

## Board of Commissioners Meeting

Wednesday, January 16, 2019

LOCATION:

THA ADMINISTRATION OFFICES  
5301 WEST CYPRESS STREET  
TAMPA, FLORIDA 33607





**BOARD OF  
COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

**Jerome D. Ryans**  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

[www.thafi.com](http://www.thafi.com)

**Board of Commissioners Meeting  
Wednesday, January 16, 2019**

**Table of Contents**

1. Agenda
2. Minutes from Previous Meetings
  - Annual Meeting of November 28, 2018
  - Regular Meeting of November 28, 2018
3. Response to Public Forum
4. Resolution No. 2018-4112
5. HR/Employees of the Month (Pages 5 and 6)
6. Program and Property Services
7. Financial Reporting
8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs and Notices & Updates\*
15. Legal

\*Includes Calendar of Events found in left inside pocket





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

---

January 16, 2019

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

**I. REGULAR MEETING**

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

---

**MISSION STATEMENT**

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

---

**II. APPROVAL OF MINUTES**

- Annual Board Meeting of November 28, 2018
- Regular Board Meeting of November 28, 2018

**III. PUBLIC FORUM**

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

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

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

**V. RECOGNITION**

- Geraldine Barnes Award Recipients ~ [Shacora Small](#)

**VI. PRESENTATION**

- Final Independence Audit ~ [Berman Hopkins and LaHamm CPA Firm](#)

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

**VII. RESOLUTION**

---

<a href="#">2018-4112</a> <a href="#">David Iloanya</a>	AUTHORIZING THE PRESIDENT/CEO TO SUBMIT THE FY2019 PUBLIC HOUSING AGENCY PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
--	--

---

**V. PRESIDENT/CEO's REPORT**

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

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

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

**VI. NOTICES AND UPDATES**

**VII. LEGAL MATTERS**

**VIII. UNFINISHED BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

---

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

---

November 28, 2018

### I. ANNUAL MEETING

- Election of Officers

Attorney Ricardo Gilmore held the gavel and proceeded with the annual meeting, he asked for nominations for Chairperson of the Board. Resident Commissioner Johnson-Griffin nominated Susan Johnson-Velez to continue as Chairwoman of the Board, Commissioner Cloar seconded the motion and due to acclamation no voting took place.

Attorney Gilmore next asked for nomination for Vice-Chair of the Board. Resident Commissioner Johnson-Griffin nominated James Cloar to continue as Vice-Chair of the Board, Chairwoman Johnson-Velez seconded the motion and due to acclamation no voting took place.

The Chair thanked Board members for their continued confidence.

### II. ADJOURNMENT

There being no further business to come before this Board, the Chair declared the annual meeting of the THA Board of Commissioners adjourned at 8:50 a.m.

Approved this 16<sup>th</sup> day of January 2019,

---

Chairperson

---

Secretary





---

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

---

November 28, 2018

### I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:45 a.m. Other Board members present were Rubin Padgett, James Cloar, Bemetra Simmons, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Dr. Hazel Harvey 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.

Chairwoman Johnson-Velez passed the gavel to attorney Ricardo Gilmore to proceed with the annual meeting.

At 8:50 a.m. the annual meeting was adjourned; Board members immediately reconvened with the regular meeting.

### II. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of November 28, 2018 was made by Commissioner Cloar and seconded by Commissioner Padgett:

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

It was noted that the approval date of the minutes was changed to the correct date of November 28, 2018.

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

None to come before this forum

### IV. EMPLOYEES OF THE MONTH

- Properties ~ [Shalyn Johnson](#)
- Administration ~ [Eva Reale](#)

### V. RESOLUTIONS

The Acting Director of Asset Management, Mr. Leonard Burke presented the first resolution 2018-4103.

2018-4103	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE PUBLIC HOUSING PROGRAMS.
-----------	--

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

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

The Director of Assisted Housing, Ms. Margaret Jones presented resolutions 2018-4104 and 2018-4105.

2018-4104	A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD'S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM.
-----------	--

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

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

---

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

---

2018-4105	A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER'S ADMINISTRATIVE PLAN WAITLIST PREFERENCES TO INCLUDE THE AWARD OF THE SECTION 811 MAINSTREAM VOUCHERS.
-----------	---

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

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Clor	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

The Sr. Vice-President/COO, Mr. Leroy Moore presented the next six resolutions.

2018-4106	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A REVISED UTILITY EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY (TECO) ALONG SPRUCE COVE EAST OF NORTH BOULEVARD.
-----------	--

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

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Clor	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

2018-4107	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WRDG – MARY BETHUNE HIRISE IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
-----------	---

A motion was made by Commissioner Clor and seconded by Commissioner Johnson-Griffin, motions were withdrawn. With an additional "whereas" clause as clarification "recognizing that the Board previously approved a member loan of \$200,000 for this entity" Commissioner Johnson-Velez made a motion and seconded by Commissioner Simmons:

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Clor	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

2018-4108	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO THE BOULEVARD AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
-----------	--

A motion was made by Commissioner Clor and seconded by Commissioner Simmons:

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Clor	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

2018-4109	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
-----------	--

A motion was made by Commissioner Clor (with a similar amendment as stated by Mr. Moore for resolution 2018-4107) and seconded by Commissioner Simmons:

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Clor	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

---

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

---

2018-4110	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO TRANSFER PROPERTY LOCATED 3412 SAND DUNE LANE IN HIGHLAND ESTATES TO HABITAT FOR HUMANITY AS PART OF AN AFFORDABLE FIRST TIME HOMEOWNERSHIP PARTNERSHIP.
-----------	--

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

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

2018-4111	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH SHAH CAPITAL, LLC (SHAH) FOR THE SALE OF LOTS 5, 9, 10, AND 11 AT ENCORE.
-----------	---

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

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

### VI. PRESIDENT/CEO'S REPORT

#### Finance and Related Entities

The President/CEO, Mr. Jerome Ryans suggested that the December Board meeting be cancelled; the Chair stated that the matter will be considered at the end of this meeting.

The Sr. VP/CFO, Ms. Susi Begazo-McGourty showed images to update Board members on the agency's Rental Assistance Demonstration (RAD) conversions. Of the 3,120 units to be converted to RAD, 1,761 had been converted thus far. The CFO also reported that the agency was on track with 61% of RAD conversions; the commitment to the US Housing and Urban Development (HUD) was for 50% in the first two years.

Ms. Begazo-McGourty informed the Board that the North Tampa Housing Dev. Corp. (NTHDC) contract had been extended until June 2019.

#### Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore began his report with an update on the Tempo at Encore, currently at a certificate of occupancy stage. The COO hope to have move-ins begin in the next couple of weeks, adding that there was a threat of a delay for after the Christmas holiday or even after the New Year.

At the request of Commissioner Cloar, Mr. Moore provided an update on the Theater Operator for the Tempo at Encore. The initial request for proposal did not include a theater design thus resulted in no bids; it was projected to be released by January 2019, once the theater designing stage was completed and added in the proposal.

Lastly, Mr. Moore reported that there was very strong interest from a long time established restaurant operator for the Trio at Encore.

Mr. David Hollis was on hand to provide an update on the Urban Farm at Encore, currently in permitting process. The Urban Farm will include a 2,000 square foot learning area for school children, in collaboration between THA and the School Board District.

Mr. Moore proceeded with West River updates that began with the first two vertical buildings being fully funded with Related Group; there is a third building also fully funded named the Renaissance at West River. Other items mentioned included interest in the townhome lots, there were two developers interested; applications were submitted for the T3B parcel in partnership with the City of Tampa; an application for Federal funding for the T3C parcel was submitted as well.

A copy of the goals and objectives for the next fiscal year was provided to Board members; action on this item will be requested of the Board after a workshop planned for early in 2019; all 13 goals were read for Commissioners.

---

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

---

Board members were informed of the annual business meeting scheduled for Friday, December 7, 2018 at the Westshore Grand Hotel; Commissioners were invited to the lunch portion from 11:30 am to 2:00 pm. Other items mentioned included the Tree Lighting Ceremony at Encore, scheduled for Thursday, November 29<sup>th</sup> at 6pm.

The Program and Property Services Director, Ms. Stephanie Brown-Gilmore introduced YouthBuild Program Manager, Mr. John Arroyo to talk about the recent Annual YouthBuild College Tour, which took place November 13-16, 2018. The tour was funded with a pass-through grant from the City Foundation totaling \$70,000 with a concentration in high demand career pathways initiatives. The director later showed images of the tour from THA's Facebook page.

The Director of Real Estate Development, Mr. David Iloanya briefed Board members on the Public Housing Agency (PHA) plan; a draft copy of the PHA plan was provided to Commissioners.

The Director of Assisted Housing, Ms. Margaret Jones provided a few updates for Board members, these included the upcoming Race to End Homelessness scheduled for Saturday, February 16, 2019; a brochure for this event was distributed to Commissioners during the meeting.

### **VII. NOTICES AND UPDATES**

None to come before this forum

### **VIII. LEGAL MATTERS**

None to come before this forum

### **IX. UNFINISHED BUSINESS**

Board members agreed to cancel the December Board meeting originally scheduled for the 19<sup>th</sup> due to the upcoming Christmas holidays.

### **X. NEW BUSINESS**

Commissioner Simmons stated that "the Women's Final Four was coming here" in March; they were looking for sites to renovate a basketball court; they also want to give opportunities to young ladies to be junior media people to be partnered with a female reporter to cover the Final Four. The Commissioner wanted to meet with Ms. Brown-Gilmore to see if perhaps one of "our" courts would be considered for renovation.

The Director of Community Affairs, Ms. Lillian Stringer informed Board members of THA's Calendar of Events' new format. The director also highlighted a few items from the calendar.

### **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 10:52 a.m.

Approved this 16<sup>th</sup> day of January 2019,

---

Chairperson

---

Secretary

### **3. PUBLIC FORUM**

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



**TAMPA HOUSING AUTHORITY  
RESOLUTION SUMMARY SHEET**

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

Re.: Resolution Number: 2019-4112

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 2019 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 FY2019 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 FY2018 Capital Fund Program grant amount was \$3,172,000.00 and for the purpose of the initial submission of the budget. The FY2019 Capital Fund Program grant will be budgeted for the same amount of \$3,172,000.00.

**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 FY2019 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 2019-4112 PHA Certification of Compliance with PHA Plans and Related Regulations
3. Civil Rights Certification



January 10, 2019

**BOARD OF  
COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice-Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

**Jerome D. Ryans**  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

[www.thafi.com](http://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 #2019-4112 Authorizing the President/CEO to Submit the FY2019 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 ten (10) agency wide goals and objectives that were placed into effect by the Board of Commissioners during its March 27, 2013 meeting. 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 and the phased demolition that is currently ongoing are part of the West River project – 150 acres area bound by Rome Avenue, Columbus Avenue, the Hillsborough River and Interstate – 275. Planned applications for Tax Credit funding for the redevelopment of North Boulevard Homes and Mary Bethune High Rise. We are engaging with Robles Park Village residents for potential redevelopment planning activities including other revitalization grant opportunities that may become available. The construction of additional 24 new units at Cedar Pointe is ongoing. The Authority has converted a total of 1,601 units to date and planned on converting the balance of the units by 2018. 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.

The PHA Plan also requires the Authority to submit the Annual Performance & Evaluation Reports for each Capital Fund and Replacement Housing Factor Fund budgets. The Performance and Evaluation Reports are an indicator of the Authority's performance and timeliness relative to obligation and expenditure of various funds received. The PHA Plan contains reports on the progress toward the implementation of the 2013, 2014, 2015, 2016 and 2017 Capital Fund Budgets and the 2010, 2011, 2012, 2013, 2014, 2015 and 2016 Replacement Housing Factor Grants.

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





The Plan has undergone a 45-day public comment period, its availability for draft inspection has been publicly advertised, notices have been mailed out to all elected resident leaders, several meetings have been held to meet with the Resident Advisory Committee (RAC) as required by HUD, local government officials have been consulted, 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, comments and input on the Plan have been documented and follow-up responses have been rendered. The final public meeting will be held during the January 1, 2018 board meeting where this 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 16, 2019.

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

**Certification of Compliance with  
PHA Plans and Related Regulations  
(Small PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations  
including Civil Rights and PHA Plan Elements that Have Changed**

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 \_\_\_ 5-Year and/or X\_ Annual PHA Plan for the PHA fiscal year beginning \_\_\_2019\_\_\_, 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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - \_\_\_ 903.7a Housing Needs
  - 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - 903.7c Financial Resources
  - \_\_\_ 903.7d Rent Determination Policies
  - \_\_\_ 903.7h Demolition and Disposition
  - \_\_\_ 903.7k Homeownership Programs
  - \_\_\_ 903.7r Additional Information
    - \_\_\_A. Progress in meeting 5-year mission and goals
    - \_\_\_B. Criteria for substantial deviation and significant amendments
    - \_\_\_C. Other information requested by HUD
      - \_\_\_1. Resident Advisory Board consultation process
      - \_\_\_2. Membership of Resident Advisory Board
      - \_\_\_3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
  6. 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.
  7. 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.
  8. For a PHA Plan 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);

RESOLUTION 2019-4112

- 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 site-based waiting lists 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 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. 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.
  11. 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.
  12. 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.
  13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  14. 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.
  15. 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.
  16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
  17. 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.
  18. 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).
  19. 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.
  20. 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.
  21. 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  
PHA Name

FL003  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2019 - 2024

Annual PHA Plan for Fiscal Year 2019

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
	January 16, 2019



**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
**DEPARTMENT OF HUMAN RESOURCES,**  
**PROFESSIONAL DEVELOPMENT & COMPLIANCE**  
**EMPLOYEE DEMOGRAPHICS**  
**December 2018**

Regular Full-Time Employees	183
Temporary Full-Time Employees	25
Temporary Part-Time Employees	7
<b>Total Employees</b>	<b>215</b>

***GENDER***

Male	87
Female	128
<b>Total Employees</b>	<b>215</b>

***ETHNIC ORIGIN***

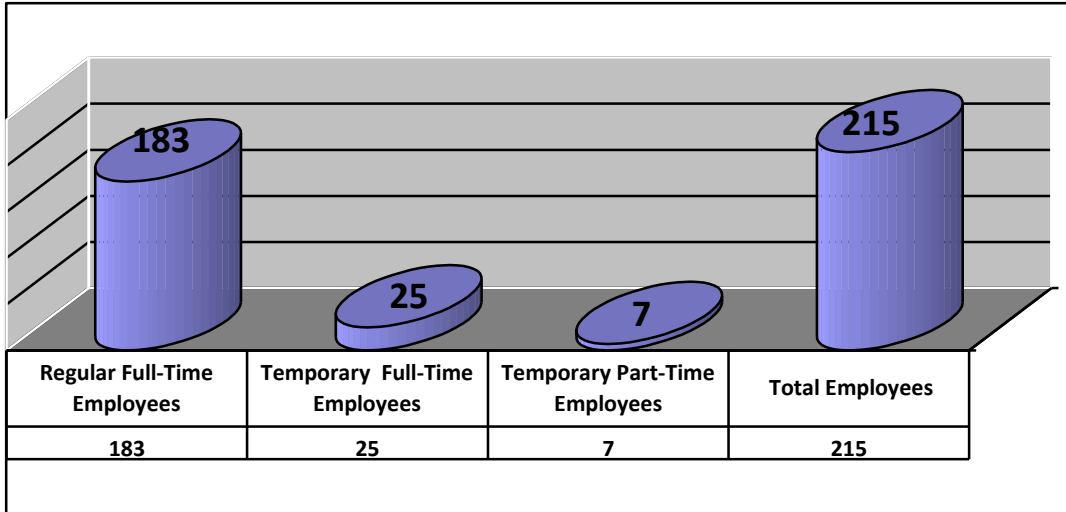
African American	121
Caucasian	26
Hispanic	62
Other	6
<b>Total Employees</b>	<b>215</b>
<b>Residents Employment</b>	<b>(12) = 5.6%</b>

	<b>December</b>	<b>FY18</b>
<b>NEW HIRES</b>	4	29
<b>PROMOTIONS</b>	1	13
<b>TERMINATIONS</b>	0	8
<b>RESIGNATIONS</b>	3	20
<b>RETIREMENTS</b>	0	7

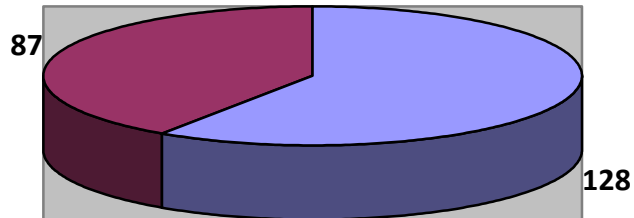
**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE**

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

## TOTAL STAFFING

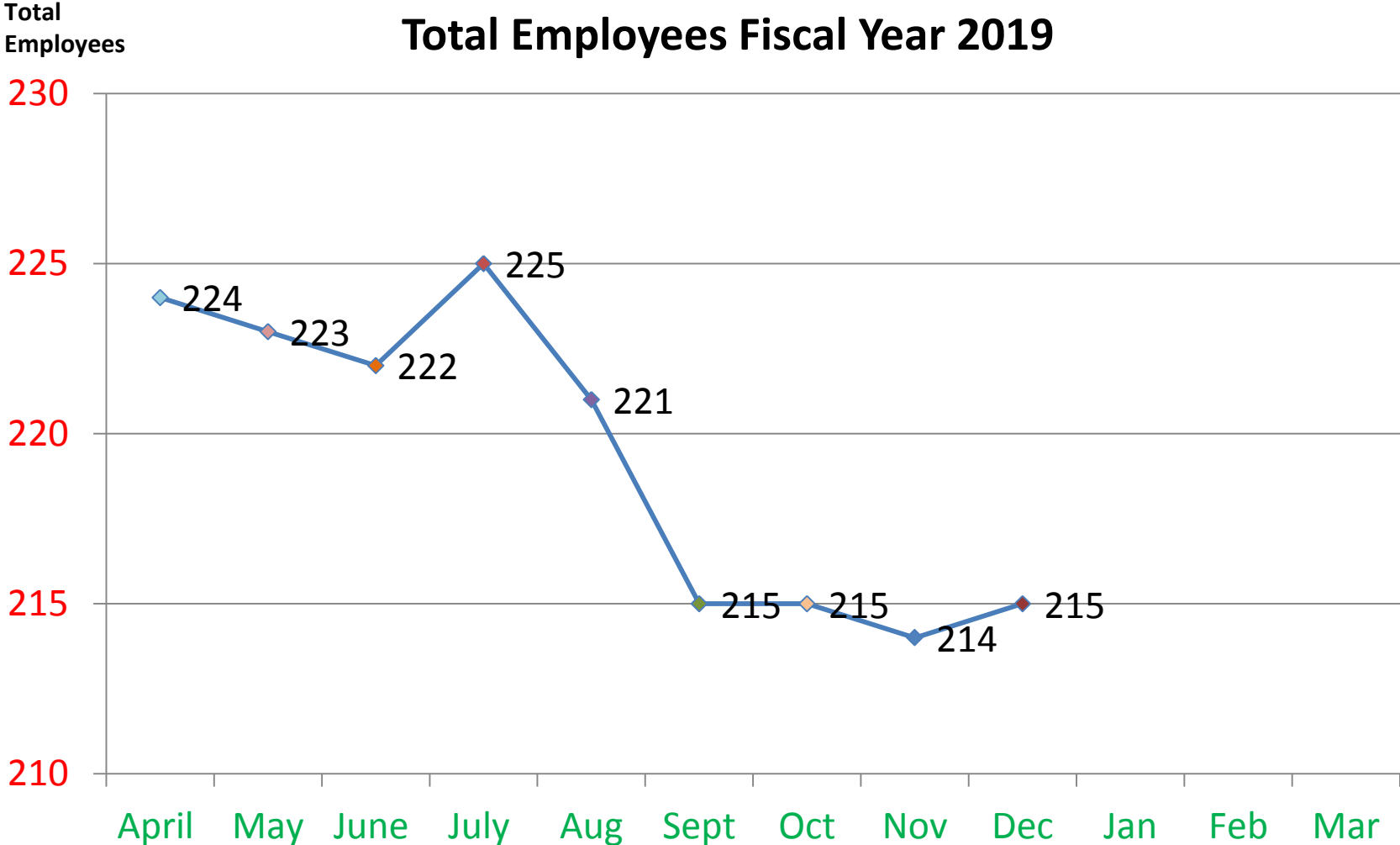


## GENDER



Female Male

# Total Employees at Tampa Housing Fiscal Year 2019





# JANUARY EMPLOYEE OF THE MONTH

## ADMINISTRATION: MIS/IT



We are all familiar with Mr. Adrian Nelson's quick response to the daily IT tasks of: IT Service Desk for ticketing and inventory.

Mr. Nelson is called upon daily to assign IP addresses for new network equipment (cameras, servers, etc.). He monitors and manage the agency's WIFI/LAN Network/Switch/Phones for the Corporate Office and remote properties.

Mr. Nelson manages the firewall for all properties including the main firewall at our Corporate Office. Mr. Nelson goes above and beyond his daily tasks with a pleasant attitude and a deep reservoir of patience.

Mr. Nelson is also known for his excellent customer service. He is responsible for spearheading several major projects at our agency such as our software/server upgrades (File vision, Office 365, Fax server, Phone system). Mr. Adrian Nelson is truly deserving to be recognized as our January 2019 Employee of the Month.

# JANUARY EMPLOYEE OF THE MONTH PROPERTIES:



Mr. Lazaro Perez, Maintenance Technician III, is selected as our January 2019 employee of the month. Mr. Perez is not only a good worker who takes care of two properties; he is reliable, consistent and does his duties without a whisper of complaint.

Mr. Perez is willing to give a helping hand when needed and willing to do whatever it takes to get the job done. He is often on call and makes sure that at the end of his shifts, his paperwork is completed and submitted on time.

Mr. Perez sets the example and models the kind of behavior we would expect from all our staff. Please join the properties in congratulating Mr. Lazaro Perez as our employee of the month.

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

**Department of Program and Property Services  
Stephanie Brown-Gilmore, Director  
December 2018**

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	55%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative <b>(CNI)</b>	\$30,000,000	N/A
YouthBuild <b>(YB)</b>	\$1,079,058	80%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services <b>(FLNET)</b>	\$192,753	20%
Village Link-Up	\$143,774	11%
Oaks at Riverview Community Center <b>(ORCC)</b>	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	0%
Jobs Plus Initiative <b>(JPI)</b>	\$2,500,000	45%
City of Tampa Housing Counseling	\$60,000	0%
Johnson Controls	\$50,000	33%

**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
DECEMBER 2018**

---

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

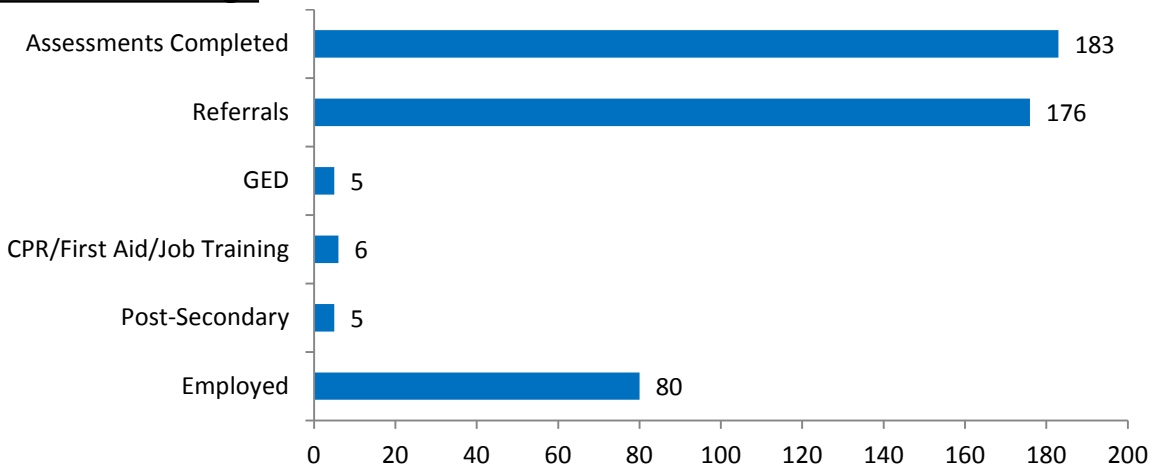
Grant Period: March 24<sup>th</sup>, 2016 – May 4<sup>th</sup>, 2019

Grant Amount: \$682,560.00

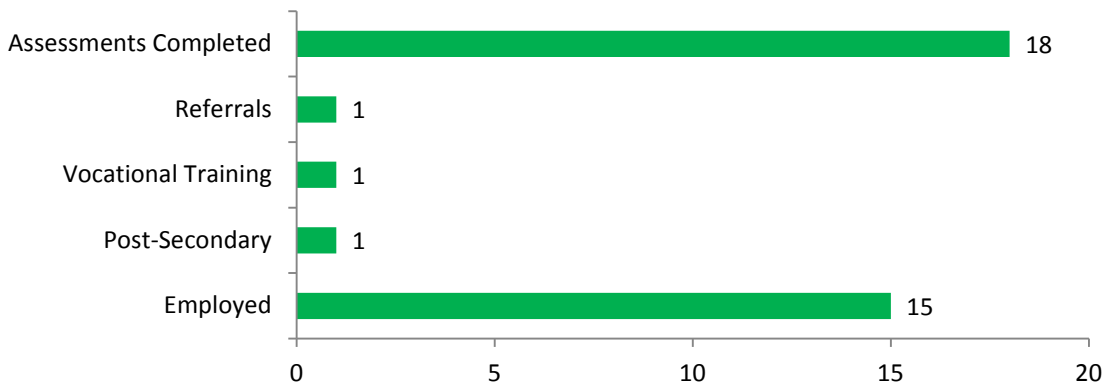
Completion Rate: 55%

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**



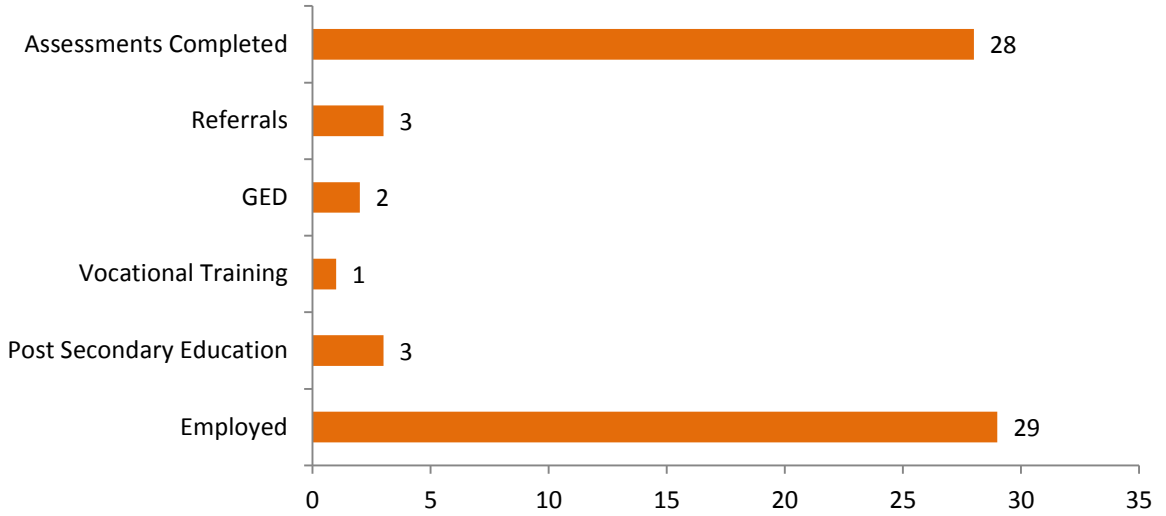
**Arbors at Padgett Estates**



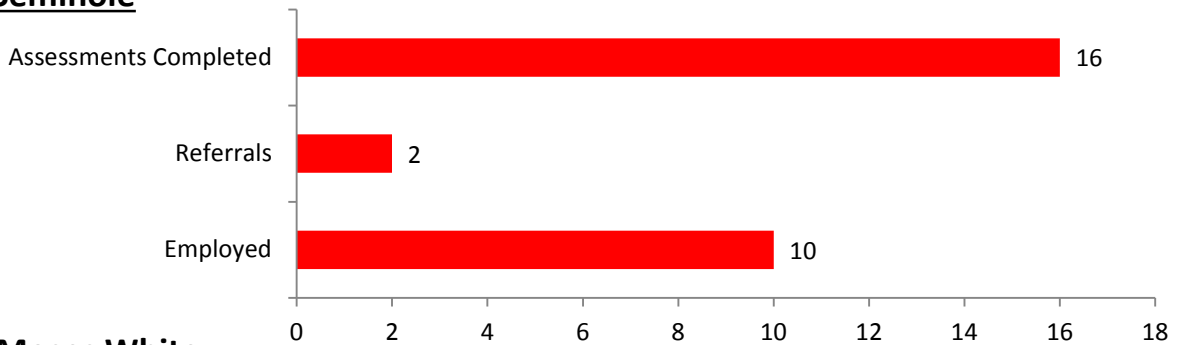
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
DECEMBER 2018**

---

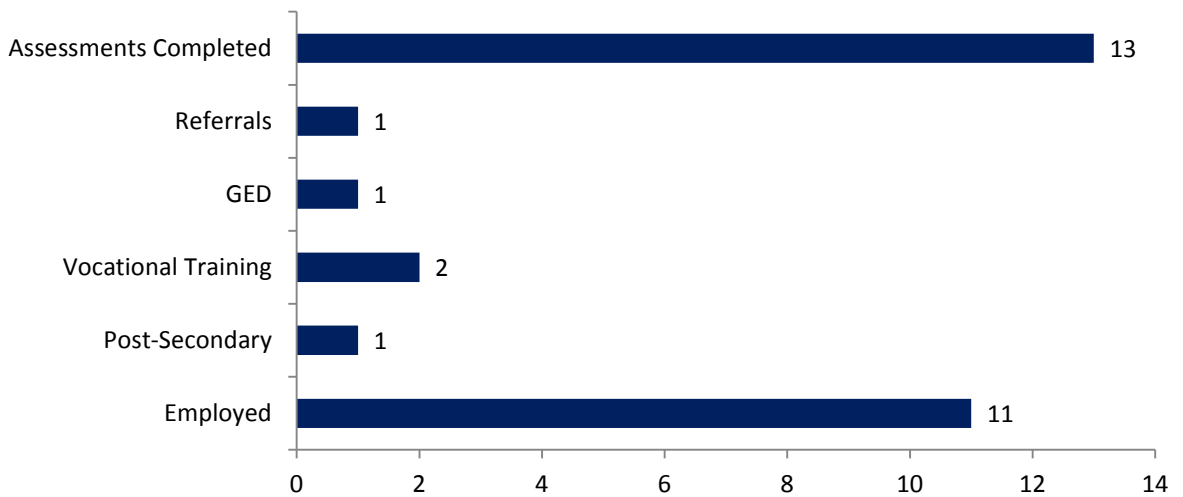
**C. Blythe Andrews**



**Seminole**



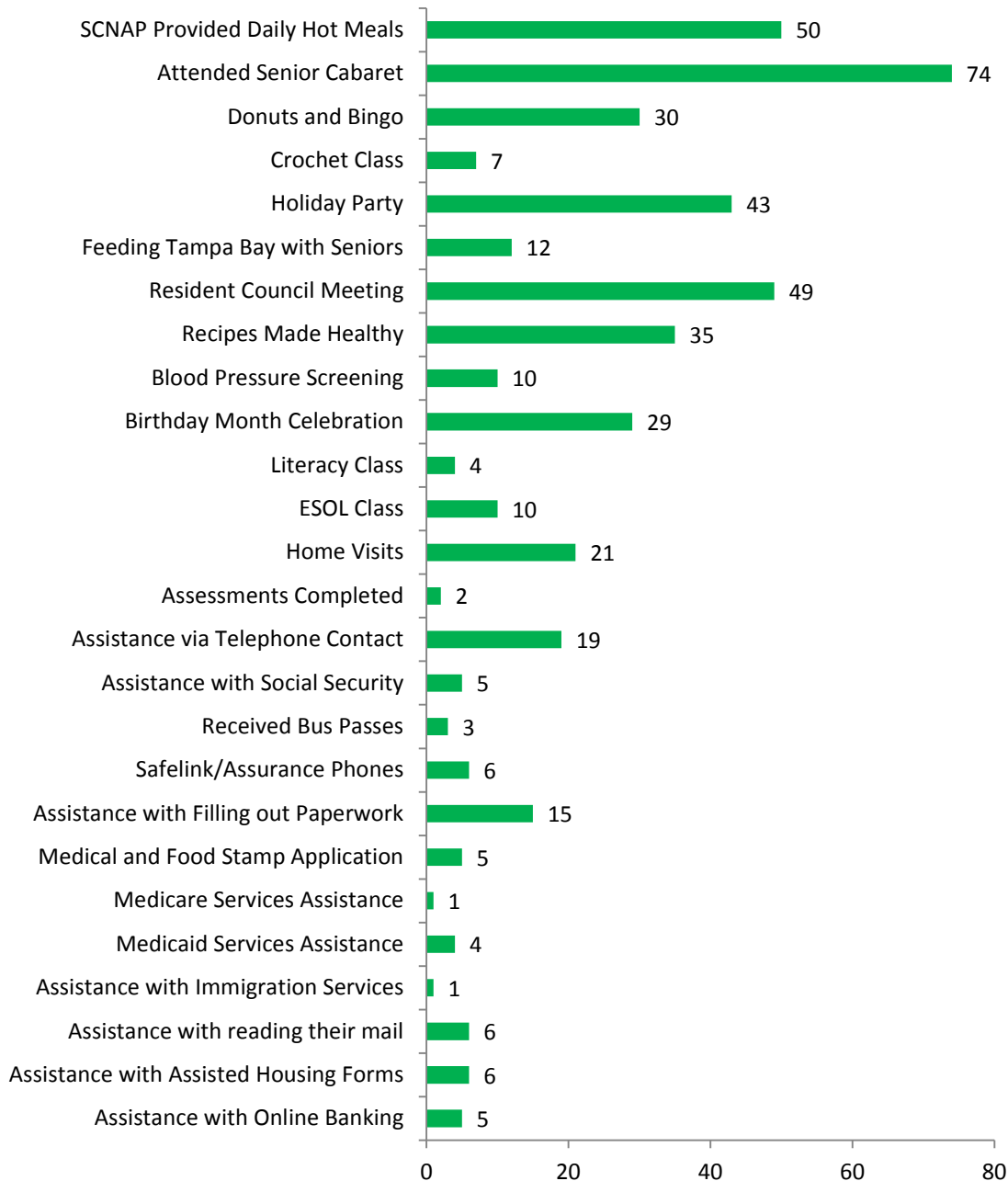
**Moses White**



## ELDERLY SERVICES DECEMBER 2018

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

### Monthly Activities and Resident Participation JL Young - 450 Units, 59 Office Visits



# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM DECEMBER 2018

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

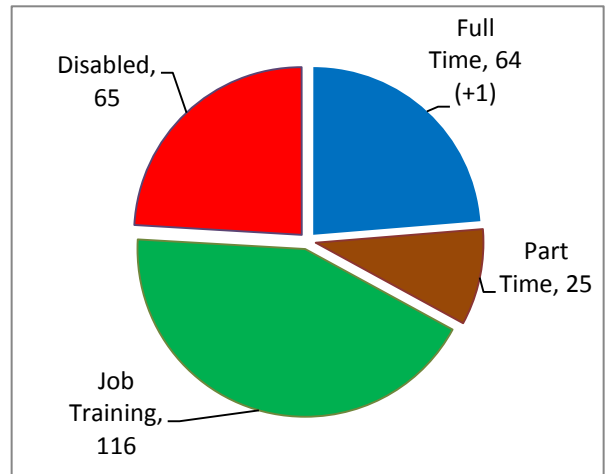
654 Participants Enrolled

184 Active Families

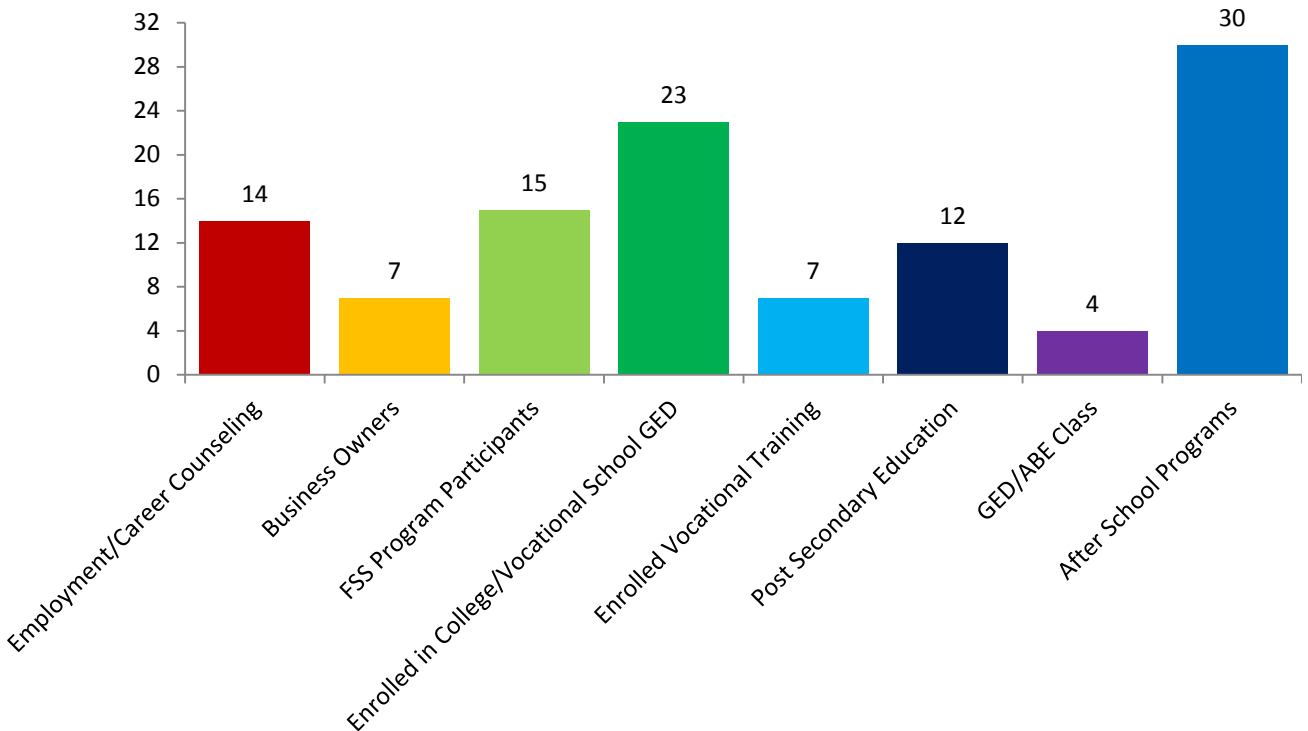
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (550)

- Ella – 123
- Reed – 210
- Trio - 236



### Participant Services

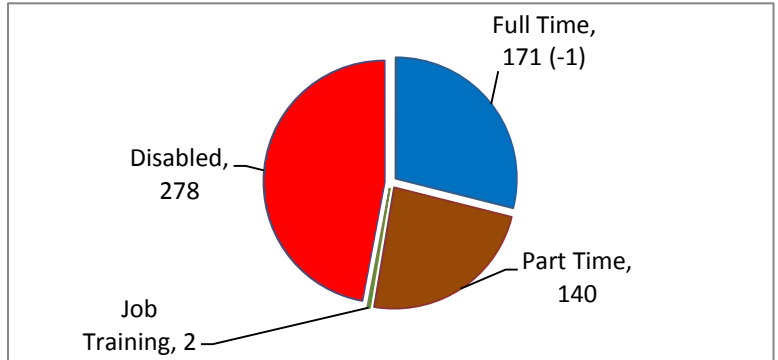


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM  
DECEMBER 2018**

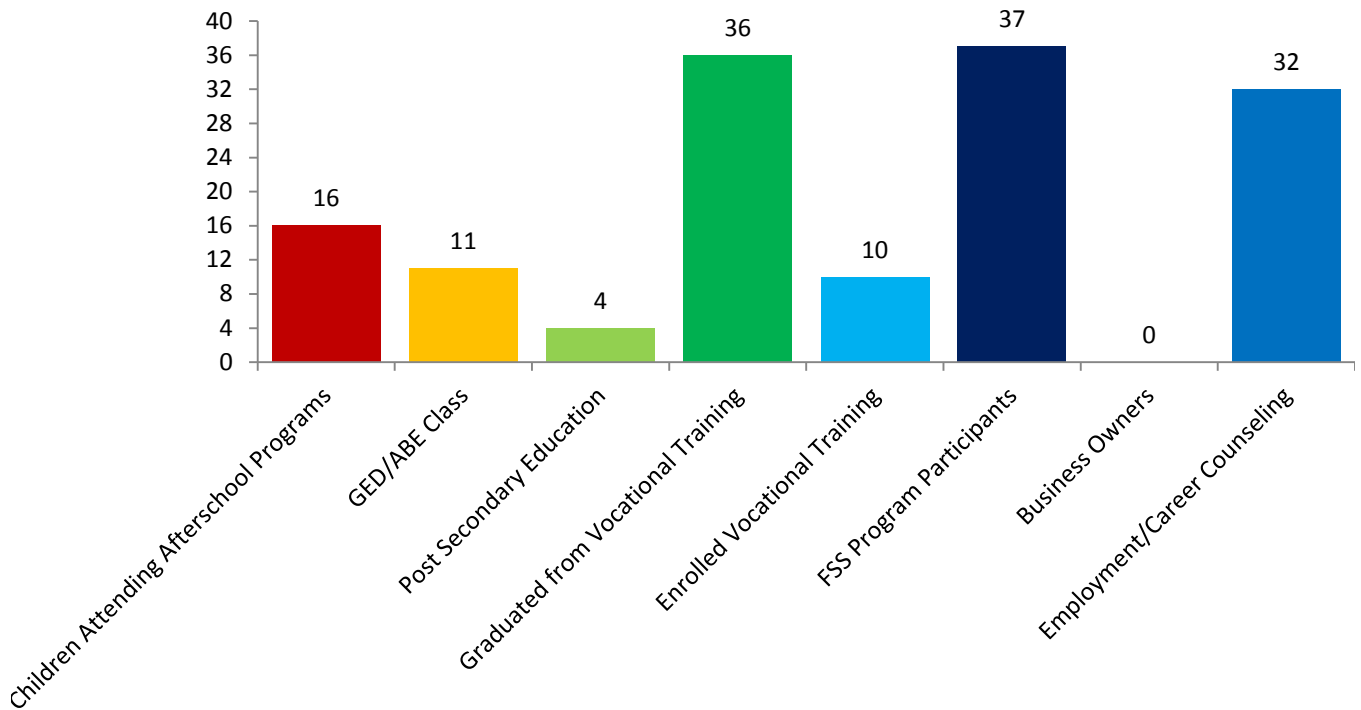
**West River Initiative**

**Participant Enrollment**

1708 Participants Enrolled  
678 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 2018

Grant Period: October 1<sup>st</sup>, 2015 – January 31<sup>st</sup>, 2019

Grant Amount: \$1,079,058

Completion Rate: 80%

### **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	26	16	30		72
GED/H.S Attainments	75%	15	8	9	2	32
Literacy and Numeracy Gains	65%	45%	41%	60%		60%
Attainment of Degree/ Certification	85%	23	11	28	1	62
Placements Employment/ Secondary Education	74%	23	10	18	2	51
Additional Certifications:		23	14	12		49

### **Monthly Highlights:**

- YB Graduation was conducted 12/5/18 from final 2 cohorts
- Students assisted a Senior Citizen by building a ramp to assist her in her day to day
- T. Card was placed with THA Maintenance at the Main Building
- Rene Wilson was placed in CNA School

### **Upcoming Events:**

- Waiting on new YB SGA application Approval

**Location: Hillsborough County**

Grant Period: July 1<sup>st</sup>, 2018 – June 30<sup>th</sup>, 2019

Grant Amount: \$191,724

Completion Rate: 20%

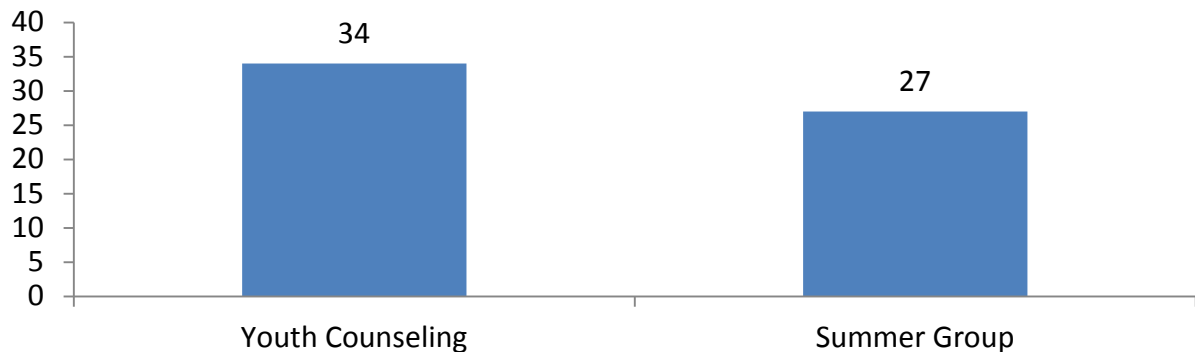
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors and reside in the high-risk zip codes as determined by the Florida Department of Juvenile Justice. Through clinical case management, group counseling, school and home visits, outreach, screenings and assessments, troubled youth and their families will be engaged in ongoing services to prevent delinquency, truancy and broken homes. Currently, there are seven (5) staff (Program Manager, Contracted Case Manager, Data Specialist, and two interns).

**Service Goal:**

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

**Accomplishments:**

- Sixty-one (61) active cases in 2018-2019 Fiscal Year.



**Monthly Highlights:**

- December 7<sup>th</sup> - Intern, Roshanda Pinson closed out Girl Group at Stewart Middle School
- December 7<sup>th</sup> - Fall 2018 interns' last day - provided a luncheon/celebration
- December 11<sup>th</sup> - Program Manager attended Case Staffing Committee

**Upcoming Events:**

- January 7<sup>th</sup>, 2019 - 7 New Interns start
- January 30 - February 1, 2019 – 3<sup>RD</sup> Annual Caring, Committed, and Hardcore Recharge
- February 18 - February 19, 2019 – EAR Meeting & "Hill Day"

**Location: Robles Park Village**Grant Period: October 1<sup>st</sup>, 2018 – September 30<sup>th</sup>, 2019

Grant Amount: \$143,774

Completion Rate: 11%

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

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

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

- December 10<sup>th</sup> – Staff met with Ms. Franklin (Broward Elementary School Counselor) to discuss upcoming school events and plan workshops at RPV
- December 17<sup>th</sup> – “Where Do We Go From Here?” Parent/Child Vision Board Activity/Workshop

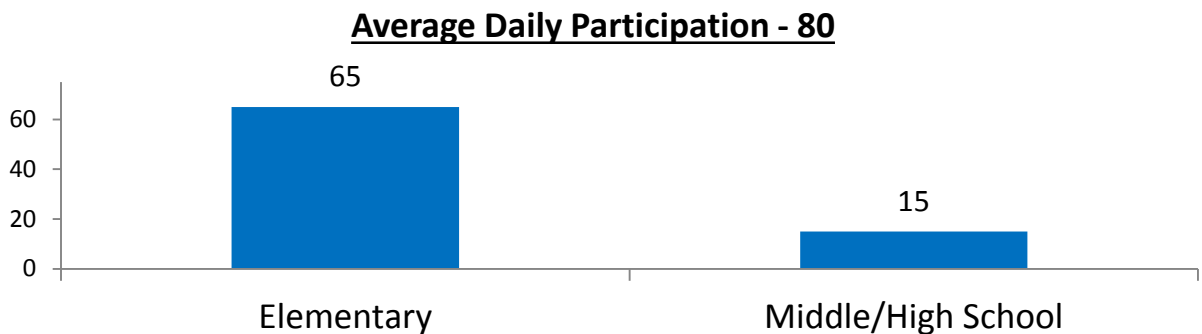
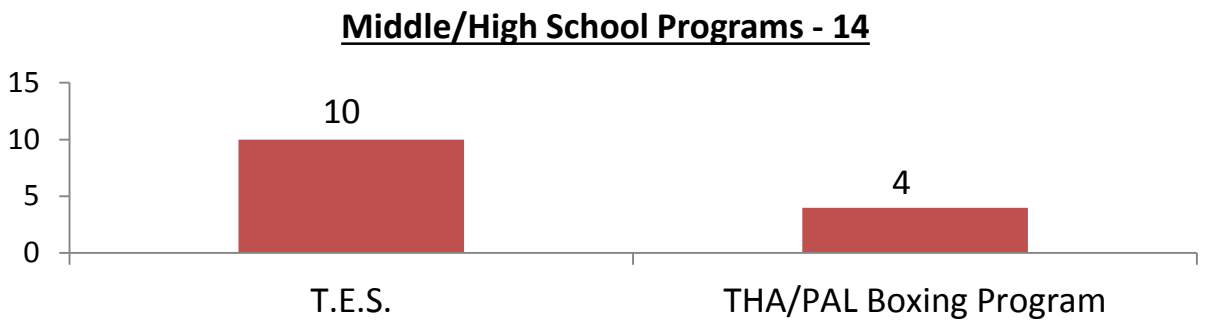
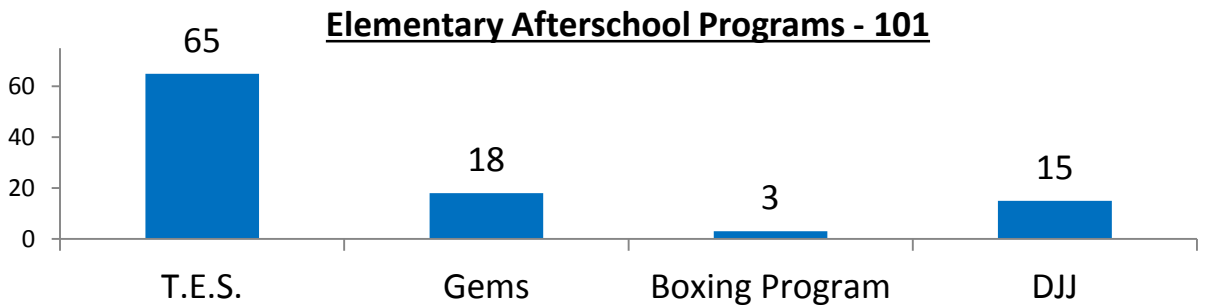
**Upcoming Events:**

- January 16<sup>th</sup> – First Parent Workshop at RPV facilitated by Free 4 Ever International, Inc. – Every 2<sup>nd</sup> & 4<sup>th</sup> Wednesday to be held at the Resident Council office @ 11am
- January 9<sup>th</sup> - Program Manager to attend ASO training @ Children's Board
- January 23<sup>rd</sup> – Site Visit by Children's Board @ 10am

## OAKS AT RIVERVIEW COMMUNITY CENTER DECEMBER 2018

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 – 115



## Summer/After School Services Program DECEMBER 2018

---

**Location: Oaks at Riverview Community Center**

Grant Period: August 31<sup>st</sup>, 2017 – July 31<sup>st</sup>, 2020

Grant Amount: \$61,377

Completion Rate: 72%

The ORCC/ DJJ program is funded by Department of Juvenile Justice as of August 31<sup>st</sup>. 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	15
February	15
March	15
April	15
May	15
June	15
July	15
August	12
September	14
October	14
November	14
December	14



**Location: Oaks at Riverview Community Center**

Grant Period: October 1<sup>st</sup>, 2018 – September 30<sup>th</sup>, 2019

Grant Amount: \$60,000

Completion Rate: 0%

The THA Prodigy Cultural Arts program is funded by Hillsborough County as of October 1<sup>st</sup> 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

**Events:**

- First class starting on January 15<sup>th</sup>, 2019



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

### Monthly Participation – December 2018

	Property	# Registered Scouts	# Attended
Pack 803	Trio	33	16
Crew 803	Trio	9	5
Pack 804	Robles	73	47
Troop 804	Robles	48	15
Pack 805	North Blvd	38	12
Troop 805	North Blvd	10	4
Pack 806	C. Blythe Andrews	40	12
Troop 806	C. Blythe Andrews	17	5
Pack 807	ORCC	13	12
Troop 807	ORCC	10	3
Total		291	131

### Monthly Highlights

- December 19<sup>th</sup> – 30<sup>th</sup> – Christmas Lights at Camp Brorein – 30 Scouts attended
- December 27<sup>th</sup> – 30<sup>th</sup> – Scouts BSA Winter Camp – 12 Scouts attended
- December 26<sup>th</sup> – 31<sup>st</sup> – National Youth Leadership Training – 4 Scouts attended

### Looking Forward

- January 3<sup>rd</sup> – Roller Skating Day – United Skates of America
- January 11<sup>th</sup> – 12<sup>th</sup> – Tree Planting Weekend – Flaming Arrow Scout Reservation
- January 19<sup>th</sup> – Gasparilla Children’s Parade
- January 21<sup>st</sup> – Martin Luther King Jr. Parade

# JOBS PLUS INITIATIVE DECEMBER 2018

## Location: Robles Park Village

Grant Period: April 1<sup>st</sup>, 2017 – March 31<sup>st</sup>, 2021

Grant Amount: \$2,500,000

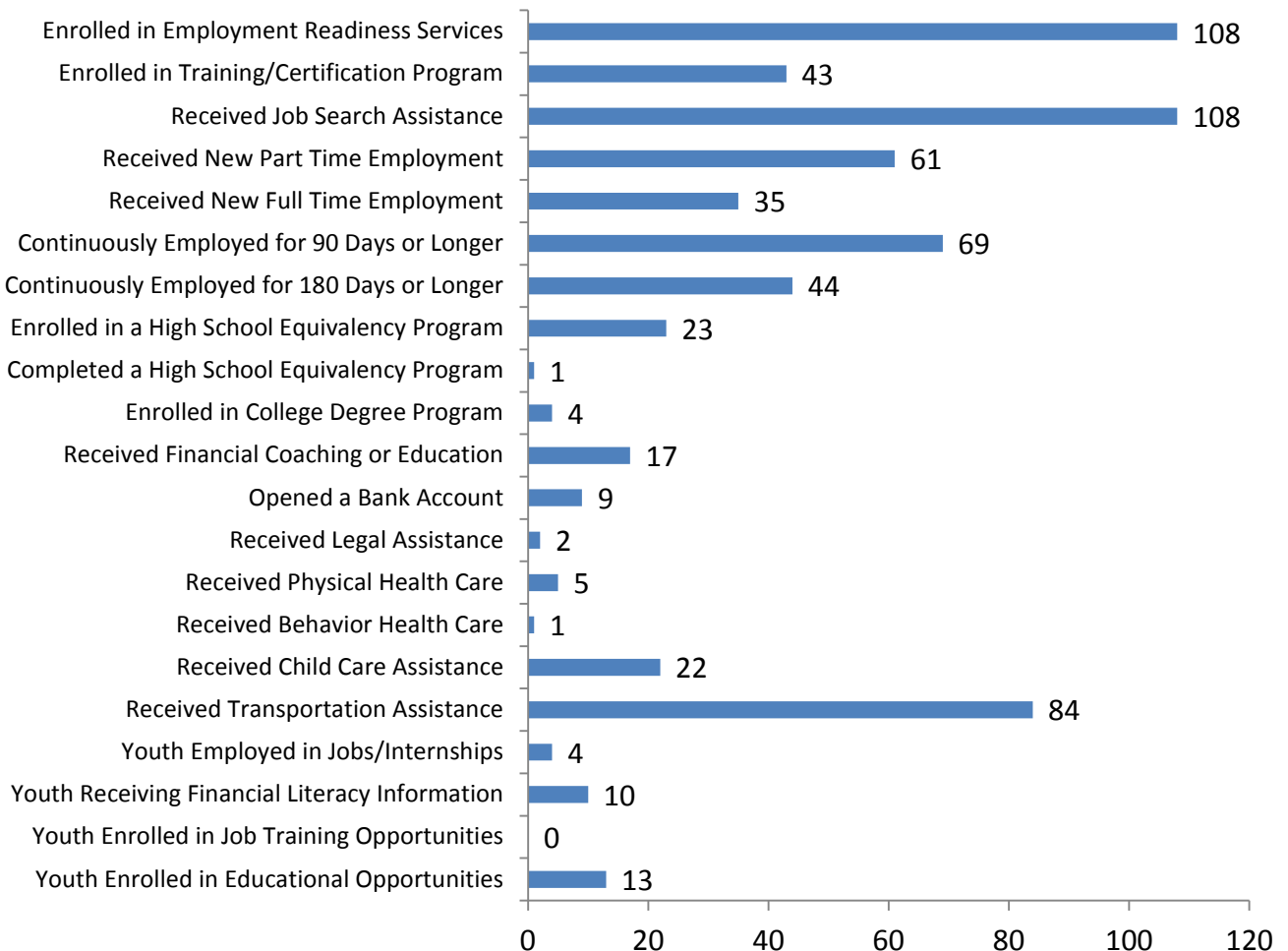
Completion Rate: 45%

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

### Participant Enrollment

- 247 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 8 Participants enrolled in December
- 15 14-17 year old Youths are participating in the JPI Program (80 youth on the Property)
- 17 Jobs Plus Events were held in November (298 during the Program Grant Period)
- 46 Participants have received the Earnings Disregard benefit for a total of \$161,457

### Participant Services





## JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) DECEMBER 2018

---

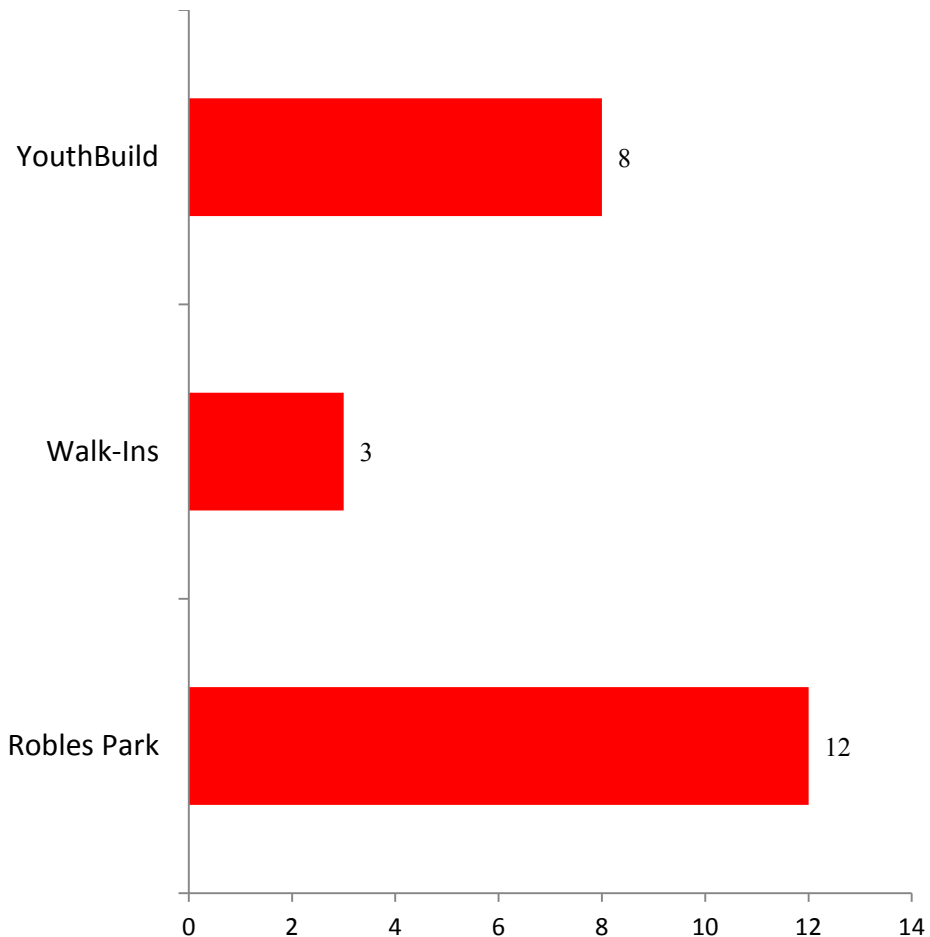
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

### Job Development Workshop Attendance



# CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

## DECEMBER 2018

### Homebuyer Education

For the month of December, the CFAH had Twenty-Four (24) complete Homebuyer Education class.

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

### Pre-Purchase, Credit and Budget Counseling

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

For the month of December, Twenty-Four (24) people received pre-purchase counseling.

### Foreclosure Intervention and Default Counseling

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

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	18	33	28	41	19	46	31	24	0	30	25	27	322
FTHB* Graduates	15	30	19	30	16	42	29	23	0	23	22	24	273
FTHB* Counseling	10	17	12	22	36	38	31	17	22	20	22	24	271
Foreclosure Counseling	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Clients Served	10	17	12	22	36	38	31	17	22	20	22	24	271
FTHB New Clients	10	17	12	22	36	38	31	17	22	20	22	24	271
Foreclosure New Clients	0	0	0	0	0	0	0	0	0	0	0	0	0
Total New Clients	10	17	12	22	36	38	31	17	22	20	22	24	271
Non-Section 8 Purchased Home	2	0	0	1	6	0	1	0	0	0	0	3	13
Public Housing FTHB Attendees	0	0	0	0	0	0	1	0	0	3	2	3	9
Section 8 FTHB Attendees	3	2	0	1	2	1	0	0	0	3	3	3	18
Outreach and Distribution	43	56	44	60	40	55	42	50	40	46	52	57	585



Johnson Control's Foundation  
Sustainability Ambassadors Grant Program  
December 2018

---

Grant Period: January 31<sup>st</sup>, 2017 – December 31<sup>st</sup>, 2019

Grant Amount: \$50,000

Completion Rate: 33%

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

**Staff:** Part-Time Sustainability Ambassador Coach

**Program Goals:**

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

**December Highlights**

On December 5<sup>th</sup>, Phone Conference held with Ambassadors.

- Topics Discussed: Auditing and concerns as well as suggestions moving forward with the Sustainability Program; more effective ways to promote the Sustainability Ambassador's Program and its importance among the community; getting THA staff and their other communities more involved with Energy & Water Conservation which includes Section 8 tenants; Residents concerned that everyone does not know how valuable the knowledge is from the Sustainability Program; Ambassadors learned a lot from Johnson Controls partnership and training ; Excited about the program and can't wait to educate more residents and community on the importance of conservation; and Sustainability Ambassadors Coach is looking forward to making more progress in 2019.



## **Geraldine Barnes Award Winner: Shacora Small**

### **Success without Boundaries**

Shacora Small, 27 year old mother of five beautiful children and dedicated wife have overcome significant obstacles to achieve success. At the tender age of 16, Shacora became a single mother. She continued attending school and worked to make sure her baby was properly taken care of. She had her 2<sup>nd</sup> child her junior year of high school, yet persevered, and graduated from Plant High School in 2009.

After having her fifth child March of 2013, Shacora's dream of becoming a dental assistant seemed unreachable. Under housed, and struggling, Shacora and her family moved to C. Blythe Andrews November of 2016 making her dream a lot more attainable. When the desire became too great to ignore, Shacora threw caution to the wind, and decided to attend school to make her dream come true. Making the Dean's list every semester, Shacora graduated from Concorde as a Dental Assistant April 3, 2018! She passed the State Board test and is now a Certified Dental Assistant at Great Expressions for almost a year now.

Shacora's favorite quote is "Life is what you make it, nothing is too big for a SMALL."

Congratulations to Shacora Small for overcoming significant obstacles, yet still achieving enormous success!

Nominators Name: Cheryl Joseph

Occupation: Service Coordinator

# Boy Scouts of America



National Youth Leadership Training  
December 26<sup>th</sup> – 30<sup>th</sup>



Christmas Lights at Camp Brorein  
December 19<sup>th</sup> – 30<sup>th</sup>



Scouts BSA Winter Camp  
December 27<sup>th</sup> – 30<sup>th</sup>



Senior Cabaret  
Rusty Pelican  
December 12<sup>th</sup>, 2018



# Memorandum



**TO:** Board of Commissioners  
**FM:** Susi Begazo-McGourty, SVP / CFO  
**CC:** Jerome D. Ryans, President / CEO  
**DATE:** January 16, 2019  
**RE:** Financial Reporting for the Month of December 2018

---

## Financial Highlights

December 31, 2018

### Rental Assistance Demonstration (RAD)

#### For the Nine Months Ended December 31, 2018

- As of December 31, 2018, the RAD properties generated net cash from operations in the amount of \$851,832 after deducting the Operating Reserves in the amount of \$513,883; PPS funding in the amount of \$269,369; Transfers to the Corporate Overhead in the amount of \$683,730 and Replacement Reserves of \$620,082.
- The total RAD rents and other revenue budgeted for this period year to date was \$7,930,973 with actual revenues earned of \$8,416,416. This \$485,443 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$5,477,520 which represents \$69,001, or 1.2%, less than YTD budgeted expenses. This amount includes \$181,379 of bad debt write-offs which were not previously budgeted for.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$636,568 in Capital Improvements projects included in the FY2019 Budget.

### Assisted Housing

#### For the Nine Months Ended December 31, 2018

- The Voucher utilization for December 31, 2018, remains excellent near 100%; additionally, HUD increased administrative fee subsidy in August.
- The Assisted Housing Program YTD Administrative Revenue is \$5,302,289 which represents a positive variance of \$435,436. YTD Expenditures are \$5,052,234 which represents a negative variance of \$152,382 compared to the YTD budget. The YTD net income is \$250,055.
- In August 2017 the agency was asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

## **Business Activities**

### **Palm Terrace ALF (PALM)**

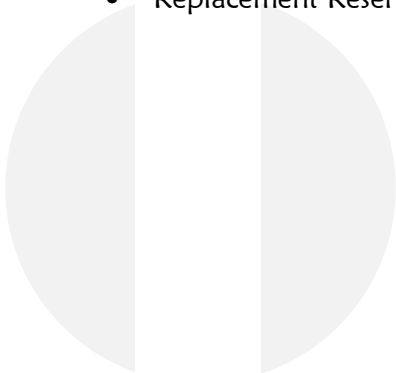
#### **For the Eight Months Ended November 30, 2018**

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income for the fiscal YTD after the funding of replacement reserves was \$18,279.
- Operating Cash Balance was \$132,693.
- Replacement Reserves Cash Balance was \$84,403.

### **Cedar Pointe (CPNT)**

#### **For the Nine Months Ended December 31, 2018**

- Operates 60 units. 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$62,275.
- Replacement Reserve was \$193,500.





## **Blended Components**

### **North Tampa Housing Development Corporation (NTHDC)**

#### **For the Nine Months Ended December 31, 2018**

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

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$743,418.

### **Meridian River Development Corporation (MRDC)**

#### **For the Eleven Months Ended November 30, 2018**

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.4% occupied.
- The Net Income for the fiscal YTD after debt service was \$1,329,155.
- Operating Cash Balance was \$3,698,594.
- Replacement Reserves Cash Balance was \$378,727.

## **Related Entities**

### **The Ella at Encore (ELLA)**

#### **For the Eight Months Ended November 30, 2018**

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD was \$91,116.
- Operating Cash Balance was \$118,862.
- Replacement Reserve Cash Balance was \$275,463.

### **The Trio at Encore (TRIO)**

#### **For the Eight Months Ended November 30, 2018**

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 96.4% occupied.
- The Net Income for the fiscal YTD was \$270,340.
- Operating Cash Balance was \$203,581.
- Replacement Reserve Cash Balance was \$176,904.

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

### **The Reed at Encore (REED)**

#### **For the Eight Months Ended November 30, 2018**

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 99.4% occupied.
- The Net Income for the fiscal YTD was \$270,952.
- Operating Cash Balance was \$735,134.
- Replacement Reserve Cash Balance was \$147,496.

### **The Gardens at South Bay**

#### **For the Eleven Months Ended November 30, 2018**

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.4% occupied.
- The Net Income (Loss) for the fiscal YTD after Debt and funding of Replacement Reserves was (\$93,769).
- Operating Cash Balance was \$133,006.
- Replacement Reserves Cash Balance was \$435,530.

### **Osborne Landing LTD (OSB)**

#### **For the Twelve Months Ended December 31, 2018**

- Osborne Landing operates a 43 unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income for the fiscal YTD after funding of Replacement Reserves was \$20,059.

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

For the Nine Months Ended December 31, 2018

**Occupancy Percentage:      97.57%**

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	9 Month Budget	Variance	Annual Budget	PUM
<b>Total Revenue</b>	<b>\$ 3,443,442</b>	<b>\$ 1,449,409</b>	<b>\$ 1,241,614</b>	<b>\$ 1,270,350</b>	<b>\$ 1,011,601</b>	<b>\$ 8,416,416</b>	<b>\$ 7,930,973</b>	<b>\$ 485,443</b>	<b>\$ 10,574,631</b>	<b>\$ 872</b>
Admin Salaries / Benefits	353,739	137,906	116,953	149,542	103,932	862,072	828,695	(33,377)	1,104,927	\$ 89
Administrative Expenses	132,200	62,166	35,798	34,918	16,949	282,030	326,825	44,794	435,767	\$ 29
Management Fees	292,469	108,523	89,029	94,981	75,632	660,633	660,633	(0)	880,844	\$ 68
Tenant Services Salary / Benefits	18,690	4,289	18,080	16,397	10,175	67,631	68,937	1,307	91,917	\$ 7
Tenant Service Expenses	7,206	3,386	5,309	3,352	2,277	21,529	81,733	60,204	108,977	\$ 2
Utilities	155,327	58,929	154,723	81,849	52,777	503,605	458,938	(44,667)	611,917	\$ 52
Maintenance Salary / Benefits	550,466	216,276	157,550	157,333	110,613	1,192,239	1,206,580	14,341	1,608,773	\$ 123
Maintenance Expenses	212,146	65,547	84,785	45,107	36,613	444,197	501,825	57,628	669,100	\$ 46
Contracted Maintenance Services	317,996	151,803	151,121	126,161	85,660	832,741	953,792	121,051	1,271,723	\$ 86
Protective Services Salary and Benefits	24,100	9,818	8,926	8,927	6,248	58,019	69,878	11,859	93,171	\$ 6
General Expenses	116,607	76,717	89,246	44,892	41,519	368,981	384,559	15,578	512,745	\$ 38
Bad Debt	123,209	29,293	10,620	7,495	10,762	181,379	-	(181,379)	-	\$ 19
Other Expenses	-	2,464	-	-	-	2,464	4,125	1,661	5,500	\$ 0
<b>Total Expenses</b>	<b>\$ 2,304,156</b>	<b>\$ 927,115</b>	<b>\$ 922,139</b>	<b>\$ 770,953</b>	<b>\$ 553,157</b>	<b>\$ 5,477,520</b>	<b>\$ 5,546,521</b>	<b>\$ 69,001</b>	<b>\$ 7,395,361</b>	<b>\$ 567</b>
<b>Net Operating Income</b>	<b>\$ 1,139,286</b>	<b>\$ 522,294</b>	<b>\$ 319,474</b>	<b>\$ 499,397</b>	<b>\$ 458,445</b>	<b>\$ 2,938,896</b>	<b>\$ 2,384,452</b>	<b>\$ 554,443</b>	<b>\$ 3,179,270</b>	<b>\$ 304</b>
Operating Reserves	217,360	86,012	77,101	76,804	56,605	513,883	513,883	-	685,178	\$ 53
PPS Funding	173,031	-	64,175	-	32,163	269,369	269,369	-	359,158	\$ 28
Transfer to Corporate Overhead	128,078	214,091	22,070	157,502	161,990	683,730	696,345	(12,615)	928,460	\$ 71
Replacement Reserves	377,784	72,198	63,882	62,370	43,848	620,082	620,082	-	826,776	\$ 64
<b>Total Other Out Flows</b>	<b>\$ 896,254</b>	<b>\$ 372,302</b>	<b>\$ 227,227</b>	<b>\$ 296,676</b>	<b>\$ 294,606</b>	<b>\$ 2,087,064</b>	<b>\$ 2,099,679</b>	<b>\$ (12,615)</b>	<b>\$ 2,799,572</b>	<b>\$ 216</b>
<b>Net Cash From Operations</b>	<b>\$ 243,033</b>	<b>\$ 149,993</b>	<b>\$ 92,247</b>	<b>\$ 202,721</b>	<b>\$ 163,839</b>	<b>\$ 851,832</b>	<b>\$ 284,774</b>	<b>\$ 567,058</b>	<b>\$ 379,698</b>	<b>\$ 88</b>

# Tampa Housing Authority

Robles Park, LLC 432 Units

Net Operating Income

For the Nine Months Ended December 31, 2018

Occupancy Percentage: 97.45%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 368,406</b>	<b>\$ 362,035</b>	<b>\$ 6,371</b>	<b>\$ 3,443,442</b>	<b>\$ 3,258,318</b>	<b>\$ 185,124</b>	<b>\$ 4,344,424</b>	<b>\$ 886</b>
Admin Salaries / Benefits	43,533	36,208	(7,325)	353,739	325,873	(27,866)	434,498	\$ 91
Administrative Expenses	19,343	13,769	(5,574)	132,200	123,923	(8,277)	165,231	\$ 34
Management Fees	32,497	32,497	-	292,469	292,469	-	389,959	\$ 75
Tenant Services Salary / Benefits	2,401	2,114	(287)	18,690	19,028	338	25,371	\$ 5
Tenant Service Expenses	763	3,645	2,882	7,206	32,805	25,599	43,740	\$ 2
Utilities	18,936	15,802	(3,133)	155,327	142,219	(13,108)	211,175	\$ 40
Maintenance Salary / Benefits	68,874	62,210	(6,664)	550,466	559,893	9,427	746,525	\$ 142
Maintenance Expenses	18,470	26,225	7,755	212,146	236,025	23,879	314,700	\$ 55
Contracted Maintenance Services	30,874	36,804	5,930	317,996	331,238	13,242	441,651	\$ 82
Protective Services Salary and Benefits	2,927	2,804	(124)	24,100	25,232	1,132	33,642	\$ 6
General Expenses	12,750	13,964	1,214	116,607	125,672	9,064	167,562	\$ 30
Bad Debt	-	-	-	123,209	-	(123,209)	-	\$ 32
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 251,367</b>	<b>\$ 246,042</b>	<b>\$ (5,325)</b>	<b>\$ 2,304,156</b>	<b>\$ 2,214,379</b>	<b>\$ (89,777)</b>	<b>\$ 2,974,053</b>	<b>\$ 593</b>
<b>Net Operating Income</b>	<b>\$ 117,039</b>	<b>\$ 115,993</b>	<b>\$ 1,046</b>	<b>\$ 1,139,286</b>	<b>\$ 1,043,939</b>	<b>\$ 95,347</b>	<b>\$ 1,370,371</b>	<b>\$ 293</b>
Operating Reserves	24,151	24,151	-	217,360	217,360	-	289,814	\$ 56
PPS Funding	19,226	19,226	-	173,031	173,031	-	230,708	\$ 45
Transfer to Corporate Overhead	14,231	14,231	-	128,078	128,078	-	170,771	\$ 33
Replacement Reserves	41,976	41,976	-	377,784	377,784	-	503,712	\$ 97
<b>Total Other Out Flows</b>	<b>\$ 99,584</b>	<b>\$ 99,584</b>	<b>\$ -</b>	<b>\$ 896,254</b>	<b>\$ 896,254</b>	<b>\$ -</b>	<b>\$ 1,195,005</b>	<b>\$ 231</b>
<b>Net Cash From Operations</b>	<b>\$ 17,456</b>	<b>\$ 16,410</b>	<b>\$ 1,046</b>	<b>\$ 243,033</b>	<b>\$ 147,686</b>	<b>\$ 95,347</b>	<b>\$ 175,366</b>	<b>\$ 63</b>

# Tampa Housing Authority

Arbors Estates, LLC      191 Units

Net Operating Income

For the Nine Months Ended December 31, 2018

Occupancy Percentage: 97.16%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 158,208</b>	<b>\$ 152,684</b>	<b>\$ 5,525</b>	<b>\$ 1,449,409</b>	<b>\$ 1,374,152</b>	<b>\$ 75,257</b>	<b>\$ 1,832,203</b>	<b>\$ 843</b>
Admin Salaries / Benefits	17,829	15,687	(2,141)	137,906	141,187	3,281	188,249	\$ 80
Administrative Expenses	7,408	7,581	172	62,166	68,225	6,059	90,966	\$ 36
Management Fees	12,058	12,058	-	108,523	108,523	-	144,697	\$ 63
Tenant Services Salary / Benefits	542	487	(55)	4,289	4,380	91	5,840	\$ 2
Tenant Service Expenses	337	1,634	1,297	3,386	14,707	11,322	19,610	\$ 2
Utilities	5,503	7,151	1,649	58,929	64,362	5,433	92,349	\$ 34
Maintenance Salary / Benefits	28,195	24,451	(3,744)	216,276	220,059	3,783	293,412	\$ 126
Maintenance Expenses	5,150	8,883	3,733	65,547	79,946	14,399	106,595	\$ 38
Contracted Maintenance Services	15,891	17,361	1,469	151,803	156,245	4,442	208,327	\$ 88
Protective Services Salary and Benefits	1,193	1,618	426	9,818	14,562	4,744	19,417	\$ 17
General Expenses	8,432	8,789	357	76,717	79,103	2,386	105,470	\$ 45
Bad Debt	-	-	-	29,293	-	(29,293)	-	\$ 17
Other Expenses	-	417	417	2,464	3,750	1,286	5,000	\$ 1
<b>Total Expenses</b>	<b>\$ 102,538</b>	<b>\$ 106,117</b>	<b>\$ 3,579</b>	<b>\$ 927,115</b>	<b>\$ 955,050</b>	<b>\$ 27,934</b>	<b>\$ 1,279,933</b>	<b>\$ 539</b>
<b>Net Operating Income</b>	<b>\$ 55,670</b>	<b>\$ 46,567</b>	<b>\$ 9,103</b>	<b>\$ 522,294</b>	<b>\$ 419,103</b>	<b>\$ 103,191</b>	<b>\$ 552,270</b>	<b>\$ 304</b>
Operating Reserves	9,557	9,557	-	86,012	86,012	-	114,683	\$ 50
PPS Funding	-	-	-	-	-	-	-	\$ -
Transfer to Corporate Overhead	23,788	23,788	-	214,091	214,091	-	285,455	\$ 125
Replacement Reserves	8,022	8,022	-	72,198	72,198	-	96,264	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 41,367</b>	<b>\$ 41,367</b>	<b>\$ -</b>	<b>\$ 372,302</b>	<b>\$ 372,302</b>	<b>\$ -</b>	<b>\$ 496,402</b>	<b>\$ 217</b>
<b>Net Cash From Operations</b>	<b>\$ 14,303</b>	<b>\$ 5,200</b>	<b>\$ 9,103</b>	<b>\$ 149,992</b>	<b>\$ 46,801</b>	<b>\$ 103,191</b>	<b>\$ 55,868</b>	<b>\$ 87</b>

# Tampa Housing Authority

Seminole Park Apartments, LLC      169 Units

Net Operating Income

For the Nine Months Ended December 31, 2018

Occupancy Percentage:	<b>99.00%</b>
-----------------------	---------------

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 134,316</b>	<b>\$ 126,163</b>	<b>\$ 8,153</b>	<b>\$ 1,241,614</b>	<b>\$ 1,135,469</b>	<b>\$ 106,145</b>	<b>\$ 1,513,959</b>	<b>\$ 816</b>
Admin Salaries / Benefits	15,366	12,885	(2,481)	116,953	115,966	(987)	154,621	\$ 77
Administrative Expenses	3,964	5,617	1,653	35,798	50,552	14,754	67,403	\$ 24
Management Fees	9,892	9,892	-	89,029	89,029	-	118,705	\$ 59
Tenant Services Salary / Benefits	2,294	2,049	(245)	18,080	18,442	363	24,590	\$ 12
Tenant Service Expenses	543	1,445	902	5,309	13,005	7,697	17,341	\$ 3
Utilities	20,292	11,373	(8,920)	154,723	102,355	(52,368)	139,515	\$ 102
Maintenance Salary / Benefits	19,038	17,500	(1,538)	157,550	157,500	(50)	210,001	\$ 104
Maintenance Expenses	10,747	7,508	(3,239)	84,785	67,575	(17,210)	90,100	\$ 56
Contracted Maintenance Services	6,179	19,253	13,074	151,121	173,280	22,159	231,040	\$ 99
Protective Services Salary and Benefits	1,084	1,294	210	8,926	11,645	2,719	15,527	\$ 6
General Expenses	9,840	6,633	(3,207)	89,246	59,699	(29,547)	79,599	\$ 59
Bad Debt	-	-	-	10,620	-	(10,620)	-	\$ 7
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 99,238</b>	<b>\$ 95,450</b>	<b>\$ (3,788)</b>	<b>\$ 922,139</b>	<b>\$ 859,049</b>	<b>\$ (63,090)</b>	<b>\$ 1,148,441</b>	<b>\$ 606</b>
<b>Net Operating Income</b>	<b>\$ 35,078</b>	<b>\$ 30,713</b>	<b>\$ 4,364</b>	<b>\$ 319,474</b>	<b>\$ 276,420</b>	<b>\$ 43,054</b>	<b>\$ 365,518</b>	<b>\$ 210</b>
Operating Reserves	8,567	8,567	-	77,101	77,101	-	102,801	\$ 51
PPS Funding	7,131	7,131	-	64,175	64,175	-	85,566	\$ 42
Transfer to Corporate Overhead	2,452	2,452	-	22,070	22,070	-	29,426	\$ 15
Replacement Reserves	7,098	7,098	-	63,882	63,882	-	85,176	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 25,247</b>	<b>\$ 25,247</b>	<b>\$ -</b>	<b>\$ 227,227</b>	<b>\$ 227,227</b>	<b>\$ -</b>	<b>\$ 302,969</b>	<b>\$ 149</b>
<b>Net Cash From Operations</b>	<b>\$ 9,830</b>	<b>\$ 5,466</b>	<b>\$ 4,364</b>	<b>\$ 92,247</b>	<b>\$ 49,193</b>	<b>\$ 43,054</b>	<b>\$ 62,549</b>	<b>\$ 61</b>

**Tampa Housing Authority**  
 Shimberg Estates, LLC      165 Units  
 Net Operating Income

**For the Nine Months Ended December 31, 2018**

**Occupancy Percentage: 94.85%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 143,541</b>	<b>\$ 133,751</b>	<b>\$ 9,790</b>	<b>\$ 1,270,350</b>	<b>\$ 1,203,757</b>	<b>\$ 66,593</b>	<b>\$ 1,605,009</b>	<b>\$ 855</b>
Admin Salaries / Benefits	18,723	16,024	(2,699)	149,542	144,215	(5,326)	192,288	\$ 101
Administrative Expenses	3,598	5,437	1,839	34,918	48,933	14,015	65,244	\$ 24
Management Fees	10,553	10,553	-	94,981	94,981	-	126,641	\$ 64
Tenant Services Salary / Benefits	2,086	1,857	(229)	16,397	16,713	316	22,284	\$ 11
Tenant Service Expenses	291	1,373	1,082	3,352	12,357	9,005	16,476	\$ 2
Utilities	5,077	7,495	2,418	81,849	67,452	(14,397)	96,282	\$ 55
Maintenance Salary / Benefits	18,053	17,375	(678)	157,333	156,379	(954)	208,505	\$ 106
Maintenance Expenses	3,678	7,527	3,849	45,107	67,740	22,633	90,320	\$ 30
Contracted Maintenance Services	3,632	19,431	15,799	126,161	174,879	48,718	233,172	\$ 85
Protective Services and Benefits	1,084	1,186	102	8,927	10,675	1,748	14,233	\$ 6
General Expenses	4,913	6,689	1,776	44,892	60,197	15,305	80,262	\$ 30
Bad Debt	-	-	-	7,495	-	(7,495)	-	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 71,688</b>	<b>\$ 94,947</b>	<b>\$ 23,259</b>	<b>\$ 770,953</b>	<b>\$ 854,522</b>	<b>\$ 83,569</b>	<b>\$ 1,145,707</b>	<b>\$ 519</b>
<b>Net Operating Income</b>	<b>\$ 71,853</b>	<b>\$ 38,804</b>	<b>\$ 33,049</b>	<b>\$ 499,397</b>	<b>\$ 349,235</b>	<b>\$ 150,162</b>	<b>\$ 459,302</b>	<b>\$ 336</b>
Operating Reserves	8,534	8,534	-	76,804	76,804	-	102,406	\$ 52
PPS Funding	-	-	-	-	-	-	-	\$ -
Transfer to Corporate Overhead	17,500	17,500	-	157,502	157,502	-	210,002	\$ 106
Replacement Reserves	6,930	6,930	-	62,370	62,370	-	83,160	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 32,964</b>	<b>\$ 32,964</b>	<b>\$ -</b>	<b>\$ 296,676</b>	<b>\$ 296,676</b>	<b>\$ -</b>	<b>\$ 395,568</b>	<b>\$ 200</b>
<b>Net Cash From Operations</b>	<b>\$ 38,889</b>	<b>\$ 5,840</b>	<b>\$ 33,049</b>	<b>\$ 202,721</b>	<b>\$ 52,559</b>	<b>\$ 150,162</b>	<b>\$ 63,734</b>	<b>\$ 137</b>

**Tampa Housing Authority**  
 Scruggs Manor, LLC                      116 Units  
 Net Operating Income

**For the Nine Months Ended December 31, 2018**

**Occupancy Percentage: 99.42%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$106,720</b>	<b>\$106,586</b>	<b>\$133</b>	<b>\$1,011,601</b>	<b>\$959,277</b>	<b>\$52,324</b>	<b>\$1,279,036</b>	<b>\$ 969</b>
Admin Salaries / Benefits	12,603	11,273	(1,330)	103,932	101,453	(2,479)	135,271	\$ 100
Administrative Expenses	2,105	3,910	1,805	16,949	35,192	18,243	46,922	\$ 16
Management Fees	8,404	8,404	-	75,632	75,632	-	100,842	\$ 72
Tenant Services Salary / Benefits	1,293	1,153	(140)	10,175	10,374	199	13,832	\$ 10
Tenant Service Expenses	205	984	779	2,277	8,858	6,581	11,810	\$ 2
Utilities	11,206	5,710	(5,496)	52,777	51,387	(1,390)	72,596	\$ 51
Maintenance Salary / Benefits	12,550	12,528	(23)	110,613	112,748	2,135	150,331	\$ 106
Maintenance Expenses	1,326	5,615	4,289	36,613	50,539	13,926	67,385	\$ 35
Contracted Maintenance Services	4,025	13,128	9,103	85,660	118,150	32,490	157,533	\$ 82
Protective Services and Benefits	759	863	104	6,248	7,764	1,516	10,352	\$ 6
General Expenses	4,557	6,654	2,097	41,519	59,889	18,370	79,853	\$ 40
Bad Debt	-	-	-	10,762	375	(10,387)	-	\$ 10
Other Expenses	-	42	42	-	-	-	500	\$ -
<b>Total Expenses</b>	<b>\$ 59,032</b>	<b>\$ 70,262</b>	<b>\$ 11,230</b>	<b>\$ 553,157</b>	<b>\$ 632,361</b>	<b>\$ 79,204</b>	<b>\$ 847,227</b>	<b>\$ 530</b>
<b>Net Operating Income</b>	<b>\$ 47,687</b>	<b>\$ 36,324</b>	<b>\$ 11,363</b>	<b>\$ 458,445</b>	<b>\$ 326,916</b>	<b>\$ 131,528</b>	<b>\$ 431,809</b>	<b>\$ 439</b>
Operating Reserves	6,289	6,289	-	56,605	56,605	-	75,474	\$ 54
PPS Funding	3,574	3,574	-	32,163	32,163	-	42,884	\$ 31
Transfer to Corporate Overhead	17,999	17,999	-	161,990	161,990	-	215,986	\$ 155
Replacement Reserves	4,872	4,872	-	43,848	43,848	-	58,464	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 32,734</b>	<b>\$ 32,734</b>	<b>\$ -</b>	<b>\$ 294,606</b>	<b>\$ 294,606</b>	<b>\$ -</b>	<b>\$ 392,808</b>	<b>\$ 282</b>
<b>Net Cash From Operations</b>	<b>\$ 14,953</b>	<b>\$ 3,590</b>	<b>\$ 11,363</b>	<b>\$ 163,839</b>	<b>\$ 32,310</b>	<b>\$ 131,528</b>	<b>\$ 39,001</b>	<b>\$ 157</b>



# Tampa Housing Authority

JL Young Apartments, Inc.      450 Units

Net Operating Income

For the Twelve Months Ended December 31, 2018

Occupancy Percentage: <b>97.54%</b>
-------------------------------------

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 310,301</b>	<b>\$ 299,685</b>	<b>\$ 10,616</b>	<b>\$ 3,731,345</b>	<b>\$ 3,596,218</b>	<b>\$ 135,127</b>	<b>\$ 3,596,218</b>	<b>\$ 691</b>
Admin Salaries / Benefits	27,197	32,142	4,945	351,367	385,699	34,331	385,699	\$ 65
Administrative Expenses	7,578	13,612	6,034	72,513	163,340	90,828	163,340	\$ 13
Management Fees	24,677	24,677	(0)	315,169	296,129	(19,040)	296,129	\$ 58
Tenant Services Salary / Benefits	7,132	6,427	(704)	75,915	77,126	1,211	77,126	\$ 14
Tenant Service Expenses	913	998	85	17,962	11,976	(5,986)	11,976	\$ 3
Utilities	909	23,395	22,486	229,161	286,946	57,785	286,946	\$ 42
Maintenance Salary / Benefits	65,978	57,865	(8,113)	663,230	694,380	31,150	694,380	\$ 123
Maintenance Expenses	5,054	16,478	11,424	84,325	197,741	113,415	197,741	\$ 16
Contracted Maintenance Services	(12,925)	42,695	55,621	345,991	512,342	166,351	512,342	\$ 64
Protective Services Salary and Benefits	3,036	2,672	(364)	32,947	32,063	(885)	32,063	\$ 6
Protective Service Expenses	6,719	8,333	1,614	87,701	100,000	12,300	100,000	\$ 16
General Expenses	6,720	6,921	202	80,237	83,056	2,819	83,056	\$ 15
Bad Debt	-	-	-	21,279	-	(21,279)	-	\$ 4
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 142,987</b>	<b>\$ 236,215</b>	<b>\$ 93,229</b>	<b>\$ 2,377,797</b>	<b>\$ 2,840,797</b>	<b>\$ 463,000</b>	<b>\$ 2,840,797</b>	<b>\$ 440</b>
<b>Net Operating Income</b>	<b>\$ 167,315</b>	<b>\$ 63,469</b>	<b>\$ 103,845</b>	<b>\$ 1,353,548</b>	<b>\$ 755,422</b>	<b>\$ 598,127</b>	<b>\$ 755,422</b>	<b>\$ 251</b>
Operating Reserves	21,292	21,292	-	255,499	255,499	-	255,499	\$ 47
PPS Funding	3,334	3,334	-	40,008	40,008	-	40,008	\$ 7
Transfer to Corporate Overhead	12,063	12,063	-	144,756	144,756	-	144,756	\$ 27
Replacement Reserves	18,774	18,774	-	225,288	225,288	-	225,288	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 55,463</b>	<b>\$ 55,463</b>	<b>\$ -</b>	<b>\$ 665,551</b>	<b>\$ 665,551</b>	<b>\$ -</b>	<b>\$ 665,551</b>	<b>\$ 123</b>
<b>Net Cash From Operations</b>	<b>\$ 111,852</b>	<b>\$ 8,007</b>	<b>\$ 103,845</b>	<b>\$ 687,997</b>	<b>\$ 89,871</b>	<b>\$ 598,127</b>	<b>\$ 89,871</b>	<b>\$ 127</b>

**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Statement of Operations- Administrative  
 For the Nine Months Ended December 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	563,392	524,528	38,864	5,222,191	4,720,752	501,439	6,338,336
Other revenue	9,015	16,233	(7,218)	80,098	146,101	(66,003)	194,802
<b>Total Revenue</b>	<b>\$ 572,407</b>	<b>\$ 540,761</b>	<b>\$ 31,646</b>	<b>\$ 5,302,289</b>	<b>\$ 4,866,853</b>	<b>\$ 435,436</b>	<b>\$ 6,533,138</b>
Admin Salaries / Benefits	391,412	351,911	(39,500)	3,135,751	3,167,206	31,452	4,149,806
Administrative Expenses	76,239	72,676	(3,563)	855,940	654,088	(201,852)	852,943
Management Fees	110,554	110,554	-	994,985	994,985	-	1,326,647
Tenant Service Expenses	23	833	811	10,600	7,500	(3,100)	10,000
Maintenance Expenses	364	417	53	3,691	3,750	59	19,801
Contracted Maintenance Services	1,093	1,233	140	13,696	11,101	(2,595)	-
General Expenses	3,620	6,803	3,183	37,571	61,225	23,654	173,941
<b>Total Expenses</b>	<b>\$ 583,305</b>	<b>\$ 544,428</b>	<b>\$ (38,876)</b>	<b>\$ 5,052,234</b>	<b>\$ 4,899,855</b>	<b>\$ (152,382)</b>	<b>\$ 6,533,138</b>
<b>Net Income</b>	<b>\$ (10,898)</b>	<b>\$ (3,667)</b>	<b>\$ (7,230)</b>	<b>\$ 250,055</b>	<b>\$ (33,002)</b>	<b>\$ 283,054</b>	<b>\$ -</b>

**Tampa Housing Authority**  
**Central Office Cost Center Income And Operating Expenses**  
**For the Nine Months Ended December 31, 2018**

	YTD Actual	YTD Budget	Variance	Annual
Management Fees RAD	882,730	882,730	-	1,176,973
Management Fees Assisted Housing	994,985	994,985	-	1,326,647
Management Fees Related Entities	465,293	465,293	-	620,391
<b>Total Revenue</b>	<b>\$ 2,343,008</b>	<b>\$ 2,343,008</b>	<b>\$ -</b>	<b>\$ 3,124,011</b>
Admin Salaries / Benefits	2,348,071	2,452,472	104,401	3,269,963
Administrative Expenses	433,865	410,330	(23,535)	542,040
Tenant and Social Services	4,070	1,500	(2,570)	2,000
Utilities	72,280	68,033	(4,247)	93,036
Ord Maint & Operation	345,482	380,153	34,671	492,987
Protective Services	118,112	120,532	2,420	160,709
General Expenses	60,940	60,526	(414)	80,701
Other Expenses	3,297	11,250	7,953	15,000
<b>Total Expenses</b>	<b>\$ 3,386,117</b>	<b>\$ 3,504,796</b>	<b>\$ 118,678</b>	<b>\$ 4,656,436</b>
Contribution from other Entities				
Transfer In - NTHD	328,597	328,597	-	438,129
Transfers from RAD Properties	804,912	804,912	-	1,073,216
Transfer In - EPC Savings	15,809	15,809	-	21,079
<b>Total Contributions from Other Sources</b>	<b>1,149,318</b>	<b>1,149,318</b>	<b>-</b>	<b>1,532,424</b>
<b>Net Income or (Loss)</b>	<b>\$ 106,209</b>	<b>\$ (12,469)</b>	<b>\$ 118,678</b>	<b>\$ (0)</b>

# Tampa Housing Authority

## Palm Terrace Assisted Living Facility

### Statement of Operations for Month Ended November 30, 2018

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Revenues</b>							
Long term Care	42,025	39,000	3,025	378,501	312,000	66,501	\$648
Adult Daycare Services	(2,062)	9,000	(11,062)	67,744	72,000	(4,256)	\$116
Rental Income	27,278	21,500	5,778	188,903	172,000	16,903	\$323
Operating Income	47,474	50,020	(2,546)	393,911	400,160	(6,249)	\$675
Section 8 HAP	33,344	37,500	(4,156)	302,750	285,000	17,750	\$518
Personal Needs Allowances	(3,535)	(4,000)	465	(29,141)	(32,000)	2,859	(\$50)
<b>Total Tenant Revenues</b>	<b>144,524</b>	<b>153,020</b>	<b>(8,496)</b>	<b>1,302,668</b>	<b>1,209,160</b>	<b>93,508</b>	<b>\$2,070</b>
Other Non-Rental Income	2,285	1,052	1,233	6,018	8,417	2,399	\$10
<b>Total Revenues</b>	<b>146,809</b>	<b>154,072</b>	<b>(7,263)</b>	<b>1,308,686</b>	<b>1,217,577</b>	<b>95,907</b>	<b>\$2,085</b>
<b>Expenses</b>							
Salaries Expense	128,482	115,309	(13,173)	725,960	685,849	(40,111)	\$1,243
Administration	4,691	3,888	(803)	35,880	31,104	(4,776)	\$61
Utilities	13,597	14,140	543	109,895	113,120	3,225	\$188
Maintenance	13,933	9,275	(4,658)	110,177	74,200	(35,977)	\$189
Advertising & Marketing	1,154	815	(339)	8,063	6,520	(1,543)	\$14
Management Fee	8,323	7,704	(619)	61,050	60,903	(147)	\$105
Asset Management Fee	1,863	1,917	54	14,907	15,336	429	\$26
Reserve for Replacement	2,150	2,150	0	17,200	17,200	0	\$29
Audit/Accounting Fees	1,950	3,200	1,250	15,600	25,600	10,000	\$27
Legal Fees	1,238	150	(1,088)	6,008	1,200	(4,808)	\$10
Insurance	4,056	4,400	344	32,286	35,200	2,914	\$55
Food Service	11,331	12,750	1,419	103,507	100,500	(3,007)	\$177
Adult Day Care	0	1,445	1,445	1,025	11,160	10,135	\$2
Residential Programs	7,149	4,030	(3,119)	35,454	32,140	(3,314)	\$61
Bad Debt	0	0	0	13,397	0	(13,397)	\$23
<b>Total Expenses</b>	<b>199,918</b>	<b>181,173</b>	<b>(18,745)</b>	<b>1,290,407</b>	<b>1,210,032</b>	<b>(80,375)</b>	<b>1,482</b>
<b>Net Operating Income</b>	<b>(53,109)</b>	<b>(27,101)</b>	<b>11,481</b>	<b>18,279</b>	<b>7,545</b>	<b>15,532</b>	<b>\$91</b>

# Tampa Housing Authority

Cedar Pointe Apartments      60 Units

## Statement of Operations for the One and Nine Months Ended December 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	36,940	50,254	(13,315)	348,947	452,290	(103,344)	603,054	\$ 646
Subsidy / Grant Income	5,346	6,725	(1,379)	44,863	60,525	(15,662)	80,700	\$ 83
<b>Total Revenue</b>	<b>\$ 42,286</b>	<b>\$ 56,979</b>	<b>\$(14,694)</b>	<b>\$ 393,810</b>	<b>\$ 512,815</b>	<b>\$ (119,006)</b>	<b>\$ 683,754</b>	<b>\$ 729</b>
<b>Expenses</b>								
Admin Salaries / Benefits	4,854	4,540	(314)	63,552	40,859	(22,693)	54,479	\$ 118
Administrative Expenses	1,431	8,447	7,015	34,129	76,019	41,890	96,777	\$ 63
Management Fees	2,275	3,097	822	20,475	27,871	7,396	37,161	\$ 38
Asset Management Fees	379	518	139	3,411	4,662	1,251	6,216	\$ 6
Utilities	4,254	5,387	1,134	32,862	48,487	15,624	64,649	\$ 61
Maintenance Salary and Benefits	7,139	7,608	468	53,860	68,471	14,611	91,294	\$ 100
Maintenance Expenses	421	3,720	3,300	16,057	33,483	17,426	44,643	\$ 30
Contracted Maintenance services	6,452	7,211	759	39,086	64,898	25,812	86,531	\$ 72
General Expenses	2,169	7,032	4,864	20,197	63,291	43,094	55,588	\$ 37
<b>Total Expense</b>	<b>\$ 29,374</b>	<b>\$ 47,560</b>	<b>\$ 18,186</b>	<b>\$ 283,630</b>	<b>\$ 428,041</b>	<b>\$ 144,411</b>	<b>\$ 537,338</b>	<b>\$ 525</b>
								\$ -
<b>Net Income</b>	<b>\$ 12,912</b>	<b>\$ 9,419</b>	<b>\$ 3,492</b>	<b>\$ 110,180</b>	<b>\$ 84,775</b>	<b>\$ 25,405</b>	<b>\$ 146,416</b>	<b>\$ 204</b>
Capital Improvements	-	2,083	(2,083)	31,284	18,750	12,534	25,000	\$ 58
Replacement Reserve	2,500	2,500	-	22,500	22,500	-	30,000	\$ 42
<b>Cash Flow</b>	<b>\$ 10,412</b>	<b>\$ 6,919</b>	<b>\$ 3,492</b>	<b>\$ 87,680</b>	<b>\$ 62,275</b>	<b>\$ 25,405</b>	<b>\$ 116,416</b>	<b>\$ 162</b>

# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Nine Months Ended December 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
HUD Administrative Fees	1,016,848	897,255	119,593	8,748,545	8,075,298	673,247	10,767,064
<b>Total Revenue</b>	<b>\$ 1,016,848</b>	<b>\$ 897,255</b>	<b>\$ 119,593</b>	<b>\$ 8,748,545</b>	<b>\$ 8,075,298</b>	<b>\$ 673,247</b>	<b>\$ 10,767,064</b>
<b>Expenses</b>							
Administrative Salaries	25,620	21,944	(3,676)	198,287	197,495	(792)	263,327
Admin Operating Costs	3,931	4,719	788	14,676	42,474	27,798	56,632
Management Fees	8,333	8,333	-	74,997	75,000	3	100,000
Audit Fees	-	1,625	1,625	16,500	14,625	(1,875)	19,500
Legal Fees	-	4,583	4,583	-	41,250	41,250	55,000
Insurance Costs	12,342	11,853	(489)	110,652	106,673	(3,979)	142,230
Service Provider Contract Costs	625,625	621,542	(4,083)	5,696,371	5,593,875	(102,496)	6,998,592
<b>Total Expenses</b>	<b>\$ 675,852</b>	<b>\$ 674,599</b>	<b>\$ (1,253)</b>	<b>\$ 6,111,482</b>	<b>\$ 6,071,392</b>	<b>\$ (40,091)</b>	<b>\$ 7,635,281</b>
<b>Net Operating Income</b>	<b>\$ 340,996</b>	<b>\$ 222,656</b>	<b>\$ 118,340</b>	<b>\$ 2,637,062</b>	<b>\$ 2,003,906</b>	<b>\$ 633,156</b>	<b>\$ 3,131,783</b>
<b>Affiliated Entities Operational Funding</b>							
THA - Other Operational Funding Pending*	209,511	180,573	(28,938)	2,066,001	1,746,788	(319,213)	3,769,143
<b>Affiliated Entities Operational Funding</b>	<b>\$ 209,511</b>	<b>\$ 180,573</b>	<b>\$ (28,938)</b>	<b>\$ 2,066,001</b>	<b>\$ 1,746,788</b>	<b>\$ (319,213)</b>	<b>\$ 3,769,143</b>
<b>Net Income after Affiliated Funding</b>	<b>\$ 131,485</b>	<b>\$ 42,083</b>	<b>\$ 89,402</b>	<b>\$ 571,062</b>	<b>\$ 257,119</b>	<b>\$ 313,943</b>	<b>\$ (637,360)</b>

\*See detail breakdown on next page.

# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Nine Months Ended December 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Affiliated Entities Operational Funding</b>							
THA - THA Employee Programs	10,617	4,167	(6,450)	31,870	37,500	5,630	44,500
THA - Executive Salaries and Benefits Funding	24,127	24,127	-	217,142	217,142	-	289,522
THA - Funding of Boys Club Building	11,253	11,253	-	101,277	101,277	-	135,036
THA - Funding of Corporate Overhead	12,384	12,384	-	111,455	111,455	-	148,607
THA - Funding Property Guest Artists	-	-	-	6,000	-	(6,000)	-
THA - Funding of ORCC	33,669	33,669	-	303,025	303,025	-	404,033
THA - Funding of PPS	14,683	14,682	(1)	132,135	132,135	-	176,180
THA - Encore Chiller Plant Reserve & Deficit Funding	72,598	70,000	(2,598)	312,598	300,000	(12,598)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	-	-	-	300,000
THA - Belmont Height Homes	20,780	5,000	(15,780)	60,984	45,000	(15,984)	60,000
Transfer to AHDC	-	-	-	48,871	48,871	-	48,871
THA - Encore - Member Loans CPDG LLC	-	-	-	450,000	300,000	(150,000)	300,000
THA - Encore - Member Loans Tempo Encore	-	-	-	130,529	-	(130,529)	-
THA - Black Caucus Trip (Washington D.C.)	-	1,000	1,000	14,234	12,000	(2,234)	12,000
THA - Senior Cabaret, Elder Affairs, Fatherhood, Myon	9,400	3,875	(5,525)	44,272	34,875	(9,397)	46,500
THA - MLK Parade	-	417	417	1,850	3,750	1,900	5,000
THA - Encore CDD Funding	-	-	-	99,758	99,758	-	290,000
<b>Affiliated Entities Operational Funding</b>	<b>\$ 209,511</b>	<b>\$ 180,573</b>	<b>\$ (28,938)</b>	<b>\$ 2,066,001</b>	<b>\$ 1,746,788</b>	<b>\$ (319,213)</b>	<b>\$ 3,769,143</b>

# Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One and Eleven Months November 30, 2018

	Current Month			Fiscal YTD			Annual Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues:</b>								
Gross Potential Rent	\$449,910	\$445,425	\$4,485	\$4,793,819	\$4,899,675	(\$105,856)	\$5,345,100	\$625
(Loss) Gain to Lease	33	(26,156)	26,189	(6,675)	(287,716)	281,041	(313,872)	(1)
Vacancy	(19,445)	(21,844)	2,399	(160,019)	(240,284)	80,265	(262,128)	(21)
Bad Debt	3,009	(5,100)	8,109	(20,437)	(56,100)	35,663	(61,200)	(3)
Concessions	-	-	-	(1,239)	(525)	(714)	(525)	(0)
Other Income	13,437	8,533	4,904	164,341	94,563	69,778	103,071	21
<b>Total Revenues</b>	<b>\$446,944</b>	<b>\$400,858</b>	<b>\$46,086</b>	<b>\$4,769,790</b>	<b>\$4,409,613</b>	<b>\$360,177</b>	<b>\$4,810,446</b>	<b>\$622</b>
<b>Expenses:</b>								
Administrative Salaries	31,713	40,197	8,484	343,386	442,167	98,781	482,364	45
Advertising & Promotion	6,173	7,740	1,567	55,940	87,190	31,250	94,530	7
Maintenance	77,160	81,799	4,639	808,449	894,859	86,410	975,358	105
Turnover Expense	18,350	34,386	16,036	247,405	450,221	202,816	483,707	32
Administrative	5,993	8,780	2,787	86,698	108,710	22,012	117,165	11
Utilities	30,135	34,930	4,795	320,031	388,630	68,599	423,260	42
Management Fees	30,479	29,653	(826)	300,188	326,183	25,995	355,836	39
Professional Fees	2,250	8,364	6,114	119,186	92,254	(26,932)	100,618	16
Insurance and Taxes	40,595	38,286	(2,309)	403,253	421,146	17,893	459,432	53
<b>Total Expenses</b>	<b>\$242,848</b>	<b>\$284,135</b>	<b>\$41,287</b>	<b>\$2,684,536</b>	<b>\$3,211,360</b>	<b>\$526,824</b>	<b>\$3,492,270</b>	<b>\$350</b>
<b>Net Operating Income</b>	<b>\$204,096</b>	<b>\$116,723</b>	<b>\$87,373</b>	<b>\$2,085,254</b>	<b>\$1,198,253</b>	<b>\$887,001</b>	<b>\$1,318,176</b>	<b>\$272</b>
Debt Services	68,751	68,746	(5)	756,099	756,206	107	824,952	99
<b>Income After Debt Services</b>	<b>\$135,345</b>	<b>\$47,977</b>	<b>\$87,368</b>	<b>\$1,329,155</b>	<b>\$442,047</b>	<b>\$887,108</b>	<b>\$493,224</b>	<b>\$173</b>



# Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One and Eleven Months November 30, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
<b>Revenues:</b>							
Gross Potential Rent	\$153,497	\$143,405	\$10,092	\$1,648,261	\$1,577,455	\$70,806	\$1,720,860
(Loss) Gain to Lease	-	(75)	75	40	(825)	865	(900)
Vacancy	(5,234)	(8,207)	2,973	(60,371)	(90,277)	29,906	(98,484)
Bad Debt	275	(3,900)	4,175	(4,720)	(42,900)	38,180	(46,800)
Concessions	-	-	-	-	-	-	-
Other Income	2,003	2,575	(572)	28,422	28,325	97	30,900
<b>Total Revenues</b>	<b>\$150,541</b>	<b>\$133,798</b>	<b>\$16,743</b>	<b>\$1,611,632</b>	<b>\$1,471,778</b>	<b>\$139,854</b>	<b>\$1,605,576</b>
<b>Expenses:</b>							
Administrative Salaries	9,902	13,834	3,932	106,190	152,174	45,984	166,008
Advertising & Promotion	1,937	3,210	1,273	22,270	33,460	11,190	36,270
Maintenance	42,899	38,591	(4,308)	293,112	358,851	65,739	396,592
Turnover Expense	1,872	8,361	6,489	82,378	165,721	83,343	173,832
Administrative	1,772	2,708	936	26,019	32,913	6,894	35,546
Utilities	18,736	19,450	714	191,893	213,950	22,057	233,400
Management Fees	11,965	11,613	(352)	114,148	127,743	13,595	139,356
Professional Fees	750	3,383	2,633	35,097	37,213	2,116	40,596
Insurance and Taxes	9,506	8,452	(1,054)	93,206	92,972	(234)	101,424
<b>Total Expenses</b>	<b>\$99,339</b>	<b>\$109,602</b>	<b>\$10,263</b>	<b>\$964,313</b>	<b>\$1,214,997</b>	<b>\$250,684</b>	<b>\$1,323,024</b>
<b>Net Operating Income</b>	<b>\$51,202</b>	<b>\$24,196</b>	<b>\$27,006</b>	<b>\$647,319</b>	<b>\$256,781</b>	<b>\$390,538</b>	<b>\$282,552</b>
Debt Services	11,472	11,474	2	126,190	126,214	24	137,688
<b>Income After Debt Services</b>	<b>\$39,730</b>	<b>\$12,722</b>	<b>\$27,008</b>	<b>\$521,129</b>	<b>\$130,567</b>	<b>\$390,562</b>	<b>\$144,864</b>

# Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations For The One and Eleven Months November 30, 2018

	Current Month			Fiscal YTD			Annual Budget 2018
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Revenues:</b>							
Gross Potential Rent	\$210,561	\$214,620	(\$4,059)	\$2,223,474	\$2,360,820	(\$137,346)	\$2,575,440
(Loss) Gain to Lease	415	(18,081)	18,496	7,268	(198,891)	206,159	(216,972)
Vacancy	(9,661)	(10,637)	976	(61,109)	(117,007)	55,898	(127,644)
Bad Debt	1,114	(900)	2,014	(6,539)	(9,900)	3,361	(10,800)
Concessions	-	-	-	(1,239)	-	(1,239)	-
Other Income	8,023	4,225	3,798	92,843	47,075	45,768	51,300
<b>Total Revenues</b>	<b>\$210,452</b>	<b>\$189,227</b>	<b>\$21,225</b>	<b>\$2,254,698</b>	<b>\$2,082,097</b>	<b>\$172,601</b>	<b>\$2,271,324</b>
<b>Expenses:</b>							
Administrative Salaries	11,181	14,916	3,735	119,602	164,076	44,474	178,992
Advertising & Promotion	2,914	2,730	(184)	24,402	31,430	7,028	34,160
Maintenance	22,676	28,822	6,146	347,579	355,352	7,773	383,624
Turnover Expense	14,175	23,675	9,500	139,545	260,425	120,880	284,100
Administrative	2,326	3,713	1,387	37,651	48,578	10,927	52,041
Utilities	8,182	11,380	3,198	94,805	125,180	30,375	136,560
Management Fees	13,057	12,700	(357)	129,484	139,700	10,216	152,400
Professional Fees	750	3,648	2,898	39,834	40,128	294	43,776
Insurance and Taxes	20,628	17,692	(2,936)	200,838	194,612	(6,226)	212,304
<b>Total Expenses</b>	<b>\$95,889</b>	<b>\$119,276</b>	<b>\$23,387</b>	<b>\$1,133,740</b>	<b>\$1,359,481</b>	<b>\$225,741</b>	<b>\$1,477,957</b>
<b>Net Operating Income</b>	<b>\$114,563</b>	<b>\$69,951</b>	<b>\$44,612</b>	<b>\$1,120,958</b>	<b>\$722,616</b>	<b>\$398,342</b>	<b>\$793,367</b>
Debt Services	48,120	48,109	(11)	529,156	529,199	43	577,308
<b>Income After Debt Services</b>	<b>\$66,443</b>	<b>\$21,842</b>	<b>\$44,601</b>	<b>\$591,802</b>	<b>\$193,417</b>	<b>\$398,385</b>	<b>\$216,059</b>

**Tampa Housing Authority**  
 Meridian River Development Corporation - River Place  
 Statement of Operations For The One and Eleven Months November 30, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
<b>Revenues:</b>							
Gross Potential Rent	\$85,852	\$87,400	(\$1,548)	\$922,084	\$961,400	(\$39,316)	\$1,048,800
(Loss) Gain to Lease	(382)	(8,000)	7,618	(13,983)	(88,000)	74,017	(96,000)
Vacancy	(4,550)	(3,000)	(1,550)	(38,539)	(33,000)	(5,539)	(36,000)
Bad Debt	1,620	(300)	1,920	(9,178)	(3,300)	(5,878)	(3,600)
Concessions	-	-	-	-	(525)	525	(525)
Other Income	3,411	1,733	1,678	43,076	19,163	23,913	20,871
<b>Total Revenues</b>	<b>\$85,951</b>	<b>\$77,833</b>	<b>\$8,118</b>	<b>\$903,460</b>	<b>\$855,738</b>	<b>\$47,722</b>	<b>\$933,546</b>
<b>Expenses:</b>							
Administrative Salaries	10,630	11,447	817	117,594	125,917	8,323	137,364
Advertising & Promotion	1,322	1,800	478	9,268	22,300	13,032	24,100
Maintenance	11,585	14,386	2,801	167,758	180,656	12,898	195,142
Turnover Expense	2,303	2,350	47	25,482	24,075	(1,407)	25,775
Administrative	1,895	2,359	464	23,028	27,219	4,191	29,578
Utilities	3,217	4,100	883	33,333	49,500	16,167	53,300
Management Fees	5,457	5,340	(117)	56,556	58,740	2,184	64,080
Professional Fees	750	1,333	583	44,255	14,913	(29,342)	16,246
Insurance and Taxes	10,461	12,142	1,681	109,209	133,562	24,353	145,704
<b>Total Expenses</b>	<b>\$47,620</b>	<b>\$55,257</b>	<b>\$7,637</b>	<b>\$586,483</b>	<b>\$636,882</b>	<b>\$50,399</b>	<b>\$691,289</b>
<b>Net Operating Income</b>	<b>\$38,331</b>	<b>\$22,576</b>	<b>\$15,755</b>	<b>\$316,977</b>	<b>\$218,856</b>	<b>\$98,121</b>	<b>\$242,257</b>
Debt Services	9,159	9,163	4	100,753	100,793	40	109,956
<b>Income After Debt Services</b>	<b>\$29,172</b>	<b>\$13,413</b>	<b>\$15,759</b>	<b>\$216,224</b>	<b>\$118,063</b>	<b>\$98,161</b>	<b>\$132,301</b>

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

**Ella at Encore**  
**Monthly Executive Summary**

Physical Occupancy **98.75%**  
 Ending Cash **\$118,862** Payables **\$0**  
 Accruals **\$8,293**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$53,058.00	\$52,675.00	\$383	1%	\$643,037.00	\$579,425.00	\$63,612	11%
Rent Rev - Tenant Subsidy Payment	\$62,270.00	\$58,571.00	\$3,699	6%	\$677,565.00	\$644,281.00	\$33,284	5%
<b>TOTAL MARKET RENT</b>	<b>\$115,328.00</b>	<b>\$111,246.00</b>	<b>\$4,082</b>	<b>4%</b>	<b>\$1,320,602.00</b>	<b>\$1,223,706.00</b>	<b>\$96,896</b>	<b>8%</b>
Rent Rev - Foregone (Lost) Rent	(\$2,000.00)	\$0.00	(\$2,000)	100%	(\$76,135.00)	(\$4,051.00)	(\$72,084)	1779%
Rent Rev - Excess Income	\$3,736.00	\$4,047.00	(\$311)	8%	\$36,046.00	\$44,517.00	(\$8,471)	19%
<b>GROSS POSSIBLE</b>	<b>\$117,064.00</b>	<b>\$115,293.00</b>	<b>\$1,771</b>	<b>2%</b>	<b>\$1,280,513.00</b>	<b>\$1,264,172.00</b>	<b>\$16,341</b>	<b>1%</b>
Vacancy - Apartments	(\$1,655.00)	(\$3,337.00)	\$1,682	50%	(\$34,709.00)	(\$36,587.00)	\$1,878	5%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$551.00)	\$0.00	(\$551)	100%
<b>TOTAL VACANCIES</b>	<b>(\$1,655.00)</b>	<b>(\$3,337.00)</b>	<b>\$1,682</b>	<b>50%</b>	<b>(\$35,260.00)</b>	<b>(\$36,587.00)</b>	<b>\$1,327</b>	<b>4%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$115,409.00</b>	<b>\$111,956.00</b>	<b>\$3,453</b>	<b>3%</b>	<b>\$1,245,253.00</b>	<b>\$1,227,585.00</b>	<b>\$17,668</b>	<b>1%</b>
Laundry & Vending Rev	\$465.50	\$500.00	(\$35)	7%	\$5,312.30	\$5,590.00	(\$278)	5%
Tenant Charges	(\$70.00)	\$365.00	(\$435)	119%	\$2,923.71	\$5,115.00	(\$2,191)	43%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$110.57	\$0.00	\$111	100%	\$2,089.34	\$0.00	\$2,089	100%
Misc Rev	\$1,408.38	\$25.00	\$1,383	5534%	\$5,581.53	\$1,475.00	\$4,107	278%
<b>TOTAL OTHER REVENUE</b>	<b>\$1,914.45</b>	<b>\$890.00</b>	<b>\$1,024</b>	<b>115%</b>	<b>\$15,906.88</b>	<b>\$12,180.00</b>	<b>\$3,727</b>	<b>31%</b>
<b>3 TOTAL REVENUE</b>	<b>\$117,323.45</b>	<b>\$112,846.00</b>	<b>\$4,477</b>	<b>4%</b>	<b>\$1,261,159.88</b>	<b>\$1,239,765.00</b>	<b>\$21,395</b>	<b>2%</b>
4 Administrative Exp	\$12,839.05	\$10,767.00	(\$2,072)	19%	\$137,460.02	\$144,230.00	\$6,770	5%
5 Payroll Exp	\$26,101.41	\$27,106.00	\$1,005	4%	\$286,714.30	\$308,346.00	\$21,632	7%
6 Utilities Exp	\$25,056.71	\$24,368.00	(\$689)	3%	\$282,080.23	\$282,340.00	\$260	0%
7 Supplies & Repairs	\$1,634.27	\$1,485.00	(\$149)	10%	\$23,226.04	\$26,245.00	\$3,019	12%
8 Contract Services	\$4,868.77	\$4,497.00	(\$372)	8%	\$71,418.99	\$65,374.00	(\$6,045)	9%
9 Turnkey/Lease Exp	\$1,408.24	\$815.00	(\$593)	73%	\$7,104.95	\$9,300.00	\$2,195	24%
10 Other Operating Exp	\$2,212.04	\$1,337.00	(\$875)	65%	\$35,855.38	\$19,029.00	(\$16,826)	88%
11 Taxes & Insurance	\$8,058.89	\$8,904.00	\$845	9%	\$89,650.44	\$99,412.00	\$9,762	10%
<b>12 COST OF OPERATIONS</b>	<b>\$82,179.38</b>	<b>\$79,279.00</b>	<b>(\$2,900)</b>	<b>4%</b>	<b>\$933,510.35</b>	<b>\$954,276.00</b>	<b>\$20,766</b>	<b>2%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$35,144.07</b>	<b>\$33,567.00</b>	<b>\$1,577</b>	<b>5%</b>	<b>\$327,649.53</b>	<b>\$285,489.00</b>	<b>\$42,161</b>	<b>15%</b>
14 Financial Expenses	\$19,670.75	\$21,131.00	\$1,460	7%	\$217,545.09	\$220,623.00	\$3,078	1%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$18,988.00	\$11,000.00	(\$7,988)	73%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$14,473.32</b>	<b>\$11,436.00</b>	<b>\$3,037</b>	<b>27%</b>	<b>\$91,116.44</b>	<b>\$53,866.00</b>	<b>\$37,250</b>	<b>69%</b>
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$641,610.20	\$641,608.00	(\$2)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$43,854.88)</b>	<b>(\$46,892.00)</b>	<b>\$3,037</b>	<b>6%</b>	<b>(\$550,493.76)</b>	<b>(\$587,742.00)</b>	<b>\$37,248</b>	<b>6%</b>
20 Reserves	\$144.18	(\$1,698.00)	(\$1,842)	108%	\$130.00	(\$7,378.00)	(\$7,508)	102%
<b>21 NET CASH SURPLUS</b>	<b>(\$43,999.06)</b>	<b>(\$45,194.00)</b>	<b>\$1,195</b>	<b>3%</b>	<b>(\$550,623.76)</b>	<b>(\$580,364.00)</b>	<b>\$29,740</b>	<b>5%</b>
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$33,258.38	\$46,099.00	\$12,841	28%

**ECONOMIC OCCUPANCY**

**98.52%**

**103.13%**

City, ST.: **Tampa, FL**    V/P: **Dawn A. Wolter**  
 Month/Year: **November-18**    Units: **141**

**TRIO AT ENCORE**  
**Monthly Executive Summary**

Physical Occupancy **96.44%**  
 Ending Cash **\$203,581**    Payables **\$5,480**  
 Accruals **\$24,922**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$76,030.00	\$73,020.00	\$3,010	4%	\$820,999.74	\$804,831.00	\$16,169	2%
Rent Rev - Tenant Subsidy Payment	\$61,772.00	\$64,789.00	(\$3,017)	5%	\$687,519.00	\$711,068.00	(\$23,549)	3%
TOTAL MARKET RENT	\$137,802.00	\$137,809.00	(\$7)	0%	\$1,508,518.74	\$1,515,899.00	(\$7,380)	0%
Rent Rev - Foregone (Lost) Rent	(\$494.00)	(\$150.00)	(\$344)	229%	(\$19,073.98)	(\$25,286.00)	\$6,212	25%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>GROSS POSSIBLE</b>	<b>\$137,308.00</b>	<b>\$137,659.00</b>	<b>(\$351)</b>	<b>0%</b>	<b>\$1,489,444.76</b>	<b>\$1,490,613.00</b>	<b>(\$1,168)</b>	<b>0%</b>
Vacancy - Apartments	(\$2,598.00)	(\$6,883.00)	\$4,285	62%	(\$35,930.87)	(\$74,532.00)	\$38,601	52%
Admin Rent Free Unit	(\$537.50)	(\$625.00)	\$88	14%	(\$5,912.50)	(\$6,875.00)	\$963	14%
Rental Concessions	(\$87.50)	\$0.00	(\$88)	100%	(\$2,204.96)	\$0.00	(\$2,205)	100%
TOTAL VACANCIES	(\$3,223.00)	(\$7,508.00)	\$4,285	57%	(\$44,048.33)	(\$81,407.00)	\$37,359	46%
<b>2 NET RENTAL INCOME</b>	<b>\$134,085.00</b>	<b>\$130,151.00</b>	<b>\$3,934</b>	<b>3%</b>	<b>\$1,445,396.43</b>	<b>\$1,409,206.00</b>	<b>\$36,190</b>	<b>3%</b>
Laundry & Vending Rev	\$0.00	\$350.00	(\$350)	100%	\$2,617.08	\$3,940.00	(\$1,323)	34%
Tenant Charges	\$1,500.00	\$1,990.00	(\$490)	25%	\$14,963.09	\$25,308.00	(\$10,345)	41%
Tenant Charges - Water Sewer Reimb	\$10,169.69	\$10,190.00	(\$20)	0%	\$97,342.63	\$114,044.00	(\$16,701)	15%
Damages & Cleaning	\$255.00	\$350.00	(\$95)	27%	\$5,038.91	\$3,850.00	\$1,189	31%
Forfeited Deposits	\$449.66	\$0.00	\$450	100%	\$1,182.53	\$0.00	\$1,183	100%
Misc Rev	\$1,425.28	\$50.00	\$1,375	2751%	\$6,550.99	\$1,750.00	\$4,801	274%
TOTAL OTHER REVENUE	\$13,799.63	\$12,930.00	\$870	7%	\$127,695.23	\$148,892.00	(\$21,197)	14%
<b>3 TOTAL REVENUE</b>	<b>\$147,884.63</b>	<b>\$143,081.00</b>	<b>\$4,804</b>	<b>3%</b>	<b>\$1,573,091.66</b>	<b>\$1,558,098.00</b>	<b>\$14,994</b>	<b>1%</b>
4 Administrative Exp	\$12,726.54	\$12,140.00	(\$587)	5%	\$150,020.97	\$160,422.00	\$10,401	6%
5 Payroll Exp	\$26,164.91	\$29,833.00	\$3,668	12%	\$280,329.90	\$331,646.00	\$51,316	15%
6 Utilities Exp	\$19,776.63	\$27,961.00	\$8,184	29%	\$227,051.46	\$296,108.00	\$69,057	23%
7 Supplies & Repairs	\$1,862.78	\$1,690.00	(\$173)	10%	\$28,781.83	\$27,335.00	(\$1,447)	5%
8 Contract Services	\$1,260.22	\$2,585.00	\$1,325	51%	\$84,406.02	\$67,551.00	(\$16,855)	25%
9 Turnkey/Lease Exp	\$821.91	\$1,425.00	\$603	42%	\$13,316.47	\$16,215.00	\$2,899	18%
10 Other Operating Exp	\$1,616.76	\$450.00	(\$1,167)	259%	\$30,194.30	\$7,870.00	(\$22,324)	284%
11 Taxes & Insurance	(\$66,373.43)	\$20,573.00	\$86,946	423%	\$150,258.10	\$227,621.00	\$77,363	34%
<b>12 COST OF OPERATIONS</b>	<b>(\$2,143.68)</b>	<b>\$96,657.00</b>	<b>\$98,801</b>	<b>102%</b>	<b>\$964,359.05</b>	<b>\$1,134,768.00</b>	<b>\$170,409</b>	<b>15%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$150,028.31</b>	<b>\$46,424.00</b>	<b>\$103,604</b>	<b>223%</b>	<b>\$608,732.61</b>	<b>\$423,330.00</b>	<b>\$185,403</b>	<b>44%</b>
14 Financial Expenses	\$37,296.24	\$38,941.00	\$1,645	4%	\$420,273.74	\$430,408.00	\$10,134	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$9,995.00	\$11,000.00	\$1,005	9%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	(\$91,876.51)	\$0.00	\$91,877	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$111,732.07</b>	<b>\$6,483.00</b>	<b>\$105,249</b>	<b>1623%</b>	<b>\$270,340.38</b>	<b>(\$18,078.00)</b>	<b>\$288,418</b>	<b>1595%</b>
18 Depreciation/Amortization	\$57,189.00	\$57,012.00	(\$177)	0%	\$628,371.00	\$627,132.00	(\$1,239)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>\$54,543.07</b>	<b>(\$50,529.00)</b>	<b>\$105,072</b>	<b>208%</b>	<b>(\$358,030.62)</b>	<b>(\$645,210.00)</b>	<b>\$287,179</b>	<b>45%</b>
20 Reserves	(\$10,067.96)	(\$6,281.00)	\$3,787	60%	(\$85,726.33)	(\$71,148.00)	\$14,578	20%
<b>21 NET CASH SURPLUS</b>	<b>\$64,611.03</b>	<b>(\$44,248.00)</b>	<b>\$108,859</b>	<b>246%</b>	<b>(\$272,304.29)</b>	<b>(\$574,062.00)</b>	<b>\$301,758</b>	<b>53%</b>
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$5,847.92	\$21,910.00	\$16,062	73%

**ECONOMIC OCCUPANCY**

**100.36%**

**101.28%**

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

**REED AT ENCORE**  
**Monthly Executive Summary**

Physical Occupancy **99.36%**  
 Ending Cash **\$735,134** Payables **\$0**  
 Accruals **\$3,316**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>	<b>\$0.00</b>	<b>\$0.00</b>						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$33,698.00	\$29,622.00	\$4,076	14%	\$360,252.10	\$325,842.00	\$34,410	11%
Rent Rev - Tenant Subsidy Payment	\$97,765.00	\$101,841.00	(\$4,076)	4%	\$1,088,142.90	\$1,120,251.00	(\$32,108)	3%
<b>TOTAL MARKET RENT</b>	<b>\$131,463.00</b>	<b>\$131,463.00</b>	<b>\$0</b>	<b>0%</b>	<b>\$1,448,395.00</b>	<b>\$1,446,093.00</b>	<b>\$2,302</b>	<b>0%</b>
Rent Rev - Foregone (Lost) Rent	\$0.00	\$0.00	\$0	0%	(\$2,003.43)	(\$283.00)	(\$1,720)	608%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$76.07	\$0.00	\$76	100%
<b>GROSS POSSIBLE</b>	<b>\$131,463.00</b>	<b>\$131,463.00</b>	<b>\$0</b>	<b>0%</b>	<b>\$1,446,467.64</b>	<b>\$1,445,810.00</b>	<b>\$658</b>	<b>0%</b>
Vacancy - Apartments	(\$817.00)	(\$3,944.00)	\$3,127	79%	(\$13,981.00)	(\$43,375.00)	\$29,394	68%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$126.00)	\$0.00	(\$126)	100%
<b>TOTAL VACANCIES</b>	<b>(\$817.00)</b>	<b>(\$3,944.00)</b>	<b>\$3,127</b>	<b>79%</b>	<b>(\$14,107.00)</b>	<b>(\$43,375.00)</b>	<b>\$29,268</b>	<b>67%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$130,646.00</b>	<b>\$127,519.00</b>	<b>\$3,127</b>	<b>2%</b>	<b>\$1,432,360.64</b>	<b>\$1,402,435.00</b>	<b>\$29,926</b>	<b>2%</b>
Laundry & Vending Rev	\$574.00	\$600.00	(\$26)	4%	\$5,081.00	\$6,690.00	(\$1,609)	24%
Tenant Charges	\$100.00	\$215.00	(\$115)	53%	\$2,278.00	\$3,735.00	(\$1,457)	39%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$1,093.40	\$0.00	\$1,093	100%
Misc Rev	\$2,554.98	\$25.00	\$2,530	10120%	\$9,394.14	\$1,259.00	\$8,135	646%
<b>TOTAL OTHER REVENUE</b>	<b>\$3,228.98</b>	<b>\$840.00</b>	<b>\$2,389</b>	<b>284%</b>	<b>\$17,846.54</b>	<b>\$11,684.00</b>	<b>\$6,163</b>	<b>53%</b>
<b>3 TOTAL REVENUE</b>	<b>\$133,874.98</b>	<b>\$128,359.00</b>	<b>\$5,516</b>	<b>4%</b>	<b>\$1,450,207.18</b>	<b>\$1,414,119.00</b>	<b>\$36,088</b>	<b>3%</b>
4 Administrative Exp	\$11,957.10	\$10,272.00	(\$1,685)	16%	\$131,904.10	\$139,272.00	\$7,368	5%
5 Payroll Exp	\$23,825.92	\$27,040.00	\$3,214	12%	\$274,454.35	\$302,877.00	\$28,423	9%
6 Utilities Exp	\$20,211.12	\$26,946.00	\$6,735	25%	\$220,558.16	\$249,136.00	\$28,578	11%
7 Supplies & Repairs	\$1,697.03	\$1,485.00	(\$212)	14%	\$26,939.19	\$26,120.00	(\$819)	3%
8 Contract Services	\$2,976.09	\$2,681.00	(\$295)	11%	\$68,526.45	\$61,797.00	(\$6,729)	11%
9 Turnkey/Lease Exp	\$527.12	\$175.00	(\$352)	201%	\$5,063.01	\$6,655.00	\$1,592	24%
10 Other Operating Exp	\$0.00	\$392.00	\$392	100%	\$5,962.03	\$4,429.00	(\$1,533)	35%
11 Taxes & Insurance	\$7,500.53	\$11,076.00	\$3,575	32%	\$104,580.89	\$109,312.00	\$4,731	4%
<b>12 COST OF OPERATIONS</b>	<b>\$68,694.91</b>	<b>\$80,067.00</b>	<b>\$11,372</b>	<b>14%</b>	<b>\$837,988.18</b>	<b>\$899,598.00</b>	<b>\$61,610</b>	<b>7%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$65,180.07</b>	<b>\$48,292.00</b>	<b>\$16,888</b>	<b>35%</b>	<b>\$612,219.00</b>	<b>\$514,521.00</b>	<b>\$97,698</b>	<b>19%</b>
14 Financial Expenses	\$29,567.32	\$54,896.00	\$25,329	46%	\$325,416.90	\$602,717.00	\$277,300	46%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$9,000.00	\$11,000.00	\$2,000	18%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$6,850.00	\$0.00	(\$6,850)	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$34,612.75</b>	<b>(\$7,604.00)</b>	<b>\$42,217</b>	<b>555%</b>	<b>\$270,952.10</b>	<b>(\$99,196.00)</b>	<b>\$370,148</b>	<b>373%</b>
18 Depreciation/Amortization	\$66,054.00	\$66,051.00	(\$3)	0%	\$726,594.00	\$726,591.00	(\$3)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$31,441.25)</b>	<b>(\$73,655.00)</b>	<b>\$42,214</b>	<b>57%</b>	<b>(\$455,641.90)</b>	<b>(\$825,787.00)</b>	<b>\$370,145</b>	<b>45%</b>
20 Reserves	(\$2,270.74)	(\$27,466.00)	(\$25,195)	92%	(\$25,231.25)	(\$308,113.00)	(\$282,882)	92%
<b>21 NET CASH SURPLUS</b>	<b>(\$29,170.51)</b>	<b>(\$46,189.00)</b>	<b>\$17,018</b>	<b>37%</b>	<b>(\$430,410.65)</b>	<b>(\$517,674.00)</b>	<b>\$87,263</b>	<b>17%</b>
22 Capital Expenditure	\$8,881.55	\$0.00	(\$8,882)	100%	\$10,936.26	\$11,240.00	\$304	3%
<b>ECONOMIC OCCUPANCY</b>	<b>100.00%</b>				<b>100.13%</b>			

City, ST.: Tampa FL AVP: Dawn A. Wolter  
 Month/Year: November-18 Units: 203

## Tempo at Encore Monthly Executive Summary

Physical Occupancy 0.00%  
 Ending Cash \$257,699 Payables \$1,851  
 Accruals \$2,076

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$198,164.00	\$197,139.00	\$1,025	1%	\$1,763,994.00	\$2,168,529.00	(\$404,535)	19%
Rent Rev - Tenant Subsidy Payment	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL MARKET RENT</b>	<b>\$198,164.00</b>	<b>\$197,139.00</b>	<b>\$1,025</b>	<b>1%</b>	<b>\$1,763,994.00</b>	<b>\$2,168,529.00</b>	<b>(\$404,535)</b>	<b>19%</b>
Rent Rev - Foregone (Lost) Rent	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>GROSS POSSIBLE</b>	<b>\$198,164.00</b>	<b>\$197,139.00</b>	<b>\$1,025</b>	<b>1%</b>	<b>\$1,763,994.00</b>	<b>\$2,168,529.00</b>	<b>(\$404,535)</b>	<b>19%</b>
Vacancy - Apartments	(\$198,164.00)	(\$70,970.00)	(\$127,194)	179%	(\$1,763,994.00)	(\$1,828,661.00)	\$64,667	4%
Admin Rent Free Unit	\$0.00	(\$1,300.00)	\$1,300	100%	\$0.00	(\$3,900.00)	\$3,900	100%
Rental Concessions	\$0.00	(\$150.00)	\$150	100%	\$0.00	(\$1,200.00)	\$1,200	100%
<b>TOTAL VACANCIES</b>	<b>(\$198,164.00)</b>	<b>(\$72,420.00)</b>	<b>(\$125,744)</b>	<b>174%</b>	<b>(\$1,763,994.00)</b>	<b>(\$1,833,761.00)</b>	<b>\$69,767</b>	<b>4%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$0.00</b>	<b>\$124,719.00</b>	<b>(\$124,719)</b>	<b>100%</b>	<b>\$0.00</b>	<b>\$334,768.00</b>	<b>(\$334,768)</b>	<b>100%</b>
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	\$200.00	\$800.00	(\$600)	75%
Tenant Charges	\$1,450.00	\$2,895.00	(\$1,445)	50%	\$13,600.00	\$16,820.00	(\$3,220)	19%
Tenant Charges - Water Sewer Reimb	\$0.00	\$7,410.00	(\$7,410)	100%	\$0.00	\$22,199.00	(\$22,199)	100%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$400.00	\$0.00	\$400	100%
Misc Rev	\$400.00	\$0.00	\$400	100%	\$2,600.00	\$0.00	\$2,600	100%
<b>TOTAL OTHER REVENUE</b>	<b>\$1,850.00</b>	<b>\$10,305.00</b>	<b>(\$8,455)</b>	<b>82%</b>	<b>\$16,800.00</b>	<b>\$39,819.00</b>	<b>(\$23,019)</b>	<b>58%</b>
<b>3 TOTAL REVENUE</b>	<b>\$1,850.00</b>	<b>\$135,024.00</b>	<b>(\$133,174)</b>	<b>99%</b>	<b>\$16,800.00</b>	<b>\$374,587.00</b>	<b>(\$357,787)</b>	<b>96%</b>
4 Administrative Exp	\$11,814.25	\$11,941.00	\$127	1%	\$117,808.07	\$141,657.00	\$23,849	17%
5 Payroll Exp	\$21,934.04	\$33,817.00	\$11,883	35%	\$105,312.27	\$230,336.00	\$125,024	54%
6 Utilities Exp	\$0.00	\$31,525.00	\$31,525	100%	\$0.00	\$130,146.00	\$130,146	100%
7 Supplies & Repairs	\$229.47	\$385.00	\$156	40%	\$264.76	\$4,175.00	\$3,910	94%
8 Contract Services	\$0.00	\$2,406.00	\$2,406	100%	\$717.40	\$12,699.00	\$11,982	94%
9 Turnkey/Lease Exp	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
10 Other Operating Exp	\$5,894.41	\$0.00	(\$5,894)	100%	\$7,964.96	\$0.00	(\$7,965)	100%
11 Taxes & Insurance	\$64,926.70	\$0.00	(\$64,927)	100%	\$64,926.70	\$0.00	(\$64,927)	100%
<b>12 COST OF OPERATIONS</b>	<b>\$104,798.87</b>	<b>\$80,074.00</b>	<b>(\$24,725)</b>	<b>31%</b>	<b>\$296,994.16</b>	<b>\$519,013.00</b>	<b>\$222,019</b>	<b>43%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>(\$102,948.87)</b>	<b>\$54,950.00</b>	<b>(\$157,899)</b>	<b>287%</b>	<b>(\$280,194.16)</b>	<b>(\$144,426.00)</b>	<b>(\$135,768)</b>	<b>94%</b>
14 Financial Expenses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
15 Corp/Partnership Rev	\$1,417.21	\$10,000.00	\$8,583	86%	\$74,566.19	\$110,000.00	\$35,434	32%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>(\$104,366.08)</b>	<b>\$44,950.00</b>	<b>(\$149,316)</b>	<b>332%</b>	<b>(\$354,760.35)</b>	<b>(\$254,426.00)</b>	<b>(\$100,334)</b>	<b>39%</b>
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$104,366.08)</b>	<b>\$44,950.00</b>	<b>(\$149,316)</b>	<b>332%</b>	<b>(\$354,760.35)</b>	<b>(\$254,426.00)</b>	<b>(\$100,334)</b>	<b>39%</b>
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>21 NET CASH SURPLUS</b>	<b>(\$104,366.08)</b>	<b>\$44,950.00</b>	<b>(\$149,316)</b>	<b>332%</b>	<b>(\$354,760.35)</b>	<b>(\$254,426.00)</b>	<b>(\$100,334)</b>	<b>39%</b>
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$76,048.65	\$36,450.00	(\$39,599)	109%

**ECONOMIC OCCUPANCY**

**100.00%**

**100.00%**

# Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Eleven Months Ended November 30, 2018

	Current Month			Fiscal YTD			Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues</b>								
Gross Potential Rent	\$ 170,917	174,265	\$ (3,348)	\$ 1,945,752	1,916,915	\$ 28,837	\$ 2,091,180	\$ 819
Vacancy Budget	(2,136)	(8,900)	6,764	(37,482)	(97,900)	60,418	(106,800)	(16)
<b>Economic Rent</b>	<b>\$ 168,781</b>	<b>165,365</b>	<b>3,416</b>	<b>1,908,270</b>	<b>1,819,015</b>	<b>89,255</b>	<b>1,984,380</b>	<b>803</b>
HUD Public Housing Subsidy	8,090	9,000	(910)	88,483	99,000	(10,517)	108,000	37
Concessions	(506)	(750)	244	(5,291)	(8,250)	2,959	(9,000)	(2)
Other Non-Rental Income	6,762	5,820	942	78,265	64,020	14,245	69,840	33
Bad Debt	(5,376)	(1,400)	(3,976)	(41,458)	(18,200)	(23,258)	(20,000)	(17)
<b>Total Rental Revenue</b>	<b>\$ 177,751</b>	<b>\$ 178,035</b>	<b>\$ (284)</b>	<b>\$ 2,028,269</b>	<b>\$ 1,955,585</b>	<b>\$ 72,684</b>	<b>\$2,133,220</b>	<b>\$ 854</b>
Interest Income	669	-	669	5,517	-	5,517	-	2
<b>Total Revenue</b>	<b>\$ 178,420</b>	<b>\$ 178,035</b>	<b>\$ 385</b>	<b>\$ 2,033,786</b>	<b>\$ 1,955,585</b>	<b>\$ 78,201</b>	<b>\$2,133,220</b>	<b>\$ 856</b>
<b>Expenses</b>								
Salaries	14,445	15,800	1,355	144,698	173,800	29,102	189,600	61
Advertising & Promotion	1,422	705	(717)	15,706	15,367	(339)	16,822	7
Maintenance	31,678	24,426	(7,252)	318,387	300,831	(17,556)	354,057	134
Administrative	6,298	5,390	(908)	68,992	75,070	6,078	81,455	29
Turnover Expenses	10,962	10,650	(312)	140,954	132,080	(8,874)	108,865	59
Utilities	8,412	9,180	768	70,781	98,980	28,199	108,160	30
Professional Fees	2,800	4,000	1,200	41,901	44,000	2,099	48,000	18
Insurance and Taxes	41,667	15,582	(26,085)	157,707	171,402	13,695	186,984	66
Management Fee	8,213	8,070	(143)	94,380	88,770	(5,610)	96,840	40
<b>Total Expenses</b>	<b>\$ 125,897</b>	<b>\$ 93,803</b>	<b>\$ (32,094)</b>	<b>\$ 1,053,506</b>	<b>\$ 1,100,300</b>	<b>\$ 46,794</b>	<b>\$1,190,783</b>	<b>\$ 443</b>
<b>Net Operating Income</b>	<b>\$ 52,523</b>	<b>\$ 84,232</b>	<b>\$ (31,709)</b>	<b>\$ 980,280</b>	<b>\$ 855,285</b>	<b>\$ 124,995</b>	<b>\$ 942,437</b>	<b>\$ 413</b>
Debt Service - (Mortgage Principle)	18,134	18,719	585	199,474	205,909	6,435	224,628	84
Interest	52,165	51,899	(266)	578,917	570,889	(8,028)	622,788	244
Interest Accrual Dfd Devel. Fee and Le	23,088	25,630	2,542	253,968	281,930	27,962	307,560	107
Replacement Reserves	3,790	3,790	-	41,690	41,690	-	45,480	18
<b>Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves</b>	<b>\$ (44,654)</b>	<b>\$ (15,806)</b>	<b>\$ (34,570)</b>	<b>\$ (93,769)</b>	<b>\$ (245,133)</b>	<b>\$ 151,364</b>	<b>\$ (258,019)</b>	<b>\$ (39)</b>



# Tampa Housing Authority

Osborne Landing, LTD.

43 Units

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

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 22,078	\$ 20,015	\$ 2,063	\$ 251,088	\$ 240,181	\$ 10,907	\$ 240,181	\$ 487
Subsidies / Grant Income	7,308	10,000	(2,692)	111,307	120,000	(8,693)	120,000	\$ 216
Other Revenue	1,434	-	1,434	24,489	-	24,489	-	\$ 47
<b>Total Revenue</b>	<b>\$ 30,820</b>	<b>\$ 30,015</b>	<b>\$ 805</b>	<b>\$ 386,884</b>	<b>\$ 360,181</b>	<b>\$ 26,703</b>	<b>\$ 360,181</b>	<b>\$ 750</b>
<b>Expenses</b>								
Admin Salaries / Benefits	2,163	3,520	1,357	49,035	42,243	(6,793)	42,243	\$ 95
Administrative Expenses	1,064	2,907	1,843	30,166	34,880	4,714	34,880	\$ 58
Management Fees	1,333	1,333	0	16,004	16,000	(4)	16,000	\$ 31
Utilities	1,692	1,575	(117)	32,099	18,900	(13,199)	18,900	\$ 62
Maintenance Salary / Benefits	2,519	4,359	1,840	49,489	52,304	2,815	52,304	\$ 96
Maintenance Expenses	1,737	1,846	109	25,802	22,150	(3,652)	22,150	\$ 50
Contracted Maintenance Services	2,642	4,358	1,716	46,241	52,300	6,059	52,300	\$ 90
General Expenses	8,017	8,405	388	102,938	100,863	(2,076)	100,863	\$ 199
<b>Total Expenses</b>	<b>\$ 21,168</b>	<b>\$ 28,303</b>	<b>\$ 7,135</b>	<b>\$ 351,774</b>	<b>\$ 339,639</b>	<b>\$ (12,135)</b>	<b>\$ 339,640</b>	<b>\$ 682</b>
<b>Net Operating Income</b>	<b>\$ 9,652</b>	<b>\$ 1,712</b>	<b>\$ 7,940</b>	<b>\$ 35,109</b>	<b>\$ 20,542</b>	<b>\$ 14,568</b>	<b>\$ 20,541</b>	<b>\$ 68</b>
Replacement Reserve	1,254	1,254	-	15,050	15,050	-	15,050	\$ 29
<b>Operating Income after Reserves</b>	<b>\$ 8,397</b>	<b>\$ 458</b>	<b>\$ 7,940</b>	<b>\$ 20,059</b>	<b>\$ 5,492</b>	<b>\$ 14,568</b>	<b>\$ 5,491</b>	<b>\$ 39</b>



**HOUSING AUTHORITY of the CITY OF TAMPA**  
**BOARD REPORT SUMMARY**  
**December 2018**

**Department of Asset Management**  
**Leonard Burke, Director of Asset Management**

**Tampa Housing Authority RAD Project Based Properties**

During the month of December 2018, the Asset Management Department held an end of the year luncheon for the office staff and maintenance team.

Robles Park Apartments hosted a Thanksgiving meal basket giveaway. Over 100 families received a meal basket and turkey, which was donated by Hope WorldWide Tampa Chapter. Robles Park, has continued to conduct bi-weekly safety meetings with the residents, management, Public Safety, and TPD to address any safety concerns that occurs within the community.

Renovations to the two previous medical units at JL Young Apartments were completed. Management will now be able to rent the units to two qualified applicants.

**Encore Properties**

The Ella at Encore annual compliance review by Seltzer Management was conducted on November 6, 2018. The inspector did not report any deficiencies to ownership. Encore hosted its annual Christmas tree lighting ceremony on November 29, 2018. THA Asset Management Dept. volunteered in the annual Metropolitan Ministry Holiday tent event located on the Encore site.

**Cedar Pointe Apartments**

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

**Belmont Height Estates**

The Wilbert Davis Boys & Girls Club located within Belmont Heights Estates Phase II has received a grant to renovate both the girls and boys locker rooms into a dance studio for the children. Meetings are being scheduled with the GC and Architect to finalize the plans and submit for permitting.

The homeowner residing in Belmont Heights Estate that was affected by Chinese drywall has relocated from her home into a temporary apartment in preparations for the rehabilitation of the Chinese drywall. The renovations are 75% complete. The scheduled date for final paint and finish installation is January 2019.

**Meridian River Development Corporation**

Meridian Apartment annual compliance review by First Housing Compliance was conducted on November 5, 2018. The inspector did not report any deficiencies to ownership.

River Place Apartments permits were approved by the City of Tampa for correcting a soil erosion area along the river bank near two buildings. The corrective plan was created by a licensed engineer and will include the installation of additional soil and riverbank rocks. The scheduled date for completion is January 2019.

# ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Dec-18

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
<b>J. L. Young, Inc.</b>	<b>99.58%</b>	<b>97.77%</b>
<b>Robles, LLC</b>	<b>98.62%</b>	<b>97.68%</b>
<b>Scruggs Manor, LLC</b>	<b>99.77%</b>	<b>96.59%</b>
Azzarelli	100.00%	96.67%
Scruggs Manor	99.54%	96.51%
<b>Seminole, LLC</b>	<b>99.22%</b>	<b>97.50%</b>
Seminole Park	99.43%	95.00%
Moses White Estates	99.01%	100.00%
<b>Shimberg, LLC</b>	<b>99.72%</b>	<b>99.15%</b>
Shimberg Estates	99.67%	97.44%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	99.48%	100.00%
<b>Arbors, LLC</b>	<b>99.78%</b>	<b>93.24%</b>
Arbors at Padgett Estates	99.26%	98.32%
Azeele	100.00%	100.00%
Bay Ceia Apartments	100.00%	100.00%
Soho Place Apartments	99.63%	92.86%
St. Louis/St. Conrad	100.00%	75.00%
<b>Overall Average</b>	<b>99.45%</b>	<b>97.64%</b>

**December-18****Tenant Accounts Receivable**

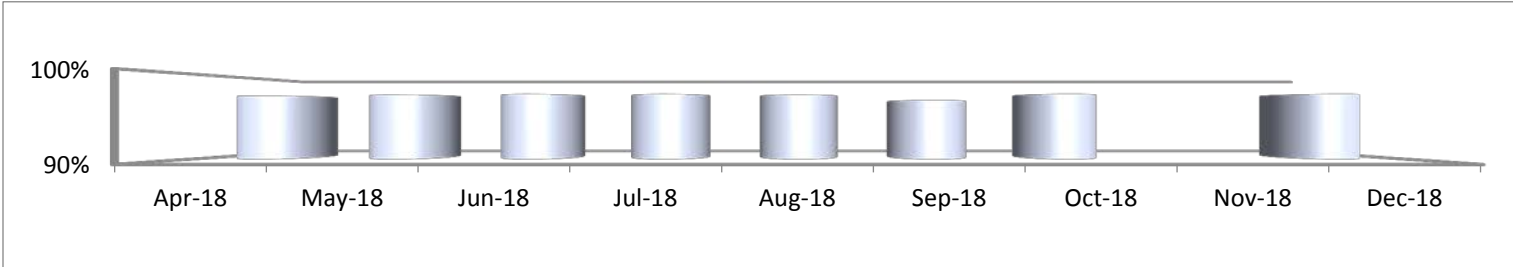
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
<b>J L Young, Inc.</b>	<b>\$938,025.00</b>	<b>\$7,271.00</b>	<b>\$3,295.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,976.00</b>	<b>99.58%</b>
<b>Robles Park, LLC</b>	<b>\$412,630.00</b>	<b>\$24,477.00</b>	<b>\$7,911.00</b>	<b>\$0.00</b>	<b>\$10,870.00</b>	<b>\$5,696.00</b>	<b>98.62%</b>
<b>Scruggs Manor, LLC</b>	<b>\$258,315.00</b>	<b>\$1,068.00</b>	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$868.00</b>	<b>99.77%</b>
Azzarelli	\$67,973.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$190,342.00	\$1,068.00	\$200.00	\$0.00	\$0.00	\$868.00	99.54%
<b>Seminole Park, LLC</b>	<b>\$394,395.00</b>	<b>\$6,095.00</b>	<b>\$2,238.00</b>	<b>\$0.00</b>	<b>\$908.00</b>	<b>\$2,949.00</b>	<b>99.22%</b>
Seminole Park	\$225,675.00	\$4,433.00	\$2,238.00	\$0.00	\$908.00	\$1,287.00	99.43%
Moses White Estates	\$168,720.00	\$1,662.00	\$0.00	\$0.00	\$0.00	\$1,662.00	99.01%
<b>Shimberg, LLC</b>	<b>\$355,080.00</b>	<b>\$1,413.00</b>	<b>\$122.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,291.00</b>	<b>99.72%</b>
Shimberg Estates	\$166,385.00	\$669.00	\$122.00	\$0.00	\$0.00	\$547.00	99.67%
Squire Villa	\$46,113.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$142,582.00	\$744.00	\$0.00	\$0.00	\$0.00	\$744.00	99.48%
<b>Arbors, LLC</b>	<b>\$391,335.00</b>	<b>\$4,274.00</b>	<b>\$120.00</b>	<b>\$0.00</b>	<b>\$2,285.00</b>	<b>\$1,869.00</b>	<b>99.78%</b>
Arbors at Padgett	\$238,862.00	\$4,057.00	\$0.00	\$0.00	\$2,285.00	\$1,772.00	99.26%
Azeele	\$14,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$86,554.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Soho Place	\$26,008.00	\$217.00	\$120.00	\$0.00	\$0.00	\$97.00	99.63%
St. Louis/St. Conrad	\$25,036.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
<b>Totals</b>	<b>\$2,749,780.00</b>	<b>\$44,598.00</b>	<b>\$13,886.00</b>	<b>\$0.00</b>	<b>\$14,063.00</b>	<b>\$16,649.00</b>	<b>99.45%</b>

**Reporting Month: December 2018  
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
<b>J L Young, Inc.</b>	<b>450</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>449</b>	<b>439</b>	<b>10</b>	<b>8</b>	<b>97.77%</b>
<b>Robles, LLC</b>	<b>433</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>431</b>	<b>421</b>	<b>10</b>	<b>9</b>	<b>97.68%</b>
<b>Scruggs Manor, LLC</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>112</b>	<b>4</b>	<b>4</b>	<b>96.59%</b>
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	83	3	3	96.51%
<b>Seminole Park, LLC</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>164</b>	<b>5</b>	<b>5</b>	<b>97.50%</b>
Seminole Park	100	0	0	0	100	95	5	5	95.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
<b>Shimberg, LLC</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>163</b>	<b>2</b>	<b>2</b>	<b>99.15%</b>
Shimberg Estates	78	0	0	0	78	76	2	2	97.44%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
<b>Arbors, LLC</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>	<b>186</b>	<b>5</b>	<b>5</b>	<b>93.24%</b>
Arbors at Padgett	119	0	0	0	119	117	2	2	98.32%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	6	2	2	75.00%
<b>Total</b>	<b>1,524</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1,521</b>	<b>1,485</b>	<b>36</b>	<b>33</b>	<b>97.64%</b>

**AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING**

**97.64%**



<b>Agency Wide</b>	<b>Apr-18</b>	<b>May-18</b>	<b>Jun-18</b>	<b>Jul-18</b>	<b>Aug-18</b>	<b>Sep-18</b>	<b>Oct-18</b>	<b>Dec-18</b>
Total Units	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043
Service/Non-Dwelling	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0	0
Demolition units	821	821	821	821	821	821	821	821
Modernization	2	2	2	2	2	2	2	0
Available	1,519	1,519	1,519	1,519	1,519	1,519	1,519	1,521
Occupied	1,480	1,482	1,483	1,483	1,482	1,472	1,484	1,485
Vacant	39	37	36	36	37	47	35	36
<b>% Occupancy Rate</b>	<b>97.43%</b>	<b>97.56%</b>	<b>97.63%</b>	<b>97.63%</b>	<b>97.56%</b>	<b>96.90%</b>	<b>97.64%</b>	<b>97.64%</b>





**HOUSING AUTHORITY of the CITY OF TAMPA**  
**BOARD REPORT SUMMARY**  
**December 2018**

**Department of Assisted Housing**  
**Margaret Jones, Director**

Government shutdown: THA has been notified that there will be HAP payments available for February 2019; however, we do not know if March payments will be affected. We have already begun to receive requests from families who have been affected by the shutdown to adjust their income and have done so accordingly.

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

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

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

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

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

**FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP**

Participants	432
Workshops	2
Escrows	245
Graduates	3
Homeownership	2
Escrow	57%
<b>Graduates</b>	Cherell Paris \$8,169 Jean Desir \$4,227 Tereneshia Thomas \$904.
<b>New Home Owner</b>	Socora Ramirez

**SPECIAL GRANT PROGRAMS**

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

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

**PROGRAMS FUNDED UNDER THE HCV PROGRAM**

**FUP**

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

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

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

The baseline for the FUP program is 485 vouchers.

## **HUD-VASH**

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

## **NED**

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

## **SECTION 811 MAINSTREAM VOUCHERS**

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

## **PORTABILITY**

The agency currently administers **222** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

**LEASING AND FUNDING**

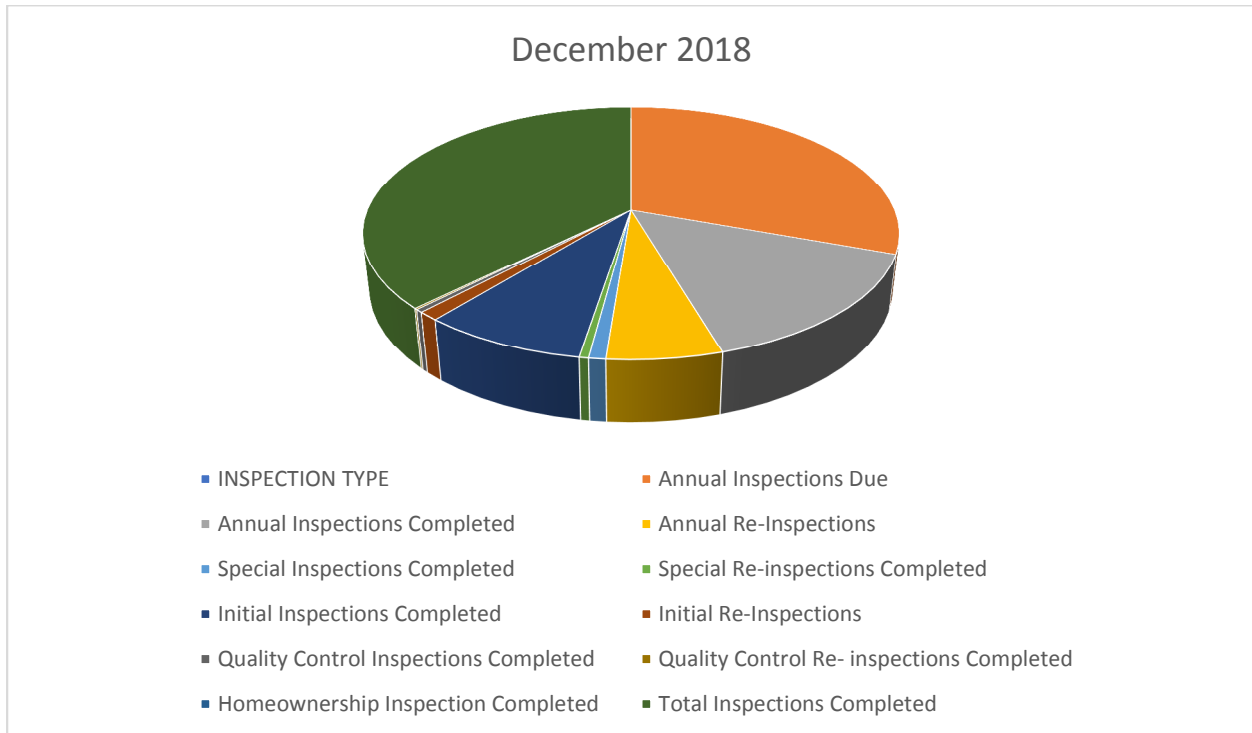
The current attrition rate for VASH is 14 families a month  
 The current attrition rate for RAD is 15.5 families a month  
 The current attrition rate for VREG is 46 families a month  
 Average HAP is \$678

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
HCV/VASH PROGRAM	8,634	8,225	95% Monthly	
RAD	1,601	1,519	95% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
HCV/VASH/RAD PROGRAM	\$6,749,032	\$6,615,991	98%	100%

**SEMAP REVIEW**

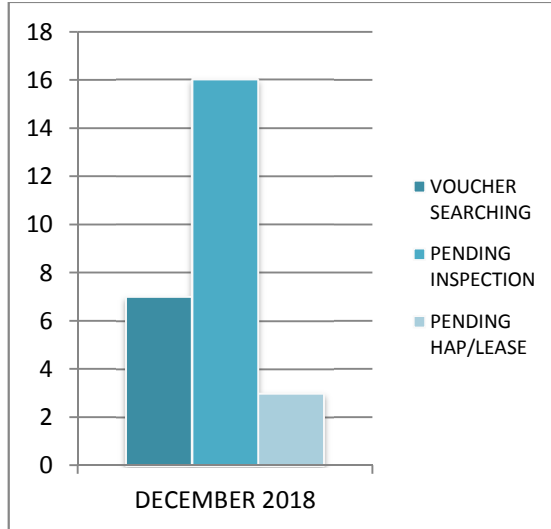
	Possible	FY2017-18	November 2018
	Points	Actual	
<b>Indicator 1: Selection from the Waiting List</b>	<b>15</b>	<b>15</b>	<b>15</b>
<b>Indicator 2: Rent Reasonableness</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Indicator 3: Determination of Adjusted Income</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Indicator 4: Utility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

	MONTHLY TOTAL
<b>INSPECTION TYPE</b>	
<b>Annual Inspections Due</b>	<b>783</b>
<b>Annual Inspections Completed</b>	<b>381</b>
<b>Annual Re-Inspections</b>	<b>150</b>
<b>Special Inspections Completed</b>	<b>22</b>
<b>Special Re-inspections Completed</b>	<b>12</b>
<b>Initial Inspections Completed</b>	<b>215</b>
<b>Initial Re-Inspections</b>	<b>28</b>
<b>Quality Control Inspections Completed</b>	<b>10</b>
<b>Quality Control Re- inspections Completed</b>	<b>4</b>
<b>Homeownership Inspection Completed</b>	<b>0</b>
<b>Total Inspections Completed</b>	<b>959</b>

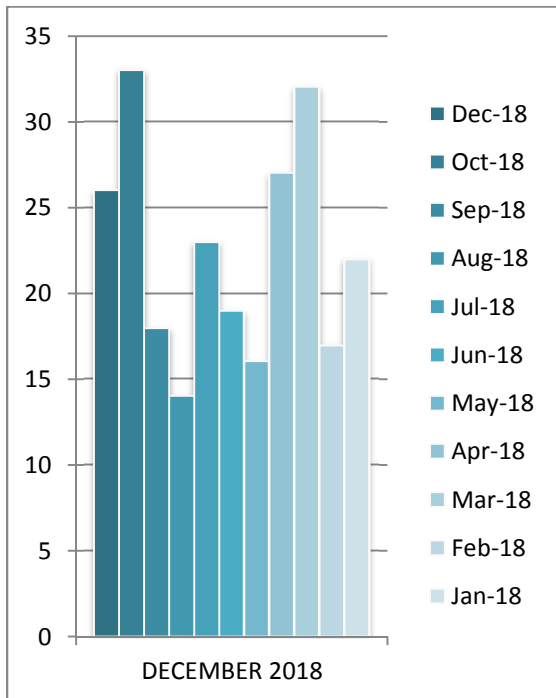


## WAITING LIST REPORT DECEMBER 2018

VOUCHER SEARCHING	7
PENDING INSPECTION	16
PENDING HAP/LEASE	3
PROCESS FOR PAYMENT	
To issue	

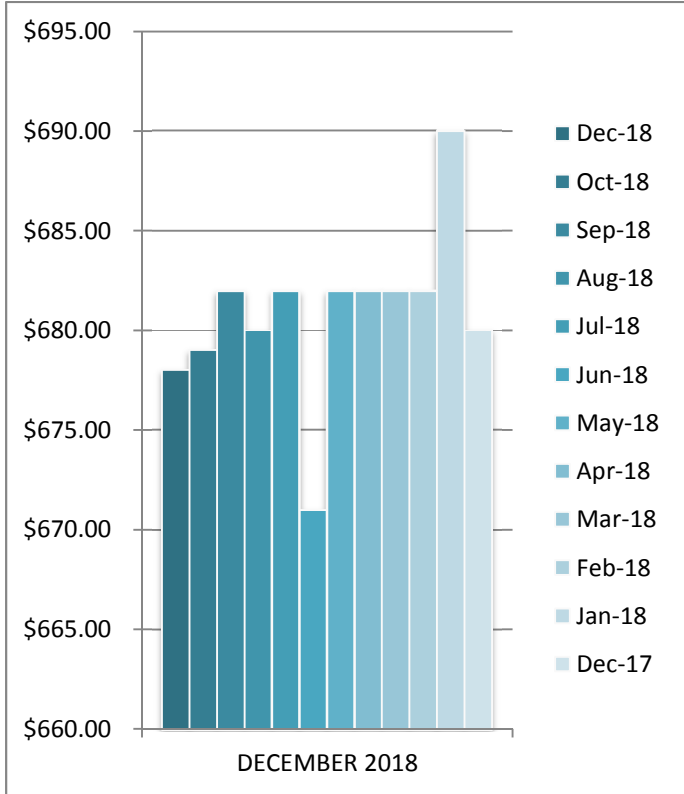


## NEW PARTICIPATING OWNERS



<b>DECEMBER 2018</b>	<b>26</b>
<b>OCTOBER 2018</b>	<b>33</b>
<b>SEPTEMBER 2018</b>	<b>18</b>
<b>AUGUST 2018</b>	<b>14</b>
<b>JULY 2018</b>	<b>23</b>
<b>JUNE 2018</b>	<b>19</b>
<b>MAY 2018</b>	<b>16</b>
<b>APRIL 2018</b>	<b>27</b>
<b>MARCH 2018</b>	<b>32</b>
<b>FEBRUARY 2018</b>	<b>17</b>
<b>JANUARY 2018</b>	<b>22</b>

## HOUSING ASSISTANCE PAYMENTS DECEMBER 2018



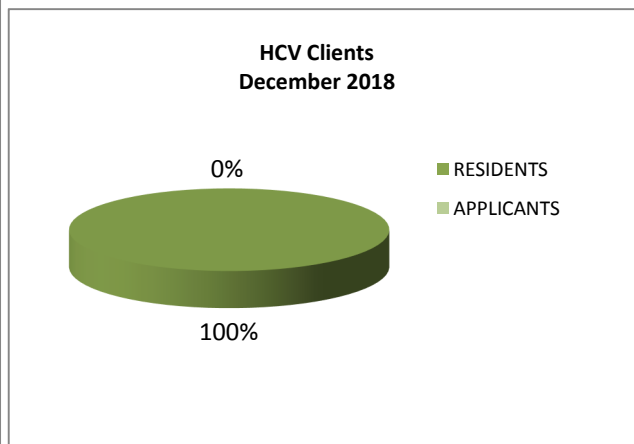
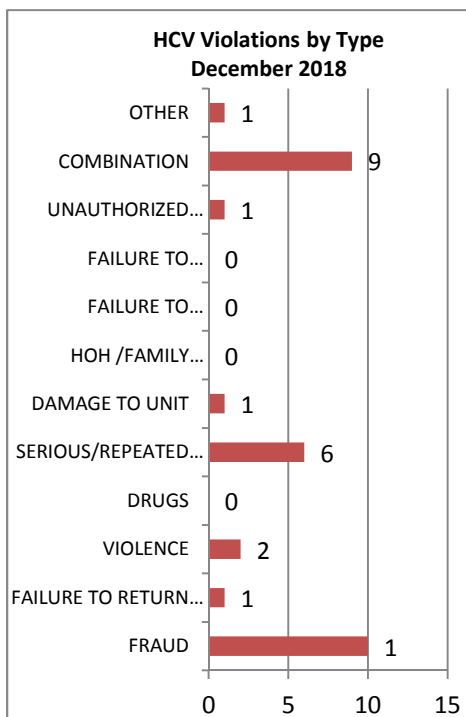
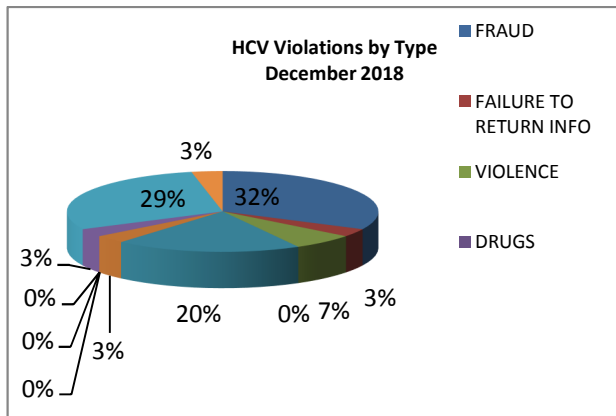
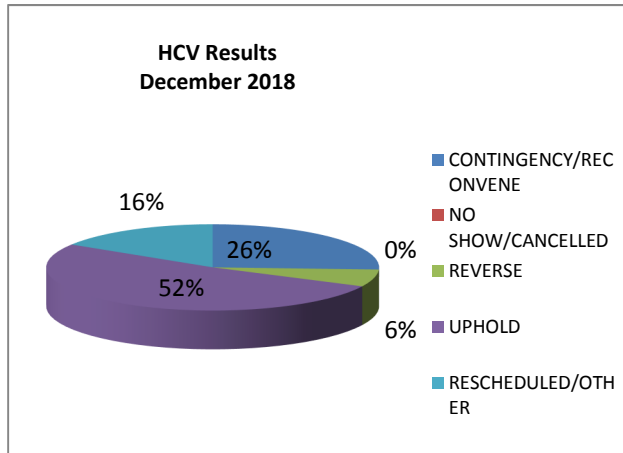
<b>DECEMBER 2018</b>	<b>\$678.00</b>
<b>OCTOBER 2018</b>	<b>\$679.00</b>
<b>SEPTEMBER 2018</b>	<b>\$682.00</b>
<b>AUGUST 2018</b>	<b>\$680.00</b>
<b>JULY 2018</b>	<b>\$682.00</b>
<b>JUNE 2018</b>	<b>\$671.00</b>
<b>MAY 2018</b>	<b>\$682.00</b>
<b>APRIL 2018</b>	<b>\$682.00</b>
<b>MARCH 2018</b>	<b>\$682.00</b>
<b>FEBRUARY 2018</b>	<b>\$682.00</b>
<b>JANUARY 2018</b>	<b>\$690.00</b>
<b>DECEMBER 2017</b>	<b>\$680.00</b>



HCV HEARINGS	
CONTINGENCY/RECONVENE	8
NO SHOW/CANCELLED	0
REVERSE	2
UPHOLD	16
RESCHEDULED/OTHER	5
<b>TOTAL</b>	<b>31</b>

FRAUD	10
FAILURE TO RETURN INFO	1
VIOLENCE	2
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	6
DAMAGE TO UNIT	1
HOH /FAMILY MEMBER AWAY FROM UNIT	0
FAILURE TO MAINTAIN HQS	0
FAILURE TO MAINTAIN UTILITIES	0
UNAUTHORIZED PERSON/MOVE	1
COMBINATION	9
OTHER	1
<b>TOTAL</b>	<b>31</b>

RESIDENTS	31
APPLICANTS	
<b>TOTAL</b>	<b>31</b>





**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
**BOARD SUMMARY REPORT**  
**December 2018**

**Department of Public Safety**  
**Bill Jackson, Director**

**Public Safety Department Updates**

Contracting received three sealed bids for the Robles Park Armed Security Invitation for Bids (IFB) posted in December. All bids were open and Gordons Security Services, LLC is the preliminary winner. The contract will be awarded pending the outcome of the Public Safety Department's background investigation of the firm.

Our security contracts for JL Young, Encore and West River were originally with Supreme Protective Service; however their contracts were terminated on November 12, 2018 by the contracting office based on the recommendation of the Public Safety Department for poor performance and contract violations. A temporary contract was signed with Bangor Security. Currently Bangor is providing security at JL Young/Annex. Both the Encore and West River security contracts ended on December 31, 2018. We did have Bangor Security provide temporary unarmed security at Robles Park from December 21, 2018 through January 3, 2019 and/or through the holidays.

We are currently preparing for our annual fire inspections with both property management and the fire marshal's office. They will begin on February 1st and run through August 2019. These annual inspections are a requirement to ensure our property fire alarm systems meet with all federal and state regulations. Prior to the fire marshal inspections the Public Safety Department conducts its own inspections of the fire alarm systems. We do this in conjunction with Advance Engineering Systems (AES) and Johnson Control inspections. Both companies are currently under contract to provide maintenance to our fire alarm systems. Public safety had the contracting department include in their contracts to perform annual inspections of our fire alarm systems and make all repairs prior to the annual fire inspection conducted by the fire marshal's office. This has been in place since the Public Safety Department took over this responsibility in 2015. From 2015 through the present we have had no findings by the fire marshal. Our goals are the same for 2019.

**POLICE REPORT REQUEST**

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

**FRAUD HOT LINE**

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

**PARKING POLICY ENFORCEMENT**

The Public Safety Departments continues to work with THA Property Management to reduce the unauthorized 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 in an effort to help combat crime in our communities.

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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	PERSON REQUESTING
Wanda Torres	12/03/2018	12/03/2018	18-614011	Public Safety Dept.
4943 Moses White (service call )	12/03/2018	No record found	No record found	Public Safety Dept.
Missoliny Sossous	12/05/2018	12/05/2018	18-826555	Public Safety Dept.
5908 N Rome #30	12/08/2018	12/11/2018	18-0079924	Public Safety Dept.
Celida Veronica Gonzales	12/12/2018	12/27/2018	18-629339	Public Safety Dept.
Deroy Ivory Mack	12/12/2018	12/12/2018	18-629373	Public Safety Dept.
Candi Burton	12/14/2018	12/14/2018	18-614933	Public Safety Dept.
Alphonso Lee Horne	12/14/2018	12/18/2018	18-789758	Public Safety Dept.
Azeele	12/17/2018	12/28/2018	18-578559	Public Safety Dept.
Azzarelli	12/17/2018	Under investigation	18-559299	Public Safety Dept.
C.B Andrews	12/17/2018	Under investigation	18-576004	Public Safety Dept.
Trio Encore	12/17/2018-12/28/2018	Under investigation	18-625224	Public Safety Dept.
Jeffrey Paige	12/17/2018	12/17/2018	18-670616	Public Safety Dept.
10105 N 10 <sup>th</sup> Apt. B	12/19/2018	12/19/2018	18-525436	Public Safety Dept.
8308 N Alaska St	12/26/2018	12/27/2018	18-470313	Public Safety Dept.
Wanda Torres Acevedo	12/26/2018	12/28/2018	18-650888	Public Safety Dept.
411 E Gould Ct.#312	12/27/2018	12/27/2018	No record	Public Safety Dept.

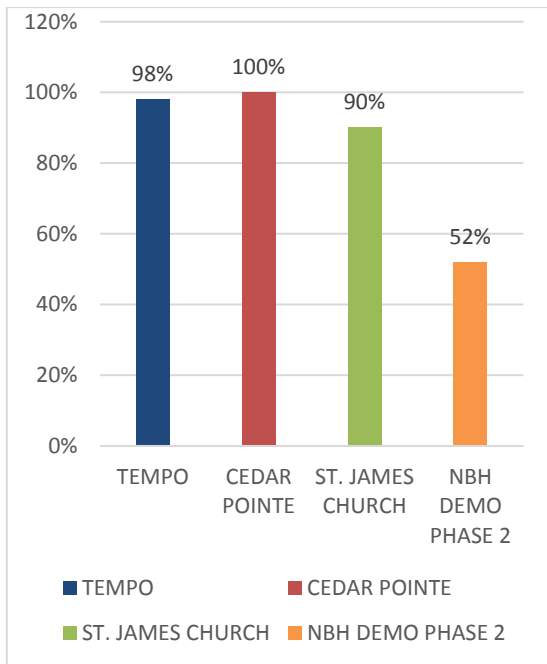
TAG & TOW PROGRAM							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
Arbors at Padget	Dodge		Blue		Flat tire	12/04/18	N/A
Arbors at Padget	Maxima		Beige		No Tag	12/04/18	12/04/18
Arbors at Padget	Camry		White	961TY	Expired tag	12/4/18	12/04/18
Arbors at Padget	Buick		Red	HNLL14	Unauthorized vehicle	12/04/18	12/04/18

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Marlin Walker	12/03/18	12/20/18	No Record Found	HCSO
Javier Carbajal	12/03/18	12/20/18	No Record Found	HCSO
Johnnie Harris	12/03/18	12/20/18	No Record Found	HCSO

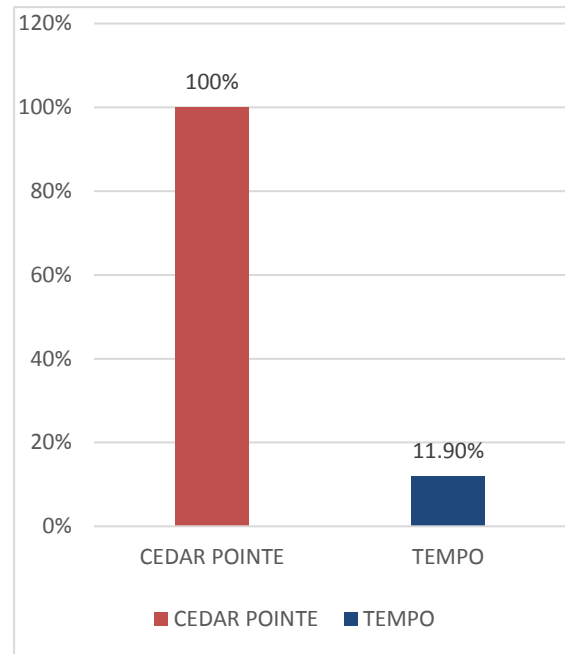
**HOUSING AUTHORITY of the CITY OF TAMPA  
BOARD SUMMARY REPORT  
January 2019**

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

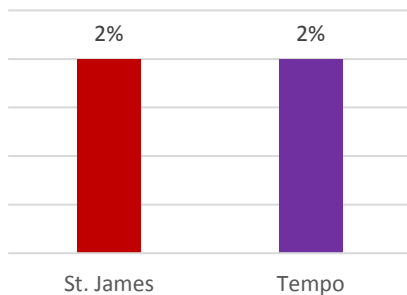
**Major Active Projects in Progress**



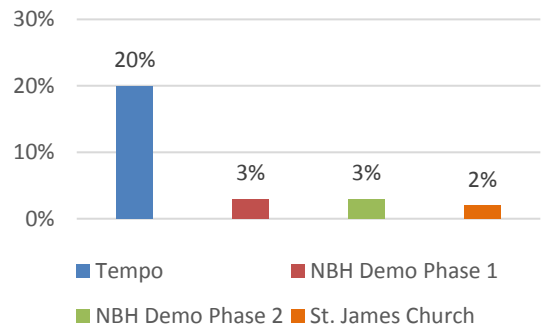
**MBE Contracts**



**Section 3 Business Contracts**



**Section 3 Individual New Hires**



**CNI / ENCORE DEVELOPMENTS:**



**Tempo at Encore LP –**

Is approximately 98% complete. The Contractor obtained a Partial Certificate of Occupancy for Floors 1 through 3 and the Garage. Nine families moved in before the New Year. The Contractor is now working to achieve PCO on Floors 4 – 7 before the end of the month.



**St. James Church Historic**

**Preservation** Is 90% complete. The windows and louvers are currently being handcrafted in the local Tampa market.

**RETAIL SPACE AT ENCORE:**

**REED - Medical Center / BayCare – Urgent Care Center -**

BayCare has submitted questions regarding the lease agreement language, which have been responded to, by THA. BayCare is working with their design and construction team to submit a timeline for the buildout of the facility.

**URBAN FARM -**

The Incremental Review is approved. The next step is for the Farmers to submit for Construction Permit.

**LEARNING CENTER –**

The Construction Documents have been submitted to the City of Tampa for permitting. The project has been advertised for Bid.

**SOLAR TECHNOLOGY PARK**

The Contract has been signed by THA. A kickoff meeting with the Artist and team is scheduled for January 8, 2019.

**34<sup>th</sup> STREET REDEVELOPMENT:**

The building permits have been issued on the next 3 homes as of 8/21/18. They are currently under construction. And, all have sales contracts with the Buyer. The homes are about 90% complete. CDC has also secured the building permits on 2 more homes and have broken ground. The final lot should be clear to break ground before the end of January.

**WEST RIVER REDEVELOPMENT:**

Mary Bethune High Rise Comprehensive Modernization – Final Design plans are under review.

The Renaissance at West River – The construction start date is scheduled for Monday, January 7, 2019. The completion date for the project is April 7, 2020.



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

**Parcel T3A** - Funded (9% Tax Credit Award)

- 118 multi-family units at 80% affordable and 20% market

**Parcel T3B** - In funding pursuit

- Submitted funding application in March 2018 for 118 multi-family units at 80% affordable and 20% market

**Parcel T3C** - In funding pursuit

**Parcel T3D** – 80% affordable and 20% market

- North Blvd Demolition Phase 1 is 100% complete and in close-out phase. Close-out documents are being reviewed by the Architect.
- North Blvd Demolition Phase 2, Contract was awarded to General Contractor Howard Jimmie. This project is 52% complete. A time extension has been issued to the contractor for rain days, extending the completion date to January 16, 2019.



NBH Demo Phase 2 underway.

**MODERNIZATION & CONSTRUCTION PROJECTS:**









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

**December 2018**

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

**Encore Chiller Plant**

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

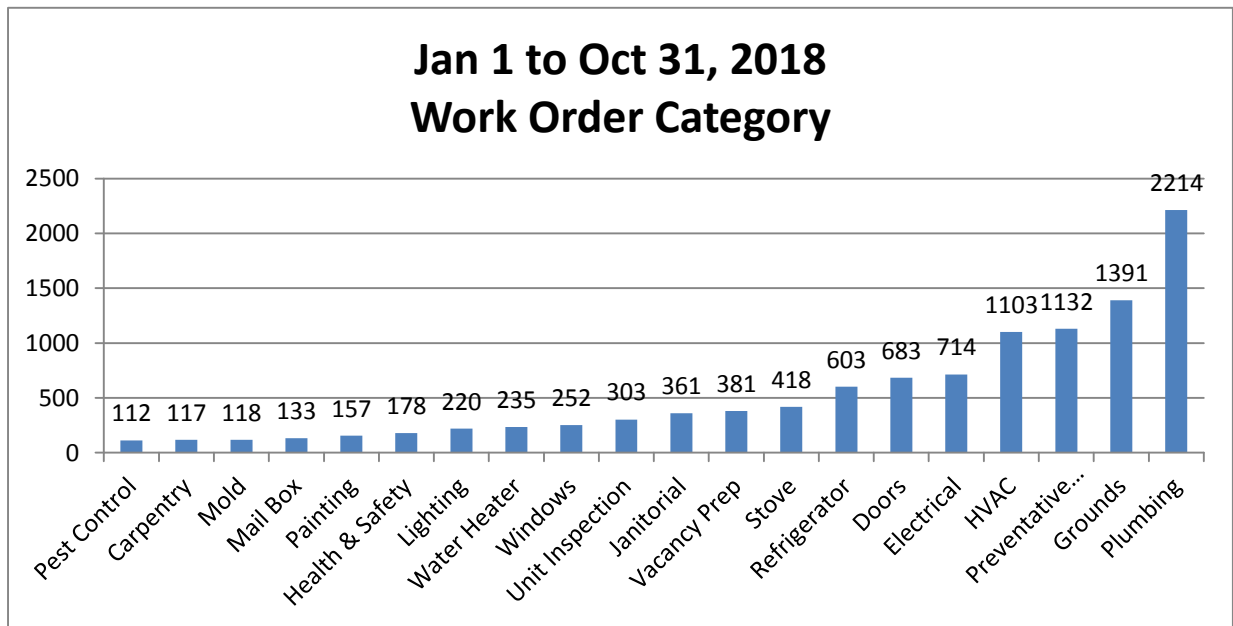
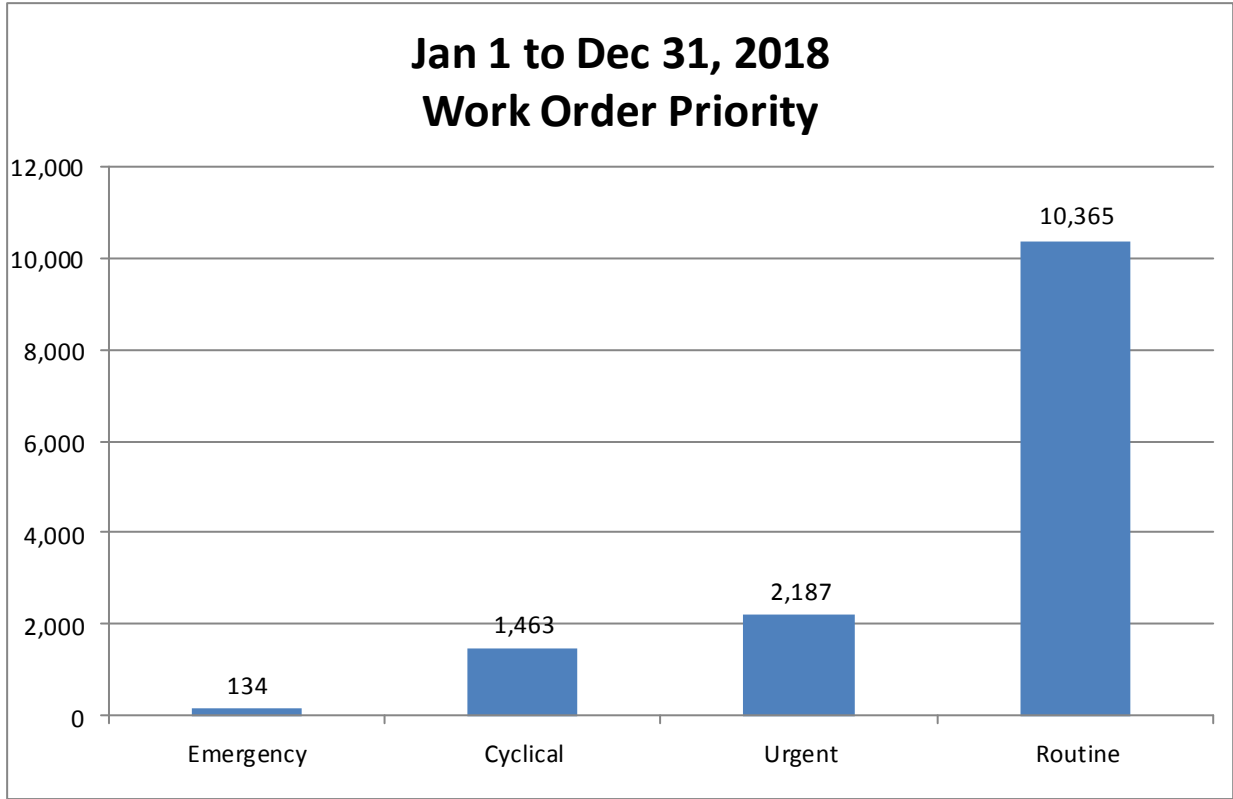
**Educating Residents & Staff:** A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an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

**Special Project Activities:**

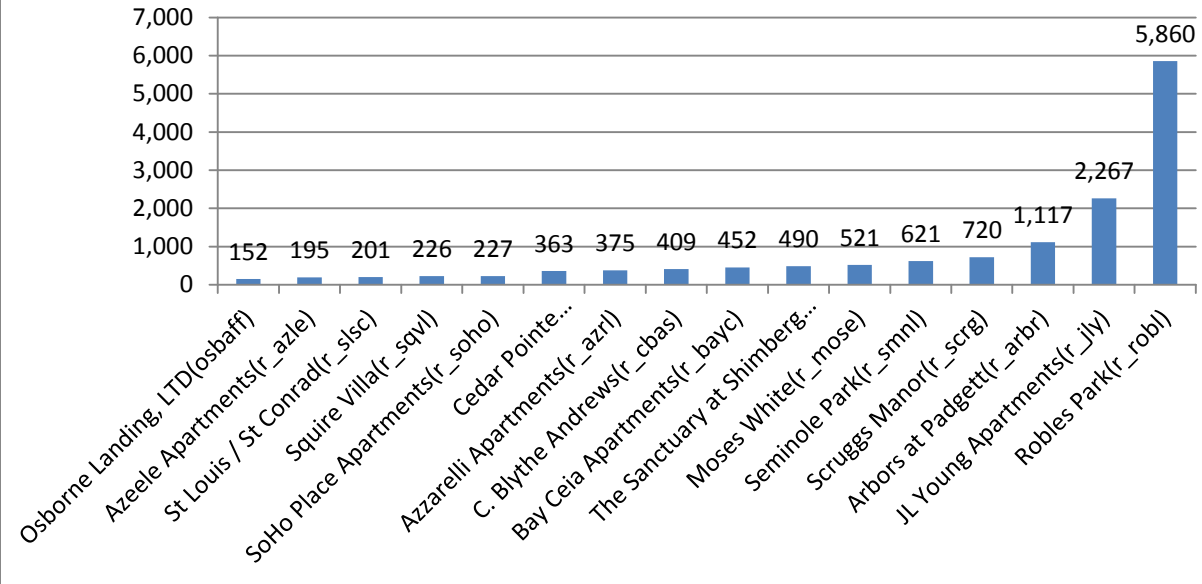
In 1999 THA began a pro-active policy to control and eliminate elevated blood lead levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years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

**Facilities:**

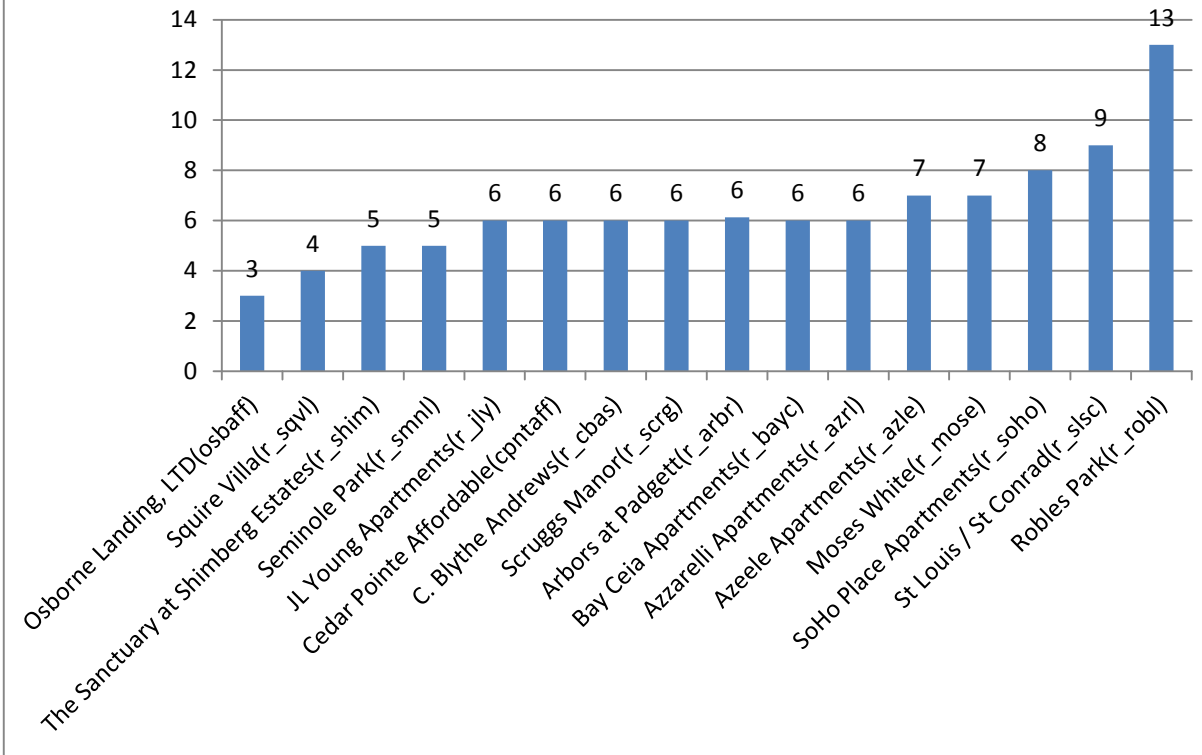
Our Focus is on improving data collection from work orders to measure and control costs and inventory. The Work Order after hour calls over the last 2-years average 157 calls/month to the answering service and 100 responses/month of dispatching maintenance staff. We are reviewing the RFQ response for after hour answering service that will report data to THA in a data searchable format.



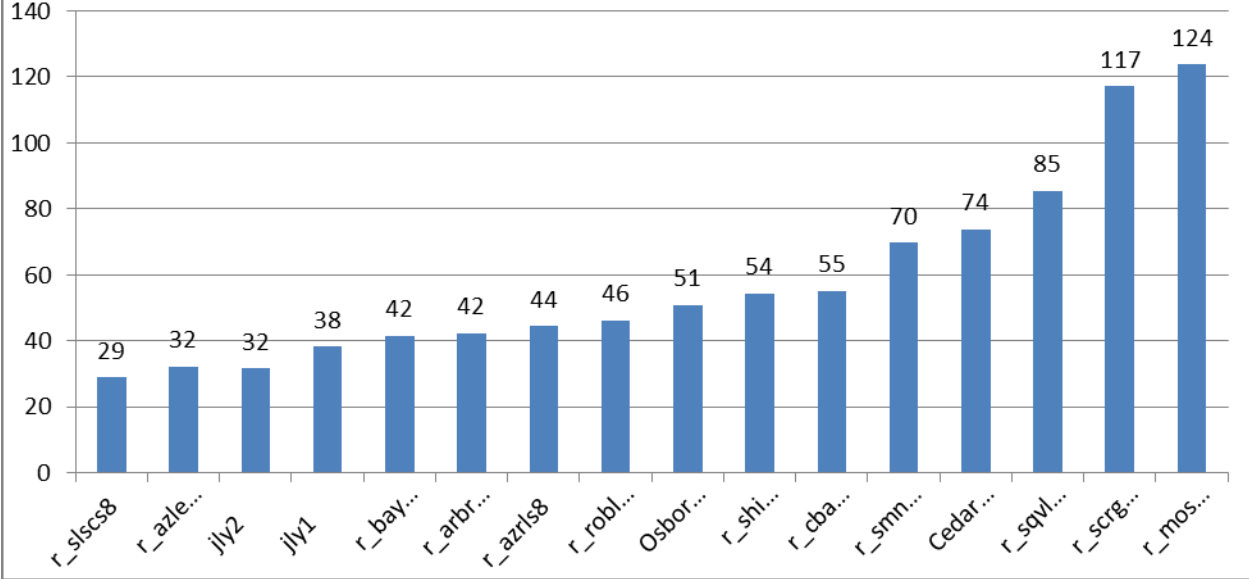
## Work Orders per Property Jan 1 thru Dec 31, 2018



## Work Orders per Unit Jan 1 thru Dec 31, 2018



## Water Consumption Gallons per Person per Day December 2019



THA average number of Gallons per Person per Day (GPD) for December is 58

The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register December 2018

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

Contract Register December 2018

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



Contract Register December 2018

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Meacham Urban Farmers	establishment and operation of a full blown urban farm at the designated Encore Site.  PM-David Hollis	1/9/2018	1/8/2023	<b>\$341,162.00</b>	FY17-RFQ-02	
GLE Associates, Inc	Environmental Consultant contract  NTE \$300,000.00 budget 2 Contracts:GLE/Cardno \$100,000.00 per contract w/1 year \$100,000 extension clause	2/15/2018	2/14/2019	<b>\$300,000.00</b>	FY17-RFQ-03	
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	3/31/2019	<b>\$15,000.00</b>	FY18-MOA-05	Y
Greater Tampa Bay Area Council	GTBAC is to offer and provide services to the youth of Public Housing	4/1/2018	3/31/2019	<b>\$30,000.00</b>	FY18-MOA-06	
Eric Davis	Accounting Support For Finance & Accounting Department	9/25/2018	1/31/2019	<b>\$26,995.20</b>	FY18-MOA-11	Y
Iraida V. Carrion	Provide direct clinical supervision to the counselors and case managers for the Tampa Housing Authority Youth and Family Services program .	10/1/2018	9/30/2019	<b>\$15,000.00</b>	FY18-MOA-.12	Y

Contract Register December 2018

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Bangor Security Services	Temporary UN-ARMED SECURITY SERVICES FOR J.L. YOUNG APARTMENTS/ANNEX	11/6/2018	3/29/2019	<b>\$10,000.00</b>	FY18-MOA-14	Y
Free4Ever Now International, Inc.	Village Link-Up partnership with THA.	1/1/2019	9/30/2020	<b>\$14,090.00</b>	FY18-MOA-16	Y
Tec-Link, LLC	Installation for all computers, laptops, software, hardware for Smart Home Technology Program(SHTP) at Cedar Pointe Apartments	11/1/2018	3/1/2019	<b>\$30,000.00</b>	FY18-RFQ-01	Y
Dainara Acevedo	Provide weekly clinical supervision to ORCC DJJ youth and family services. Contact: Diane Lindsay	5/21/2018	5/21/2019	<b>\$3,600.00</b>	FY18-MOA-01	Y
Faithful Cleaning Service	Janitorial Services for the Oaks of Riverview Community Center, N.Rome, Encore Trailer	4/24/2018	4/24/2019	<b>\$30,260.00</b>	FY18-MOA-02	Y
Ron Steele	Auditing Services	8/13/2018	2/24/2019	<b>\$26,000.00</b>	FY18-MOA-09	

Contract Register December 2018

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	2/28/2019	<b>\$262,400.00</b>	FY18-MOA-14	
Yardi System, Inc.	Rent Café- PHA Online Applicant/Residential/Landlord Portal	7/25/2016	8/31/2019	<b>\$22,737.98</b>	FY19-SC-001	
<b>TOTAL:</b>				<b>\$3,017,577.22</b>		<b>40%</b>



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

**Department of Community Affairs**

**Lillian C. Stringer, Director**

**December, 2018**

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

### **Community Engagement for the Month of December**

#### **Tampa Housing Authority Annual Meeting**

Tampa Housing Authority staff participated in the end of year annual meeting held on December 7, 2018<sup>th</sup> at the Westshore Grand Hotel on Westshore Boulevard, where Payroll Administrator Patricia Soares and Property Manager Trisha Foster were named as Employees of the Year! Featured speakers included former employee Jamila Davis who now works for the OIG's office. Jamila gave a very interesting and enlightening report regarding fraud and other hot topics having to do with housing authority operations. The luncheon speaker, former employee Wence Cunningham gave encouraging remarks centered around teamwork and team building as he heaped accolades on several current employees for the fine jobs they continue to do at the agency. A fine presentation regarding Dressing for Success was presented by LaFern Batie of the Batie Group whom we all know and have come to expect a great presentation regardless of the topic. Both Jamila and Wence were presented with plaques while LaFern was presented with a fabulous shawl.

There were also some very surprised employees who received Director Awards, as well. The recipients for 2018 included the following persons: Barbara Thomas, Rosa Hill, Shon Rouse, Heather Rayford, Shonta Abdullah, Peter Williams, James McCray, Mary Hawthorn, Bridget Johnson and Norland McKenzie. The Lucy Lamy award recipient was Aidza Antonio, a former employee who now runs her own non-profit agency.

It has been said that this annual meeting was the best one yet! Positive comments were received regarding the teambuilding exercises, the breaks, food and venue. Special thanks to all committee members for an outstanding overall event!

#### **ENCORE Christmas Tree Lighting Ceremony**

This Holiday event was well attended and included Carolers, Mr. and Mrs. Claus, the Kuumba Dancers, along with the Nutcrackers on stilts who walked around the crowd and posed for pictures with some of the attendees. The grounds were beautifully decorated and the lighting was just beautiful. Refreshments were available and the group sang popular and favorite Christmas carols, as well. Commissioner James Cloar and his wife were also in attendance along with Tampa Housing Authority staffers and many residents from the Reed, Encore and Trio, not to mention other participants from the surrounding communities, as well.

#### **TAMPA DOWNTOWN PARTNERSHIP- URBAN EXCELLENCE AWARDS**

This awards program was held at the Armature Works where the beautifully decorated and well- appointed rooms welcomed the crowd who were anxious to congratulate the winners. The reception area featured sofa, cocktails tables and chairs and served as great backdrop for conversation regarding who the winners might be.

## THA Calendar of Events

January	
Tuesday, January 01, 2019 all day	New Year's Day
Wednesday, January 16, 2019 8:30am	THA Board of Commissioners Meeting, THA Boardroom
Saturday, January 19, 2019 TBD	HUD recognition of Tampa ConnectHome Initiative, The Glazier Museum
Monday, January 21, 2019 all day	Martin Luther King, Jr. Day
Monday, January 21, 2019 6:45am	39th Annual Dr. Martin Luther King Jr. Leadership Breakfast, Tampa Hilton Downtown
Tuesday, January 22, 2019 8:30am	Intern Training, THA Cypress
Wednesday, January 23, 2019 9:00am	RAD Training for Residents Leaders, THA Cypress
Wednesday, January 23, 2019 1:00pm	Landlord Workshop, THA Cypress
Thursday, January 24, 2019 1:30pm	Bay Area Apt Assoc BOD Mtg, THA Cypress
Saturday, January 26, 2019 8:30am	Homebuyers Education
February	
Thursday, February 07, 2019 12:00PM	Governor's Day Luncheon, Fairgrounds
Thursday, February 14, 2019 all day	Valentine's Day
Saturday, February 16, 2019 9:00am	5th Annual Run to End Homelessness
Tuesday, February 19, 2019 all day	President's Day
Tuesday, February 19, 2019 5:00pm	Homebuyers Education
Wednesday, February 20, 2019 8:30am	THA Board of Commissioners Meeting, THA Boardroom
Thursday, February 21, 2019 5:00pm	Homebuyers Education
Saturday, February 23, 2019 8:30am	Homebuyers Education
Thursday, February 28, 2019 4:00pm	Bay Area Apt Assoc BOD Mtg, THA Cypress
March	
Thursday, March 14, 2019 9:00am	Bay Area Apt Assoc BOD Mtg, THA Cypress
Sunday, March 17, 2019 all day	St. Patrick's Day
Tuesday, March 19, 2019 8:00am	Homebuyers Education
Wednesday, March 20, 2019 8:30am	THA Board of Commissioners Meeting, THA Boardroom
Thursday, March 21, 2019 5:00pm	Homebuyers Education
Saturday, March 23, 2019 8:30am	Homebuyers Education
Monday, March 25, 2019 all day	NAHRO-OEIR (5 days)



## FOR IMMEDIATE RELEASE

### BOARD OF COMMISSIONERS

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice-Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

[www.thafl.com](http://www.thafl.com)

### CONTACT:

Lillian C. Stringer  
Director of Community Relations  
813-341-9101 x3590  
[Lillian.stringer@thafl.com](mailto:Lillian.stringer@thafl.com)

### THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS PREPARING FOR ITS 5<sup>TH</sup> ANNUAL “5K RUN AND WALK” TO HELP ERADICATE HOMELESSNESS IN OUR COMMUNITY AND IS SEEKING SPONSORS AND PARTICIPANTS

Tampa (November 28, 2018) The Housing Authority of the City of Tampa is hosting its 5th annual “Race to End Homelessness” on Saturday, February 16, 2019 from 8:00am-12 noon at the Al Lopez Park, located at 4810 N. Himes Avenue in Tampa. The entry fee for the 5K Bootcamp Run or 5K Run is \$35, the 1 Mile Walk is \$30 and group rates of 5 or less is \$130. Registration packets can be picked up at the Agency’s corporate office located at 5301 W. Cypress Street on February 15, 2019 from 8am-6pm.

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

Over the last 10 years, the Tampa Housing Authority has been awarded more than \$10 million dollars by HUD through their VASH (Veterans Assistance for Supportive Housing) initiative that addresses the needs of homeless veterans which included provisions of safe, adequate housing; however, the work is far from done. This year’s goal is to raise as much as possible from donors like you, who recognize that homelessness is a community issue and not necessarily an individual plight. We place ourselves on the frontline as the change agents to help eradicate systemic and chronic veteran and individual homelessness, within Tampa Bay communities and urge you to join us in this event.

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

*For participation go to [www.thafl.com/run](http://www.thafl.com/run) to register, you can also call our offices at (813) 341-9101 ext. 1470 to inquire about sponsoring this event, becoming a vendor or making a donation.*

### Homeless Lives Matter!

###

### About Tampa Housing Authority:

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



## How We Got Here: Hillsborough County's Growing Housing Affordability Crisis

By [CATHY CARTER](#) • DECEMBER 16, 2018

High above downtown Tampa, giant construction cranes tower near what will become the city's newest offering in luxury living. The project - [815 Water Street](#) - will feature two towers of apartments and condominiums replete with amenities such as a rooftop bar, fitness center and a ground-level grocery store.

But drive just two miles west, and you will find the bulldozed cinder block remains of what used to be North Boulevard Homes, Tampa's oldest public housing complex.

It's a very real example that as the city's skyline continues to grow, access to affordable housing in Hillsborough County is shrinking.

### **A Perfect Storm For Unaffordability**

Housing experts point to a perfect storm of events for the county's growing home affordability crisis, and say that several key issues are responsible for driving up prices. First, there is simply not enough federal or state assistance for the lowest income people. Also wages are stagnant and Florida's population is booming.

"Hillsborough County is growing fairly rapidly," said Terry Eagan, a project manager at [Plan Hillsborough](#), an agency tasked with managing the county's development. "Since at least 2013, we've added the equivalent of one (city of) Temple Terrace every year. So we're adding 28,000 people every year."





According to the latest [data](#) from the U.S Census Bureau, 1,408,566 people live in Hillsborough County. Since the 2010 census, that population has increased by more than 14 percent.

"People are going to continue to move to Sun Belt cities," said Eagan. "Miami and Pinellas Counties are fairly well built out. They're not going to be absorbing this population. Hillsborough County is one of the counties that is going to be absorbing this population."

Under its current land use plan, the county has 52,000 acres of vacant and redevelopable land. The agency projects an additional 714,000 people will move to Hillsborough County by 2045.

But where will all these newcomers find housing?

New home construction is picking up, but it's nowhere near the housing boom of the early to mid-2000's. In 2005, Hillsborough County [issued](#) 17,000 building permits. In 2009, it was less than 4,000.

"Once the recession hit, a lot of laborers left the market," said Eagan. "Not only did you lose the workforce, you lost several major homemakers. That has created a void as well."

While the market is recovering, it's not addressing the demand for housing that's affordable for most of its residents. The majority of new construction in Hillsborough County, especially in Tampa city limits, has been for upper end luxury housing. Many of these units are too expensive for even middle-income earners like teachers, police officers, and customer service representatives.



And it's not like workers can make up the difference, even in a booming economy. Although Florida's unemployment rate is at historic lows, just [2.9 percent](#) in Hillsborough County, the state's still lags the nation in overall pay. Between 2005 and 2016, almost half of all new employment in Florida were in the low-wage sector.

That trend will continue, according to labor economist Mark Price.

"And that precisely influences the kind of house you can buy and the struggles that you're going to face in terms of meeting your rent or your mortgage payments," he said. "As inequality gets worse, the challenge you face in terms of finding the kind of house you want, in the neighborhood you want, with the kind of good schools you want for your children, is just going to get more difficult."

In a [study](#) Price co-authored for the non-partisan Economic Policy Institute, researchers found that Florida has the second largest income inequality gap in the country. In Hillsborough County, the top 1 percent of its residents earns 28.7 percent more than the bottom 99.

"That will sometimes mean that you get lower quality investments or no investment in more affordable housing," said Price. "That can be a real challenge for families because it means that existing housing prices will go up further and existing rents will rise, pushing a lot of people out."

### **Half Of Local Renters 'Severely' Burdened By Housing Costs**

With a scarcity of affordable housing stock, the number of people experiencing what experts call "cost burden" is growing in Hillsborough



County. The term is generally defined as a household spending more than 30 percent of income on housing. According to data from the [Shimberg Center for Housing Studies](#) at the University of Florida, 30 percent of all residents in Hillsborough County are cost burdened. For low-income people, those earning less than the area median income, the problem is even greater: 50 percent of renters in Hillsborough County are severely cost burdened, meaning that housing takes up more than half of their income. One of the reasons that there's such a squeeze at the lower end, is because Hillsborough County has a lot more middle and moderate households renting.

While many of the county's poorest residents qualify for federal subsidies, eligibility doesn't offer guaranteed assistance. Nationally, only 1 in 4 households that qualify for housing assistance receives any, according to Diane Yentel, president of the [National Low Income Housing Coalition](#).

In NLIHC's annual report, "[Out of Reach,](#)" the organization notes that there is no [state](#), metropolitan area, or county in America, where a worker earning the federal minimum wage or prevailing state minimum wage can afford a two-bedroom rental home at fair market rent by working a standard 40-hour week. In Hillsborough County, a minimum wage worker would need to work 97 hours a week to afford a place at the current fair market rent.

"As inequality gets worse, the challenge you face in terms of finding the kind of house you want, in the neighborhood you want, with the kind of good schools you want for your children, is just going to get more difficult." - Mark Price



Yentel says federal spending on housing assistance fluctuates. Some years, funding is more robust than others, but Yentel says it's never returned to the peak levels seen in the early 1970s.

“That was a time when there was actually a surplus of affordable homes available to the lowest income people,” she said. In 1973, the Nixon administration suspended all subsidized housing programs and a moratorium was placed on the construction of any more public housing units.

“We stopped building them back then and in the early 1980’s, under Ronald Reagan’s administration, HUD’s budget was cut by more than half,” Yentel said. “Since that time, new housing programs have been developed but none have been as fully funded as they were back then. Today, federal housing programs serve about 5 million low income people but the needs of millions more goes unmet, which is why we have increasing housing insecurity across the country and in some communities, increasing homelessness.”

According to the NLIHC, between 2000 and 2015, Florida’s total rental housing stock grew by 859,202 units, but only 133,527, or 15.5 percent, were affordable to low-income renters. The state only has 26 units of affordable and available housing units for every 100 extremely low-income households.

So, in Hillsborough County's constricted housing market, poorer families have to compete with the middle class for available units. Yentel compares it to a kind of game of musical chairs. The people that are left standing when the music stops, are the community's most vulnerable.



## Hillsborough's Growing Senior Population Needs More Affordable Housing

By STEPHANIE COLOMBINI • DECEMBER 16, 2018

On a recent afternoon, 71-year-old Milton Malphus walked into the community room of his senior apartment building to get some lunch. Sporting a flat-rimmed hat, basketball sneakers and a T-shirt covered in pineapples, Malphus said he dresses as young as he feels: 17.

Malphus has been living at the [Ella at Encore](#) in downtown Tampa since the beginning of 2013, when it first opened as a public housing complex for seniors.

"I am on a fixed income for disability, a very minute amount of money," he said. "I struggle to try and live on it – unbelievable, the task of trying to live off that much money."

Malphus knows he's lucky: the demand for public housing for seniors in Tampa and Hillsborough County is already far greater than the supply.

With the 60-plus population expected to grow dramatically in the coming decades, housing officials are calling for action before the problem gets worse. That's because people are living longer, a trend some experts call the "Silver Tsunami."

Here in Hillsborough, [state data projects](#) that more than 100,000 more people aged 60 and older will call the county home by 2030.

So where are all these people going to live?



That question has Leroy Moore, senior vice president and chief operating officer of the [Tampa Housing Authority](#) worried.

"It's a seriously dire situation for elderly in Florida," he said.

Today, the agency has a little over 1,000 units of affordable housing for seniors:

- The Ella at Encore: 160 units
- The Reed at Encore: 158 units
- J.L. Young Garden Apartments: 450 units
- River Pines Apartments: 300 units
- Palm Terrace (assisted-living facility) 74 beds

Moore said thousands of seniors are on waitlists for each of the agency's developments, and those lists aren't taking new members.

"We close the waitlist because it gets too big to manage; it gives people who sign up for the waitlist that false sense of being served anytime reasonably soon," he said.

For example, Moore said one of the newest senior developments, the 160-unit Ella, has more than 1,400 people waiting.

"We may have two, three or four vacancies a month, so maybe 30 or 40 per year," he said. "So with 1,400 people on the waitlist, you know, you just can't manage that volume."

And Moore said housing seniors is a different beast than housing families.



Most seniors are living on fixed incomes and dependent on sources such as Social Security. So there's little chance they will one day be able to afford a bigger, better place.

"Seniors are that population that typically move into assisted housing and they need that housing until they, you know, pass on," he said.

The Ella at Encore defies some of the negative stereotypes that surround public housing for seniors.

It's clean, secure and includes the type of amenities one might find at a luxury development, like a rooftop pool, fitness center and community room that's bustling with seniors around lunchtime.

Milton Malphus used to work as a manager at a McDonald's in St. Petersburg until complications with his post-traumatic stress disorder forced him to go on disability. He said he receives less than \$800 a month in payments and it's his only source of income.

He said after paying for rent, his utility bills, food, gas and medication for his PTSD and injuries related to a recent fall, he has next to nothing left for himself.

"You can't buy an extra shirt or that beautiful steak, so you do without those kind of things," he said.

Malphus said he is certain he couldn't afford to live on his own were he not at a public housing community like the Ella, where all residents only pay 30 percent of their income in rent.



"Having this is one of the best things that could happen for me, especially at this time, going through what I'm going through medically," he said.

Despite his own struggles, Malphus volunteers almost every day. On this particular afternoon, he was taking food from a meal at the community room to a friend who recently became homeless. Malphus said he sees first-hand how many others his age are less fortunate.

"There are a massive number that fall through the cracks," he said.

Moore, with the Tampa Housing Authority, said he gets emails daily from people in desperate situations and knows he can't help everyone.

"Because a lot of the emails I get are from people who need it now, you know they don't need it three years from now, they need it now," he said.

[Metropolitan Ministries](#) is one of the groups Moore refers people to for emergency housing.

Christine Long, the chief programs officer at the nonprofit charity, said 75 percent of people coming in with housing needs are seniors on fixed incomes.

"I don't think the Tampa community is really prepared for all of the affordable housing challenges we're facing with the senior population and the growth in that population," she said.

Ask 58 year-old Earlene Kelly of Tampa. She isn't quite there yet, but she's close.





**'I do not think the Tampa community is really prepared for all of the affordable housing challenges we are facing with the senior population and the growth in that population.'** - Christine Long

Metropolitan Ministries is providing Kelly an apartment to live in temporarily until the end of the year. She lost her home after it was damaged during Hurricane Irma and has been waiting for available public housing ever since.

"It's not easy when you're 55+ being on a waiting list," Kelly said.

Knowing how long it takes for units to become available, Kelly already put herself on waitlists for senior housing. She said she figures she will meet the age requirement of 62 by the time something opens up.

Retirement age became a bigger concern since Kelly's financial crisis. The savings she put away for the future were wiped out. And even though Kelly has a masters' degree, lately she can only find part-time work – at [AARP](#), helping senior citizens find jobs.

"I never thought that I would fall into this situation, but it happened," she said. "And I've just got to keep my head up and believe that things can turn around."

Kelly may have some more options soon.

Construction is underway on the footprint of what was once Tampa's oldest public housing complex, the now-demolished North Boulevard Homes near Interstate-275 and the Hillsborough River.

The \$350 million [West River Redevelopment Plan](#) includes a variety of residential and commercial projects that aim to revitalize West Tampa.



Moore said three buildings are fully funded so far, and the first two scheduled for construction are for senior housing.

First up is the Renaissance at West River, which will add 160 units to the Tampa Housing Authority's stock of about 1,000 senior homes. Tampa Mayor Bob Buckhorn and agency officials broke ground on the project in May.

Next will be the renovation of the vacant 150-unit Mary Bethune High Rise Apartments in West Tampa, an eight-story residential tower that housed seniors for decades.

Funding for the West River projects comes from a mix of Housing Authority funds, state tax credits and partnerships with private developers.

Moore said it's an example of what can be done with the right resources.

"We've got the capacity to build more, develop more and house more seniors," he said. "We need more funding to achieve more than what we already are achieving."

Waitlists for Tampa Housing Authority developments typically open six-to-nine months before a build is completed.

Moore said he expects the waitlist for the Renaissance to open this spring.

He also expects it will fill immediately.



## Housing Instability Creates Challenges For Families, Educators

By [CATHY CARTER](#) • DECEMBER 16, 2018

Public education is supposed to be the great equalizer.

And while it's easy to focus on teachers and curriculum as the engines behind a student's success, housing instability also affects learning. Frequent school moves in childhood can impede academic and social development, research shows.

Those in K-12 education use a term when a student changes schools: it's known as [student mobility](#). In highly transient neighborhoods like the area surrounding the University of South Florida in Tampa, student mobility is high because families move a lot.

"The number of kids that have gone from kindergarten through 5th grade at my school without ever leaving, is like a handful," said Brittany Bayliss, a school social worker at [Shaw Elementary School](#), located in the [University Area](#) neighborhood of North Tampa.

At the beginning of the school year in August, Shaw had just over 600 students. Now, it's close to 750. Rising rents, subpar housing and eviction are some of the reasons why families end up moving. Bayliss said it's one of the more overlooked details of poverty.

"It's not like they can just go rent a U-Haul and put all their stuff in it and then stay in a hotel for a couple of days until their new apartment is ready," said Bayliss. "That's not a reality for my families, so a lot of times they will



couch surf for days, if not weeks in between. And the kids end up missing a lot of school."

For teachers, seeing their students come and go in a matter of months, not years, removes the opportunity to get to know kids so they can evaluate their strengths and weaknesses.

"You know in areas that don't have quite as high mobility, I see teachers decorating their doors with the names of their students," said Bayliss. "The teachers at my school can't do that. It's hard as an educator to plan when you just really don't know how many kids you're going to have."

It's not hard to imagine how the stress of unstable housing can hinder a child's education. Adults have the cognitive abilities to process difficult emotions, but that's not as easy when you're 6-years-old.

That was the age of Paulette Duclos's son when she fled Naples to escape domestic violence in 2009. When she and two of her children came to Tampa, they were briefly homeless, and later lived in a shelter. They eventually got a federal Section 8 voucher to live at North Boulevard Homes, a military- barrack style public housing complex in West Tampa.

Duclos said the once crime-ridden apartment complex made up of drab cinderblock apartments was a bit of a culture shock.

"We're from Naples and now we were living in the projects," she said. "It's a whole different lifestyle. The housing, school, everybody in this area is stressing, so nobody's in a good mood."



North Boulevard Homes has since been demolished. But at the time, living there was the family's best option. The kids finally had a little stability and were back in school, even if it was still a struggle.

Duclos said back in the early days, her son once told her that the best part of going to school was getting food.

"I can remember at times, he would bring home a granola and a juice and tell me, I don't know if you had anything to eat today, but I brought this for you," she said.

Duclos now has a good job. Her kids are teenagers and she says they do well in school, in no small measure due to her persistence.

"After what me and my children went through, I'm not going to stop," she said. "Education is everything. Education is life."

But many highly mobile students do not get that kind of support. A growing body of evidence suggests that frequent school moves negatively impacts student performance. In a research study, the MacArthur Foundation noted that academic performance slightly declines each time a student changes schools.

Hillsborough County Schools Supervisor of [Social Work Services](#), Myrna Hogue, says these deficits add up.

"By the time you get to eighth grade, or going into high school and you are that far behind, it's very hard to catch up," she said. "A lot of times you'll see that's where kids want to drop out because they feel defeated."



And not surprisingly, homeless children often drop out of school or underachieve academically.

**'After what me and my children went through, I am not going to stop. Education is everything. Education is life.' - Paulette Duclos**

According to Hogue, 2,710 identified homeless students are enrolled in Hillsborough Public Schools. Last year, the school system ended the year with 4,877. Based on where they were this time last year, the number of homeless students is projected to be over 5,000.

“If we could take away that stress and students could have a stable, safe place to live, it would allow them to focus on what they need to do in school,” she said.

Hogue also said that while young children are affected by moves, teenagers are also vulnerable.

“It's a big burden for them because often they are tasked with finding a job to help out the family,” she said. “So they're trying to work and to keep up with all of their homework assignments. When we hear their stories, it's amazing that they've even been able to stay in school. We really have to pay attention and try to take some of that burden off. They are still kids.”

So, Hogue says, housing matters. The Hillsborough County School District has two [service centers](#) to assist families with various social services, including finding a place to live.



Corretta Crompton came to one of the centers after she and her children were evicted from their Tampa apartment. Two years ago, Crompton slipped and fell, was seriously injured, was unable to work and got behind on rent.

“For me to get hurt, and for me to lose the house was a lot,” she said. “It’s something that’s very difficult to go through with kids, and I don’t wish that on my worst enemy.”

After the eviction, Crompton was in and out of the hospital for more than a year. She says her oldest, then just a 7-year old, felt like she needed to help look after her younger siblings. As a result, Crompton said the little girl often did not want to go to school.

"I think it was just a lot of pressure on her, said Crompton. “It started affecting her attitude and how she handled stuff. It was starting to make her feel not so good about herself."

Crompton says her daughter is doing better now, counseling and tutoring at one of the service centers in Tampa helped. School district personnel also worked with a nonprofit to help Crompton and her family secure temporary housing for up to two years. And all three of her kids are now in school.

"If I can make it to the day after they graduate, each one of them and by the last one, I see him walk across the stage and Lord forbid he takes me the next day, I'm fine with it," she said. “That is my goal, just to see them walk across the stage because education; they need it."

It will be a long journey. Crompton’s youngest, is a second grader.



## Homeownership Programs Help Renters Find Stability

By STEPHANIE COLOMBINI • DECEMBER 16, 2018

For many people struggling to afford rent in Tampa, owning a home could provide more space, more stability and sometimes even a lower monthly cost.

But a lot of them don't believe home ownership is within their reach.

City officials and housing advocates are working to change that.

Bridget Catledge has been living in a house in Tampa's Terrace Park neighborhood for a little over a year.

On a recent afternoon, the 53-year-old gave a tour of the house, beaming with pride over every little detail – the French doors in the living room, the garden she's planting outside, even an attic fan she said reminds her of her childhood home.

"I'm kind of geeky when it comes to this house because I just love the heck out of it," she said.

Catledge bought her home for \$184,000 in the summer of 2017, with help from the City of Tampa's [Mortgage Assistance Program](#).

It offers to help people who want to buy a home in Tampa, but don't have the initial funds to do so. The city provides up to \$15,000 for down payment and closing costs, if it's a buyer's first time trying to get a house or they haven't owned a home in over three years, like Catledge.





She lost her house to foreclosure in 2010 after losing a job as an appliance technician at Sears. For a few years, Catledge bounced around, working part time and living in an apartment with her adult son. She eventually found a job working at the Florida Orthopedic Institute's IT help desk and moved in with a friend in Zephyrhills.

The situation was far from ideal.

"I had a twin-sized bed in a bedroom where I couldn't close the door because it hit the bed," she said. "There was no closet in the bedroom and my clothes were piled up on the edge of my bed, so I slept on my clothes, which I had to get up in the morning and shower and iron out those same clothes that I slept on because there was no place to put them. The refrigerator was out on the back porch, so yeah, it was pretty tight."

Splitting the rent made costs easier for Catledge: she paid about \$600 a month. But she said the stress over the lack of space and feeling like a guest in someone else's home really took its toll.

"Now I'm paying \$984" a month, she said. "I've got a 4-bedroom, 2-bath home, 1,650 square feet, a half-acre of land, a pool, a picket fence, a screened-in porch that is huge!

"You know, I could have a dance party out there."

Catledge said she was earning about \$47,000 a year when she bought the house. And while some may think that's a pretty decent salary, Vanessa McCleary, the city's [Housing and Community Development](#) Manager, said that is exactly the level of income Tampa is targeting with this program.



“I know that a lot of people, when they think of our programs, they think, ‘Oh, you have to be poor... and that’s not it,” she said. “What we’re realizing is that if we don’t help those working families that have jobs to stabilize their home and their family life, then what are we doing to really help our city?”

Most local governments – including [Hillsborough County](#) and the city of [St. Petersburg](#) - offer some form of down-payment assistance program.

In Tampa, the money the city gives acts as a silent second mortgage on the home. If the owner stays in the house for five years and pays their mortgage on time, the loan is fully forgiven.

And this isn't the city doing charity work, McCleary said. Tampa benefits from having more homeowners.

"Once you have people that aren't as transient as renters are, you're also stabilizing the schools," she said. "So now with homeowners, you have kids that are remaining in the same school year after year instead of moving from house to house."

“By stabilizing the neighborhoods, you're also reducing crime in the neighborhoods, you're beautifying the neighborhoods, you're strengthening the tax base for the city,” McCleary said. “So for the city, how we make Tampa an even better place to live is through homeownership.”

Like anyone who goes through the Mortgage Assistance Program, Bridget Catledge had to meet certain requirements to qualify (see below).

There is a cap on how much money you can earn depending on the size of household, based on income limits set by the [U.S. Department of Housing](#)



[and Urban Development](#). For someone who lives alone like Catledge, it's about \$63,000 a year.

Catledge also had to take a class on homeownership. The city designated courses from four housing counseling agencies that potential homeowners could choose from that help break down the often-complicated process of buying a house.

Catledge chose the [Housing and Education Alliance](#) in Tampa. Sylvia Alvarez is its executive director.

"We cover...budgeting and avoiding predatory lending practices, how to choose a house, how to choose a realtor, who is at the closing, etc." she said.

The eight-hour course also places a strong emphasis on not only buying a home, but keeping it. First-time homeowners have to understand that it's on them to do maintenance and repairs – there's no landlord to call for help.

"Because there are a lot of things that could go wrong, and you better be prepared with an emergency fund," Alvarez said.

Outside a recent course in Tampa, 49 year-old lab technician Cherise Campbell said owning a home would give her the stability she craves.

"When I first moved in, my house it was \$875 (a month), then \$925. And now it's going up to \$960, and I'm just so tired of this," she said. "And no matter where I move to, it's going to keep going up, and now I'm at the point where I might as well try to buy a house."



Campbell said her biggest concern was that her credit score wouldn't be up to par with the city's requirements.

Sylvia Alvarez said that is often the biggest hurdle first-time homebuyers face, but that housing counselors can help clients improve their credit score. She said it may take a few months to get someone "mortgage ready," or a couple of years if the person has bad credit and a lot of debt.

"We stay with them and we hold their hand through the process, then at the end we have a little party for them at the closing, and then we go to the next family and start all over again," she said.

Alvarez said helping more people become homeowners also could reduce demand for Tampa's rental stock and potentially slow the rising rents. The problem, she said, is there are [not enough affordable homes](#) for people to buy.

"You can't find anything for less than \$220-250 [thousand] that doesn't just fly off the market, and multiple offers and going over the asking price, we're seeing that a lot," she said.

Data from the [Shimberg Center for Housing Studies](#) in Gainesville finds most of the homes purchased for \$200,000 or less last year in Hillsborough County were bought by investors or people buying a second home.

Bridget Catledge said she watched her house go off the market twice.

"So some days, I was in a good mood thinking everything is going right, I gave you all the forms you need, and then the next day, I see the house is off the market and I'm having a fit," she said.



Catledge credits her housing counselors at the Housing and Education Alliance for motivating her to stick with the process.

She ultimately got lucky – not only did the house come back on the market, but it did so at a reduced price she could finally afford.

But housing advocates say until more affordable homes are built in this area, happy endings like hers may be few and far between.



## Why Are We Building Luxury Homes In An Affordable Housing Crisis?

By ROBERTO ROLDAN • DECEMBER 16, 2018

With Hillsborough County in the midst of an affordable housing crunch, developers continue building luxury homes and apartments, especially in Tampa's trendy neighborhoods and downtown. Despite a growing demand for more affordable single-family homes and rentals, private developers aren't building them.

It's a common refrain you hear from residents when they're talking about affordable housing: "Why do I see so much construction in Tampa, but it's not anything I can afford?"

Many private developers interviewed by WUSF about the role they play in the lack of affordable housing were reluctant to talk. Those that did say they're not the bad guys. They're just doing business.

Kevin Robles, Chief Operating Officer of [Tampa's Domain Homes](#), said it's the cost of building, not greed, that's driving up the cost of new housing.

"In a 'for-market' environment that we are currently in today, I can barely put forth in the market anything less than high \$200,000's, low \$300,000's. Anything below about \$285,000, you just can't produce it" and make a profit, he said.

A lack of affordable, single-families homes in Tampa has [big implications for first-time homebuyers](#). And a higher cost of building leads to higher rents that are out of reach for many.



In order to figure out why much of the new building seems to be so unaffordable, WUSF spoke with [Zillow Research's](#) Senior Economist Sarah Mikhitarian:

**It seems like we're in a boom right now for luxury housing. Is that really the case?**

Sarah Mikhitarian: "A lot of the newer inventory that is coming online and being built are on the upper end of the housing market. Relative to what we see in other metro markets and the U.S. as a whole, those higher-end homes are growing more quickly in Tampa. Nationwide and in Tampa, we've seen this huge shortage of inventory for entry-level homes, which is creating this affordability problem. Part of the reason for that currently, is that it's really expensive to build right now."

**And why is that?**

"The cost of building has just gotten more expensive, especially throughout the recovery. So part of the reason that we're seeing builders say things like 'I can't even feasibly build a single family home that isn't way beyond what you would consider a typical home purchase price to be' is because the inputs to building are really really expensive right now: [the cost of labor has gotten really expensive as the economy has rebounded.](#)

In addition, these projects can take multiple years and sometimes go over budget. They really need to consider that this home needs to eventually sell for a profit or it doesn't make sense for them to build it in the first place"

**What about the cost of tariffs? Has that affected building prices at all?**



“Definitely. We’ve already seen tariffs impact the cost of building new homes across the board. Single family homes in particular are prone to being impacted by the fact that lumber has become more expensive due to tariffs. Steel is something else that has new tariffs associated with it. That’s really more the multi-family or rental side where you see increases in price because building a multi-family home usually has more steel than a single-family home would.”

**So given the pressures that we just talked about on builders and developers, do you see us getting to a point where we’re building more affordable apartments or we’re building starter homes again?**

“I think if a builder can figure out how to build a more affordable home and turn a profit on that, they will be wildly successful. There is huge demand for that right now, not only in Tampa, but across the county. But from everything we’ve heard and seen in the data, at the moment it’s just not feasible for a builder to build these more affordable homes.”

**So, what can people expect going forward? Is the market showing any signs of leveling off or are people going to be stuck with higher rents and home prices as we head into 2019?**

“I think things are starting to slow down a bit, so for people who are looking to buy or rent a new home, hopefully they aren’t going to be fighting appreciation rates that are as high as they have been over the last couple of years. That said, both rents and home values will continue to rise.





"Going into 2019, you should expect that if you want to purchase a home or rent a home you're probably going to need to shell out a little bit more cash than you would if you were to start that process today."



## Hillsborough's Housing Crunch: Searching For Solutions

By CATHY CARTER, STEPHANIE COLOMBINI & ROBERTO ROLDAN • DECEMBER 16, 2018

Back in October, hundreds of Hillsborough County residents packed the pews of Tampa's First Seventh Day Adventist Church.

It was an interfaith gathering of congregations, all members of the Hillsborough Organization for Progress and Equality (HOPE). People chatted and a choir led the group in singing hymns, but before too long, they got down to business.

For the last 30 years, HOPE has lobbied the Hillsborough County Commission on issues ranging from criminal justice reform to senior care.

Long-time member Gretchen Del Savio took the stage to provide the congregation with an update five years in the making. She told the crowd that this was the year HOPE finally got a win on the issue of affordable housing.

"On Sept. 20, the county approved \$5.12 million for affordable housing for the 2019 county budget, and an addition \$1.6 million for 2020," Del Savio said.

The announcement received enthusiastic applause and a round of Amens from the crowd. But the \$5 million wasn't actually what the group wanted.

At nearly every bi-weekly meeting this year, members from HOPE asked county commissioners for the creation of an affordable housing trust fund with dedicated funding of \$10 million annually.



The group says that this kind of money could provide subsidies to affordable housing developers, and it would result in 700 additional apartment units each year.

The idea isn't new: [Tallahassee has an affordable housing trust fund](#) that receives all of the budget surplus each year. And Palm Beach County, [where the average rent of \\$1,900 is out of reach for 80 percent of its residents](#), has a trust fund that is funded by developer fees.

Commissioner Victor Crist, who lost re-election in November, had introduced a motion to explore the idea of having a local trust fund here in Hillsborough. The \$5 million awarded this year was a compromise.

HOPE's chances could be better in the coming year.

Two newly elected commissioners, Democrats Mariella Smith and Kimberly Overman, attended that HOPE meeting in October. They each promised the group they would support efforts to create a trust fund with a \$10 million yearly commitment.

Smith even outlined a way to fund it.

"We are currently giving away a lot of tax dollars to developers by subsidizing development and letting them pay much lower impact fees for building houses than they are charged in other counties," Smith said. "If we charge developers the same as they are being charged in other counties, we could use part of that money for things like affordable housing."

The new Hillsborough County Commission will start discussing new proposals in January.



## Changes Could Happen In Tallahassee

State lawmakers also will have an opportunity to address affordable housing when the new legislative session begins in March.

Jaimie Ross, chief executive officer of the [Florida Housing Coalition](#), said a lot has changed since she first began lobbying lawmakers.

She said she used to have to explain why affordable housing was important. Now, it's on everybody's radar.

"I can't get anywhere where folks don't already know that this is a really important issue and it has been most definitely a political issue in the elections that we just saw," Ross said.

During the recent campaign season, every candidate vying to become Florida's next governor supported using the state's affordable housing trust fund money, known as the [Sadowski Trust](#), for its intended purpose. That support contradicts actions of the past 15 years, where billions of dollars have been diverted from the Sadowski Trust to fill holes in other parts of the budget.

Only Democratic nominee Andrew Gillum said he would veto any attempt to sweep money from the state's housing funds. Even so Ross said she is optimistic about what Governor-elect Ron DeSantis will do on affordable housing.

"He has an opportunity now to distinguish himself as a person who is going to bring the program back to being the way it used to be," Ross said.



Already, Florida's incoming Republican Senate Majority leader [Kathleen Passidomo](#) has filed a [bill](#) that would protect the Sadowski Trust from the whims of state politicians.

Ross said if all that money is set aside as intended this coming year, it could put a dent in solving Florida's affordable housing crisis.

Right now that money is estimated to be \$328.2 million.

If fully appropriated, Ross said more than 12,000 affordable housing units could be constructed in Florida. And that's just in one year.

### **Federal Funding Continue To Be A Challenge**

At the federal level, cuts in funding have essentially turned public housing programs into lottery systems. Only one in four applicants ever get housing.

Diane Yentel leads the [National Low Income Housing Coalition](#). She said experts have plenty of data on how to fix the housing problem.

“What we lack is the political will to fund those solutions at the scale necessary,” she said.

Yentel said several members of Congress - from both parties - are starting to pay attention, and are responding with “big, bold proposals to solve the housing crisis, the likes of which we haven’t seen in decades.”

Here are a few examples:

Earlier this year, [Sen. Elizabeth Warren](#) (D-MA) introduced a bill that calls for a \$450 billion investment over the next 10 years to build and preserve



affordable rental housing. Reps. Cedric Richmond (D-LA) and Gwen Moore (D-WI) sponsored a companion bill in the House.

Sens. [Kamala Harris](#) (D-CA) and [Cory Booker](#) (D-NJ) are proposing to create a tax credit for rent-burdened households.

On the Republican side, Sen. [Todd Young](#) (R-IN) introduced two bills, one that would create a task force to study how the lack of affordable housing affects other government programs. The other would incentivize housing agencies to help residents move out of areas

Many of these efforts would cost billions of dollars to implement.

Yentel said it's encouraging to see some lawmakers understand that kind of investment is worth it. But until a majority get on board, these bills will go nowhere. People need to realize that affordable housing affects everyone - even those who can cover the rent, Yentel said.

"Housing instability causes significant negative impacts which one way or another families, communities and the country are paying for through increasing costs in other sectors," she said.

Yentel cited education as an example. When students have to move from school to school or miss class because of housing instability, it disrupts student learning, she said.

"Those kids churning in and out of classrooms isn't just impacting that individual child and their family, it's impacting the entire classroom and the teacher's ability to teach...it holds everybody back," she said.



The impacts of housing on health outcomes is also clear.

“Families who are living in poor housing quality homes have 50 percent increased odds of going to the emergency room for an asthma attack...we’re paying for this,” she said.

Research published this summer from [Children’s HealthWatch](#) estimates the nation will spend \$111 billion in avoidable healthcare costs over 10 years because of housing instability.

“So cities, states, the country are paying for the housing crisis one way or another,” she said. “We’re either paying for it through trying to manage evictions and homelessness and all of the associated costs to families and society, or we can pay for it by investing in solutions to the housing crisis.”

Yentel said all one has to do is look at cities on the West Coast like San Francisco to see how housing inaction has led to a dramatic rise in homelessness.

Hillsborough County and the rest of the nation, she said, could meet the same fate unless changes are made now.

## **Tampa council wants developer of Belmont Heights homes marred by Chinese drywall to pay compensation --** City officials are looking into how to recoup repair costs.

*Tampa Bay Times, December 8, 2018 | Christopher O'Donnell, codonnell@tampabay.com, (813) 226-3446*

TAMPA — Even as a rescue plan to rehab four government-subsidized homes marred by Chinese drywall gets under way, the Tampa City Council wants to go after the company that built the development. Council members recently told city attorneys to look into what legal action they can take against Michaels Development Co., the master developer of Belmont Heights Estates. The council also plans to ask U.S. Rep. Kathy Castor and U.S. Sens. Marco Rubio and Bill Nelson to ensure that Michaels, an affordable housing developer, be barred from getting new federal contracts because of its refusal to help the families stuck living in toxic homes for about nine years. Hillsborough County commissioners have approved spending \$205,000, mostly from affordable housing funds, to pay for renovation of the homes and temporary accommodations for the four families who were recently moved. The plan requires the city to roughly match that amount through a federal grant intended for low-income families to make home repairs.

"I hate using more federal dollars that are meant for rehab to be used for something that probably should have been resolved earlier by the folks that built the homes," said council Chairman Mike Suarez, who wants to know why claims for defective construction could not be made on insurance policies required by the developer. That could be complicated. As the Belmont Heights master developer, Michaels subcontracted construction of the for-ownership homes to Banner Homes of Florida, a small Tampa company that went bankrupt in 2007. Michaels has repeatedly refused requests from the Housing Authority to compensate the families, arguing that Banner Homes and the Chinese drywall manufacturer should be liable. The New Jersey company employs 1,800 people and manages 360 rental communities nationwide, including 825 apartments at Belmont Heights Estates. It bills itself as the nation's largest private-sector owner of affordable housing.

"We are not unsympathetic to this situation," said Laura Zaner, Michaels' vice president of marketing. "The fact they went out of business and can't be sued or are not around to fix the problem doesn't necessarily make us responsible." Michaels is working with the Housing Authority to find vacant apartments for the families to stay in while their homes are repaired, Zaner said. But the families would have to meet federal income qualifications. The plight of the residents came to light through a *Tampa Bay Times* report on how 12 families, most living in public housing, unknowingly bought homes made with toxic drywall in 2008 through a Housing Authority homeownership program that included down payment assistance from Tampa. The fumes from the drywall corroded copper and electrical wiring, damaging air-conditioning units and appliances. Residents complained of nosebleeds, headaches and breathing difficulties.

Eight of the 12 families walked away from their homes, which went into foreclosure. The remaining families are still making hefty mortgage payments on virtually worthless homes. Efforts to get compensation from a class-action lawsuit against the state-owned Chinese drywall manufacturer have stalled in federal court because the Chinese government is refusing to cooperate. It's unclear whether the U.S. Department of Housing and Urban Development would back the city against Michaels. The company has worked with 26 housing authorities across the nation on projects that typically require HUD approval. But the idea, at least, has the support of Castor. "The Tampa City Council and the Hillsborough County Commission are right to stand up for our neighbors, and I support their efforts," she said in an email. Michaels has not been awarded any further **Tampa Housing Authority** contracts\* since the drywall issue came to light, said Leroy Moore, Housing Authority chief operating officer.

Another developer, Lennar Homes, took responsibility when it was discovered that toxic drywall had been installed in homes under construction at the Oaks at Riverview. It worked out a deal to compensate owners and replaced the drywall, Moore said. Council member Harry Cohen said he is glad the city and county are stepping up, but questioned why it took so long for the residents to get help. "How can it take eight years to deal with something that has a cumulative health effect on people?" he asked. "I think the lesson is that something should be done when the problem is identified, not waiting for people to figure out whose responsibility it is."

**\*EDITORS NOTE: This story has been updated to correct an error. The Tampa Housing Authority has not banned Michaels Development Co. from competing for construction projects.**



# For Good: Jobs Plus Initiative bolsters family incomes at Robles Park in Tampa

83 DEGREES | KENDRA LANGLEIE | TUESDAY, DECEMBER 11, 2018



Residents at a life skills workshop at Robles Park Village, one of Tampa's oldest housing projects.

Amber Sigman

The **Tampa Housing Authority** Jobs Plus Initiative (JPI) aims to support public housing residents in their transition to the jobs market -- or to better jobs -- and is seeing results. Since the program began in 2017, 75 residents have obtained employment.

Funded through Housing and Urban Development (HUD), the \$2.5 million program specifically targets residents of Robles Park Village, the oldest public housing community in Tampa yet to be redeveloped, and teams up with Career Source Tampa and multiple partners to provide an array of job- and finance-related services to the residents. Also onboard, importantly, are employers looking to hire.

“We are promoting a community of individuals getting jobs and maintaining them. Not just any job, but career employment that is meaningful and ultimately with living wages so they can take care of their families,” says Keara Thompson, Program Manager for JobsPlus.

### Catch-22 eased with JobsPlus program

There is a Catch-22 in the world of public housing. Residents’ rent subsidies and other services they may receive are inversely tied to their income. So if their income increases, their rent can jump, they can lose access to food stamps and other important services like daycare for their children or Medicaid, even if the new income doesn’t make up for the difference. This can be a powerful disincentive for getting a job or a better-paying one, especially when it is difficult to judge the medium- or long-term stability of a new job.



Keara Thompson, Tampa Housing Authority Jobs Plus program manager at Robles Park Village.

JPI participants who have successfully gained employment through the program earn between \$8.25-\$20 per hour. So even at the high end, there is still a gap to reach the threshold of a living wage -- deemed \$27.93 per hour in Tampa Bay for a family of three (one adult, two children).

Undergirding the success of the JobsPlus program is that for residents who obtain a job through the initiative, rent is frozen for the duration of the program -- a total of four years, ending in 2021. This gives them a chance to build their careers and salaries, with the hope of even putting away savings toward homeownership in the future, without the extra cost of rent. Partners help fill in other gaps. For instance, especially relevant in Tampa is the issue of transportation. According to JPI partner Wheels of Success’ website, “Tampa is the highest cost metropolitan city in the country for transportation costs. Forty percent of the working poor's income is spent on transportation as opposed to 24.6 percent of the general population's.”

The organization helps residents obtain cars. Other partners help with providing appropriate working attire and childcare.

## Building a culture of employment

“We focus on career development. Making sure they have a resume, knowing what they should have in the resume, matching them up with their interest. Gather their thoughts and focus on what they want to do in



Reva Iman, a community coach and resident counsel, passes out fliers for a workshop aimed to help people find jobs, register to vote, and restore civil rights at Robles Park Village.

life, how to dress, how to use proper grammar when communicating, how to deal with conflict, and maintaining employment,” says Thompson, the JPI program manager. “It’s difficult to change behaviors so we just continue to advocate to residents the benefits of maintaining self-sufficiency and moving forward with their lives.”

“What I found is that the residents really want to work,” says Reva Iman, a resident of Robles Park who was hired as a JPI Community Coach, serves as a cheerleader of sorts for the program, recruiting and communicating the workshops and benefits of JPI to residents. “The residents love the program but some are afraid of coming out their comfort zone, afraid to lose benefits.”

A once homeless, transgender single woman, Iman says she is very passionate about helping her fellow residents whom she considers family. “We are all in it together,” she says.

To prepare for the future, and thanks to the support of JPI, Iman is enrolled at Hillsborough Community College (HCC) Ybor studying counseling and human services. She plans to eventually transfer to the University of South Florida.

The Jobs Plus program offers a volume of workshops that target hard and soft skills for finding employment and financial independence. Residents can bolster their educational credentials by accessing classes onsite to obtain their GED, financial literacy, how to prepare to be a homebuyer and counseling on how to apply and access funds for higher education (residents can attend Hillsborough Community College at no cost, for instance). Onsite digital literacy and computer classes – including certification - on Microsoft Office, blogging and cyber security are available as well as a computer lab for residents.

In addition to hiring events onsite, several of the participating employers, such as T-Mobile, Wawa, Enterprise, and Verizon, to name a few, come to Robles Park and give workshops, not just on job opportunities, but on employability skills, networking, and training to help prepare residents.

Entrepreneurship and specific job-skill training are available as well. Residents can learn video production or train to become a home health aide. The Early Learning Coalition offers classes on how to start your own in-home daycare. Several residents recently participated in training on the business of hair-braiding, including how to get a license in the state of Florida. JPI will cover the cost of the license.

## Employing youth and residents with background challenges

The initiative extends to those who are often left on the sidelines.

ProjectLink targets employment opportunities for teens ages 14-17. Thompson says that a lot of youth want to support income coming into the household.

“If they are at an age where they can work, we definitely want to encourage that, to help encourage and support independent living and self-sufficiency. It’s critical to life in general,” says Thompson.

Getting a job, she says, definitely helps boost their confidence and gives them a sense of independence.

Another partner, XOFactor, works with residents who have a conviction in their background, providing services around the restoration of rights, voter registration, expunging of records. The program exposes residents with background challenges to employers who are ready and willing to give those individuals employment opportunities.

### **What success feels like**

Robles Park resident LaCoya Williams, a mother of four, lost her job at Walmart when her parents got sick and she needed to take a leave of absence to care for them. When she was able to return, her paperwork had been lost and she was out of work for several months.

Thanks to the JPI program, she has been working at Wawa for over a year now. She is also gearing up to go back to school to study social work. Her oldest son, 20, recently got a job at Save-A-Lot, though not through the JPI program. Nevertheless, their rent is still protected under the JPI rules because the head of household is a participant.

“I feel like the program is setting me up for success in the future,” says LaCoya Williams. “I don’t like living here and I don’t plan on being here too much longer, I want to make sure I am taking advantage of every opportunity so I can stand on my own.”

Williams says that freezing her rent, was “highly important” and she hopes that cushion will eventually allow her to become a homeowner. She has taken the “First-time homebuyer” workshop and is currently signed up for the “How to manage your finances” workshop.

“Last year was the first year, everything under the Christmas tree, I bought myself,” continued Williams. “I can’t explain to you what that meant to me -- I can’t tell you how great that made me feel.”

Williams says her manager at Wawa is trying to train her for a management position. How does she like her job? “I love it!” says Williams enthusiastically.

*To learn more about the Jobs Plus Initiative and other programs designed to eliminate poverty, visit the websites for the Tampa Housing Authority, Wheels of Success, Project Link, Early Learning Coalition, and Second Chances Matter.*

# Coordinator Continues To Help Homeless



**MS. PATRICIA WINGO**  
Outreach Coordinator,  
Tampa Housing Authority

BY IRIS B. HOLTON  
Sentinel City Editor



**JUAN AND JUANA**  
... formerly homeless

**Ms. Patricia Wingo** is always watching out for the homeless. If she sees a situation where she can help, she doesn't hesitate.

Recently, she observed a couple sleeping in their car. She was hesitant about approaching their vehicle, but took a chance anyway.

That is when she met **Juan and Juana**. She has a physical ailment and he helps her. He speaks broken English and she helps him convey his message.

After finding out that they had no children and no other family, she began using her resources. And, she was able to find them a home. "They were just so happy to have a place of their own."

**Ms. Wingo** said she will continue to provide case management until she is confident they will become stable.

**Ms. Wingo** is currently employed at the **Tampa Housing Authority** as an Outreach Coordinator. Her role is to help those living on the streets find homes and

jobs. The position gives her the freedom to go out into the community to help people.

Having been homeless herself at one point in her life, **Ms. Wingo** can identify with her clients.

For two years during the 1980s, **Ms. Wingo** slept in a homeless camp. But, a relative found her and extended a helping hand. And it was then that she realized she could make a difference in the lives of others.

She recovered from her own misfortune and then began using her own money to help the homeless.

**Ms. Wingo** was later hired by the Tampa Housing Authority as an Outreach Coordinator. She goes into the field and collects vital information to help those she encounters. Then, she sets about helping them find a safe place to live and employment.

Since launching this endeavor, **Ms. Wingo** passes on the donated items she receives to those in need. "I

hear the horror stories of those who society seems to have forgotten. I feel I don't need to send money elsewhere to help the less fortunate when I can just walk around the corner and find those in need," she said.

Now, **Ms. Wingo** is gearing up for the upcoming Tampa Housing Authority's **5<sup>th</sup> Annual 5K Race, 5K Bootcamp, or Walk To End Homelessness**. The event will take place on Saturday, February 16, 2019, at Al Lopez Park.

All proceeds will benefit one of three homeless programs being offered by the Tampa Housing Authority. The funds are used for rental assistance, move-in expenses, personal documents (such as social security cards or birth certificates), and food.

In the last year, the agency has provided housing for 165 homeless families.

Anyone wishing to participate can register on line at <http://www.thafl.com/run/>.

**Ms. Wingo** said she is always in need of help, and anyone wishing to make a donation can feel free to contact her. "We take things for granted, such as taking a bath or just eating a bowl of soup.

"Sometimes they just want to talk or they are hungry. I give them vouchers to ride the bus or McDonald's gift certificates. Casper Company has been a big sponsor for several years."

Anyone wishing to contact **Ms. Wingo** can reach her at (813) 253-0551, extension 1480.

# Hillsborough's Growing Senior Population Needs More Affordable Housing

By STEPHANIE COLOMBINI • DEC 17, 2018 • Originally published on December 18, 2018 3:35 pm



71 year-old Milton Malphus struggles to live on disability payments. He considers himself lucky to be able to live at the Ella at Encore, where all residents only pay 30 percent of their income in rent.

ROBERTO ROLDAN / WUSF PUBLIC MEDIA

On a recent afternoon, 71-year-old Milton Malphus walked into the community room of his senior apartment building to get some lunch. Sporting a flat-rimmed hat, basketball sneakers and a T-shirt covered in pineapples, Malphus said he dresses as young as he feels: 17. Malphus has been living at the Ella at Encore in downtown Tampa since the beginning of 2013, when it first opened as a public housing complex for seniors.

"I am on a fixed income for disability, a very minute amount of money," he said. "I struggle to try and live on it – unbelievable, the task of trying to live off that much money." Malphus knows he's lucky: the demand for public housing for seniors in Tampa and Hillsborough County is already far greater than the supply.

With the 60-plus population expected to grow dramatically in the coming decades, housing officials are calling for action before the problem gets worse. That's because people are living longer, a trend some experts call the "Silver Tsunami."

Here in Hillsborough, state data projects that more than 100,000 more people aged 60 and older will call the county home by 2030. So where are all these people going to live?

That question has Leroy Moore, senior vice president and chief operating officer of the Tampa Housing Authority worried. "It's a seriously dire situation for elderly in Florida," he said.

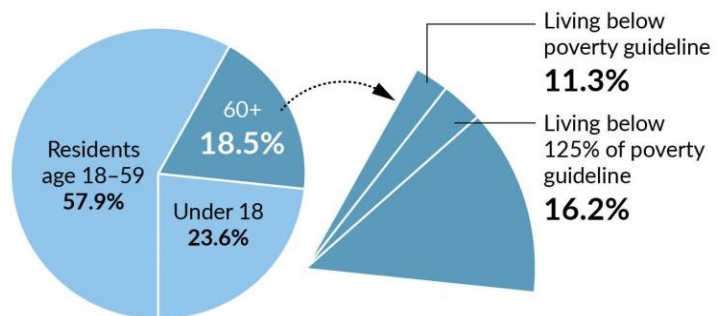
Today, the agency has a little over 1,000 units of affordable housing for seniors:

- The Ella at Encore: 160 units
- The Reed at Encore: 158 units
- J.L. Young Garden Apartments: 450 units
- River Pines Apartments: 300 units
- Palm Terrace (assisted-living facility) 74 beds

Moore said thousands of seniors are on waitlists for each of the agency's developments, and those lists aren't taking new members. "We close the waitlist because it gets too big to manage; it gives people who sign up for the waitlist that false sense of being served anytime reasonably soon," he said.

## POPULATION, INCOME OF OLDER FLORIDIANS

Hillsborough County, 2015



Sources: Office of Economic and Demographic Research, 2015; Department of Elder Affairs calculations based on EDR data and 2009-13 ACS data.

More than 11 percent of Hillsborough County's seniors live below the poverty line. Many seniors rely on fixed incomes like Social Security, so once they are in public housing, it's unlikely they will one day be able to afford a bigger, better place.

STEVE MADDEN FOR WUSF PUBLIC MEDIA



# Hillsborough's Growing Senior Population Needs More Affordable Housing

By STEPHANIE COLOMBINI • DEC 17, 2018 • Originally published on December 18, 2018 3:35 pm



The Ella at Encore, one of the Tampa Housing Authority's newer senior developments, has over 1,400 people waiting and only has 160 units.

ROBERTO ROLDAN/WUSF PUBLIC MEDIA

For example, Moore said one of the newest senior developments, the 160-unit Ella, has more than 1,400 people waiting. "We may have two, three or four vacancies a month, so maybe 30 or 40 per year," he said. "So with 1,400 people on the waitlist, you know, you just can't manage that volume." And Moore said housing seniors is a different beast than housing families.

Most seniors are living on fixed incomes and dependent on sources such as Social Security. So there's little chance they will one day be able to afford a bigger, better place. "Seniors are that population that typically move into assisted housing and they need that housing until they, you know, pass on," he said.

The Ella at Encore defies some of the negative stereotypes that surround public housing for seniors. It's clean, secure and includes the type of amenities one might find at a luxury development, like a rooftop pool, fitness center and community room that's bustling with seniors around lunchtime.

Milton Malphus used to work as a manager at a McDonald's in St. Petersburg until complications with his post-traumatic stress disorder forced him to go on disability. He said he receives less than \$800 a month in payments and it's his only source of income. He said after paying for rent, his utility bills, food, gas and medication for his PTSD and injuries related to a recent fall, he has next to nothing left for himself. "You can't buy an extra shirt or that beautiful steak, so you do without those kind of things," he said.

Malphus said he is certain he couldn't afford to live on his own were he not at a public housing community like the Ella, where all residents only pay 30 percent of their income in rent. Having this is one of the best things that could happen for me, especially at this time, going through what I'm going through medically," he said.

Despite his own struggles, Malphus volunteers almost every day. On this particular afternoon, he was taking food from a meal at the community room to a friend who recently became homeless. Malphus said he sees first-hand how many others his age are less fortunate. "There are a massive number that fall through the cracks," he said.

Moore, with the Tampa Housing Authority, said he gets emails daily from people in desperate situations and knows he can't help everyone. "Because a lot of the emails I get are from people who need it now, you know they don't need it three years from now, they need it now," he said.



The Tampa Housing Authority's Leroy Moore (l) points out a model of the Ella to State Sen. Darryl Rouson (D-19) inside the building's community room. He says the THA has the capacity to build more senior housing, but needs more funding to make it happen.

COURTESY OF THE TAMPA HOUSING AUTHORITY

# Hillsborough's Growing Senior Population Needs More Affordable Housing

By STEPHANIE COLOMBINI • DEC 17, 2018 • Originally published on December 18, 2018 3:35 pm

Metropolitan Ministries is one of the groups Moore refers people to for emergency housing. Christine Long, the chief programs officer at the nonprofit charity, said 75 percent of people coming in with housing needs are seniors on fixed incomes. “I don’t think the Tampa community is really prepared for all of the affordable housing challenges we’re facing with the senior population and the growth in that population,” she said.



58 year-old Earlene Kelly has already put herself on waitlists for senior housing in Tampa because she figures she will meet the age requirement of 62 by the time something opens up.

ROBERTO ROLDAN/WUSF PUBLIC MEDIA

Ask 58 year-old Earlene Kelly of Tampa. She isn't quite there yet, but she's close. Metropolitan Ministries is providing Kelly an apartment to live in temporarily until the end of the year. She lost her home after it was damaged during Hurricane Irma and has been waiting for available public housing ever since. “It’s not easy when you’re 55+ being on a waiting list,” Kelly said.

Knowing how long it takes for units to become available, Kelly already put herself on waitlists for senior housing. She said she figures she will meet the age requirement of 62 by the time something opens up.

## RENTS OUTPACE WAGES

Affordable rents for median-wage workers vs. two-bedroom fair market rent, Tampa- St. Petersburg-Clearwater metropolitan area, 2016



Based on median wage for occupation. Maximum rent = 30% of monthly salary, compared to HUD fair market rent for 2-bedroom unit.

Sources: Florida Agency for Workforce Innovation, 2017 Occupational Employment Statistics and Wages; U.S Department of Housing and Urban Development, 2017 Fair Market Rents; U.S. Social Security Administration

# Hillsborough's Growing Senior Population Needs More Affordable Housing

By STEPHANIE COLOMBINI • DEC 17, 2018 • Originally published on December 18, 2018 3:35 pm

Retirement age became a bigger concern since Kelly's financial crisis. The savings she put away for the future were wiped out. And even though Kelly has a masters' degree, lately she can only find part-time work – at AARP, helping senior citizens find jobs. "I never thought that I would fall into this situation, but it happened," she said. "And I've just got to keep my head up and believe that things can turn around." Kelly may have some more options soon.

Construction is underway on the footprint of what was once Tampa's oldest public housing complex, the now-demolished North Boulevard Homes near Interstate-275 and the Hillsborough River. The \$350 million West River Redevelopment Plan includes a variety of residential and commercial projects that aim to revitalize West Tampa.

Moore said three buildings are fully funded so far, and the first two scheduled for construction are for senior housing. First up is the Renaissance at West River, which will add 160 units to the Tampa Housing Authority's stock of about 1,000 senior homes. Tampa Mayor Bob Buckhorn and agency officials broke ground on the project in May.

Next will be the renovation of the vacant 150-unit Mary Bethune High Rise Apartments in West Tampa, an eight-story residential tower that housed seniors for decades. Funding for the West River projects comes from a mix of Housing Authority funds, state tax credits and partnerships with private developers.

Moore said it's an example of what can be done with the right resources. "We've got the capacity to build more, develop more and house more seniors," he said. "We need more funding to achieve more than what we already are achieving."

Waitlists for Tampa Housing Authority developments typically open six-to-nine months before a build is completed. Moore said he expects the waitlist for the Renaissance to open this spring. He also expects it will fill immediately.



The vacant Mary Bethune High Rise Apartments will be renovated as part of Tampa's West River project. It stands behind a lot that will soon be home to the Renaissance at West River. The two buildings will add more than 300 units of senior housing.

STEPHANIE COLOMBINI/WUSF PUBLIC MEDIA



## Donald Trump has shut down the government over immigration. Meanwhile, E-Verify is down.

January 4, 2019 Tampa Bay Times, By Steve Contorno, Times staff writer Chris O'Donnell contributed to this report.

Page | 1

*Ironically, the shutdown has paralyzed the immigration courts, border patrol agents are unpaid and the system to keep undocumented workers from gaining employment is down.*

Businesses review the immigration status of potential hires on a federal website that currently has a red alert stripped across the top.

Due to a lapse in federal funding, this website will not be actively managed.

The alert goes on to warn that the system for checking immigration status, E-Verify, is unavailable.

For two weeks, President Donald Trump has partially shut down the government over Congress' unwillingness to set aside \$5.6 billion for a wall on the southern border. The wall is needed, Trump has said, to stop migrants from crossing into the United States from Mexico.

Yet, in a bit of irony not lost among those who work closely with migrant communities, the country's immigration network has been hit hard by the shutdown. Its ramifications could be felt from court rooms to farm fields throughout Florida.

"It's oxymoronic," said Arturo Rios, a St. Petersburg immigration lawyer. "It's actually throwing gasoline on the fire and setting us back and putting burdens on a system that's already overburdened."

The shutdown has paralyzed the immigration courts, including those in Orlando and Miami, which are already dealing with a historic backlog of cases. The Washington Post reported that agents protecting the border are not being paid.

About 750,000 businesses signed up for E-Verify last year, according to U.S. Citizenship and Immigration Services, that can't currently access the federal databases to verify the status of a job applicant.

Michael Bars, a spokesman for the federal immigration agency, said officials had taken steps to "minimize the burden" of E-Verify being down.

"Fidelity to a lawful work force doesn't stop with the suspension of the E-Verify program," Bars said.

Rios is supposed to represent a client in a trial scheduled to start Monday, the case has been pending for years, he said.

But the Orlando immigration court is mostly offline during the shutdown and Immigration and Customs Enforcement lawyers assigned to cases there are furloughed and can't answer emails. If the trial is delayed again, it could mean another year before his client has his day in court.

Meanwhile, Florida farmers are growing increasingly anxious that the shutdown will halt the country's migrant worker program, threatening the winter harvest.

"That is a legal workforce that a lot of our farmers utilize and if they can't get them over here in a timely fashion that's going to cause a whole slew of problems," said John Walt Boatright, national affairs coordinator for the Florida Farm Bureau.

Trump has insisted that a wall is needed — a point he has fixated on since the early days of his campaign, though back then he said Mexico would pay for it. On Thursday he said the southern border is "like a sieve" that lets in criminals and contributes to drugs and human trafficking.



A migrant jumps the border fence to get into the U.S. side to San Diego, Calif., from Tijuana, Mexico, Saturday, Dec. 29, 2018. Discouraged by the long wait to apply for asylum through official ports of entry, many migrants from recent caravans are choosing to cross the U.S. border wall and hand themselves in to border patrol agents. (AP Photo/Daniel Ochoa de Olza)

## Donald Trump has shut down the government over immigration. Meanwhile, E-Verify is down.

January 4, 2019 Tampa Bay Times, By Steve Contorno, Times staff writer Chris O'Donnell contributed to this report.

Page | 2

"We are in a shutdown because Democrats refuse to fund border security," he said.

Democrats, who assumed control of the House on Thursday, remain steadfast in their opposition to the wall and have accused Trump of holding the government hostage to appease his base.

"The President must end his temper tantrum that is causing irresponsible damage to families and our nation's security," U.S. Rep. Kathy Castor, D-Tampa said. She added that "roughly 400 immigration judges in our immigration courts are barred from hearing cases."

Unlike past government shutdowns, some government departments, like the military, Social Security and the Department of Veterans Affairs, remain flush and operational. Because of that, fewer federal employees are programs are affected.

Still, national parks aren't staffed and environmental protection workers are furloughed.

If the shutdown continues, it is unclear if the U.S. Department of Housing and Urban Development will be able to continue making payments to local housing authorities in Tampa and St. Petersburg.

That would leave housing authorities having to dip into their reserves, said Tampa Housing Authority Chief Operating Officer Leroy Moore.

The shutdown so far has not affected Federal Emergency Management Agency's efforts to help Panhandle residents hit by Hurricane Michael, a spokeswoman with that agency said.

Others are struggling. Gabriela Wisniewski breathed a sigh of relief on Saturday when she saw a paycheck in her bank account. She could make rent this month.

But as a federal seafood inspector in Fort Lauderdale, she may not be paid again while the government remains partially closed. So she cancelled a vacation to Washington, D.C., and warned her credit card companies she may miss her next payment.

"It just makes you feel completely out of control," said Wisniewski.

The shutdown has also affected training for the next generation of air traffic controllers. The Federal Aviation Authority paused its recruitment until Congress passes a funding bill.

"It's frustrating," said Paul Hubbard, an Ormond Beach resident who was supposed to start training to be a controller soon. "People are struggling and going into debt because of this."

## Features

# Preparations For 5<sup>th</sup> Annual '5K Run And Walk' Underway

BY IRIS B. HOLTON  
Sentinel City Editor

On Saturday, February 16, 2019, the Tampa Housing Authority, in conjunction with the City of Tampa, will host its "5<sup>th</sup> Annual 5K Run And Walk" event. The event is entitled "Race To End Homelessness."

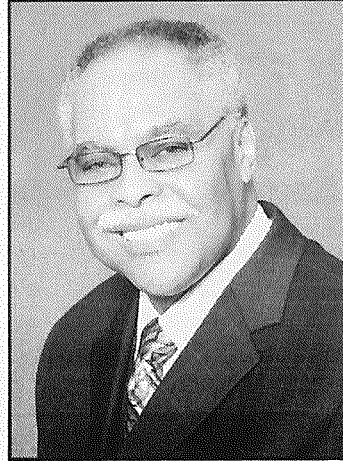
It will take place from 8 a.m., until 12 noon at Al Lopez Park, 4810 N. Himes Avenue. Anyone wishing to participate can pick up registration packets at 5301 W. Cypress on February 15, 2019, from 8 a.m. until 6 p.m., or call (813) 341-9101, ext. 1470.

**Jerome Ryans**, President and CEO of the Tampa Housing Authority said, "This annual fundraiser is very important and allows us to do our part to ensure that everyone in our community receives needed assistance.

"Nothing is guaranteed and many of us have our own stories of struggle and triumph that wouldn't be possible without assistance from someone else. Realizing that, we choose to invest the resources entrusted to us to eradicate homelessness in our community."

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

To date, more than 165 homeless individuals have been housed. Additionally, a homeless pantry has been established and donations of



**JEROME RYANS**  
CEO, President, Tampa  
Housing Authority

snack items, toiletries, clothing, blankets, socks, bottled water, gift/food coupons and cash donations will be accepted.

Over the last 10 years, the Tampa Housing Authority has been awarded more than \$10 million dollars by HUD through their VASH (Veterans Assistance for Supportive Housing) initiative that addresses the needs of homeless veterans which included provisions of safe, adequate housing; however, the work is far from done.

This year's goal is to raise as much as possible from donors who recognize that homelessness is a community issue and not necessarily an individual plight.

**Ryans** further said, "We place ourselves on the front-line as the change agents to help eradicate systemic and chronic veteran and individual homelessness, within Tampa Bay communities and urge you to join us in this event."



## **15. LEGAL**

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

