



Board of Commissioners Meeting

Wednesday, January 15, 2020

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dacheballi

Billi Johnson-Griffin

Bemetra Salter Liggins

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

**Board of Commissioners Meeting
Wednesday, January 15, 2020**

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15. Legal

* **Commissioner's Note:**

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

** **Other information included in this Board Packet:**

Non-Profit documents for Directors Meetings



AGENDA FOR THE ANNUAL BOARD MEETING

January 15, 2020

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

- I. ANNUAL MEETING
 - Call to Order
- II. NEW BUSINESS
 - Election of Officers
- III. ADJOURNMENT

(The Board of Commissioners will reconvene following this meeting for the regular meeting)



January 15, 2020

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

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING

WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular Board Meeting of December 18, 2019

III. PUBLIC FORUM

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

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

- Administration ~ [Cassandra House](#)
- Properties ~ [James Williams](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Legna Ortiz](#)

VI. RESOLUTIONS

| | |
|---|---|
| 2019-4146 Kenneth Christie | A RESOLUTION APPROVING THE ADOPTION OF A NON-FRATERNIZATION POLICY. |
| 2020-4154 David Iloanya | A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO SUBMIT THE FY2020 PUBLIC HOUSING AGENCY (PHA) PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). |

AGENDA FOR THE REGULAR BOARD MEETING

VII. PRESIDENT/CEO's REPORT

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

- Berman Hopkins, CPAs & Associates ~ [Brian Nemeroff](#)

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

- Assisted Housing ~ [Margaret Jones](#)
- Department of Real Estate Development ~ [David Iloanya](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

*Commissioners will reconvene for Non-Profit Board of Directors meetings following the regular meeting.

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

December 18, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:38 a.m. Other Board members present were James Cloar, Bemetra Salter Liggins, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Ben Dachevall was not present for this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Board Meeting of November 20, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

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

Robles Park resident leader, Mr. Clark Simmons read a handout provided to Board members regarding parking issues at Robles Park Villages. Resident Council President, Ms. Reva Iman withdrew a request she made during the November meeting to have Robles Park subsidies stop for six months after several meetings she had with THA staff.

IV. EMPLOYEES OF THE MONTH (recognized at annual meeting)

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

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

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

VI. RESOLUTIONS A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY.

The Director of Human Resources, Mr. Kenneth Christie presented resolution 2019-4147.

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| 2019-4147 | A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY. |
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

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

The Director of Real Estate Development, Mr. David Iloanya presented resolution 2019-4151.

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|--|--|
| 2019-4151 Withdrawn as Resolution | A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO AWARD NON-EXCLUSIVE EASEMENT ACROSS, UNDER, OVER AS NECESSARY FOR THE ROUTING INSTALLATION, MAINTENANCE, IMPROVEMENT SERVICE OPERATION AND INCLUDING WIRING AND THROUGH THE PREMISES USED IN THE PROVISION OF SUCH SERVICE (INTERNET, TV, AND PHONE). |
|--|--|

A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin; after discussions that began with comments from Attorney Ricardo Gilmore the motion was withdrawn. Another motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Salter Liggins to have resolution 2019-4151 return to the Board as a report to address concerns mentioned during discussions:

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

Contracting and Procurement Director Ms. Tina Washington presented resolution 2019-4152.

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

| | |
|-----------|--|
| 2019-4152 | A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE TIME MANAGEMENT SYSTEM SERVICES FOR THE TAMPA HOUSING AUTHORITY. |
|-----------|--|

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

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

Ms. Washington also presented resolution 2019-4153. President/CEO, Mr. Jerome Ryans and Information Technologies Director, Mr. Mike Tepfer also commented regarding this resolution.

| | |
|-----------|---|
| 2019-4153 | A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR CLOUD BASED PHONE SERVICES FOR THE TAMPA HOUSING AUTHORITY. |
|-----------|---|

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

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

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty provided a brief presentation that began with comments regarding the THA audit to be brought to the Board in January; the CFO noted that the agency audit will be submitted on time, meeting HUD's deadline of December 31, 2019.

Included in her report, the CFO briefed Board members regarding property insurance reflected in the financials as general expenses. As a member of the Florida Public Housing Authority Self Insurance Fund Board (FPHASIF), the CFO was part of 22 housing authorities that met with 17 underwriters of the Lords of London to explain the benefits of the RAD program. All expenses for this trip were funded by FPHASIF, added President/CFO, Jerome Ryans.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore began his report with lot 9 at Encore, 224 market-rate units. Under contract with Legacy Partners, lot 9 a \$4.6 million sale was scheduled to close before end of December, with a February 2020 construction start date. This first commercial lot sale will result in the payoff of all outstanding third-party member loans at Encore. Transwestern was the buyer for lot 11 and was scheduled to close during first quarter of 2020. The job training facility construction was taking shape with interior build out progressing. Lot 10 was under consideration with two prospects and hoped to be under contract in the next 30 days. Lot 12 was in the programming phase for 100 residential units over a grocer and should begin schematics and conceptual designs by early February.

West River's Boulevard Tower 1 will be closing December 27th followed by the Boulevard Tower 2 expected to close in January or early February. There are 932 units funded at West River with T4 Phase 2 in funding pursuit.

A firm should be selected in January to begin the master plan for Robles Park Village (RPV), Zion Cemetery analysis and testing continues, 21 of the 29 families have already relocated and resident engagement activities continue.

Commissioner Cloar asked for thoughts or insights on the potential impact on Encore referring to the Tampa Park Apartments article from that morning paper. Mr. Moore responded that updates mentioned in the article will result in another 33 HUD vouchers to be administered by THA, essentially making those families part of the THA family.

VII. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer addressed Board members regarding engagement activities for Robles Park; updates including a cancelation of the Luminary activity and the Door Decorating Contest for the evening of December 17th that was still taking place. Ms. Stringer once again addressed the Board to report on the December 6th Annual Business Meeting, other updates included images of recent activities at Robles Park.

VIII. LEGAL MATTERS

Attorney Ricardo Gilmore stated that the annual meeting had been postponed from November 2019 to January 2020. Commissioner Salter Liggins suggested that contracts be included with the resolutions for review by the Board. Many times, a contract may not be available at the time the Board packet is prepared, said Mr. Moore. Further discussions determined a need for a workshop to be scheduled soon after a full 7-member Board is appointed.

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

IX. UNFINISHED BUSINESS

Commissioner Clear inquired about the agreement with the St. Petersburg Housing Authority; Mr. Ryans stated that THA was no longer working with SPHA, adding that the agency will be hiring a new Executive Director soon and he wished them well.

X. NEW BUSINESS

None to come before this forum

XI. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:52 a.m.

Approved this 15th day of January 2020,

Chairperson

Secretary

**TAMPA HOUSING AUTHORITY
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4146

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

Adopting the addition of two non-fraternization policies to the Personnel Policies and Procedures to be applicable to both THA clients and to workplace relationships.

** Red-lined copy of these policies is not being presented because the two policies are new and different from what was previously presented to the Board of Commissioners.*

2. Who is making request:

Entity: Human Resources Department

Project: Policy & Procedures Update

Originator: Kenneth C. Christie

3. Cost Estimate (if applicable):

None

4. Narrative:

It has become prudent to update the personnel policies and procedures regarding romantic relationships amongst and between THA employees and clients. The policy documents are currently silent on this issue.

Attachments (if applicable):

Resolution, Policy Statement, Supporting documentation.

RESOLUTION 2019-4146

A RESOLUTION APPROVING THE ADOPTION OF
A NON-FRATERNIZATION POLICY

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

WHEREAS, the current policies and procedures are silent on the matter of romantic relations involving THA employees and other THA employees, residents, or clients;

WHEREAS such relationships may appear unprofessional, disrupt the workflow, cause confusion, feelings of unfairness, bias, or preference; be uncomfortable for other employees, or otherwise adversely affect the THA work environment and culture;

WHEREAS, even a consensual romantic or sexual relationship between THA employees and subjects of this resolution has the potential to constitute sexual harassment and can create a hostile work environment, in violation of THA's Discriminatory and Sexual Harassment Policy;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the adoption of these policies: WORKPLACE NON-FRATERNIZATION POLICY, and NON-FRATERNIZATION POLICY WITH THA CLIENTS.

ADOPTED THIS 15th Day of January, 2020

Chairperson

Secretary

Policy No.

Effective Date:

XXX. NON-FRATERNIZATION POLICY WITH THA CLIENTS

I. PURPOSE

THA does not intend to dictate choices made in the personal lives of our employees, however this non-fraternization policy outlines our guidelines regarding THA employees forming close personal relationships with clients. The policy is in place to protect THA and THA employees from conflicts of interest, misunderstandings, or appearance of favoritism or impropriety, and to protect THA employees and THA clients from unlawful sexual harassment.

II. DEFINITIONS

- A. For the purposes of this policy, “close personal relationship” means dating, cohabitation, marriage, and/or having an intimate sexual relationship. Dating includes but is not limited to casual dating, serious dating, or casual sexual involvement where the parties have no intention of carrying on a long-term relationship, cohabitation, and any other conduct or behavior normally associated with romantic or sexual relationships. This definition applies regardless of the sexual orientation of the employees involved.
- B. For the purposes of this policy, “clients” means persons residing in any of THA’s or THA instrumentality properties, as well as participants in any of our programs as recipients of funding and/or services.

III. SCOPE

This policy applies to all THA employees and all clients of THA, regardless of gender or sexual orientation. Non-consensual relationships constitute sexual harassment and are explicitly prohibited.

IV. POLICY

- A. It is the opinion of THA that close personal relationships with THA clients compromise the integrity of the agency and violate the public trust. Further,

said relationships may create a conflict of interest, cause disruption, precipitate the unauthorized transfer of information, and create a negative or unprofessional relationship with THA clients. The relationship between THA employees and THA clients should be one of professionalism and respect. THA employees have a duty to conduct themselves in a manner that will maintain a professional atmosphere with THA clients and to ensure and protect the uniform treatment of THA clients. Further, it is the responsibility of all THA employees to protect and maintain a proper image of THA.

- B. Even a consensual close personal relationship between THA employees and THA clients has the potential to create difficulties for THA and all individuals concerned. Romantic overtures between THA employees and THA clients may constitute sexual harassment. Any such relationship is contrary to the best interests of THA and is strongly discouraged.
- C. Upon learning of the existence of a relationship between a THA employee and a THA client, at a minimum, the THA employee and the THA client will no longer be permitted to work together on the same matters (including those pending at the time of disclosure of the relationship is made), and the THA employee involved with the THA client must withdraw from participation in activities or decisions that may reward or disadvantage either party.
- D. Should a close personal relationship develop, it is the responsibility and mandatory obligation of the THA employee involved to promptly report the existence of the relationship to the Human Resources Director. Upon learning of the existence of such a relationship, the Agency may take all steps that it deems appropriate pursuant to the THA Personnel Policy, up to and including termination.
- E. In order for THA to deal effectively with any potentially adverse consequences that a close personal relationship between an employee and a THA client may have for the work environment, employees involved in such a relationship will be required to submit a written statement to Human Resources, acknowledging receipt of this Fraternization Policy, and agreeing to release THA from any liability arising from such relationship.

If there is a failure to submit a signed, written statement to Human Resources at the onset of a close personal relationship involving a THA employee and a THA client, the Agency may take all steps that it deems appropriate pursuant to the THA Personnel Policy, up to and including termination. The THA client will also be requested to sign a consensual relationship disclosure and release statement, however the responsibility for disclosing the relationship rests with the THA employee.

- F. THA clients not involved in a close personal relationship with THA employees may be adversely affected by the relationship. If an THA client feels they have been adversely affected by such a relationship, notwithstanding whether the parties in the relationship disclosed it, they are encouraged to make their views about the matter known to the Human Resources Director.

Policy No.

Effective Date:

XXX. WORKPLACE NONFRATERNIZATION POLICY

I. PURPOSE

THA does not intend to dictate choices made in the personal lives of our employees, however this workplace nonfraternization policy outlines our guidelines regarding THA employees forming close personal relationships with fellow employees. THA desires to protect and ensure fair and uniform treatment of all THA employees in order to maintain organizational integrity and the ability to achieve operational goals. Further, the policy is in place to protect THA and THA employees from conflicts of interest, misunderstandings, or appearance of favoritism or impropriety.

II. DEFINITIONS

For the purposes of this policy, “close personal relationship” means dating, cohabitation, marriage, and/or having an intimate sexual relationship. Dating includes but is not limited to casual dating, serious dating, or casual sexual involvement where the parties have no intention of carrying on a long-term relationship, cohabitation, and any other conduct or behavior normally associated with romantic or sexual relationships. This definition applies regardless of the sexual orientation of the employees involved.

III. SCOPE

This policy applies to all THA employees, regardless of gender or sexual orientation. Nonconsensual relationships constitute sexual harassment and are explicitly prohibited.

IV. POLICY

- A. Close personal relationships between THA employees are strongly discouraged. Such relationships may appear unprofessional, disrupt the workflow, cause confusion, feelings of unfairness, bias, or preference, be uncomfortable for other employees, or otherwise adversely affect our work environment and culture.

- B. Even a consensual close personal relationship between THA employees has the potential to create difficulties for THA and all individuals concerned. Romantic overtures between employees may constitute sexual harassment and can create a hostile work environment, in violation of THA's Discriminatory and Sexual Harassment Policy. Any such relationship is contrary to the best interests of THA.
- C. Close personal relationships between supervisors or managers and their subordinates can be especially problematic in the workplace due to the control and authority exercised by the supervisors or managers over the subordinates who report to them or whose terms and conditions of employment are potentially affected by them, either directly or indirectly. It is the opinion of THA that such close personal relationships compromise the integrity of the supervisory relationship and may create a conflict of interest, cause disruption, create a negative or unprofessional work environment, or present concerns regarding, supervision, safety, security or morale.
- D. Upon learning of the existence of a relationship between a supervisor or manager and a subordinate, at a minimum, the supervisor or manager and the subordinate will no longer be permitted to work together on the same matters (including those pending at the time of disclosure of the relationship is made), and the supervisor or manager involved with the subordinate must withdraw from participation in activities or decisions that may reward or disadvantage the employee with whom the supervisor has or has had such a relationship, including, but not limited to, hiring, evaluations, promotions, compensation, work assignments and discipline.
- E. Anyone employed in a supervisory or managerial role needs to be cognizant of the fact that close personal relationships with employees who report to them may be perceived as favoritism, misuse of authority, or potentially, sexual harassment.
- F. Should a close personal relationship develop among employees, it is the responsibility and mandatory obligation of each employee involved to promptly

report the existence of the relationship to the Human Resources Director. Upon learning of the existence of such a relationship, the Agency may take all steps it deems appropriate pursuant to the THA Personnel Policy, up to and including termination.

- G. In order for THA to deal effectively with any potentially adverse consequences that a close personal relationship among fellow employees may have for the work environment, employees involved in such a relationship will be required to submit a written statement to Human Resources, acknowledging receipt of this Workplace Fraternalization Policy, and agreeing to release THA from any liability arising from such relationship. A failure to submit a signed, written statement to Human Resources at the onset of a close personal relationship involving employees, may result in the Agency taking all steps that it deems appropriate pursuant to the THA Personnel Policy, up to and including termination.
- H. Coworkers or other employees not involved in the close personal relationship may be adversely affected by the relationship. If anyone feels they have been adversely affected by such a relationship, notwithstanding whether the parties in the relationship disclosed it, they are encouraged to make their views about the matter known to the Human Resources Director.

Jacksonville Housing Authority bans relationships between employees, residents

By [David Bauerlein](#)

[@DavidBauerlein](#)

Posted Apr 15, 2019 at 5:40 PM

Updated Apr 15, 2019 at 8:21 PM

The Jacksonville Housing Authority, which has been dealing with complaints of sexual misconduct, enacted an amended policy Monday that draws a bright line prohibiting relationships between employees and residents at all times.

The housing authority's fraternization policy previously drew a distinction between an employee's work hours and off-duty time when it came to personal relationships with residents, such as dating.

The former policy, which had not been updated since 2001, said employees were "discouraged" from fraternizing with residents at any time, and "strictly forbidden" from such conduct during working hours.

The revised policy approved unanimously by the board applies the same prohibition for on-duty and off-duty relationships, making it clear that interaction is always out of bounds.

"You just can't do that in this industry," Dwyane Alexander, interim CEO of the housing authority, said after the board meeting. "You can't get involved with your clients."

The decision by the housing authority board comes after a [March 3 Times-Union report](#) detailed a criminal case filed against a former Jacksonville Housing Authority maintenance worker who was found guilty of using the threat of eviction to coerce a resident to have sex with him. The housing authority fired Mitchell Ray Sr. after the resident complained about him in late 2016. A judge sentenced Ray last month to 15 years in prison for two counts of sexual battery.

The Times-Union reported that Ray's actions occurred while the housing authority was led by CEO Fred McKinnies, who himself had a sexual relationship with a housing authority resident a decade earlier when he was a high-ranking administrator at the authority, according to family law court records.

That relationship, which resulted in a child, did not have any allegations that it was non-consensual. McKinnies' personnel file has no documents about his relationship with the resident.

The housing authority board put McKinnies on paid administrative leave in December pending the results of an investigation by the city's Office of Inspector General. The Office of Inspector General has declined to specify what it is investigating in regard to McKinnies.

That investigation started after Linda Sims, the authority's manager of executive affairs, told the board in November she has concerns about "accountability, misconduct, abuse of power, sexual misconduct" at the authority.

McKinnies has said he did not violate any regulations, policies or laws during his time at the housing authority.

The housing authority board also approved an amended sexual harassment policy.

The agency has been training current employees on the updated standards and will ensure future hires also get the training when they join the agency. The staff will get refresher every year.

"It's an annual requirement for each and every employee," board Chairwoman Roslyn Phillips said, adding the board will review the policies every year to see if changes are needed.

The housing authority board and Alexander have been examining the authority's policies since he became interim CEO. Alexander said he wants to make sure all the authority's policies are up date. He said the investigation did not spur the review.

"The workplace has changed and we want to make sure our policies and procedures are up to date with today's workplace," he said. "We don't tolerate any harassment."

The amended fraternization policy says the goal is “to protect the integrity of the Jacksonville Housing Authority and JHA employees by establishing and observing boundaries between our employees and our residents and clients.”

“To avoid conflicts, misunderstandings, or the appearance of favoritism or impropriety, JHA employees are prohibited from fraternizing with residents or clients at any time, either during work hours or while off duty,” the updated policy says. “Fraternizing with residents and clients is disruptive to the work environment and poses other risks for the Jacksonville Housing Authority.”

The housing authority already was operating under an April 2018 agreement with the U.S. Department of Housing and Urban Development that enacted a new sexual harassment policy telling employees they cannot make “unwelcome sexual comments or advances” to tenants or try to get sexual favors from tenants in exchange for housing services. That agreement stemmed from a civil rights case filed by the resident in the criminal case involving Ray.

The fraternization policy approved Monday by the board goes farther than the HUD agreement by prohibiting dating and socializing beyond “valid, work-related reasons” even if the resident “consents to, or initiates, the relationship” with a housing authority employee.

City of Tampa Personnel Manual
B. Directives and Benefits
B24.1 Anti-Fraternization

Issue Date: 11/06/02

B24.1A. Purpose

1. The purpose of this policy is to recognize the City's responsibility and to provide restrictions applicable to the employment of individuals engaged in close personal relationships (fraternization). Potential problems posed by dating and romance in the work place include conflicts of interest, sexual harassment, and discord that can interfere with the productivity of employees and/or the proper conduct of City business.
 - a. Employment of relatives continues to be restricted as provided in B24., Nepotism.
 - b. Sexual discrimination and/or sexual harassment continue to be prohibited as provided in B1.1, Equal Employment Opportunity.

2. Policy
 - a. Officials of the City shall not appoint, employ, promote or advance any individual with whom they have a close personal relationship.
 - b. Officials of the City shall not recommend or advocate the appointment, employment, promotion or advancement in or to any position in the City of any individual with whom they have a close personal relationship. A public official advocates an appointment or promotion if the official urges or supports the action either orally or in writing.
 - c. Individuals shall not be selected for any position in the same department when they have a close personal relationship with the employee who serves as the Department Director or to the same division or section when they have a close personal relationship with the employee who serves as the managerial, supervisory, or lead employee. Individuals who have a close personal relationship with an employee of the Mayor's Executive Staff shall not be selected to any position in the City.

1) Employees who hold classified status prior to the individual's appointment or selection as a department director, manager, or supervisor, or who become related by marriage shall not be placed on any eligibility lists for promotion within that same department, division, or section as applicable and shall be placed in a different department, division, or section as soon as practicable.

d. Public officials and employees who serve as a manager, supervisor, or lead employee are prohibited from having close personal relationships with their subordinate personnel. Any relationship must be disclosed by both of the employees to the Director of Administration so that immediate steps can be taken to resolve conflict with this policy.

e. All employees are discouraged from having close personal relationships with non-subordinate employees. All such relationships must be disclosed by both of the employees to the Department Director and may result in requiring that the employees work different shifts; transferring one employee to another department; assigning one of the employees to another facility, squad, or work unit; or other action determined to be appropriate by the City.

3. Definitions

a. Public Official - Any individual who is appointed or employed in any City agency who is vested or delegated the authority to appoint, employ, promote, or advance individuals or to recommend individuals for appointment, employment, promotion, or advancement in connection with employment in that City agency.

b. Close personal relationship - A close personal relationship includes dating, cohabitation, and/or having an intimate sexual relationship. Dating includes but is not limited to casual dating, serious dating, casual sexual involvement where the parties have no intention of carrying on a long-term relationship, cohabitation, and any other conduct or behavior normally associated with romantic or sexual relationships. This definition applies regardless of the sexual orientation of the employees involved.

4. Penalties

- a. Any employee found to be in violation of this policy shall be disciplined up to and including dismissal depending on the circumstances of the event.
- b. Any individual who is employed, promoted, or advanced, as the result of an official's violation of this policy shall be returned to the status occupied prior to the violation.
- c. Any penalties provided by any applicable local, state, or federal law or regulations shall be enforced.

Issue Date: 11/06/02

HOUSING AUTHORITY OF THE CITY OF LUMBERTON NON-FRATERNIZATION POLICY with Tenants

Employees of the Housing Authority of the City of Lumberton (HACL) are strongly discouraged from becoming romantically or sexually involved with tenants of the Housing Authority. It is the opinion of the HACL that said relationships compromise the integrity of the agency and violate the public trust. Further said relationships may create a conflict of interest, cause disruption, precipitate the unauthorized transfer of information, and create a negative or unprofessional landlord and tenant relationship. The relationship between the HACL employees and the tenants should be one of professionalism and respect. The HACL employees have a duty to conduct themselves in a manner that will maintain a professional atmosphere with the tenants of the HACL and to ensure and protect the uniform treatment of the tenants. Further, it is the responsibility of the HACL employees to protect and maintain a proper image of the Authority.

The HACL desires to avoid violations of the public trust, misunderstandings, actual or potential conflicts of interest, complaints of exploitative or coercive activity, favoritism, possible claims of sexual harassment, and tenant morale and dissension problems that can potentially result from romantic or sexual relationships involving the HACL employees and tenants of the Housing Authority.

Any HACL employee involved with a tenant must immediately and fully disclose in writing the relevant circumstances to the Executive Director so that a determination can be made as to whether the relationship presents an actual, perceived or potential conflict of interest. If an actual, perceived or potential conflict exists, the HACL may take whatever action is deemed appropriate according to the circumstances, up to and including transfer or discharge. Failure to intentionally disclose material facts shall be cause for immediate termination of employment.

The HACL does not intend to dictate choices made in the personal lives of our employees. However, adverse behavior in the workplace because of personal relationships will not be tolerated by any employee.

The HACL maintains a strict policy against unlawful harassment of any kind, including sexual harassment. Complaints should be reported per the *Personnel Policy & Employee Handbook*. The HACL will vigorously enforce this policy consistent with all applicable federal, state and local laws.

Adopted and made effective this the 19th day of May, 2014



Ms. Jane Smith, HACL Chairperson

HOUSING AUTHORITY OF THE CITY OF LUMBERTON

NON-FRATERNIZATION POLICY

The Housing Authority of the City of Lumberton (HACL) desires to protect and ensure fair and uniform treatment of subordinates in order to maintain organizational integrity and the ability to achieve operational goals. Further, the HACL desires to prevent the unauthorized transfer of information and to create and maintain proper image and employee morale.

The HACL desires to avoid misunderstandings, actual or potential conflicts of interest, complaints of exploitative or coercive activity, favoritism, possible claims of sexual harassment, and the employee morale and dissension problems that can potentially result from romantic and sexual relationships involving managerial and supervisory employees at the Authority.

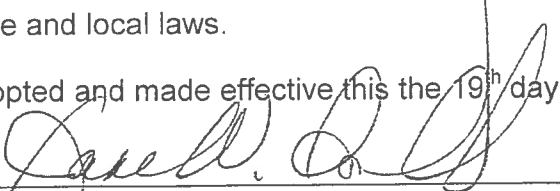
Accordingly, managers or supervisors are strongly discouraged from becoming romantically or sexually involved with employees who report to them or whose terms and conditions of employment are potentially affected by them, whether directly or indirectly. It is the opinion of HACL that such personal relationships compromise the integrity of supervisory and managerial authority and may create a conflict of interest, cause disruption, create a negative or unprofessional work environment, or present concerns regarding, supervision, safety, security or morale.

Any manager or supervisor involved with a non-management employee must immediately disclose fully in writing the relevant circumstances to the Executive Director so that a determination can be made as to whether the relationship presents an actual, perceived or potential conflict of interest. If an actual, perceived or potential conflict exists, the HACL may take whatever action is deemed appropriate according to the circumstances, up to and including transfer or discharge. The intentional failure to disclose material facts shall lead to termination of employment.

The HACL does not intend to dictate choices made in the personal lives of its employees. The HACL encourages employees to share a spirit of teamwork and camaraderie, both in the workplace and outside of work. The HACL employees may develop friendships and relationships both inside and outside of the workplace as long as those relationships do not negatively impact work. Any relationship that interferes with the HACL culture of teamwork, the harmonious work environment or the productivity of employees will be addressed by applying relevant disciplinary policies and procedures. Adverse behavior in the workplace because of personal relationships will not be tolerated by any employee.

The HACL maintains a strict policy against unlawful harassment of any kind, including sexual harassment. Complaints of this nature must be reported per the *Personnel Policy & Employee Handbook*. The HACL will vigorously enforce this policy consistent with all applicable federal, state and local laws.

Adopted and made effective this the 19th day of May, 2014



Ms. Jane W. Smith, HACL Chairperson

**TAMPA HOUSING AUTHORITY
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2020-4154

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

The Board of Commissioners is requested to approve the above referenced resolution in order to certify the Public Housing Agency (PHA) Plan update, certifications and confirm compliance with related regulations

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: The FY2020 Public Housing Agency Plan update and related documents
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

There is no cost to the Housing Authority of the City of Tampa. The Public Housing Agency Plan is the means and method for the Housing Authority to receive its annual allocation of Capital Fund Program grant funding. The FY2019 Capital Fund Program grant amount was \$2,069,000.00 and for the purpose of the initial submission of the budget. The FY2020 Capital Fund Program grant will be budgeted for the same amount.

Narrative:

The Housing Authority of the City of Tampa's Real Estate Development Department is seeking the Board of Commissioner's approval of the updated PHA Plan and certification of compliance with related regulations for the FY2020 PHA Plan that was developed in consultation with THA staff, residents and through public outreach.

Attachments (if applicable):

1. Memorandum providing further details
2. Resolution 2020-4154 PHA Certification of Compliance with PHA Plans and Related Regulations and Civil Rights Certification



January 15, 2020

BOARD OF
COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachehalli

Billi Johnson-Griffin

Bemetra Salter Liggins

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

MEMORANDUM

To: Board of Commissioners

Through: Leroy Moore, Sr. Vice President/COO

From: David Iloanya, Director of Real Estate Development

Re: Resolution #2020-4154 Authorizing the President/CEO to Submit the FY2017 Public Housing Agency Plan to the U. S. Department of Housing and Urban Development

The U. S. Department of Housing and Urban Development (HUD) requires every public housing authority to develop and annually revise its Public Housing Agency Plan (PHA Plan). The Plan details policies, programs and strategies including budget for its current fiscal year, and 5-year Plan projections. It also documents long range action plans and objectives of the Authority. HUD further requires that whenever a major policy change is planned, the Agency Plan must first revise the document to reflect such major changes. The plan reflects progress updates relative to Tampa Housing Authority's thirteen (13) agency wide goals and objectives that were placed into effect by the Board of Commissioners in 2019. The Plan updates include planned redevelopment activities for North Boulevard Homes and Mary Bethune High Rise. The new construction of 160 units, senior housing development in partnership with Banc of America Community Development Corporation (BACDC), The multifamily development, structured in four phases, in partnership with Related Urban Group as well as the development of Lot 4 and 5, by third party developers for multifamily housing units are all in progress. The phased demolition that was ongoing last year at North Boulevard Homes as part of the West River project – 150 acres area bound by Rome Avenue, Columbus Avenue, the Hillsborough River and Interstate – 275, is now complete. Planned applications for Tax Credit funding for the redevelopment of North Boulevard Homes and Mary Bethune High Rise started right way. Meanwhile, we have achieved funding for the reconstruction of Mary Bethune Highrise and 160 units of mixed-used, mixed finance, senior housing development that are both under construction. The multifamily developments on T3 Lots, structured in four phases are fully funded. The multifamily lots are dedicated as follows: Lot T3, established as T3A (Tower 1 – 119 units), T3B (Tower 3 – 133 units), T3C (Tower 2 – 119 units) and T3D (Tower 4 – 102 plus 32 Townhome units for a total of 134 units). The phase T3A, Tower 1 has financially closed and ready for construction by January 2020. The



BOARD OF COMMISSIONERS

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rest of the phases will proceed subsequently. The project has two structured garages within.

We are engaging with Robles Park Village residents for potential redevelopment planning activities including other revitalization grant opportunities that may become available. A Special Relocation Plan was conducted for Robles Park Village due to the unforeseen impact of existing Cemetery, known as Zion Cemetery that existed at the time the development was constructed. As a result, 5 buildings, 32 units and 29 families were impacted. The relocation process is deemed to be completed by January, 2020.

The construction of additional of 24 new units at Cedar Pointe is complete with the units fully occupied. The Authority has converted a total of 2,007 units to date and planned on converting the balance of the 662, standing public housing units by 2020. The updates on the conversion to the Rental Assistance Demonstration (RAD) as well as progress updates on Encore redevelopment are all noted in the PHA Plan. Meanwhile, the commercial lots at Encore development is gaining momentum. We have now closed on Lot 9, acquired by Transwestern to construct 391 market rate units with structured parking. Lot 11 is pending with Legacy Development Team.

The Plan has undergone a 45-day public comment period as required. Its availability for draft inspection has been publically advertised, notices have been mailed out to all elected resident leaders, several meetings have been held to meet with the Resident Leaders of the remaining public housing developments as required by HUD. Local government officials have been consulted as well. Two public meetings have been organized for the public purpose of allowing residents and the general public the opportunity to be apprised of the changes to the Plan. We have incorporated resident's comments and inputs on the Plan including follow-up responses. The first public meeting was held on December 12, 2019. The final public meeting will be held during the January 15, 2020, board meeting where the amended Agency Plan is scheduled for Board consideration. Comments from all meetings and any other written comments received to date have been documented and will be appropriately incorporated in the Plan prior to submission to HUD. There have been no objections to the changes being made in the Agency Plan through this amendment.

The Authority is requesting Board approval to authorize the President/CEO to submit the Plan document to HUD contingent on additional comments that may come out of the scheduled public hearing during the Board meeting on January 15, 2020.

If you have any questions, please do not hesitate to call David Iloanya, Director of Real Estate Development, at ext. 2640.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
HiKh Performer PHAs)**

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official If there is no Board of Commissioners, I approve the submission of the X_ 5-Year and/or _X_ Annual PHA Plan for the P HA fiscal year beginning __2020 ____, hereinafter referred to as " the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

RESOLUTION 2020-4154

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
20. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Tampa

FL003 _____

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020 _____

5-Year PHA Plan for Fiscal Years 2020 - 2025 _____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Susan Johnson -Velez

Chairperson

Signature



Date

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (AIPHAS)

| | |
|---|---|
| Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs) | U. S Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 2/29/2016 |
|---|---|

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan


I, Thomas R.P. Snelling, the Director, Planning and Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Housing Authority of the City of Tampa
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the
City of Tampa
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Thomas R. Snelling 12/26/19

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

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

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

GENDER

| | |
|------------------------|------------|
| Male | 80 |
| Female | 130 |
| Total Employees | 210 |

ETHNIC ORIGIN

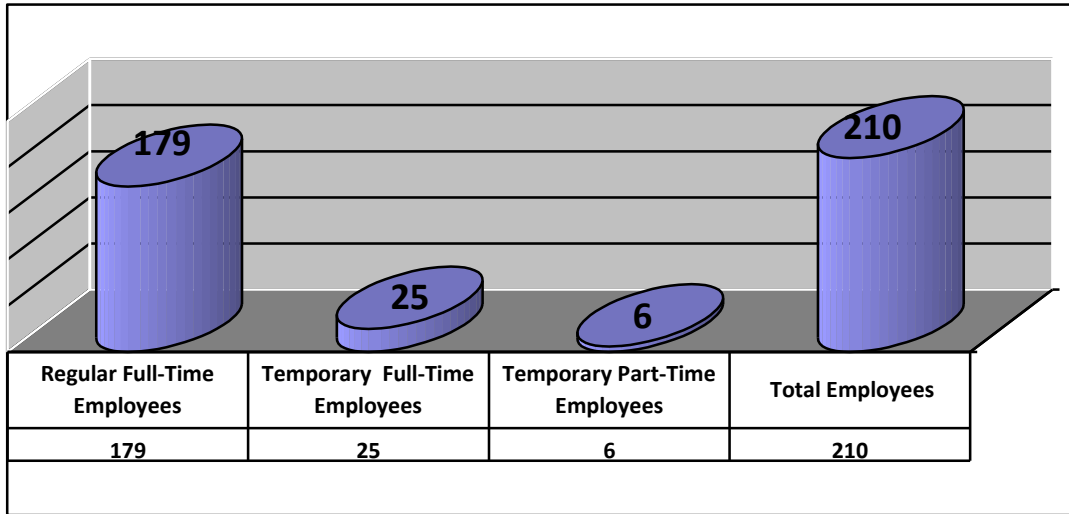
| | |
|-----------------------------|--------------------|
| African American | 112 |
| Caucasian | 29 |
| Hispanic | 60 |
| Other | 9 |
| Total Employees | 210 |
| Residents Employment | (11) = 5.2% |

| | December | FY19 |
|---------------------|-----------------|-------------|
| NEW HIRES | 2 | 25 |
| PROMOTIONS | 8 | 16 |
| TERMINATIONS | 0 | 4 |
| RESIGNATIONS | 2 | 26 |
| RETIREMENTS | 0 | 2 |

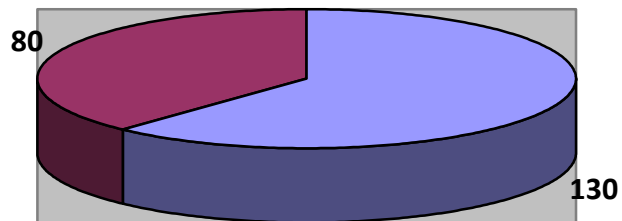
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

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

TOTAL STAFFING



GENDER

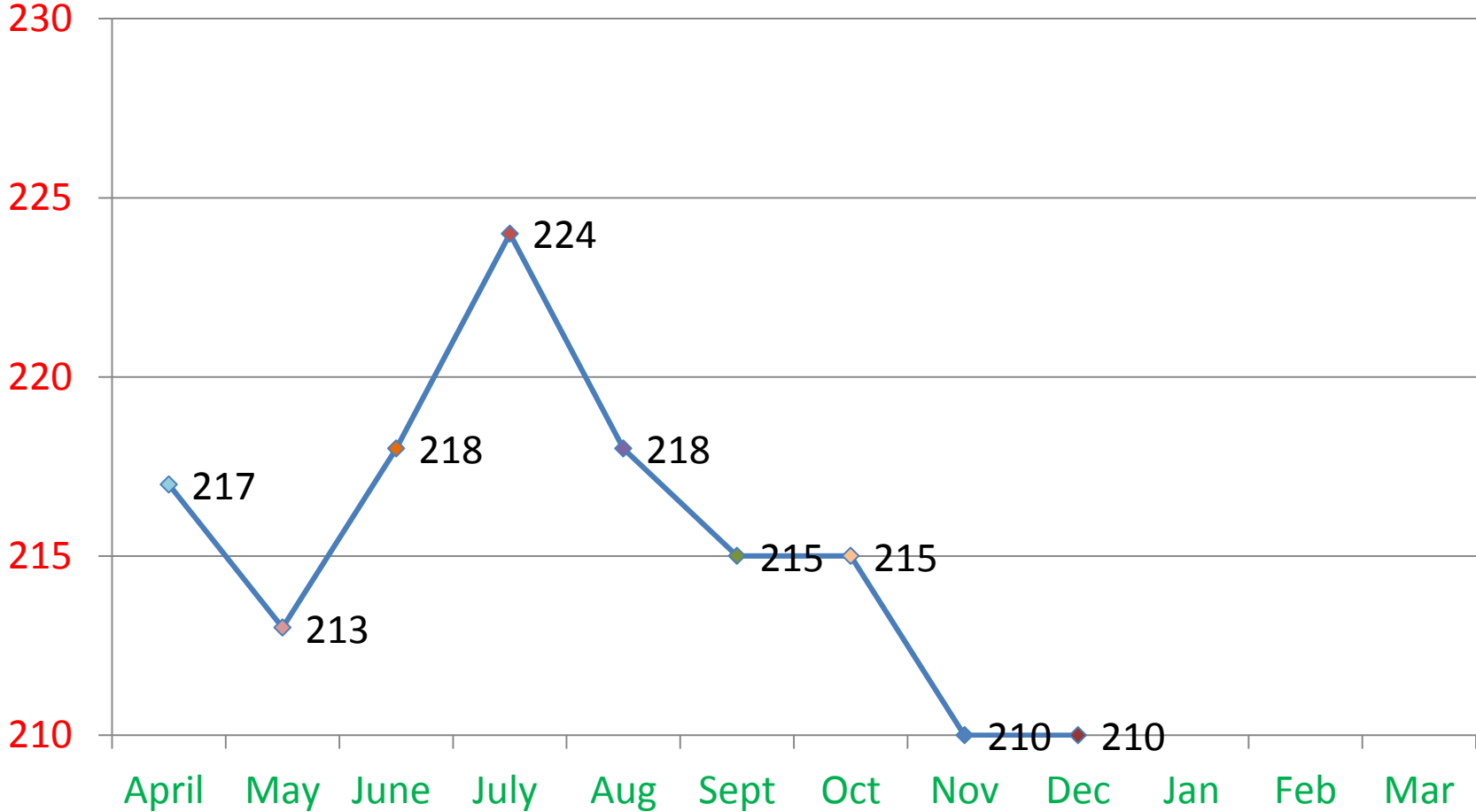


Female Male

Total Employees at Tampa Housing Fiscal Year 2020

Total
Employees

Total Employees Fiscal Year 2020



JANUARY EMPLOYEE OF THE MONTH *ADMINISTRATION*



Cassandra House

The Facilities Department selected Energy Performance Analyst, Cassandra House for Employee of the Month.

Ms. House has been with Tampa Housing Authority for two years. Cassandra is always professional, polite, and positive. She has a proficiency for detail and accuracy in collecting and analyzing Tampa Housing Authority's utility invoices. She is our liaison with the City of Tampa Water Department and Teco Electric and Gas. She is prompt and at her station from the start to the end of the day other than her scheduled breaks. She highlights changes in utility trends to the Director and to the Utility Companies.

When Keith and Pete are in the field or busy in the building, she assists with getting vendors set up to do repairs in our building.

JANUARY EMPLOYEE OF THE MONTH

PROPERTIES



James Williams

James started working with Tampa Housing Authority over 20 years ago. He was on the vacancy prep team that went to all properties to make ready the units. About four years later he then went to work as a tech at North Blvd. homes until the closing of the property in 2016. He then went to JLYoung to do all aspects of repairs.

Mr. Williams used to drive semi-trucks, so he had no problem driving the large trash truck when needed. He has now been permanently assigned to driving the trash truck and helping the Preventive Maintenance team when time is available.

James is always willing to do whatever it takes to get the job done. He has changed his schedule around in order to help without any complaints. We appreciate his dedication and hard work.

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

Department of Program and Property Services
Stephanie Brown-Gilmore, Director
December 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 | 100% |
| Elderly Services | N/A | N/A |
| Choice Neighborhood Initiative (CNI) | \$30,000,000 | N/A |
| YouthBuild (YB) | \$1,075,749 | 16% |
| YouthBuild-USA Mentoring | \$19,500 | 85% |
| Citi Foundation | \$50,000 | 90% |
| Florida Network of Youth and Family Services (FLNET) | \$191,724 | 22% |
| Village Link-Up | \$137,345 | 16% |
| Oaks at Riverview Community Center (ORCC) | N/A | N/A |
| DJJ Afterschool Program | \$61,378 | 87% |
| Prodigy | \$45,000 | 0% |
| Jobs Plus Initiative (JPI) | \$2,500,000 | 51% |
| City of Tampa Housing Counseling | \$61,567.50 | 52% |
| Wells Fargo Financial Literacy | \$12,000 | 0% |
| Johnson Controls | \$50,000 | 61% |

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

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

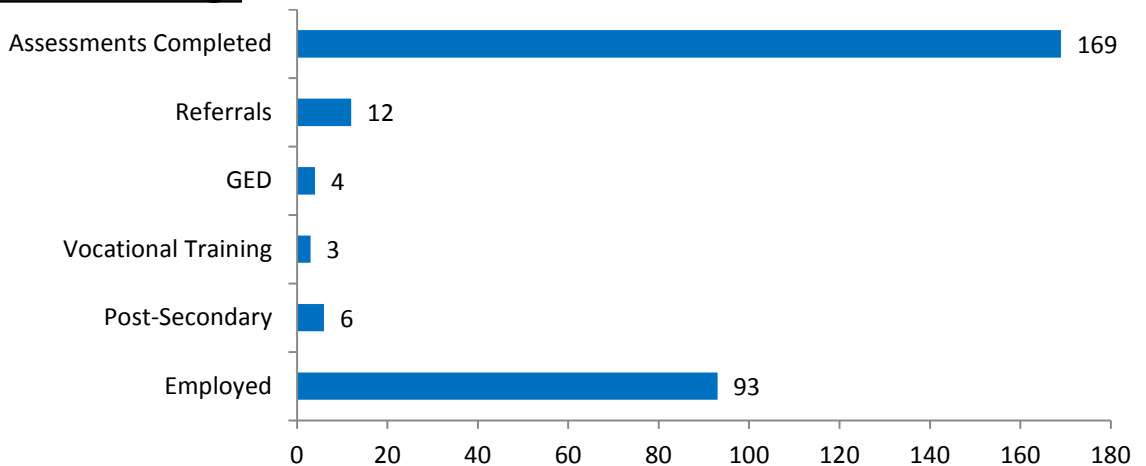
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

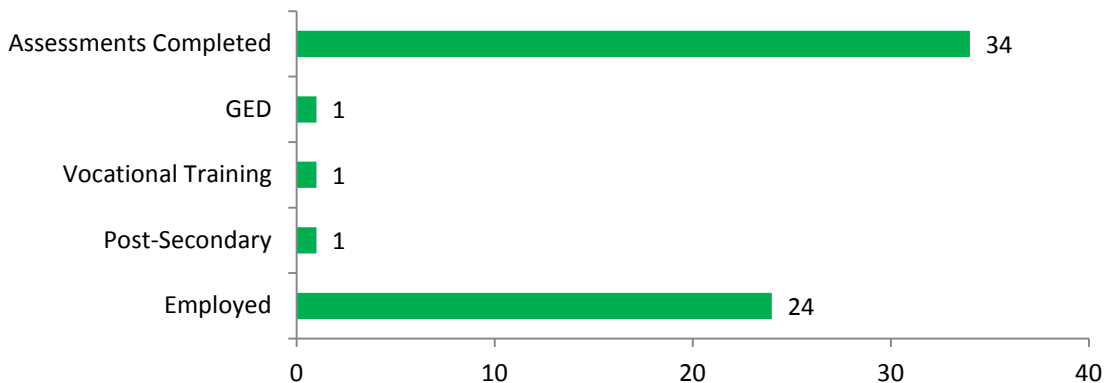
Completion Rate: 100%

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

Robles Park Village

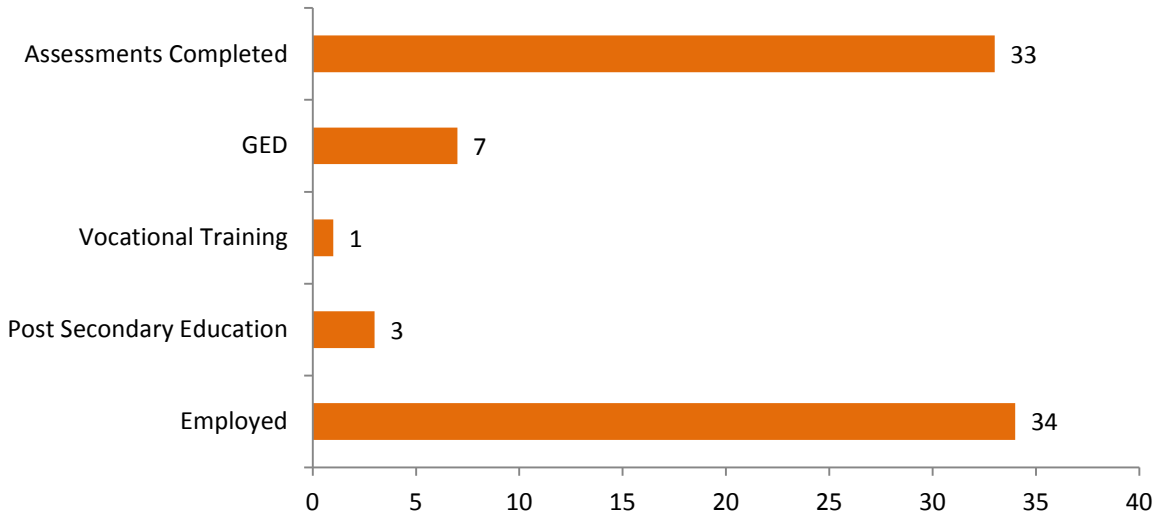


Arbors at Padgett Estates

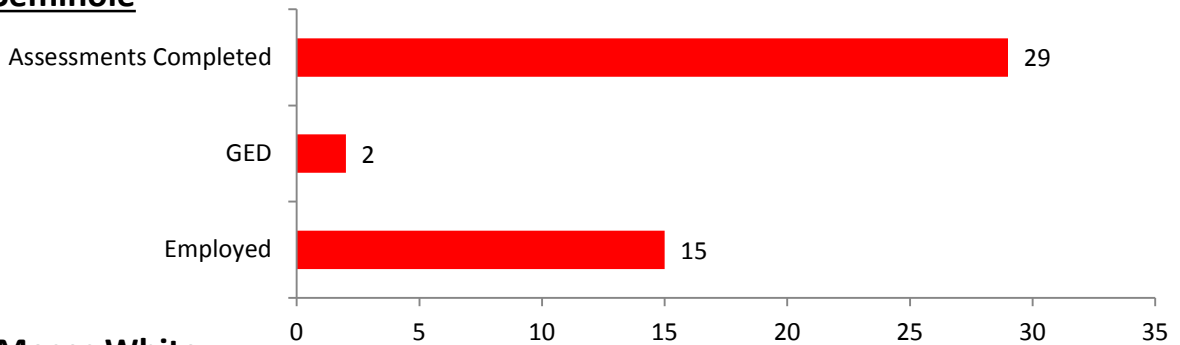


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
DECEMBER 2019**

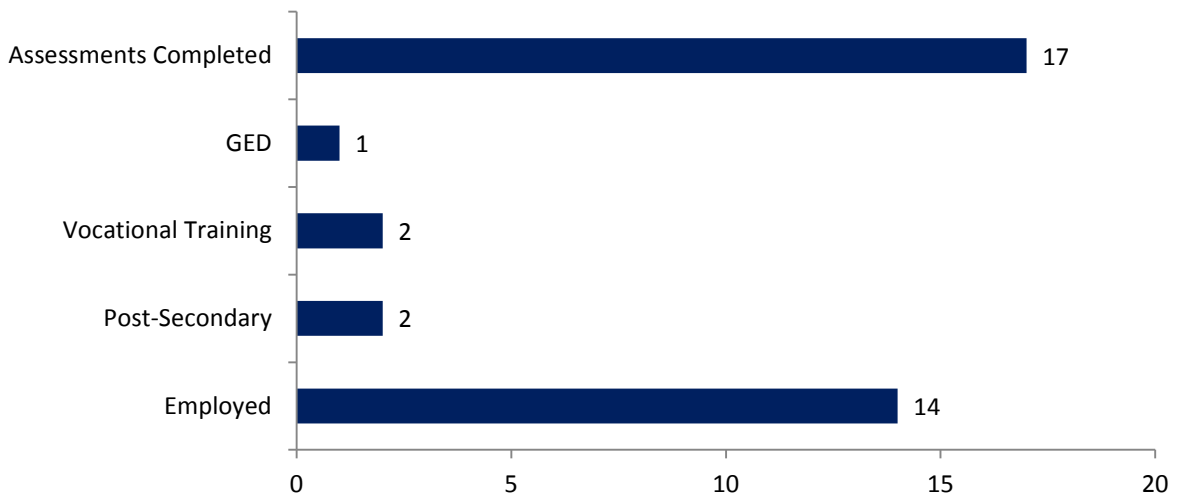
C. Blythe Andrews



Seminole



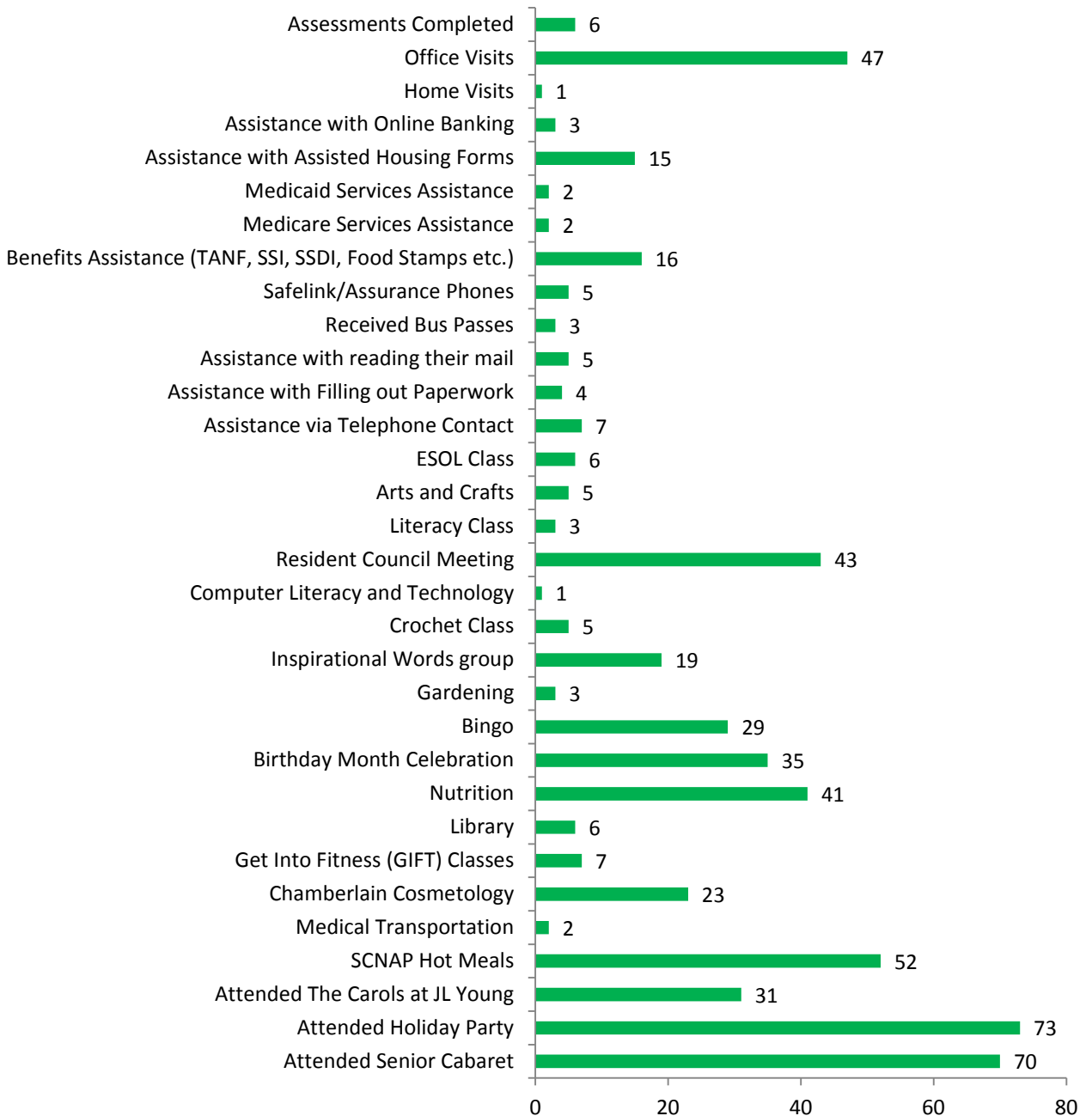
Moses White



ELDERLY SERVICES DECEMBER 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 - 468 Residents



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM DECEMBER 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

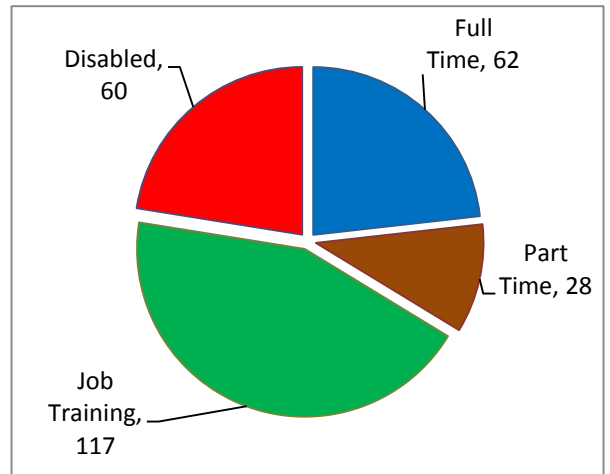
625 Participants Enrolled

170 Active Families

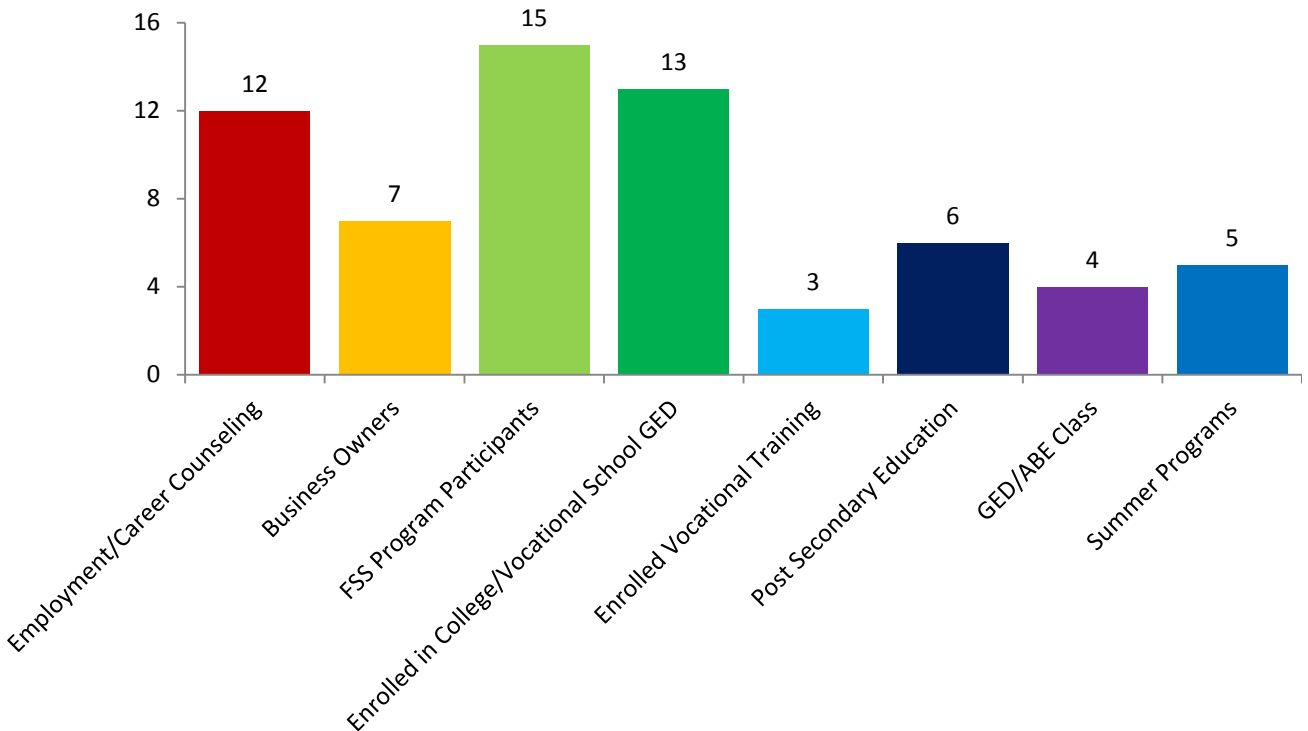
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (913)

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



Participant Services

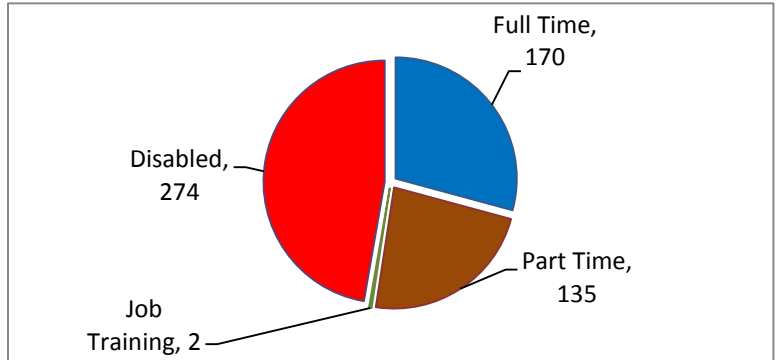


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
DECEMBER 2019**

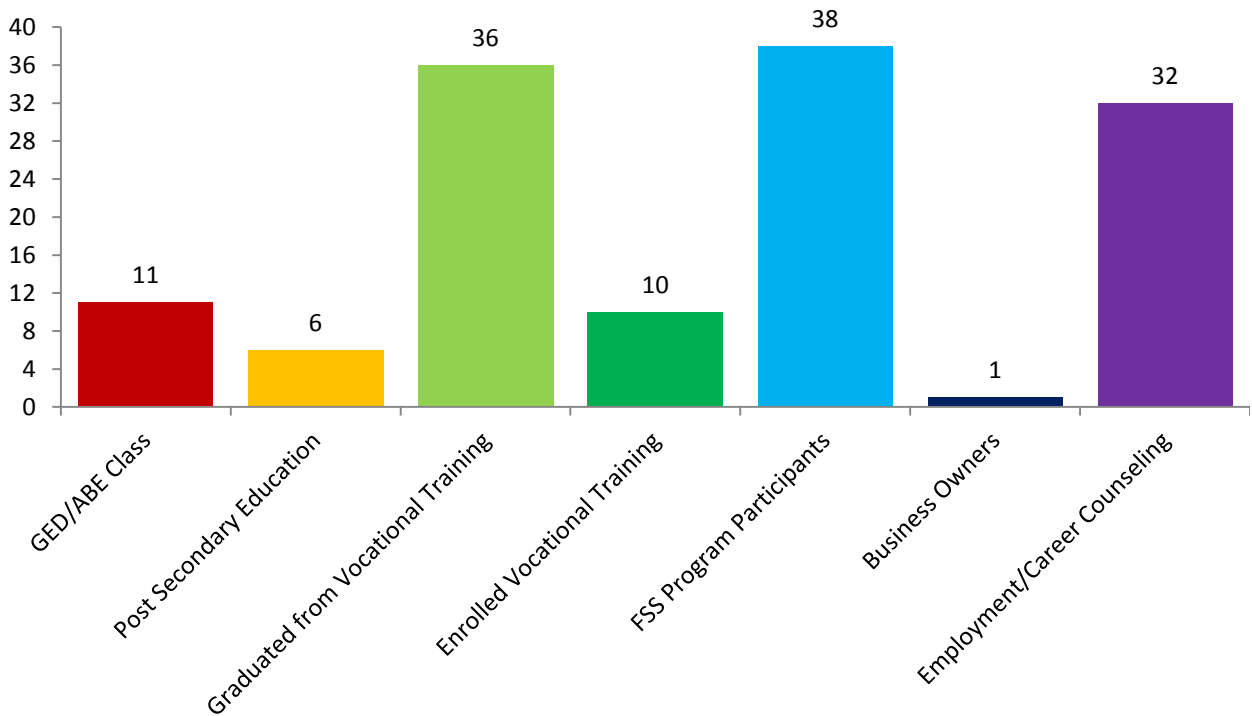
West River Initiative

Participant Enrollment

1672 Participants Enrolled
656 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD DECEMBER 2019

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

Grant Amount: \$1,075,749

Completion Rate: 16%

Program Description:

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

| Goals | Program Goals | Cohort 1 Actuals | Cohort 2 Actuals | Current Cohort | Monthly Totals | % Total or number |
|---|---------------------|---|------------------|----------------|----------------|-------------------|
| Enrollees | 100% 60 Students | 16 | 15 | | | |
| GED/H.S Attainments | 75% | 1 | 1 | | | |
| Literacy and Numeracy Gains | 65% | 6 Students | | | | |
| Attainment of Degree/ Certification | 85% | NCCER – 12, NCA – 3, Phlebotomy - 1 | CNA | | | |
| Placements Employment/ Secondary Education | 74% | 6 | 3 | | | |
| Additional Certifications: | | OSHA 12 Forklift 5 | | | | |

Monthly Highlights:

- YouthBuild Students J. Leggett and M. Wispe earned their High School Diploma this month.
- TA Coach from SBIRT conducted a Site visit and was impressed with THA YB. She gave us good insight and trained staff on our new SBIRT (Drug Program Grant).
- L. Miller passed two (2) different GED subject area exams.
- S. Rogers completed C.N.A Certification and began Phlebotomy.
- THA YB students continue working with the tutor to make gains and prepare for GED success

Upcoming Events:

- AmeriCorps National Service for Martin Luther King Day.
- Planning a college tour for the new cohort to take place in the fall.
- New Cohort of students will begin NCCER construction training.
- Program Manager will be attending The Mentorship Conference in January.

FLORIDA NETWORK OF YOUTH & FAMILY SERVICES
DECEMBER 2019



Grant Period: July 1st, 2019 – June 30th, 2020
Grant Amount: \$191,724
Completion Rate: 22%

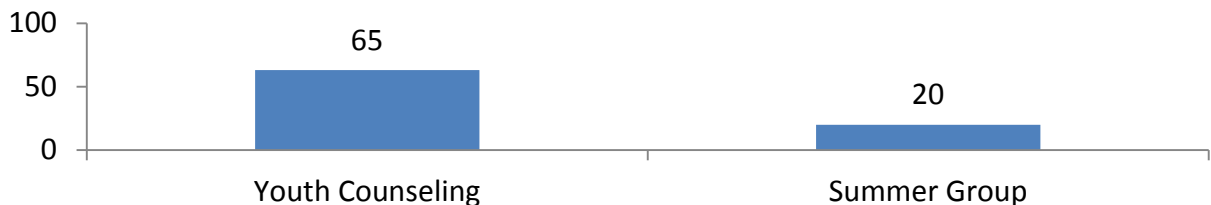
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- Eighty-five (85) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- Planning Group Sessions at Plant City HS, Burney Elementary, Dover Elementary
- Interviewing Spring 2020 Interns
- December 5th – Intern Luncheon/Close-Out
- December 10th – Case Staffing Committee
- December 13th – Outreach Meeting w/Young Middle School
- December 13th – Partnership Enhancement Meeting @ HC Children’s Services
- December 17th – Attended Hillsborough Foundation Education meeting

Upcoming Events:

- January 9th – CINS Presentation Planning Meeting @ HC Children’s Services
- January 10th – YouthBuild Anger Management Class
- January 13th – New Spring 2020 students begin internship
- January 14th – Case Staffing Committee
- January 17th – DJJ Juvenile Justice Board Meeting
- January 24th – YouthBuild Anger Management Class
- January 29th – January 31st – Treatment Coordinator attending Florida Network “Big Meeting” in Daytona, FL

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

Grant Amount: \$137,345

Completion Rate: 16%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

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

Monthly Highlights:

- December 4th – “How to Listen So Kids Will Talk” Parent Workshop facilitated by Free 4 Ever International, Inc.
- December 12th – Resident Engagement Activity: Tree Lighting
- December 18th – “Parent Advocacy” Parent Workshop facilitated by Project Link, Inc.
- December 18th – ASO Supervisor Meeting
- December 19th – Resident Engagement Activity: Illuminary Night (4pm-6:30pm)
- December 23rd – Resident Engagement Activity: Christmas Caroling (4pm-6PM)
- Q1 Completed and reporting due to the Children's Board of Hillsborough County

Upcoming Events:

- January 8th – “How to Listen So Kids Will Talk” Pt. 1 – facilitated by Free 4 Ever International, Inc.
- Q1 Site Visit – Date TBD
- January 22nd – “How to Listen So Kids Will Talk” Pt. 2 – facilitated by Free 4 Ever International, Inc.

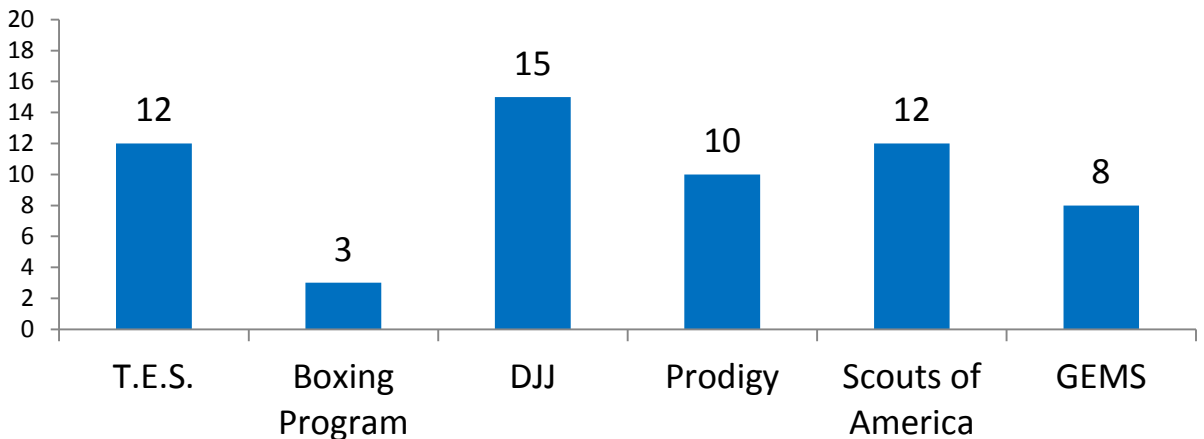
OAKS AT RIVERVIEW COMMUNITY CENTER DECEMBER 2019

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.

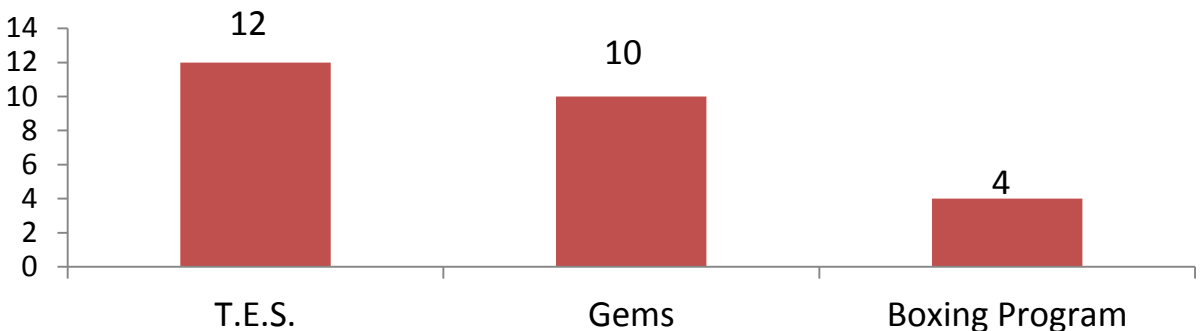
Oaks at Riverview Community Center Participation – Total Attendance – 86

Average Daily Participation - 62 (50 Elementary, 12 Middle/High School)

Elementary Afterschool Programs - 60



Middle/High School Programs - 26



Summer/After School Services Program DECEMBER 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 87%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

| Month | Total Number of Students Enrolled |
|-----------|-----------------------------------|
| January | 14 |
| February | 15 |
| March | 15 |
| April | 15 |
| May | 15 |
| June | 15 |
| July | 15 |
| August | 15 |
| September | 15 |
| October | 15 |
| November | 15 |
| December | 15 |



December 2019

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

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

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

Classes Offered – (Provided for 6 weeks):

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

| Month | Number of Students Enrolled during Month |
|----------|--|
| October | 0 |
| November | 10 |
| December | 10 |
| Total | 10 |



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

Weekly Participation

| Location | Registered | 12/2 | 12/9 | 12/16 | 12/23 | 12/30 |
|----------------------|------------|------|------|-------|-------|-------|
| Robles Park | 73 | 23 | N/A | N/A | N/A | N/A |
| Oaks at Riverview | 20 | 14 | 14 | 15 | N/A | N/A |
| Belmont Phase III | 12 | 8 | 12 | N/A | N/A | N/A |
| Belmont Phase I & II | 15 | 8 | 11 | N/A | N/A | N/A |
| Moses White/Seminole | | - | - | - | 5 | N/A |
| C. Blythe Andrews | | - | - | - | 13 | N/A |

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

Trips Overview

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

- Activity Day at Camp Brorein – Dec 14
- State Fair – Feb 7
- Scouting Day – Feb 22

Highlights

- This month the Scout Units had regular meetings. We ran successful recruitments at Moses White/Seminole and C. Blythe Andrews and will be starting regular meetings in January.

Looking Forward

- We will be working with the properties to do a recruitment in January to increase membership.

JOBS PLUS INITIATIVE DECEMBER 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

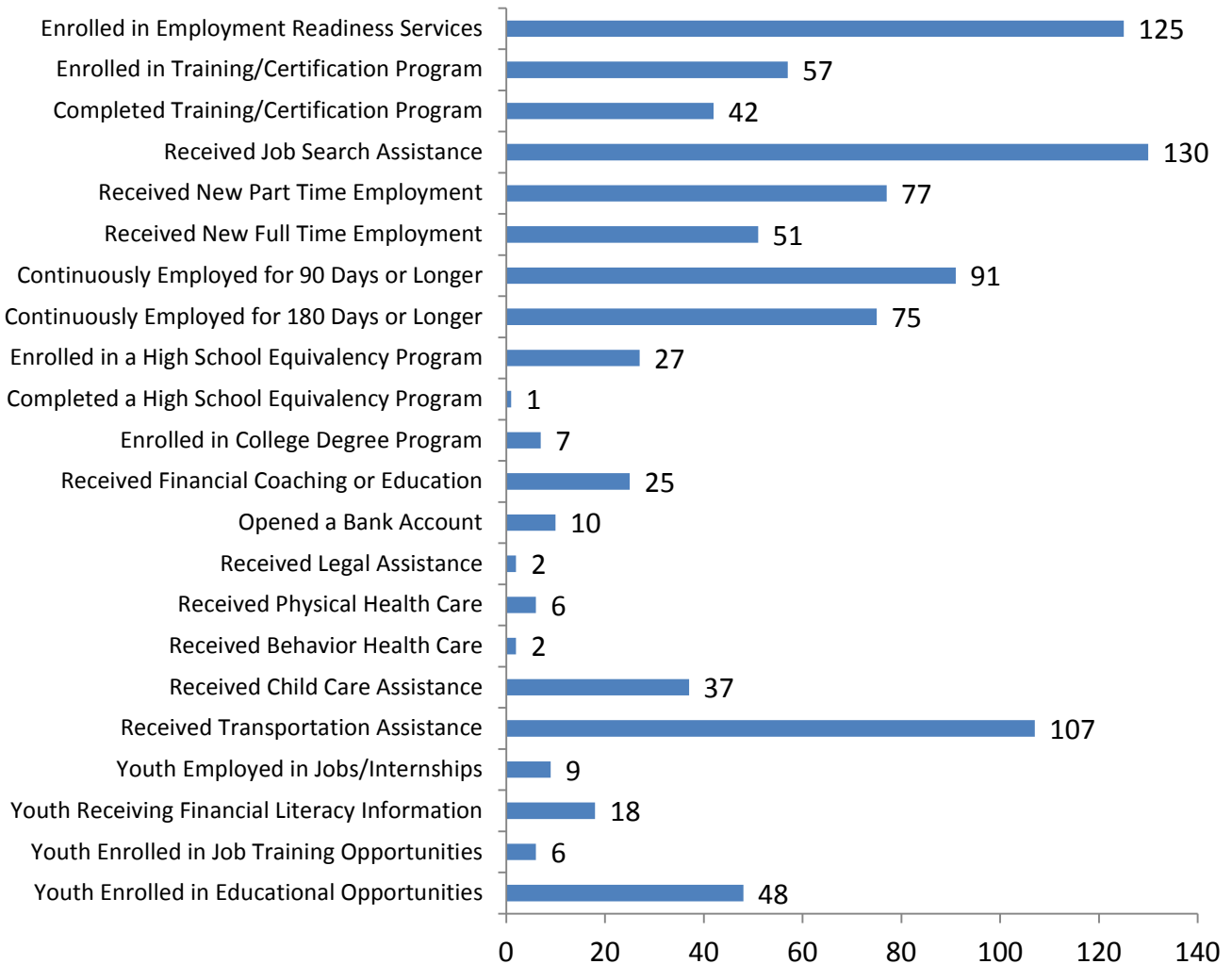
Completion Rate: 51%

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

Participant Enrollment

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

Participant Services



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

Job Developer recently resigned, new hire set to start in January.

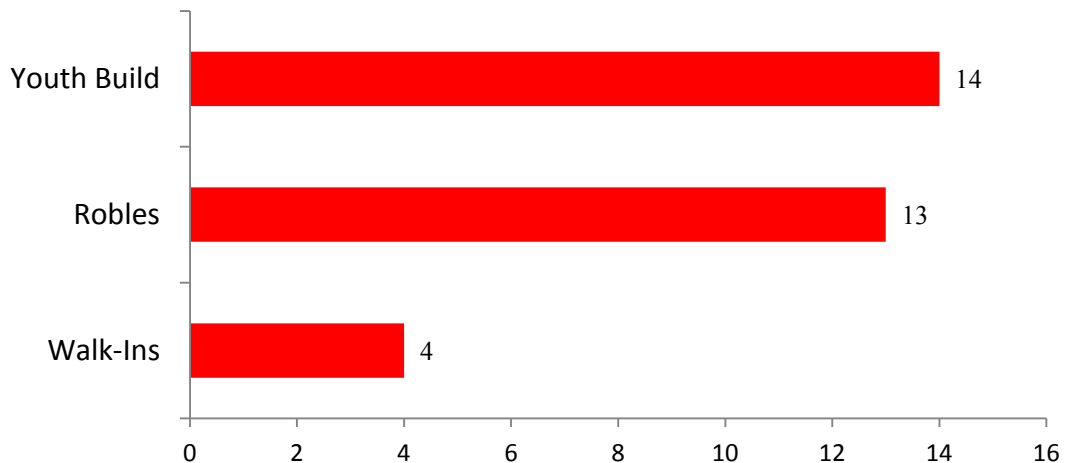
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



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

Homeownership Program currently in planning stage for reorganization.

Homebuyer Education

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

Pre-Purchase, Credit and Budget Counseling

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

Foreclosure Intervention and Default Counseling

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

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



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 65%
December 2019

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

➤ Program Goals:

- Identify properties each year to target for resident training and education on energy saving measures
 - Recruit resident volunteers each year
 - Reduce energy and water consumption on our target properties
 - Facilitate resident training/workshops and job placement in the fields of energy, water, and conservation
- On December 17th, the Sustainability Ambassadors Program partnered with YouthBuild to provide a presentation by Johnson Controls, Inc. The presentation included a discussion of the many employment opportunities available through Johnson Controls, Inc. and AU 123 Plumbers and Pipefitters Local Union which included an introduction of how to apply to each organization. Youth participating in YouthBuild were able to discuss how their current course of study/training can be applied to various careers offered through Johnson Controls, Inc. and the benefits of being associated with a union.
- On December 18th, the Sustainability Ambassadors Program held a Recognition Luncheon and Training to discuss what the Ambassadors have learned throughout the program, expectations for next three years, and recruitment strategies for new Ambassadors. Ambassadors were recognized for their dedication of volunteer service in the program by receiving a certificate of appreciation and gift card.
- The Sustainability Ambassadors Program will continue until all funds are utilized. The Housing Authority will apply for new grant funding in 2020.



Geraldine Barnes Award Winner: Legna Ortiz

Ms. Legna Ortiz is the winner of the Geraldine Barnes award in the area of personal development, success without boundaries and community services.

Ms. Ortiz and her three daughters have overcome great odds to get where they are today. Originally from Puerto Rico, Ms. Ortiz and her family were tragically forced from their home and their country due to the devastation caused by Hurricane Maria. The family was able to safely relocate to Hillsborough County, but they were now faced with the new challenge of living in a country and culture they were unfamiliar with. Ms. Ortiz and her family lived in a hotel until May 2018 when they were able to secure stable housing by moving into Robles Park Village.

Since then, Ms. Ortiz has become an active resident in her community. She willingly volunteered her time and efforts to the Jobs Plus Program as an intern and she is now an employee of the Tampa Housing Authority. Ms. Ortiz has also enrolled in Hillsborough Community College to obtain the skills needed to pursue her future goal of becoming a social worker.

She now encourages the Hispanic residents at Robles Park Village to take advantage of the resources available to them. She is constantly seeking ways to improve their lives by motivating them, taking them out of their comfort zones and challenging them to achieve their goals. She advocates on behalf of the Hispanic community as she desires to see programs that service the Spanish speaking families in Robles Park Village, that will allow them to obtain the same assistance as she did and become self-sufficient.



Geraldine Barnes Award Winner: Legna Ortiz

In addition to her community support, Ms. Ortiz is also a dedicated mother, who continues to encourage her children to take advantage of every opportunity available to them. Her oldest daughter has graduated from Hillsborough High School and she is now attending Hillsborough Community College. Her second daughter is excelling academically at Hillsborough High and a member of the varsity volleyball team while her youngest child is excelling at Stewart Middle Magnet School.

Robles Park Village is honored to have Ms. Legna Ortiz receive the Geraldine Barnes Award.

Nominators Name: Ebony Sasser
Occupation: ROSS Service Coordinator

Senior Cabaret December 11th, 2019



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: January 6, 2020
RE: Financial Reporting for the Month of December 2019

Financial Highlights

December 31, 2019

Rental Assistance Demonstration (RAD)

For the Nine Months Ended December 31, 2019

- As of December 31, 2019, the RAD properties with a March 31st fiscal year end generated net cash from operations in the amount of \$446,849 after deducting the Operating Reserves in the amount of \$542,972; PPS, Youth, and Resident Enrichment funding in the amount of \$610,620; Transfers to the Corporate Overhead in the amount of \$350,823, and Replacement Reserves of \$669,992.
- The total RAD rents and other revenues budgeted for this period year to date was \$8,258,649 with actual revenues earned of \$8,407,408. This \$148,759 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$5,786,151 which represents \$77,510, or 1.3%, less than YTD budgeted expenses. This amount includes \$92,421 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.
- The above expenses include \$38,170 and \$34,541 in surveying and relocation costs, respectively, at Robles Park, LLC, related to Zion Cemetery. A total of \$90,000 has been budgeted for relocation costs for affected residents.

Assisted Housing (AH)

For the Nine Months Ended December 31, 2019

- We updated our report format for the Assisted Housing program in November 2019. This updated version includes both the Voucher and Administration pieces of the program whereas previous versions only included the Administration portion of the program.
- The Voucher utilization for November 30, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$5,524,748 and YTD Voucher Revenue was \$67,569,219 which represents a total positive variance of \$2,750,417 compared to YTD budget. YTD operating expenditures were \$5,248,510 which represents a positive variance of \$58,108 compared to the YTD budget. The YTD net income was \$1,365,799.

5301 West Cypress St., Tampa, Florida

Business Activities

Palm Terrace ALF (PALM)

For the Eight Months Ended November 30, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds and was 97.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$6,114.
- Operating Cash Balance was \$72,668.
- Replacement Reserves Cash Balance was \$101,086.

Cedar Pointe (CPNT)

For the Nine Months Ended December 31, 2019

- Consists of two phases: Phase 1 operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 97.6% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$138,081 for both phases combined.
- Replacement Reserve for both phases combined was \$235,500.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Nine Months Ended December 30, 2019

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was (\$1,258,860).
- This loss is primarily attributable to a \$1.25 million acquisition payment funded by NTHDC for the Tempo and \$1 million in member loans for West River developments which were not originally budgeted.

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

Meridian River Development Corporation (MRDC)

For the Eleven Months Ended November 30, 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 98.5% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,678,696.
- Operating Cash Balance was \$4,947,247.
- Replacement Reserves Cash Balance was \$378,726.

Related Entities

The Ella at Encore (ELLA)

For the Eleven Months Ended November 30, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$99,831.
- Operating Cash Balance was \$152,086.
- Replacement Reserve Cash Balance was \$331,957.

The Trio at Encore (TRIO)

For the Eleven Months Ended November 30, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 95.0% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$61,625.
- Operating Cash Balance was \$408,230.
- Replacement Reserve Cash Balance was \$226,594.

The Reed at Encore (REED)

For the Eleven Months Ended November 30, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 97.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$368,641.
- Operating Cash Balance was \$605,404.
- Replacement Reserve Cash Balance was \$203,073.

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

The Tempo at Encore (Tempo)

For the Eleven Months Ended November 30, 2019

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 99.5% occupied.
- The Net Income (Loss) for the fiscal YTD before depreciation/amortization was \$(209,162).
- Operating Cash Balance was \$629,972.
- Replacement Reserve Cash Balance was \$11,842. This is only the second month any contributions have been made.

The Gardens at South Bay (GSB)

For the Eleven Months Ended November 30, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.4% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(175,873).
- Operating Cash Balance was \$1,237,076.
- Replacement Reserves Cash Balance was \$330,532.

Osborne Landing LTD (OSB)

For the Twelve Months Ended December 31, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 100% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$67,865.
- Operating Cash Balance was \$214,134.
- Replacement Reserves Cash Balance was \$60,200.

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

Tampa Housing Authority
 RAD Properties Summary 1,049 Units
 For the Nine Months Ended December 31, 2019

Occupancy Percentage: 95.9%

| | Robles Park, LLC | Arbors Estates, LLC | Seminole Park, LLC | Shimberg Estates, LLC | Scruggs Manor, LLC | YTD Actual | 9 Month Budget | Variance | Annual Budget | PUM |
|---|---------------------|------------------------|-----------------------|--------------------------|-----------------------|---------------------|---------------------|-------------------|----------------------|---------------|
| Tenant Revenue | \$ 478,392 | \$ 420,159 | \$ 418,588 | \$ 353,523 | \$ 239,786 | \$ 1,910,449 | \$ 1,547,268 | \$ 363,181 | \$ 2,063,024 | \$ 202 |
| HAP Payments | 2,904,325 | 1,010,630 | 788,671 | 923,042 | 770,514 | 6,397,182 | 6,711,381 | (314,199) | 8,948,508 | \$ 678 |
| Other Revenue | 48,613 | 14,343 | 12,177 | 12,346 | 12,297 | 99,777 | - | 99,777 | - | \$ 11 |
| Total Revenue | \$ 3,431,331 | \$ 1,445,132 | \$ 1,219,436 | \$ 1,288,911 | \$ 1,022,597 | \$ 8,407,408 | \$ 8,258,649 | \$ 148,759 | \$ 11,011,532 | \$ 891 |
| Admin Salaries / Benefits | 331,582 | 142,721 | 115,474 | 140,408 | 101,518 | 831,702 | 842,948 | 11,246 | 1,123,931 | \$ 88 |
| Administrative Expenses | 155,512 | 64,006 | 38,012 | 43,150 | 22,710 | 323,390 | 405,735 | 82,345 | 540,979 | \$ 34 |
| Management Fees | 280,942 | 112,430 | 93,751 | 97,748 | 78,571 | 663,442 | 663,442 | - | 884,589 | \$ 70 |
| Tenant Services Salary / Benefits | 19,718 | 5,006 | 19,138 | 17,329 | 10,759 | 71,949 | 58,656 | (13,293) | 78,208 | \$ 8 |
| Tenant Service Expenses | 58,907 | 9,646 | 6,871 | 6,260 | 3,917 | 85,600 | 47,437 | (38,163) | 63,249 | \$ 9 |
| Utilities | 207,556 | 59,842 | 131,369 | 71,318 | 67,391 | 537,476 | 562,254 | 24,779 | 785,396 | \$ 57 |
| Maintenance Salary / Benefits | 586,748 | 234,683 | 164,041 | 160,003 | 112,282 | 1,257,756 | 1,232,483 | (25,273) | 1,643,310 | \$ 133 |
| Maintenance Expenses | 168,923 | 63,021 | 103,993 | 70,218 | 48,695 | 454,850 | 445,222 | (9,627) | 593,630 | \$ 48 |
| Contracted Maintenance Services | 315,686 | 166,160 | 169,711 | 153,191 | 97,666 | 902,414 | 949,687 | 47,273 | 1,264,858 | \$ 96 |
| Protective Services Salary and Benefits | 25,921 | 10,582 | 9,528 | 9,530 | 6,670 | 62,231 | 62,156 | (75) | 82,875 | \$ 7 |
| Protective Service Expenses | 67,536 | 84,773 | - | - | 60,636 | 212,945 | 120,000 | (92,945) | 120,000 | \$ 23 |
| General Expenses | 151,863 | - | 78,050 | 60,063 | - | 289,976 | 467,319 | 177,343 | 625,187 | \$ 31 |
| Bad Debt | 70,872 | - | 8,978 | 6,101 | 6,470 | 92,421 | 2,572 | (89,849) | 3,429 | \$ 10 |
| Other Expenses | - | - | - | - | - | - | 3,750 | 3,750 | 5,000 | \$ - |
| Total Expenses | \$ 2,441,764 | \$ 952,869 | \$ 938,915 | \$ 835,317 | \$ 617,286 | \$ 5,786,151 | \$ 5,863,661 | \$ 77,510 | \$ 7,814,641 | \$ 613 |
| Net Operating Income | \$ 989,566 | \$ 492,263 | \$ 280,521 | \$ 453,594 | \$ 405,311 | \$ 2,621,257 | \$ 2,394,988 | \$ 226,269 | \$ 3,196,891 | \$ 278 |
| Operating Reserves | 223,355 | 91,796 | 88,626 | 80,319 | 58,877 | 542,972 | 542,972 | - | 723,962 | \$ 58 |
| Transfer to Corporate Overhead | 141,244 | 62,449 | 55,256 | 53,948 | 37,927 | 350,823 | 350,822 | - | 467,763 | \$ 37 |
| Transfer within RAD LLC | - | - | - | - | - | - | - | - | - | \$ - |
| Resident Enrichment Programs | 36,054 | 13,204 | 13,362 | 13,046 | 9,172 | 84,836 | 84,837 | - | 113,116 | \$ 9 |
| Oaks at Riverview Youth Programs | 132,099 | 54,095 | 50,509 | 49,313 | 34,669 | 320,684 | 320,684 | - | 427,578 | \$ 34 |
| Funding of PPS Salaries | 87,163 | 31,922 | 32,303 | 31,539 | 22,173 | 205,100 | 205,100 | - | 273,466 | \$ 22 |
| Replacement Reserves | 407,774 | 79,446 | 68,794 | 67,166 | 46,813 | 669,992 | 669,992 | - | 893,323 | \$ 71 |
| Total Other Out Flows | \$ 1,027,688 | \$ 332,911 | \$ 308,849 | \$ 295,332 | \$ 209,630 | \$ 2,174,407 | \$ 2,174,406 | \$ - | \$ 2,899,208 | \$ 230 |
| Net Cash From Operations | \$ (38,122) | \$ 159,352 | \$ (28,327) | \$ 158,263 | \$ 195,681 | \$ 446,849 | \$ 220,582 | \$ 226,268 | \$ 297,683 | \$ 47 |

Tampa Housing Authority

Robles Park, LLC

408 Units

For the Nine Months Ended December 31, 2019

| |
|------------------------------------|
| Occupancy Percentage: 92.1% |
|------------------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|--------------------|-------------------|--------------------|---------------------|---------------------|---------------------|---------------------|----------------|
| Tenant Revenue | \$ 59,611 | \$ 35,969 | \$ 23,642 | \$ 478,392 | \$ 323,721 | \$ 154,671 | \$ 431,628 | \$ 130 |
| HAP Payments | 330,273 | 350,408 | (20,135) | 2,904,325 | 3,153,673 | (249,348) | 4,204,897 | \$ 791 |
| Other Revenue | - | - | - | 48,613 | - | 48,613 | - | \$ 13 |
| Total Revenue | \$ 389,884 | \$ 386,377 | \$ 3,507 | \$ 3,431,331 | \$ 3,477,394 | \$ (46,063) | \$ 4,636,525 | \$ 934 |
| Admin Salaries / Benefits | 35,800 | 38,240 | 2,440 | 331,582 | 344,156 | 12,574 | 458,874 | \$ 90 |
| Administrative Expenses * | 15,897 | 16,768 | 871 | 155,512 | 150,916 | (4,596) | 201,221 | \$ 42 |
| Management Fees | 31,216 | 31,216 | - | 280,942 | 280,942 | - | 374,589 | \$ 77 |
| Tenant Services Salary / Benefits | 2,546 | 749 | (1,797) | 19,718 | 6,737 | (12,981) | 8,983 | \$ 5 |
| Tenant Service Expenses ** | 12,192 | 2,105 | (10,087) | 58,907 | 18,948 | (39,959) | 25,264 | \$ 16 |
| Utilities | 47,900 | 17,269 | (30,631) | 207,556 | 155,420 | (52,135) | 226,621 | \$ 57 |
| Maintenance Salary / Benefits | 72,129 | 61,027 | (11,102) | 586,748 | 549,239 | (37,509) | 732,319 | \$ 160 |
| Maintenance Expenses | 24,233 | 16,222 | (8,011) | 168,923 | 145,997 | (22,926) | 194,663 | \$ 46 |
| Contracted Maintenance Services | 25,556 | 33,746 | 8,190 | 315,686 | 303,712 | (11,974) | 404,949 | \$ 86 |
| Protective Services Salary and Benefits | 3,849 | 2,993 | (856) | 25,921 | 26,940 | 1,019 | 35,919 | \$ 7 |
| Protective Service Expenses | 9,386 | - | (9,386) | 67,536 | 120,000 | 52,464 | 120,000 | \$ 18 |
| General Expenses | 17,563 | 14,454 | (3,109) | 151,863 | 128,647 | (23,216) | 172,063 | \$ 41 |
| Bad Debt | - | 6,209 | 6,209 | 70,872 | 55,881 | (14,991) | 74,508 | \$ 19 |
| Other Expenses | - | - | - | - | - | - | - | \$ - |
| Total Expenses | \$ 298,266 | \$ 240,997 | \$ (57,269) | \$ 2,441,764 | \$ 2,287,534 | \$ (154,230) | \$ 3,029,973 | \$ 665 |
| Net Operating Income | \$ 91,618 | \$ 145,380 | \$ (53,762) | \$ 989,566 | \$ 1,189,859 | \$ (200,293) | \$ 1,606,552 | \$ 269 |
| Operating Reserves | 24,817 | 24,817 | - | 223,355 | 223,355 | - | 297,806 | \$ 61 |
| Transfer to Corporate Overhead | 15,694 | 15,694 | - | 141,244 | 141,244 | - | 188,326 | \$ 38 |
| Transfer within RAD LLC | - | - | - | - | - | - | - | \$ - |
| Resident Enrichment Programs | 4,006 | 4,006 | - | 36,054 | 36,054 | - | 48,072 | \$ 10 |
| Oaks at Riverview Youth Programs | 14,678 | 14,678 | - | 132,099 | 132,099 | - | 176,132 | \$ 36 |
| Funding of PPS Salaries | 9,685 | 9,685 | - | 87,163 | 87,163 | - | 116,217 | \$ 24 |
| Replacement Reserves | 45,308 | 45,308 | - | 407,774 | 407,774 | - | 543,698 | \$ 111 |
| Total Other Out Flows | \$ 114,188 | \$ 114,188 | \$ - | \$ 1,027,688 | \$ 1,027,688 | \$ - | \$ 1,370,251 | \$ 280 |
| Net Cash From Operations | \$ (22,569) | \$ 31,192 | \$ (53,762) | \$ (38,122) | \$ 162,171 | \$ (200,293) | \$ 236,302 | \$ (10) |

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

**Includes Relocation Costs of \$34,541 related to Zion Cemetery

Tampa Housing Authority

Arbors Estates, LLC

191 Units

For the Nine Months Ended December 31, 2019

Occupancy Percentage: 97.4%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|--------------------|-------------------|--------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Tenant Revenue | \$ 45,769 | \$ 36,190 | \$ 9,580 | \$ 420,159 | \$ 325,706 | \$ 94,454 | \$ 434,274 | \$ 244 |
| HAP Payments | 111,132 | 119,963 | (8,831) | 1,010,630 | 1,079,667 | (69,037) | 1,439,556 | \$ 588 |
| Other Revenue | - | - | - | 14,343 | - | 14,343 | - | \$ 8 |
| Total Revenue | \$ 156,901 | \$ 156,153 | \$ 749 | \$ 1,445,132 | \$ 1,405,373 | \$ 39,760 | \$ 1,873,830 | \$ 841 |
| Admin Salaries / Benefits | 19,273 | 14,494 | (4,779) | 142,721 | 130,442 | (12,279) | 173,923 | \$ 83 |
| Administrative Expenses | 11,102 | 8,706 | (2,395) | 64,006 | 78,358 | 14,352 | 104,477 | \$ 37 |
| Management Fees | 12,492 | 12,492 | - | 112,430 | 112,430 | - | 149,906 | \$ 65 |
| Tenant Services Salary / Benefits | 602 | 491 | (111) | 5,006 | 4,423 | (583) | 5,897 | \$ 3 |
| Tenant Service Expenses | 533 | 973 | 440 | 9,646 | 8,753 | (893) | 11,670 | \$ 6 |
| Utilities | 7,240 | 7,950 | 710 | 59,842 | 71,549 | 11,707 | 101,449 | \$ 35 |
| Maintenance Salary / Benefits | 38,445 | 25,633 | (12,812) | 234,683 | 230,695 | (3,988) | 307,594 | \$ 137 |
| Maintenance Expenses | 10,090 | 10,790 | 699 | 63,021 | 97,106 | 34,086 | 129,475 | \$ 37 |
| Contracted Maintenance Services | 22,346 | 19,242 | (3,104) | 166,160 | 177,350 | 11,190 | 235,075 | \$ 97 |
| Protective Services Salary and Benefits | 1,590 | 1,133 | (458) | 10,582 | 10,194 | (388) | 13,593 | \$ 18 |
| General Expenses | 10,062 | 9,634 | (428) | 84,773 | 85,769 | 995 | 114,760 | \$ 49 |
| Bad Debt | - | 2,583 | 2,583 | - | 23,250 | 23,250 | 31,000 | \$ - |
| Other Expenses | - | 417 | 417 | - | 3,750 | 3,750 | 5,000 | \$ - |
| Total Expenses | \$ 133,776 | \$ 114,537 | \$ (19,239) | \$ 952,869 | \$ 1,034,068 | \$ 81,199 | \$ 1,383,818 | \$ 554 |
| Net Operating Income | \$ 23,125 | \$ 41,616 | \$ (18,491) | \$ 492,263 | \$ 371,305 | \$ 120,959 | \$ 490,012 | \$ 286 |
| Operating Reserves | 10,200 | 10,200 | - | 91,796 | 91,796 | - | 122,394 | \$ 53 |
| Transfer to Corporate Overhead | 6,939 | 6,939 | - | 62,449 | 62,449 | - | 83,265 | \$ 36 |
| Transfer within RAD LLC | - | - | - | - | - | - | - | - |
| Resident Enrichment Programs | 1,467 | 1,467 | - | 13,204 | 13,204 | - | 17,605 | \$ 8 |
| Oaks at Riverview Youth Programs | 6,011 | 6,011 | - | 54,095 | 54,095 | - | 72,127 | \$ 31 |
| Funding of PPS Salaries | 3,547 | 3,547 | - | 31,922 | 31,922 | - | 42,562 | \$ 19 |
| Replacement Reserves | 8,827 | 8,827 | - | 79,446 | 79,446 | - | 105,928 | \$ 46 |
| Total Other Out Flows | \$ 36,990 | \$ 36,990 | \$ - | \$ 332,911 | \$ 332,911 | \$ - | \$ 443,881 | \$ 194 |
| Net Cash From Operations | \$ (13,865) | \$ 4,626 | \$ (18,491) | \$ 159,352 | \$ 38,394 | \$ 120,959 | \$ 46,131 | \$ 93 |

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units
For the Nine Months Ended December 31, 2019

| |
|-----------------------------|
| Occupancy Percentage: 95.9% |
|-----------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|-------------------|--------------------|------------------|---------------------|---------------------|-------------------|---------------------|----------------|
| Tenant Revenue | \$ 46,663 | \$ 39,892 | \$ 6,771 | \$ 418,588 | \$ 359,025 | \$ 59,563 | \$ 478,700 | \$ 275 |
| HAP Payments | 87,362 | 90,319 | (2,957) | 788,671 | 812,874 | (24,203) | 1,083,832 | \$ 519 |
| Other Revenue | - | - | - | 12,177 | - | 12,177 | - | \$ 8 |
| Total Revenue | \$ 134,025 | \$ 130,211 | \$ 3,814 | \$ 1,219,436 | \$ 1,171,899 | \$ 47,538 | \$ 1,562,532 | \$ 802 |
| Admin Salaries / Benefits | 14,088 | 13,205 | (882) | 115,474 | 118,847 | 3,373 | 158,462 | \$ 76 |
| Administrative Expenses | 5,700 | 6,116 | 416 | 38,012 | 55,045 | 17,033 | 73,393 | \$ 25 |
| Management Fees | 10,417 | 10,417 | - | 93,751 | 93,751 | - | 125,002 | \$ 62 |
| Tenant Services Salary / Benefits | 2,499 | 2,138 | (361) | 19,138 | 19,241 | 103 | 25,655 | \$ 13 |
| Tenant Service Expenses | 472 | 824 | 352 | 6,871 | 7,412 | 541 | 9,883 | \$ 5 |
| Utilities | 13,005 | 19,642 | 6,638 | 131,369 | 176,781 | 45,412 | 235,708 | \$ 86 |
| Maintenance Salary / Benefits | 19,202 | 18,622 | (580) | 164,041 | 167,598 | 3,557 | 223,464 | \$ 108 |
| Maintenance Expenses | 7,436 | 10,034 | 2,598 | 103,993 | 90,305 | (13,688) | 120,407 | \$ 68 |
| Contracted Maintenance Services | 18,794 | 21,314 | 2,520 | 169,711 | 191,825 | 22,114 | 255,767 | \$ 112 |
| Protective Services Salary and Benefits | 1,354 | 1,030 | (324) | 9,528 | 9,267 | (261) | 12,356 | \$ 6 |
| General Expenses | 8,634 | 6,691 | (1,943) | 78,050 | 59,605 | (18,445) | 79,684 | \$ 51 |
| Bad Debt | - | 542 | 542 | 8,978 | 4,875 | (4,103) | 6,500 | \$ 6 |
| Other Expenses | - | - | - | - | - | - | - | \$ - |
| Total Expenses | \$ 101,600 | \$ 110,574 | \$ 8,975 | \$ 938,915 | \$ 994,554 | \$ 55,639 | \$ 1,326,281 | \$ 617 |
| Net Operating Income | \$ 32,425 | \$ 19,637 | \$ 12,789 | \$ 280,521 | \$ 177,345 | \$ 103,176 | \$ 236,251 | \$ 184 |
| Operating Reserves | 9,847 | 9,847 | - | 88,626 | 88,626 | - | 118,167 | \$ 58 |
| Transfer to Corporate Overhead | 6,140 | 6,140 | - | 55,256 | 55,256 | - | 73,674 | \$ 36 |
| Transfer within RAD LLC | - | - | - | - | - | - | - | \$ - |
| Resident Enrichment Programs | 1,485 | 1,485 | - | 13,362 | 13,362 | - | 17,816 | \$ 9 |
| Oaks at Riverview Youth Programs | 5,612 | 5,612 | - | 50,509 | 50,509 | - | 67,345 | \$ 33 |
| Funding of PPS Salaries | 3,589 | 3,589 | - | 32,303 | 32,303 | - | 43,071 | \$ 21 |
| Replacement Reserves | 7,644 | 7,644 | - | 68,794 | 68,794 | - | 91,725 | \$ 45 |
| Total Other Out Flows | \$ 34,317 | \$ 34,317 | \$ - | \$ 308,849 | \$ 308,849 | \$ - | \$ 411,798 | \$ 203 |
| Net Cash From Operations | \$ (1,891) | \$ (14,680) | \$ 12,789 | \$ (28,327) | \$ (131,504) | \$ 103,176 | \$ (175,548) | \$ (19) |

Tampa Housing Authority

Shimberg Estates, LLC

165 Units

For the Nine Months Ended December 31, 2019

| |
|------------------------------------|
| Occupancy Percentage: 96.4% |
|------------------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|-----------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Tenant Revenue | \$ 35,507 | \$ 34,728 | \$ 779 | \$ 353,523 | \$ 312,548 | \$ 40,975 | \$ 416,731 | \$ 238 |
| HAP Payments | 101,100 | 101,033 | 67 | 923,042 | 909,293 | 13,749 | 1,212,391 | \$ 622 |
| Other Revenue | - | - | - | 12,346 | - | 12,346 | - | \$ 8 |
| Total Revenue | \$ 136,607 | \$ 135,760 | \$ 847 | \$ 1,288,911 | \$ 1,221,841 | \$ 67,070 | \$ 1,629,122 | \$ 868 |
| Admin Salaries / Benefits | 17,463 | 16,162 | (1,301) | 140,408 | 145,460 | 5,052 | 193,947 | \$ 95 |
| Administrative Expenses | 8,723 | 7,077 | (1,646) | 43,150 | 63,693 | 20,544 | 84,924 | \$ 29 |
| Management Fees | 10,861 | 10,861 | - | 97,748 | 97,748 | - | 130,330 | \$ 66 |
| Tenant Services Salary / Benefits | 2,243 | 1,937 | (306) | 17,329 | 17,434 | 105 | 23,245 | \$ 12 |
| Tenant Service Expenses | 673 | 804 | 131 | 6,260 | 7,237 | 977 | 9,649 | \$ 4 |
| Utilities | 8,933 | 10,608 | 1,675 | 71,318 | 95,475 | 24,157 | 133,646 | \$ 48 |
| Maintenance Salary / Benefits | 18,054 | 18,791 | 737 | 160,003 | 169,117 | 9,114 | 225,489 | \$ 108 |
| Maintenance Expenses | 6,858 | 6,901 | 42 | 70,218 | 62,108 | (8,110) | 82,810 | \$ 47 |
| Contracted Maintenance Services | 22,288 | 18,058 | (4,230) | 153,191 | 162,521 | 9,330 | 216,694 | \$ 103 |
| Protective Services and Benefits | 1,354 | 1,030 | (324) | 9,530 | 9,267 | (263) | 12,357 | \$ 6 |
| Protective Service Expenses | - | - | - | - | - | - | - | \$ - |
| General Expenses | 6,887 | 5,914 | (973) | 60,063 | 52,668 | (7,395) | 70,935 | \$ 40 |
| Bad Debt | - | 911 | 911 | 6,101 | 8,196 | 2,095 | 10,928 | \$ 4 |
| Other Expenses | - | - | - | - | - | - | - | \$ - |
| Total Expenses | \$ 104,337 | \$ 99,053 | \$ (5,284) | \$ 835,317 | \$ 890,923 | \$ 55,606 | \$ 1,194,954 | \$ 563 |
| Net Operating Income | \$ 32,270 | \$ 36,707 | \$ (4,437) | \$ 453,594 | \$ 330,918 | \$ 122,676 | \$ 434,167 | \$ 305 |
| Operating Reserves | 8,924 | 8,924 | - | 80,319 | 80,319 | - | 107,093 | \$ 54 |
| Transfer to Corporate Overhead | 5,994 | 5,994 | - | 53,948 | 53,948 | - | 71,930 | \$ 36 |
| Transfer within RAD LLC | - | - | - | - | - | - | - | \$ - |
| Resident Enrichment Programs | 1,450 | 1,450 | - | 13,046 | 13,046 | - | 17,395 | \$ 9 |
| Oaks at Riverview Youth Programs | 5,479 | 5,479 | - | 49,313 | 49,313 | - | 65,751 | \$ 33 |
| Funding of PPS Salaries | 3,504 | 3,504 | - | 31,539 | 31,539 | - | 42,052 | \$ 21 |
| Replacement Reserves | 7,463 | 7,463 | - | 67,166 | 67,166 | - | 89,555 | \$ 45 |
| Total Other Out Flows | \$ 32,815 | \$ 32,815 | \$ - | \$ 295,332 | \$ 295,332 | \$ - | \$ 393,776 | \$ 199 |
| Net Cash From Operations | \$ (545) | \$ 3,892 | \$ (4,437) | \$ 158,263 | \$ 35,587 | \$ 122,676 | \$ 40,392 | \$ 107 |

Tampa Housing Authority

Scruggs Manor, LLC

116 Units

For the Nine Months Ended December 31, 2019

Occupancy Percentage: 95.7%

| | PTD Actual | | PTD Budget | | Variance | YTD Actual | | YTD Budget | | Variance | Annual | PUM | | | | |
|-----------------------------------|------------|------------------|------------|------------------|----------|-----------------|----|--------------------|----|-------------------|--------|------------------|----|--------------------|----|---------------|
| Tenant Revenue | \$ | 25,159 | \$ | 25,141 | \$ | 18 | \$ | 239,786 | \$ | 226,268 | \$ | 13,518 | \$ | 301,691 | \$ | 230 |
| HAP Payments | | 84,045 | | 83,986 | | 59 | | 770,514 | | 755,874 | | 14,640 | | 1,007,832 | | 738 |
| Other Revenue | | - | | - | | - | | 12,297 | | - | | 12,297 | | - | | 12 |
| Total Revenue | | \$109,204 | | \$109,127 | | \$ 77 | | \$1,022,597 | | \$982,142 | | \$40,455 | | \$1,309,523 | | \$ 979 |
| Admin Salaries / Benefits | | 12,164 | | 11,560 | | (604) | | 101,518 | | 104,043 | | 2,525 | | 138,724 | | 97 |
| Administrative Expenses | | 5,415 | | 6,414 | | 999 | | 22,710 | | 57,723 | | 35,013 | | 76,964 | | 22 |
| Management Fees | | 8,730 | | 8,730 | | - | | 78,571 | | 78,571 | | - | | 104,762 | | 75 |
| Tenant Services Salary / Benefits | | 1,397 | | 1,202 | | (194) | | 10,759 | | 10,822 | | 63 | | 14,429 | | 10 |
| Tenant Service Expenses | | 324 | | 565 | | 242 | | 3,917 | | 5,087 | | 1,170 | | 6,783 | | 4 |
| Utilities | | 7,990 | | 7,003 | | (987) | | 67,391 | | 63,029 | | (4,362) | | 87,972 | | 65 |
| Maintenance Salary / Benefits | | 12,632 | | 12,870 | | 238 | | 112,282 | | 115,834 | | 3,552 | | 154,445 | | 108 |
| Maintenance Expenses | | 5,628 | | 5,523 | | (105) | | 48,695 | | 49,706 | | 1,011 | | 66,275 | | 47 |
| Contracted Maintenance Services | | 13,676 | | 12,698 | | (979) | | 97,666 | | 114,280 | | 16,613 | | 152,373 | | 94 |
| Protective Services and Benefits | | 948 | | 721 | | (227) | | 6,670 | | 6,487 | | (183) | | 8,650 | | 6 |
| General Expenses | | 4,933 | | 4,993 | | 60 | | 60,636 | | 44,250 | | (16,386) | | 59,238 | | 58 |
| Bad Debt | | - | | 750 | | 750 | | 6,470 | | 6,750 | | 280 | | 9,000 | | 6 |
| Other Expenses | | - | | - | | - | | - | | - | | - | | - | | - |
| Total Expenses | | \$ 73,838 | | \$ 73,030 | | \$ (807) | | \$ 617,286 | | \$ 656,582 | | \$ 39,296 | | \$ 879,614 | | \$ 591 |
| Net Operating Income | | \$ 35,366 | | \$ 36,096 | | \$ (731) | | \$ 405,311 | | \$ 325,560 | | \$ 79,751 | | \$ 429,909 | | \$ 388 |
| Operating Reserves | | 6,542 | | 6,542 | | - | | 58,877 | | 58,877 | | - | | 78,503 | | 56 |
| Transfer to Corporate Overhead | | 4,214 | | 4,214 | | - | | 37,927 | | 37,927 | | - | | 50,569 | | 36 |
| Transfer within RAD LLC | | - | | - | | - | | - | | - | | - | | - | | - |
| Resident Enrichment Programs | | 1,019 | | 1,019 | | - | | 9,172 | | 9,172 | | - | | 12,229 | | 9 |
| Oaks at Riverview Youth Programs | | 3,852 | | 3,852 | | - | | 34,669 | | 34,669 | | - | | 46,225 | | 33 |
| Funding of PPS Salaries | | 2,464 | | 2,464 | | - | | 22,173 | | 22,173 | | - | | 29,564 | | 21 |
| Replacement Reserves | | 5,201 | | 5,201 | | - | | 46,813 | | 46,813 | | - | | 62,417 | | 45 |
| Total Other Out Flows | | \$ 23,292 | | \$ 23,292 | | \$ - | | \$ 209,630 | | \$ 209,630 | | \$ - | | \$ 279,507 | | \$ 201 |
| Net Cash From Operations | | \$ 12,074 | | \$ 12,804 | | \$ (731) | | \$ 195,681 | | \$ 115,930 | | \$ 79,751 | | \$ 150,402 | | \$ 187 |

Tampa Housing Authority

JL Young Apartments, Inc. 449 Units

For the Twelve Months Ended December 31, 2019

| |
|------------------------------------|
| Occupancy Percentage: 98.2% |
|------------------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|-------------------|--------------------|------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Tenant Revenue | \$ 108,105 | \$ 95,334 | \$ 12,770 | \$ 1,290,102 | \$ 1,144,011 | \$ 13 | \$ 1,144,011 | \$ 239 |
| HAP Payments | 216,676 | 210,664 | 6,012 | 2,518,294 | 2,490,998 | (137) | 2,490,998 | \$ 467 |
| Other Revenue | - | - | - | 20,150 | - | 20,150 | - | \$ 4 |
| Total Revenue | \$ 324,781 | \$ 305,999 | \$ 18,782 | \$ 3,828,546 | \$ 3,828,546 | \$ 16,023 | \$ 3,635,009 | \$ 711 |
| Admin Salaries / Benefits | 18,498 | 34,808 | 16,310 | 335,426 | 417,691 | 82,266 | 417,691 | \$ 62 |
| Administrative Expenses | 9,706 | 13,892 | 4,186 | 114,985 | 166,700 | 51,715 | 166,700 | \$ 21 |
| Management Fees | 24,233 | 24,233 | - | 290,801 | 290,801 | - | 290,801 | \$ 54 |
| Tenant Services Salary / Benefits | 7,706 | 6,866 | (840) | 78,708 | 82,395 | 3,687 | 82,395 | \$ 15 |
| Tenant Service Expenses | 1,916 | 2,190 | 274 | 24,758 | 26,285 | 1,527 | 26,285 | \$ 5 |
| Utilities | 23,493 | 28,513 | 5,020 | 299,220 | 280,184 | (19,036) | 280,184 | \$ 56 |
| Maintenance Salary / Benefits | 52,531 | 58,812 | 6,281 | 648,164 | 705,744 | 57,580 | 705,744 | \$ 120 |
| Maintenance Expenses | 18,908 | 10,602 | (8,306) | 128,948 | 127,226 | (1,722) | 127,226 | \$ 24 |
| Contracted Maintenance Services | 30,755 | 43,995 | 13,240 | 447,150 | 527,937 | 80,786 | 527,937 | \$ 83 |
| Protective Services Salary and Benefits | 3,874 | 2,882 | (991) | 34,917 | 34,589 | (328) | 34,589 | \$ 6 |
| Protective Service Expenses | 22,620 | 8,583 | (14,037) | 105,268 | 103,000 | (2,268) | 103,000 | \$ 20 |
| General Expenses | 9,300 | 7,585 | (1,714) | 91,516 | 89,903 | (1,612) | 89,903 | \$ 17 |
| Bad Debt | - | 1,773 | 1,773 | 3,893 | 21,279 | 17,386 | 21,279 | \$ 1 |
| Other Expenses | - | - | - | 17 | - | (17) | - | \$ 0 |
| Total Expenses | \$ 223,540 | \$ 244,736 | \$ 21,196 | \$ 2,603,770 | \$ 2,873,734 | \$ 269,964 | \$ 2,873,734 | \$ 483 |
| Net Operating Income | \$ 101,241 | \$ 61,263 | \$ 39,978 | \$ 1,224,776 | \$ 954,812 | \$ 285,987 | \$ 761,274 | \$ 227 |
| Operating Reserves (1 Month) | 21,996 | 21,996 | - | 263,947 | 263,947 | - | 263,947 | \$ 49 |
| Transfer to Corporate Overhead | 16,311 | 16,311 | - | 195,737 | 195,737 | - | 195,737 | \$ 36 |
| Transfer within RAD LLC | - | - | - | - | - | - | - | \$ - |
| Resident Enrichment Programs | 3,945 | 3,945 | - | 47,334 | 47,334 | - | 47,334 | \$ 9 |
| Funding of PPS Salaries | 9,536 | 9,536 | - | 114,433 | 114,433 | - | 114,433 | \$ 21 |
| Replacement Reserves | 24,469 | 24,469 | - | 293,624 | 293,624 | - | 293,624 | \$ 54 |
| Total Other Out Flows | \$ 76,256 | \$ 76,256 | \$ - | \$ 915,075 | \$ 915,075 | \$ - | \$ 915,075 | \$ 170 |
| Net Cash From Operations | \$ 24,985 | \$ (14,994) | \$ 39,978 | \$ 309,701 | \$ 39,737 | \$ 269,964 | \$ (153,801) | \$ 57 |

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations for the Nine Months Ended December 31, 2019

| | YTD Admin | YTD Voucher | Total | YTD Budget | Variance | Annual |
|----------------------------------|---------------------|----------------------|----------------------|----------------------|-----------------------|----------------------|
| Revenue | | | | | | |
| Housing Assistance Payment (HAP) | \$ 155,408 | \$ 64,235,548 | \$ 64,390,956 | \$ 62,364,780 | \$ 2,026,176 | \$ 83,153,037 |
| S8 Administrative Fees | 5,292,925 | - | 5,292,925 | 4,966,587 | 326,338 | 6,622,118 |
| Port In (vpti) | 40,366 | 1,204,362 | 1,244,728 | 2,993,616 | (1,748,888) | 4,322,270 |
| RAPS (Rehab Assistance Payments) | - | 1,735,162 | 1,735,162 | - | 1,735,162 | - |
| Other Revenue | 36,048 | 394,147 | 430,195 | 18,567 | 411,628 | 24,759 |
| Total Revenue | \$ 5,524,748 | \$ 67,569,219 | \$ 73,093,967 | \$ 70,343,550 | \$ 2,750,417 | \$ 94,122,184 |
| Expenses | | | | | | |
| Administrative | | | | | | |
| Salaries & Benefits | 3,148,357 | - | 3,148,357 | 3,338,761 | 190,404 | 4,451,546 |
| Management Fees | 1,347,579 | - | 1,347,579 | 1,347,579 | - | 1,796,768 |
| Administrative other | 584,489 | - | 584,489 | 550,462 | (34,027) | 733,500 |
| Total Administrative | 5,080,425 | - | 5,080,425 | 5,236,802 | 156,377 | 6,981,814 |
| Tenant and Social Services | 49,928 | - | 49,928 | 10,000 | (39,928) | 10,000 |
| Maintenance & Operation | 13,207 | - | 13,207 | 13,572 | 365 | 18,100 |
| General Expenses | 104,950 | - | 104,950 | 46,244 | (58,706) | 85,006 |
| Total Operating Expenses | \$ 5,248,510 | \$ - | \$ 5,248,510 | \$ 5,306,618 | \$ 58,108 | \$ 7,094,920 |
| Other Expenses | | | | | | |
| Escrow Payments | - | 293,303 | 293,303 | 322,497 | 29,194 | 430,000 |
| HAP Utility Assistance Payment | - | 1,105,427 | 1,105,427 | 900,000 | (205,427) | 1,200,000 |
| Hsg Assist/Landlord Pymnt | - | 62,411,687 | 62,411,687 | 63,164,142 | 752,455 | 84,532,054 |
| Hsg Assist Pymts-Portables | - | 855,264 | 855,264 | 823,851 | (31,413) | 1,098,463 |
| RAPS Disbursements | - | 1,813,018 | 1,813,018 | - | (1,813,018) | - |
| Total Other Expenses | \$ - | \$ 66,478,699 | \$ 66,478,699 | \$ 65,210,490 | \$ (1,268,209) | \$ 87,260,517 |
| Other Financing Sources | 958 | - | 958 | - | 958 | - |
| Net Income | \$ 275,279 | \$ 1,090,520 | \$ 1,365,799 | \$ (173,558) | \$ 1,539,357 | \$ (233,253) |

Tampa Housing Authority

Corporate Overhead Income And Operating Expenses For the Nine Months Ended December 31, 2019

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual |
|---|--------------------|-------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
| Mgmt Fees - RAD Properties | \$ 98,081 | \$ 98,081 | \$ - | \$ 882,730 | \$ 882,730 | \$ - | \$ 1,176,973 |
| Mgmt Fees - RAD HCV | 149,731 | 149,731 | - | 1,347,576 | 1,347,576 | - | 1,796,768 |
| Mgmt Fees - Related Entities | 52,100 | 52,100 | - | 468,904 | 468,904 | - | 625,205 |
| Other Revenue | - | - | - | 68,957 | - | 68,957 | - |
| Total Revenue | \$ 299,912 | \$ 299,912 | \$ - | \$ 2,768,167 | \$ 2,699,210 | \$ 68,957 | \$ 3,598,946 |
| Admin Salaries / Benefits | 311,915 | 274,875 | (37,041) | 2,471,650 | 2,473,872 | 2,222 | 3,298,496 |
| Administrative Expenses | 55,569 | 46,672 | (8,897) | 543,647 | 420,046 | (123,601) | 560,061 |
| Tenant Services Salary / Benefits | - | 1,040 | 1,040 | - | 9,360 | 9,360 | 12,480 |
| Tenant Service Expenses | 1,745 | 208 | (1,537) | 5,201 | 1,875 | (3,326) | 2,500 |
| Utilities | 8,048 | 8,290 | 241 | 76,104 | 74,606 | (1,498) | 99,475 |
| Maintenance Salary / Benefits | 21,706 | 18,037 | (3,669) | 154,324 | 162,335 | 8,012 | 216,447 |
| Maintenance Expenses | 8,859 | 6,996 | (1,863) | 46,196 | 62,963 | 16,767 | 83,951 |
| Contracted Maintenance Services | 13,280 | 14,023 | 743 | 101,554 | 126,210 | 24,657 | 168,280 |
| Protective Services Salary and Benefits | 17,712 | 13,549 | (4,164) | 140,530 | 121,940 | (18,590) | 162,587 |
| Protective Service Expenses | - | (82) | (82) | 338 | (737) | (1,074) | (982) |
| General Expenses | 8,196 | 6,478 | (1,718) | 60,211 | 58,303 | (1,908) | 77,737 |
| Other Expenses | 4,898 | 4,167 | (731) | 35,678 | 37,500 | 1,822 | 50,000 |
| Total Expenses | \$ 451,929 | \$ 394,253 | \$ (57,677) | \$ 3,635,431 | \$ 3,548,274 | \$ (87,157) | \$ 4,731,033 |
| Contribution from other Entities | | | | | | | |
| Transfer from RAD | 55,292 | 55,292 | - | 497,625 | 497,625 | - | 663,500 |
| Transfer from NTHD | 39,049 | 39,049 | - | 351,440 | 351,440 | - | 468,586 |
| Total Contributions from Other Sources | \$ 94,341 | \$ 94,341 | \$ - | \$ 849,065 | \$ 849,065 | \$ - | \$ 1,132,086 |
| Net Income or (Loss) | \$ (57,677) | \$ (0) | \$ (57,677) | \$ (18,200) | \$ (0) | \$ (18,200) | \$ 0 |

Tampa Housing Authority
Palm Terrace Assisted Living Facility
For The Eight Months Ended November 30, 2019

Occupancy Percentage: 97.3%

| | Current Month | | | Fiscal YTD | | | Annual Budget | PUM |
|------------------------------------|----------------|-----------------|---------------|------------------|------------------|------------------|------------------|-----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | 2019-2020 | |
| Revenues | | | | | | | | |
| Long term Care | 55,364 | 46,500 | 8,864 | 409,312 | 372,000 | 37,312 | 596,400 | 701 |
| Adult Daycare Services | 6,904 | 6,221 | 682 | 65,025 | 51,844 | 13,181 | 77,859 | 111 |
| Rental Income | 25,758 | 22,000 | 3,758 | 182,010 | 176,000 | 6,010 | 252,000 | 312 |
| Operating Income | 60,113 | 49,700 | 10,413 | 419,132 | 397,600 | 21,532 | 570,000 | 718 |
| Section 8 HAP | 36,441 | 36,000 | 441 | 269,951 | 288,000 | (18,049) | 432,000 | 462 |
| Personal Needs Allowances | (3,776) | (4,000) | 224 | (29,362) | (32,000) | 2,638 | (39,800) | (50) |
| Vacancy Loss | - | (5,000) | 5,000 | - | (40,000) | 40,000 | (60,000) | 0 |
| Total Tenant Revenues | 180,803 | 151,421 | 29,381 | 1,316,067 | 1,213,444 | 102,624 | 1,828,459 | \$ 2,078 |
| Other Non-Rental Income | 939 | 725 | 214 | 16,681 | 5,450 | 11,231 | - | 29 |
| Total Income | 181,742 | 152,146 | 29,595 | 1,332,748 | 1,218,894 | 113,855 | 1,828,459 | \$ 2,087 |
| Expenses | | | | | | | | |
| Salaries Expense | 89,265 | 112,206 | 22,941 | 714,089 | 688,227 | (25,862) | 1,024,640 | 1,223 |
| Administration | 4,233 | 3,028 | (1,205) | 33,524 | 26,909 | (6,615) | 37,976 | 57 |
| Utilities | 11,563 | 14,548 | 2,985 | 100,303 | 117,287 | 16,985 | 177,508 | 172 |
| Maintenance | 6,884 | 11,662 | 4,778 | 101,106 | 91,200 | (9,906) | 153,383 | 173 |
| Advertising & Marketing | 1,045 | 1,000 | (45) | 5,314 | 8,000 | 2,686 | 15,000 | 9 |
| Management Fee | 8,349 | 7,634 | (715) | 65,399 | 60,957 | (4,442) | 91,411 | 112 |
| Asset Management Fee | 1,863 | 1,863 | - | 14,907 | 14,907 | - | 22,360 | 26 |
| Audit/Accounting Fees | 3,158 | 3,158 | (0) | 39,927 | 25,268 | (14,659) | 37,900 | 68 |
| Legal Fees | 8,124 | 150 | (7,974) | 8,360 | 1,200 | (7,160) | 1,800 | 14 |
| Insurance | 7,569 | 4,210 | (3,359) | 59,007 | 33,680 | (25,327) | 50,520 | 101 |
| Food Service | 10,164 | 10,519 | 355 | 83,277 | 85,433 | 2,156 | 118,828 | 143 |
| Adult Day Care | - | 398 | 398 | 1,613 | 4,407 | 2,794 | 6,311 | 3 |
| Residential Programs | 6,601 | 7,127 | 526 | 35,556 | 36,079 | 523 | 52,830 | 61 |
| Bad Debt | - | 1,000 | 1,000 | 47,053 | 8,000 | (39,053) | 12,000 | 81 |
| Total Expenses | 158,819 | 178,504 | 19,685 | 1,309,435 | 1,201,553 | (107,882) | 1,802,468 | \$ 2,242 |
| Net Operating Income (Loss) | 22,923 | (26,357) | 49,281 | 23,314 | 17,341 | 5,973 | 25,991 | \$ 40 |
| Reserve for Replacement | 2,150 | 2,150 | - | 17,200 | 17,200 | - | 25,800 | 29 |
| Net Income (Loss) | 20,773 | (28,507) | 49,281 | 6,114 | 141 | 5,973 | 191 | \$ 10 |

Tampa Housing Authority

Cedar Pointe Apartments Phase 1 & 2 84 Units
For the Nine Months Ended December 31, 2019

| |
|-----------------------------|
| Occupancy Percentage: 97.6% |
|-----------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|---------------|
| Revenues | | | | | | | | |
| Tenant Revenue | \$ 52,298 | \$ 50,734 | \$ 1,564 | \$ 484,290 | \$ 456,603 | \$ 27,687 | \$ 608,804 | \$ 897 |
| Subsidy / Grant Income | 7,280 | 6,899 | 381 | 45,778 | 62,090 | (16,312) | 82,787 | \$ 85 |
| Other Income | 398 | - | 398 | 7,510 | - | 7,510 | - | \$ - |
| Total Revenue | \$ 59,976 | \$ 57,633 | \$ 2,343 | \$ 537,578 | \$ 518,693 | \$ 18,885 | \$ 691,591 | \$ 996 |
| Expenses | | | | | | | | |
| Admin Salaries / Benefits | 9,872 | 4,441 | (5,430) | 69,547 | 39,972 | (29,575) | 53,296 | \$ 129 |
| Administrative Expenses | 1,527 | 11,574 | 10,047 | 35,438 | 104,165 | 68,727 | 138,887 | \$ 66 |
| Management Fees | 3,165 | 3,165 | - | 28,485 | 28,485 | - | 37,980 | \$ 53 |
| Asset Management Fees | 518 | 518 | - | 4,662 | 4,662 | - | 6,216 | \$ 9 |
| Utilities | 4,086 | 6,139 | 2,053 | 41,380 | 55,253 | 13,873 | 73,671 | \$ 77 |
| Maintenance Salary and Benefits | 6,826 | 7,122 | 295 | 53,838 | 64,094 | 10,255 | 85,459 | \$ 100 |
| Maintenance Expenses | 2,531 | 3,984 | 1,452 | 27,815 | 35,854 | 8,039 | 47,805 | \$ 52 |
| Contracted Maintenance services | 12,644 | 7,826 | (4,818) | 74,829 | 70,436 | (4,393) | 93,914 | \$ 139 |
| General Expenses | 3,268 | 4,366 | 1,097 | 32,002 | 39,173 | 7,170 | 52,269 | \$ 59 |
| Total Expense | \$ 44,438 | \$ 49,135 | \$ 4,697 | \$ 367,997 | \$ 442,094 | \$ 74,096 | \$ 589,497 | \$ 681 |
| Net Income | \$ 15,538 | \$ 8,498 | \$ 7,040 | \$ 169,581 | \$ 76,600 | \$ 92,981 | \$ 102,095 | \$ 314 |
| Capital Improvements | - | 833 | 833 | - | 7,500 | 7,500 | 10,000 | \$ - |
| Replacement Reserve | 3,500 | 3,500 | - | 31,500 | 31,500 | - | 42,000 | \$ 42 |
| Cash Flow Before Debt | \$ 12,038 | \$ 5,831 | \$ 6,207 | \$ 138,081 | \$ 37,600 | \$ 100,481 | \$ 50,095 | \$ 183 |
| County Loan Repayment* | - | 3,465 | 3,465 | - | 31,183 | 31,183 | 41,577 | \$ - |
| Cash Flow | \$ 12,038 | \$ 9,296 | \$ 2,742 | \$ 138,081 | \$ 68,782 | \$ 69,299 | \$ 8,518 | \$ 256 |

*CPNT Phase 1 - 83% of Cash Flow

*CPNT Phase 2 - 49% of Cash Flow

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the Nine Months Ended December 31, 2019

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual |
|--|---------------------|---------------------|--------------------|-----------------------|---------------------|-----------------------|----------------------|
| Revenues | | | | | | | |
| HUD Administrative Fees | \$ 1,035,789 | \$ 1,007,047 | \$ 28,743 | \$ 9,254,037 | \$ 9,063,420 | \$ 190,617 | \$ 12,084,560 |
| Total Revenue | \$ 1,035,789 | \$ 1,007,047 | \$ 28,743 | \$ 9,254,037 | \$ 9,063,420 | \$ 190,617 | \$ 12,084,560 |
| Expenses | | | | | | | |
| Administrative Salaries | 26,224 | 22,844 | (3,380) | 208,555 | 205,593 | (2,961) | 274,124 |
| Admin Operating Costs | 3,966 | 4,558 | 593 | 36,758 | 41,025 | 4,267 | 54,600 |
| Maintenance | 77 | 133 | 56 | 2,497 | 1,200 | (1,297) | 1,000 |
| Management Fees | 8,333 | 8,333 | - | 75,000 | 75,000 | - | 100,000 |
| Audit Fees | - | 1,625 | 1,625 | 19,500 | 14,625 | (4,875) | 19,500 |
| Legal Fees | 960 | 4,583 | 3,623 | 2,023 | 41,250 | 39,226 | 55,000 |
| Insurance Costs | 12,100 | 12,706 | 606 | 112,558 | 110,487 | (2,071) | 148,610 |
| Service Provider Contract Costs | 672,834 | 615,580 | (57,253) | 5,956,493 | 5,540,223 | (416,270) | 7,831,405 |
| Total Expenses | \$ 724,493 | \$ 670,363 | \$ (54,130) | \$ 6,413,384 | \$ 6,029,403 | \$ (383,980) | \$ 8,484,239 |
| Net Operating Income | \$ 311,296 | \$ 336,683 | \$ (25,387) | \$ 2,840,654 | \$ 3,034,017 | \$ (193,363) | \$ 3,600,321 |
| Affiliated Entities Operational Funding | | | | | | | |
| THA - Other Operational Funding* | 177,006 | 172,947 | (4,059) | 4,099,514 | 1,601,195 | (2,498,318) | 3,873,951 |
| Affiliated Entities Operational Funding | \$ 177,006 | \$ 172,947 | \$ (4,059) | \$ 4,099,514 | \$ 1,601,195 | \$ (2,498,318) | \$ 3,873,951 |
| Net Income after Affiliated Funding | \$ 134,290 | \$ 163,737 | \$ (29,447) | \$ (1,258,860) | \$ 1,432,821 | \$ (2,691,681) | \$ (273,630) |

*See detail breakdown on next page.

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For the Nine Months Ended December 31, 2019

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual |
|--|-------------------|-------------------|-------------------|------------------|------------------|--------------------|---------------------|
| Affiliated Entities Operational Funding | | | | | | | |
| THA - THA Employee Programs | \$ 12,086 | \$ 8,027 | \$ (4,059) | \$ 59,921 | \$ 72,240 | \$ 12,319 | \$ 96,320 |
| THA - Executive Salaries and Benefits Funding | 25,092 | 25,092 | - | 225,827 | 225,827 | - | 301,103 |
| THA - Funding of Boys Club Building | 11,376 | 11,376 | - | 102,382 | 102,383 | - | 136,510 |
| THA - Funding of Corporate Overhead | 13,957 | 13,957 | - | 125,612 | 125,612 | - | 167,483 |
| THA - Funding of ORCC | 33,669 | 33,669 | - | 303,025 | 303,025 | - | 404,033 |
| THA - Funding of PPS | 10,826 | 10,826 | - | 97,436 | 97,436 | - | 129,914 |
| THA - Encore Chiller Plant Reserve & Deficit Funding | 70,000 | 70,000 | - | 395,637 | 225,000 | (170,637) | 300,000 |
| THA - Encore Reed - Wellness Center | - | - | - | - | - | - | 450,000 |
| THA - Encore Reed - Wellness Clinic Equipment | - | - | - | - | - | - | 150,000 |
| THA - Encore Ella - Solar Panels | - | - | - | - | - | - | 608,894 |
| THA - Encore Ella - Art Project | - | - | - | 122,600 | 122,600 | - | 262,500 |
| THA - West River Member Loans | - | - | - | 1,040,000 | - | (1,040,000) | - |
| THA - AHDC Funding | - | - | - | 27,194 | 27,194 | - | 27,194 |
| THA - Encore - Member Loans CPDG LLC | - | - | - | 300,000 | 250,000 | (50,000) | 250,000 |
| THA - Encore - Tempo Acquisition Payments | - | - | - | 1,250,000 | - | (1,250,000) | - |
| THA - Encore - Member Loans Tempo Encore | - | - | - | - | - | - | 300,000 |
| THA - Encore CDD Funding | - | - | - | 49,879 | 49,879 | - | 290,000 |
| Affiliated Entities Operational Funding | \$ 177,006 | \$ 172,947 | \$ (4,059) | 4,099,514 | 1,601,195 | (2,498,318) | \$ 3,873,951 |

Tampa Housing Authority

Meridian River Development Corporation - Consolidated 700 Units Statement of Operations For The Eleven Months Ended November 30, 2019

Occupancy Percentage: 98.5%

| | Current Month | | | Fiscal YTD | | | Annual Budget | PUM |
|-----------------------------------|------------------|------------------|-----------------|--------------------|--------------------|------------------|--------------------|--------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | 2019 | |
| Revenues: | | | | | | | | |
| Gross Potential Rent | \$473,850 | \$464,240 | \$9,610 | \$5,102,424 | \$5,015,880 | \$86,544 | 5,481,720 | \$665 |
| (Loss) Gain to Lease | (223) | - | (223) | (22,026) | - | (22,026) | - | (3) |
| Vacancy | (11,943) | (24,788) | 12,845 | (119,174) | (268,261) | 149,087 | (293,128) | (16) |
| Bad Debt | (1,159) | (3,650) | 2,491 | (15,162) | (40,150) | 24,988 | (43,800) | (2) |
| Concessions | - | - | - | (334) | - | (334) | - | (0) |
| Other Income | 13,167 | 10,565 | 2,602 | 180,269 | 113,726 | 66,543 | 123,316 | 23 |
| Total Revenues | \$473,692 | \$446,367 | \$27,325 | \$5,125,997 | \$4,821,195 | \$304,802 | \$5,268,108 | \$668 |
| Expenses: | | | | | | | | |
| Administrative Salaries | 33,407 | 42,583 | 9,176 | 363,904 | 468,413 | 104,509 | 510,996 | 47 |
| Advertising & Promotion | 4,149 | 6,766 | 2,617 | 55,739 | 78,526 | 22,787 | 86,142 | 7 |
| Maintenance | 60,371 | 73,595 | 13,224 | 749,617 | 900,396 | 150,779 | 975,136 | 98 |
| Turnover Expense | 13,862 | 37,043 | 23,181 | 277,716 | 332,558 | 54,842 | 367,755 | 36 |
| Administrative | 8,018 | 9,632 | 1,614 | 114,329 | 115,592 | 1,263 | 125,149 | 15 |
| Utilities | 30,783 | 36,525 | 5,742 | 308,527 | 409,675 | 101,148 | 446,200 | 40 |
| Management Fees | 31,739 | 30,440 | (1,299) | 345,126 | 334,840 | (10,286) | 365,280 | 45 |
| Professional Fees | 2,065 | 16,341 | 14,276 | 78,987 | 179,751 | 100,764 | 196,092 | 10 |
| Insurance and Taxes | 36,116 | 39,006 | 2,890 | 397,276 | 429,066 | 31,790 | 468,072 | 52 |
| Total Expenses | \$220,510 | \$291,931 | \$71,421 | \$2,691,221 | \$3,248,817 | \$557,596 | \$3,540,822 | \$351 |
| Net Operating Income | \$253,182 | \$154,436 | \$98,746 | \$2,434,776 | \$1,572,378 | \$862,398 | \$1,727,286 | \$317 |
| Debt Services | 68,735 | 68,744 | 9 | 756,080 | 756,181 | 101 | 824,925 | 98 |
| Income After Debt Services | \$184,447 | \$85,692 | \$98,755 | \$1,678,696 | \$816,197 | \$862,499 | \$902,361 | \$219 |

Tampa Housing Authority

Meridian River Development Corporation - River Pines 300 Units

Statement of Operations For The Eleven Months Ended November 30, 2019

Occupancy Percentage: 98.3%

| | Current Month | | | Fiscal YTD | | | Annual Budget | PUM |
|-----------------------------------|------------------|------------------|-----------------|--------------------|--------------------|------------------|--------------------|--------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | 2019 | |
| Revenues: | | | | | | | | |
| Gross Potential Rent | \$160,255 | \$157,590 | \$2,665 | \$1,736,954 | \$1,707,365 | \$29,589 | 1,865,430 | \$528 |
| (Loss) Gain to Lease | - | - | \$0 | (3,651) | - | (3,651) | - | (1) |
| Vacancy | (3,109) | (8,520) | \$5,411 | (39,676) | (92,410) | 52,734 | (100,953) | (12) |
| Bad Debt | (812) | (2,500) | \$1,688 | (5,767) | (27,500) | 21,733 | (30,000) | (2) |
| Concessions | - | - | \$0 | (334) | - | (334) | - | (0) |
| Other Income | 1,360 | 3,210 | (\$1,850) | 30,710 | 35,310 | (4,600) | 38,520 | 9 |
| Total Revenues | \$157,694 | \$149,780 | \$7,914 | \$1,718,236 | \$1,622,765 | \$95,471 | \$1,772,997 | \$522 |
| Expenses: | | | | | | | | |
| Administrative Salaries | 9,768 | 14,857 | 5,089 | 116,759 | 163,427 | 46,668 | 178,284 | 35 |
| Advertising & Promotion | 1,845 | 2,211 | 366 | 21,113 | 26,671 | 5,558 | 29,332 | 6 |
| Maintenance | 21,483 | 25,553 | 4,070 | 235,860 | 294,644 | 58,784 | 320,742 | 72 |
| Turnover Expense | 5,996 | 21,768 | 15,772 | 139,715 | 170,983 | 31,268 | 192,280 | 42 |
| Administrative | 2,076 | 2,776 | 700 | 32,251 | 33,326 | 1,075 | 36,027 | 10 |
| Utilities | 17,184 | 21,275 | 4,091 | 184,453 | 234,025 | 49,572 | 255,300 | 56 |
| Management Fees | 12,276 | 11,885 | (391) | 133,681 | 130,735 | (2,946) | 142,620 | 41 |
| Professional Fees | 1,065 | 7,783 | 6,718 | 29,677 | 85,613 | 55,936 | 93,396 | 9 |
| Insurance and Taxes | 8,370 | 8,413 | 43 | 92,070 | 92,543 | 473 | 100,956 | 28 |
| Total Expenses | \$80,063 | \$116,521 | 36,458 | \$985,579 | \$1,231,967 | \$246,388 | \$1,348,937 | \$300 |
| Net Operating Income | \$77,631 | \$33,259 | \$44,372 | \$732,657 | \$390,798 | \$341,859 | \$424,060 | \$223 |
| Debt Services | 11,471 | 11,474 | 3 | 126,188 | 126,214 | 26 | 137,688 | 38 |
| Income After Debt Services | \$66,160 | \$21,785 | \$44,375 | \$606,469 | \$264,584 | \$341,885 | \$286,372 | \$184 |

Tampa Housing Authority

Meridian River Development Corporation - Meridian 280 Units

Statement of Operations For The Eleven Months Ended November 30, 2019

Occupancy Percentage: 99.6%

| | Current Month | | | Fiscal YTD | | | Annual Budget 2019 | PUM |
|-----------------------------------|------------------|------------------|-----------------|--------------------|--------------------|------------------|-----------------------|--------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Revenues: | | | | | | | | |
| Gross Potential Rent | \$222,854 | \$219,053 | \$3,801 | \$2,397,318 | \$2,360,908 | \$36,410 | 2,580,846 | \$781 |
| (Loss) Gain to Lease | (103) | - | (103) | (12,455) | - | (12,455) | - | (4) |
| Vacancy | (4,692) | (11,888) | 7,196 | (43,183) | (128,331) | 85,148 | (140,263) | (14) |
| Bad Debt | (347) | (900) | 553 | (6,667) | (9,900) | 3,233 | (10,800) | (2) |
| Concessions | - | - | - | - | - | - | - | - |
| Other Income | 9,904 | 4,950 | 4,954 | 114,532 | 55,801 | 58,731 | 60,901 | 37 |
| Total Revenues | \$227,616 | \$211,215 | \$16,401 | \$2,449,545 | \$2,278,478 | \$171,067 | \$2,490,684 | \$798 |
| Expenses: | | | | | | | | |
| Administrative Salaries | 13,559 | 15,819 | 2,260 | 131,759 | 174,009 | 42,250 | 189,828 | 43 |
| Advertising & Promotion | 1,896 | 2,530 | 634 | 21,382 | 29,030 | 7,648 | 31,560 | 7 |
| Maintenance | 25,555 | 32,878 | 7,323 | 349,456 | 414,058 | 64,602 | 446,516 | 114 |
| Turnover Expense | 6,660 | 12,500 | 5,840 | 105,070 | 137,200 | 32,130 | 149,700 | 34 |
| Administrative | 3,351 | 4,028 | 677 | 53,226 | 49,738 | (3,488) | 53,766 | 17 |
| Utilities | 9,693 | 11,500 | 1,807 | 87,724 | 129,900 | 42,176 | 141,400 | 29 |
| Management Fees | 13,866 | 13,049 | (817) | 149,937 | 143,539 | (6,398) | 156,588 | 49 |
| Professional Fees | 500 | 4,245 | 3,745 | 25,376 | 46,695 | 21,319 | 50,940 | 8 |
| Insurance and Taxes | 18,021 | 16,999 | (1,022) | 198,231 | 186,989 | (11,242) | 203,988 | 65 |
| Total Expenses | \$93,101 | \$113,548 | \$20,447 | \$1,122,161 | \$1,311,158 | \$188,997 | \$1,424,286 | \$366 |
| Net Operating Income | \$134,515 | \$97,667 | \$36,848 | \$1,327,383 | \$967,320 | \$360,063 | \$1,066,398 | \$433 |
| Debt Services | 48,103 | 48,109 | 6 | 529,138 | 529,196 | 58 | 577,305 | 172 |
| Income After Debt Services | \$86,412 | \$49,558 | \$36,854 | \$798,245 | \$438,124 | \$360,121 | \$489,093 | \$260 |

Tampa Housing Authority

Meridian River Development Corporation - River Place 120 Units

Statement of Operations For The Eleven Months Ended November 30, 2019

Occupancy Percentage: 97.5%

| | Current Month | | | Fiscal YTD | | | Annual Budget | PUM |
|-----------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|--------------------|--------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | 2019 | |
| Revenues: | | | | | | | | |
| Gross Potential Rent | \$90,741 | \$87,597 | \$3,144 | \$968,152 | \$947,607 | \$20,545 | 1,035,444 | \$733 |
| (Loss) Gain to Lease | (120) | - | (120) | (5,920) | - | (5,920) | - | (4) |
| Vacancy | (4,142) | (4,380) | 238 | (36,315) | (47,520) | 11,205 | (51,912) | (28) |
| Bad Debt | - | (250) | 250 | (2,728) | (2,750) | 22 | (3,000) | (2) |
| Concessions | - | - | - | - | - | - | - | - |
| Other Income | 1,903 | 2,405 | (502) | 35,027 | 22,615 | 12,412 | 23,895 | 27 |
| Total Revenues | \$88,382 | \$85,372 | \$3,010 | \$958,216 | \$919,952 | \$38,264 | \$1,004,427 | \$726 |
| Expenses: | | | | | | | | |
| Administrative Salaries | 10,080 | 11,907 | 1,827 | 115,386 | 130,977 | 15,591 | 142,884 | 87 |
| Advertising & Promotion | 408 | 2,025 | 1,617 | 13,244 | 22,825 | 9,581 | 25,250 | 10 |
| Maintenance | 13,333 | 15,164 | 1,831 | 164,301 | 191,694 | 27,393 | 207,878 | 124 |
| Turnover Expense | 1,206 | 2,775 | 1,569 | 32,931 | 24,375 | (8,556) | 25,775 | 25 |
| Administrative | 2,591 | 2,828 | 237 | 28,852 | 32,528 | 3,676 | 35,356 | 22 |
| Utilities | 3,906 | 3,750 | (156) | 36,349 | 45,750 | 9,401 | 49,500 | 28 |
| Management Fees | 5,597 | 5,506 | (91) | 61,508 | 60,566 | (942) | 66,072 | 47 |
| Professional Fees | 500 | 4,313 | 3,813 | 23,934 | 47,443 | 23,509 | 51,756 | 18 |
| Insurance and Taxes | 9,725 | 13,594 | 3,869 | 106,975 | 149,534 | 42,559 | 163,128 | 81 |
| Total Expenses | \$47,346 | \$61,862 | \$14,516 | \$583,480 | \$705,692 | \$122,212 | \$767,599 | \$442 |
| Net Operating Income | \$41,036 | \$23,510 | \$17,526 | \$374,736 | \$214,260 | \$160,476 | \$236,828 | \$284 |
| Debt Services | 9,161 | 9,161 | - | 100,754 | 100,771 | 17 | 109,932 | 76 |
| Income After Debt Services | \$31,875 | \$14,349 | \$17,526 | \$273,982 | \$113,489 | \$160,493 | \$126,896 | \$208 |

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

Ella at Encore Monthly Executive Summary

Physical Occupancy **98.75%**
 Ending Cash **\$152,086** Payables **\$0**
 Accruals **\$4,876**

| | 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 | \$64,698.00 | \$59,985.00 | \$4,713 | 8% | \$678,994.00 | \$664,080.00 | \$14,914 | 2% |
| Rent Rev - Tenant Subsidy Payment | \$70,945.00 | \$61,084.00 | \$9,861 | 16% | \$748,355.00 | \$666,655.00 | \$81,700 | 12% |
| TOTAL MARKET RENT/GROSS POTENTIAL | \$135,643.00 | \$121,069.00 | \$14,574 | 12% | \$1,427,349.00 | \$1,330,735.00 | \$96,614 | 7% |
| Rent Rev - Foregone (Lost) Rent | (\$9,157.00) | (\$5,741.00) | (\$3,416) | 60% | (\$99,250.00) | (\$67,396.00) | (\$31,854) | 47% |
| Rent Rev - Excess Income | \$2,086.00 | \$3,532.00 | (\$1,446) | 41% | \$32,006.40 | \$38,852.00 | (\$6,846) | 18% |
| GROSS POSSIBLE | \$128,572.00 | \$118,860.00 | \$9,712 | 8% | \$1,360,105.40 | \$1,302,191.00 | \$57,914 | 4% |
| Vacancy - Apartments | (\$2,391.00) | (\$3,460.00) | \$1,069 | 31% | (\$22,961.00) | (\$37,902.00) | \$14,941 | 39% |
| Admin Rent Free Unit | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| Rental Concessions | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| TOTAL VACANCIES | (\$2,391.00) | (\$3,460.00) | \$1,069 | 31% | (\$22,961.00) | (\$37,902.00) | \$14,941 | 39% |
| 2 NET RENTAL INCOME | \$126,181.00 | \$115,400.00 | \$10,781 | 9% | \$1,337,144.40 | \$1,264,289.00 | \$72,855 | 6% |
| Laundry & Vending Rev | \$315.00 | \$483.00 | (\$168) | 35% | \$4,424.19 | \$5,403.00 | (\$979) | 18% |
| Tenant Charges | \$125.00 | \$300.00 | (\$175) | 58% | (\$3,124.27) | \$4,140.00 | (\$7,264) | 175% |
| Tenant Charges - Water Sewer Reimb | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| Damages & Cleaning | \$51.00 | \$0.00 | \$51 | 100% | \$2,120.81 | \$0.00 | \$2,121 | 100% |
| Misc Rev | \$1,016.62 | \$55.00 | \$962 | 1748% | \$6,248.59 | \$1,805.00 | \$4,444 | 246% |
| TOTAL OTHER REVENUE | \$1,507.62 | \$838.00 | \$670 | 80% | \$9,669.32 | \$11,348.00 | (\$1,679) | 15% |
| 3 TOTAL REVENUE | \$127,688.62 | \$116,238.00 | \$11,451 | 10% | \$1,346,813.72 | \$1,275,637.00 | \$71,177 | 6% |
| 4 Administrative Exp | \$11,839.53 | \$11,037.00 | (\$803) | 7% | \$138,477.37 | \$145,785.00 | \$7,308 | 5% |
| 5 Payroll Exp | \$27,010.81 | \$28,067.00 | \$1,056 | 4% | \$285,272.41 | \$315,508.00 | \$30,236 | 10% |
| 6 Utilities Exp | \$29,008.81 | \$21,287.00 | (\$7,722) | 36% | \$289,128.63 | \$273,767.00 | (\$15,362) | 6% |
| 7 Supplies & Repairs | \$2,041.95 | \$1,650.00 | (\$392) | 24% | \$24,319.15 | \$27,222.00 | \$2,903 | 11% |
| 8 Contract Services | \$6,489.16 | \$5,514.00 | (\$975) | 18% | \$67,659.41 | \$76,261.00 | \$8,602 | 11% |
| 9 Turnkey/Lease Exp | \$597.90 | \$905.00 | \$307 | 34% | \$4,648.61 | \$9,665.00 | \$5,016 | 52% |
| 10 Other Operating Exp | \$1,914.09 | \$1,603.00 | (\$311) | 19% | \$40,965.96 | \$20,494.00 | (\$20,472) | 100% |
| 11 Taxes & Insurance | \$6,297.21 | \$8,683.00 | \$2,386 | 27% | \$91,387.33 | \$97,581.00 | \$6,194 | 6% |
| 12 COST OF OPERATIONS | \$85,199.46 | \$78,746.00 | (\$6,453) | 8% | \$941,858.87 | \$966,283.00 | \$24,424 | 3% |
| 13 PROFIT/LOSS FROM OPERATIONS | \$42,489.16 | \$37,492.00 | \$4,997 | 13% | \$404,954.85 | \$309,354.00 | \$95,601 | 31% |
| 14 Financial Expenses | \$19,541.42 | \$21,131.00 | \$1,590 | 8% | \$215,343.64 | \$220,623.00 | \$5,279 | 2% |
| 15 Corp/Partnership Rev | \$1,000.00 | \$1,000.00 | \$0 | 0% | \$12,048.78 | \$11,000.00 | (\$1,049) | 10% |
| 16 Insurable Losses | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| 17 INCOME OR LOSS AFTER FINANCIALS | \$21,947.74 | \$15,361.00 | \$6,587 | 43% | \$177,562.43 | \$77,731.00 | \$99,831 | 128% |
| 18 Depreciation/Amortization | \$58,328.20 | \$58,328.00 | (\$0) | 0% | \$641,610.20 | \$641,608.00 | (\$2) | 0% |
| 19 NET PROFIT OR LOSS | (\$36,380.46) | (\$42,967.00) | \$6,587 | 15% | (\$464,047.77) | (\$563,877.00) | \$99,829 | 18% |
| 20 Reserves | \$310.23 | (\$1,698.00) | (\$2,008) | 118% | \$3,032.65 | (\$7,378.00) | (\$10,411) | 141% |
| 21 NET CASH SURPLUS | (\$36,690.69) | (\$41,269.00) | \$4,578 | 11% | (\$467,080.42) | (\$556,499.00) | \$89,419 | 16% |
| 22 Capital Expenditure | \$0.00 | \$5,000.00 | \$5,000 | 100% | \$94,522.71 | \$61,191.00 | (\$33,332) | 54% |
| ECONOMIC OCCUPANCY | 93.02% | | | | 93.68% | | | |

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

Trio at Encore
Monthly Executive Summary

Physical Occupancy **95.04%**
 Ending Cash **\$408,231** Payables **\$0**
 Accruals **\$3,646**

| | 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 | \$85,692.00 | \$76,630.00 | \$9,062 | 12% | \$949,974.98 | \$885,723.00 | \$64,252 | 7% |
| Rent Rev - Tenant Subsidy Payment | \$60,885.00 | \$70,670.00 | (\$9,785) | 14% | \$662,180.02 | \$734,577.00 | (\$72,397) | 10% |
| TOTAL MARKET RENT/GROSS POTENTIAL | \$146,577.00 | \$147,300.00 | (\$723) | 0% | \$1,612,155.00 | \$1,620,300.00 | (\$8,145) | 1% |
| Rent Rev - Foregone (Lost) Rent | (\$2,181.00) | (\$2,205.00) | \$24 | 1% | (\$54,502.15) | (\$71,313.00) | \$16,811 | 24% |
| Rent Rev - Excess Income | \$2,496.00 | \$0.00 | \$2,496 | 100% | \$13,135.00 | \$0.00 | \$13,135 | 100% |
| GROSS POSSIBLE | \$146,892.00 | \$145,095.00 | \$1,797 | 1% | \$1,570,787.85 | \$1,548,987.00 | \$21,801 | 1% |
| Vacancy - Apartments | (\$8,913.00) | (\$7,255.00) | (\$1,658) | 23% | (\$83,849.41) | (\$77,449.00) | (\$6,400) | 8% |
| Admin Rent Free Unit | (\$625.00) | (\$625.00) | \$0 | 0% | (\$6,975.00) | (\$6,875.00) | (\$100) | 1% |
| Rental Concessions | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| TOTAL VACANCIES | (\$9,538.00) | (\$7,880.00) | (\$1,658) | 21% | (\$90,824.41) | (\$84,324.00) | (\$6,500) | 8% |
| 2 NET RENTAL INCOME | \$137,354.00 | \$137,215.00 | \$139 | 0% | \$1,479,963.44 | \$1,464,663.00 | \$15,300 | 1% |
| Laundry & Vending Rev | \$0.00 | \$350.00 | (\$350) | 100% | \$1,495.00 | \$3,940.00 | (\$2,445) | 62% |
| Tenant Charges | \$2,315.00 | \$1,690.00 | \$625 | 37% | \$11,970.00 | \$22,008.00 | (\$10,038) | 46% |
| Tenant Charges - Water Sewer Reimb | \$10,343.69 | \$9,984.00 | \$360 | 4% | \$100,129.55 | \$111,741.00 | (\$11,611) | 10% |
| Damages & Cleaning | \$239.61 | \$350.00 | (\$110) | 32% | \$5,523.66 | \$3,850.00 | \$1,674 | 43% |
| Forfeited Deposits | \$100.00 | \$0.00 | \$100 | 100% | \$692.87 | \$0.00 | \$693 | 100% |
| Misc Rev | \$723.49 | \$150.00 | \$573 | 382% | \$10,297.02 | \$2,850.00 | \$7,447 | 261% |
| TOTAL OTHER REVENUE | \$13,721.79 | \$12,524.00 | \$1,198 | 10% | \$130,108.10 | \$144,389.00 | (\$14,281) | 10% |
| 3 TOTAL REVENUE | \$151,075.79 | \$149,739.00 | \$1,337 | 1% | \$1,610,071.54 | \$1,609,052.00 | \$1,020 | 0% |
| 4 Administrative Exp | \$14,597.93 | \$12,272.00 | (\$2,326) | 19% | \$152,212.26 | \$159,544.00 | \$7,332 | 5% |
| 5 Payroll Exp | \$26,241.56 | \$30,369.00 | \$4,127 | 14% | \$290,939.20 | \$334,172.00 | \$43,233 | 13% |
| 6 Utilities Exp | \$23,259.23 | \$26,836.00 | \$3,577 | 13% | \$238,776.15 | \$244,181.00 | \$5,405 | 2% |
| 7 Supplies & Repairs | \$1,884.20 | \$1,805.00 | (\$79) | 4% | \$25,090.17 | \$27,790.00 | \$2,700 | 10% |
| 8 Contract Services | \$5,834.15 | \$5,950.00 | \$116 | 2% | \$91,142.41 | \$71,860.00 | (\$19,282) | 27% |
| 9 Turnkey/Lease Exp | \$3,500.00 | \$1,035.00 | (\$2,465) | 238% | \$29,815.39 | \$11,660.00 | (\$18,155) | 156% |
| 10 Other Operating Exp | \$898.00 | \$450.00 | (\$448) | 100% | \$17,071.48 | \$7,315.00 | (\$9,756) | 133% |
| 11 Taxes & Insurance | (\$7,444.57) | \$15,955.00 | \$23,400 | 147% | \$145,794.72 | \$178,523.00 | \$32,728 | 18% |
| 12 COST OF OPERATIONS | \$68,770.50 | \$94,672.00 | \$25,902 | 27% | \$990,841.78 | \$1,035,045.00 | \$44,203 | 4% |
| 13 PROFIT/LOSS FROM OPERATIONS | \$82,305.29 | \$55,067.00 | \$27,238 | 49% | \$619,229.76 | \$574,007.00 | \$45,223 | 8% |
| 14 Financial Expenses | \$37,086.69 | \$38,942.00 | \$1,855 | 5% | \$410,820.49 | \$430,415.00 | \$19,595 | 5% |
| 15 Corp/Partnership Rev | \$1,000.00 | \$1,000.00 | \$0 | 0% | \$12,025.00 | \$11,000.00 | (\$1,025) | 9% |
| 16 Insurable Losses | \$0.00 | \$0.00 | \$0 | 0% | \$2,167.18 | \$0.00 | (\$2,167) | 100% |
| 17 INCOME OR LOSS AFTER FINANCIALS | \$44,218.60 | \$15,125.00 | \$29,094 | 192% | \$194,217.09 | \$132,592.00 | \$61,625 | 46% |
| 18 Depreciation/Amortization | \$57,189.00 | \$53,000.00 | (\$4,189) | 8% | \$629,079.00 | \$583,000.00 | (\$46,079) | 8% |
| 19 NET PROFIT OR LOSS | (\$12,970.40) | (\$37,875.00) | \$24,905 | 66% | (\$434,861.91) | (\$450,408.00) | \$15,546 | 3% |
| 20 Reserves | (\$5,049.21) | (\$15,395.00) | (\$10,346) | 67% | (\$50,283.80) | (\$171,398.00) | (\$121,114) | 71% |
| 21 NET CASH SURPLUS | (\$7,921.19) | (\$22,480.00) | \$14,559 | 65% | (\$384,578.11) | (\$279,010.00) | (\$105,568) | 38% |
| 22 Capital Expenditure | \$0.00 | \$8,333.00 | \$8,333 | 100% | \$37,119.30 | \$138,163.00 | \$101,044 | 73% |
| ECONOMIC OCCUPANCY | 93.71% | | | | 91.80% | | | |

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

Reed at Encore
Monthly Executive Summary

Physical Occupancy **97.50%**
 Ending Cash **\$605,404** Payables **\$22,500**
 Accruals **\$2,732**

| | Current Period | | | | Year-To-Date | | | |
|---|----------------------|----------------------|-----------------|-------------|-----------------------|-------------------------|------------------|--------------|
| | Actual | Budget | Var | Var. % | Actual | Budget | Var | Var. % |
| 1 RENT REVENUE | \$0.00 | \$0.00 | | | | | | |
| Rent Revenue (Gain/Loss) | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| Rent Rev - Tenant Gross Potential | \$35,502.00 | \$33,361.00 | \$2,141 | 6% | \$482,386.64 | \$467,648.00 | \$14,739 | 3% |
| Rent Rev - Tenant Subsidy Payment | \$112,526.00 | \$115,171.00 | (\$2,645) | 2% | \$1,146,159.00 | \$1,166,204.00 | (\$20,045) | 2% |
| TOTAL MARKET RENT/GROSS POTENTIAL | \$148,028.00 | \$148,532.00 | (\$504) | 0% | \$1,628,545.64 | \$1,633,852.00 | (\$5,306) | 0% |
| Rent Rev - Foregone (Lost) Rent | (\$928.00) | (\$1,551.00) | \$623 | 40% | (\$110,106.68) | (\$117,738.00) | \$7,631 | 6% |
| Rent Rev - Excess Income | \$297.00 | \$0.00 | \$297 | 100% | \$1,943.00 | \$0.00 | \$1,943 | 100% |
| GROSS POSSIBLE | \$147,397.00 | \$146,981.00 | \$416 | 0% | \$1,520,381.96 | \$1,516,114.00 | \$4,268 | 0% |
| Vacancy - Apartments | (\$3,344.00) | (\$4,409.00) | \$1,065 | 24% | (\$30,385.99) | (\$45,484.00) | \$15,098 | 33% |
| Admin Rent Free Unit | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| Rental Concessions | \$0.00 | \$0.00 | \$0 | 0% | (\$27.94) | \$0.00 | (\$28) | 100% |
| TOTAL VACANCIES | (\$3,344.00) | (\$4,409.00) | \$1,065 | 24% | (\$30,413.93) | (\$45,484.00) | \$15,070 | 33% |
| 2 NET RENTAL INCOME | \$144,053.00 | \$142,572.00 | \$1,481 | 1% | \$1,489,968.03 | \$1,470,630.00 | \$19,338 | 1% |
| Laundry & Vending Rev | \$282.00 | \$446.00 | (\$164) | 37% | \$4,315.00 | \$4,996.00 | (\$681) | 14% |
| Tenant Charges | \$270.00 | \$215.00 | \$55 | 26% | \$1,395.00 | \$3,060.00 | (\$1,665) | 54% |
| Tenant Charges - Water Sewer Reimb | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| Damages & Cleaning | \$82.00 | \$0.00 | \$82 | 100% | \$1,297.98 | \$0.00 | \$1,298 | 100% |
| Misc Rev | \$1,918.53 | \$222.00 | \$1,697 | 764% | \$10,158.80 | \$4,442.00 | \$5,717 | 129% |
| TOTAL OTHER REVENUE | \$2,552.53 | \$883.00 | \$1,670 | 189% | \$17,166.78 | \$12,498.00 | \$4,669 | 37% |
| 3 TOTAL REVENUE | \$146,605.53 | \$143,455.00 | \$3,151 | 2% | \$1,507,134.81 | \$1,483,128.00 | \$24,007 | 2% |
| 4 Administrative Exp | \$11,657.20 | \$11,530.00 | (\$127) | 1% | \$124,083.48 | \$138,292.00 | \$14,209 | 10% |
| 5 Payroll Exp | \$26,925.29 | \$27,585.00 | \$660 | 2% | \$258,087.07 | \$304,111.00 | \$46,024 | 15% |
| 6 Utilities Exp | \$20,515.31 | \$27,216.00 | \$6,701 | 25% | \$245,044.03 | \$231,720.00 | (\$13,324) | 6% |
| 7 Supplies & Repairs | \$385.52 | \$1,485.00 | \$1,099 | 74% | \$13,656.60 | \$26,230.00 | \$12,573 | 48% |
| 8 Contract Services | \$1,445.79 | \$3,550.00 | \$2,104 | 59% | \$72,957.37 | \$77,615.00 | \$4,658 | 6% |
| 9 Turnkey/Lease Exp | \$728.76 | \$175.00 | (\$554) | 316% | \$6,274.48 | \$6,655.00 | \$381 | 6% |
| 10 Other Operating Exp | \$1,494.67 | \$392.00 | (\$1,103) | 281% | \$11,478.78 | \$7,296.00 | (\$4,183) | 57% |
| 11 Taxes & Insurance | \$7,406.24 | \$9,547.00 | \$2,141 | 22% | \$106,102.21 | \$107,785.00 | \$1,683 | 2% |
| 12 COST OF OPERATIONS | \$70,558.78 | \$81,480.00 | \$10,921 | 13% | \$837,684.02 | \$899,704.00 | \$62,020 | 7% |
| 13 PROFIT/LOSS FROM OPERATIONS | \$76,046.75 | \$61,975.00 | \$14,072 | 23% | \$669,450.79 | \$583,424.00 | \$86,027 | 15% |
| 14 Financial Expenses | \$29,266.83 | \$54,896.00 | \$25,629 | 47% | \$320,102.58 | \$602,717.00 | \$282,614 | 47% |
| 15 Corp/Partnership Rev | \$1,000.00 | \$1,000.00 | \$0 | 0% | \$11,000.00 | \$11,000.00 | \$0 | 0% |
| 16 Insurable Losses | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| 17 INCOME OR LOSS AFTER FINANCIALS | \$45,779.92 | \$6,079.00 | \$39,701 | 653% | \$338,348.21 | (\$30,293.00) | \$368,641 | 1217% |
| 18 Depreciation/Amortization | \$66,054.00 | \$66,054.00 | \$0 | 0% | \$726,594.00 | \$726,590.00 | (\$4) | 0% |
| 19 NET PROFIT OR LOSS | (\$20,274.08) | (\$59,975.00) | \$39,701 | 66% | (\$388,245.79) | (\$756,883.00) | \$368,637 | 49% |
| 20 Reserves | (\$1,980.27) | \$34,381.00 | \$36,361 | 106% | (\$19,669.30) | \$382,463.00 | \$402,132 | 105% |
| 21 NET CASH SURPLUS | (\$18,293.81) | (\$94,356.00) | \$76,062 | 81% | (\$368,576.49) | (\$1,139,346.00) | \$770,770 | 68% |
| 22 Capital Expenditure | \$0.00 | \$0.00 | \$0 | 0% | \$4,570.93 | \$15,600.00 | \$11,029 | 71% |

ECONOMIC OCCUPANCY

97.31%

91.49%

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

Tempo at Encore Monthly Executive Summary

Physical Occupancy **99.50%**
 Ending Cash **\$629,972** Payables **\$31,583**
 Accruals **\$2,960**

| | 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 | \$100,738.00 | \$197,824.00 | (\$97,086) | 49% | \$1,430,214.71 | \$2,176,064.00 | (\$745,849) | 34% |
| Rent Rev - Tenant Subsidy Payment | \$97,426.00 | \$0.00 | \$97,426 | 100% | \$749,589.29 | \$0.00 | \$749,589 | 100% |
| TOTAL MARKET RENT/GROSS POTENTIAL | \$198,164.00 | \$197,824.00 | \$340 | 0% | \$2,179,804.00 | \$2,176,064.00 | \$3,740 | 0% |
| Rent Rev - Foregone (Lost) Rent | (\$351.00) | (\$685.00) | \$334 | 49% | (\$15,283.92) | (\$7,535.00) | (\$7,749) | 103% |
| Rent Rev - Excess Income | \$2,847.00 | \$0.00 | \$2,847 | 100% | \$28,860.67 | \$0.00 | \$28,861 | 100% |
| GROSS POSSIBLE | \$200,660.00 | \$197,139.00 | \$3,521 | 2% | \$2,193,380.75 | \$2,168,529.00 | \$24,852 | 1% |
| Vacancy - Apartments | (\$807.00) | (\$9,857.00) | \$9,050 | 92% | (\$484,783.83) | (\$422,666.00) | (\$62,118) | 15% |
| Admin Rent Free Unit | (\$650.00) | (\$1,300.00) | \$650 | 50% | (\$6,150.00) | (\$14,300.00) | \$8,150 | 57% |
| Rental Concessions | \$0.00 | \$0.00 | \$0 | 0% | (\$20,716.23) | (\$6,350.00) | (\$14,366) | 226% |
| TOTAL VACANCIES | (\$1,457.00) | (\$11,157.00) | \$9,700 | 87% | (\$511,650.06) | (\$443,316.00) | (\$68,334) | 15% |
| 2 NET RENTAL INCOME | \$199,203.00 | \$185,982.00 | \$13,221 | 7% | \$1,681,730.69 | \$1,725,213.00 | (\$43,482) | 3% |
| Laundry & Vending Rev | \$0.00 | \$0.00 | \$0 | 0% | \$129.37 | \$0.00 | \$129 | 100% |
| Tenant Charges | \$1,300.00 | \$1,395.00 | (\$95) | 7% | \$19,375.00 | \$18,650.00 | \$725 | 4% |
| Tenant Charges - Water Sewer Reimb | \$13,659.13 | \$10,373.00 | \$3,286 | 32% | \$94,170.81 | \$109,714.00 | (\$15,543) | 14% |
| Damages & Cleaning | \$25.00 | \$0.00 | \$25 | 100% | \$796.31 | \$0.00 | \$796 | 100% |
| Forfeited Deposits | \$600.00 | \$0.00 | \$600 | 100% | \$400.00 | \$400.00 | \$0 | 0% |
| Misc Rev | \$697.73 | \$0.00 | \$698 | 100% | \$11,909.84 | \$0.00 | \$11,910 | 100% |
| TOTAL OTHER REVENUE | \$16,281.86 | \$11,768.00 | \$4,514 | 38% | \$126,781.33 | \$128,764.00 | (\$1,983) | 2% |
| 3 TOTAL REVENUE | \$215,484.86 | \$197,750.00 | \$17,735 | 9% | \$1,808,512.02 | \$1,853,977.00 | (\$45,465) | 2% |
| 4 Administrative Exp | \$19,631.65 | \$15,968.00 | (\$3,664) | 23% | \$191,059.22 | \$178,271.00 | (\$12,788) | 7% |
| 5 Payroll Exp | \$28,184.21 | \$31,670.00 | \$3,486 | 11% | \$326,108.95 | \$356,982.00 | \$30,873 | 9% |
| 6 Utilities Exp | \$19,201.88 | \$26,407.00 | \$7,205 | 27% | \$202,066.24 | \$301,675.00 | \$99,609 | 33% |
| 7 Supplies & Repairs | \$47.06 | \$2,835.00 | \$2,788 | 98% | \$13,478.51 | \$16,335.00 | \$2,856 | 17% |
| 8 Contract Services | \$7,182.90 | \$3,770.00 | (\$3,413) | 91% | \$51,042.29 | \$46,818.00 | (\$4,224) | 9% |
| 9 Turnkey/Lease Exp | \$588.02 | \$2,575.00 | \$1,987 | 77% | \$5,920.88 | \$6,545.00 | \$624 | 10% |
| 10 Other Operating Exp | \$4,990.02 | \$0.00 | (\$4,990) | 100% | \$5,892.12 | \$0.00 | (\$5,892) | 100% |
| 11 Taxes & Insurance | \$28,525.00 | \$28,875.00 | \$350 | 1% | \$296,974.03 | \$317,273.00 | \$20,299 | 6% |
| 12 COST OF OPERATIONS | \$108,350.74 | \$112,100.00 | \$3,749 | 3% | \$1,092,542.24 | \$1,223,899.00 | \$131,357 | 11% |
| 13 PROFIT/LOSS FROM OPERATIONS | \$107,134.12 | \$85,650.00 | \$21,484 | 25% | \$715,969.78 | \$630,078.00 | \$85,892 | 14% |
| 14 Financial Expenses | \$47,751.89 | \$56,831.00 | \$9,079 | 16% | \$286,432.62 | \$284,155.00 | (\$2,278) | 1% |
| 15 Corp/Partnership Rev | \$4,159.78 | \$0.00 | (\$4,160) | 100% | (\$7,496.49) | \$60,000.00 | \$67,496 | 112% |
| 16 Insurable Losses | \$250,197.92 | \$0.00 | (\$250,198) | 100% | \$360,272.36 | \$0.00 | (\$360,272) | 100% |
| 17 INCOME OR LOSS AFTER FINANCIALS | (\$194,975.47) | \$28,819.00 | (\$223,794) | 777% | \$76,761.29 | \$285,923.00 | (\$209,162) | 73% |
| 18 Depreciation/Amortization | \$0.00 | \$0.00 | \$0 | 0% | \$0.00 | \$0.00 | \$0 | 0% |
| 19 NET PROFIT OR LOSS | (\$194,975.47) | \$28,819.00 | (\$223,794) | 777% | \$76,761.29 | \$285,923.00 | (\$209,162) | 73% |
| 20 Reserves | \$16,754.34 | \$0.00 | (\$16,754) | 100% | \$33,508.68 | \$0.00 | (\$33,509) | 100% |
| 21 NET CASH SURPLUS | (\$211,729.81) | \$28,819.00 | (\$240,549) | 835% | \$43,252.61 | \$285,923.00 | (\$242,670) | 85% |
| 22 Capital Expenditure | \$0.00 | \$0.00 | \$0 | 0% | \$298,675.87 | \$0.00 | (\$298,676) | 100% |

ECONOMIC OCCUPANCY

100.52%

77.15%

Tampa Housing Authority

The Gardens at Southbay 216 Units

For The One and Eleven Months Ended November 30, 2019

Occupancy Percentage: 94.4%

| | Current Month | | | Fiscal YTD | | | Budget 2019 | PUM |
|--|-------------------|--------------------|------------------|---------------------|---------------------|-------------------|---------------------|----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Revenues | | | | | | | | |
| Gross Potential Rent | \$ 190,224 | 178,500 | \$ 11,724 | \$ 2,019,239 | 1,963,500 | \$ 55,739 | \$ 2,142,000 | \$ 850 |
| Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2% | (14,210) | (5,000) | (9,210) | (119,862) | (55,000) | (64,862) | (60,000) | (50) |
| Economic Rent | \$ 176,014 | 173,500 | 2,514 | 1,899,377 | 1,908,500 | (9,123) | 2,082,000 | 799 |
| HUD Public Housing Subsidy | 8,659 | 8,000 | 659 | 96,927 | 88,000 | 8,927 | 96,000 | 41 |
| Concessions | (300) | (750) | 450 | (2,858) | (8,250) | 5,392 | (9,000) | (1) |
| Other Non-Rental Income | 8,898 | 7,175 | 1,723 | 70,611 | 72,400 | (1,789) | 78,250 | 30 |
| Bad Debt | - | (3,400) | 3,400 | (27,930) | (40,900) | 12,970 | (44,800) | (12) |
| Total Rental Revenue | \$ 193,271 | \$ 184,525 | \$ 8,746 | \$ 2,036,128 | \$ 2,019,750 | \$ 16,378 | \$2,202,450 | \$ 857 |
| Interest Income | 1,647 | - | 1,647 | 16,013 | - | 16,013 | - | 7 |
| Total Revenue | \$ 194,918 | \$ 184,525 | \$ 10,393 | \$ 2,052,140 | \$ 2,019,750 | \$ 32,390 | \$2,202,450 | \$ 864 |
| Expenses | | | | | | | | |
| Salaries | 15,551 | 15,658 | 107 | 155,982 | 172,238 | 16,256 | 187,896 | 66 |
| Advertising & Promotion | 1,570 | 999 | (571) | 12,192 | 17,939 | 5,747 | 20,438 | 5 |
| Maintenance | 31,482 | 34,885 | 3,403 | 363,781 | 419,160 | 55,379 | 449,545 | 153 |
| Administrative | 6,966 | 7,040 | 74 | 72,718 | 83,010 | 10,292 | 88,940 | 31 |
| Turnover Expenses | 14,599 | 10,000 | (4,599) | 97,640 | 112,400 | 14,760 | 122,800 | 41 |
| Utilities | 6,192 | 8,800 | 2,608 | 85,650 | 96,800 | 11,150 | 105,600 | 36 |
| Professional Fees | 3,634 | 4,200 | 566 | 73,275 | 46,200 | (27,075) | 50,400 | 31 |
| Insurance and Taxes | 15,654 | 15,995 | 341 | 171,648 | 175,945 | 4,297 | 191,940 | 72 |
| Management Fee | 8,209 | 8,850 | 641 | 93,433 | 97,350 | 3,917 | 106,200 | 39 |
| Total Expenses | \$ 103,855 | \$ 106,427 | \$ 2,572 | \$ 1,126,319 | \$ 1,221,042 | \$ 94,723 | \$1,323,759 | \$ 474 |
| Net Operating Income | \$ 91,063 | \$ 78,098 | \$ 12,965 | \$ 925,821 | \$ 798,708 | \$ 127,113 | \$ 878,691 | \$ 390 |
| Debt Service - (Mortgage Principle) | - | 20,182 | 20,182 | 173,016 | 216,690 | 43,674 | 236,970 | 73 |
| Interest | 52,850 | 44,937 | (7,913) | 581,656 | 499,610 | (82,046) | 544,448 | 245 |
| Interest Accrual Dfd Devel. Fee and Lease | 28,446 | 23,090 | (5,356) | 312,911 | 253,977 | (58,934) | 277,067 | 132 |
| Replacement Reserves | - | 3,790 | 3,790 | 34,110 | 41,690 | 7,580 | 45,480 | 14 |
| Building Improvements | - | - | - | - | - | - | - | - |
| Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves | \$ 9,767 | \$ (13,901) | \$ 23,668 | \$ (175,873) | \$ (213,259) | \$ 37,386 | \$ (225,274) | \$ (74) |

Tampa Housing Authority
 Osborne Landing, LTD. 43 Units
 For the Twelve Months Ended December 31, 2019

Occupancy Percentage: 100%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|------------------|-------------------|------------------|-------------------|-------------------|------------------|-------------------|---------------|
| Revenues | | | | | | | | |
| Tenant Revenue | \$ 23,671 | \$ 20,401 | \$ 3,270 | \$ 270,928 | \$ 244,808 | \$ 26,120 | \$ 244,808 | \$ 525 |
| Subsidies / Grant Income | 8,858 | 9,583 | (725) | 93,469 | 115,000 | (21,531) | 115,000 | \$ 181 |
| Other Revenue | - | - | - | 4,153 | - | 4,153 | - | \$ 8 |
| Total Revenue | \$ 32,529 | \$ 29,984 | \$ 2,545 | \$ 368,551 | \$ 359,808 | \$ 8,743 | \$ 359,808 | \$ 714 |
| Expenses | | | | | | | | |
| Admin Salaries / Benefits | 4,601 | 4,206 | (395) | 50,195 | 50,477 | 283 | 50,477 | \$ 97 |
| Administrative Expenses | 2,108 | 3,813 | 1,706 | 29,502 | 42,057 | 12,555 | 42,057 | \$ 57 |
| Management Fees | 1,360 | 1,360 | - | 16,320 | 16,320 | - | 16,320 | \$ 32 |
| Utilities | 903 | 782 | (121) | 10,632 | 9,380 | (1,252) | 9,380 | \$ 21 |
| Maintenance Salary / Benefits | 4,849 | 4,505 | (344) | 54,226 | 54,061 | (166) | 54,061 | \$ 105 |
| Maintenance Expenses | 600 | 2,125 | 1,525 | 23,376 | 25,500 | 2,124 | 25,500 | \$ 45 |
| Contracted Maintenance Services | 2,218 | 4,400 | 2,182 | 60,230 | 52,797 | (7,433) | 52,797 | \$ 117 |
| General Expenses | 1,639 | 8,664 | 7,025 | 41,155 | 103,789 | 62,634 | 103,789 | \$ 80 |
| Total Expenses | \$ 18,278 | \$ 29,855 | \$ 11,578 | \$ 285,636 | \$ 354,382 | \$ 68,746 | \$ 354,382 | \$ 554 |
| Net Operating Income | \$ 14,251 | \$ 129 | \$ 14,123 | \$ 82,915 | \$ 5,426 | \$ 77,488 | \$ 5,426 | \$ 161 |
| Replacement Reserve | 1,254 | 1,254 | - | 15,050 | 15,050 | - | 15,050 | \$ 29 |
| Operating Income after Reserves | \$ 12,997 | \$ (1,125) | \$ 14,123 | \$ 67,865 | \$ (9,624) | \$ 77,488 | \$ (9,624) | \$ 132 |

**HOUSING
AUTHORITY OF THE
CITY OF
TAMPA, FLORIDA**

**Basic
Financial Statements and
Supplemental
Information**

**Year ended
March 31, 2019**

DRAFT



INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Tampa, Florida (the "Authority"), as of and for the year ended March 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority's business-type activities as of March 31, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements as a whole. The accompanying financial data schedule and schedules of actual program costs and advances are presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and are not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards and local assistance is presented for purposes of additional analysis as required by the Title 2 U.S. Code of Federal Regulation Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is not a required part of the basic financial statements of the Authority.

This supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2019, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

December 18, 2019
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

DRAFT

Housing Authority of the City of Tampa, Florida

STATEMENT OF NET POSITION

March 31, 2019

ASSETS

CURRENT ASSETS

| | |
|--|-------------------|
| Cash and cash equivalents - unrestricted | \$ 33,002,716 |
| Cash and cash equivalents - restricted | 2,789,556 |
| Investments - unrestricted | 543,625 |
| Receivables, net | 6,251,164 |
| Prepaid expenses | 771,136 |
| Total current assets | <u>43,358,197</u> |

NONCURRENT ASSETS

| | |
|--|--------------------|
| Cash and cash equivalents - restricted | 13,314,004 |
| Investment in joint venture | 2,488,117 |
| Notes, loans and mortgages receivable - unrestricted | 11,245,292 |
| Notes, loans and mortgages receivable - restricted | 96,991,593 |
| Capital assets, net | 94,720,078 |
| Other noncurrent assets | 3,197,826 |
| Total noncurrent assets | <u>221,956,910</u> |
| Total assets | <u>265,315,107</u> |

DEFERRED OUTFLOWS OF RESOURCES

| | |
|------------------------------------|----------------|
| Deferred charge on refunding bonds | <u>325,639</u> |
|------------------------------------|----------------|

LIABILITIES

CURRENT LIABILITIES

| | |
|-----------------------------------|------------------|
| Current portion of long-term debt | 300,411 |
| Accounts payable | 744,888 |
| Accrued interest payable | 327,667 |
| Accrued salaries | 321,536 |
| Accrued compensated absences | 1,565,601 |
| Tenant security deposits | 771,102 |
| Unearned revenue | 609,475 |
| Family self sufficiency escrow | 531,523 |
| Other current liabilities | 2,542,220 |
| Total current liabilities | <u>7,714,423</u> |

NONCURRENT LIABILITIES

| | |
|--------------------------------|-------------------|
| Accrued compensated absences | 237,805 |
| Family self sufficiency escrow | 576,888 |
| Long-term debt | 24,866,483 |
| Other noncurrent liabilities | 2,087,036 |
| Total noncurrent liabilities | <u>27,768,212</u> |
| Total liabilities | <u>35,482,635</u> |

NET POSITION

| | |
|----------------------------------|-----------------------|
| Net investment in capital assets | 72,623,301 |
| Restricted | 110,881,665 |
| Unrestricted | 46,653,145 |
| Total net position | <u>\$ 230,158,111</u> |

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Tampa, Florida

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Year ended March 31, 2019

| | |
|---|-----------------------|
| OPERATING REVENUES | |
| HUD operating revenues | \$ 102,135,040 |
| Other government operating grants | 365,198,846 |
| Tenant revenue, net | 11,278,885 |
| Other operating revenue | 4,889,570 |
| Total operating revenues | <u>483,502,341</u> |
| OPERATING EXPENSES | |
| Administrative | 22,117,419 |
| Tenant services | 5,125,602 |
| Utilities | 1,564,242 |
| Maintenance | 7,628,472 |
| Protective services | 565,358 |
| General | 7,079,229 |
| Depreciation | 8,424,161 |
| Housing assistance payments | 425,441,501 |
| Total operating expenses | <u>477,945,984</u> |
| OPERATING INCOME | <u>5,556,357</u> |
| NONOPERATING REVENUES (EXPENSES) | |
| Mortgage interest income | 1,915,343 |
| Interest income | 191,964 |
| Loss on disposal of capital assets | (271,831) |
| Interest expense | (716,612) |
| Total nonoperating revenues (expenses) | <u>1,118,864</u> |
| Change in net position before capital contributions and transfers | 6,675,221 |
| CAPITAL CONTRIBUTIONS | |
| HUD capital grants | 983,331 |
| Change in net position | 7,658,552 |
| Total net position - beginning | <u>222,499,559</u> |
| Total net position - ending | <u>\$ 230,158,111</u> |

The accompanying notes are an integral part of these financial statements.

SINGLE AUDIT SECTION

DRAFT

Housing Authority of the City of Tampa, Florida

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended March 31, 2019

| Federal Grantor/Pass-Through Grantor/ Program or Cluster Title | CFDA Number | Federal Expenditures |
|--|----------------|-------------------------|
| FEDERAL AWARDS | | |
| <u>Direct from the U.S. Department of Housing and Urban</u> | | |
| <u>Development ("HUD"):</u> | | |
| Shelter Plus Care | 14.238 | \$ 444,013 |
| Public and Indian Housing | 14.850 | 4,038,321 |
| Resident Opportunity and Supportive Services | 14.870 | 609,886 |
| Housing Voucher Cluster: | | |
| Housing Choice Voucher Program | 14.871 | 87,067,566 |
| Public Housing Capital Fund Program | 14.872 | 4,661,736 |
| HOPE VI Cluster: | | |
| Choice Neighborhoods Grant | 14.889 | 5,193,541 |
| Jobs-Plus Pilot Initiative | 14.895 | 468,779 |
| | | 102,483,842 |
| <u>Direct from the U.S. Department of Labor:</u> | | |
| Youthbuild Program | 17.274 | 393,071 |
| <u>Pass through from the City of Tampa, Florida:</u> | | |
| Housing Opportunities for Persons with AIDS | 14.241 | 634,529 |
| TOTAL EXPENDITURES OF FEDERAL AWARDS | | 103,511,442 |
| LOCAL ASSISTANCE | | |
| <u>Pass through from the City of Tampa, Florida:</u> | | |
| Various local grants | | 456,151 |
| TOTAL EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE | | \$ 103,967,593 |

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended March 31, 2019

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and local assistance includes the federal grant activity of the Housing Authority of the City of Tampa, Florida and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program ("HCV"), CFDA Number 14.871, to be an expenditure for the purposes of this schedule. Therefore, the amount in this schedule represents the total amount received directly from HUD and not the expenditures paid by the Authority.

NOTE 2 - FEDERAL AWARDS RECEIVING SEPARATE AUDITS

The accompanying schedule of expenditures of federal awards and local assistance excludes \$355,114,945 of expenditures for a Performance Based Contract Administrator Agreement with HUD for the State of Florida and the U.S. Virgin Islands. There is a separately issued schedule of expenditures of federal awards in the annual audit performed in accordance with the requirements of Uniform Guidance dated September 26, 2019 for North Tampa Housing Development Corporation, a blended component unit of the Authority, in which that federal award is included. If the amount had been included in the accompanying schedule the total expenditures of federal and local awards would have been \$459,082,538.

NOTE 3 - INDIRECT COST RATE

The Authority did not elect to use the 10-percent de minimis indirect cost rate.

NOTE 4 - SUB-RECIPIENTS

During the year ended March 31, 2019, the Authority had no sub-recipients.

NOTE 5 NONCASH ASSISTANCE AND OTHER

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended March 31, 2019.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Tampa, Florida (the "Authority"), as of and for the year ended March 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 18, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. **The results of our tests disclosed no instances of noncompliance** or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over compliance. Accordingly, this communication is not suitable for any other purpose.

December 18, 2019
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

DRAFT

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH
MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE**

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

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Tampa, Florida’s (the “Authority”) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority’s major federal programs for the year ended March 31, 2019. The Authority’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

The Authority’s basic financial statements include the operations of North Tampa Housing Development Corporation (“NTHDC”), a blended component unit, which received \$355,114,945 in federal awards that is not included in the schedule of expenditures of federal awards and local assistance during the year ended March 31, 2019. Our audit, described below, did not include the operations of NTHDC because we issued a separate report on NTHDC’s compliance with requirements that could have a direct and material effect on each major program and internal control over compliance in accordance with the *OMB Compliance Supplement* for the year ended March 31, 2019.

Management’s Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor’s Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority’s major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (“Uniform Guidance”). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2019.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. **We did not identify any deficiencies in internal control over compliance** that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

December 18, 2019
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Housing Authority of the City of Tampa, Florida
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

March 31, 2019

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: **Unmodified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Type of auditor's report issued on compliance for major programs: **Unmodified**

There were no audit findings that are required to be reported in accordance with 2 CFR 200.516(a).

The programs tested as major programs are as follows:

- Housing Voucher Cluster
 - Section 8 Housing Choice Voucher Program - CFDA No. 14.871
- Public Housing Capital Fund Program - CFDA No. 14.872
- HOPE VI Cluster
 - Choice Neighborhoods Grant - CFDA No. 14.889

The threshold for distinguishing types A and B programs was **\$3,000,000**.

Did the auditee qualify as a low-risk auditee? Yes

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None.

C. FINDINGS - FEDERAL AWARDS PROGRAMS AND QUESTIONED COSTS

None.

D. SUMMARY OF PRIOR YEAR AUDIT FINDINGS

None.

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

No further information to report for the month of January

During the month of January 2019, The Asset Management Department in conjunction with Program and Property Services will continue the process of implementing a comprehensive outreach program to increase the resident participation of programs and services throughout the RAD properties. The purpose is to educate THA property managers to the available services with will empower them to explain the benefits of participation and how it can aid in their movement toward self sufficiency.

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

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

Encore Properties

The Asset Management Department Will soon reach an agreement with The Urban League to lease 600 sqft retail space at the Reed at Encore also andn agreement will be reached with Precient Pizza to lease space at the Tempo.

River Pines

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

Meridian River

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

Belmont Heights Estate

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

Gardens at South Bay

At Gardens of South Bay all of the stairways have been completed as of October 19, 2019. The painting of the Building has been awarded and should start sometime in the 2nd week of February.

Palm Terrace Assisted Living Facility

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

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

December 2019

| MANAGEMENT OPERATIONS | RENT/OTHER COLLECTED | OCCUPANCY |
|---------------------------|----------------------|---------------|
| PROPERTY | PERCENT | PERCENT |
| J. L. Young, Inc. | 99.61% | 98.21% |
| Robles, LLC | 94.72% | 92.12% |
| Scruggs Manor, LLC | 99.61% | 95.69% |
| Azzarelli | 98.91% | 100.00% |
| Scruggs Manor | 99.95% | 94.19% |
| Seminole, LLC | 98.46% | 95.86% |
| Seminole Park | 98.04% | 95.00% |
| Moses White Estates | 98.45% | 97.10% |
| Shimberg, LLC | 97.85% | 96.36% |
| Shimberg Estates | 97.85% | 94.87% |
| Squire Villa | 99.60% | 100.00% |
| C. Blythe Andrews | 97.10% | 96.49% |
| Arbors, LLC | 98.74% | 97.38% |
| Arbors at Padgett Estates | 98.92% | 96.64% |
| Azeele | 99.92% | 100.00% |
| Bay Ceia Apartments | 97.37% | 97.50% |
| Soho Place Apartments | 98.57% | 100.00% |
| St. Louis/St. Conrad | 100.15% | 100.00% |
| Overall Average | 98.65% | 95.79% |

December-19**Tenant Accounts Receivable**

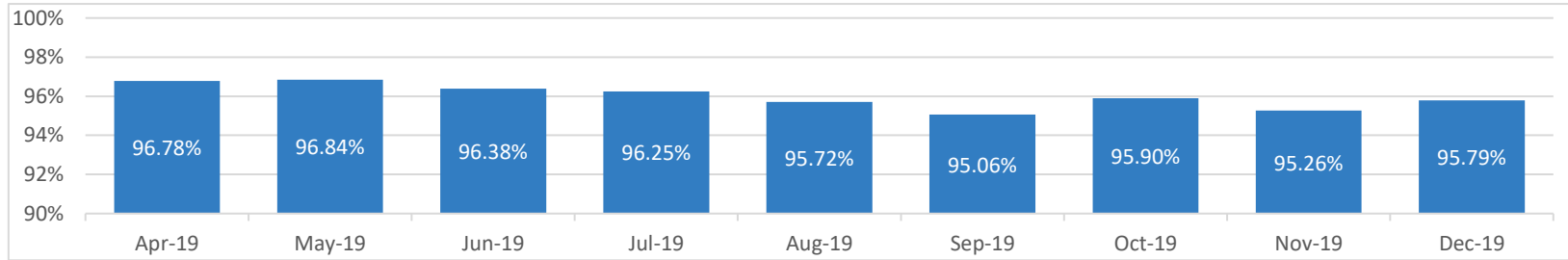
| Property | Total Tenant Revenue | Accts Receivable | Bad Debt / Over 90 Days | Fraud | Future Legal Adjustments to TARs | Adjusted Receivables | % |
|---------------------------|-----------------------|--------------------|-------------------------|---------------|----------------------------------|----------------------|---------------|
| J L Young, Inc. | \$1,290,102.17 | \$5,049.50 | \$0.00 | \$0.00 | \$0.00 | \$5,049.50 | 99.61% |
| Robles Park, LLC | \$478,392.20 | \$25,313.55 | \$12.20 | \$0.00 | \$24.00 | \$25,277.35 | 94.72% |
| Scruggs Manor, LLC | \$239,786.35 | \$1,040.12 | \$107.52 | \$0.00 | \$0.00 | \$932.60 | 99.61% |
| Azzarelli | \$78,889.20 | \$966.12 | \$107.52 | \$0.00 | \$0.00 | \$858.60 | 98.91% |
| Scruggs Manor | \$160,897.15 | \$74.00 | \$0.00 | \$0.00 | \$0.00 | \$74.00 | 99.95% |
| Seminole Park, LLC | \$418,587.79 | \$6,453.93 | \$0.00 | \$0.00 | \$0.00 | \$6,453.93 | 98.46% |
| Seminole Park | \$234,076.39 | \$4,590.50 | \$0.00 | \$0.00 | \$0.00 | \$4,590.50 | 98.04% |
| Moses White Estates | \$184,511.40 | \$1,863.43 | \$0.00 | \$0.00 | \$0.00 | \$2,858.10 | 98.45% |
| Shimberg, LLC | \$353,523.40 | \$9,461.29 | \$6,678.29 | \$0.00 | \$2,731.00 | \$52.00 | 99.99% |
| Shimberg Estates | \$169,420.40 | \$8,604.29 | \$6,678.29 | \$0.00 | \$2,731.00 | \$3,647.25 | 97.85% |
| Squire Villa | \$53,520.00 | \$337.00 | \$0.00 | \$0.00 | \$0.00 | \$214.00 | 99.60% |
| C.B. Andrews | \$130,583.00 | \$520.00 | \$0.00 | \$0.00 | \$0.00 | \$3,786.30 | 97.10% |
| Arbors, LLC | \$420,159.02 | \$21,702.88 | \$15,573.31 | \$0.00 | \$816.00 | \$5,313.57 | 98.74% |
| Arbors at Padgett | \$251,948.67 | \$18,909.39 | \$15,573.31 | \$0.00 | \$0.00 | \$2,731.00 | 98.92% |
| Azeele | \$10,441.00 | \$0.90 | \$0.00 | \$0.00 | \$0.00 | \$7.90 | 99.92% |
| Bay Ceia Apartments | \$107,267.95 | \$2,562.87 | \$0.00 | \$0.00 | \$816.00 | \$2,819.68 | 97.37% |
| Soho Place | \$31,448.40 | \$133.00 | \$0.00 | \$0.00 | \$0.00 | \$450.00 | 98.57% |
| St. Louis/St. Conrad | \$19,053.00 | \$96.72 | \$0.00 | \$0.00 | \$0.00 | (\$28.00) | 100.15% |
| Totals | \$3,200,550.93 | \$69,021.27 | \$22,371.32 | \$0.00 | \$3,571.00 | \$43,078.95 | 98.65% |

Reporting Month: **December**
2019
Occupancy Report

| Property | Avail Units | Service Units | Demo/ Fire Casualty | MOD/ Offline | Adjusted | Leased Units | Vacant Units | Assigned Units | % |
|---------------------------|--------------|---------------|---------------------------|-----------------|--------------|-----------------|-----------------|-------------------|---------------|
| J L Young, Inc. | 449 | 1 | 0 | 0 | 448 | 440 | 8 | 6 | 98.21% |
| Robles, LLC | 408 | 1 | 1 | 0 | 406 | 374 | 32 | 20 | 92.12% |
| Scruggs Manor, LLC | 116 | 0 | 0 | 0 | 116 | 111 | 5 | 4 | 95.69% |
| Azzarelli | 30 | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 100.00% |
| Scruggs Manor | 86 | 0 | 0 | 0 | 86 | 81 | 5 | 4 | 94.19% |
| Seminole Park, LLC | 169 | 0 | 0 | 0 | 169 | 162 | 7 | 6 | 95.86% |
| Seminole Park | 100 | 0 | 0 | 0 | 100 | 95 | 5 | 5 | 95.00% |
| Moses White Estates | 69 | 0 | 0 | 0 | 69 | 67 | 2 | 1 | 97.10% |
| Shimberg, LLC | 165 | 0 | 0 | 0 | 165 | 159 | 6 | 6 | 96.36% |
| Shimberg Estates | 78 | 0 | 0 | 0 | 78 | 74 | 4 | 4 | 94.87% |
| Squire Villa | 30 | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 100.00% |
| C.B. Andrews | 57 | 0 | 0 | 0 | 57 | 55 | 2 | 2 | 96.49% |
| Arbors, LLC | 191 | 0 | 0 | 0 | 191 | 186 | 5 | 5 | 97.38% |
| Arbors at Padgett | 119 | 0 | 0 | 0 | 119 | 115 | 4 | 4 | 96.64% |
| Azeele | 10 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 100.00% |
| Bay Ceia Apartments | 40 | 0 | 0 | 0 | 40 | 39 | 1 | 1 | 97.50% |
| Soho Place | 14 | 0 | 0 | 0 | 14 | 14 | 0 | 0 | 100.00% |
| St. Louis/Conrad | 8 | 0 | 0 | 0 | 8 | 8 | 0 | 0 | 100.00% |
| Total | 1,498 | 2 | 1 | 0 | 1,495 | 1,432 | 63 | 47 | 95.79% |

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

95.79%



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

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

Department of Assisted Housing
Margaret Jones, Director

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

THA was awarded an FSS grant for calendar year 2020 in the amount of \$486,017. Tampa Housing has the largest grant award and program in the state of Florida.

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

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

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

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

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

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

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

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

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

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

250 designated housing vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose.

The family does not have to be listed on the PHA’s voucher waiting list. Instead they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA’s HCV waiting list.

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 122 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

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

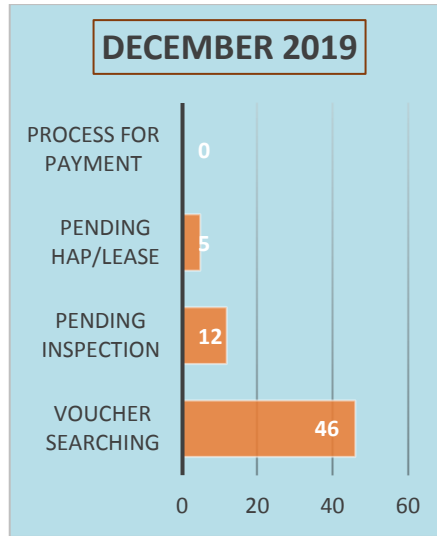
| <i>PROGRAM</i> | <i>BUDGETED UNITS</i> | <i>LEASED UNITS</i> | <i>UTILIZATION RATE</i> | |
|-----------------------|----------------------------------|--------------------------------|--------------------------------|----------------------|
| LEASED PROGRAMS | 8,634 | 8,526 | 99% Monthly | |
| RAD | 1,601 | 1,454 | 91% Monthly | |
| <i>PROGRAM</i> | <i>AUTHORIZED ACC</i> | <i>UTILIZED ACC</i> | <i>MONTHLY</i> | <i>ANNUAL</i> |
| LEASED PROGRAMS | \$7,244,691 | \$7,239,332 | 100% | 99% |

SEMAP REVIEW

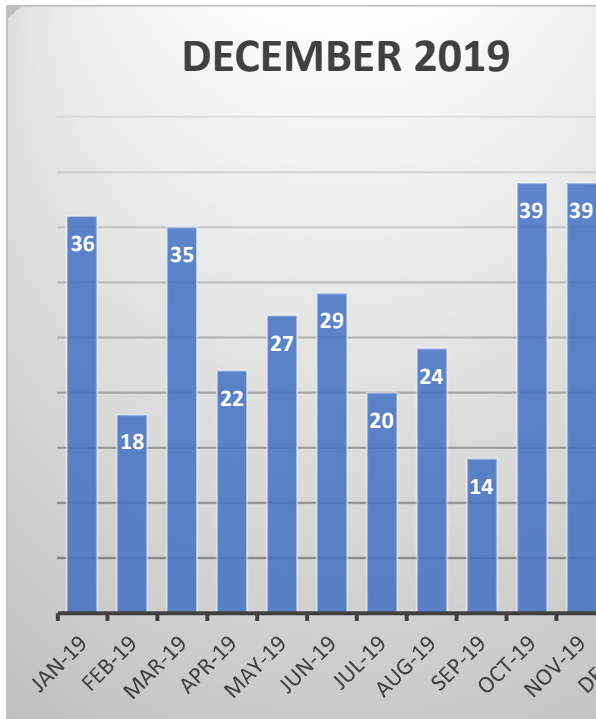
| | Possible | FY2019-20 |
|---|-----------------|------------------|
| | Points | November |
| Indicator 1: Selection from the Waiting List | 15 | 15 |
| Indicator 2: Rent Reasonableness | 20 | 20 |
| Indicator 3: Determination of Adjusted Income | 20 | 15 |
| Indicator 4: Utility Allowance Schedule | 5 | 5 |
| Indicator 5: HQS Quality Control Inspections | 5 | 5 |
| Indicator 6: HQS Enforcement | 10 | 10 |
| Indicator 7: Expanding Housing Opportunities | 5 | 5 |
| BONUS Indicator: De-concentration | 0 | 0 |
| Indicator 8: Payment Standards | 5 | 5 |
| Indicator 9: Annual Reexaminations | 10 | 10 |
| Indicator 10: Correct Tenant Rent Calculations | 5 | 0 |
| Indicator 11: Pre-Contract HQS Inspections | 5 | 5 |
| Indicator 12: Annual HQS Inspections | 10 | 0 |
| Indicator 13: Lease-Up | 20 | 15 |
| Indicator 14: Family Self-Sufficiency (FSS) | 10 | 10 |
| TOTALS | 145 | 125 |
| | 100% | 100% |

WAITING LIST REPORT DECEMBER 2019

| | |
|---------------------|----|
| VOUCHER SEARCHING | 46 |
| PENDING INSPECTION | 12 |
| PENDING HAP/LEASE | 5 |
| PROCESS FOR PAYMENT | 0 |
| To issue 4/5/2019 | |



NEW PARTICIPATING OWNERS



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

HOUSING ASSISTANCE PAYMENTS DECEMBER 2019



| | |
|----------------|----------|
| DECEMBER 2019 | \$723.00 |
| NOVEMBER 2019 | \$722.00 |
| OCTOBER 2019 | \$723.00 |
| SEPTEMBER 2019 | \$715.00 |
| AUGUST 2019 | \$678.00 |
| JULY 2019 | \$689.00 |
| JUNE 2019 | \$693.00 |
| MAY 2019 | \$669.00 |
| APRIL 2019 | \$690.00 |
| MARCH 2019 | \$690.00 |
| FEBRUARY 2019 | \$690.00 |
| JANUARY 2019 | \$678.00 |

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

As a requirement to participate in the City of Tampa and Hillsborough County Emergency Management Team, training continues with I.C.S. 300 offered by FEMA in December 2019. The course is a requirement for personnel who participate in the advanced application of the Incident Command System (ICS). The course objective describes how the National Incident Management System Command and Management component supports the management of expanding incidents; describes the Incident/Event Management process for supervisors and expanding incidents as prescribed by the ICS; includes conducting a team exercise which includes an Incident Management process on a simulated Type 3 incident and the development of an Incident Action Plan for the simulated incident.

Program and Property Services had a wonderful Christmas tree decoration and celebration at Robles Park that I participated in during the holidays. It was well received by our residents and enjoyed by all. A public invite for a party to be held at the corner of Central and Lake (across from Robles Park) was discovered on Instagram. To try and keep the peace we doubled our security measures and assigned two security guards to work the property 24 hours per day. TPD assigned two patrol cars to Robles Park and we continued with our safety patrols and our TPD off duty program; during this period we had a report of one person being injured; this was a result of a 22 year old male being injured from fireworks blowing up in his hand; when security arrived on the scene they called 911 and the gentleman was transported to Tampa General with non-life threatening injuries.

The Public Safety Department, AES and Johnson Controls will be conducting pre-inspections on all the fire alarm and sprinkler systems for the next 4 months to ensure these pass the upcoming Fire Marshal's inspections.

POLICE REPORT REQUEST

The Public Safety Department receives court orders from various agencies and departments requesting we conduct a diligent search of our data bases to try 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 together to reduce program fraud by operating the "Fraud Hotline," conducting follow up investigations, making referrals for criminal prosecution and restitution.

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

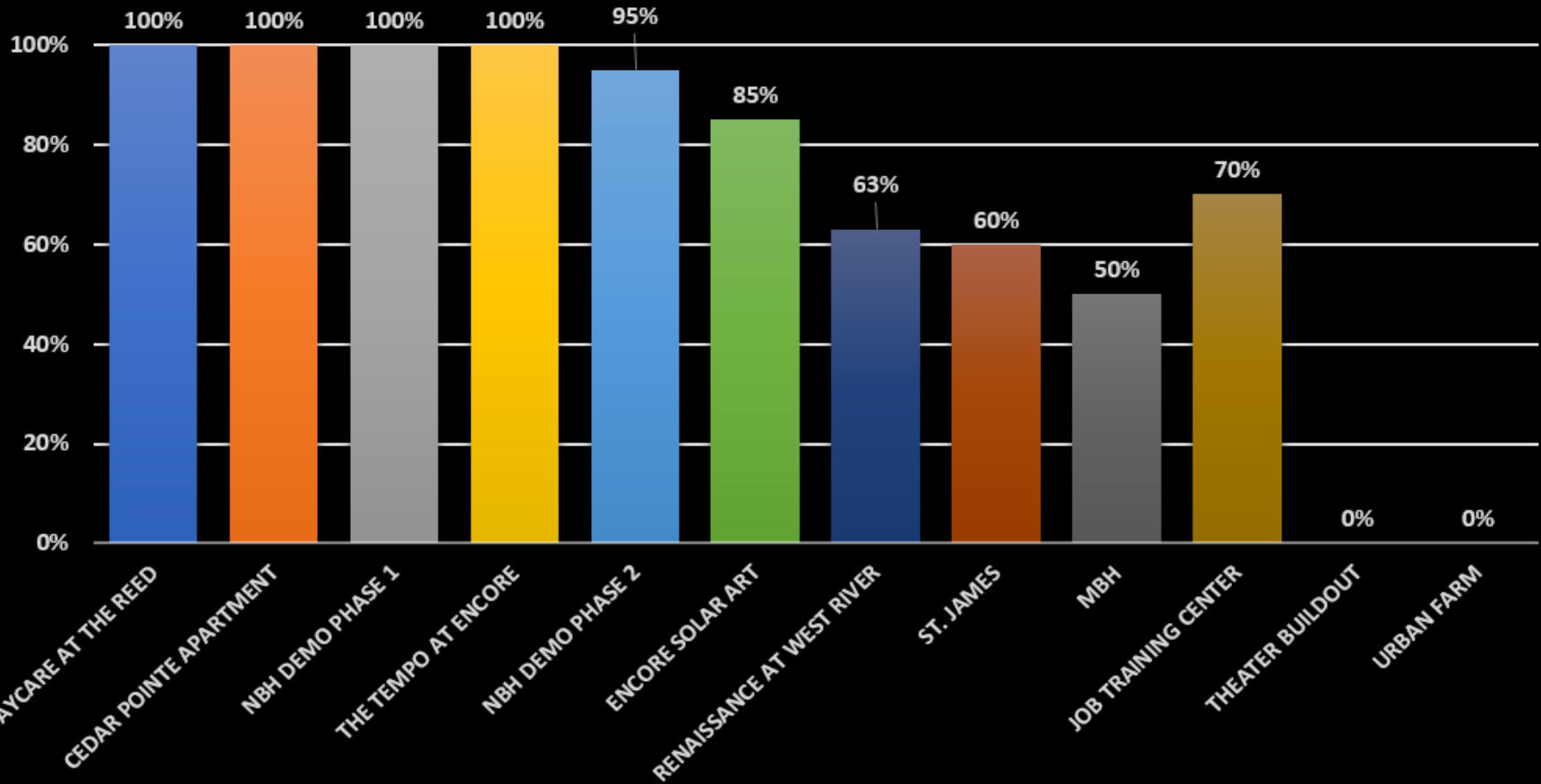
The Tampa Police Department ROC officers working all our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing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

| POLICE REPORT REQUEST | | | | |
|------------------------------|------------------------|----------------------|------------------------|---------------------|
| NAME | DATE OF REQUEST | DATE RECEIVED | POLICE REPORT # | REQUESTING |
| Confidential | 11/28/2019 | 12/02/2019 | 19-618326 | Public Safety Dept |
| Confidential | 12/02/2019 | 12/03/2019 | 19-862957 | Public Safety Dept. |
| Confidential | 12/03/2019 | Processing | 19-858523 | Public Safety Dept. |
| Confidential | 12/05/2019 | 12/05/2019 | 19-604144 | Public Safety Dept. |
| Confidential | 12/11/2019 | 12/12/2019 | 19-639431 | Public Safety Dept. |
| Confidential | 12/13/2019 | 12/17/2019 | 18--018774 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-620148 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-501253 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-500334 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-500144 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-499866 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-499727 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-498600 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-498428 | Public Safety Dept. |
| Confidential | 12/16/2019 | 12/17/2019 | 19-498316 | Public Safety Dept. |
| Confidential | 12/20/2019 | 12/20/2019 | 19-654007 | Public Safety Dept. |
| Confidential | 12/26/2019 | 12/26/2019 | 19-661594 | Public Safety Dept. |
| Confidential | 12/26/2019 | 12/26/2019 | 19-657994 | Public Safety Dept. |
| Confidential | 12/26/2019 | 12/26/2019 | 19-663382 | Public Safety Dept. |
| Confidential | 12/26/2019 | 12/26/2019 | 19-663971 | Public Safety Dept. |
| Confidential | 12/26/2019 | 12/26/2019 | 19-664720 | Public Safety Dept. |
| Confidential | 12/30/2019 | 12/30/2019 | 19-667360 | Public Safety Dept. |
| Confidential | 12/30/2019 | 12/30/2019 | 19-667538 | Public Safety Dept. |
| Confidential | 12/30/2019 | 12/30/2019 | 19-667741 | Public Safety Dept. |
| Confidential | 12/31/2019 | 12/31/2019 | 19-454189 | Public Safety Dept. |

| TAG & TOW | | | | | | | |
|-------------|---------------|-------|-----------|---------|-------------|-------------|----------|
| PROPERTY | MAKE | YEARS | COLOR | TAG# | REASON/AREA | TAGGED DATE | TOW |
| JL YOUNG | SCION TC | N/A | BLACK | INBIGJ | No permit | N/A | 12/03/19 |
| JL YOUNG | Ford ran | N/A | RED | ZBYIPY | No permit | N/A | 12/04/19 |
| JL YOUNG | CADILLAC | N/A | N/A | 2237BD | No permit | N/A | 12/06/19 |
| ROBLES PARK | CHEVY IMP | N/A | DK SILVER | KCL210 | No permit | N/A | 12/07/19 |
| ROBLES PARK | CHEVY IMP | N/A | GREY | DBJR90 | No permit | N/A | 12/07/19 |
| ROBLES PARK | FORD FUS | N/A | WHITE | UVI8223 | No permit | N/A | 12/07/19 |
| ROBLES PARK | NISSAN ALT | N/A | BROWN | LGQH45 | No permit | N/A | 12/07/19 |
| ROBLES PARK | FORD EXP | N/A | GREEN | IGYO89 | No permit | N/A | 12/07/19 |
| ROBLES PARK | JEEP FAT | N/A | GREY | DBIR90 | No permit | N/A | 12/07/19 |
| ROBLES PARK | FORD FISO | N/A | RED | J2KX27 | No permit | N/A | 12/07/19 |
| ROBLES PARK | NISSAN WLE | N/A | WHITE | JEYXCS | No permit | N/A | 12/07/19 |
| ROBLES PARK | NISSAN ROG | N/A | BLACK | EIUL6V | No permit | N/A | 12/08/19 |
| ROBLES PARK | KIA SOV | N/A | ORANGE | D25R54 | No permit | N/A | 12/08/19 |
| ROBLES PARK | CHEVY TRA | N/A | BLACK | IU2K55 | No permit | N/A | 12/11/19 |
| ROBLES PARK | NISSAN MAX | N/A | BLACK | CNU9061 | No permit | N/A | 12/11/19 |
| ROBLES PARK | HYUNDAI TUCS | N/A | WHITE | LNTY74 | No permit | N/A | 12/11/19 |
| ROBLES PARK | HONDA CRV | N/A | RED | KUY451 | No permit | N/A | 12/11/19 |
| ROBLES PARK | INFINITY G3S | N/A | GOLD | CBGI63 | No permit | N/A | 12/11/19 |
| JL YOUNG | NISSAN VERS | N/A | GREY | JOSL70 | No permit | N/A | 12/20/19 |
| SOHO APTS | MERCEDES C320 | N/A | BLACK | LHGB77 | No permit | N/A | 12/21/19 |
| ROBLES PARK | FORD FUSH | N/A | GREY | LBXD50 | No permit | N/A | 12/28/19 |
| ROBLES PARK | NISSAN AL | N/A | GREY | CP29806 | No permit | N/A | 12/28/19 |

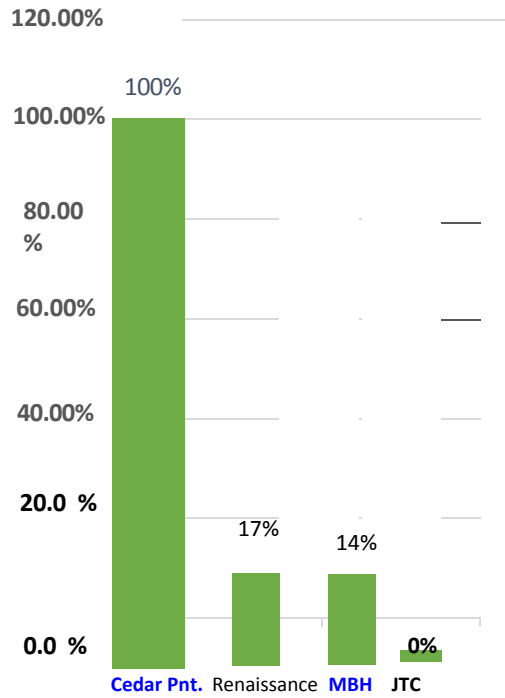
| DILIGENT SEARCHES | | | | |
|-------------------|-----------------|---------------|---|----------|
| NAME | DATE OF REQUEST | DATE RECEIVED | INFORMATION FOUND | AGENCY |
| Confidential | 12/03/2019 | 12/03/2019 | No Records Found | Eckerd |
| Confidential | 12/03/2019 | 12/03/2019 | 100 25 th Tampa, Fl33604 | Eckerd |
| Confidential | 12/03/2019 | 12/03/2019 | No Records Found | Eckerd |
| Confidential | 12/03/2019 | 12/03/2019 | 8730 Grove Terrace Apt. 264 | Eckerd |
| Confidential | 12/03/2019 | 12/03/2019 | No Records Found | Eckerd |
| Confidential | 12/03/2019 | 12/03/2019 | No Records Found | Eckerd |
| Confidential | 11/20/2019 | 12/10/2019 | No Records Found | HCSO |
| Confidential | 11/20/2019 | 12/10/2019 | No Records Found | HCSO |
| Confidential | 11/20/2019 | 12/10/2019 | No Records Found | HCSO |
| Confidential | 11/20/2019 | 12/10/2019 | No Records Found | HCSO |
| Confidential | 12/06/2019 | 12/23/2019 | No Records Found | ChildNet |
| Confidential | 12/06/2019 | 12/23/2019 | No Records Found | HCSO |
| Confidential | 12/06/2019 | 12/23/2019 | No Records Found | HCSO |
| Confidential | 12/06/2019 | 12/23/2019 | No Records Found | HCSO |
| Confidential | 12/27/2019 | 12/27/2019 | 2108 E 142 nd Ave, Tampa, Fl 33613 | HCSO |
| Confidential | 12/27/2019 | 12/27/2019 | 2617 72th St. Tampa, Fl 33619 | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |
| Confidential | 12/27/2019 | 12/27/2019 | No Records Found | Eckerd |

MAJOR ACTIVE PROJECTS STATUS

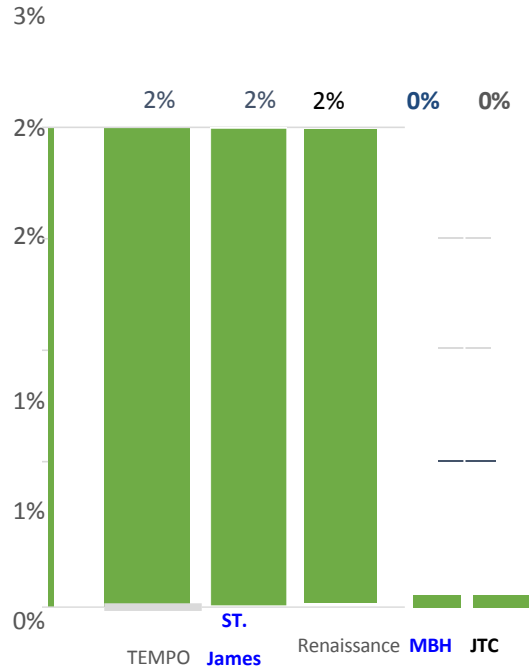


MBE and HUD Section 3 Contractors & Individuals

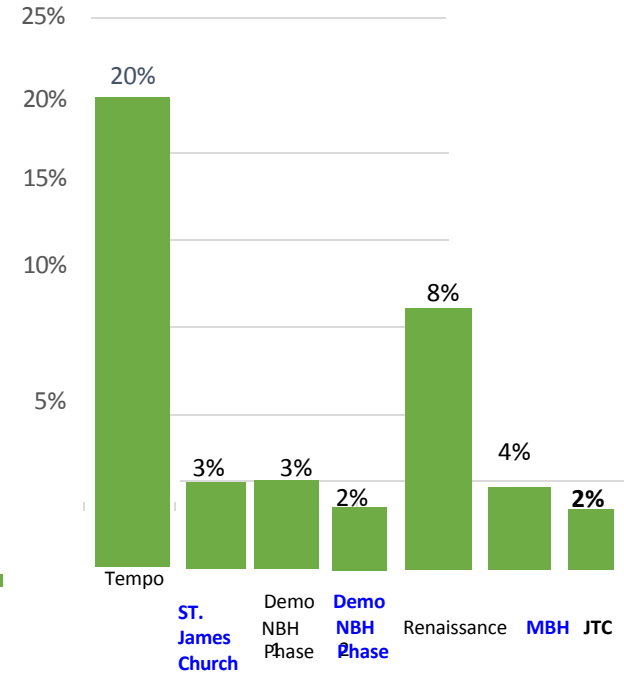
MBE CONTRACTS



SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

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



LOT
12

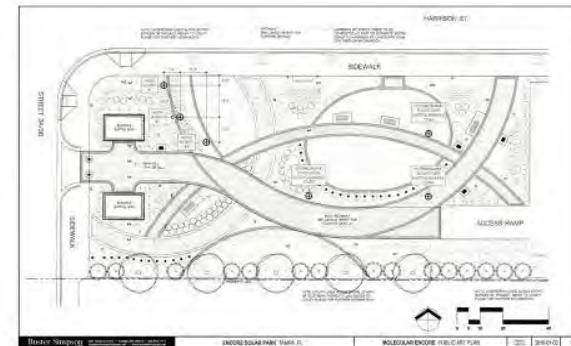
ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



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

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

Church Interior Framing

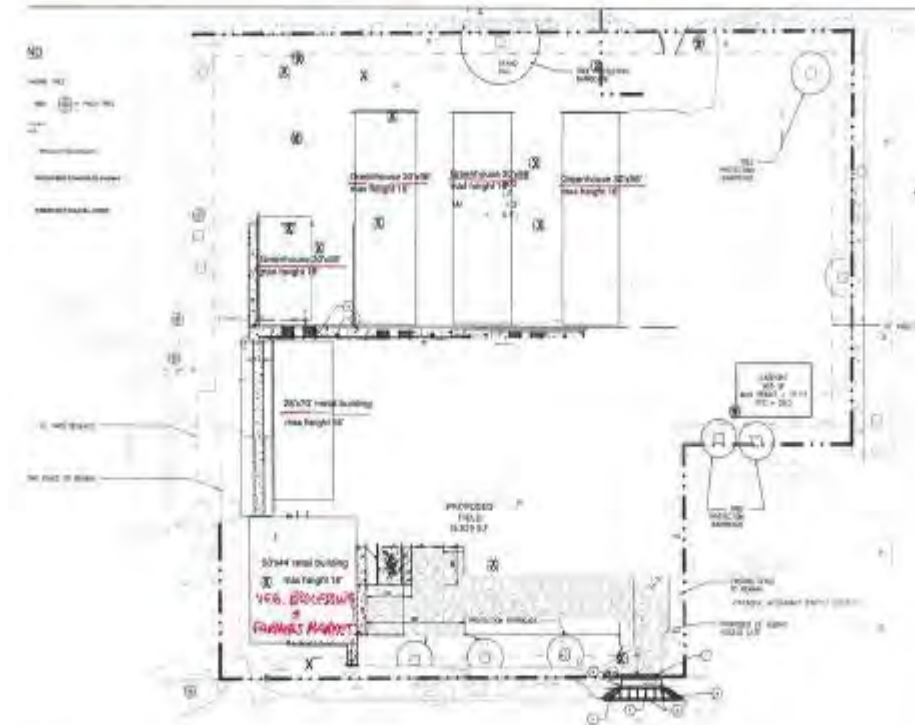
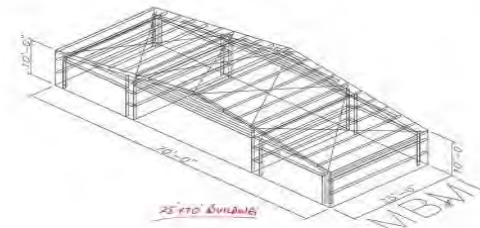


COMMUNITY URBAN FARM AT ENCORE LOT 1

Student Classroom



Schematic of Student Classroom



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



TEMPO AT ENCORE DEVELOPMENT



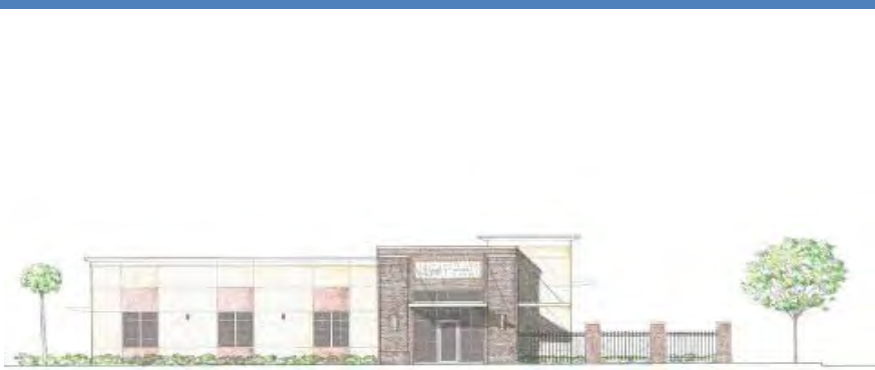
Tempo – Construction is complete. In Close-out Phase. 203 Units -199 Occupied.

MEDICAL FACILITY AT THE REED

Construction completed



COMMUNITY JOB TRAINING CENTER



Project currently under construction, utilities added to building slab, and foundation complete. Building is topped out. Roof complete. Interior metal framing is complete and MEP (Mechanical Electrical Plumbing) final is being installed. Interior Drywall 75% complete Completion scheduled February 2020.

RENDERINGS



T2 A -NORTH TOWNHOMES ELEVATION



T2 A -NORTH TOWNHOMES STREET VIEW



T3 A -TOWER 1



T3 B- TOWER 3



T3 B- WITH GARAGE

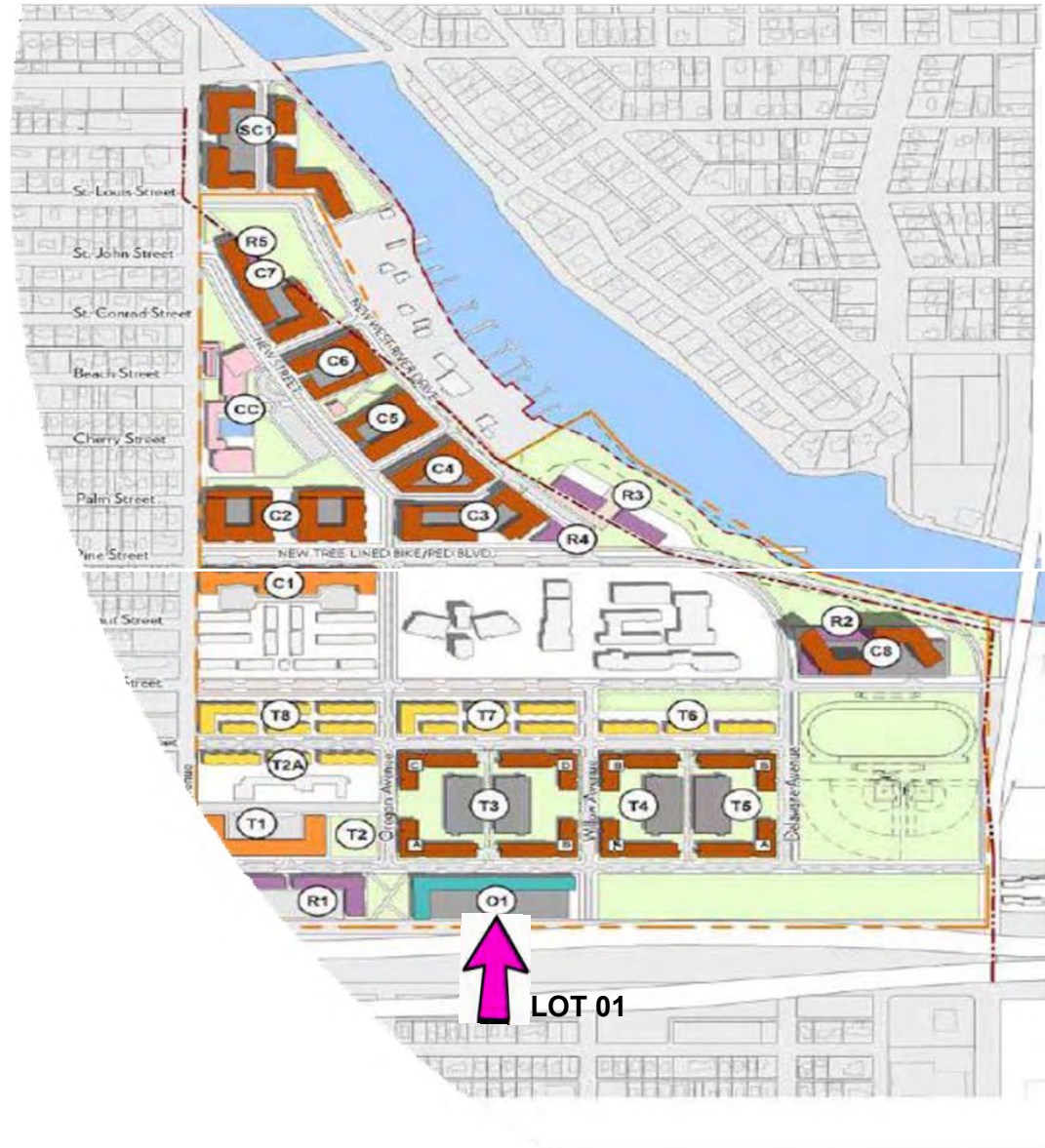


T3 C -TOWER 2

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

West River Redevelopment

- T1-**Renaissance at West River**, 160 units, under construction with DPR is currently **63%** complete. Completion is expected for **June 2020**.
- T2A-**Mary Bethune**, is under construction for modernization of 150 senior housing units. Completion date **August 2020**. **Project is currently 50%complete**.
- T2A **North (Townhomes) 32 Townhomes units for sale**. **50% CD drawings are due on 1/22/20**. **100% “For Permit” drawings are expected by late February 2020**.
- T3A-**(Boulevard Tower 1)**100 % **Construction Documents and permits approved**. Funded 9% Tax Credit, **119 units**. General Contractor, Suffolk Construction. **Pre-construction held Jan 9th, 2020**. **Construction started Jan.13th,2020**
- T3B- **(Boulevard Tower 3)**100 % Construction Documents and in permitting. Funded 9% Tax Credit, **133 units**. **Pre-construction held Jan 9th, 2020**.
- T3C-**(Boulevard Tower 2)**100 % **Construction Documents and permits approved**. General Contractor, Suffolk Construction. Funded 4% Tax Credit, **119 units**.**Pre-construction held Jan 9th, 2020**.
- T3D- **(Boulevard Tower 4)****102 units** in Schematic design phase. **Multi-Family development . 50% construction documents completed**.
- T4-**Phase 1**-selected for funding 9/19/19 to FHFC for **(112Units)**. To be awarded \$8 million of CDBG-disaster recovery funding from FHFC.
- T4-**Phase 2 (107 Units) and T4-Phase 3 (119) units** submitted application. Submitted for **SAIL funding**.
- T5-Developed by partnership with Related Group.
- Lot 01 (**in blue**) Task Order issued to Design Styles for 80,000 sf building



West River Development Progress Photos



RED



Page 12 of 15

West River Development- Mary Bethune and Renaissance



T2A- Mary Bethune Highrise,150 -Senior Housing Units



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



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



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

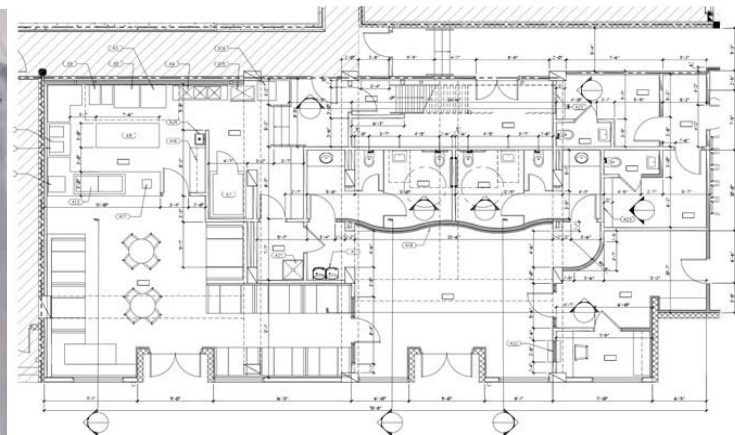
TEMPO THEATRE / RESTAURANT

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

SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

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

December 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

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

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

Encore Chiller Plant

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

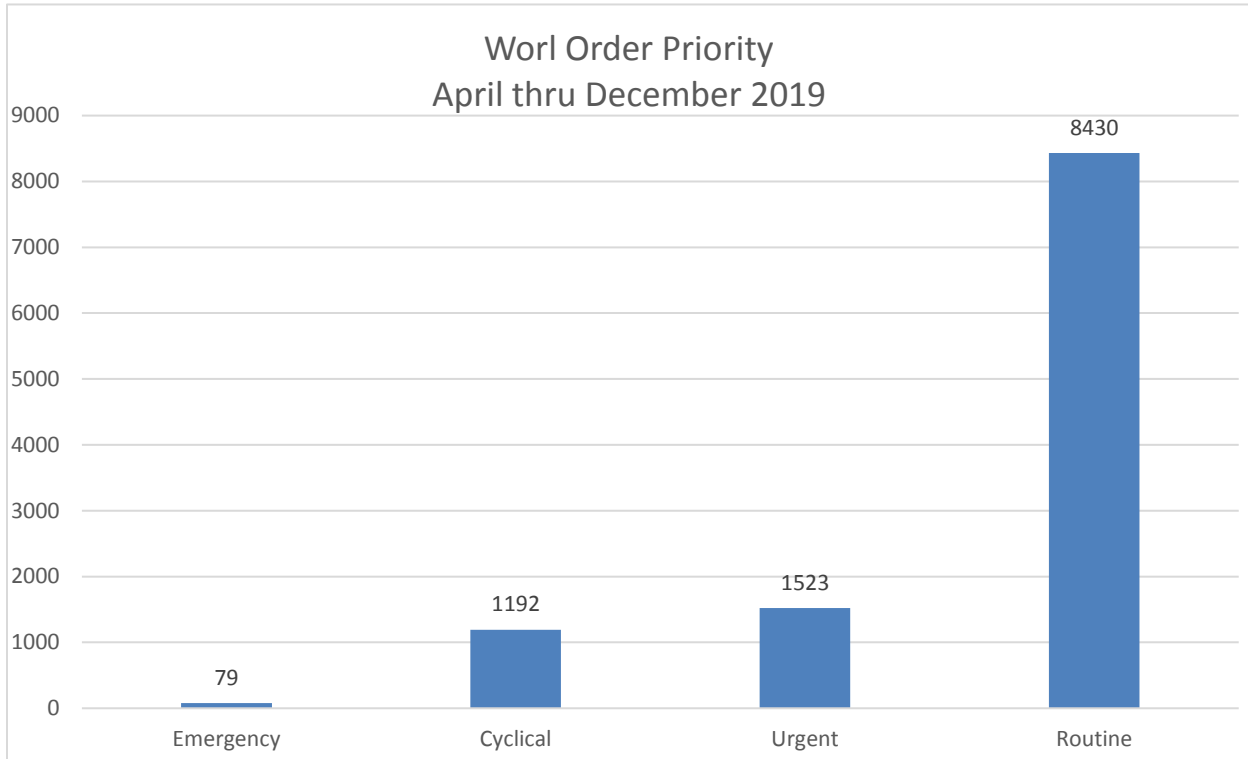
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

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

Facilities:

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

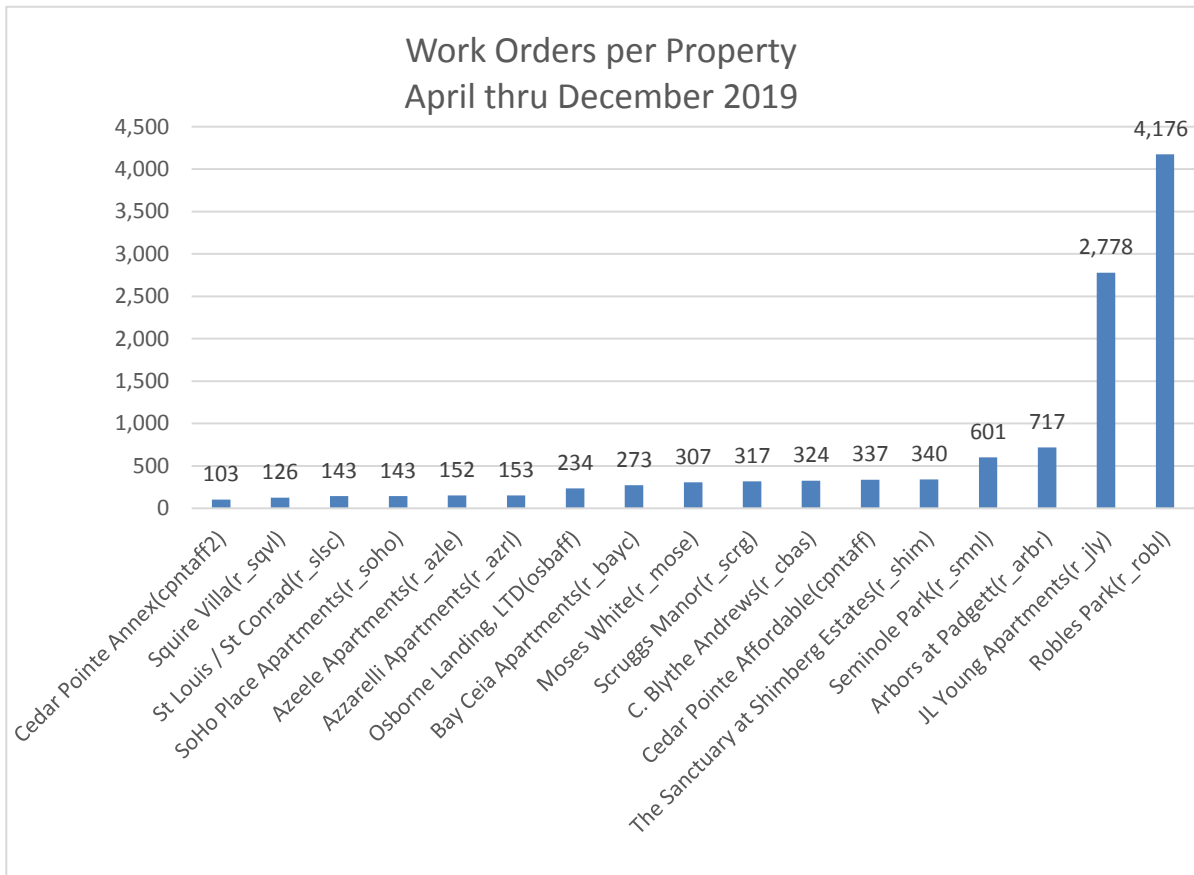
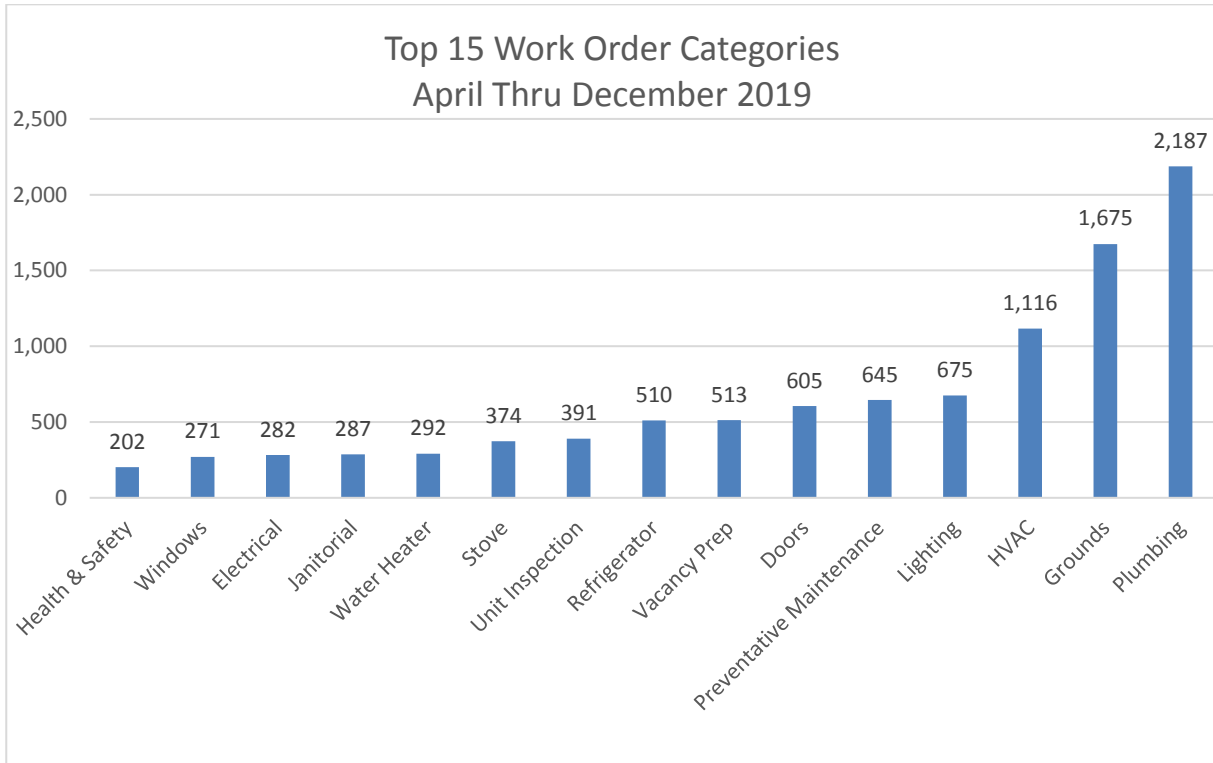


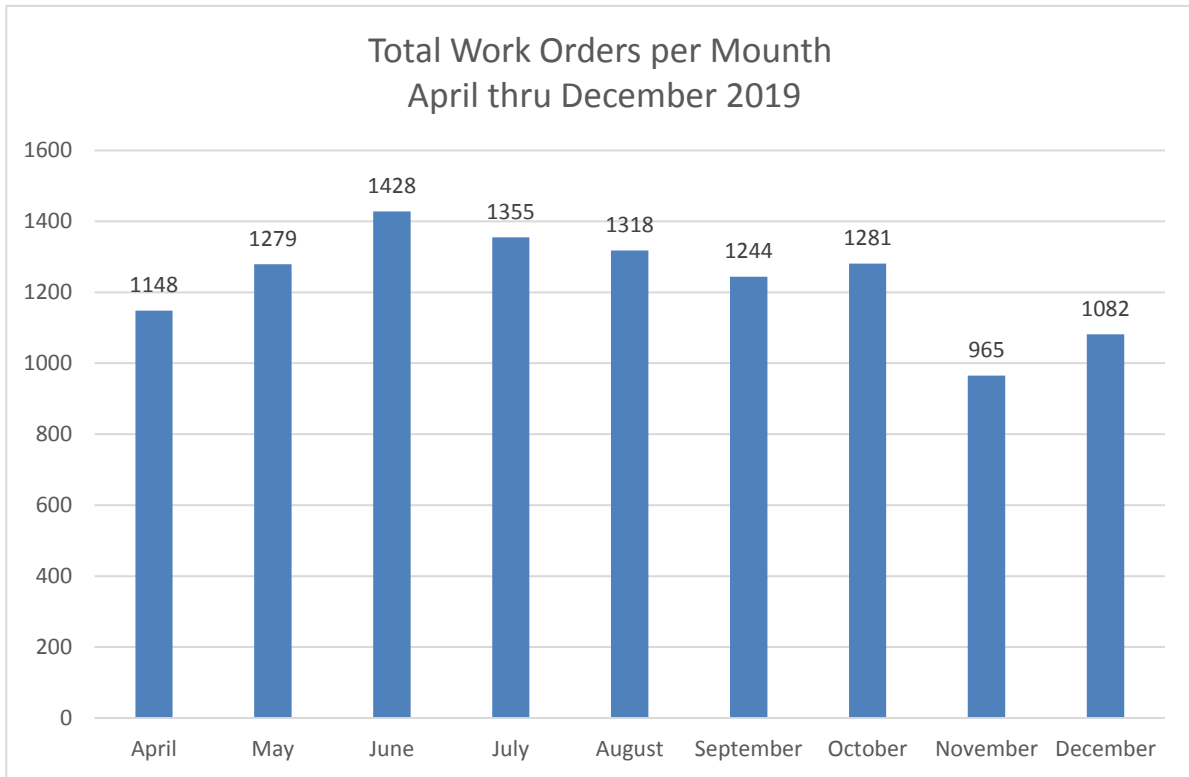
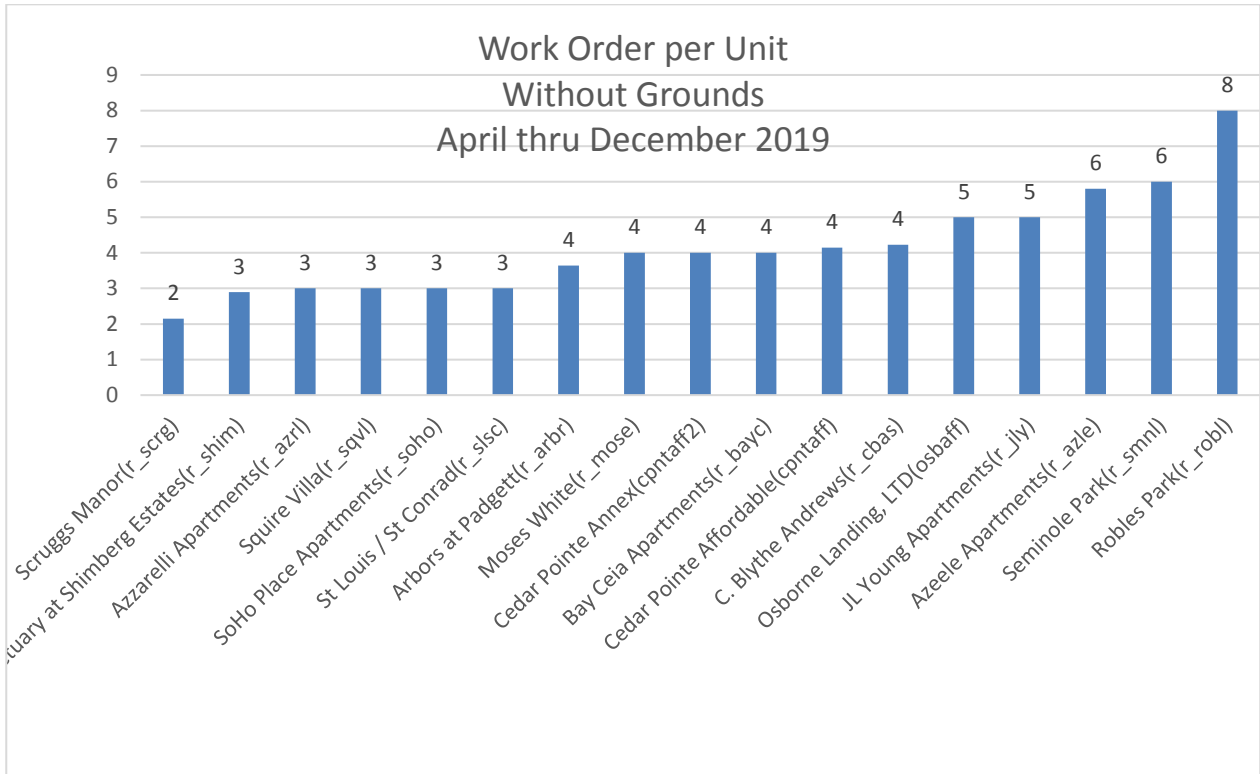
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

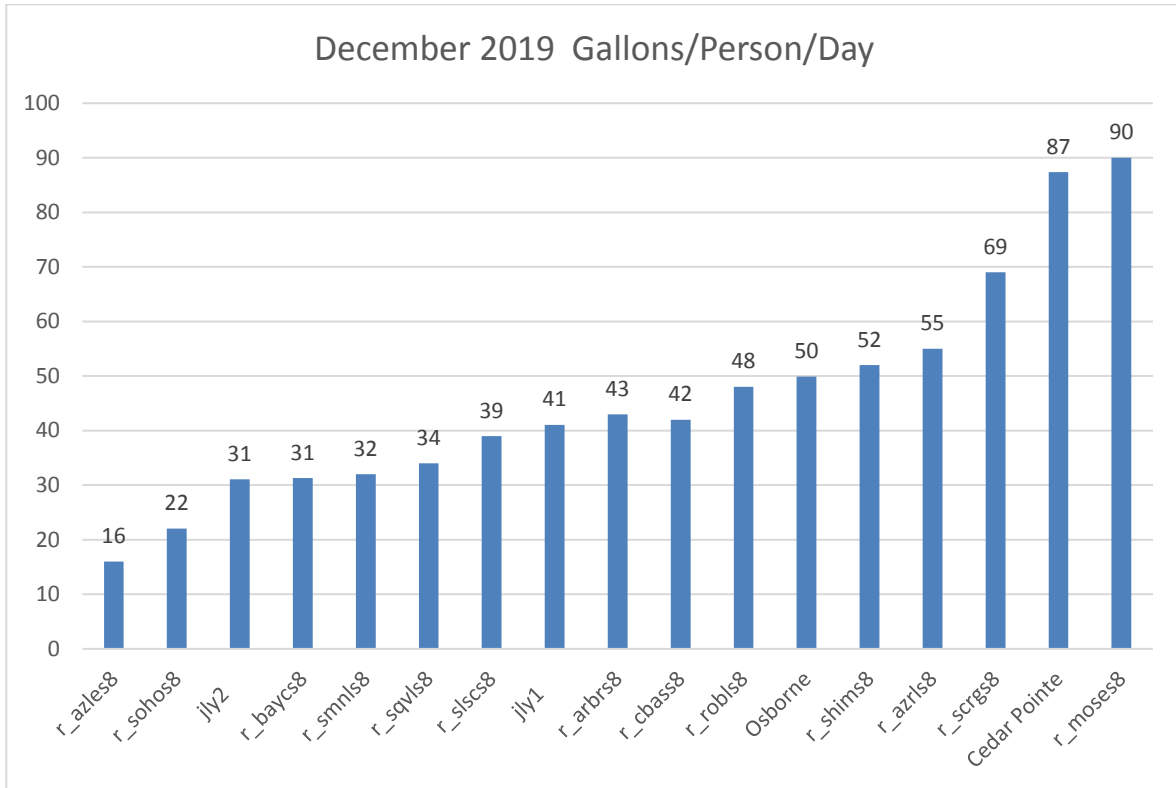
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

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





Average = 1233/Month



THA average number of Gallons per Person per Day (GPD) for October is 46. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register January 2020

| Contractor | Description | Start Date | End Date | Contract Amount | Change Orders | Revised Amount | Amount Paid | Amount Left | % Complete | MBE |
|------------------------------------|--|------------|------------|-----------------------|---------------|----------------|---------------------|-----------------------|------------|---------|
| CGI Federal Inc. | PBCA Contract Administration | 11/1/2019 | 10/31/2020 | \$400,000.00 | \$0.00 | \$400,000.00 | \$45,715.00 | \$400,000.00 | 11.42% | |
| Berman Hopkins Wright & Laham, LLP | Independent Audit Services | 4/27/2016 | 4/26/2020 | \$207,915.00 | \$116,415.00 | \$324,330.00 | \$279,745.00 | \$29,585.00 | 90.87% | |
| Fallon Advisory LLC | Rental Assistance Demonstration Advisory Services(RAD) | 3/24/2017 | 3/23/2020 | \$121,511.28 | \$0.00 | \$121,511.28 | 67,297.47 | \$54,213.81 | 55.38% | |
| Design Styles Architecture | Indefinite Quantities | 12/18/2019 | 12/19/2022 | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | 0.00% | |
| GLE Associates, Inc | Indefinite Quantities | 12/18/2019 | 12/19/2022 | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | 0.00% | |
| Tyson and Billy Architects, P.C. | Indefinite Quantities | 12/20/2019 | 12/20/2022 | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | 0.00% | |
| Cardno, Inc. | Environmental Consultant | 2/15/2018 | 2/14/2020 | \$300,000.00 | \$83,050.00 | \$383,050.00 | \$48,145.00 | \$334,905.00 | 12.57% | |
| CareerSource Tampa Bay | Job Plus Initiative Grant Services | 8/15/2017 | 3/31/2021 | \$148,275.00 | \$0.00 | \$148,275.00 | \$64,027.41 | \$84,247.59 | 43.18% | |
| BONA5D Credit Consultants, LLC | Credit & Work Site Training | 10/1/2017 | 6/30/2020 | \$500.00 | \$0.00 | \$500.00 | \$0.00 | \$500.00 | 0.00% | 100.00% |
| CVR Associates Inc | Consulting Services to facilitate & update THA business plan | 4/1/2018 | 3/31/2022 | \$136,900.02 | \$74,220.00 | \$211,120.02 | \$165,454.00 | \$45,666.02 | 78.37% | 100.00% |
| Abbie J. Weist, Inc. | Grant Writing Consultant Services | 5/2/2018 | 5/2/2020 | \$80,000.00 | \$0.00 | \$80,000.00 | \$34,157.72 | \$45,824.28 | 42.72% | |
| Meacham Urban Farmers LLC | Encore Urban Farm | 1/9/2018 | 1/8/2023 | \$341,162.00 | \$0.00 | \$341,162.00 | \$109,159.10 | \$232,002.90 | 32.00% | |
| GLE Associates, Inc | Environmental Consultant | 2/15/2018 | 2/14/2020 | \$301,850.00 | (\$11,842.75) | \$290,007.25 | \$10,950.00 | \$279,057.25 | 3.78% | |
| Job1USA | Unarmed Security services for JL Young Property | 4/1/2019 | 3/30/2020 | \$98,790.49 | \$0.00 | \$97,787.99 | \$77,778.38 | \$21,012.11 | 78.73% | |

Contract Register January 2020

| Contractor | Description | Start Date | End Date | Contract Amount | Change Orders | Revised Amount | Amount Paid | Amount Left | % Complete | MBE |
|---|--|------------|-----------------|---------------------|---------------|----------------|---------------------|---------------------|------------|---------|
| TCC Enterprise Inc. | Landscaping Services THA Headquarters and Facilities | 5/1/2019 | 3/31/2020 | \$22,800.00 | \$0.00 | \$22,800.00 | \$19,000.00 | \$3,800.00 | 83.33% | 100.00% |
| TCC Enterprise Inc. | Landscaping North Scattered Sites | 5/1/2019 | 3/31/2020 | \$54,000.00 | \$0.00 | \$54,000.00 | \$27,000.00 | \$27,000.00 | 50.00% | 100.00% |
| TCC Enterprise Inc. | Landscaping Services Robles Park | 5/1/2019 | 3/31/2020 | \$26,400.00 | \$0.00 | \$26,400.00 | \$8,800.00 | \$17,600.00 | 33.33% | 100.00% |
| Jeffery Martin Lawn & Tree, LLC | Landscaping Services J.L. Young & Annex | 5/1/2019 | 3/31/2020 | \$31,296.00 | \$0.00 | \$31,296.00 | \$13,737.00 | \$17,559.00 | 43.89% | 100.00% |
| Clean Cut Professional Lawn & Landscape | Landscaping Services South Scattered Sites | 5/1/2019 | 3/31/2020 | \$55,736.55 | \$0.00 | \$55,736.55 | \$22,612.00 | \$33,124.55 | 40.56% | |
| Golden Sun LLC | Landscaping Services Vacant Lots And Occupied Home | 5/1/2019 | 3/31/2020 | \$1,920.00 | \$0.00 | \$1,920.00 | \$170.00 | \$1,750.00 | 8.85% | 100.00% |
| Girls Empowered Mentally for Success | Partnership to divert youth from the juvenile justice system and child welfare systems | 4/1/2018 | 6/28/2020 | \$30,000.00 | \$0.00 | \$30,000.00 | \$21,762.85 | \$8,237.15 | 72.54% | 100.00% |
| Free4Ever Now International, Inc. | Village Link-Up partnership | 1/1/2019 | 9/30/2020 | \$14,090.00 | \$0.00 | \$14,090.00 | \$7,495.00 | \$6,595.00 | 53.19% | 100.00% |
| Ardexo Housing Solutions, Inc. | Self Serve Scanning Kiosk | 2/11/2019 | 2/11/2020 | \$7,500.00 | \$0.00 | \$7,500.00 | \$2,675.41 | \$4,824.59 | 35.67% | |
| Buster Simpson LLC | Encore public Art and USF Design Build Workshop | 9/28/2018 | 12/30/2019 | \$262,400.00 | \$0.00 | \$262,400.00 | \$186,160.00 | \$76,240.00 | 70.95% | |
| Project Link, Inc. | Provide Case Management for Robles Park Residents | 10/1/2018 | 9/30/2020 | \$18,090.00 | \$0.00 | \$18,090.00 | \$2,000.00 | \$16,090.00 | 11.06% | 100.00% |
| EDJKONSULTING | Strategic Planning | 6/10/2019 | 6/9/2020 | \$95,000.00 | \$0.00 | \$95,000.00 | \$28,000.00 | \$67,000.00 | 28.28% | 100.00% |
| Cane Construction | St. James church | 7/31/2019 | UPDATING | \$488,153.00 | \$0.00 | \$488,153.00 | \$266,182.38 | \$221,970.62 | 49.07% | |

Contract Register January 2020

| Contractor | Description | Start Date | End Date | Contract Amount | Change Orders | Revised Amount | Amount Paid | Amount Left | % Complete | MBE |
|------------------------------------|------------------------------------|------------|------------|------------------------|---------------|----------------|-------------------|---------------------|------------|---------|
| Lean Firm | Process Improvement Plan | 11/1/2019 | 2/28/2020 | \$14,950.00 | \$0.00 | \$14,950.00 | \$0.00 | \$14,950.00 | 0.00% | |
| Signature Property Services | Asset Management Services | 6/7/2019 | 6/10/2020 | \$89,683.00 | \$10,400.00 | \$67,400.00 | 73,059.00 | \$16,624.00 | 81.46% | 100.00% |
| Strickland Construction Inc. | Community Training Center @ Encore | 5/29/2019 | 12/30/2019 | \$1,748,882.00 | -\$6,511.29 | \$1,742,370.71 | 930,388.03 | \$811,982.68 | 48.05% | |
| Total Contract Amount | | | | \$10,146,941.84 | | | | | | |
| Total Contract Usage | | | | \$5,631,991.84 | | | | | | |
| Total MBE Contract's Amount | | | | \$520,679.02 | 5.1% | | | | | |

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

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

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

TAMPA HOUSING AUTHORITY PRESENTATION TO TAMPA CITY COUNCIL REGARDING ZION

This information-filled presentation proved to be very interesting to the Tampa City Council who had many questions for the presenters: THA COO Leroy Moore, the CARDNO team (Ground Penetrating Radar Specialists) as well as USF Historians provided additional information to the Council regarding Zion that included a comprehensive overview covering all activities occurring at Robles Park Village since the discovery that an African American Cemetery was determined to previously be on the site. Mr. Moore named the Zion members and included information regarding the relocation process of the families residing in the five buildings identified as being built over the cemetery.

Eric Pendergraft from the CARDNO team gave an informative slide presentation regarding the number of people buried at Zion and spoke regarding the Ground Penetrating Radar that depicted the anomalies (intact caskets). There is a record of approximately 750+ persons buried at this site, based on stats received from county records. The team explained that approvals for GPR equipment were over-laid to ensure that all GPR reports were accurate.

Various council members gave glowing praises to COO Leroy Moore for his speedy, proactive approach, as well as thanked him for setting the model for how these discoveries should be handled, as he gathered residents and community support for what was to come, early in the process. Council Chairman Maniscalco shared that he came from a family of immigrants who, upon their arrival in Tampa, lived in Robles Park. The Chairman also thanked Mr. Moore for the opportunity to tour Robles.

Councilman Gudes asked how the City Council could be more involved, as his office is participating as members of the Zion committee.

THA'S 11TH ANNUAL END OF THE YEAR BUSINESS MEETING

What an amazing day for all the Tampa Housing Authority staff to learn of agency goals and accomplishments from the past year while looking forward to another outstanding year ahead. Employees of the month and year were recognized, Director award recipients were recognized; and the department of the year was recognized. Our speakers shared wisdom and strategies for coping with stress, work demands and surviving trauma. The team-building exercises were also meaningful, it is now certain that all THA staff knows our mission statement. The morning inspiration was food for thought, as well. It was a great venue and great meeting overall. Thank you, Commissioner Clear for your continued support.

28th ANNUAL SENIOR CABARET

This event that honored and celebrated our Seniors was an evening they are likely still talking about! The beautifully decorated room, the saxophonist who walked the room while serenading the crowd, the D.J. spinning the latest and greatest songs and music; the dance contest and fashion show contest; Christmas wrapped prizes, the food, the dancing; the raffles and everything else was icing on the cakes. Everything was extraordinary including the two photographers on hand to capture the essence of the evening. More than 150 seniors along with members of the executive team thoroughly enjoyed this event.

Special thanks to our sponsors, Care Plus and Wire Development whose participation made this Wednesday evening one to remember! Another great Job by the PPS Team!

ZION COMMUNITY ENGAGEMENT ACTIVITIES @ ROBLES PARK

Thanksgiving and Christmas holiday activities were planned to engage and embrace the families at Robles Park that would take their thoughts away from Zion. These activities were well-attended and included a Senior lunch with raffle prizes, a community Christmas Tree lighting ceremony, youth engagement in making Christmas ornaments that looked beautiful on the tree and a community door decorating contest with prizes offered for the winners. These activities were well attended and appreciated by Robles Park residents and their families.

TIGER BAY ZION /LUNCHEON AND PANEL DISCUSSION

The Community Affairs Director was one of four participants in a panel discussion regarding Zion that included Paul Guzzo from the Tampa Bay Times, Yvette Lewis local NAACP President and Rodney Kite Powell from the Tampa Bay History Center. All responded to questions from members of the Tiger Bay organization. Bay News 9, ABC Action News and News Channel 8 were also on hand and interviewed each panelist prior to the luncheon. The panel did a great job of laying everything out and provided information that some were not aware of, according to comments from the audience.

2020 CALENDAR OF EVENTS

| January | | |
|------------------------------|----------|--|
| Wednesday, January 1, 2020 | all day | New Year's Day |
| Monday, January 13, 2020 | 2:00 PM | Boulevard Tower I and Mayor Check Presentation, West River |
| Tuesday, January 14, 2020 | 7:30 AM | 7th Annual Breakfast with the Mayor, Bryan Glazer Family JCC, 522 N Howard Ave Tampa |
| Wednesday, January 15, 2020 | 8:30 AM | THA Board of Commissioners Meeting, THA Boardroom |
| Monday, January 20, 2020 | all day | Martin Luther King, Jr. Day |
| Wednesday, January 22, 2020 | 1:00 PM | Landlord Workshop, THA Cypress |
| Thursday, January 23, 2020 | 9:00 AM | BAAA Meeting, THA Cypress |
| Thursday, January 23, 2020 | 1:30 PM | TECO New Gas Powered AC Unit Dedication, JL Young |
| Thursday, January 30, 2020 | 2:30 PM | Nancy Crown Dedication Ceremony, Tempo's Courtyard Garden at <i>Encore!</i> |
| February | | |
| Saturday, February 1, 2020 | 10:00 AM | City of Tampa Community Resource Fair, Jefferson HS |
| Thursday, February 6, 2020 | 11:15 AM | Governor's Day Luncheon, Florida State Fairgrounds |
| Saturday, February 15, 2020 | all day | THA Race to End Homelessness, Al Lopez Park, Tampa |
| Wednesday, February 19, 2020 | 8:30 AM | THA Board of Commissioners Meeting, THA Boardroom |
| Thursday, February 20, 2020 | 9:00 AM | BAAA Meeting, THA Cypress |
| Tuesday, February 25, 2020 | all day | Unerversoul Circus, Tampa (6 days) |
| Wednesday, February 26, 2020 | 1:00 PM | Landlord Workshop, THA Cypress |
| March | | |
| Tuesday, March 3, 2020 | all day | NAHRO Training, THA Cypress (3 Days) |
| Wednesday, March 18, 2020 | 8:00am | Board Workshop, Stetson Law Center, 1700 N Tampa St, Tampa |
| Wednesday, March 18, 2020 | 1:30 PM | Landlord Workshop, THA Cypress |
| Tuesday, March 24, 2020 | all day | NAHRO Training, THA Cypress (3 Days) |
| April | | |
| Tuesday, April 7, 2020 | all day | Bay Area Apt Assoc Education Class, THA Cypress (3 days) |
| Friday, April 10, 2020 | all day | Spring Holiday |
| Sunday, April 12, 2020 | all day | Easter Sunday |
| Tuesday, April 14, 2020 | all day | Bay Area Apt Assoc Education Class, THA Cypress (2 days) |
| Wednesday, April 15, 2020 | all day | Tax Day |
| Wednesday, April 15, 2020 | 8:30 AM | THA Board of Commissioners Meeting, THA Boardroom |
| Wednesday, April 22, 2020 | 1:30 PM | Landlord Workshop, THA Cypress |



BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dacheballi

Billi Johnson-Griffin

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Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

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

FOR IMMEDIATE RELEASE

TAMPA HOUSING AUTHORITY RECEIVES THE LARGEST FSS (FAMILY SELF-SUFFICIENCY) GRANT IN THE STATE OF FLORIDA!

While the agency has consistently received Family Self-Sufficiency (FSS) Funding for more than 20 years, the mandatory baseline of families that are required to be served is 78; however, the Tampa Housing Authority currently provides service for over 356 families. This award of \$486,017.00 will allow us to increase our goal to serve as many as 450 families.

Tampa, FL (January 8, 2020) A recent notification from the Washington, D. C. Office of Housing and Urban Development announced a total \$80 Million in FSS (Family Self-Sufficiency) funding across the country. This funding enables public housing agencies to collaborate with social service agencies, community colleges, businesses and other partners to help FSS participants further their education, gain marketable skills and otherwise increase their income potential through new employment or by advancing in their current workplace. Local housing authorities will be able to hire Service Coordinators who work directly with residents to connect them with existing community/agency programs and services in their local communities. These service coordinators build relationships with networks of local service providers who provide direct assistance to the FSS participants.

President/CEO Jerome D. Ryans said, “the FSS program is a God-send and allows us to prepare residents and their families for bright futures. I am so pleased each time an FSS graduate decides to use their escrow to realize the American dream of homeownership. Our Assisted Housing team is the best in the State! We are proud that their hard work has resulted in this large FSS award that will benefit additional families”.

Here is how the program works: the participant signs a 5-year contract requiring the head of household to obtain employment. No member of the FSS family may have received cash welfare assistance for 12 months prior to program graduation. Families in the program have an interest-bearing escrow account established for them. The amount credited to the family’s escrow account is based on increases in the families earned income during the term of the FSS contract. Successful participants receive the escrow funds that enable them to apply those funds to advance their personal circumstances, paying education expenses or making a down-payment on a home. Families that graduate the FSS program can participate in the homeownership program that currently has 65 participants.

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“Cultivating Affordable Housing While Empowering People and Communities”

Tampa Housing Authority Brings Christmas Cheer to Robles Park Residents

Spectrum Bay News 9, Laurie Davison Hillsborough County | PUBLISHED 9:03 PM EST Dec. 12, 2019

TAMPA, Fla. — The Tampa Housing Authority is working to bring some holiday cheer to residents of the Robles Park housing development, one of the areas impacted by the discovery of possible African American graves.

The agency put a community Christmas tree up in a playground at the complex.

"Our goal was to just engage residents and celebrate the holidays with them," said Walter Guy, Robles Park property manager.



Top of the Christmas tree put up by the Tampa Housing Authority in a playground inside the Robles Park housing development. (Laurie Davison/Spectrum Bay News 9)

Recently, archaeologists discovered possible coffins from the forgotten Zion Cemetery under a portion of the property.

Since then, the housing authority has been working to relocate 29 families who were living in buildings on that land.

"Moving is always an extra effort for families, but we wanted to let them know that they have our support," said Guy.

Rema Iman lives in Robles Park and is the president of the Resident Council.

She said neighbors have been struggling with the thought that they might have been living on top of a cemetery.

"There's certain residents that said there were spirits and we looked at them like they were crazy, but for this to come out now, I see where they were coming from," she said.

Iman said she appreciates the tree lighting.

"You see nothing but smiles and happiness now," she said.

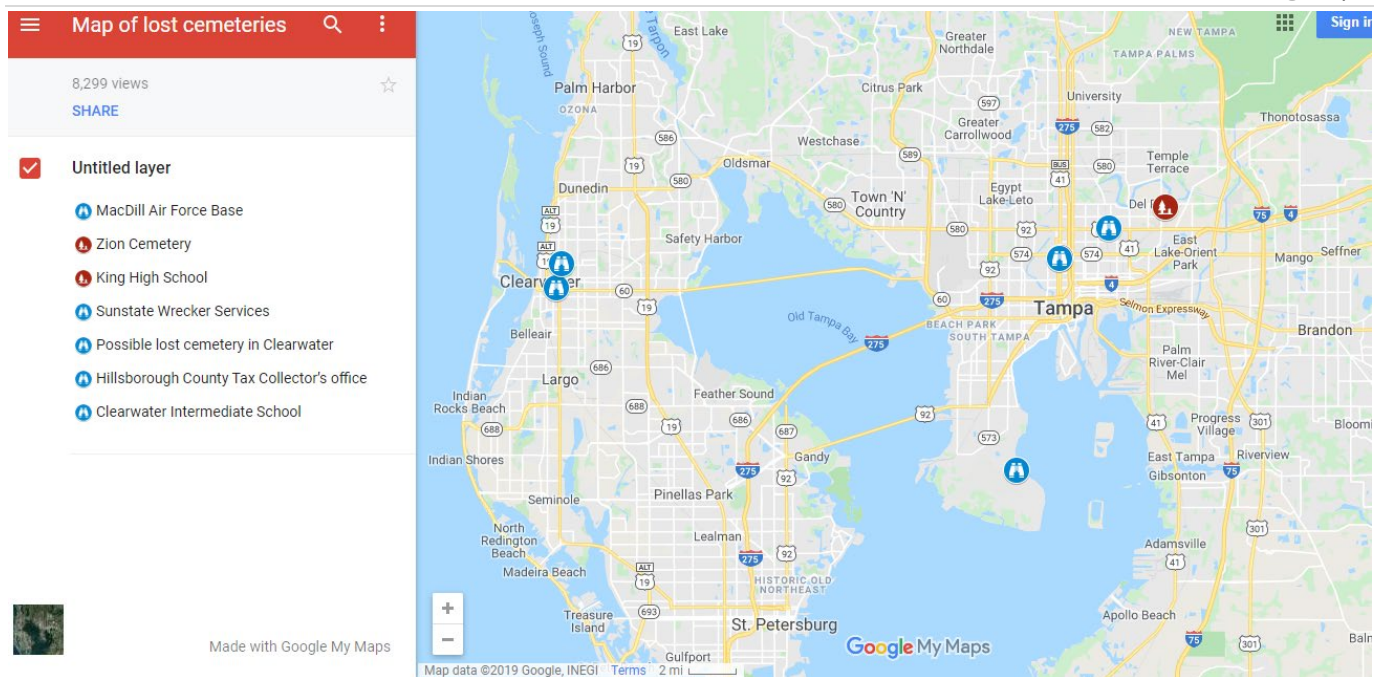
Plans are to eventually redevelop the entire Robles Park housing complex, as well as place a memorial at the Zion Cemetery site.

Maps confirm cemetery existed on Clearwater school property, but were graves properly removed?

It's unclear if the district will scan the area for graves using ground-penetrating radar.

10 News WTSP, Emerald Morrow | Updated: 11:26 AM EST December 13, 2019

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CLEARWATER, Fla. — Historical maps shared by Pinellas County Schools officials confirm a segregated cemetery for African Americans existed on district property through the 1950s, but records showing the complete transfer of bodies to a new location in Dunedin have not yet been found.

Pinellas County Schools real estate analyst Charlene Beyer said on Thursday that she became aware of the cemetery when she started her position with the district but had no reason to believe any bodies remained on the site of the old Pinellas High School, which served the district's African American students through the 1960s. The cemetery was moved to make room for the school's expansion.

"I had been made aware of this a long time ago when I started my position but was under the impression that all the bodies were moved," she said.

Beyer came out to the site Thursday morning with the Clearwater/Upper Pinellas NAACP President, Zebbie Atkinson IV. Archaeologists from the University of South Florida and neighborhood members of the Clearwater Heights Reunion Committee were present as well. This was the first meeting of the groups regarding this issue.

It was neighbors from the Clearwater Heights group that raised the issue of lost cemeteries in the area. They are also looking into another site on the property of the Frank Crum staffing firm along Missouri Avenue.

The district has not yet made a commitment to scan the area for graves using ground-penetrating radar, but Beyer said leaders will work with the community through this process. "We are working as hard as we can to help get this remediated or resolved to the best of our ability," she said.

Documents 10News obtained through a public records request to Pinellas County Schools also show the area was designated as an African American cemetery by the city of Clearwater as early as 1940. According to city commission meeting minutes from Jan. 2, 1940, the city passed a resolution to create a cemetery in the area along Holt Avenue, just north of Palmetto Street.

"The cemetery being used for the burial of negroes in Clearwater is inadequate and not well located for the purpose; and...the City Commission has been requested to provide ground for a suitable negro cemetery." – Clearwater City Commission meeting minutes, Jan. 2, 1940.

Maps confirm cemetery existed on Clearwater school property, but were graves properly removed?

It's unclear if the district will scan the area for graves using ground-penetrating radar.

10 News WTSP, Emerald Morrow | Updated: 11:26 AM EST December 13, 2019

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The minutes went on to read that the area should be set aside for a cemetery and should be used for no other purpose.

"That after the above-described property has been placed in suitable condition for use as a Negro Cemetery, and shall henceforth be used for that purpose and for no other purpose." – Clearwater City Commission meeting minutes, Jan. 2, 1940.

A 1993 land survey from Silvie & Co. labeled the former cemetery and showed Holt Avenue splits the site nearly in half.

In the 1950s, the school board sold the property to the city under the condition it would move 350 graves to a new location in Dunedin.

Atkinson said because some graves might not have been marked by a headstone, it's likely some bodies could remain.

Jeff Moates, central region director for the Florida Public Archaeology Network, said the Silvie & Co. survey could make it easier to use ground-penetrating radar to search for graves. However, because the road splits the old cemetery site, part of the land is not in the school district's hands.

Moates was one of the archeologists who did ground-penetrating radar for Zion Cemetery, where 144 coffins were detected underneath the Tampa Housing Authority's Robles Park Village. He also sits on Hillsborough County Schools' Historical Response Committee for King High School, where 145 graves were detected from Ridgewood Cemetery. Both cemeteries were segregation-era sites where African Americans were laid to rest.

"Our people back then didn't have a whole lot of voice and then wasn't heard like they should have been," said Carlton Childs, Clearwater resident who is looking for loved ones' lost graves. "...Today we feel like we may have a little bit more of a voice, and we intend to be heard."

In Zion Cemetery's lost history, a glimpse of the memorial park it could become again

Times reporting spurred action, brought change to Tampa public housing complex.

Tampa Bay Times, Claire McNeill, (727) 893-8321 or cmcneill@tampabay.com | Published Dec. 17

By late November, life in one corner of the faded cinder-block sprawl of Robles Park Village had quieted. Families were on their way to new homes. They left behind mold-streaked walls, shuttered windows, a rusty meat smoker.

Corroded air conditioning units hummed where residents lingered in the public housing complex, a few miles north of downtown Tampa. Acid-wash jeans and a little girl's flower-print leggings hung on a clothesline.

Soon, those families, too, would go.

These days, Clark Simmons won't even drive by that corner of Robles, even though he's vice president of the Resident Council. He was taught as a kid that it was wrong to step on sacred ground.

"For me, the disrespect has been enough," he said.

But on the land that was Zion Cemetery, the historic African-American burial ground rediscovered after a nine-month search by *Tampa Bay Times* reporters, archaeologists' boots sunk into the scrubby soil.

With white measuring tape, they marked narrow strips of land and pushed their radar like a lawnmower past lonely stoops. They were wrapping up the search for shapes below the damp grass: pipes, cables, sidewalks — and caskets.

Rebecca O'Sullivan and Eric Prendergast, showing a reporter around, walked to the complex's edge and paused in a woody corner.

They took in Robles Park Village, where many residents are just scraping by and where Simmons estimates 90 percent are black. There was a metal fence painted red, a crumpled Strawberry Fanta, the husk of a Maruchan Instant Lunch. Beyond the shade of the live oaks, traffic rolled down North Florida Avenue.

For the archaeologists, and for Simmons, it has been impossible not to imagine what this place once was. They lose sleep to thoughts of how its dignity could be restored, and what this city owes those buried here.

Clark Simmons didn't want the *Times* to be right when the story broke about Zion, though all his life he'd heard rumors. It was one thing to be a mildly superstitious, God-fearing man whose grandmother said of Robles, "I'm not moving to that cemetery." It would be another thing to know.

Most days, Simmons works in the resident council office, an apartment identical to the rest except for the scraggly periwinkle flowers by the door and the banner promising kids FREE MEALS HERE! A retired nurse, Simmons now spends his time standing up for the people of Robles Park Village. Or, as his business card says, "Fighting For The Least Of These."

He pleads with the city to handle drug dealers in corner stores. He spends hours picking up wrappers and cans. He sees the misery: Half a block away from the hanging plants on his porch is a memorial wrapped around a telephone pole for a young man who was shot dead, with shiny wilted balloons, craft-store flowers and teddy bears slumped at the base.

He knows most people in these 433 units want more. But he also feels the long arm of racism holding them down, in the gentrification of black neighborhoods, in hiring managers' stereotypes, in hungry elementary schoolers, in



For some, the lost Zion Cemetery, here in the foreground, and the old Robles Park Village speak to the same issue: a lack of power and respect for black residents. [OCTAVIO JONES | Times]

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unjust eviction attempts. Just recently, he managed to shield a young woman whose apartment was shot up again from being kicked out. When city officials say Robles crime is down, he says, "Where?"

Maybe, he wonders, it was all this unrest that made those buried at Zion come to light.



Clark Simmons listens in August as archaeologists talk about their search for caskets left behind at what was once Zion Cemetery. ["JAMES BORCHUCK | TIMES" | Tampa Bay Times]

"Some spirit decided: 'We've been down here long enough. It's time for a change.'"

That the city's black ancestors had suffered great disrespect did not come as a shock to him.

That disrespect had carried on, as he saw it, to Tampa's most outdated public housing, the last of its kind. It carried on when politicians seemed to remember his community only when their names appeared on a ballot.

The wound was an old one as he grieved the hundreds of graves possibly under residents' tile floors.

Still, when the archaeologists confirmed that nearly 130 caskets were there, and likely the bones of many more, Simmons began to cry.

Robles, with its mold and cockroaches, was already due for redevelopment as soon as next year. Now the 96 residents in the five buildings atop cemetery land could not bear to stay any longer.

"It was holy ground," Tampa Housing Authority chief operating officer Leroy Moore told them.

"This shouldn't have happened," the housing authority's president said.

When the tenants heard that one option was moving to another spot in Robles Park Village, they laughed.

"We want to get out of here," one mother said.

As old ghost stories came alive again, Simmons and others at Robles called for a historical marker or a memorial park, some sacred reminder for the people of Zion. They'd be named as shopkeepers and longshoremen and children, as much a part of Tampa's history as anyone else.

The Housing Authority agreed with the plan. But half of Zion is out of its control, lying underneath property owned by Tampa restaurateur Richard Gonzmart. At first, he chose to hire his own search team, so as the archaeologists from Cardno and University of South Florida walked the cracked asphalt of Robles, Gonzmart kept to himself.

Simmons felt the businessman was dragging his feet.

"What the hell!" Simmons wanted to say. "It's hard for us to watch."

Gonzmart has since hired Cardno.

Simmons also felt uneasy seeing the tenants disperse. Many needed extra help, whether it was financial literacy or life skills, but he didn't feel sure they'd gotten it. And now they were out of his hands.

"There's a storm coming, and a flood coming, and you want me to build an ark in two days," he lamented to himself. And when the whole complex gets upgraded, he worried, would other tenants even be able to afford the shiny new rooms?

While Simmons paced and prayed, state senators and federal lawmakers pushed to find and honor disregarded graveyards like Zion. More stories were coming to light: A pauper's cemetery underneath the campus of Tampa's

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King High School. Clearwater residents remembering loved ones laid to rest in what's now an unmarked field. A vacant lot inside another burial ground on the edge of Ybor City.

Others, too, across the country, in Deerfield Beach, New Orleans, North Carolina.

Over and over, it was mostly black men, women and children whose burial places had been erased.

Zion: The name kept coming up as Ray Reed sifted through death certificates last fall, but he'd never heard of it before. *What was this place?*

A hobbyist historian, Reed spent his retired time rifling through records to find burial grounds overlooked by time and the powers that be.

He mentioned Zion to Paul Guzzo, the *Tampa Bay Times* reporter who had recently profiled Reed. Guzzo wavered.

Video journalist James Borchuck insisted, "I think he's onto something."

Experts weren't sure. Fred Hearn, chronicler of Tampa's African-American history, said, "I have no idea what you're talking about."

Finally, in the Tampa Bay History Center, a historian found the key, a scan of a map that had long since disappeared. Filed in 1901, it established Zion Cemetery.

Other maps confirmed its 2.5 acres, with a potter's field for the poor and unknown north of the family plots.

Obsessed, and now with help from the Florida Public Archaeology Network, part of USF, the reporters pored over city directories, land deeds, old copies of the *Times*, genealogy sites. And tens of thousands of death records.

Zion took shape.

Guzzo kept hoping all he'd found was evidence of the past, and that all those people had been moved.

The first *Times* story ran in June, tallying 382 burials there in the early 1900s.

Soon after, Reed said that actually, the number looked to be nearly double — putting Zion's graves near full.

Only a few bodies, the team found, had been moved.

All of that would later be confirmed.

So who was left at Zion?

The reporters pieced together the cemetery's history, finding that Zion was threatened even in its earliest years.

There was the Confederate veteran who claimed the land was his because he'd paid its back taxes — even though the cemetery didn't owe any.

In ensuing years, Zion lost land, fought against bankruptcy and fended off auction. The *Tampa Times* called it "greatly used," one of the city's "most prominent" burial grounds. Still, as Tampa swelled, white suburbs crept



Tampa Bay Times reporters Paul Guzzo, left, and James Borchuck work last summer on documenting the Zion land. [CHRIS URSO | Times]

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nearer, and in 1926, a white businessman named H.P. Kennedy managed to buy the land for a single dollar. This man knew it was a cemetery, asking for a tax break on those grounds.

Yet he quickly got a permit and slapped a five-shop storefront on top.

Zion vanished from city maps.

As a little girl, neighbor Eunive Massey laid wild daisies on headstones.

But in 1933, she saw some bodies exhumed as development ramped up. Bones lay exposed, strewn in the sand. Her cousin, she remembers, came across a skull with gold teeth.

Still, Massey's neighborhood, the historically black Robles Pond, held on — until 1951, when demolition crews drove the dirt roads.

Robles Pond had been for decades a place, north of city limits, where black families could own property and raise their children. They had lobbed lawsuits and protests at the white builders who promised to level hundreds of homes, to no avail.

The builders didn't stop even when foundation diggers found, 15 inches down, three caskets that held the remains of children. The city promised other bodies had been moved, years back, by an old owner. If they had, no one proved it. If anyone sounded an alarm, or tried to find more graves, no records show it.

And when the 67 buildings of Robles Park Village opened, one news story said the new complex replaced a "slum," "bypassed by progress." Not one apartment allowed African-Americans.

"How can I say it?" Simmons says now. "To the tenth power of Jim Crow, it was just that. They wanted the land, and they took it."

Think of that land a century ago. Back when a white homesteader sold property to a well-known black businessman named Richard Doby, who paid \$100 and later created Zion.

There in Robles Pond, black people could attend their own church and a one-room, wooden schoolhouse. They could walk downtown to jobs as bakers, masons and mule drivers. They cleaned homes and loaded bananas and cigars onto barges. These were the African-Americans descended from enslaved people, or black Seminoles and Cubans, or people who had fled plantation hell. While the Ku Klux Klan thrived, printing half-page ads in local papers, and black people weren't allowed to step foot in city parks or beaches, this community was their own.

When it came time to bury their dead, their saloon keepers and bricklayers and still-born babies, there was Zion, with two white crosses on its sign.

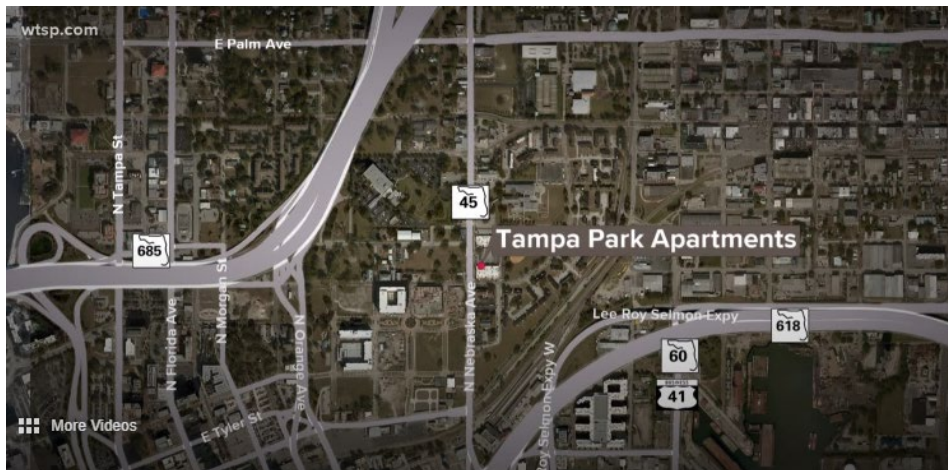
Out there, by the farms and citrus groves, before the city would swallow them up, family plots were laid out in neat squares. Headstones gave each person a name and a memory.

Times files were used in this report.

More families forced out of Tampa Park Apartments

The apartments are privately owned, and owners receive Section 8 subsidies come from the U.S. Department of Housing and Urban Development.

10 News WTSP, Emerald Morrow | Updated: 8:04 PM EST December 18, 2019



TAMPA, Fla. — Over the next year, dozens of low-income families at the Tampa Park Apartments along Nuccio Parkway will have to find a new home after owners decided to stop accepting federal Section 8 vouchers for renters.

Renters received a letter from apartment management stating they have until next year before federal subsidies expire for their units. To stay, they will have to

pay market rate for their units, something some of the remaining Section 8 renters said they cannot afford.

Carol Lilly is one of the neighbors who will have to move out. She has lived in Tampa Park Apartments for about 50 years and said she is sad to see her time there come to an end.

"I love living here because it's centrally located, and the atmosphere is wonderful to me. I don't know about anyone else, but to me it is wonderful. That's why I'm still here," she said. "I don't want to move, but I can't afford the rent, market rate."

Management stressed that owners are not leaving people helpless. By law, owners must notify renters a full year before subsidies expire. Residents receiving Section 8 assistance must relocate by September 30, 2020; they received a notification on October 1 of this year.

While the **Tampa Housing Authority** does not own this property, it anticipates assisting the 30-plus families that will have to move by next year. Those families will have the option of choosing another location that accepts Section 8 vouchers.

However, with the affordable housing crunch in Tampa, Section 8 availability is tight. Leroy Moore, the chief operating officer for the Tampa Housing Authority, said HUD should soon be providing vouchers to help the impacted families.

Neighbors in the complex reported to 10News they have lived in fear of being pushed out for years. Just last year, about 170 residents were told they had to move after the apartments failed multiple inspections. HUD told owners at the complex they were no longer eligible for federal subsidies. Neighbors also feared displacement when there were talks about moving the Rays baseball stadium to Ybor City.

Management said most of the families impacted by the recent decision to not renew Section 8 vouchers are seniors and longtime residents. Management reported that they will work closely with the Tampa Housing Authority to make sure residents are transitioned properly from the property.

More low-income families at Tampa Park Apartments forced to move out

The owners of the apartment complex once touted as a baseball site plan to end their federal Section 8 housing contract.

By **Christopher O'Donnell** and **Richard Danielson** | Published Dec. 18

TAMPA — As an Army brat who moved wherever her father was stationed, Aneshia Scott always yearned for the stability of a long-term home.

Her yearning grew even stronger as her life was turned upside down in 2004, when she lost her dad, her job and her apartment in the same month.

She finally found a sense of belonging at Tampa Park Apartments, a low-income housing complex on the western edge of Ybor City where she has lived for 15 years.

She raised her two daughters there and has friends close by. After she developed neuropathy and was unable to work, Scott, 40, qualified for subsidized rent.

But she and about 33 other families recently received letters informing them they must move out by September after their landlord told the U.S. Department of Housing and Urban Development it will not renew its Section 8 contract. The families will instead be given housing vouchers and help from the Tampa Housing Authority to find a new home.

The news has left Scott with mixed feelings. She loves living at Tampa Park even as crime has taken its toll there in recent years. Inside her home, she sometimes ducks for cover at the sound of gunshots.

“I’m pretty much ready to leave,” she said.

The 30 or so families are the last at the complex who receive Section 8 rental assistance. Another 170 families were forced to move out in 2018 after the federal government refused to continue subsidizing poor housing in the southern section of the complex.

The complex failed four inspections over a four-year period because of insect infestations, doors and windows that didn’t open, damaged stoves and refrigerators, and exposed wiring.

It’s unclear whether the 22-acre complex with its 307 total apartments will be sold, rebuilt or rented out as is. In late 2018, 11 acres of the property were put on the market and touted for their proximity to downtown, Ybor City, the Channel District and Water Street Tampa.

S. Kay Andrews, publisher of the *Tampa Florida Sentinel Bulletin* newspaper and an officer with the non-profit that owns the complex, did not return a voicemail message or text messages seeking comment this week. Property manager Yolanda Anthony declined to speak to a reporter who twice visited the complex’s management office on Nebraska Avenue.

Most of the apartments in the southern section are now rented to families who can pay the full rent — \$600 per month for a one-bedroom apartment and \$900 for a three-bedroom unit of 878 square feet. Those rents, well below current market rates for the downtown area, reflect the age and condition of the military barracks-style apartments typical of mid-20th century public housing.

Still, they provide more income for the landlord than the rents allowed by HUD for Section 8 units. Under HUD rules, Tampa Park Apartments can charge no more than \$500 for a one-bedroom apartment and \$648 per month for a three-bedroom unit, according to data provided by the [Tampa Housing Authority](#).



Tampa Park Apartments is on property between downtown and Ybor City, at East Scott Street and Nuccio Parkway. [Times (2018)]

More low-income families at Tampa Park Apartments forced to move out

The owners of the apartment complex once touted as a baseball site plan to end their federal Section 8 housing contract.

By **Christopher O'Donnell** and **Richard Danielson** | Published Dec. 18

“With HUD, you can only raise the rent so much,” said Margaret Jones, director of assisted housing at the Tampa Housing Authority. “Maybe they want to raise revenue.”

With demand high in Tampa Bay’s rental market, it could take up to four months to find new homes for the displaced tenants, Jones said. It may be longer still for those with poor credit histories or criminal records.

Nestled between downtown Tampa and Ybor City, the property would likely draw the attention of developers. The seven parcels that comprise the complex include a commercial lot that fronts Nebraska Avenue. Combined, they are valued at \$13.7 million by the Hillsborough County Property Appraiser’s office.

Men in business suits were recently driven around the property in golf carts, a resident said. A sign at the apartment’s management office says it is not accepting new applications and advises potential tenants against checking back until January 2021.

Once considered a potential site for a new Major League Baseball ballpark, Tampa Park Apartments was originally built as housing for longshoremen who worked at nearby Port Tampa Bay. It’s still home to some retired longshoremen and officers in the non-profit corporation that owns it include James Harrell, former president of the Local No. 1402 of the International Longshoremen’s Union.

Kurt Lofton, 62, has lived at Tampa for two years with his partner Victoria Simpson. Lofton recently retired after 23 years working as a cook. His rent subsidy means he only pays \$280 per month.

Lofton said he won’t miss the dilapidated home, with its insects, leaky sink and stove that hasn’t worked for two weeks.

“I want to move,” he said. “I like it here, but I can’t get rid of the roaches in my house.”

After more graves found at Zion Cemetery, leaders contemplate long-term plans

Briona Arradondo | Published December 19, 2019 | Hillsborough County | FOX 13 News

TAMPA, Fla. - An archaeological survey confirmed Thursday at least 55 more African American graves in the lost Zion Cemetery in Tampa.

Engineers found about 150 graves at Robles Park Village and along North Florida Avenue earlier this year and a group of city leaders, state lawmakers, and historians learned of this latest discovery during a committee meeting to discuss the property.

“[There were] gasps in the room, like ‘Oh Lord, don’t tell us that they’re more,’” said Lillian Stringer, the director of public relations at the **Tampa Housing Authority**.



[More grave sites found in Zion Cemetery](#)

Stringer said Cardno surveyed land at the Robles housing project and even used radar on nearby properties, including Sunstate Wrecker Service.

“We feel confident that we’re going to be doing a lot more work in the coming months, in the coming years actually,” said Stringer.

The Bay Area is in the midst of rediscovering forgotten African American cemeteries. Engineers found 145 graves on the grounds of King High School, and now MacDill Air Force Base is investigating the possibility. And historians believe an area along Holt Avenue in Clearwater was the final resting place for as many as 375 people.



[145 graves found on the grounds of King High School](#)

Air Force leaders said they will bring in engineers to do historical research in January, talking to the community and historians to find

the potential burial site’s location, organization, and the number of burials. Air Force leaders said they also plan to use cadaver dogs to pinpoint specific areas in February.

While many weigh what to do with what engineers find, one idea is clear: city leaders say those buried and forgotten decades ago should get the respect they deserve now.

“Let’s just create a quiet, nice place, a peaceful place where people can come and think about the people here,” said Stringer. “We want to erect a wall with all the name of the deceased on there, and we just want to honor them.”

The area of Zion Cemetery could also include property owned by the Columbia Restaurant Group. One of the group’s representatives said they expect a report on any potential graves in the next 10 days.

MacDill releases plan to search for lost African American cemetery on base

The plan includes the use of cadaver dogs to help narrow the search.

10 News WTSP, Emerald Morrow | Updated: 8:25 PM EST December 19, 2019

Port Tampa cemetery death certificates

STATE OF FLORIDA
BUREAU OF VITAL STATISTICS
STATE BOARD OF HEALTH
CERTIFICATE OF DEATH

1 PLACE OF DEATH
County Hillsborough
City of Port Tampa Cemetery
2 FULL NAME Mrs. Anna Maria Jones
(a) Residence, No. 124 S. Tampa Bay St.
Length of residence in city or town where death occurred yrs 1 mos. 0

3 SEX Female 4 COLOR OR RACE C 5 MARRIAGE Single
6 DATE OF BIRTH (Month) (Day) (Year) 7/33/23
7 AGE 87 yrs 10 mos. 0

8 OCCUPATION OF DECEASED
(a) Trade, profession, or particular kind of work
(b) General nature of industry, business, or establishment in which employed (or employer)
(c) Name of employer

9 BIRTHPLACE (city or town) (State or country) Tallahassee Fla
10 NAME OF FATHER Mack R. Adams
11 BIRTHPLACE OF FATHER (City or town) (State or country) Unknown
12 MAIDEN NAME OF MOTHER Miss Jones
13 BIRTHPLACE OF MOTHER (City or town) (State or country) Unknown
14 Informant Walter Graham
15 Place of Burial, Crematory or Removal Date of Burial
Port Tampa City Cem. 7/31/23
16 ADDRESS
Hillsboro, Undatah, Ca. Tampa

TAMPA, Fla. — After learning about a lost African American cemetery on property that existed before MacDill Air Force Base was built in Tampa in 1939, leaders at MacDill have released a plan to search for any lost graves that might remain.

The plan includes partnering with a Georgia-based archaeology firm for extensive historical research and working with cadaver dogs to help narrow the search.

MacDill spokesperson Brandon Hanner said the base received notification from the Tampa Bay History Center that the cemetery once existed on the property not far from the intersection of Interbay and Manhattan.

10News research has found dozens of death certificates as well as newspaper articles that show the cemetery that existed as early as 1902. At that time, Port Tampa was its own city. Segregation dictated blacks and whites would have been buried in separate cemeteries.

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In an exclusive story with 10News in early December, Base Commander Col. Stephen Snelson said the base would focus resources on finding the lost cemetery.

MacDill spokesman Brandon Hanner told 10News on Thursday the plan to search for possible graves will be implemented starting at the beginning of 2020.

“The initial plan is going to start in January where a company is going to...do some archival data. If they have to come out, they’ll come out for interviews with the community. Likely, they’ll do some data collection prior to coming down here to the actual site,” he said.

The Air Force Civil Engineering Center is being brought in to assist. Hanner said the AFCEC has extensive experience finding burial sites. Over the years, the AFCEC has done more than 300 investigations, including African American burial site.

In February, cadaver dogs will be brought in to help better define the burial location. The dogs are specifically trained to detect decomposition. After that search is done, the base will consult with the community to determine next steps.

“Potentially, it could be a little bit more intrusive than data research and the ground survey with the cadaver dogs,” said Hanner. “That’s why we want to reach out after that point to make sure that the community is on board with what we want to do as a way ahead, because at the end of the day, we want to make sure that we do right by the community. And if there is a cemetery, we want to do right by those buried there and their families.”

More graves from erased Zion Cemetery detected under towing company lot

Archaeologists announced on Thursday that at least 55 more potential graves from the forgotten Zion Cemetery have been detected.

10 News WTSP, Emerald Morrow | Updated: 8:14 PM EST December 19, 2019

TAMPA, Fla — Archaeologists announced on Thursday that at least 55 more potential graves from the forgotten Zion Cemetery have been detected underneath a towing lot along N. Florida Ave. in Tampa. Archaeologists with USF and Cardno briefed the **Tampa Housing Authority** at the Zion committee meeting Thursday morning after scanning the Sunstate Wrecker Service property in early December. Archaeologists believe the graves are from the potter's field portion of the cemetery.

"We're astounded. We always knew that they would find something, but 55? It's unbelievable. Don't have really any other words to describe. Just unbelievable," said Tony Huffman, general manager for Sunstate. The company's owner, Dennis Creech, agreed to have the parcel scanned at the Tampa Housing Authority's request. THA has led the way since June on the search for graves from Zion Cemetery after learning through a Tampa Bay Times investigation that hundreds of graves from the early 20th century African American burial ground could be underneath THA's Robles Park Village public housing development.

Creech's property is one of two privately-owned lots adjacent to Robles Park Village and within the footprint of Zion Cemetery. The second piece of property is owned by well-known Tampa businessman Richard Gonzmart. The Tampa Bay Times reported Gonzmart initially said he did not believe there were any graves on his property, despite professional opinions from archaeologists that stated otherwise. On Thursday, Cardno principal Paul Jones confirmed Gonzmart contracted the company to scan his property. The results should be completed within the next few weeks, however, it's unclear if Gonzmart will make those results public.

More than 130 potential graves from the erased cemetery were already detected at Robles Park Village in August. Archaeologists with Cardno and the University of South Florida used ground-penetrating radar to scan parts of the property that overlap with historical maps of the cemetery. "It's not a problem that's just peculiar to Tampa. It's a problem that's peculiar to the country," said Jerome Ryans, CEO of the Tampa Housing Authority. "This issue is all over the country, probably. But I want to make sure that we do whatever we need to do as long as we're sitting here in the housing authority...to make sure we right a wrong that's existed for years."

State Senator Janet Cruz, who's sponsoring a bill to create a task force to search for lost African American cemeteries, was present at Thursday's meeting. She said lawmakers are advancing the bill and are making revisions based on feedback from archaeologists and leaders close to the issue. Hillsborough NAACP President Yvette Lewis said the bill still feels rushed and would like to see more input before it moves forward. She was also adamant about wanting city, county and state leaders to take more action to honor those forgotten at Zion and to prevent the erasure of African American cemeteries in the future.

"All of this that you're doing is still not enough," she said. "I don't want to hear nothing about a dollar amount. I just want to hear that you're going to do it." In their presentation to THA, archaeologists also showed radar images of large, unknown objects of interest underground in the area near Zion. They said they do not believe they are graves, but urged THA to investigate.

However, archaeologists do believe there are more graves that have not yet been detected. They believe they will find more of those graves after scanning Gonzmart's property, and even more once families move from buildings at Robles Park that overlap the cemetery. The process of relocating the cemetery has been a complex one that has impacted people, businesses and public institutions. However, it's a process that people, businesses and those running impacted public institutions want rectified to atone society's sins of the past.

"We will memorialize these people," said Lewis. "These historic African American sites are systematically erased across the landscape of our city and the cemeteries are just one example of it--a particularly heart-wrenching one because they've contained loved ones and ancestors," said Prendergrast. "But they're part of a greater system of intentional neglect and erasure."

Zion Cemetery likely was full when it disappeared from view, new survey shows

Archaeologists discovered 55 caskets when they scanned a new section of land on N Florida Ave. That means more than 800 caskets probably lie there.

Tampa Bay Times, Paul Guzzo | Published Dec. 19, 2019

TAMPA — It appears there are caskets under the entire 2½-acre footprint of forgotten Zion Cemetery, designed with room for more than 800 graves, and researchers will know for certain within the next two weeks.

Private archaeology firm Cardno was hired earlier this month by restaurateur Richard Gonzmart to survey his half of the segregation-era cemetery, believed to be the first African-American burial ground in Tampa. Results from the ground-penetrating radar work will be made public in the next seven to 10 business days, Cardno said.

Still, the survey appears to be a formality.

Cardno announced Thursday it has detected at least 55 caskets on a basketball court-sized section of Zion that now belongs to Sunstate Wrecker Services towing at 3800 N Ave., south of Sligh Avenue. There also are three more anomalies on the tow lot that could be caskets, Cardno said.



A parcel the size of a basketball court owned by Dennis Creech of Sunstate Wrecker Services overlaps the site of the potter's field at forgotten Zion Cemetery, believed to be Tampa's first African-American burial ground. [JAMES BORCHUCK | Times]



Earlier, Cardno found 150 caskets on the section of Zion that today is home to part of the sprawling Robles Park Village public housing project.

This means the Gonzmart property, where his company operates warehouses, is surrounded by caskets on three sides. The fourth side is North Florida Avenue. And that likely would indicate there are graves on the Gonzmart property, according to an earlier statement from the Florida Public Archaeology Network. The network has worked with Cardno on the surveys.

Zion was established in 1901 with room for some 800 proper burials plus a half-acre potter's field. The potter's field is crowded, so Cardno project manager Paul Jones now estimates there could be as many as 850 people buried at Zion Cemetery.

"That is not an unthinkable number," Jones said.

An exact number might never be known, said Becky O'Sullivan of the archaeology network. Children's caskets are often too small to detect with the ground-penetrating radar the archaeologists use and there might be graves stacked on top of one another in the potter's field.

Zion disappeared from public view in the late 1920s and was all but forgotten until a June special report by the *Tampa Bay Times* raised the question of whether graves there had ever been exhumed.

The Tampa Housing Authority hired Cardno to find the answer for its Robles Park property. Confirmation came in August. The company could not search beneath apartment buildings on the site so there may be more graves than the 150 detected.

Zion Cemetery likely was full when it disappeared from view, new survey shows

Archaeologists discovered 55 caskets when they scanned a new section of land on N Florida Ave. That means more than 800 caskets probably lie there.

Tampa Bay Times, Paul Guzzo | Published Dec. 19, 2019

The Housing Authority also paid for the survey earlier this month of the Sunstate Wrecker Services property. A sliver of land at the back of the property was part of the potter's field.

Gonzmart paid for the investigation of his property. His company owns land where there's room for around 450 graves, according to a 1901 map of the cemetery, plus around half of the potter's field.

The Housing Authority owns much of the other half of the potter's field.

The Housing Authority hopes to reassemble the three portions of Zion land into a single parcel and turn it into a memorial park managed by a nonprofit group.

"I will not rest until those people get to rest," Yvette Lewis, president of the Hillsborough County NAACP, said Thursday. Lewis vowed to push city, state and federal governments for money to accomplish that.

Other forgotten African-American cemeteries are being found around the state, one of them beneath the Capital City Country Club golf course in Tallahassee.

State Sen. Janet Cruz said, "We here in Tampa are setting the best practice" for all of Florida to follow. Cruz, a Tampa Democrat, has sponsored a bill to form a task force to find and protect forgotten black cemeteries.

But she also said property owners who unknowingly purchased land with forgotten cemeteries have to be protected too.

Restaurateur Gonzmart, for example, has invested nearly \$1 million in his property on North Florida Avenue and hoped to build a culinary school there for low-income students.

The city of Tampa has said it would work with the state on grants to reimburse the owners for the cost of their property.

Dennis Creech, who owns the tow lot, would prefer a land swap to cash.

"I need property," Creech said Thursday. "That lot is crucial to my business."

Until he can move to a new site, he must continue to operate on the property — including the sliver that was a cemetery.

State law allows him to do so, as long as he doesn't disturb any graves.

"Nothing we do would," Creech said. "But taking even that back lot from me would be so detrimental to the whole thing. That back lot always stays at 80 to 90 percent capacity. I would love not to use it, but I have nowhere else to go."



Archaeologists announced Thursday they have detected at least 55 caskets on a basketball court-sized section of the forgotten Zion Cemetery that now is the site of Sunstate Wrecker Services at 3800 N Ave. in Tampa. This slide shows an overhead view of the survey area, with Robles Park Village apartments to the right and land owned by restaurateur Richard Gonzmart to the lower left. [JAMES BORCHUCK | Times]

Medical Examiner: The bodies under King High School were properly buried

“the layout of the 145 suspected graves...is consistent with what would be expected in a cemetery,” said Dr. Kelly Devers.

10 News WTSP, Dale Greenstein | Published: 5:08 PM EST December 20, 2019



TAMPA, Fla — There are 145 people believed to be buried on the property of King High School in Tampa.

The discovery was made as part of a larger effort to uncover the graves of African Americans that had been essentially lost to history.

Hillsborough County Public schools informed the Medical Examiner of the 145 suspected graves from Ridgewood Cemetery had been found, and research into burial records and death certificates proved the bodies were properly interred, according to a news release.

The people buried on the land at 6815 N. 56th St. before King High School was founded in 1960 “reached their final disposition after determination of a viable cause and manner of death, certified by the proper authority,” said Medical Examiner Dr. Kelly Devers “the layout of the 145 suspected graves...is consistent with what would be expected in a cemetery.”

The school district says Superintendent Jeff Eakins and Hillsborough County commissioners have been notified of the medical examiner’s findings.

According to the release, the matter has been handed over to State Archaeologist Dr. Mary Glowacki to take further action, if she decides to.

More lost African American cemeteries are likely hidden in Hillsborough County

Many of the African-American cemeteries from that era don't appear on today's maps.

10 News WTSP, Emerald Morrow | Published: 8:26 PM EST December 20, 2019

TAMPA, Fla. — One day after learning 55 additional graves from the erased Zion Cemetery are underneath a towing lot along N. Florida Ave. in Tampa, research reveals there could be several additional African American burial grounds that have been lost through time and no longer appear on county maps.

A 1940s veteran's grave registration from the National Guard's Florida Department of Military Affairs lists all the cemeteries in Hillsborough County that may have veteran burials. African American cemeteries are marked as "colored." Many of the African-American cemeteries from that era don't appear on today's maps.

The Port Tampa Cemetery that MacDill Air Force Base is now investigating is one of those cemeteries.

Keystone Memorial Park Cemetery named in the Odessa/Citrus Park area is another. The veteran's grave registration lists the cemetery off Gunn Highway.

In the case of Keystone, it's unclear if the cemetery has been relocated or remains in the same location.

Historian Rodney Kite-Powell of the Tampa Bay History Center previously stated there is an effort to locate lost burial grounds for African Americans and people of other races.

Kite-Powell spoke at a panel discussion Friday morning, along with others with a stake in the continuing coverage of lost African American burial grounds. Paul Guzzo of the Tampa Bay Times was also on the panel and said his research into Zion Cemetery helped him understand how racism of the early and mid-20th century impacted the destruction of the site.

"The African American community had no voice. So, as where a developer wanted to develop on where a white cemetery was...their families had a voice in the government to say, well, 'if you're going to build there, you're going to properly move them,'" he said. "Whereas those who were buried in Zion, their families had no voice. So, I think we need to recognize that's the racist component. It wasn't these developers looking to destroy them, they just knew when they wanted to develop there, they could skip the process of moving them because those people had no voice."

Yvette Lewis, president of the Hillsborough NAACP urged the audience to ask themselves if anything has changed.

"The question is, do we have a voice now? That's the question," she said. "If you have more money and your skin is lighter than mine...let's be honest...and if you are padding the pockets of elected officials...you get everything that you ask for."

Since Zion Cemetery was rediscovered, at least 182 graves in total have been detected at the site. One hundred and forty-five graves from the forgotten Ridgewood Cemetery have been detected in a grassy field at King High School. There are searches for other lost cemeteries at MacDill and in Clearwater.

Panelists ponder why construction is allowed over some burial sites

88.5 WMNF, Seán Kinane and filed under African American, News and Public Affairs | December 20, 2019

On Thursday archaeologists announced they had found 55 more caskets when they scanned a new section of land near a **Tampa Housing Authority** development known as Robles Park Village. The newly-discovered caskets bring the number to about 200 of the expected 800 burials at what was known as Zion Cemetery.

Friday at a Tampa Tiger Bay Club meeting about recently-rediscovered cemeteries holding remains — mainly of indigent African-Americans — panelists were asked why construction was stopped at some unearthed cemeteries but not others.

Tampa Housing Authority director of community affairs, Lillian Stringer, responded that she was confused about this as well.

“It was interesting, to me, to read about the discovery of Native Americans over at a site off on Channelside. When the bodies were discovered, and the artifacts were found, it was on the news that evening. And, it was in the paper the next day.

“After that, there has been not one word, not a peep. Construction has not ceased. In fact, it’s booming.

“But, when it comes to us [Tampa Housing Authority / Zion Cemetery], I mean it’s like we have everything to prove. We have everything to try to do, to try to figure it out. And it is really, the disparity and the treatment of it, and the dispersal of information, is interesting to me.



Lillian Stringer. By Seán Kinane (Dec. 2019).

“And it also seems, somebody else had this conversation with me, and they shared that one of the reasons why that story was short and brief, is because there were people who were on boards and council with money. And, they were on the board of the *Tampa Bay Times*. And so, we don’t even have that access.”

It appears Stringer was referring to Times investor Jeff Vinik and his downtown development, Water Street Tampa. After the forum, WMNF phoned Stringer, but we have not yet heard back. We also emailed Water Street Tampa.

Water Street Tampa is in the general area of what Rodney Kite Powell referred to as “Estuary Cemetery,” when he responded to the same question:

“So, I’d like to address that as well. The laws that govern cemeteries govern all cemeteries. But those laws have not always been on the books. There are people who have Native American remains on their mantles, because you used to be able to dig into mounds, and pull out bones, remains. And so, because of things like that, we think about Indians, Native Americans, and their burial sites stopping construction. But any cemetery that is found on any property that is undergoing construction, construction stops.



Rodney Kite Powell. By Seán Kinane (Dec. 2019).

“So that, really the difference with the Estuary Cemetery, and what we’ve been talking about from Zion, going forward, is that cemetery and estuary was going to be on an active construction site. These others course with the Zion on the Robles Park Apartments, had they not found them through Ray Reed, and through Paul, when they did construction at Robles Park, they would have probably found them then. At that point, construction would have stopped, just like with Estuary.”

Tampa Bay Times reporter Paul Guzzo, who has covered the story for months also weighed in.

Panelists ponder why construction is allowed over some burial sites

88.5 WMNF, Seán Kinane and filed under African American, News and Public Affairs | December 20, 2019

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“The laws protecting cemeteries today did not exist when they built Robles Park in the ‘50s. They didn’t come into existence until the ‘70s, which is why when they found the graves, there was nobody to say: “Stop! You have to look for more.” Today, if you find graves, got to stop. Back in the ‘50s, no laws.”

The fourth panelist didn’t respond to that question. So WMNF asked her in an interview about the disparity in development over some cemeteries compared with others.

Yvette Lewis is Hillsborough branch president of NAACP.

“First of all, we need the results. I’m a little taken back at the fact that there were something that they found downtown, but because it’s on private property that we don’t have access to those results. But, there’s not one elective official in the city of Tampa, in Hillsborough County or the state that has asked for those results. And I was just a little taken back about that. I feel like everybody has a right to know what’s actually, really going on, and what we should do.”

SK: Why do you think that is — that it’s being treated differently?

“It’s the same thing that happened years ago to the African-American people. The more money you have, the lighter your skin is, the more you get. And, they have the power. But it’s up to us, the community, and the people that live here, to request and demand respect, no matter what color your skin is, no matter who you are.

“You know, I’m not taking anything away from what they’re doing down there, but souls need to be rest. How would you feel if it was your loved one? How would you feel if you think that you were laying down your child for the last time? First of all, it’s difficult for a parent to lay their child out. And then, now, you discover that there’s a building on top of where you lay your child down, or, her last and final resting place has been disturbed. It’s awful.”

SK: Do you think that all the sites should be treated equally whether they’re on private property or whether they’re on public property?

“I agree. Now that’s a bill that should be put through. Maybe I should put that challenge out there. Senator [Janet] Cruz put that bill through. Senator Darryl Rouson, put that bill through. Representative Diane Hart, put that bill through. Representative Fentrice Driskell, put that bill through that everything should be disclosed, and everyone has the right to rest in peace. And the community has a right to know.”

WMNF asked Lewis if she was specifically referring to Vinik and Water Street Tampa and she said, “Yes.”



Yvette Lewis interviewed by Seán Kinane. By Blannie Whelan (Dec. 2019).

Residents discuss what to do with Tampa's lost cemeteries

Andrea Lyon, Posted: 5:00 PM, Dec 20, 2019, Updated: 6:30 PM, Dec 20, 2019



TAMPA, Fla. — Archeologists have uncovered cemeteries filled with mainly African American ancestors which were buried nearly 100 years ago.

Tampa King High School and Robles Park Apartment Complex are just two recent areas which used to be marked cemeteries years ago, containing more than 270 bodies.

Now, community members want to know what will happen next.

“We should come together and honor the dead with dignity,” said Michelle B. Patty.

She says it’s not a black issue, but a community issue.

ABC Action News was at Tampa Tiger Bay Club on Friday as dozens showed up to discuss the future of the lost cemeteries.

Tampa Housing Authority told us the property, in which they own, will not be destroyed as of now.

However, they have started removing bodies with permission.

“How can you right something that took place in 1931?” said Lillian Strayer, with Tampa Housing Authority.

Resounding ideas for memorials, parks and a way to honor the dead filled the room.

“Do a real museum and talk about the history the African Americans had in building Tampa,” said Jarvis El-Amin, with the Hillsborough NAACP.

The Tampa Bay History Center, which focuses on preserving history, says this is a poor example of how modern Tampa has been remembering its ancestors.

“Their legacies should live on or at least not be desecrated,” Rodney Kite-Powell said.

Kite-Powell says he believes there’s at least 2-3 more cemeteries in the area which have been forgotten.

“I think it shows we need to be stewards of our history, better stewards of those that came before us,” he said.

While there are not concrete plans in how to move forward, most residents agreed on one thing — that city leaders need to pay more

urgent attention to these matters and make change.

“Put up something meaningful for the community,” Michelle B. Patty said.

New Affordable Housing Complex Coming to Lakeland

Spectrum News, Bay News 9, Stephanie Claytor | Polk County | PUBLISHED 1:50 PM EST Dec. 22, 2019

LAKELAND, Fla. — New affordable housing units are coming to Lakeland in 2020.

- **Housing Authority: "Severe" shortage of affordable homes**
- **Apartments will be mix of Section 8, public housing, tax-credit units**
- **It's 1st new multifamily units by Housing Authority in over 20 years**

Crews contracted by the Lakeland Housing Authority have begun to tear down the old West Lake public housing apartments near downtown Lakeland in preparation for the construction new of multifamily affordable housing apartments.

"There's a severe shortage of affordable housing, and this is one step in addressing that particular need. For every 10 families that needs an affordable housing unit in Lakeland, there's only three affordable units available," explained Ben Stevenson, CEO of Lakeland Housing Authority.

In this second phase of the agency's massive redevelopment project, there will be one-, two-, and three-bedroom units, and 132 units in all. They will be in eight, three-story buildings.

"You'll have carpeting, internal heat and air, garbage disposals, modern electrical units, and the like. So it's going to be a complete facelift," Stevenson said.

The units will be a mixture of public housing, Section 8, and tax-credit units reserved for very low, low, and moderate-income families and individuals.

The maximum income limits for all units are 80 percent of the average median income in Lakeland, which is around \$42,900 for a family of four and \$30,050 for an individual.

Stevenson said he expects the new units to fill up fast.

"Most definitely. There's a great need for affordable housing here, and this is the first new multifamily (units) being built by the Housing Authority in over 20 years," Stevenson said.

The project was delayed because of the government shutdown and rising construction prices due to tariffs, but Stevenson said the group has finally gotten the ball rolling on this \$21.1 million project.

The Housing Authority hopes to open up applications at the end of summer 2020 and have people move in by December.

The Lakeland Housing Authority is also working on securing funding for a third phase of the redevelopment project, where it hopes to tear down more old units and build 80 new ones, also reserved for affordable family housing.



Forgotten graves: Where are the souls from Keystone Memorial Park cemetery?

A 91-year-old woman remembers the African American cemetery that disappeared decades ago.

10 News, WTSP, Emerald Morrow | Updated: 8:05 PM EST December 23, 2019

ODESSA, Fla — More than 70 years after the Keystone Memorial Park Cemetery for African Americans disappeared from Odessa, 91-year-old Curtiss Wilson of East Tampa believes graves are still there -- even though no headstones remain.

10News first reported about the forgotten Keystone Memorial Park Cemetery on Friday. It was an early 20th century African American cemetery that disappeared over time from its location along off Gunn Highway.

"I remember it just like it was yesterday," Wilson said of a funeral for a loved one she remembers attending when she was just 9 years old. "I remember the dress that she had on, the funeral was held at the church, and then we went through most of the people who attended just walked from the church to the cemetery."

Wilson said the property was at one time operated by the nearby Mount Pleasant AME Church.

"Most of our loved ones were buried at churches because we had so few cemeteries who allowed blacks to be buried in them," she said.

Keystone Memorial Park was one of those cemeteries where African Americans could be buried. Death certificates and a 1940s document from the Florida Department of Military Affairs verify its existence, but today, it's nowhere to be found.

Wilson said the cemetery disappeared sometime between the late 1930s and early 1940s.

The current property owner is a woman named Carolyn Wilson. She's not related to Curtiss, but she says she wants to memorialize the cemetery if bodies are there.

"That makes me feel really good to know that she feels that way, Curtiss Wilson said. "I think all of [the cemeteries] should be preserved...and not at our expense, either.

"Since we were not the ones who built around them and over them, I think that some money should be appropriated by the city or somebody to get these cemeteries back like they were."

Property owner Carolyn Wilson said she heard there might be a cemetery on her property. She said she tried to reach out to the AME church, but never heard back.

Carolyn Wilson said she is working with archaeologists in hopes of surveying the land. She said she would like to create a memorial to honor the cemetery and the people buried there.

"It's a bad part of our history, but it's history," said Carolyn Wilson.



Commercial Real Estate

Houston developer buys land in downtown Tampa's Encore for market-rate apartments (Rendering)

Tampa Bay Business Journal, Ashley Gurbal Kritzer – Senior Reporter | December 23, 2019

A Houston developer has closed on a parcel of land in downtown Tampa's Encore, with plans to build a market-rate apartment building on the property.

Transwestern Development paid \$4.66 million for the 2.14-acre Lot 9, which fronts East Cass Street, **Tampa Housing Authority** spokeswoman Beth Leytham confirmed.

That property is entitled for 288 market-rate apartments in a five-story building, Leytham said. It will be named The Independent and include street-level retail, according to plans filed with the city.



A rendering of The Independent in The Encore in downtown Tampa
TRANSWESTERN DEVELOPMENT COMPANY

Jeannette Jason and Bruce Erhardt of Cushman & Wakefield Inc. represented the housing authority in the transaction.

Transwestern develops apartments and office and industrial property. It is the developer behind the transformation of an abandoned Lakeland golf course into a massive industrial park.

Encore is a 40-acre mixed-use district between the urban core and the Channel district, developed in a public-private partnership between the housing authority and Banc of America Community



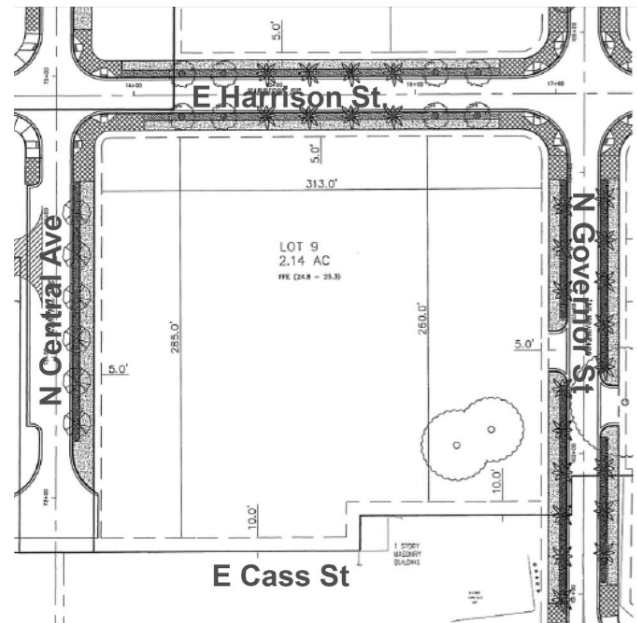
The Independent, 288 market-rate apartments are set to be developed on the Lot 9 site at Encore in Tampa. This aerial view is looking to the northwest.

CUSHMAN & WAKEFIELD/TROY ESTES

Redevelopment Corp. It is currently home to four other multifamily buildings, all of which are named in honor of the site's history.

Downtown Tampa's Central Avenue was once a thriving music corridor, the birthplace of "The Twist" and a frequent host to legends like Ella Fitzgerald, Duke Ellington, Billie Holiday and Cab Calloway.

Plans for Encore and the early stages of development began in 2009.



A look at the site plan for The Independent.
CUSHMAN & WAKEFIELD

Christmas in fading Robles Park Village: 'This is the last community we got'

At the Tampa public housing complex, built atop a forgotten black cemetery, the holiday brings a mix of healing and uncertainty.

Tampa Bay Times, Christopher O'Donnell | Published Dec. 24, 2019



There aren't many signs that it's Christmas among the 67 buildings that make up the Robles Park Village public housing complex. But Louise "Wanda" Humphrey, 39, helped brighten the place by taking part in a Dec. 19 door-decorating contest. [OCTAVIO JONES]

the Tampa Housing Authority to speed up plans to raze and redevelop the dilapidated complex. Relocation of all residents now is scheduled for late 2020.

The 97 people who live atop the cemetery are already moving out and their homes being boarded up. Others among the 1,100 people living in Robles Park Village are coming to realize this may be their last Christmas in a place that, for all its failings, is still home. "This is the last community we got," said Louise "Wanda" Humphrey, a single mother of two. "The only reason we want to go is because it's old."

Christmas isn't easy to spot in Robles Park Village. There are no Christmas light strung along rooftops, no giant inflatable Santas. Only about two dozen of its 433 homes have outdoor decorations, mostly front doors covered in Christmas wrapping paper and tinsel snaked around porch railings. The Housing Authority tried to brighten things up with a door-decorating contest and a \$75 gift card as first prize.

"This is a sad place — Christmas is not Christmas here," said Patrick Gadson, a community organizer who has been involved with Robles Park Village for 20 years. "I don't see it lit up. I don't smell a lot of good cooking. A lot of people leave for Christmas."

The public Christmas tree was the idea of Reva Iman, president of Robles Park Tenant's Council. She heard mothers talking to their children about the ghosts beneath them. She said many in the community have bottled up their emotions and need more chances to gather and talk over the discovery of Zion Cemetery. "We need to come together and combat that kind of thinking," she said. "African-Americans don't want to talk about their feelings."



The public Christmas tree at Robles Park Village isn't grand, but it serves as a reminder that a community will disappear, too, when the public housing complex is redeveloped. [OCTAVIO JONES | Times]

Christmas in fading Robles Park Village: 'This is the last community we got'

At the Tampa public housing complex, built atop a forgotten black cemetery, the holiday brings a mix of healing and uncertainty.

Tampa Bay Times, **Christopher O'Donnell** | Published Dec. 24, 2019

Someone had to be last when the Housing Authority about 20 years ago began razing and redeveloping the city's aging barracks-style public housing complexes. It was Robles Park Village.

Some of the residents can reel off the names of the other projects — College Hill, North Boulevard Homes, Central Park Village — that were redeveloped ahead of theirs. It didn't help that the Housing Authority decided several years ago it would not carry out any major renovation at Robles Park Village since it wouldn't be around much longer.

That left the residents, mostly black and all poor, stuck in 1950s housing built without air-conditioning and plagued by rats, roaches and crime. Paint on some walls and gables is peeling and blistered. The house numbers are painted in prison-cell stencil lettering. Still, Humphrey, the single mother of two, likes her neighborhood.



Louise "Wanda" Humphrey, 39, grew up in Robles Park Village and moved back there four years ago. She lives in the public housing complex with her young sons Tino and Octaviouse. [OCTAVIO JONES | Times]

The children on her block call her "Auntie Wanda" because in the summer, she makes them frozen drinks and takes them swimming at Sulphur Springs Pool. She also volunteers with the Housing Authority and with Champions for Children, a child abuse prevention program. For Christmas, her front door is adorned with "Hello Kitty" wrapping paper. Her holiday meal of turkey, mashed potatoes, green beans and mac and cheese will include extra plates for her neighbors.

"I just try to stay busy and stay on my feet, to head in the right direction," she said. Humphrey, 39, is on disability because of mental health issues. She lives on an \$800 monthly allowance, with \$118 going toward rent and a similar amount for electric. That goes up to \$140 in the summer when her two window unit air conditioners run constantly.

She knows that she and her neighbors need new homes but she worries about where that will be. She moved back to Robles Park Village four years ago after her mom died. With no car, the neighborhood is her whole world. It isn't just a home, she said, "It's a memory."

The lights sometimes flicker at Tavia Carlyle's home. She didn't give it much thought until August when ground-penetrating radar revealed the presence of at least 150 caskets. The find confirmed the *Times* investigation that questioned whether graves from Zion had ever been exhumed.

Her apartment is just yards from the burial site but not close enough for her and her three kids to be relocated immediately. Now, every flicker of her lights, every unexplained sound tugs at frayed nerves. She worries that the caskets might have shifted over time and are beneath her. "It's devastating — every day I come outside and there's a cemetery there," she said, her distress spilling into a prayer: "I'm a child of God. I bless my house and whatever is in here, I cast you out."



Tavia Carlyle, 30, lives in Robles Park Village with her three children, Za'riyah, Jamarion, and J'khi. She is distressed knowing that a cemetery lies just outside her door. [OCTAVIO JONES | Times]

Christmas is a welcome distraction. Her front door is covered with bright red polka-dot paper, tinsel, stockings and a sign that reads, "Santa stops here in 6 days." She updates the chalk countdown figure daily to help get her kids —

Christmas in fading Robles Park Village: 'This is the last community we got'

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Tampa Bay Times, Christopher O'Donnell | Published Dec. 24, 2019



Tavia Carlyle took part in the door-decorating contest Dec. 19 at the Robles Park Village public housing project. [OCTAVIO JONES | Times]

Za'riyah, 8, Jamarion, 7 and J'khi, 4 — excited for Christmas. The family is staying at Robles Park Village for Christmas. She plans to cook collard greens with smoked neck bones, mac and cheese, ham, turkey and stuffing, and sweet potato pie for desert.

Carlyle, 30, moved to Robles Park Village from North Tampa three years ago. She is getting her GED and plans to go to cosmetology school. But now she wants out of Robles Park and not just because of the cemetery. When her kids play outside on the sparse grass, they too often get into fights, she said.

"It's too much for them," she said. "My kids didn't grow up living in the hood." One block over, Joe Hobly was catching up with friends.

Robles Park Village was Hobly's home for 15 years before he moved close to Fletcher Avenue. He works in construction hanging drywall and painting. He remembers the community coming together at Christmas, with neighbors helping one another. He saw that same camaraderie in 2017 when a hurricane left the community without power. People pulled out grills and began cooking chicken and ribs for everyone on the block.

"Families do their best with what they got," Hobly said. "People here show each other love the best they can." He knows the community may not see many more Christmases. "I came here to soak in the last memories of it."

Kaia Franklin and Tamarick Bass didn't know where they would spend Christmas. The apartment they share with their three young children sits atop Zion Cemetery. They are waiting on an inspection before they can move into a three-bedroom apartment at Trio, a modern housing complex in the Encore redevelopment project on the edge of downtown Tampa.

That may happen this week so they hadn't planned much for Dec. 25. "He works so it don't really matter," Franklin said. "It's just a regular day I guess."

Both parents rely on buses to get to work. Franklin's job is at a fast-food restaurant on Hillsborough Avenue. Bass does maintenance and dish washing at the Seminole Hard Rock Hotel and Casino in Tampa.

The couple said they would not have moved to Robles Park Village had they known about Zion. But it has given them a chance to make a new life, said Bass, who lived all over East Tampa and Sulphur Springs when he was a child. He wants more stability and better housing for the kids — D'Angelo, 4, Kai'Kaya, 2, and Tamarick Jr., 1.



Kaia Franklin, left, and Tamarick Bass, right, walk to McDonald's for dinner with their children D'Angelo, 4, Kai'Kaya, 2; Tamarick Jr., 1. They expect to leave Robles Park Village any day for a new home in the Encore project. [OCTAVIO JONES | Times]

"Ain't no peace where I grew up," he said. "I have to get my kids out of this environment."

How can we stop historic cemeteries from disappearing? Archaeologists say strengthen the law

A new law could keep threatened cemeteries from being covered up, but it would not address cemeteries that are already lost.

10 News WTSP, Emerald Morrow | Updated: 9:04 AM EST December 25, 2019

TAMPA, Fla. — Zion, Ridgewood, Keystone, Port Tampa City Cemetery –

These are all African American burial grounds that disappeared through development.

Developers plopped a public housing project on top of Zion and a high school's field consumes Ridgewood. Lack of power and access stunted the community's ability to save the sites, but archaeologists who helped uncover the burial grounds say a change in the law could stop this from happening to cemeteries that are threatened today.



“That's one of the things that I think might be helpful to look into in terms of changing the law is having some more either state or local government oversight into this sort of process,” said Rebecca O’Sullivan of the Florida Public Archaeology Network.

“So, it's not just on the private property owner to try to reach out to descendants and do that sort of thing, but that there is some more oversight from the state or from the city.”

State Sen. Janet Cruz sponsored a bill that calls for creating a task force to find and support lost African American cemeteries. However, the bill falls short of addressing what private land owners should do when a cemetery is discovered their property.

“Chapter 872 [of state law], it does protect all human burials, whether they're on public or private property. But in that state statute...a private property owner, if they have a historic cemetery on their property, it does provide a mechanism where they can go through if they want to move those burials somewhere else,” said O’Sullivan.

“But if we can change it so that the state has more oversight and is more involved, and that's just going to give more power to those descendants to make sure that whatever happens, it's done in the most respectful and thoughtful way that it can.”

What’s happening with Zion Cemetery in Tampa highlights the problem.

With Zion, three different properties overlap the cemetery. The **Tampa Housing Authority** and the Sunstate Wrecker Service have both voluntarily scanned their land for graves. Businessman Richard Gonzmart owns the third property, and initially expressed doubt to the Tampa Bay Times about graves.

He eventually allowed archaeologists to scan his property, but there is no law requiring him to make the results public.

“When something is privately owned, and it has to be privately owned in perpetuity, that causes some problems,” said O’Sullivan.

“...Even if it's privately owned, and there's the best of intentions, when you get decades down the road...the people who owned it passed away, and so you get into these issues of it being abandoned...But cemeteries that are owned by a city or a county, that's an entity that continues on into the future no matter who like the mayor is or the governor.”

Robles Park redevelopment could start a year early because of Zion Cemetery

Planning begins to raze and redevelop the last of the Tampa Housing Authority's traditional public housing complexes.

Tampa Bay Times, Christopher O'Donnell | Published December 26, 2019



The Tampa Housing Authority will begin a master plan in 2020 for the redevelopment of Robles Park Village. That is a year ahead of schedule, because of the discovery of an African-American cemetery beneath five of the community's 67 buildings. Residents who live over the cemetery are already being relocated. [OCTAVIO JONES | Times]

the cemetery. And now agency officials have confirmed they will begin producing a master plan for the redevelopment of the whole 35-acre complex in the first quarter of 2020, a year earlier than planned.

The relocation of residents from other parts of the community could begin before the end of 2020.

"We'll be a year ahead of where we would have been had the cemetery discovery not advanced our planning," said Housing Authority Chief Operating Officer Leroy Moore.

The decision is a relief for tenants, said Reva Iman, president of Robles Tenant's Council and a long-time advocate for Robles residents.

The aging complex was built with no air-conditioning and residents rely on inefficient window units. Other problems include mold and dampness, cockroaches and peeling paint, according to a 2015 inspection of about 25 homes conducted for the U.S. Department of Housing and Urban Development.

There is no irrigation at the project and many play areas are just bare dirt.

"I'm grateful that it's happening," Iman said. "I'm just hoping there's no shortcomings."

But the advancement of Robles may be a tough challenge for the Housing Authority, which is still seeking funding to finish West River and Encore, another urban renewal project.

Located close to Blake High School, West River will replace North Boulevard Homes with a mixed-income walkable community. Three of the new community's buildings have already broken ground. The agency has set an aggressive schedule to close on several others in 2020.

Encore, which is between downtown Tampa and Ybor City, is much farther along, with several buildings already occupied. But the mixed-income development still has several vacant lots that are intended for a hotel and grocery store.

The Housing Authority partnered with Banc of America Community Development Corp. on Encore and with Miami firm Related Development on West River. Both projects were attractive to developers because of their proximity to booming downtown Tampa.

TAMPA — The Tampa Housing Authority had long planned to raze and redevelop Robles Park Village, a sprawling 1950s public housing complex three miles north of downtown Tampa.

But with funding limited, other projects like the West River urban renewal plan were deemed a higher priority.

That all changed with the discovery of Zion Cemetery.

Five of the 67 buildings in Robles Park sit on top of the early 1900s burial ground for African-Americans. Its presence was revealed by a Tampa Bay Times investigation and confirmed by a ground radar scan.

The Housing Authority has already relocated most of the 97 residents whose homes are directly over

Robles Park redevelopment could start a year early because of Zion Cemetery

Planning begins to raze and redevelop the last of the Tampa Housing Authority's traditional public housing complexes.

Tampa Bay Times, Christopher O'Donnell | Published December 26, 2019

That may prove tougher with Robles, which is located close to Interstate 275 and in a struggling neighborhood.

"Funding for Robles will be the biggest challenge," Moore said. "You don't have a lot of momentum in the surrounding community but you clearly have need."

That distance also means Robles won't be replaced with tall residential towers but will look more like Belmont Heights, with most apartment blocks limited to two or three stories.

Robles is home to about 1,100 people. When relocation starts, many of those will get Housing Choice Vouchers, commonly known as Section 8 and assistance finding a new home. But that may be tough. Rising rents have meant some landlords refuse to take residents with vouchers.

Iman said she is worried that too many residents will end up being forced out of Tampa and into unincorporated Hillsborough County, where rents may be lower. And she warned the Housing Authority now has fewer options for tough-to-place residents.

"This is going to be one of the hardest," Iman said. All the other traditional public housing is gone. People from North Boulevard and others were pushed over here if they couldn't find anywhere."



[Robles Park Village Tenant's Council President Rev. Iman.](#) [JAMES BORCHUCK | TIMES | Tampa Bay Times]

21 families once living on Zion Cemetery are in new homes

People like Nyzetta Dallas have to make a change based upon decisions made several decades ago.

10 News WTSP, Emerald Morrow | Updated: 2:14 PM EST December 31, 2019

TAMPA, Fla. — Moving can be exciting: It can represent a fresh start and way to leave the past behind. However, for Nyzetta Dallas, her move from Robles Park Village to a new neighborhood off of Sligh Avenue has been taxing. “I was completely stressed when I found out I had to move,” Dallas said.

Dallas, 28, is one of 21 families the Tampa Housing Authority recently relocated from Robles Park to other neighborhoods in the area because they were living on the forgotten Zion Cemetery. “One day I walked out and it was like literally blue marking of where a grave site would have been, by my front porch and my back porch where my kid is playing,” she said. “They’re literally pushing the machines and spray painting the gravesites and our children are constantly playing back here.”



Over the summer, a Tampa Bay Times investigation guided by research from a former county worker led archaeologists to detect 127 caskets from Zion Cemetery underground at Robles Park Village. In December, those same archaeologists found at least 55 more graves at an adjacent towing lot also overlapping the footprint of the cemetery. The Times investigation triggered a larger search across the region for forgotten African American burial grounds.

During that search for graves at Robles Park Village, Dallas said she was immediately overcome with feelings of disbelief. “How could that even be possible? How could that ever even happen?” she said.

Dallas said she came to a better understanding after putting into context the time period in which the cemetery was erased. Zion Cemetery was established in the early 1900s but disappeared after the land was divided and sold. Crews found three caskets while building Robles Park Village in the 1950s but work continued. “For them to build on top of our cemeteries or our final resting place wouldn’t have been thought about twice. It’s, ‘They’re disposable,’” Dallas said.

Now, Dallas has to deal with those decisions from years ago. While she’s ready for change, Robles Park was a special place to her. “We all realize what conditions we’re living in,” Dallas said of Robles Park Village, a barrack-style public housing development in Tampa. “I feel like I miss the people as far as looking out for each other and our children.”

It’s all bittersweet. Even though she says her living conditions have improved since moving from Robles, that comradeship that came from living in close quarters with people in similar economic conditions is something she hasn’t developed yet in her new neighborhood. “The difference between there and now is I don’t know anybody,” she said.

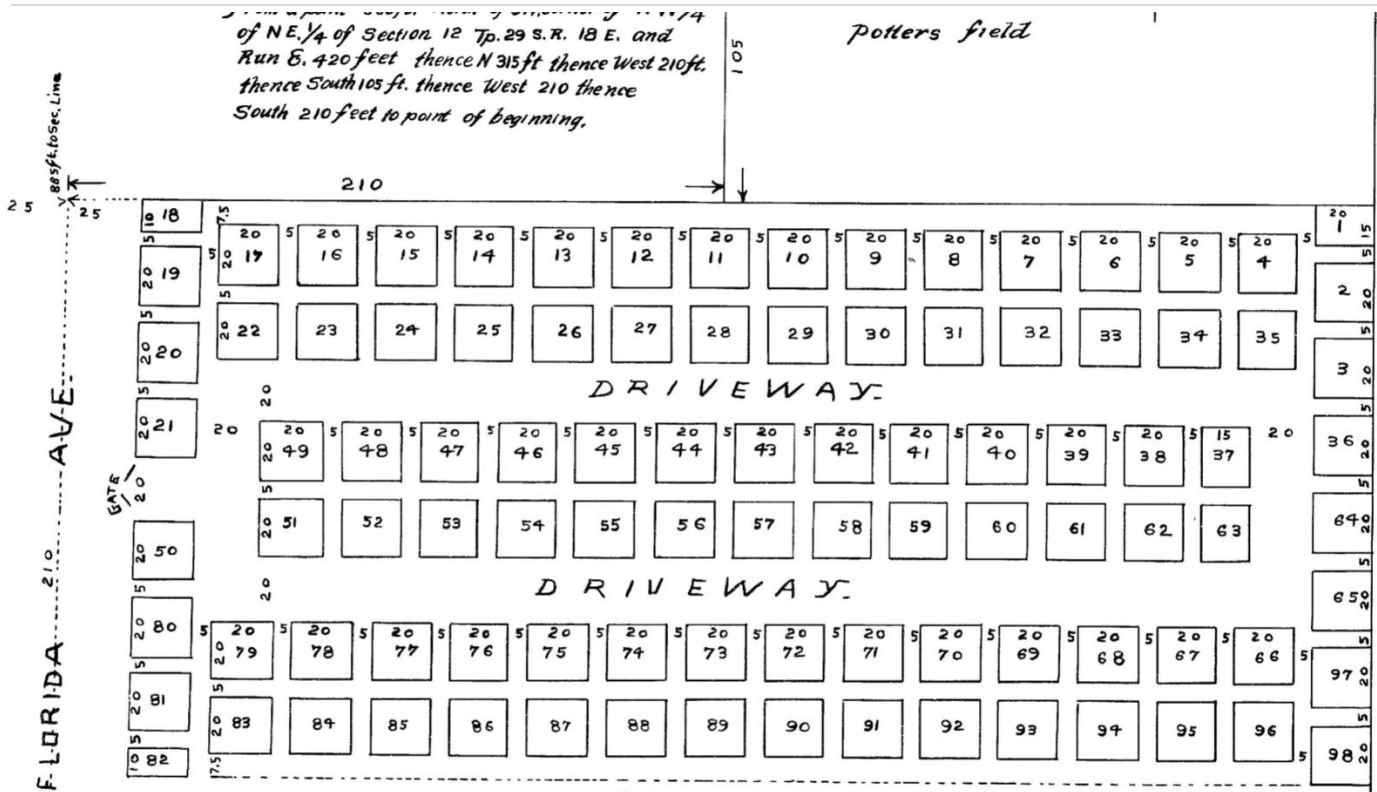
There’s also the dilemma of work and school for her son. “Ultimately, I’ve decided I’m going to have to switch jobs,” she said. Her current job used to be just five minutes away when she lived at Robles, but now she has a 25-30 minute commute that she must factor into her daily routine.

She also is in the process of changing schools for her son. “The transition for the school...is still in the process, because the children are in a break for school right now, so it’s two weeks out. And I’m still working it out with my job,” she said. “You’re just hoping that you have enough to go ahead and compensate for your family as well as to do the right thing, which is to get off the top of these people.”

The Tampa Housing Authority is assisting with the transition for all the families that must move. The families have a variety of options, including moving to another unit at Robles, moving to another public housing development or choosing a Section 8 voucher that will allow them to live in private housing at a subsidized rate.

50 things to know about the Tampa Bay area's forgotten cemeteries

To catch you up on what's happened, here are answers to questions about all the burial grounds that have come to light in 2019. Tampa Bay Times, Paul Guzzo | Published December 31, 2019



Archaeologists say Zion Cemetery likely was full when it disappeared in the late 1920s. This map of Zion was filed with the Hillsborough County Clerk when Zion was established on Feb. 20, 1901. The cemetery on North Florida Avenue contained 98 plots, each 20 feet wide and with room for about eight graves. That's a total of about 800 graves. There was also a potters field on the north end of the cemetery for people who couldn't afford a coffin. [HILLSBOROUGH COUNTY CLERK'S OFFICE | Hillsborough County Clerk's office]

TAMPA — Barely a week has gone by during the past six months without new revelations about a forgotten cemetery in the Tampa Bay area.

It started in June with a special report in the *Tampa Bay Times* about the discovery of Zion Cemetery, believed to be Tampa's first African-American burial ground.

Since then, interest has spread in finding what became of the final resting places of people who struggled during an era of segregation to make their voices heard.

Now, across the region, as many as nine forgotten cemeteries have been identified and are under investigation. In dozens of articles, photographs and videos, the ongoing story has unfolded in the *Times*.

To catch you up on what's happened, here are answers to 50 commonly asked questions.

1. How did this start?

It began as many investigations do, with a tip. In September 2018, the *Times* wrote about efforts by cemetery researcher Ray Reed to find death records for people interred without markers in Hillsborough County's Cemetery for All People. All People was a burial ground for the indigent dating to the early 1900s.

Reed told reporters that he had also come across death certificates for a burial ground called Zion Cemetery. What was it, he asked, and where?

The *Times* spent nine months investigating and confirmed the existence of the burial ground, founded in 1901 outside what was then the city of Tampa — on property where homes and businesses later were built. But there was no sign anywhere that a large number of graves from Zion had ever been relocated.

50 things to know about the Tampa Bay area's forgotten cemeteries

To catch you up on what's happened, here are answers to questions about all the burial grounds that have come to light in 2019. Tampa Bay Times, Paul Guzzo | Published December 31, 2019

The *Times*' report was published June 23. Reaction was immediate, starting with the **Tampa Housing Authority** — owners of part of the 2½-acre cemetery property. A section of the authority's sprawling Robles Park Village housing complex was built there in 1951.

2. What records did you use for that initial report?

Old ones. We started with city directories from the early 1900s and came up with an address for Zion Cemetery.

Then, historians and archaeologists helped us find maps that showed a cemetery there. We searched through decades of newspaper archives and land records to piece together the history.

We also sifted through thousands of pages of online death records to put together a list of those buried at Zion and to learn if they had been moved elsewhere.

3. Where was Zion located?

Zion Cemetery encompassed 2½ acres in the 3700 block of N. Florida Ave., between Virginia and Lake avenues. From busy Florida Avenue, the land stretches east about the length of 1½ football fields. Today, it is home to a tow lot, warehouse space and five of the 67 buildings in Robles Park Village.

4. How many other lost cemeteries have been found since Zion?

Just one so far: The mid-20th century Ridgewood Cemetery for the indigent, on what today is the southeast corner of the King High School campus at 6815 North 56th St. During construction of the \$3 billion Water Street Tampa redevelopment downtown, archaeologists in 2017 also discovered three graves from a cemetery dating to the original settlement of Tampa at Fort Brooke. But the developers have not publicly released any information about this Estuary Cemetery.

5. Haven't I heard that there are more cemeteries?

Yes, and there may well be. But archaeologists have yet to confirm bodies are still there. So it remains possible that caskets were moved to another cemetery and those records are lost.

Here are other potential cemetery sites the *Times* has identified: A plantation burial ground on the property of the Hernando Heritage Museum in Brooksville, the Port Tampa Cemetery for African-Americans on MacDill Air Force Base, the Keystone Park Memorial Cemetery for African-Americans on a horse ranch in Odessa, and the College Hill Cemetery for African-Americans and Cubans on an empty lot within the Italian Club Cemetery in Ybor City.

6. Wait, a cemetery might have been lost inside another cemetery?

Yes. That is a strange possibility indeed.

7. Didn't I read about lost cemeteries in Clearwater?

Yes, you did. And maybe there are.

The two sites in Clearwater once were unnamed African-American burial grounds. One is now an empty lot on an unused school campus owned by the Pinellas County School District at Holt Avenue and Engman Street and the other is a vacant lot at 100 S. Missouri Ave. owned by a businessman.

Unlike the other cemeteries, these two were moved, some time in the 1950s. But the Clearwater NAACP is concerned that unmarked graves were left behind. So while the Clearwater cemeteries weren't lost, some graves might have been left behind.

8. What about bodies beneath the tax collector's property on Hillsborough Avenue?

The land was surveyed with ground penetrating radar and no signs were found that the property was ever a cemetery.

9. How many people were buried at Zion Cemetery?

The cemetery had room for 800 proper burials plus a potter's field for the indigent. Archaeologists have confirmed that nearly 800 people were indeed buried there but they say that the number might be as high as 850.

10. How many Zion caskets have been detected so far?

One hundred ninety-nine.

50 things to know about the Tampa Bay area's forgotten cemeteries

To catch you up on what's happened, here are answers to questions about all the burial grounds that have come to light in 2019. Tampa Bay Times, Paul Guzzo | Published December 31, 2019

11. Didn't I read there were 127?

The story still is developing. That was the initial total, found using ground-penetrating radar during a survey in August that took in the Robles Park Village property. Archaeologists later found another 17 graves on the same property and another 55 on land that's now a tow lot.

12. When will we have a total number for Zion?

The most accurate number awaits the results of surveys underway on former Zion Cemetery land that now is home to warehouses used by owner and restaurateur Richard Gonzmart. An announcement is expected soon. Still, an exact total is unlikely. The radar cannot detect every casket or set of human remains, even on open land. And there are buildings atop the Zion property now. Ground penetrating radar cannot look through the buildings' floors.

13. Who was buried at Zion Cemetery?

They were the pioneering African-Americans of Tampa, a city incorporated in 1849. The men would have been laborers, primarily, and the women domestic workers. L.G. Caro was among the more prominent people buried in Zion as a founder of the Greater Bethel Baptist Church in the 1890s and as a much sought-after endorser of white political candidates.

14. How many caskets were found on the Ridgewood land?

One hundred forty-five.

15. But didn't I read that there were more than 250?

That's how many people may have been buried there based on death certificates. But, again, the radar cannot detect every casket.

16. Who was buried at Ridgewood?

Men, women and children whose families couldn't afford a burial plot for them or who had no one to take up that responsibility on their behalf. They included a night watchman, a railroad worker and a woman who ran a bar during Prohibition.

17. How did Zion, Estuary and Ridgewood cemeteries get their names?

Zion is a biblical term for the promised land, popular among churches and cemeteries nationwide. Estuary was near the mouth of the Hillsborough River. It's unclear where the Ridgewood name came from.

18. Why don't we know the ethnicity of those buried in the Estuary Cemetery?

The owners and developers of Water Street Tampa have declined to provide details. But state records obtained by the *Times* show that they have met with two potential stakeholders in the cemetery — the U.S. Army and the Seminole Tribe of Florida. This indicates that the dead may be connected to military service and Native Americans of the time. The state also reports the bodies were moved to another cemetery, but will not say to which one.

19. Did these cemeteries just fade away or were they deliberately erased?

Historians and archaeologists are confident that in the case of Zion, the disappearance was a deliberate act.

In 1923, Zion was listed in a Tampa newspaper article about prominent cemeteries. Six years later, in 1929, city council minutes indicated it was still there. But 1929 also was the year when construction of a storefront began on the property.

Those who lived near Keystone Cemetery in Odessa say bodies were deliberately left in the ground while signs it had been a burial ground disappeared. Reasons for the disappearance of Ridgewood and the other potential lost cemeteries or graves are still unclear.

The Estuary Cemetery, on the other hand, appears simply to have faded away as Tampa was rebuilt again and again over the centuries from a small village into a major city.

20. Could racism have played a role in what happened to Zion?

Yes. It's likely that developers saw profit in property — however it was being used — along a growing corridor north of town and knew the black community could do nothing to stop the elimination of a cemetery there.

Today, laws protect cemeteries. To develop them requires properly and respectfully moving bodies to another burial ground.

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There were no such laws when Zion disappeared. It was up to the property owners to do the right thing. Removing headstones appeared to turn the property into vacant land. And it was much cheaper than relocating bodies.

White residents had the clout at the time to ensure that their loved ones were properly relocated, should it become necessary. That's what happened just blocks away from Zion when the Catholic Cemetery was sold for development in the 1920s.

But this was the era of segregation and the decade when the Ku Klux Klan was at its peak. Few would listen even if blacks stepped up to demand equal treatment.

21. Who owned Zion Cemetery when it disappeared?

Business partners H.P. Kennedy and Hewitt Walker owned the land.

22. Do local leaders today care about any of this?

The city of Tampa sends representatives to meetings of the Housing Authority's monthly Zion Cemetery Archaeological Consultation Committee. Elected officials who have attended meetings include Tampa Mayor Jane Castor, City Councilman Orlando Gudes, state Sen. Janet Cruz and state Rep. Dianne Hart.

23. Why was it necessary to have a black cemetery?

Whites wanted to be separated from blacks in death as well as in life. Some public cemeteries included separate black sections fenced off from the rest of the burial ground but these sections were too small to accommodate the local African-American community. So prominent blacks established cemeteries for their community.

24. Why isn't anyone looking for lost white cemeteries?

The search is underway. The forgotten Ridgewood Cemetery primarily had African-American burials but whites were there, too — anyone who was a pauper. College Hill is the final resting place for Cubans black and white.

Still, because African-Americans were marginalized, their cemeteries were more likely to be erased.

25. How common was it for developers to build on top of black cemeteries?

At least a dozen have been documented nationwide in recent years.

In Newburgh, N.Y., in 2017, a school was being converted into a courthouse when workers found African-American graves split by underground utility lines. A cemetery also was recently discovered beneath the Capital City Country Club golf course in Tallahassee.

26. Why are these lost cemeteries suddenly being found?

Locally, people who knew about the cemeteries or had suspicions have come forward since the story of Zion Cemetery was first published June 23 in the *Tampa Bay Times*. Those who have spoken with the *Times* said that before, they thought no one would believe their stories.

Nationally, the subject is drawing greater attention, too. The *Times* reported in June about a bill before Congress that would help find and preserve forgotten African-American cemeteries.

27. Why should we care?

Certainly, there are moral reasons. No one intends for a loved one to be buried on land that will be developed later. And it's never too late to right a wrong.

28. Are there other reasons to care?

Yes. Financial ones, under the heading, "Buyer beware."

Restaurateur Richard Gonzmart purchased his portion of the Zion land in 2016 for \$690,000 and has put nearly \$300,000 more into it. He operates warehouses there and had hoped one day to use it as the site of a culinary school.

That will likely not happen now. And he would not have spent the money knowing there were bodies on the land.

29. Did whoever sold Gonzmart the property know a cemetery was there?

Marc Maseman, the seller, says he did not.

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Nor, they say, did those who act today on behalf of the adjacent landowner — the Tampa Housing Authority. But their predecessors did. In 1951, while building Robles Park Village on the land, the Housing Authority found three child-sized caskets there that were identified as part of Zion Cemetery. There is no indication that the Housing Authority looked for more graves before resuming work.

30. Why wouldn't the old Housing Authority have looked for more caskets?

No one seems to know and meeting minutes from the period offer no clue. There was no law at the time requiring that the authority do so.

31. Why weren't graves found while digging down to develop new buildings?

The three child-sized caskets were just 15 inches below the surface at the time they were unearthed. Caskets discovered since then are four to six feet deep and the foundation at Robles Park Village went no deeper than three feet. Construction workers never reached them.

32. The local NAACP has expressed anger lately that city leaders did not protect Zion. Who else was in charge back then in Tampa?

Perry Wall was mayor when the cemetery disappeared and Curtis Hixon led the city when the three caskets were uncovered in 1951.

The cemetery's final owners were still alive in 1951, too. H.P. Kennedy was retired and Hewitt Walker was working as chief deputy tax assessor for Hillsborough County.

33. What do the graves mean for today's owners of Zion Cemetery?

They can move the bodies to another cemetery and develop their land, a costly proposition and one the Housing Authority has no intention of pursuing.

Instead, the authority is working with state and local authorities to find grants so the authority, Gonzmart and owners of the small tow lot can be reimbursed for the cost of the land, and a memorial park established.

34. Who would manage a memorial park?

The city of Tampa doesn't want to, but it offered to help set up a nonprofit for the project.

A Tampa man has presented another option: A nonprofit that could work with the city in a public-private partnership to manage Zion and other forgotten cemeteries. Under his proposal, the city would own the land.

35. Is there a memorial park like this anywhere?

The state of Florida provided Deerfield Beach nearly \$1 million to purchase a three-acre African-American cemetery with some 300 unmarked graves plus another half-million dollars to turn the land into a memorial park.

36. What will happen to the people who live in Robles Park Village?

Five of the 67 buildings in the public housing project are on Zion Cemetery land. The residents now are being moved to other public housing available through federal Section 8 vouchers.

When the entire Robles Park Village complex is redeveloped in the coming years, the five buildings will be razed and the property beneath it will be left empty as part of the memorial park.

37. Why isn't everyone moving out now? Isn't it creepy living next to a cemetery?

The position of the Housing Authority is that people in many places live next to cemeteries.

Still, the authority is speeding up its plans to redevelop the aging, 35-acre public housing complex because of Zion Cemetery's discovery. A master plan is coming in early 2020, a year earlier than projected.

The relocation of the remaining residents could begin before the end of 2020.

38. What's going to happen to Ridgewood Cemetery on the school property?

The Hillsborough County School District is still weighing its options. The area has been fenced off and a small agricultural building will be removed.

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39. What can be done to ensure Ridgewood and Zion are not lost or erased again?

The Florida Public Archaeology Network has registered Zion with the state as a historic cemetery site and a similar move is likely for Ridgewood if the school district chooses to leave the bodies there.

This designation cannot stop the properties from being developed. Future landowners can still choose to exhume the graves. But it does provide a state record that the cemeteries are there, preventing either one from being built upon unless the bodies are relocated.

40. Has the Florida Legislature done anything about this?

It's in the works. Sen. Janet Cruz, a Tampa Democrat, has sponsored a bill to create a task force to search for lost African-American cemeteries in Florida and to protect those at risk.

41. How does ground-penetrating radar work?

Ground-penetrating radar transmits electromagnetic-pulse energy into the ground. The signal bounces off objects, enabling analysts later to determine shapes and depths. It doesn't work everywhere, like in buildings or in certain soils.

42. The caskets they've detected — do they still contain human remains?

It appears so. The radar would also have detected soil disturbance above the caskets if the bodies had been exhumed. Still, to be 100 percent certain, archaeologists will do further research at Zion Cemetery, called ground truthing. No decision has been made yet on whether the research will be conducted at the Ridgewood site, too.

43. What is ground truthing?

Archaeologists dig into the ground in a way that leaves bodies undisturbed while enabling them to verify that the coffin-shaped objects detected by radar are indeed coffins. In addition, the work can confirm that bodies were not exhumed.

44. Were any bodies removed from Zion?

Death records reviewed by the *Times* indicate that nine graves were relocated to other cemeteries, a few years before Zion disappeared in the late 1920s. A woman who grew up next to Zion recalls men exhuming graves there later, around 1933.

45. Is anyone trying to find descendants of those buried in the lost cemeteries?

The *Times* has located half a dozen Zion descendants so far, and a genealogist with the University of South Florida is leading a group of volunteers who are expanding the search. There is no such effort underway yet for people buried at Ridgewood.

46. How did these descendants react?

They were shocked that they didn't know about ancestors buried at Zion and that they had never heard of the cemetery.

47. How could they not have known?

The prevailing opinion is that survivors of the dead chose never to speak of Zion. The reason: It was emotionally easier to shield children and grandchildren from the horror of building on top family graves.

48. What was the reaction in the room when bodies were confirmed at Zion and Ridgewood?

People cried, prayed and expressed anger at the Zion announcement in August. Reaction was subdued at the Ridgewood news two months later, as if those attending were expecting that outcome.

49. Will there be any DNA testing on those buried at Zion or Ridgewood?

No decision yet.

50. What's the timeline now?

Archaeologists will begin ground truthing at Zion after all the people living in the five Robles Park Village buildings have been relocated. That could come as early as February.

MacDill Air Force Base will begin its search for lost Port Tampa Cemetery in January. The Clearwater NAACP hopes that the two sites there will be surveyed in early 2020. No surveying of the other potential cemeteries has been announced yet.

Faces of Robles: How living on a forgotten cemetery changed their lives

They had no idea their homes were built on top of an African American burial ground.

10 News WTSP, Emerald Morrow | Updated: 9:04 PM EST December 31, 2019

TAMPA, Fla. — After learning neighbors at Robles Park Village had been living on top of caskets from Zion Cemetery, a forgotten African American burial ground in Tampa, the **Tampa Housing Authority** immediately began making plans for families to move.

As of Dec. 31, 23 of the 29 impacted families have been relocated. THA assisted them with the relocation process and also made counseling available.

This is the story of Dania Wiles. She now lives in Belmont Heights Estates. It's another property owned by the Tampa Housing Authority, but it's a vast improvement from the outdated, barrack-style housing Wiles lived in at Robles Park Village.



Editor's note: *This conversation has been edited for clarity*

REPORTER EMERALD MORROW: Tell me about your new place and how you're liking the neighborhood

DANIA WILES: I love it over here. It's very quiet. We have a lot of amenities that is comfortable. We have air, ceiling fans and the neighborhood is better than where we was.

At night time, you don't hear no shooting or nothing going on on this side. And you comfortable. You in your own skin. You ain't got to worry about stepping out on your porch and worrying about gunfire.

MORROW: You once lived on top of a cemetery. Tell me your feelings about that.

WILES: It was going to come out anyway, but I know in the past they knew what it was. But they had it hidden so good. But the elders that died knew that was a grave area. And that's someone resting place, you know? That's hard for the family that's still alive that have family members there. And plus, we desecrating it by walking and living on someone else space. They been through things in life for us to get where we at, and it was hurtful, but it was also educational.

MORROW: What did you learn?

WILES: I learned respect is due for all. It don't matter if it was a Indian gravesite, a Caucasian gravesite. A resting place is a resting place for all people. And we all got to get along because we live in this world.

MORROW: What was the transition process like? How did the Tampa Housing Authority help?

WILES: They did everything to try to make us comfortable to the situation. They let us know it might be kind of hard for us, but we have to transition over to move on. They took us to the apartment complexes to show us what do we like and they pretty much transitioned us in our mind to get ready to move. The moving service, they did it. It was a smooth process.

MORROW: How did you choose this location?

WILES: This location [Belmont Heights Estates] was choose by me because I really liked it. How the old Ponce De Leon/College Hill used to be like Robles Park, but they made it look more modern to the lifestyle of the neighborhoods that's growing. The city is growing. So, they made it look more comfortable for the family. So, I choose this one 'cause I like it. The bus line, everything is easy to get on the bus and grocery store is right down the street and so, it's comfortable for every family that want to live in this area. Getting a new place is exciting even though this is the result of an injustice.

When you in a new place, you get to start over. And everything you had in the past, you just leave that and start over.

How a Depression-era work program is helping find lost cemeteries

A Works Progress Administration report on veterans' graves turned up three sites now under study as possible African-American burial grounds.

Tampa Bay Times, [Paul Guzzo](#) | Published January 2, 2020



Robert Cook, left, and Stetson Kennedy record the story of Edith Ogden-Aguilar Kennedy in Ybor City during 1939 as part of a Works Progress Administration effort to document life histories and folk culture. The agency also surveyed cemeteries to find veterans' graves, producing a statewide report that has proven useful in the search for lost cemeteries in Hillsborough County. [Times archives]

government paid for those things that were needed, both practically and culturally," Kite-Powell said.

The WPA funded construction of projects such as Tampa's Pete O'Knight Airport on Davis Islands and St. Petersburg's City Hall. But it but also paid artists to paint murals, scholars to collect oral histories and researchers to compile what was called the Veteran's Grave-Registration Project.

The project was a state-by-state search for the location of military veterans' graves. Issued in 1941, the report lists each veteran's name, military rank, war, birth and death date, and place of interment. It also provides detailed written directions to each cemetery.

African-American names are denoted with asterisks and their cemeteries are described as "colored." To show the research was thorough, the report also lists cemeteries where veterans were not interred. "It became a cemetery directory," Kite-Powell said.

A preface added to the report some years later says that "many of the cemeteries" listed, "especially the older ones in rural counties are now 'lost.'" Among those might be the Port Tampa Cemetery for African-Americans.

According to the WPA, you reached the cemetery by starting at the corner of Interbay Boulevard and Manhattan Avenue, heading south 884 feet, turning east and going 1,327 feet. Those directions indicate it was on land that is today part of MacDill Air Force Base.

The history center's Kite-Powell recently tipped the base to the possible existence of a cemetery there. The military will begin a search for it this month.

TAMPA — A Depression-era report on the locations of veterans' graves throughout the United States has been used to identify three sites that may turn out to be forgotten African-American cemeteries.

The report may take on added value if lawmakers pass a bill sponsored by state Sen. Janet Cruz, D-Tampa, creating a task force to find African-American cemeteries throughout Florida.

"It is an instance where the intent was to do one thing but it has been quite useful for another reason," said Rodney Kite-Powell with the Tampa Bay History Center.

The federal Works Progress Administration was established to create employment at the height of the Great Depression.

"The

W-29; P-74
 FORT TAMPA (COLORED) CEMETERY
 SECTION 21, TOWNSHIP 30, S., RANGE 16, E.
 From the city limits of Port Tampa City at the intersection of Interbay Boulevard and Manhattan Ave., go South 884 feet, turn left (East) go 1327 feet to the Cemetery.

W-29; P-75
 HURRAH CEMETERY
 SECTION 31, TOWNSHIP 31, S., RANGE 22, E.
 From the intersection of the Plant City-Picnic Roads and Lithia-Folk County Roads, go South seven and five-tenths miles to fire tower on the left; turn left (East) on sand road one-tenths mile then turn left (North) on sand road one-tenth mile to Cemetery.

W-29; P-76
 HUNTER CEMETERY
 SECTION 27, TOWNSHIP 30, S., RANGE 22, E.
 From the intersection of the Polk County-Balm Road, and Plant City Road, go West on the Polk County-Balm Road eight-tenths of a mile to sand road on the left; thence turn left South on sand road one-tenth of a mile to Cemetery on the left.

W-29; P-77
 FELLOWSHIP CHURCH CEMETERY
 SECTION 9, TOWNSHIP 32, S., RANGE 21, E.
 From THELMA, Fla., go five and nine-tenths miles East on paved road to the Cemetery on the left.

W-29; P-78
 LILLIBRIDGE CEMETERY
 SECTION 15, TOWNSHIP 31, S., RANGE 22, E.
 From the Polk County and Lithia Road, go South on Welcome Road, eight-tenths of a mile; turn right on Keyville Road one and one-tenths of a mile; turn left on Lillibridge Road three and one-tenths of a mile; turn left on sand road two-tenths of a mile to the Cemetery.

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This federal document from 1941 places an African American cemetery on land that today is part of MacDill Air Force Base [Florida Public Archaeology Network]

How a Depression-era work program is helping find lost cemeteries

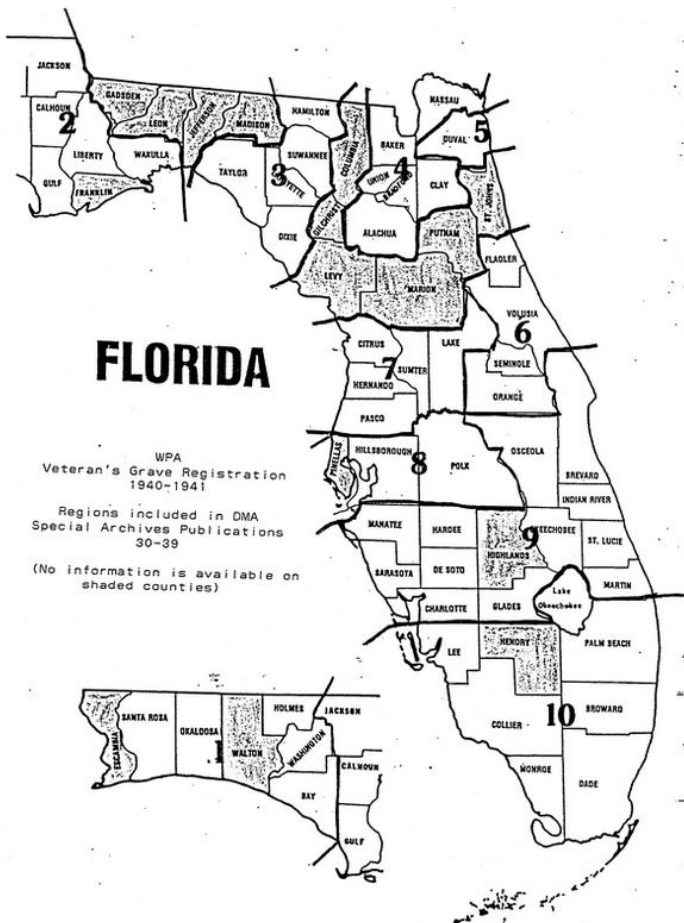
A Works Progress Administration report on veterans' graves turned up three sites now under study as possible African-American burial grounds.

Tampa Bay Times, **Paul Guzzo** | Published January 2, 2020

Two other cemeteries that may have been forgotten also appear on the WPA report — Keystone Memorial Park Cemetery for African-Americans on land that is now an Odessa horse ranch and the College Hill Cemetery for Cubans and African-Americans on what is now a vacant lot within the Italian Club Cemetery in Ybor City.

“It is a tremendous resource,” said Becky O’Sullivan of the Florida Public Archaeology Network. O’Sullivan used the report to locate the College Hill Cemetery. Still, World War II intervened with the research so the resource is an incomplete one.

The project was halted by “America’s pre-war national mobilization,” according to the preface. What’s more, 15 of Florida’s 67 counties were not surveyed. Pinellas is among them.



And while Pasco made the cut, the report lists just one all-black burial ground there — titled simply Colored Cemetery and now known as the Old Trilby Colored Cemetery in Dade City. “I doubt every African-American in Pasco was buried in that one cemetery,” O’Sullivan said.

The report also only documents cemeteries of the 1930s, so it does not include Ridgewood Cemetery in Tampa, a final resting place for indigent people from 1942-1954. Ridgewood recently was rediscovered on the southeast corner of Tampa’s King High School campus and ground penetrating radar confirmed graves there.

Nor does the WPA report list Zion Cemetery, an all-black cemetery established in 1901 and erased from public view in 1929. Radar has confirmed that bodies remain at Zion, where more than 800 people were buried and now the site of a **public housing** complex and warehouses.

The *Tampa Bay Times* first identified Zion’s location using old maps, city directories and news archives. That same approach can be employed to find lost cemeteries not included in the WPA report, Kite-Powell said.

Some African-American neighborhoods in the early 1900s might have had their own cemeteries, he said.

“To find those, you’ll need to narrow that search.”

A map of the Florida counties that were surveyed as part of a Works Progress Administration effort to document where veterans were buried. [Florida Public Archaeology Network] [Florida Public Archaeology Network]

Old city directories place asterisks next to any building connected to African-Americans — homes, schools, churches and businesses, for example.

A concentration of asterisks in an area would indicate it was a black neighborhood.

“They might have had a cemetery,” Kite-Powell said. “Then we can look to maps or for oral histories to know for certain.”

Tampa mother targeted by racist apartment manager, city says

A mother of three says she spurned the advances of an apartment property manager. Then he hatched a plan to evict her, according to the city's lawsuit.

Tampa Bay Times, Charlie Frago (staff writer Christopher O'Donnell contributed to this report) | January 2, 2020

TAMPA — One text included a photo of a hooded Klansman, arms outstretched in front of a burning cross. Others used explicit racist language.

According to a lawsuit filed by the city of Tampa, those texts were among a series of missives outlining a plan by an apartment property manager to falsely portray resident Shelquen Washington, mother of three young children, as a bad parent and tenant who deserved to be evicted.

The suit alleges that when property manager Vincent Lambert sent the Klansmen text to the complex's maintenance man in early 2018, the maintenance man asked if Lambert was the one in the white robe and hood.

Lambert didn't answer directly, the suit says, but instead wrote, "it's a secret organization ... ya know. Have to kill you after."

The text is one of many containing explicit racist language and revealing a plan to build a case for eviction against Washington by accusing her of drug dealing, neglecting her children and other bad behavior, according to the lawsuit filed late last year by the city of Tampa against Lambert and Christian Podedworney, the owner of the four-unit complex in North Tampa.

Lambert and Podedworney are white. Washington is black.

Lambert said Thursday that the texts were fabrications. He said the maintenance man, Christopher Stout, was upset about getting fired for performance issues.

Washington scoffs at that claim.

"Who's going to make a fake page with your picture?" she said Thursday in an East Tampa apartment where she now lives with her children.

When Stout showed her the texts, Washington said, she was overcome with emotion.

"I just cried and cried," said the 31-year-old who had just moved from Myrtle Beach, S.C., when she first crossed paths with Lambert. She remembers thinking: "What did I do wrong?"

She said Stout apologized for his own use of racial epithets in the texts. Both Washington and Lambert said Stout is now dead, but Washington says his decision to help her still resonates.

"God bless his soul," she said.

Lambert said legal proceedings will prove he didn't send any racist texts.

"The stuff is shocking. It's just shock value. There is all this evidence of why she was kicked out," Lambert said.

Lambert and Podedworney filed reports with the Florida Department of Children and Families and the Tampa Housing Authority in an effort to evict Washington from her apartment on 4907 Temple Heights Road shortly after she moved into her unit in November 2017, according to the suit.

Washington said Lambert began his campaign after she rejected his advances, which included informing her that he would not mind "having his first piece of dark meat," the suit alleges.



Shelquen Washington is pictured near her apartment with her dog Tiffany. She says a property manager sexually harassed her and used racist tactics to try to evict her and family from a different apartment. [LUIS SANTANA | TIMES | Tampa Bay Times]

Tampa mother targeted by racist apartment manager, city says

A mother of three says she spurned the advances of an apartment property manager. Then he hatched a plan to evict her, according to the city's lawsuit.

Tampa Bay Times, Charlie Frago (staff writer Christopher O'Donnell contributed to this report) | January 2, 2020

"She is saying you hate someone, but you want to be with them?" Lambert said in a phone interview. "Those are just two polar opposite accusations."

Podedworney, the property owner, said he fired Lambert after the city began its human rights investigation, which led to its decision to sue.

"Based upon that information, I cannot work with somebody who cannot perform the tasks. I didn't want to create a hostile environment where there are issues," Podedworney said Thursday. "I want to be the best I can be and make sure I provide the best environment for my tenants."

Podedworney said Lambert, who owned his own property management company, had worked for him for about four years without previous incidents. He said other tenants had called about Washington.

"The facts speaks for themselves when several people tell you the same thing," Podedworney said.

Podedworney, who lives in New York, said he has owned property in that state and Florida since 2008 without any incidents. He said he visits Tampa about once a year and isn't involved with daily operations at his properties.

"My track record speaks for itself," he said.

Court records show CTP Financial, the property firm owned by Podedworney, and Lambert evicted at least four other residents from Podedworney's properties for non-payment of rent.

A move to evict Washington failed in August 2018 when a Hillsborough County judge found in her favor. After Podedworney and Lambert declined to renew her lease, Washington left the apartment that November.

Meanwhile, Washington filed a housing discrimination complaint with the U.S. Department of Housing and Urban Development in May. The federal agency forwarded her complaint to the city's Office of Human Rights, which found in her favor in October.

The city filed the suit in Hillsborough Circuit Court in December. On Monday, the Miami-based Disability Independence Group joined the suit on Washington's behalf, arguing in part that Lambert deliberately locked the gate to a playground as part of his efforts to dislodge her.

Washington has a 7-year-old daughter who has a mental disability and often wanders. The enclosed playground in back of the apartment had been part of the reason why she decided to rent there.

About a month ago, Washington moved into her new apartment on East Hillsborough Avenue. Her new complex has several playgrounds where she feels safe taking her daughter, Laon'iah. And most of the children in the complex attend the same elementary school, which has helped ease the transition.

"I love it," Washington said.

Zion reimagined: How the forgotten cemetery could look once restored

The forgotten African American cemetery in Tampa could soon be formally recognized once again.

10 New WTSP, Emerald Morrow | Published: 2:53 PM EST Jan. 2, 2020 | Updated: 6:24 PM EST Jan. 2, 2020



TAMPA, Fla. — The forgotten Zion Cemetery that was lost to time and covered with a towing lot, a private business and a public housing development could soon be formally recognized as a cemetery once again.

"It's essential that we get Zion actually re-platted, replaced and recognized on maps--geocoded and permanently preserved as an active cemetery, a memorial cemetery," the Tampa Housing Authority's Leroy Moore said. "It won't be

receiving new internments, but the 800 or so people that was interred there have their names recognized, have this location permanently preserved as a cemetery for future generations."

The Tampa Housing Authority's Robles Park Village complex sits on more than half of the 2.5-acre site that comprises the forgotten Zion Cemetery. Two other businesses, including a towing lot and property owned by businessman Richard Gonzmart, cover the rest of the cemetery, which sits along N. Florida Avenue.

Over the last few months, archaeologists with Cardno and USF have worked together, scanning all three parcels of land to determine what still rests underground. In August, archaeologists found 127 caskets at the Robles site; in December, they found 55 more at the Sunstate Wrecker Service.

"Because Zion was once lost and has now been found again, we think that the history, the story needs to be told. How could this ever have happened, and what must we do going forward to assure that it never again happens?" Moore said.

Those who live in Robles Park Village said they will push for a memorial that sets a precedent for finding other lost African American cemeteries across the nation.

"What I'm looking for as the representative of Robles Park and the association's resident council is city, county, federal, state -- I don't care who it is -- that we all come together as one," he said. "That we all come together to make this right. And what I mean by making this right is we make this special. We make this known as something that those individuals that lie beneath Robles Park Village-- that their history lives on for years, that it's told throughout the nation. That is what we're looking for here in Robles Park Village."

Moore said the discovery of Zion has accelerated the redevelopment process for Robles Park by at least a year. This month, a board will select from three architects a team who will oversee the master planning for the new community, which includes the Zion memorial.

Towing company unsure of future after learning of 55 graves on property

Sunstate Wrecker Service wants help from the city of Tampa.

10 News WTSP, Emerald Morrow | Updated: 6:15 PM EST January 6, 2020

TAMPA, Fla. — Fifty-five graves from an erased African American cemetery were found underneath a towing lot in Tampa. It's a circumstance archaeologists and historians say is deeply rooted in racism, and those impacted by those decisions want someone to make it right.

"They're going to have to take some responsibility," said Tony Huffman, general manager at Sunstate Wrecker Service.

But who is 'they?' and what will 'they' do?

"I couldn't begin to tell you which agency ultimately will have jurisdiction over this, so we're just doing business as normal," said Huffman.

For a moment, there were informal talks of a land swap, but that never went anywhere.

"That's something we would like to see happen, we think it would be in the best interest in the city and us to move forward with that. But ultimately, it's something the city will have to decide if they want to pursue," said Huffman.

Councilman Orlando Gudes said any land swaps would have to go through the city council, and there are no proposals just yet.

Tampa Housing Authority Chief Operating Officer Leroy Moore said his agency will likely continue taking the lead on writing this wrong. THA owns more than half of the 2.5 acres that comprise the forgotten cemetery, which is believed to be one of the first African American burial grounds in the city.

The housing authority has already started moving people in its Robles Park Village property who live in buildings on top of the cemetery. Moore says THA will reach out to the towing company within the next few weeks to have a conversation with the owners about where to go from here.

"Ultimately, the people who are in power today had nothing to do with this. They've been given a mess to straighten out. We certainly want to give them the time to investigate everything, to make sure any deal that's made is right for the city and us as well," said Huffman.

Huffman also noted there is one other property owner impacted by the cemetery discovery. Businessman Richard Gonzmart owns land on top of the cemetery. Archaeologists recently scanned his property for graves; he has not yet released those results.





Tampa Bay Area thought leaders share what they most anticipate in 2020

83 DEGREES, DIANE EGNER | TUESDAY, JANUARY 07, 2020

To kick off the new year, 83 Degrees reached out to Tampa Bay Area thought leaders to ask: "What are you most anticipating in 2020?" Below (is response from THA COO).



Leroy Moore

Leroy Moore, COO, Tampa Housing Authority

2020 will see a continuing demand for quality affordable and workforce housing in the Tampa Bay Area, and increasing pressure upon elected officials to deploy innovative, progressive strategies to ensure that the industry is able to deliver more housing with less regulatory and political constraints.

Locally, I see our elected leaders becoming more creative with city and county resources, not just financial but also real estate assets, zoning, and land-use reform to enable more production. And more innovative with the reuse of real estate within the urban core by using redevelopment strategies to increase residential densities, add diversity of uses, and result in more responsible use of land close to major employment and cultural/recreational centers. Increased densities will support more modern transportation systems such as rail and expanded bus rapid transit (BRT).

Within the Tampa Housing Authority, we expect to see commercial development picking up at ENCORE! Tampa and resulting in more new residential, hospitality, and restaurants along with additional retail. Across the Hillsborough River at our West River redevelopment, 2019 saw the funding of over 932 apartments. 2020 will see hundreds more residential units added to that total along with retail and office development.

In 2020, THA will also kick off the official redevelopment of Robles Park Village, Tampa's last remaining stigmatized and obsolete super-block of public housing. A new Master Plan will take shape as we reimagine a future Robles Park that creates a diverse, sustainable community of choice for future generations while increasing our inventory of affordable housing, creating a mix of both rental and ownership opportunities, and introducing community amenities such as parks, trails, and a necessary connection to a revitalized and protected Zion Memorial Park.