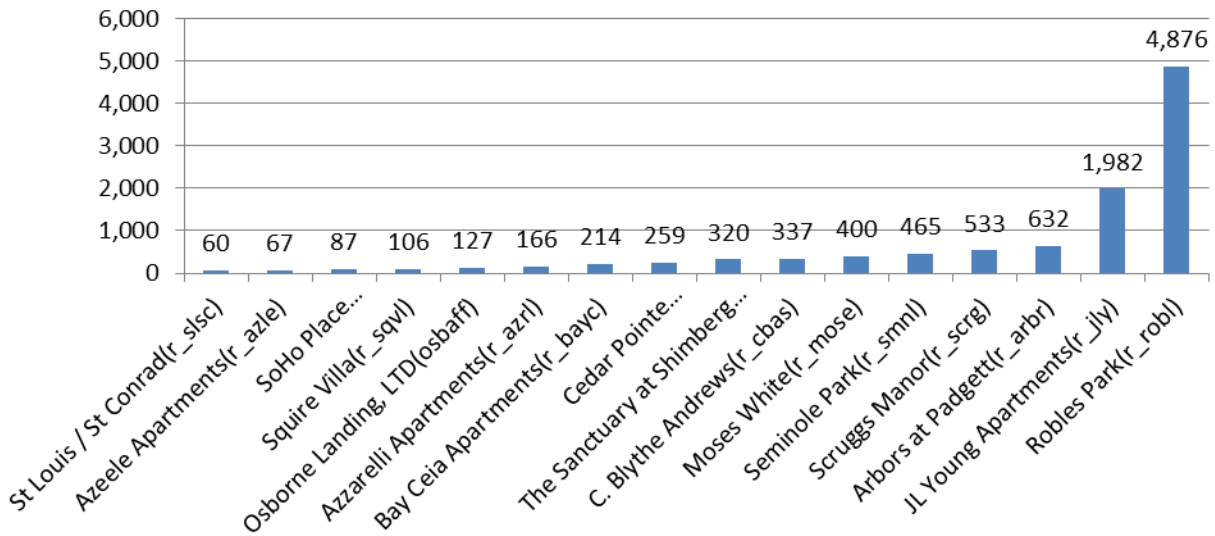
April 2018 Thru Jan 2019 Work Order Priority



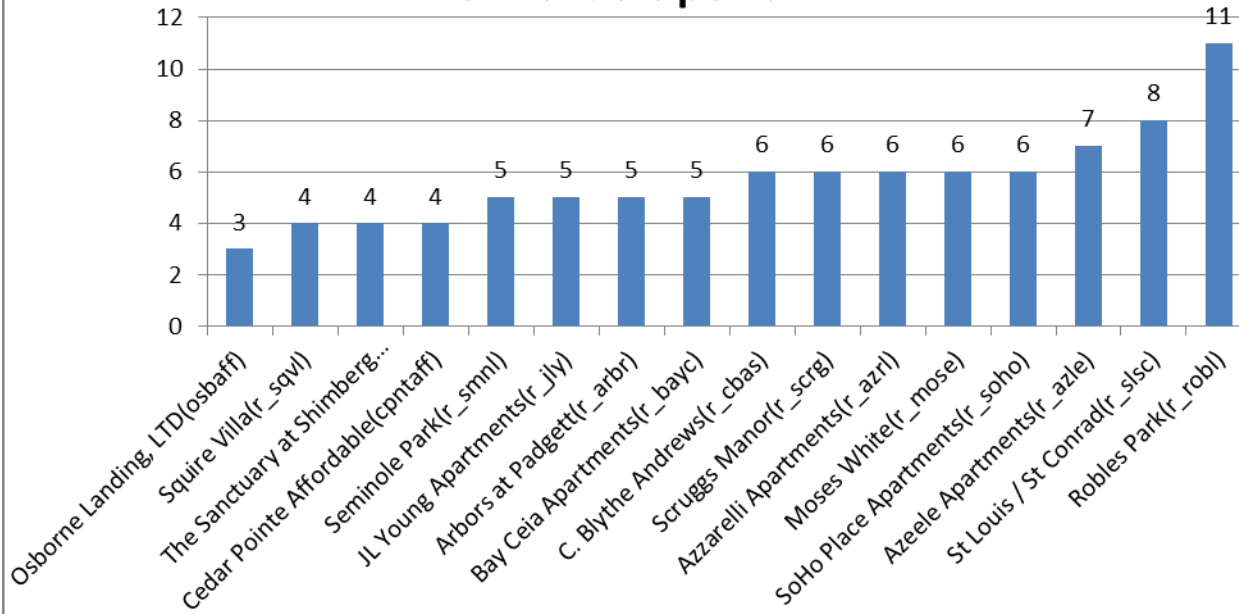
April 2018 Thru Jan 2019 Work Order Category



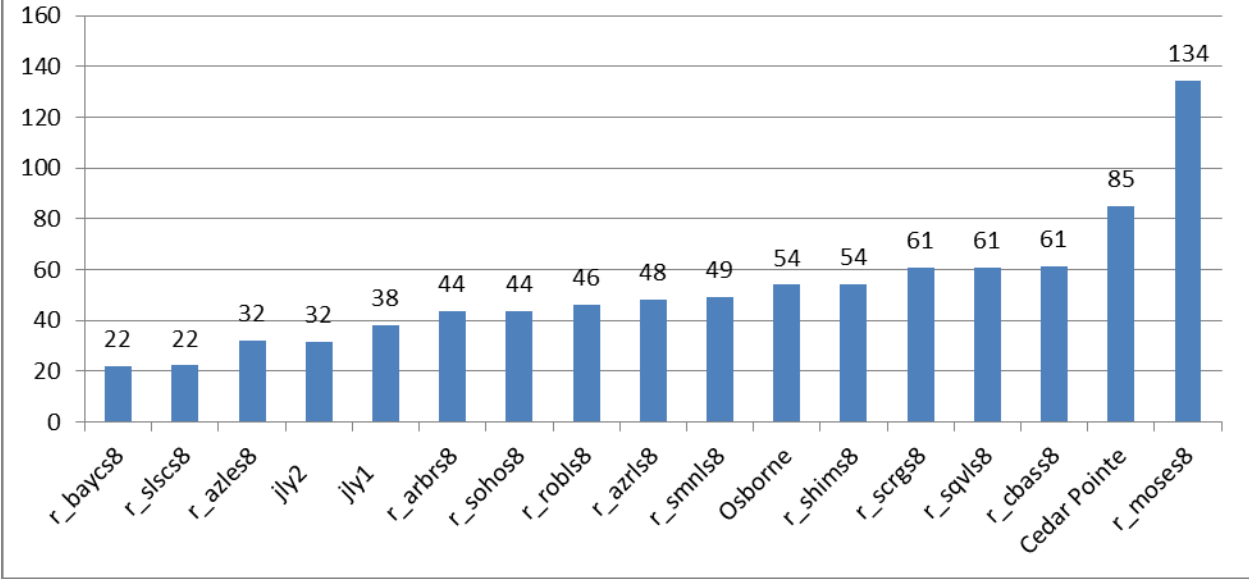
April 2018 Thru Jan 2019 Work Orders per Property



April 2018 Thru Jan 2019 Work Orders per Unit



Water Consumption Gallons per Person per Day January 2019



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 January 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
CGI Federal Inc.	Housing Choice Voucher Federal Inspections	11/1/2018	10/31/2019	\$450,000.00	FY14-RFP-04	
Success 4 Kids & Families	Mental Health & Substance Abuse Case Management Services.	10/1/2016	9/30/2019	\$259,177.00	FY16-MOA-04	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2019	\$100,000.00	FY16-RFQ--08	
Cardno, Inc.	Environmental Consultant contract (Task Orders) NTE \$300,000.00 budget 2 Contracts:GLE/Cardno \$100,000.00 per contract w/1 year \$100,000 extension clause	2/15/2018	2/14/2019	\$300,000.00	FY17-RFQ-03b	
CareerSource Tampa Bay	Job Plus Initiative Grant w/CareerSource of Tampa Bay	8/15/2017	3/31/2021	\$148,275.00	FY17-MOA-05	
Free4Ever Now International, Inc.	Village Link Up Partnership	10/23/2017	3/31/2019	\$74,602.00	FY17-MOA-07	Y

Contract Register January 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Project Link, Inc.	Jobs Plus Partnership @Robles Park Village	4/1/2017	3/31/2019	\$20,000.00	FY17-MOA-08	Y
Iraida V. Carrion	Provide Supervision to ORCC DJJ Youth & Family Services Interim.	9/1/2017	9/30/2019	\$3,600.00	FY17-MOA-18	Y
City Plan, Inc.	Community Support for Work @ Robles Park Village	4/1/2018	3/31/2019	\$18,916.00	FY17-MOA-20	
GLE Associates, Inc	Indefinite Quantities for AE Services	9/1/2017	9/1/2019	\$600,000.00	FY17-RFP-01a	
CVR Associates Inc	Consulting services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	FY17-RFP-03	
Abbie J. Weist, Inc.	Professional Grant Writing Consultant (NTE \$80,000) Contract between VADM&PPS	5/2/2018	5/3/2019	\$90,000.00	FY17-RFP-04	

Contract Register January 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Meacham Urban Farmers	establishment and operation of a full blown urban farm at the designated Encore Site. PM-David Hollis	1/9/2018	1/8/2023	\$341,162.00	FY17-RFQ-02	
GLE Associates, Inc	Environmental Consultant contract NTE \$300,000.00 budget 2 Contracts:GLE/Cardno \$100,000.00 per contract w/1 year \$100,000 extension clause	2/15/2018	2/14/2019	\$300,000.00	FY17-RFQ-03	
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	3/31/2019	\$15,000.00	FY18-MOA-05	Y
Greater Tampa Bay Area Council	GTBAC is to offer and provide services to the youth of Public Housing	4/1/2018	3/31/2019	\$30,000.00	FY18-MOA-06	
Iraida V. Carrion	Provide direct clinical supervision to the counselors and case managers for the Tampa Housing Authority Youth and Family Services program .	10/1/2018	9/30/2019	\$15,000.00	FY18-MOA-.12	Y
Bangor Security Services	Temporary UN-ARMED SECURITY SERVICES FOR J.L. YOUNG APARTMENTS/ANNEX	11/6/2018	3/29/2019	\$10,000.00	FY18-MOA-14	Y

Contract Register January 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Free4Ever Now International, Inc.	Village Link-Up partnership with THA.	1/1/2019	9/30/2020	\$14,090.00	FY18-MOA-16	Y
Tec-Link, LLC	Installation for all computers, laptops, software, hardware for Smart Home Technology Program(SHTP) at Cedar Pointe Apartments	11/1/2018	3/1/2019	\$30,000.00	FY18-RFQ-01	Y
Dainara Acevedo	Provide weekly clinical supervision to ORCC DJJ youth and family services. Contact: Diane Lindsay	5/21/2018	5/21/2019	\$3,600.00	FY18-MOA-01	Y
Faithful Cleaning Service	Janitorial Services for the Oaks of Riverview Community Center, N.Rome, Encore Trailer	4/24/2018	4/24/2019	\$30,260.00	FY18-MOA-02	Y
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	2/28/2019	\$262,400.00	FY18-MOA-14	
Yardi System, Inc.	Rent Café- PHA Online Applicant/Residential/Landlord Portal	7/25/2016	8/31/2019	\$22,737.98	FY19-SC-001	
TOTAL:				\$2,990,582.02		40%

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

Department of Community Affairs

Lillian C. Stringer, Director

January, 2019

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

Community Engagement for the Month of January

Tampa Organization of Black Affairs (TOBA) Annual Martin Luther King, Jr. Leadership Breakfast

The Tampa Housing Authority continued its support for TOBA by participating in its annual Dr. Martin Luther King, Jr. Leadership Breakfast on January 21, 2019 at the Downtown Hilton Hotel. Two senior residents and Tampa Housing Authority staffers occupied the table of 10.

The Martin Luther King, Jr. Parade

This event was also scheduled for January 21, 2019. Tampa Housing Authority, as far as I am concerned, had the best decorated float in this Parade! It showcased our properties and our logo was also prominently placed. Thanks to PPS, this was the best float that we have ever had!

As the parade wound its way into the heart of East Tampa, hundreds of youth, their parents and plenty of on-lookers enjoyed the parade that featured several bands and many floats with beads galore for everyone!

Tampa Downtown Partnership Mayoral Candidate Forum

Tampa Housing Authority staffers attended this event held at the Rialto Theatre, in Downtown Tampa where 7 Mayoral candidates gathered to tout their platform and answer questions from an interested audience. Moderator Diane Egner from 83 Degrees announced that a surprise candidate would also be joining the announced line up of candidates. Dick Greco, Jr. was introduced to the group and announced his candidacy for the office of Mayor, as well.

The well-attended function proved to be very interesting and of course, we can hardly wait to see who will arise victorious in this particular race for office of Mayor of the City of Tampa.

THA Calendar of Events

February		
Friday, February 01, 2019	5:30pm	Annual Freedom Fund Dinner, Hilton Tampa Downtown, 211 N Tampa St, Tampa
Thursday, February 07, 2019	12:00pm	Governor's Day Luncheon, Fairgrounds, MLK Jr. Blvd Entrance, Parking Lot J, Tampa
Monday, February 11, 2019	all day	Bridge Out of Poverty Training, THA Cypress
Tuesday, February 12, 2019	all day	Staff in Field Day Bus Tour
Thursday, February 14, 2019	all day	Valentine's Day
Saturday, February 16, 2019	9:00am	5th Annual Run to End Homelessness, Al Lopez Park
Tuesday, February 19, 2019	all day	President's Day
Tuesday, February 19, 2019	5:00pm	Homebuyers Education, THA Cypress
Wednesday, February 20, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, February 20, 2019	1:00pm	Landlord Workshop, THA Cypress
Thursday, February 21, 2019	5:00pm	Homebuyers Education, THA Cypress
Saturday, February 23, 2019	8:30am	Homebuyers Education, THA Cypress
Monday, February 25, 2019	all day	Bridge Out of Poverty Training, THA Cypress
Tuesday, February 26, 2019	7:30am	Downtown Debriefing, West River Dev, The Straz Ctr, 1010 N Macinnes Pl, Tampa
Thursday, February 28, 2019	4:00pm	Bay Area Apt Assoc BOD Mtg, THA Cypress
March		
Friday, March 01, 2019	12:00pm	CRED Real Estate Class, THA Cypress
Saturday, March 02, 2019	all day	CRED Real Estate Class, THA Cypress
Friday, March 08, 2019	8:00am	Board Workshop, Stetson Law Center, 1700 N Tampa St, Tampa
Saturday, March 09, 2019	9:00am	4th Annual Charity Golf Tournament, Rogers Pk Golf Course, 7910 N 30th St, Tampa
Thursday, March 14, 2019	9:00am	Bay Area Apt Assoc BOD Mtg, THA Cypress
Friday, March 15, 2019	10:00am	Tempo @ Encore Grand Opening, Encore Site
Sunday, March 17, 2019	all day	St. Patrick's Day
Tuesday, March 19, 2019	8:00am	Homebuyers Education, THA Cypress
Wednesday, March 20, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Thursday, March 21, 2019	5:00pm	Homebuyers Education, THA Cypress
Saturday, March 23, 2019	8:30am	Homebuyers Education, THA Cypress
Monday, March 25, 2019	all day	NAHRO-OEIR (5 days)
April		
Sunday, May 05, 2019	12:00pm	CRED Real Estate Class, THA Cypress
Saturday, April 06, 2019	all day	CRED Real Estate Class, THA Cypress
Tuesday, April 09, 2019	8:00am	Bay Area Apt Assoc BOD Mtg, THA Cypress
Thursday, April 11, 2019	5:00pm	Homebuyers Education, THA Cypress
Friday, April 12, 2019	12:00pm	CRED Real Estate Class, THA Cypress
Saturday, April 13, 2019	all day	Homebuyers Education, THA Cypress
Monday, April 15, 2019	all day	Tax Day
Wednesday, April 17, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Friday, April 19, 2019	all day	Spring Holiday
Sunday, April 21, 2019	all day	Easter Sunday
Wednesday, April 24, 2019	1:00pm	Landlord Workshop, THA Cypress
Friday, April 26, 2019	6:30am	11th Annual Charity Golf Tournament, Saddlebrook Resort, Wesley Chapel



THE HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS
~ 2019 ~

BOARD OF
COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

Meeting Schedule

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

January 16 th	July 17 th
February 20 th	August 21 st
March 20 th	September 18 th
April 17 th	October 16 th
May 15 th	November 20 th * <i>Annual</i>
June 19 th	December 18 th * <i>Tentative</i>

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

- Affordable Housing Development Corporation (AHDC)
- Encore Affordable Housing Development Corporation (EAHDC)
- JL Young Apartments Incorporated
- Mary Bethune Development Corporation
- Meridian River Development Corporation (MRDC)
- North Tampa Housing Development Corporation (NTHDC)
- Tampa Housing Authority Development Corporation (THADC)
- Tampa Housing Funding Corporation (THFC)

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

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



FOR IMMEDIATE RELEASE

BOARD OF COMMISSIONERS

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CONTACT:

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

THE TAMPA HOUSING AUTHORITY SEEKS QUALIFIED HIGH SCHOOL STUDENTS FOR PARTICIPATION IN THE 2019 CONGRESSIONAL BLACK CAUCUS FOUNDATION IN WASHINGTON DC

Tampa, FL (*February 6, 2019*) -- The Tampa Housing Authority will begin accepting applications from Hillsborough County School District High School Students to participate in the 2019 Congressional Black Caucus Foundation (CBCF) Annual Legislative Conference (ALC).

The CBCF Annual Legislative Conference is the leading policy conference on issues impacting African Americans and the global black community. Leaders, Legislators, and citizens meet at the ALC to discuss economic development, civil and social justice, public health and education.

Last year eight students from THA's Public Housing and Assisted Housing Programs attended the conference and witnessed firsthand how policies are created. The students also had one-on-one interaction with African American politicians and/or members of USA Congressional Offices.

This year, the Tampa Housing Authority will award ten students who respond and win the CBCF Essay Contest. Contact information regarding the contest process and to access forms follow:

- For questions and to submit essays contact Stephanie T. Brown Gilmore
 - at Stephanie.Brown@thafl.com, (813) 765-9714;
- For questions regarding the contest process contact Anna Edwards
 - at Anna.Edwards@thafl.com, 813-341-9101, ext. 2150;
- Students may Hand Deliver essays to THA Corporate Offices
 - at 5301 West Cypress Street, Tampa FL 33607, open M-F from 8AM- 5PM;
- No essays will be accepted after the **Friday, March 15, 2019** deadline.

We want to thank all student candidates in advance, as well as all parents for allowing your child to take advantage of this great opportunity.

###

The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services that nurture neighborhoods and provide economic development and self- sufficiency activities for residents while assuring safe, quality housing for low income families throughout the community.



NATIONAL BLACK CAUCUS FOUNDATION ESSAY CONTEST

Finalists Will Receive A Trip to The CBCF Annual Legislative Conference

in Washington, D.C. - September 2019

ESSAYS ARE DUE TO THE TAMPA HOUSING AUTHORITY

FRIDAY, MARCH 15TH, 2019

Your essay must be Hand Delivered or Mailed to the
Tampa Housing Authority

Program & Property Services Department

Attn: Stephanie T. Brown Gilmore

5301 W. Cypress St. Tampa, FL 33607

or Email your essay to: Stephanie.Brown@thaf1.com

Tampa Housing Authority

Hours of Operation: Mon. - Fri. 8:00 A.M. - 5:00 P.M.

For any additional information, please contact:

Stephanie Brown Gilmore at (813)341-9101 ext. 2170

or Anna Edwards at (813)341-9101 ext. 2150

From: HUD Office of Public and Indian Housing <updates@pih.hud.gov>

Sent: Friday, February 1, 2019 12:00 PM

Subject: Housing Choice Voucher and Public Housing funding in light of latest Continuing Resolution



**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WASHINGTON, DC 20410-5000

GENERAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

Dear Executive Director,

The Department is currently operating under a continuing resolution (CR) that provides funding through February 15, 2019. This letter provides information on the status of Housing Choice Voucher (HCV) program funding and the Public Housing Operating Fund.

HCV Funding

Based on the funding received under the CR, March and April HAP renewal funding disbursements and administrative fees will be made on time. HUD has sufficient funds to make funds available at a 99 percent proration of your PHA's estimated CY 2019 Housing Assistance Payment (HAP) renewal allocation for both months. (The estimated CY 2019 HAP renewal allocation pro-rated at 99 percent does not include PHA specific inflation factors, which could be significant for some PHAs in higher cost areas.)

PHAs with HUD-held reserves (HHR) will still be able to request additional funding from their available reserves if the HUD disbursement is insufficient to cover the PHA's HAP through April. (Some March and April disbursements may automatically include funding from the PHA's available HHR if needed to meet the PHA's estimated HAP needs.) In addition, the Department also has enough funding for administrative fee payments for March and April, which will be made to your agency on time.

HUD will also make HAP and administrative fee disbursements for the Mainstream program for both March and April at the regular scheduled time for both months.

The Department recently received several inquiries from PHAs regarding the use of outside sources of funds to support the HCV program. In situations where the availability of HCV and Mainstream funding could be at risk, HUD plans to provide additional guidance on the use of outside funds for HAP and administrative fees, including modifications to the approval process, in order to help prevent the termination of families and to facilitate the continuation of essential PHA administrative responsibilities.

Public Housing Operating Fund

Based on the funding received under the CR, the Department will be providing Operating Funds at an 88 percent proration for March, April, and May. HUD is continuing to provide Operating Funds based on a conservative estimate of funding needs. As we receive actual data from PHAs throughout the funding year, HUD will update funding eligibility, which could result in changes to individual project eligibility.

The Department understands that CRs create uncertainty for our partner PHAs, public housing residents, HCV families, and participating owners. Please be assured that we are committed to reducing adverse impacts in support of you and our programs.

Should you have any questions regarding the HCV portion of this letter, please contact the Office of Housing Voucher Programs Financial Management Division at PIH.Financial.Management.Division@hud.gov, or contact your Financial Analyst at the Financial Management Center. Questions concerning the Public Housing Operating Fund may be addressed to the Office of Public Housing in your local HUD field office.

Many thanks,

A handwritten signature in black ink, appearing to read "Dominique Blom".

Dominique Blom

www.hud.gov

espanol.hud.gov

Pop Quiz With Charlton Hamer

Meet the head of Habitat Affordable Group, who shares how his developments are changing, his favorite amenity and what's in his office.

AFFORDABLE HOUSING FINANCE | Posted on: January 09, 2019 | By Donna Kimura

Page | 1



Sean Williams

Charlton Hamer

Charlton Hamer is senior vice president and head of Habitat Affordable Group, the affordable housing division of The Habitat Co.

Established in 1971, The Habitat Co. began as an affordable housing developer in Chicago and has since grown into one of the largest multifamily developers, owners, and managers in the country. The company's management portfolio comprises more than 22,000 units across five states, including more than 10,000 affordable housing residences.

In 2017, the company established Habitat Affordable Group, uniting its public and affordable housing management divisions with its community development operations.

Previously, Hamer served in leadership roles at different real estate firms, including Redstone Urban Properties, Vesta Corp., and Shore Area Community Development Corp.

What was your first job and what did it teach you?

My freshman year of high school I worked in a bacteriology lab at the University of Wisconsin. I thought my passion was research science. After a summer in the lab, my passion for science was extinguished. It also taught me the importance of washing your hands...thoroughly!

What was your path into affordable housing?

My formal education was in urban planning, both undergraduate and graduate. I began my career as a municipal planner. I worked on a number of different land-use concerns, and I felt my work didn't directly have an effect improving the lives of people.

When I left municipal planning, I worked for quasi-governmental and not-for-profit agencies dedicated to affordable housing. I've also worked as an economic development manager, developed industrial/commercial space, and created two property management and development consulting businesses. However, the greatest enjoyment I've received in my work is creating and/or managing a community for those with limited housing options.

Tell us about an affordable housing project that you're currently working on.

We're working on the redevelopment of the Chicago Housing Authority's former North Lawndale complex. The Habitat Co. along with our partners, Sinai Health Systems and Cinespace Studios, two major stakeholders in the community, were awarded the project, Ogden Commons, after a competitive proposal process. It will encompass 10 acres with approximately 400 mixed-income units and 100,000 square feet of retail/commercial space. This is a very exciting endeavor in which we have the opportunity to bring affordable units and amenities to an area that was previously neglected. Cinespace Studios and Sinai Health Systems employ approximately 10,000 people and are located immediately adjacent to the redevelopment site. Sinai Health Systems has been serving the community for more than 90 years, and Cinespace Studios is a marvel of adaptable reuse, having converted heavy manufacturing facilities into one of the largest film studios in the world.

What did your last project teach you?

The development process is the same whether large or small. However, each project is unique. Always maintain structured and consistent communication with ALL team members involved in the deal.

How is The Habitat Co. changing?

The Habitat Co. is a developer of market-rate multifamily, traditional affordable multifamily, condominiums, and public housing. We manage throughout each discipline.

Just over a year ago, we combined all of our affordable housing endeavors under the Habitat Affordable Group. We merged our community development group with the affordable and public housing management portfolios. We believe this gives us a competitive advantage encompassing a knowledge base with a seamless expanse from development to operations.

Pop Quiz With Charlton Hamer

Meet the head of Habitat Affordable Group, who shares how his developments are changing, his favorite amenity and what's in his office.

AFFORDABLE HOUSING FINANCE | Posted on: January 09, 2019 | By Donna Kimura

How are your affordable housing developments changing?

In designing affordable housing developments, we try to emulate function, flow, and aesthetics of market-rate developments. However, there are significant cost constraints. Some of the most significant changes are technology based. These include automatic debiting or online rent payments, automated service requests, automated applications and income certification. The evolution of technology regarding customer service is quite modest in comparison to market-rate developments, but it is a tremendous enhancement for our residents.

Please tell us about any funding sources or programs that you've recently used for the first time.

Opportunity Zone funds!!!!!! A new way of bringing equity to affordable housing deals via a conduit for investors to shelter their capital gains. The Ogden Commons development mentioned previously is located within an Opportunity Zone, and we are seeking investors.

What do you have planned for 2019?

We are very optimistic in our development strategy. As we continue to move our current development projects to fruition, we will aggressively seek to expand our affordable housing development endeavors to where we currently have a management footprint. These areas include Minneapolis, Southeast Michigan, and the Tampa-Orlando, Fla., area.

Favorite amenity or design feature in one of your affordable housing developments:

I'm quite positive that when asking this question to others they have discussed a number of different amenities and design features that are the latest or most advanced features. I tend to gravitate toward the areas where people can commune and interact. Open and spacious community areas where adults and children can interact continue to be in demand.

Best advice you've received:

The prerequisite for success begins with Matthew 6:33.

What advice would you give other developers?

Patience is a virtue but know the cadence of sprinting.

Cubs or White Sox?

Yankees! I spent 16 years in Connecticut and became a fan.

Besides the usual work items, what's in your office?

A small plaque commemorating the 135th anniversary of track and field at the University of Illinois. Go Illini!

If you could take a crash course on any subject, what would it be and why?

I love to connect with people; therefore I'd take a crash course in a foreign language, preferably Portuguese. My wife is a bilingual teacher, and I've been taking a crash course in Spanish for the past 23 years. To date, I'm not fluent so I'll blame the teacher.

Tampa Bay **Section 8 housing vouchers** at risk with government shutdown

ABC Action News | By: Sarah Hollenbeck | Posted: 5:31 PM, Jan 14, 2019 | Updated: 9:34 AM, Jan 15, 2019



PINELLAS COUNTY, Fla. — Housing for millions of families is now at risk. The federal government shutdown could create a lapse in section 8 vouchers, impacting local families.

Currently, the section 8 vouchers our local government offices in Tampa Bay issue are funded through February, but some local non-profits are set to run out of money in just a few weeks.

Kirk Ray Smith has a mission: to help others, no matter the cost.

“I think you have an obligation to meet that need and not doing that, well, I don’t know how humanitarian that is,” Smith explained.

His Clearwater non-profit agency R.C.S. (Religious Community Services) runs a food bank and also helps survivors of domestic violence have a safe place to live. Yet, the federal funding they rely on to carry out their mission could vanish in less than 3 weeks. On Monday, R.C.S. received notification that \$25,000 used to fund their food banks would also not immediately be reimbursed because of the government shutdown.

Tampa mayoral candidates quizzed on raising the city's property tax

Six mayoral candidates talked tax cuts and **affordable housing** along with other real estate and business issues at a two-hour forum Tuesday at Armature Works.

Tampa Bay Times, By Charlie Frago, cfrago@tampabay.com or (727)893-8459 | Published 1/15/19

TAMPA - Will the next mayor of Tampa support a property tax increase?

Most of the nine mayoral candidates have pledged to improve city services. And there is a pile of debt that is expected to grow until at least 2021 that will add about \$13.6 million to the city's tab during the next fiscal year.

But when the candidates were asked at a mayoral forum Tuesday whether they would support a millage rate increase, a clear answer was hard to find.

Former police chief Jane Castor said Mayor Bob Buckhorn had proposed an increase in 2017 that would have taken care of the debt, but City Council "whittled down" the request.

She didn't, however, pledge to pursue a tax increase that would plug the gap. Instead, she talked about cutting services and positions.

"We have to look at ways to continue not only to bring in funding to the city but also to make sure we don't do across-the-board cuts," Castor said. She said cuts need to be "surgical."

When asked for clarification later, she told the *Tampa Bay Times* a tax increase would be "a last resort."

Two other mayoral candidates, Harry Cohen and Mike Suarez, also clarified after the nearly two-hour forum that they wouldn't rule out a tax increase. Cohen also said it would be a "last resort" while Suarez said it would be a budget-by-budget evaluation.

Retired banker and philanthropist David Straz was the only candidate to explicitly oppose an increase in the city's 6.2076 millage rate.

"I'm not in favor of raising taxes," he said at the Armature Works event. In fact, Straz pledged to cut 10 percent from the city's approximately \$1 billion budget.

Former county commissioner Ed Turanchik said he wasn't "a tax and spend kind of guy" and said he'd like to emulate his eight years on the commission, in which the board cut the millage rate every year.

Small business branding consultant Topher Morrison said he would eliminate wasteful spending. He mentioned building a third city employee health center on the city's north side to reduce health care costs. He would also pave roads with plastic ocean waste instead of asphalt to save money, he said.

Candidates LaVaughn King, Dick Greco Jr. and Michael Hazard were invited but didn't attend.

The campaign's sixth forum was organized by real estate and construction companies and many of the questions involved how the candidates planned to continue growth and development.

The candidates agreed the city faces an affordable housing crisis though they had different approaches to fix it.

Straz advocated letting the private sector take the lead on the problem with help from willing banks and city and federal aid. He said he had hired an African-American staffer to "help me in the urban core."



Mayoral candidate Ed Turanchik lists three words to describe his vision for Tampa during a mayoral debate last week. [BRONTE WITTPENN | Times]

Tampa mayoral candidates quizzed on raising the city's property tax

Six mayoral candidates talked tax cuts and **affordable housing** along with other real estate and business issues at a two-hour forum Tuesday at Armature Works.

Tampa Bay Times, By Charlie Frago, cfrago@tampabay.com or (727)893-8459 | Published 1/15/19

As in previous forums, his opponents pushed back. This time, Turanchik said that government has a duty to create affordable housing when the private market doesn't offer the conditions to do so.

Cohen touted tiny houses and container homes, the subject of a recent council workshop. Suarez said he would work to reduce the rising cost of land.

Castor, like several other candidates, said the city had to prevent gentrification from pushing out longtime residents.

"We cannot push our community out of the city of Tampa," Castor said.

Added Cohen: "People who work in the city ought to be able to live in the city."

Other ideas bubbled up Tuesday. Suarez vowed to fix every reported pothole within two weeks, even if he had to do it himself. Morrison said the Hillsborough Area Regional Transit Authority should be made as free as possible to encourage fewer cars and to make Tampa a more attractive destination for millennials.

And an unusual format allowing each candidate 10 minutes to introduce themselves led to some revealing moments.

Straz said his mother lent him the money to buy his first bank. He listed his philanthropic activities in Tampa before saying the mayor's job wasn't alluring for its power or salary. "I don't need it for my resume. I certainly don't need it for the salary."

And Turanchik told the audience his father-in-law invented a carnival scam called the "man-eating chicken," in which gullible customers were ushered into a tent after paying a dollar to see a "big old fat guy eating fried chicken."

"My father-in-law was a scoundrel. He's passed away so I can say that," Turanchik said to laughter.



[BRONTE WITPENN | Times](#) Mayoral candidate Jane Castor looks toward the audience while listening to candidate David Straz during the Tampa mayoral debate at the Mainstage Theater at Hillsborough Community College's Ybor City Campus in Tampa on Wednesday, January 9, 2019.

What Does Government Shutdown Mean For HUD Programs?

The federal government shutdown has been in effect for more than twenty days. As a result of the impasse between **President Donald Trump** and Congress, many federal employees are not receiving paychecks. The impasse is the result of Congress refusing to allot **President Trump** \$5 million to build a wall between the United States and Mexico. Additionally, as the shutdown continues, it may have an adverse affect of other federal funding programs.

The National Low Income Housing Coalition has composed a breakdown of what will be funded during the shutdown and what will not be funded.

With Congress at an impasse on how to resolve the controversy over border wall funding, it remains unclear how long the shutdown will be. **President Trump** has threatened via Twitter that the shutdown "will last for a very long time."

The Housing & Urban Development Program (HUD) has issued a contingency plan, outlining the shutdown status for HUD programs:

Public Housing: Local public housing agencies (PHAs) are not federal government entities and thus will not shut down. But, PHAs receive significant federal funding and their hours and capacities may be impacted by the federal shutdown.

Depending on the length of the shutdown, some PHAs may not be able to maintain normal operations. HUD recommends that local PHAs be contacted for information as to their operating levels.

Tenant-Based Rental Assistance: According to HUD's plan, housing assistance payments (HAP) and administrative fees will be disbursed. However, any funding action which requires HUD staff will not be

processed during the government shutdown. Obligated HAP funds (HUD-held reserves) are available for draw. HUD will not process requests for tenant protection vouchers for public housing or multifamily actions during the shutdown.

PHAs are not required to cease issuing vouchers during a government shutdown. PHAs should assess their financial ability to make payments on behalf of currently assisted households as well as those potentially to be served when considering their ability to issue vouchers.

Project-Based Rental Assistance: HUD plans to draw on advanced appropriations to continue housing payments for project-based contracts. According to HUD's plan, it will make payments under Section 8 contracts, rent supplement, Section 236, and project rental assistance contracts (PRACs) on an as needed basis to ensure ongoing viability of assets and preservation of affordable housing. Payments will be contingent on budget authority being available from prior appropriations or recaptures.

Homeless Assistance Grants: According to the contingency plan, HUD homeless assistance grants, including supportive housing for veterans and housing for people with AIDS, will continue to be funded to protect life.

HOME Investment Partnerships Program, CDBG. HUD will continue to disburse CDBG, HOME, and other block grant funds where prior year funds have been obligated. CDBG-DR will continue to be funded through multi-year appropriations.

HUD's contingency plan provides details on agency functions that will continue or will halt for additional HUD programs.

Housing agencies feeling the heat amidst government shutdown

News Channel 8, Melissa Marino | Posted: Jan 22, 2019 06:54 PM EST, Updated: Jan 23, 2019 07:22 AM EST



LAKELAND, Fla. (WFLA) - As the nation enters the second month of the government shutdown, Tampa Bay area housing agencies are feeling the heat.

Projects are being put on hold, and if the shutdown goes on much longer, the situation is expected to get worse.

"I know people that have waited six months, sometimes longer," said Josie Dawes, a Lakeland senior living in subsidized housing.

Dawes is on a fixed income, which makes finding a nice place to live tough.

"The rent's too high or they're out of the area where you want to live. Sometimes people don't have a car, our elderly people don't have vehicles," Dawes said.

"For every 10 families that need affordable housing, there's only three units of affordable housing," said Ben Stevenson, Executive Director of the Lakeland Housing Authority.



To cut down on its waiting list, the agency is currently constructing a new 100 unit senior housing building.

Stevenson said that if the shutdown continues, the anticipated April opening will be delayed due to federal funding accounts for most of the rent.

The shutdown has also stalled plans to demolish and build multi-family housing.

"We just need some HUD approvals. HUD has to approve the demolition and give us vouchers so we can relocate the families, and that's on hold during the shutdown," said Stevenson.

Stevenson said if the shutdown continues through March, the agency will not be able to give landlords section 8 subsidies, but he's optimistic the government will get back on track.

"We're just hoping that the shutdown doesn't last much longer."

Redevelopment brings displacement fears for West Tampa's Main Street businesses

Community leaders say they hope to settle those fears even with change on the horizon.

10 News WTSP by Emerald Morrow | Published: 6:36 PM EST January 29, 2019, Updated: 6:42 PM EST January 29, 2019



TAMPA, Fla. — Redevelopment is rapidly changing the face of the entire city of Tampa and one of the places where it's happening fastest is in West Tampa, where some businesses fear being displaced.

"I'm here because the payment is affordable. I can afford this," said Daniella Isaac, owner of Empress Co. Beauty Bar. "So how do I know when they gentrify the area, I'm not going to have to spend like \$2,500 a month...I can't do that."

Since the city announced its "West River" plan to redevelop housing in West Tampa and private developers started eyeing the land, displacement has become a serious concern for business owners.

"It's scary for me as well," Isaac said. "People see a top dollar area, they're going to jack up the price."

Isaac owns the salon on Main Street, which was once a thriving corridor for black businesses in the area. However, with developers slowly building higher-end homes after more than 2,000 people were displaced from public housing over the past few years, the demographics are changing and rents are going up.

"I don't want to see the people get kicked out that make up this community," she said. "It's like, 'Oh. We're coming in to take your land, but we're not going to help you...Wherever you go, you go.'"

However, community leaders who've been helping with redevelopment say they want to quell those fears.

"I would address [concerns] by looking at the property owners," said Joe Robinson, chair of the Community Advisory Council for the West Tampa CRA. "The discussion will be, 'Hey, we have existing businesses. Why raise your rates up because things are getting better?'"

"Those businesses that are still here...we're trying to bring into the area off of the interstate to help them survive and when the **housing authority** kick in their development from the West River, that should bring residents back.

"So all I tell them is hold on, and wait a minute. West Tampa is coming back."

What others can learn from Smart City initiatives in Florida

82 DEGREES | KENDRA LANGLIE | TUESDAY, JANUARY 29, 2019

As the Synapse 2019 conference took over downtown Tampa last week, among the 5,500 visitors networking on the latest technologies and trends were representatives from several communities around Florida sharing their experiences and perspectives on what it means to be a Smart City and how critical this effort is to serve residents and visitors in a rapidly changing world affected by climate change and population growth.

What is a Smart City, anyway?

Simply stated, a Smart City is one that uses technology -- from sensors to data and analytics and more -- to address the priorities and quality of life of its residents and visitors, striving toward automation and seamless services as much as possible. The definition varies slightly depending on who you talk to, and what it looks like is largely shaped by the personality, needs, and threats of a given city.

The excitement and branding of the concept was helped considerably by the federal US Department of Transportation's \$50 million Smart City Challenge in 2016 that tasked mid-sized cities with developing ideas for an "integrated, first-of-its-kind smart transportation system that would use data, applications, and technology to help people and goods move more quickly, cheaply, and efficiently."

Columbus, OH won that challenge and quickly turned its \$50 million in prize money to \$500 million in investments thanks to a different kind of smarts: public-private partnerships. Cities around Florida and the country are watching and forging their own best-practices as they find common ground and work toward making their cities smarter.



Sameer Mohammad, left, of USF and Kathryn Donadio of Modern Consulting 360 talk with guests at Synapse.

Common ground and emerging trends

Not surprisingly, much of what Florida cities are looking at in terms of "smart" are transit-related. As populations -- and especially urban centers -- grow, solutions for mobility, parking, improved safety and the need to relieve traffic congestion and commutes are increasingly urgent.

Nearly all of the cities that presented at Synapse have an eye toward autonomous vehicles playing an important role in future and continued ride-sharing to address these issues, but there is also a lot of talk about scooters and bicycles for the first and last mile, with several e-solutions regarding parking, pedestrians, and traffic rolling out as well.

Water, energy, and public safety were also major themes. The dazzling possibilities of 5G, which will require the deployment of multiple "small cell" antennas to every city block for even speedier internet connectivity, is viewed as having a lot of potential in terms of synergies with transit including hyper-localized traffic monitoring and "vehicle-to-everything" connectivity for autonomous vehicles as well as with utilities.

How are cities going to go about this? Most salient was the absolute necessity for collaboration both internally, within governmental departments, and externally -- public-private partnerships -- among the business community, academia, and utilities.

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Russell Haupert, Chief Information Officer/Director, City of Tampa.

Moving away from the siloed approach that government departments have traditionally followed, the trend is toward a shared vision for systems that give administrators the “big picture” type dashboard that allows an integrated approach, one that can be clearly articulated. To gain access to grants, for example, Russell Haupert, Chief Information Officer for the City of Tampa, says, “They want to see a comprehensive effort from all of your departments and how that is going to directly affect your city or community.”

Here is a closer look at what Miami, Orlando, and Tampa are targeting for their Smart City initiatives.

Miami: Threat of water as building booms

In a metropolis like Miami, a city of about 450,000 that triples daily with an additional 1 million business commuters, and where there continues to be a building frenzy, addressing parking and traffic is already complex.

One step the city has taken is to create citizen-centric applications, digitizing more than 100 services that allow citizens and businesses to take care of city business without having to come into a city

office. From comprehensive services that involve multiple departments like building and construction permitting to requesting free on-demand transportation services for the elderly, the services can be accessed directly from the city’s new website, launched last week.

But with the threat of king tides, rising sea level, and storm surges, it’s not hard to imagine how transit suddenly becomes a much more pressing matter.

To address this, Kevin Burns CIO of the City of Miami, created a 3D mobile map app of the entire downtown area working with Esri, GIS mapping software. Originally designed to predict sea level rise, the tool has already proved useful in emergency hurricane situations, showing, for instance, during Hurricane Irma, what impact a 1- to 6-foot storm surge would have on a particular building, say, City Hall. (The building would be 3 feet underwater in a 6-foot storm surge.)

“My ultimate goal is to automate that tool -- turn it into an application that citizens or businesses can opt into,” commented Burns. He envisions that the technology would then trigger signage to warn of possible king tides or when a storm is coming. He wants to take it a step further, and “bring the insurance industry in. ... It will affect our code enforcement, building standards, and have a significant impact on Miami’s waterfront community that may be a half mile further inland in the future from where it is today.”

Orlando: Streamlining a wonderful experience for residents and tourists

Orlando’s priorities are a bit different given the central Florida city’s inland location and the influx of 72 million visitors who pop in on a yearly basis, particularly around the holidays.

“We have the largest hotel market in the world, and largest rental car market in the world, says Charles Ramdatt, Director of Smart Cities Orlando. “And people with all kinds of driving habits!” he adds laughing.

What others can learn from Smart City initiatives in Florida

82 DEGREES | KENDRA LANGLIE | TUESDAY, JANUARY 29, 2019

A simple fix can have a big impact, he says, and gives the example of mobile parking meter alerts which were implemented in Orlando, despite initial resistance for fear of lost parking revenues. Parking fines went down, but revenues went up, simply because they are so much easier to pay and the enforcement process is more efficient.

“It doesn’t have to be the latest technology from Silicon Valley, but it needs to be practical,” says Ramdatt. He says cities need to think about how “to make your downtown or activity center more inviting, more welcoming so that the visitor and patron experience is colored by that wonderful experience at the beginning or at the end.”

Yet Orlando has a much broader approach to its concept of being a Smart City. Orlando is developing its “Digital City Hall,” too, yet its approach to the concept of Smart City is much broader. Mayor Buddy Dyer’s Green Works Orlando vision is to turn Orlando into one of the most environmentally friendly, socially inclusive, technology-enabled and economically vibrant communities in the world.



Charles Ramdatt with the City of Orlando at the Synapse Summit breakout session.

And they have a ton going on, including - as a fun example - an initiative called Fleet Farming that converts front yards to tiny urban farms. Powered by bicycle, no less, and using drip irrigation, the system creates a “huge water savings” and provides healthy food to local restaurants and SNAP-accepting farmers markets. The pilot is being modeled around the country, with over 1,000 communities signed up.

“In order to sustain our long-term economic growth, we have to start looking at things more holistically - green buildings, clean energy systems, local food systems, zero waste, clean water, multi-mobile transportation, and mobility,” says Chris Castro, the City of Orlando’s Chief Sustainability Officer, who also co-chairs the Smart ORL initiative. He says these verticals are components of their smart city efforts.

“There’s a natural alignment with sustainability and this concept of smart cities.”

Orlando passed a local ordinance that requires large buildings to publicly disclose their energy and water consumption, the first in Florida to do so. The city has also committed to transitioning to 100 percent renewable energy by 2050, with all municipal operations by 2030.

“Millenials are very sensitive to these things,” notes Ramdatt. “This makes us a more competitive city, this is how we attract the creative class.”

Tampa Bay Area: Working as a region to be a smarter community

City of Tampa Smart Mobility Manager Vik Bhide says transit -- in terms of safety and mobility, resilience, and congestion -- is at the top of the list in terms of Smart City priorities for Tampa. Coordinating activities as a region is key.



Vik Bhide, Smart Mobility Manager, City of Tampa.

What others can learn from Smart City initiatives in Florida

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“The world knows us as Tampa Bay and yet we operate as two dozen different municipalities and counties, each providing services to our own geographic areas,” says Bhide. To that end, Tampa Bay Smart Cities Alliance kicked off last year, bringing together Pinellas, Pasco, and Hillsborough and the cities within in a public-private partnership that includes the Center for Urban Transportation at the University of South Florida, tech companies, developers, and the utilities, among many other private partners.

The goal is to develop a loose framework to work in coordination for the deployment of smart city solutions, including transportation, energy infrastructure, health, and more. Bhide says they are starting with the user experience and working backward -- aiming at eliminating, for example, the need for multiple parking systems currently necessary for parking in St. Pete, Clearwater, and Tampa. They are also looking to develop a regional data platform to provide regional, open data to residents, entrepreneurs and the government to better develop services.

In the meantime, Tampa was chosen by the USDOT as one of only three cities in the country to pilot connected vehicle technology, installing specialized technology into over 1,000 vehicles including buses, streetcars, and individual volunteer cars. The connected technology communicates between vehicles, traffic signals, crosswalks, and other sensor-enabled infrastructure, providing alerts and recording data.

The Tampa Bay Area ranks among the top 10 most dangerous metros for pedestrians and bicyclists, so many believe this 18-month pilot may be part of the solution to mitigating this grim issue, while it also aims at “preventing crashes, enhancing traffic flow, improving transit trip times, and reducing emissions of greenhouse gases.”

Another pilot, upcoming in downtown Tampa, is aimed at resiliency, especially critical after major weather events, like Hurricane Irma that left much of Tampa Bay powerless for days. At the corner of Morgan and Whiting solar panels will be installed later this year, that will provide energy continuously. In a storm or power-outage scenario, powering basic infrastructure like this, which would otherwise require police to direct traffic, immediately frees up important resources, reduces safety concerns, facilitates commerce and will likely generate cost savings through reduced energy consumption.

But maybe the most exciting example of Smart City initiatives in Tampa is the new development taking place downtown along the waterfront between the Florida Aquarium and the Tampa Convention Center. Starting smart from the ground up, the ambitious 50+ acre Water Street Tampa development is slated to be the world’s first WELL-certified community, incorporating lifestyle experiences based on a connected, “frictionless” smart district foundation. In addition, it is designed to be LEED Neighborhood Development-certified.

Not far from this site, a different demographic and perhaps a bit less glamorous, the **Tampa Housing Authority** already incorporates many of these same sustainable and smart cutting-edge initiatives, including LEED-certified buildings, energy-efficient centralized chiller plants, and solar technology into its affordable housing community at ENCORE! with other similar major projects in the works around Tampa.

Smart!

St. Petersburg Housing officials beat retreat on plan to give executives share of development fees

The agency's personnel committee recommended that CEO Tony Love receive 2 percent of development fees for development of new housing, a perk no other Tampa Bay housing authority offers.

Tampa Bay Times by Christopher O'Donnell, codonnell@tampabay.com or (813) 226-3446 | Updated January 30

ST. PETERSBURG — As chief executive of the St. Petersburg Housing Authority, Tony Love is paid \$157,000 annually to run the city's public and subsidized housing.



St. Petersburg Housing Authority CEO Tony Love would have been in line for 2 percent of development fees for new public housing under a plan recommended by the agency's governing board. The agency has now scrapped the plan, which has drawn criticism from members of St. Petersburg City Council. [DIRK SHADD | Times]

But the agency's governing board recommended late last year that Love and the agency's other top executives should also get a percentage of any development fees from the construction of new low-income housing, a perk that no other Tampa Bay housing authority provides.

Under the proposal, which has now been scrapped, Love would have received 2 percent of development fees with other agency officers getting a 1 percent share. The recommendation was made at a specially convened board meeting in October attended by only four of the board's seven commissioners.

At the same meeting, Love was awarded a 5 percent pay raise and his monthly car allowance increased from \$600 to \$700 per month, both backdated to the beginning of 2018.

The vote raised red flags among some members of the St. Petersburg City Council, which previously refused to sign off on a \$25 million tax exempt bond the housing

authority wants to issue to rehab and redevelop Jordan Park. Authority officials are scheduled to meet with council members Thursday to discuss the redevelopment project.

"I think it's ludicrous there would be money that should be spent serving a vulnerable population going into the pockets of those entrusted to help those people," said City Council member Amy Foster.

Foster's concern led her on Oct. 30 to ask the Housing Authority to provide a list of the other executives that would receive the perk. The housing authority did not respond until Friday, providing a list with Love and nine other executives including the agency's social services and human resources officers.

"Why would the human resources person get a portion of the development fee?" Foster asked.

It's unclear how much the perk would have been worth. The incentive would have been paid through the RISE Development Corporation, a non-profit the Housing Authority established in 2016.

Michelle Ligon, a private consultant working for the agency, said the plan was dropped after a review to see if it complied with regulations. She did not respond to two requests for an interview with Love.

Council member Lisa Wheeler-Bowman questioned why the agency's board would approve the perk. Its commissioners are appointed by the St. Petersburg mayor but the agency is autonomous from the city.

NEWS/BREAKING NEWS

St. Petersburg Housing officials beat retreat on plan to give executives share of development fees

The agency's personnel committee recommended that CEO Tony Love receive 2 percent of development fees for development of new housing, a perk no other Tampa Bay housing authority offers.

Tampa Bay Times by Christopher O'Donnell, codonnell@tampabay.com or (813) 226-3446 | Updated January 30

"That would look like (Love) was getting two checks, one from the housing authority and one from RISE Development and I wasn't okay with that," she said.

The **Tampa Housing Authority** has redeveloped several aging and run-down housing projects over the past two decades and is currently redeveloping North Boulevard Homes. Chief Operating Officer Leroy Moore said he did not know of a housing authority that paid its officers an incentive for new development.

"That would not be typical for housing authorities based on my knowledge," Moore said.

The incentive, along with the recommendation of the pay rise and car allowance increase, came from the agency's personnel committee, a subgroup of commissioners. The group met hours before the specially convened board meeting.



Housing Authority Commissioner Terri Lipsey Scott, who missed the October board meeting, requested a copy of the audio recording of the personnel meeting. The audio file she received cut out after one minute and 14 seconds, long before any discussion on Love's salary.

[The St. Petersburg Housing Authority is planning to redevelop Jordan Park. Its governing board recently approved paying the agency's CEO and other executives a percentage of any development fees. That plan, now scrapped, drew criticism from members of the St. Petersburg City Council. \[MARTHA ASENSIO RHINE | Times\]](#)

"I find it mind-boggling," she said. "Why should there be an incentive for individuals to do their job? These individuals, particularly the CEO, are rewarded quite handsomely."

OPINION/EDITORIALS

Editorial: Keep perks out of public housing

A scrapped plan to give a percentage of development fees to St. Petersburg Housing Authority executives was an insult.

Tampa Bay Times Editorial | Published February 1

Should St. Petersburg Housing Authority executives get perks for building more homes for poor people? The answer is an obvious no, yet several members of the authority's board floated the terrible idea of kicking a portion of new development fees to 10 executives. The proposal has since been scrapped — thankfully — but it should never have been raised in the first place.

The Times' Christopher O'Donnell reported the idea came from the agency's personnel committee before an October board meeting. Under the proposal, Housing Authority CEO Tony Love would have received 2 percent of development fees, and nine other officers would have gotten a 1 percent share from the construction of new low-income housing. They did approve giving Love — who makes \$157,000 a year — a 5 percent pay raise and increase his monthly car allowance from \$600 to \$700 per month, both retroactive to the beginning of 2018.

Extra incentives have no place in a public housing agency, and St. Petersburg City Council members recognized that. Council member Amy Foster called it "ludicrous." Add to that "insulting," "atrocious" and "rotten."



Housing Authority CEO Tony earns a \$157,000 annual salary. [DIRK SHADD | Times]

News at noon

Tampa Bay Times by Frank Pastor | Published February 4, 2019

St. Petersburg housing agency refuses to release documents to a member of its own governing board unless she pays for them.

As a commissioner on the St. Petersburg Housing Authority's governing board, Terri Lipsey Scott considers it her duty to scrutinize how the agency is run. So Scott was taken aback when she recently received an email from the agency telling her she would have to pay \$280 for agency records she requested to review. The cost would rise up to as much as \$400 if she wanted paper copies. Commissioners, who serve on a voluntary basis, vote on all big-item spending by the agency and also make decisions about the CEO's pay and performance. Scott has refused to pay the charge, which she described as an attempt to thwart her from doing her job.

St. Petersburg housing agency refuses to release documents to a member of its own governing board unless she pays for them

The St. Petersburg Housing Authority sent board member Terri Lipsey Scott an email asking for payment after she requested copies of invoices, evaluations and other documents.

Tampa Bay Times, Christopher O'Donnell, codonnell@tampabay.com or (813) 226-3446 | Published 2/4/19

ST. PETERSBURG — As a commissioner on the St. Petersburg Housing Authority's governing board, Terri Lipsey Scott considers it her duty to scrutinize how the agency is run. So Scott was taken aback when she recently received an email from the agency telling her she would have to pay \$280 for agency records she requested to review. The cost would rise up to as much as \$400 if she wanted paper copies.

Commissioners, who serve on a voluntary basis, vote on all big-item spending by the agency and also make decisions about the CEO's pay and performance. Scott has refused to pay the charge, which she described as an attempt to thwart her from doing her job. She is also questioning why Housing Authority CEO Tony Love has not responded to her concerns. "It was laughable," Scott said. "Other members of that board have access to him. I was immediately directed to his assistant." Scott requested 14 different records in an email sent Jan. 10. Her request included minutes of meetings, staff evaluations of Love, travel and legal invoices, and audio recordings of the agency's personnel committee meetings, where Love's annual evaluation took place.

In the request, Scott said she was willing to come into the office and make copies of records so that staff would not be pulled away from their regular work. The email reply she received from Chief Operating Office LaShunda Battle stated that Scott would have to pay the labor costs for staff to produce the records. The agency estimated her request would produce between 500 and 800 pages of documents. Scott would also be charged a copying fee of 15 cents per page if she wanted paper copies.



St. Petersburg Housing Authority CEO Tony Love during a Committee of the Whole All Council meeting at City Hall in St. Petersburg. Council members questioned Love about his agency's public records policy after it told one of its governing board she would have to pay almost \$300 for records she requested. Commissioners on the governing board are charged with overseeing the agency. [DIRK SHADD | Times]

"Payment must be received before the requested information will be released," the letter states. Scott disputes that her request would produce anywhere near that many documents. Only one of her requests, related to travel by other commissioners since 2013, asked the agency to go back more than a couple of years.

Among the details Scott was seeking was how commissioners on the personnel committee justified awarding Love a 5 percent pay raise and increasing his monthly car allowance from \$600 to \$700 per month, both backdated to the beginning of 2018. They also recommended he and top staff get a slice of any development fees from the construction of new public housing. That idea was later scrapped. Housing Authority officials said in an email that the decision to charge Scott was in keeping with their public records policy. But that policy was questioned by St. Petersburg City Council member Lisa

St. Petersburg housing agency refuses to release documents to a member of its own governing board unless she pays for them

The St. Petersburg Housing Authority sent board member Terri Lipsey Scott an email asking for payment after she requested copies of invoices, evaluations and other documents.

Tampa Bay Times, Christopher O'Donnell, codonnell@tampabay.com or (813) 226-3446 | Published 2/4/19

Wheeler-Bowman at a meeting Thursday. The agency is expected to ask the city to sign off on a \$25 million tax exempt bond the housing authority wants to issue to rehab and redevelop Jordan Park.



St. Petersburg Housing Authority board member Terri Lipsey Scott received an email from the agency she oversees stating she must pay \$281 for electronic copies of records she wants to review. The agency said her list of 14 different requests would take considerable staff time to produce. Other Tampa Bay housing authorities say they provide board members any records free of charge. Board members serve on a voluntary basis. [LARA CERRI | Times]

Love told council members that producing the records would pull staff away from their daily work. In cases where requested documents can be easily and quickly obtained, board members would not be charged, Love said. "In this case, it does take considerable time and we have to put a clerical person to do that," he said. "We're just trying to cover their cost to do that."

The seven commissioners who make up the Housing Authority's governing board provide the only oversight of the agency, which is autonomous from the city. Commissioners are selected by the St. Petersburg mayor and approved by city council. But the agency is otherwise autonomous from the city meaning its commissioners provide the only oversight. St. Petersburg Mayor Rick Kriseman took to social media site Twitter to point out that only the agency's board has the authority to fire Love.

"It is ludicrous and beyond the pale to charge a commissioner for a (public record) request," he wrote. Florida's public records law states that an agency cannot charge a fee for inspection or review of documents except in cases that require extensive use of technology or staff. Then a "reasonable" service fee can be charged.

Officials at housing authorities in Tampa and Pinellas said it is their policy to provide board members with all documents they request at no charge no matter how extensive the request. "Board members are policymakers and, as I see it, they should have access to any document without restrictions. Otherwise their oversight role could be hindered," said Leroy Moore, Tampa Housing Authority's chief operating officer. "I have never heard of a board member not being able to obtain documents within the organization."

Debbie Johnson, chief executive of the Pinellas County Housing Authority, said not only are records provided free to commissioners, but she would also make a room available for them to review documents if needed. Scott said she is still waiting to see if the agency will provide the documents. If not, she plans to raise the issue at the next board meeting on Feb. 28.

And she hasn't ruled out paying. "I have people willing to give me money to get the information they're so incensed by the idea of it not being made available," she said.

NEWS/BREAKING NEWS

St. Petersburg council member picks up \$900 tab after housing agency charges board member for public records

City Council Chairman Charlie Gerdes said he paid the bill to ensure oversight of St. Petersburg Housing Authority

Tampa Bay Times | By Christopher O'Donnell, codonnell@tampabay.com or (813) 226-3446 | Published February 5



Figure 1St. Petersburg City Council member Charlie Gerdes, right, shown here with Mayors George Cretekos of Clearwater and Bob Buckhorn of Tampa, paid \$900 of his own money for records from the local housing authority. [SCOTT KEELER (2018)]

Gerdes said he disagrees with the agency charging board members but decided to pay because it's more important that board members get the documents they need to do the job than "squabbling" over the policy. He said he had asked board members to be diligent in scrutinizing the agency and wanted to support them.

"When we interviewed these people for approval on the board, I looked them in the face and said, 'I challenge you to be bold and courageous on behalf of our residents and we will have your back,'" Gerdes said. "I'm having her back."

Scott requested 14 different records in an email sent to the agency Jan. 10. They included minutes of meetings, staff evaluations of Housing Authority CEO Tony Love, travel and legal invoices and audio recordings of the agency's personnel committee meetings, where Love's annual evaluation takes place.

LaShunda Battle, the Housing Authority's chief operating officer, told Scott she would have to pay \$280 for agency records she requested to review. The cost would go up to as much as \$400 if she wanted paper copies.

When Gerdes arrived at the agency's office on Gandy Boulevard, he was told the cost had risen to more than \$900, which includes two subsequent records requests submitted by Scott.

Housing Authority officials said in an email that the decision to charge Scott was in keeping with their public records policy. Love told council members at a meeting last week that producing the records would pull staff away from their daily work. In cases where requested documents can be easily and quickly obtained, board members would not be charged, Love said.

The seven commissioners who make up the Housing Authority's governing board provide the only oversight of the agency. Commissioners are selected by the St. Petersburg mayor and approved by city council. But the agency is otherwise autonomous.

Officials with **housing authorities in Tampa** and Pinellas said they would never charge board members who requested documents since their job is to provide oversight of the agency. St. Petersburg Mayor Rick Kriseman said the housing agency's records policy was "beyond the pale."

Florida's public records law states that agencies may charge a reasonable service fee to produce records when the request requires extensive use of technology or staff. But that does not mean the agency must charge a fee, said Barbara Peterson, president of the First Amendment Foundation, a Tallahassee non-profit group that advocates for freedom of information.

She said the purpose of Florida's public records law is to increase government oversight and accountability.

"Members of the governing board have an even deeper duty, a fiduciary duty," she said. "To then turn around and ask them to pay hundreds of dollars for records is perplexing."

OPINION/COLUMNS

Carlton: Good public officials believe in public records and the public's right to know

When a member of the St. Pete Housing Authority's governing board wanted to look at records, she got a big price tag instead. But there's a reason they call them public records.

Tampa Bay Times, By Sue Carlton, scarlton@tampabay.com | Published February 6, 2019

A pretty good measure of public officials is how willing they are to let the actual public see the nuts and bolts of how they do their job. How your taxpayer dollars get spent, who gets raises and why, what actually occurred at a meeting, that sort of thing. In non-government speak, it's making sure citizens get to see how the sausage gets made.

Which brings us to the subject of public records and getting them from the St. Petersburg Housing Authority. Or not. This time, the dust-up over the kind of records that Florida law says you have a right to see isn't about reporters or interested citizens getting roadblocked. This time, it's a commissioner on the housing authority's own governing board just trying to do her job — only to be stopped in her tracks by one big fat price tag.



St. Petersburg Housing Authority CEO Tony Love during a recent City Council meeting. [DIRK SHADD | Times]

As the Times Christopher O'Donnell reported this week, Terri Lipsey Scott sits on the housing authority's volunteer governing board. In the spirit of looking at how the agency is run, Scott asked last month for an assortment of records that could shed light on such matters as how Housing Authority CEO Tony Love was awarded a 5 percent pay raise and a car allowance increase that brought him to a generous \$700 a month. Also of interest could be a controversial plan to award Love and other high-ranking staff a percentage of development fees from construction of new public housing — something the **Tampa Housing Authority** does not do, and a proposal that has since been tabled for St. Pete.

Scott's request sounds like standard, easily available stuff: Meeting minutes, travel invoices, job evaluations and audio recordings of the meetings at which Love's evaluation took place. You can bet if the boss of any government agency wanted such records, they would materialize post-haste. Instead, Scott was told it would cost between \$280 and \$400, depending on if she wanted actual paper copies, and despite the fact that she offered to come in and make those copies herself. She says she has even been asked, "Why do you need that?"

Never mind that housing authorities in Tampa and Pinellas provide their board members with whatever documents they want, no charge. Yes, public records law says a reasonable fee can be charged if an extensive use of staff or technology is required.

Though there's a pretty good argument that complying with state law by fulfilling a records request is just part of the job of any public agency. A spokeswoman for the housing authority told me in an email that their policy follows the law and isn't designed to discourage "any member of the public from obtaining public records." Though I can tell you from the view of shrinking newspapers and newspaper budgets, such fees can get in the way of the work.

"The chilling effect is huge," says Barbara Petersen of the First Amendment Foundation in Tallahassee, particularly when it comes to a regular citizen seeking records he or she has a right to. "It makes us back up and back off." There's something you learn over the years when you deal with government officials: With the best of them, the attitude is never pay up or go away. Instead it's a vibe that they know they work for the people, and the people have a right to know what's going in their government, so let's figure out how to make it happen.

A notable postscript: This week St. Petersburg City Council Chairman Charlie Gerdes stepped up and paid, all told, more than \$900 for Scott's records. He shouldn't have to, though it's nice to see there's a public official out there who believes in her — and your — right to know.

LOCAL

THA tackles affordable housing with 'Tempo at Encore' despite ongoing construction delays

It is one of several mixed-income buildings in the Encore development along Central Avenue in downtown Tampa.

10 News | Emerald Morrow, emorrow@wtsp.com | Updated: 6:26 PM EST February 6, 2019

TAMPA, Fla. — After more than two years of delays, the Tampa Housing Authority's "Tempo at Encore" is finally open, despite ongoing construction issues.

"It's taken a lot longer than we wanted it to take. But you know, you want to make sure you get it right," said THA CEO Jerome Ryans.

Tempo is one of several mixed-income buildings in the Encore development along Central Avenue in downtown Tampa. It replaced the Central Park Village public housing units, which were demolished years ago to make room for updated housing.



"(We've) got 203 units over here" at Tempo, said Ryans. "There are literally thousands of people on various waiting lists, including the housing authority ... Affordable housing is a major, major need in this community."

Jasmine Pope has been on the waiting list for Tempo for more than two years. When she went by the leasing office on Wednesday, she learned she was still No. 54 on the list.

"It's very frustrating if you had in mind as a goal that this is where you wanted to move," she said.

Tempo was supposed to be fully ready more than two years ago but was plagued with construction problems from the contractor THA hired to build it.



"Leaking windows, upside down, windows not put in properly. It (would) rain, (they) didn't bother to put anything over the windows open and all of that, raining inside of the building, leaky walls, you name it. It was a mess," said Ryans. "We decided to fire them."

The housing authority says workers are still finishing about a dozen units at Tempo.

Crews also hope to add more affordable units near the Hillsborough River over the next few years through the massive West River project.

Church adopts school

--Hyde Park News 2/7/19

Celebrate Dunbar Book Drive

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Our Dunbar Elementary Magnet Book drive has been a resounding success! Thanks to the generous response of our members and friends, we were able to deliver more than 2,000 books this week! Students received a book for school and one to take home. Books were also used in classrooms and to improve the library. Thank you to all who helped us make God's love real in Tampa. hydeparkumc.org/Dunbar

Family Prayer & Meditation Workshop

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OPINION/EDITORIALS

Editorial: St. Petersburg Housing Authority in the shadows, not the sunshine

The agency had originally charged one of its own board members for access to its records.

Tampa Bay Times | Published February 8 | Updated February 8



CEO Tony Love defended charging Terri Lipsey Scott for the records because it would take staff time. [Times photo by Dirk Shadd]

Memo to staff at the St. Petersburg Housing Authority: You work for a public agency, and you don't get to operate without oversight.

Last week, a commissioner on the board that oversees the Housing Authority requested agency records, including annual evaluations, committee meeting records and travel invoices, in the wake of concerning reports about a pay raise and incentive package that were offered to CEO Tony Love and other staff members.

Terri Lipsey Scott, who offered to copy the records herself, was handed a bill for hundreds of dollars and told she couldn't get the records until she paid up. That's a pinched interpretation of Florida's public records law, which permits agencies to charge a reasonable fee to compile and copy records for members of the public. But as a board member, Scott has a fiduciary duty to scrutinize the housing authority's operations and spending. She can ask for any receipt, email, invoice or post-it note she wants, and the staff should hasten to give it to her.

St. Petersburg City Council Chairman Charlie Gerdes made sure Scott got the records by paying the \$900 bill himself. Within days, Love buckled and reimbursed Gerdes. But he still doesn't get it. In his letter to Gerdes, Love wrote that Scott was seeking information that had "nothing to do with her duties."

Love can only wish that were the case. In fact, Scott was seeking more information about a dubious proposal that came up in an October meeting to give Love and nine other top executives a percentage of any development fees from the construction of new low-income housing. The idea was scrapped, thankfully. But the board did approve giving Love, who makes \$157,000 a year, a 5 percent pay raise and an increase to his car allowance from \$600 to \$700 per month.

Scott, who missed the October meeting, wanted to know more. What she got was a hostile response to a board member seeking to exercise her oversight role.

It's worth noting that two other housing authorities in Tampa Bay say they never have and never would charge a board member for their own records. If the St. Petersburg Housing Authority thinks it can obstruct its own board members from doing their jobs, you have to wonder who's really in charge.

Tampa/St. Petersburg

Prodigy Hosts Free Shows In February And March

by Broadway World News Desk | Feb. 9, 2019

The public is invited to experience the joy of youth in arts, as University Area CDC (Community Development Corporation) presents Prodigy Showcases throughout the months of February and March.



Communities spreading across five Florida counties are coming together for vibrant, exciting and free-of-charge presentations of music, dance, spoken word, theater and fine arts exhibits created by students of the Prodigy Cultural Arts Program. This year's theme is "This is How We Do..."

Youth in grades first through 12th from the University Area CDC's Prodigy Cultural Arts Programs in Hillsborough, Pinellas, Pasco, Polk and Orange counties are performing dance, music and spoken word presentations in these free events. Many of the students will be performing for the first time. Additionally, visual art by Prodigy students will be on display.

"Prodigy Showcase brings out the best of youth cultural arts across west central Florida. Parents and the general community are in for a treat as we celebrate their talents," said Mike Trepper, Prodigy director.

A full schedule is online at www.uacdc.org/prodigy. Performance dates include:

- Saturday, Feb. 9, 4 to 6 p.m. at Girls, Inc. (Polk County) - 1220 W. Highland, Lakeland
- Wednesday, Feb. 20, 7 to 9 p.m. at Orlando Neighborhood Improvement Corporation, (Orange County) - Dr. Dr. Philips Center for the Performing Arts, 445 S. Magnolia, Orlando
- Thursday, Feb. 28, 5:30 to 7 p.m. at Arts Ensemble Education Foundation (Polk County), 848 Snively Ave., Winter Haven
- Thursday, Feb. 28, 5:30 to 7 p.m. at Boys and Girls Club (Pasco County) at 38724 Mudcat Grant Blvd, Dade City
- Saturday, March 2, 12 to 2 p.m. at University Area CDC (Hillsborough) at 14013 N. 22nd St., Tampa
- Thursday, March 7, 5 to 8 p.m. at Florida Institute for Community Studies (Hillsborough County) at 7606 Paula Dr. #120, Tampa
- Friday, March 20, 6 to 8 p.m., YMCA of Greater St. Petersburg, (Pinellas County), 2100 26th Ave. South, St. Petersburg
- Thursday, March 21, 6 to 7:30 p.m., Wilbert Davis Boys and Girls Club (Hillsborough County) at 3515 Sarah St. Tampa
- Friday, March 22, 6 to 8 p.m. at YMCA Speer Academy (Pinellas County), 2100 26th Ave. S., St. Petersburg
- Friday, March 29, 5:30 to 7:30 p.m., at **Tampa Housing Authority** (Hillsborough County), 110 E. Kirby St., Tampa

The Prodigy Cultural Arts Program uses an innovative approach to empower, educate and enable at-risk youth, providing a doorway to a better world. Youth ages five to 18 years of age experience performing and visual arts, taught as a tool for self-expression, to learn communication, exploration, problem solving, and conflict resolution skills.

Established in 2000, Prodigy is achieving its mission of transforming young lives and now reaches across ten counties.

Serving the community for over 20 years, University Area CDC offers support for thousands of Tampa residents through youth programs, adult education and resource assistance. Its primary mission is the redevelopment and sustainability of the at-risk areas surrounding University of South Florida's Tampa campus. Funds provided through grants, private contributions and public appropriations help University Area residents participate in most programs free of charge. For more information about Prodigy or University Area CDC, visit www.uacdc.org or call 813.558.5212.

NEWS/BREAKING NEWS

St. Pete housing agency U-turns on charging board member for public records

After facing criticism, agency agrees to provide public records to board member without payment but maintains its policy followed state law.

By Christopher O'Donnell, codonnell@tampabay.com or (813) 226-3446 | Published February 8

ST. PETERSBURG — In a sudden about-face, the St. Petersburg Housing Authority will not charge a member of its governing board for copies of agency records and has returned a \$900 check to the city council member who agreed to pick up the tab.

But the agency still maintains that it followed Florida's public records law when it first told board commissioner Terri Lipsey Scott that it would not provide her with records she requested unless she paid up to \$400 for labor and copying costs.

Housing Authority CEO Tony Love announced the decision in a letter sent Thursday to City Council Chairman Charlie Gerdes. Earlier this week, Gerdes hand-delivered a check to the agency's offices on Gandy Boulevard, saying he made the gesture because he wanted Scott to get the records she requested.

In his letter, Love said he welcomes records requests from Scott and members of the public but added that the agency "must balance extensive and burdensome requests, even from a commissioner, by charging the reasonable fee allowed by Florida statute."

The decision to charge Scott was criticized by Mayor Rick Kriseman and the First Amendment Foundation. Commissioners are charged with overseeing the Housing Authority and serve without pay. Two other local housing authorities said they would never charge a board member for records because it would impede their oversight role.



St. Petersburg Housing Authority CEO Tony Love (front) and St. Petersburg Housing Authority Vice-Chair Harry Harvey (left) during a recent City Council meeting. [DIRK SHADD | Times]



St. Petersburg Housing Authority Commissioner Terri Lipsey Scott said her record requests are part of her oversight role as a board member of the St. Petersburg Housing Authority. [DIRK SHADD | Times]

Scott requested 14 different records in an email sent to the agency Jan. 10, records show. They included minutes of meetings, staff evaluations of Love, legal invoices and audio recordings. There also is a request for documents showing how much the agency paid for staff and commissioners to travel to conferences and other events over the past six years.

In his letter, Love said Scott was seeking information that had "nothing to do with her duties."

"No other commissioner has made requests to the degree or volume of Ms. Scott," he wrote. "In the last three weeks alone, she has made 38 public records requests that will take staff several hours to fill."

Scott disputes that her requests were burdensome. And they were all in line with her duty to oversee the spending of the agency, she said.

"They could have at any point answered the questions I asked at board meetings," she said. "Unfortunately, they chose not to do that."

Florida's public records law states that agencies may charge a reasonable service fee to produce records when the request requires extensive use of technology or staff. But the law does not require them to levy the cost.

Gerdes welcomed the waiving of the fee but wants the board's commissioners to formalize that decision so the issue doesn't arise again.

Michelle Ligon, a consultant for the Housing Authority, said the solution may be for state law to exempt people who serve in oversight positions from being charged.

"The statute is being followed," she said. "There's no question about compliance."

15. LEGAL

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

