



Board of Commissioners Meeting

Wednesday, January 20, 2021

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dachepalli

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

**Board of Commissioners Meetings
Wednesday, January 20, 2021**

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*** Note to Commissioners:**

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



AGENDA FOR THE ANNUAL BOARD MEETING

January 20, 2021

To join the meeting:

- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDd1l1WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

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

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

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



January 20, 2021

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

I. REGULAR MEETING

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

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

**CULTIVATING AFFORDABLE HOUSING
WHILE EMPOWERING PEOPLE AND COMMUNITIES**

II. APPROVAL OF MINUTES

- Regular/Virtual Board Meeting of December 16, 2020
(Commissioner Johnson-Griffin did not participate in this meeting)

III. PUBLIC FORUM (Maximum three-minute limit per speaker)

- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDd1I1WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

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

- Administration ~ [Legna Ortiz](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Erica Newsome](#)

VI. RESOLUTIONS

2021-4185 David Iloanya	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO SUBMIT THE FY2021 PUBLIC HOUSING AGENCY PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
2021-4186 Leroy Moore	A RESOLUTION APPROVING THE BOULEVARD TOWER 4 AND BOULEVARD VILLAS EQUITY, CONSTRUCTION AND PERMANENT LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
2021-4187 Margaret Jones	A RESOLUTION APPROVING THE EXTENSION OF BELMONT HEIGHT ESTATES PROJECT BASED CONTRACT AGREEMENT.

AGENDA FOR THE REGULAR BOARD MEETING

VII. PRESIDENT/CEO's REPORT

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

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

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

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

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

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

December 16, 2020

I. MEETING

Chairman James Cloar called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:41 a.m. Other Board members present were Bemetra Salter Liggins, Ben Dacheballi, Parker Homans, and legal counsel Ricardo Gilmore; Commissioner Lorena Hardwick participated virtually. Commissioner Billi Johnson-Griffin was not present nor available virtually. The Chair noted that there were four Commissioners present physically which constituted as a quorum and therefore this meeting was an official 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; followed by recital of the agency's mission statement after approval of the October minutes.

II. MINUTES

A motion to approve the Minutes of the regular Board Meeting of October 21, 2020 was made by Commissioner Salter Liggins and seconded by Commissioner Hardwick:

Commissioner Cloar	Yes	Commissioner Homans	Yes
Commissioner Salter Liggins	Yes	Commissioner Hardwick	Yes
Commissioner Dacheballi	Present		

A motion to approve the Minutes of the regular Board Meeting of November 18, 2020 was made by Commissioner Homans and seconded by Commissioner Hardwick and passed without dissent:

Commissioner Cloar	Yes	Commissioner Homans	Yes
Commissioner Salter Liggins	Present	Commissioner Hardwick	Yes
Commissioner Dacheballi	Yes		

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

- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDVDd111WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

None to come before this forum.

IV. EMPLOYEES OF THE MONTH (recognized during annual business meeting of December 4, 2020)

- Administration ~ [Anna Edwards](#)
- Properties ~ [William Marson](#)
- Employees of the Year ~ [Anna Edwards and Peter Williams](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Latoria Glover](#)

VI. RESOLUTIONS

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2020-4183.

No. 2020-4183	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.
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A motion was made by Commissioner Hardwick and seconded by Commissioner Salter Liggins:

Commissioner Cloar	Yes	Commissioner Homans	Yes
Commissioner Salter Liggins	Yes	Commissioner Hardwick	Yes
Commissioner Dacheballi	Yes		

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

The Director of Contracting and Procurement, Ms. Tina Washington presented resolution 2020-4184.

No. 2020-4184	A RESOLUTION APPROVING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ENTER INTO A CONTRACTUAL AGREEMENT FOR THE PURCHASE OF AN EMERGENCY COMMAND CENTER/ENVISION CENTER VEHICLE WITH QUALITY VANS & SPECIALTY VEHICLES.
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A motion was made by Commissioner Salter Liggins and seconded by Commissioner Homans:

Commissioner Cloar	Yes	Commissioner Homans	Yes
Commissioner Salter Liggins	Yes	Commissioner Hardwick	Yes
Commissioner Dachevall	Yes		

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty reported that overall THA properties were trending under budget, thus expecting a good yearend. The RAD properties were showing \$7.3 million in RAD rent contracts and \$2.4 million in Tenant rent revenue. There will be an increase of about 52 units to the total RAD units of 2,205 due to a new property underwriting, T3D, accounting for almost all the demolished units from North Boulevard. RAD properties' net cash from operations was trending well at \$892,000, expecting a good yearend with the additional Cares Act budget.

The CFO proceeded with Assisted Housing Financial Key indicators, reporting \$57.3 million in housing assistance subsidy and \$1.5 million in management fees contribution to corporate overhead. The agency also received \$3.2 million in allocation from the Cares Act, based on the 10,230 vouchers the agency manages. The agency has earned \$5.3 million as of December in assisted housing administrative fees. Lastly, the CFO talked about Osborne Landing, which will be the property that will benefit from the 32 families relocating from Robles Park Village, due to the Zion cemetery, expected to be approved by the 1st of January.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore began his report with the West River Master Plan. Despite social distancing, the planning process was moving forward with tremendous feedback from surveys, focus groups, etc. The process will conclude in April, but progress can be followed and chronicled through its website, the COO encouraged everyone to go to www.newroblespark.com to see the current phase of the process, click on a link to see all focus groups, etc.

Formed 14-15 months ago, the last meeting of Zion's Archeological Advisory Committee will be the 17th of December. The Preservation Society was created for post the advisory committee, a 501 c3 entity, its first meeting will be in January. The last meeting of the advisory committee will consist of training members for their new roles as members of the Preservation Society, Attorney Ricardo Gilmore was the registered agent providing the training.

The Encore had recently received some very interesting inquiries for the grocer in lot 12, although nothing major to announce yet. The cost was challenging but the design was continuing to create efficiencies while holding on to those design elements that the COO shared with Board members in previous meetings.

The first Encore Community Association Board meeting was held December 15th, moving forward it will be held annually. The COO added there was a desire to have Encore become part of the Downtown Special Servicing District.

West River has its eighth deal funded as of the 11th of December when a challenge period will begin. Images showed the location of the building, to be the fourth Senior building in West River with 120 units. Before 2020 ends the number of funded, completed or under construction at West River will be 1,047 units from its demolition in 2018.

Lastly, the COO reported that THA was in partnership with the Related Group in pursuit of the 18-acre City of Tampa/Rome Yard project, the land is just north of West River. The application was submitted the 15th of December. Contents of the proposal will be revealed in February or March, after final selection by the City of Tampa is made.

The Director of Human Resources, Mr. Kenneth Christie briefly reported how the impact of the pandemic affected the nation, specifically THA employees and our communities. The director also reported regarding the annual business meeting with THA staff on the 4th of December that took place virtually. A few highlights of the business meeting included the President's Award, presented to the Department of Real Estate Development and the Employees of the Year, Ms. Anna Edwards from the Program and Property Services and Mr. Peter Williams from Facilities.

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

VIII. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer announced the celebration for the opening of a playground adjacent to the Oaks at Riverview. The event was to take place Friday, December 18th in collaboration with the City of Tampa Parks and Recreation, Delta Airlines and Kaboom!

IX. LEGAL MATTERS

For the record, Attorney Ricardo Gilmore addressed the Board regarding where we were in terms of Board meetings and why Commissioners were physically in the Boardroom. Originally in March, Governor DeSantis waived physical attendance for meetings to be official meetings for local government with executive order 20-69, followed by a series of executive orders that extended that order, essentially month by month. The last executive order 22-46 extended the order until the 1st of November. At that time, the governor indicated, in conjunction with his phase 3 of opening-up the state, that he did not intend to extend that waiver. In preparation, the attorney sent a memo to other authorities regarding how the meetings could be conducted once we came back to have to have a physical quorum. As usual, THA is the posterchild for exactly how that was to occur, Commissioners saw it in practice this morning. Upon arrival, Commissioners had their temperatures taken; there was only one way to enter the building; THA was not open to the public at this point; and in making this meeting official, it was essential to allow access of the meeting to the public, and the potential for public forum virtually. Additionally, there are plexiglass shields by each commissioner's stations; they are socially distanced; and if anyone were to address the Board, there is plexiglass shield on the podium; there were also appropriate PPE's provided. All implementations were applied for everyone's safety while conducting official meetings at THA. The attorney added that there may have been some confusion due to an extension of the State of Emergency by the governor, on the 3rd of November; some people thought that to be an extension, however, that had nothing to do with conducting public meetings. A group of government lawyers encouraged the governor to consider making virtual meetings permanent, even after the pandemic crisis was over, the governor has chosen not to do that, at this point. According to an article by a well-respected South Florida law firm, advising some of the cities they represent, alluded that interpretation of a very narrow part of the Attorney General's opinion allows for continued virtual meetings despite what the governor says. They feel that having a virtual meeting is merited, however, attorney Gilmore did not subscribe to that theory for housing authorities. This was due to the differences in how cities accomplish things compare to housing authorities. Additionally, litigation either by the state or third parties will challenge what happened during the pandemic, claiming non-compliance with government of the sunshine rules.

X. UNFINISHED BUSINESS

None to come before this forum.

XI. NEW BUSINESS

None to come before this forum.

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:38 a.m.

Approved this 20th day of January 2021,

Chairperson

Secretary

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

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

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

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

The following procedures apply to Public Forum sessions:

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

NAME: _____ Signature: _____ Date: _____

ADDRESS: _____ Phone #: _____

TOPIC: _____

**TAMPA HOUSING AUTHORITY
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2021-4185

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

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: The FY2021 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 FY2020 Capital Fund Program grant amount was \$1,954,819.00 and for the purpose of the initial submission of the budget. The FY2021 Capital Fund Program grant will be budgeted for the same amount.

Narrative:

The Housing Authority of the City of Tampa's Real Estate Development Department is seeking the Board of Commissioner's approval of the updated PHA Plan and certification of compliance with related regulations for the FY2021 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 2021-4185 Civil Rights Certification (HUD-50077-CR) and Certifications of Compliance with PHA Plans and Related Regulations (HUD-50077-ST-HCV-HP)



BOARD OF COMMISSIONERS

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DATE: January 12, 2021

TO: Board of Commissioners

THROUGH: Leroy Moore, Sr. Vice President/COO

FROM: David Iloanya, Director of Real Estate Development

SUBJECT: Resolution #2021-4185 Authorizing the President/CEO to Submit the FY2021 Public Housing Agency Plan to the U. S. Department of Housing and Urban Development

The U. S. Department of Housing and Urban Development (HUD) requires every public housing authority to develop and annually revise its Public Housing Agency Plan (PHA Plan). The Plan details policies, programs and strategies including budget for its current fiscal year, and 5-year Plan projections. It also documents long range action plans and objectives of the Authority. HUD further requires that whenever a major policy change is planned, the Agency Plan must first revise the document to reflect such major changes. The plan reflects progress updates relative to Tampa Housing Authority’s Thirteen (13) agency wide goals and objectives that were placed into effect by the Board of Commissioners during its March 27, 2019 meeting.

The redevelopment of Central Park Village, now Encore Tampa is in progress. The Tempo at Encore (Lot 2) – 203, mixed-use, mixed-income, multi-family development has been completed and occupied, leaving the last housing development at lot 8 for last. Lots 9 and 11 are being developed by a third-party developer for Market Rate units at 288 and 228, respectively. Lot 12 is designated as The Adderley, a composite structure of roughly 106 units above an urban setting grocery store of 15,000 SF sale area and retail space. This project is in design phase.

Job Training Center: A 7,500 SF multi-use, flexible space configuration including a full-service commercial kitchen to be used by Hillsborough County School District for Adult Education. The F.F. & E. are being completed by the School District and the building will be ready for use by April 2021.

Urban Farm: A bio-intensive, high-yielding, 2-acre in-ground mineral based Organic farm in the City of Tampa. Farm Store to be open by late January providing dairy, meat and over 40 different vegetables and herbs. With an eleven-month growing season, and three greenhouses 30’ x 100’, the farm will produce 60,000 pounds of seasonal produce, 30 dozen eggs per week, 2 beehives, and 50 dwarf banana and other fruit trees. The Urban Farm will partner with the School System for K-12 tours and Adult Education, promoting healthy foods as well as cooking classes and farm to table education. Farm memberships are available for discounted prices and 100% subsidies for Food Stamp Recipients. Further information can be found at www.meachamfarms.com.



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Technology Park: The artwork is complete. The native landscaping is in progress.

The Plan updates include planned redevelopment activities for North Boulevard Homes and Mary McLeod Bethune Apartments. The new construction of 160 units, senior housing development in partnership with Bank of America Community Development Corporation (BACDC) – The Renaissance at West River, is now complete and occupied. The multi-family development, structured in four phases at lots T3, named Boulevard Tower 1, Boulevard Tower 2, Boulevard Tower 3 and Boulevard Tower 4, all due to be completed summer 2021, with Tower 4 in 2022. The developments at lot T4 are under design and in pursuit of funding. Lot T5 will be developed as Workforce Housing, Market Rate Units and Grocery. The redevelopment is being coordinated in partnership with the Authority’s Master Development Partner, Related Urban Group. North Boulevard 44-acre site is part of the 150-acre area bound by Rome Avenue, Columbus Avenue, the Hillsborough River and Interstate – 275. The reconstruction of Mary McLeod Bethune Apartments for a new look is complete and occupied.

Robles Park Village is undergoing a Master Planning Development scheduled for six months and due for completion by March 2021. The Authority hired the team of Baker Barrios Architect (BBA) and Property Management Group (PMG), Joint Venture to provide the Master Plan.

The construction of additional of 24 new units at Cedar Pointe is complete and occupied. The Authority has converted a total of 2,205 units to date and planned on converting the balance of the units by 2023. 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 Plan has undergone a 45-day public comment period, its availability for draft inspection has been publicly advertised. Given the COVID-19 environment, THA staff was not able to hold in person meetings with residents at the developments. We now have 662 units left to be converted to RAD. Within the 662 ACC units left to be converted to RAD, we do not have Resident Advisory Committee members as would be in compliance for involvement. Nonetheless, residents within the developments are kept abreast of the PHA Plan.

Two public meetings have been organized for the public purpose. The meetings are intended to allow affected residents and the general public the opportunity to be apprised of the changes to the Plan. Comments and inputs on the Plan have been documented and follow-up responses rendered. The final public meeting will be held during the January 20, 2021 board meeting, where this amended Agency Plan is scheduled for Board consideration. Comments from all meetings and any other written comments received to



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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 at this Board meeting on January 16, 2021.

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

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working 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.

Housing Authority of the City of Tampa
PHA Name

FL003
PHA Number/HA Code

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: <u>James A. Cloar</u>	Title: <u>Chairperson</u>
Signature	Date

Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer 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 Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

RESOLUTION 2021-4185

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

Housing Authority of the City of Tampa

FL003

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2021**

 5-Year PHA Plan for Fiscal Years 20 - 20

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: **James A. Cloar**

Title: **Chairperson**

Signature

Date

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

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

Re: Resolution No. 2021-4186

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 4 and Boulevard Villas.

2. Requestor: Leroy Moore

- A. **Department:** Executive
- B. **Project:** N/A
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

This Resolution is necessary to authorize the President/CEO of Housing Authority of the City of Tampa (THA) to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 4 and Boulevard Villas.

Attachments (if applicable):

Resolution Summary Sheet
Memorandum
Resolution
Attachments: West River Master Plan

M E M O R A N D U M

Date: January 11, 2021

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2021-4186**
RESOLUTIONS APPROVING THE BOULEVARD TOWER 4 AND
BOULEVARD VILLAS EQUITY, CONSTRUCTION AND PERMANENT
LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS

This Resolution is necessary to authorize the President/CEO of Housing Authority of the City of Tampa (THA) to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 4 and Boulevard Villas.

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

RESOLUTION 2021- 4186

RESOLUTIONS APPROVING THE BOULEVARD TOWER 4 AND BOULEVARD VILLAS EQUITY, CONSTRUCTION AND PERMANENT LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS

RESOLVED that the actions of the Housing Authority of the City of Tampa, Florida (“THA”) in forming Tampa Housing Authority Development Corp., a Florida not for profit (“THADC”), which is the sole member and manager of THA T3D, LLC, a Florida limited liability company (the “General Partner”), which is the sole general partner of WRDG T3D, LP, a Florida limited partnership (the “Partnership”), which is the owner of Boulevard Tower 4 and Boulevard Villas (collectively, the “Development”), and entering into the Limited Partnership Agreement of the Partnership, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the actions of THA in entering into the Limited Liability Company Operating Agreement of WRDG T3D Developer, LLC and any amendments thereto are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the equity closing and with respect to the admission to the Partnership of RUDG West River T3D, LLC, a Florida limited liability company, as Class B Limited Partner (the “Class B Limited Partner”); Bank of America, N.A., a national banking association, as Investor Limited Partner (the “Investor Limited Partner”); Banc of America CDC Special Holding Company, Inc., a North Carolina corporation, as Special Limited Partner (the “Special Limited Partner”); and in substantial accordance with the terms of the Amended and Restated Agreement of Limited Partnership, the Development Agreement, the Right of First Refusal Agreement, the Purchase Option Agreement, the Memorandum of Right of First Refusal Agreement and Purchase Option Agreement, the Guaranty Agreement (THA), the Partnership Management Agreement, the General Partner Closing Certificate, and such other documents as contemplated thereby (collectively, the “Equity Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the Housing Finance Authority of Hillsborough County, Florida, a public body corporate and politic organized and existing under the laws of the State of Florida (“HFA”), mortgage construction and permanent loan closings are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Funding Loan Agreement; the Construction Phase Project Loan Agreement; the Project Loan Agreement; the Construction Phase Financing Agreement; the Intercreditor Agreement; the Land Use Restriction Agreement; the Construction Phase Project Loan Note; the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing; the Absolute and Unconditional Guaranty of Completion; the Assignment of Mortgage and Collateral Loan Documents; the Assignment of Contracts; the Construction Disbursement Agreement; the Guaranty Agreement; the Environmental Indemnity Agreement; the Assignment of Agreement to Enter into a Housing Assistance Payments Agreement; the Assignment of Housing Assistance Payments Agreement; the Consent to Assignment of AHAP Contract as Security for Financing; the Consent to Assignment of HAP Contract as Security for Financing; the Assignment of Management Agreement and

Subordination of Management Agreement and Fees; the Collateral Assignment and Pledge of Developer Fees and Security Agreement; the Collateral Assignment and Pledge of Class B Limited Partner Interests and Security Agreement (RUDG West River T3D, LLC); the Collateral Assignment and Pledge of General Partner Interests and Security Agreement (THA T3D, LLC); the Investor Equity Assignment and Security Agreement; the General Partner's Affidavit; the Development Budget Certification; the Insurance Anti-Coercion Statement; the Subordination Agreement Governmental Entity – TEL (Forward); the Amended and Restated Project Note -TEL (Forward); the Endorsement to Multifamily Note; the Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement; the Continuing Covenant Agreement – TEL (Forward); the Guaranty – Multistate – TEL (Forward); the Assignment of Management Agreement and Subordination of Management Fees – TEL (Immediate); the Consent to Assignment of HAP Contract as Security for Freddie Mac Financing; and such other documents, instruments, and agreements as contemplated thereby, including, but not limited to, all tax documents related to the tax-exempt status of the loan and closing documents (collectively, the “Project Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the THA mortgage construction and permanent loan closings are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Mortgage Note (THA RAP), the Authority Mortgage, the Assignment of Leases and Rents, and such other documents as contemplated thereby (collectively, the “THA Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that, also in connection with the Development, the Contract for Purchase and Sale of Real Property and any amendments thereto, the Assignment, the Easement Agreement, the Contribution and Indemnity Agreement, the Special Warranty Deed, the Property Management Agreement, the Rental Conversion Commitment and any amendments thereto, the Rental Assistance Demonstration Use Agreement, the PBV Housing Assistance Payments Contract, the Partial Release of Property from Declarations of Trust (Boulevard Tower 4 and Boulevard Villas - RAD Units and Non-RAD PBRA Units), the Certification and Assurances, the Consolidated Owner Certification, the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 4 and Boulevard Villas /HFA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 4 and Boulevard Villas /New York Mellon Trust Company], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 4 and Boulevard Villas / THA], the Certification of PHA, the Certification of Project Owner, the Certificate of WRDG T3D, LP, the Certificate of THA T3D, LLC, the Certificate of Tampa Housing Authority Development Corp., the Certificate of Housing Authority of the City of Tampa, Florida, and any and all other security agreements, guaranties, indemnities, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the transactions referenced herein (collectively, the “Other Documents”), are hereby in each and every respect approved, ratified, and confirmed; and it is further

RESOLVED that THA is hereby authorized to enter into the Equity Documents, the Project Loan Documents, the THA Loan Documents, and the Other Documents, as applicable, and that execution and delivery of such documents in its name by Jerome D. Ryans, as President/CEO of THA; Leroy Moore, as Sr. Vice President/COO of THA; Susi Begazo-McGourty, as Sr. Vice President/CFO of THA; or any such other officer of THA as may be elected in accordance with the Bylaws of THA, as amended from time to time (each an “Officer” and collectively, the “Officers”), are hereby approved, ratified, and confirmed; and it is further

RESOLVED that action by the Officers and any person or persons designated and authorized so to act by any such respective Officer, to do and perform, or cause to be done and performed, in the name and on behalf of THA, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of THA, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions (including any past action) is hereby approved, ratified, and confirmed; and it is further

RESOLVED that the execution and delivery by any authorized Officer of any of the aforesaid agreements, documents, and instruments authorized in the foregoing resolutions and the taking by any Officer of any acts in any way related to the transactions contemplated by the foregoing resolutions, and such other agreements, documents, and instruments shall be conclusive evidence of such Officer’s approval thereof and of such Officer’s authority to execute and deliver such agreements, documents, and instruments and to take and perform such acts in the name and on behalf of THA; and it is further

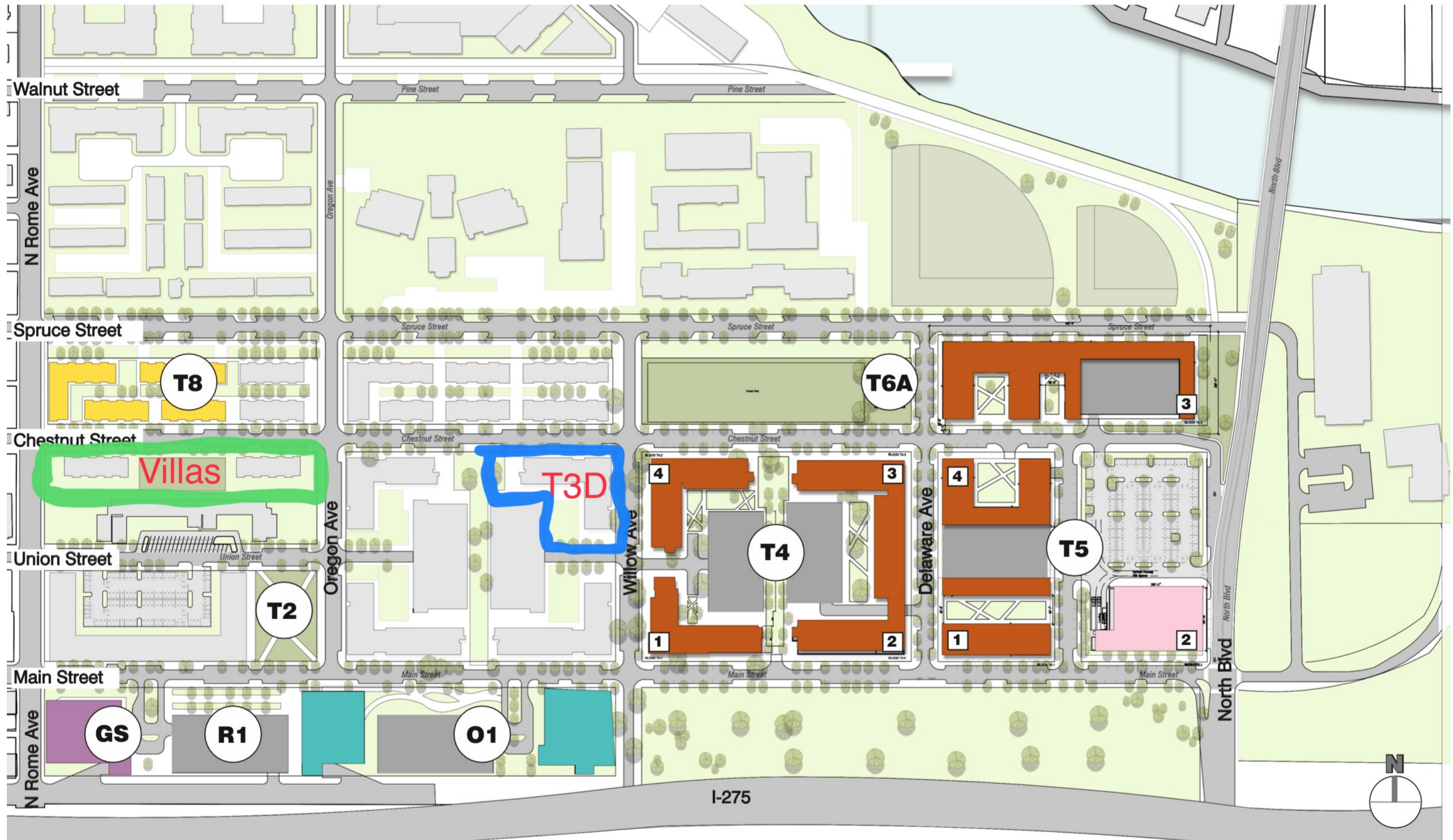
RESOLVED that the Class B Limited Partner, the Investor Limited Partner, the Special Limited Partner, HFA, Bank of America, N.A., a national banking association, The Bank of New York Mellon Trust Company, N.A. a national banking association, as fiscal agent, Grandbridge Real Estate Capital LLC, a North Carolina limited liability company, the Federal Home Loan Mortgage Corporation, and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President/CEO of THA to the contrary.

CERTIFICATE OF COMPLIANCE

This is to certify that the THA’s Board of Commissioners has approved and adopted this Resolution 2021-4186 dated January 20, 2021.

Chairperson

Secretary



WEST RIVER MASTER PLAN

Tampa, Florida

PD_LAND USE SITE PLAN

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2021-4187</u> The Board of Commissioners is requested to approve the above-referenced resolution in order to: Approve an extension to the Belmont Height Estates Project Based Contract for an additional 5 years

2. Who is making request:

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

3. Cost Estimate (if applicable):

Narrative:

Belmont Height Estates establishment was part of the HOPE VI Revitalization grant awarded to the Tampa Housing Authority in 1997. The entire 74-acre site was completely revamped and completed by 2006. As part of the revitalization, a Project Based Housing Assistance Payment Contract was awarded to the site for 66 units for families. The original contract was effective February 1, 2006 for a period of 10 years and was extended for an additional 5 years which will end January 31, 2021. The proposed resolution will approve an additional 5 year extension with a 20 year extension maximum.

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RESOLUTION 2021-4187

A RESOLUTION APPROVING THE EXTENSION OF BELMONT HEIGHT ESTATES PROJECT BASED CONTRACT AGREEMENT

WHEREAS, the Housing Authority of the City of Tampa entered into a Project Based Agreement with Belmont Heights Associates Phase III, LLC February 3, 2006 for a period of 10 years and executed an extension of 5 years through January 31, 2021;

WHEREAS, FR-5242-N-01 allows for extensions of the initial term but may not exceed 20 years cumulatively. PHAs must still determine that the extension of the contract is appropriate to achieve long term affordability of the housing or to expand housing opportunities;

WHEREAS, the leasing rate generally remains at 89-90% for a total of 66 units and expense approximately \$659,313 annually for this development;

WHEREAS, THA would like to extend the project based contract for a period of 5 years ending February 1, 2026;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the Project Based Contract between the Housing Authority of the City of Tampa and the Belmont Heights Associates Phase III, LLC effective February 1, 2021 for a period of 5 years.

ADOPTED THIS 20th DAY OF JANUARY 2021

Chairperson

Secretary

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT**

EXISTING HOUSING

PART 1 OF HAP CONTRACT

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families, and, as applicable, 24 CFR 983.10. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

1. CONTRACT INFORMATION

a. Parties

This housing assistance payments (HAP) contract is entered into between:

_____ (PHA) and
_____ (owner).

b. Contents of contract

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. Contract exhibits

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND

DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.)

- EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER
- EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS
- EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973

ADDITIONAL EXHIBITS

d. Effective date and term of the HAP contract

1. Effective date

- a. The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets the PBV inspection requirements.
- b. For all contract units, the effective date of the HAP contract is:
_____.
- c. The term of the HAP contract begins on the effective date.

2. Length of initial term

- a. Subject to paragraph 2.b, the initial term of the HAP contract for all contract units is:
_____.
- b. The initial term of the HAP contract may not be less than one year, nor more than twenty years.

3. Extension of term

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

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(07/2019)**

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.
- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

e. Occupancy and payment

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant's security deposit). Any vacancy payment may cover only the period the unit remains vacant.
- c. The PHA may make vacancy payments to the owner only if:
 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the

amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

f. Income-mixing requirement

1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term "project" means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.
2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.
6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 5 of Part 1
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contract units in front of the applicable form of assistance):

- Public Housing or Operating Funds;
- Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
- Housing for the Elderly (Section 202 or the Housing Act of 1959);
- Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- Rent Supplement Program;
- Rental Assistance Program;
- Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: _____. If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- Section 236;
- Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- Housing for the Elderly (Section 202 or the Housing Act of 1959);
- Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: _____. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8, below.

- 8. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:
 - a. Place a check mark here ___ if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:
_____.
 - b. Place a check mark here ___ if any contract units are designated for occupancy by families eligible for supportive services. The following number of contract units shall be rented to families eligible for supportive services:
_____.
- 9. The PHA and owner must comply with all HUD requirements regarding income mixing.

EXECUTION OF HAP CONTRACT FOR EXISTING HOUSING

PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
OWNER Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 8 of Part 1
(07/2019)**

**ADDENDUM TO THE SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT – EXISTING HOUSING**

**FOR PROJECT-BASED CERTIFICATE CONVERSIONS
TO PROJECT-BASED VOUCHERS**

Purpose: This addendum must only be used when an expiring project-based certificate (PBC) HAP contract is renewed or extended (hereinafter, renewed) under the project-based voucher (PBV) program pursuant to section 6904 of the Troop Readiness, Veterans' Care, Katrina Recovery, and Iraq Accountability Appropriations Act, 2007, Pub. L. No. 110-28, as implemented in HUD regulations at 24 CFR §983.10.

Renewal Process: Upon the request of the owner, the PHA may, at its sole discretion, renew an expiring PBC contract under the PBV program for an initial renewal term of not less than one year and not more than twenty years, subject to the availability of sufficient appropriated funding. The PHA must determine, within one year before expiration of the PBC contract, that renewal of the contract under the PBV program is appropriate to continue providing affordable housing for low-income families. The renewal is effectuated by executing this addendum along with the PBV Existing Housing HAP Contract.

HUD Requirements: The owner must comply with all HUD requirements, as stated in the PBV Existing Housing HAP Contract. This addendum must be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including any amendments or changes in HUD requirements.

Renewal Rents: Initial and re-determined rents for a PBC contract renewed under the PBV program shall be established in accordance with HUD requirements, including 24 CFR part 983, subpart G—Rent to Owner.

Provisions Not Applicable to PBC Contracts Renewed Under the PBV Program: The following regulatory provisions do not apply to PBC contracts renewed under the PBV program: 24 CFR §983.51 concerning owner proposal selection procedures, 24 CFR §983.56 concerning income-mixing requirements, and 24 CFR §983.57(b)(1) concerning site selection standards. Additionally, Section 8(o)(13)(C) of the 1937 Act - Consistency with PHA Plans and Other Goals, does not apply to PBC contracts renewed under the PBV program.

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

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EXECUTION OF THE PBC TO PBV ADDENDUM

PUBLIC HOUSING AGENCY (PHA)
Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
OWNER
Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 10 of Part 1
(07/2019)**

**MOVING TO WORK (MTW) RIDER TO THE HOUSING ASSISTANCE PAYMENT (HAP)
CONTRACT FOR THE SECTION 8 TENANT-BASED ASSISTANCE HOUSING CHOICE VOUCHER
PROGRAM (HCV) AND/OR THE SECTION 8 PROJECT-BASED VOUCHER (PBV) PROGRAM**

Pursuant to the Public Housing Agency's (PHA) participation in the MTW demonstration, the PHA may establish Section 8 HCV or PBV policies or requirements that differ from statutory requirements for both programs contained in the U.S. Housing Act of 1937, the relevant regulatory requirements, and applicable Public and Indian Housing Notices. Where any particular provisions of this HAP Contract differ from or conflict with the MTW activities included in the PHA's approved MTW Supplement to its PHA Plan, the provisions of the MTW Operations Notice and the approved MTW Supplement to the PHA Plan shall supersede any conflicting or differing HAP Contract language. Further, the MTW Activity authorized by the MTW Operations Notice shall govern the PHA's administration of the program notwithstanding a conflicting or differing provision of the HAP Contract. This rider shall be in effect for the term of the HAP Contract or the term of the PHA's participation in the MTW demonstration, whichever ends sooner.

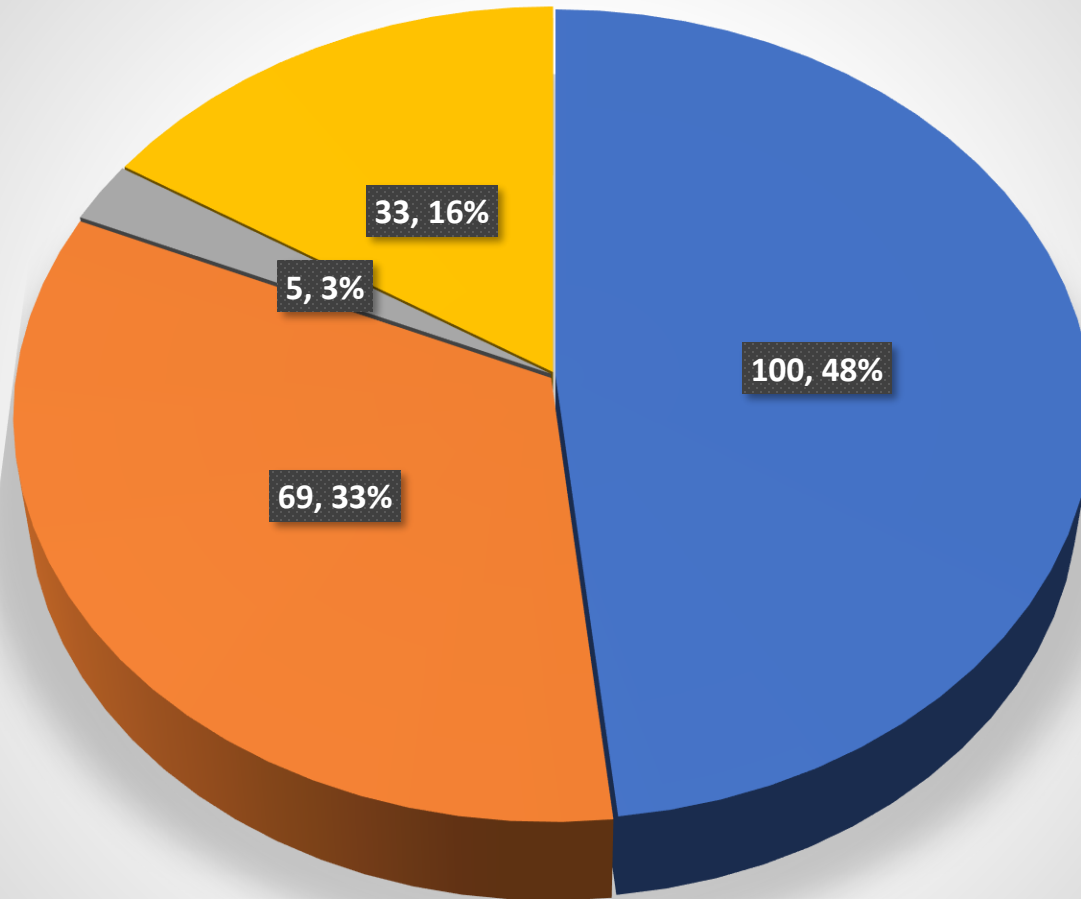
Department of Human Resources
Risk Management, Professional Development & Compliance
December 2020

THA Employee Statistics

FTE Make-up	
Regular FT	185
Temp FT	21
Temp Part Time	1
Total Employees:	207
Residents on Payroll	9 – 4.3%

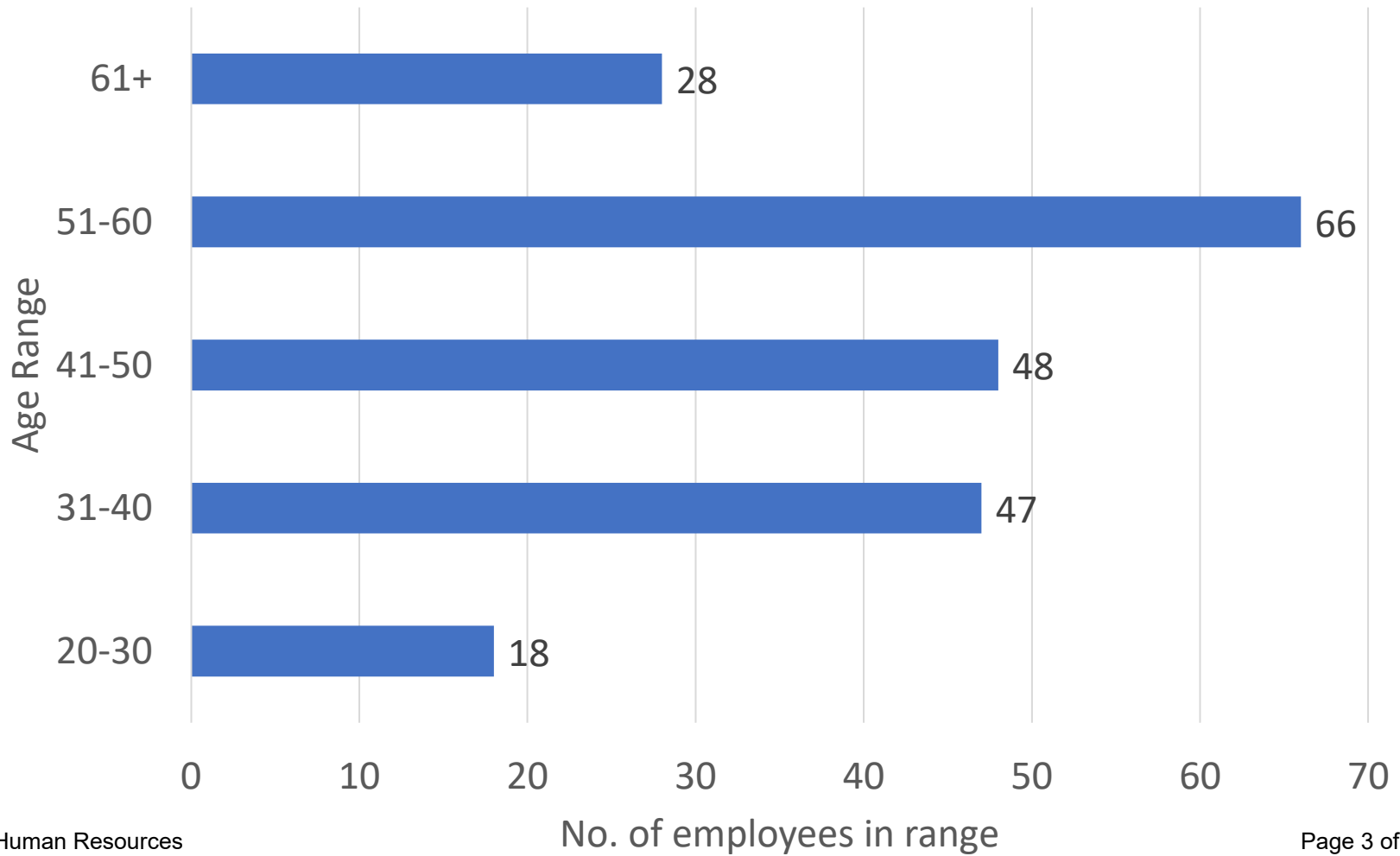
THA Employee Diversity

Staff Racial Make-up

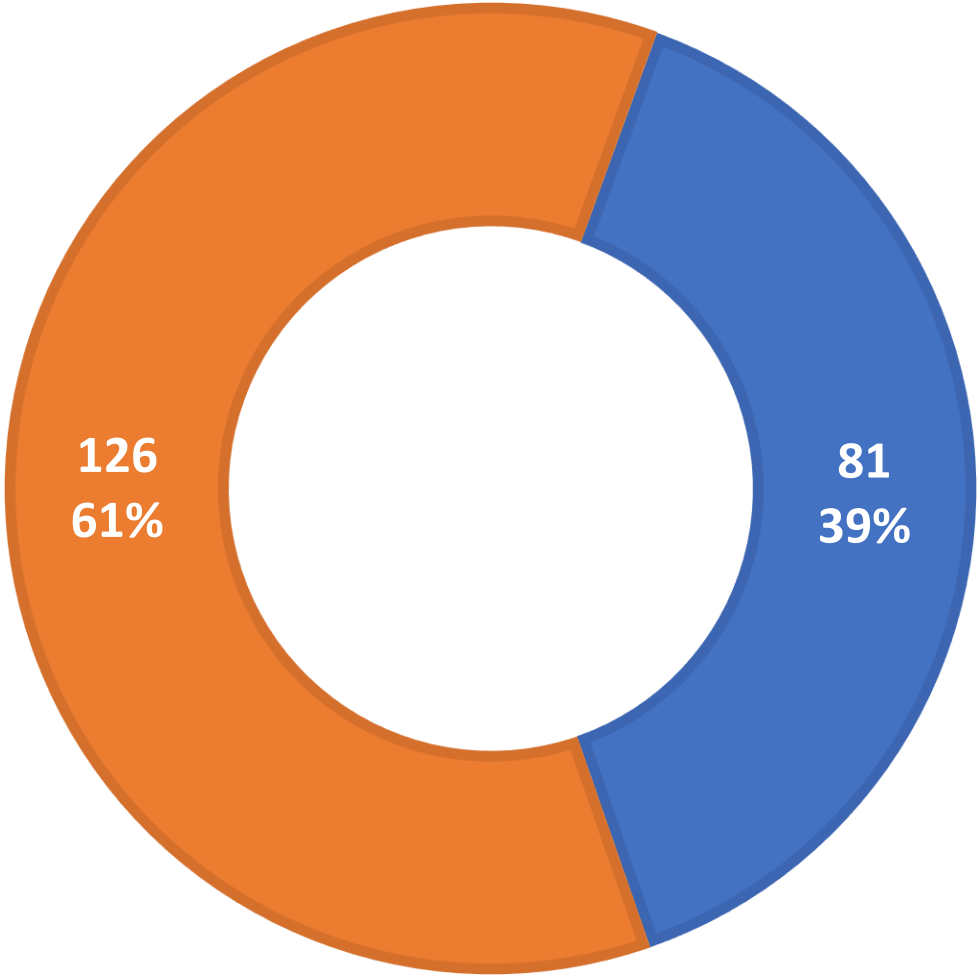


THA Employee Diversity (continued)

Employees by Age Range



THA Employee Gender Diversity



Housing Residents Employed by THA

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

January Employee of the Month



ADMINISTRATION



Legna Ortiz

January's Employee of the Month nomination from Program and Property Services (PPS) is Jobs Plus Community Coach, Legna Ortiz.

Ms. Ortiz relocated to Tampa from Puerto Rico during Hurricane Irma. Speaking no English and losing everything back in Puerto Rico, she was displaced for some time before getting accepted for housing at Robles Park.

Ms. Ortiz was accepted in the Jobs Plus Initiative Tech Support Volunteer program and during her 6-week Internship, was instrumental in carrying out various duties including the installation of software, performing routine maintenance on computers in the Internet Café, assisting with the Facebook updates and creating marketing material.

Ms. Ortiz was hired for the Community Coach position, which she has held for the past 3 years. During her tenure here at THA, Ms. Ortiz has worked continuously, sometimes after hours to recruit residents into the Jobs Plus program, ultimately contributing to the success of 300+ enrollments. She is a dedicated Community Coach who works extremely hard both independently and in the team environment. Often providing creative insight on service delivery activities.

Ms. Ortiz connects with the residents on their level, to ensure that goals are met, families are provided with necessary supports and that individuals are successful. Ms. Ortiz is the go-to person for language translations for our Spanish families, Ms. Ortiz has worked very diligently to increase her knowledge and skills to advance her career.

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

Department of Program and Property Services
Stephanie Brown-Gilmore, Director
December 2020

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

December Highlights

- **December 3rd – 8th Annual Virtual Parent Workshop – “Click Here: Navigating the World of Virtual Services”**
- **December 9th and 16th – Free4Ever International, Inc Parent Workshop – Stress Management**
- **December 21st – 450 JL Young residents received Kris Kringle bags and holiday cookies from PPS.**
- **December 22nd – Robles Park Christmas Present Giveaway**
- **December 23rd – Adopt of Family Christmas Present Giveaway**

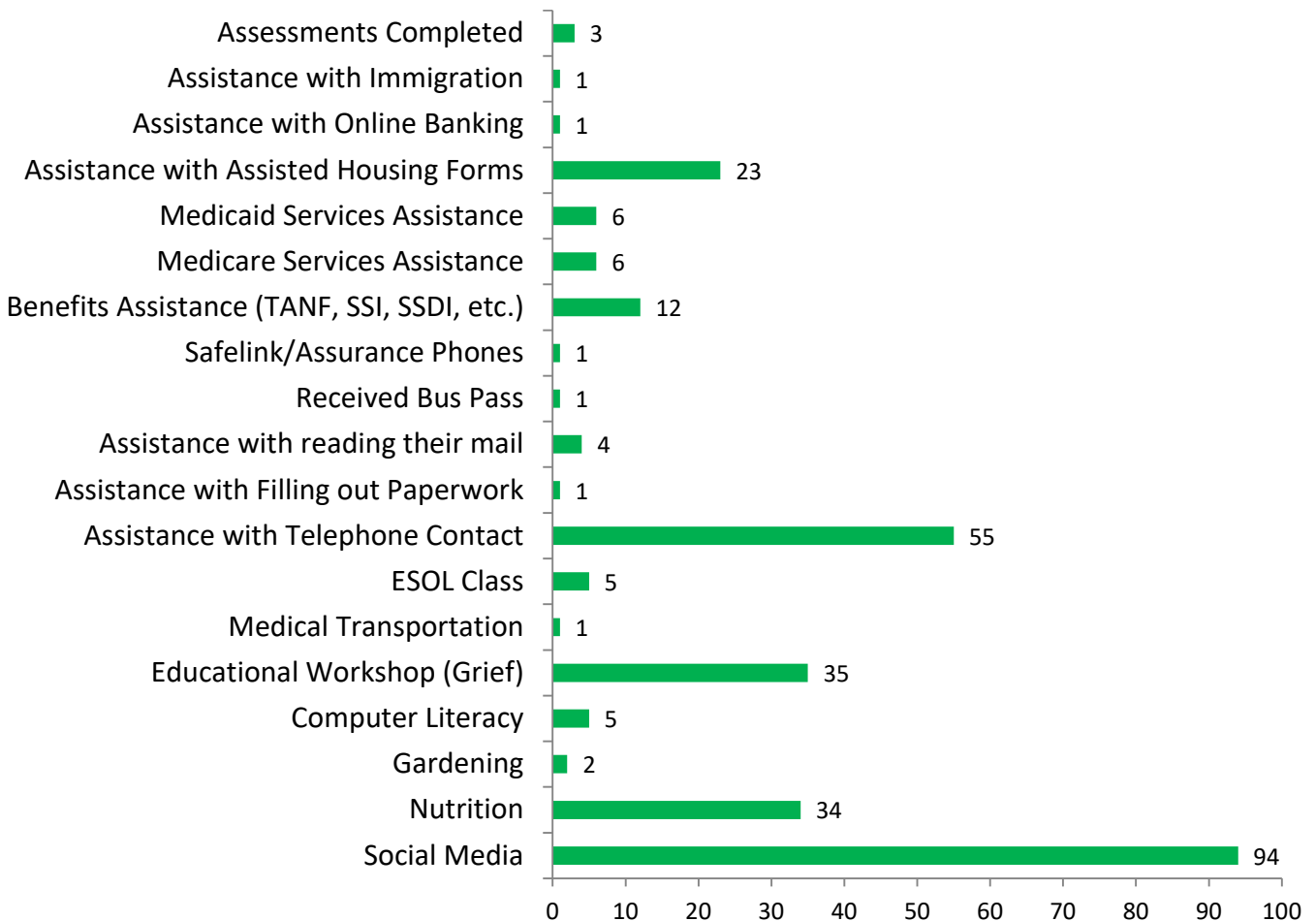
Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	5%
YouthBuild (YB)	\$1,075,472	35%
YouthBuild-USA Mentoring	\$29,850	23%
Citi Foundation	\$70,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	27%
Village Link-Up	\$187,345	15%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	42%
Prodigy	\$45,000	33%
Jobs Plus Initiative (JPI)	\$2,500,000	64%
City of Tampa Community Development Block Grant	\$100,000	0%
Tax Credit Tools T3 Program	\$1,350,000	0%
Wells Fargo Financial Literacy	\$12,000	19%
Johnson Controls	\$50,000	100%

ELDERLY SERVICES DECEMBER 2020

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

Monthly Activities and Resident Participation JL Young - 475 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to thirty-four (34) seniors at JL Young.
- **Four hundred fifty (450)** JL Young residents received Kris Kringle bags and holiday cookies from PPS.
- **Thirty-five (35)** JL Young residents participated in two (2) educational workshops:
 - 4 Types of Exercise to Improve Health and Physical Ability
 - How to Deal with Grief if It's Your First Holiday Without Your Loved One



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM DECEMBER 2020

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

CHOICE NEIGHBORHOOD INITIATIVE ENCORE ACCOMPLISHMENTS

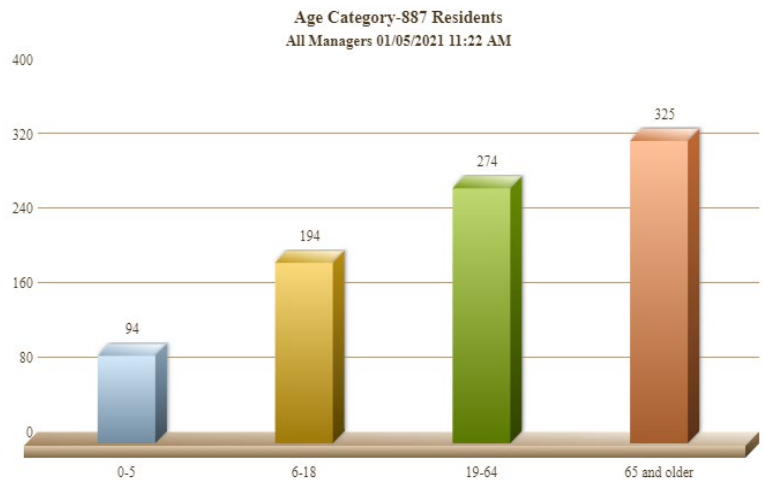
Participant Enrollment

489 Active Families

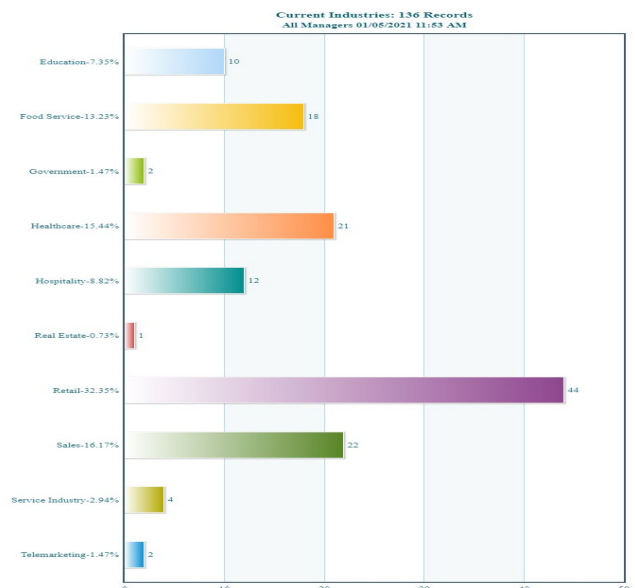
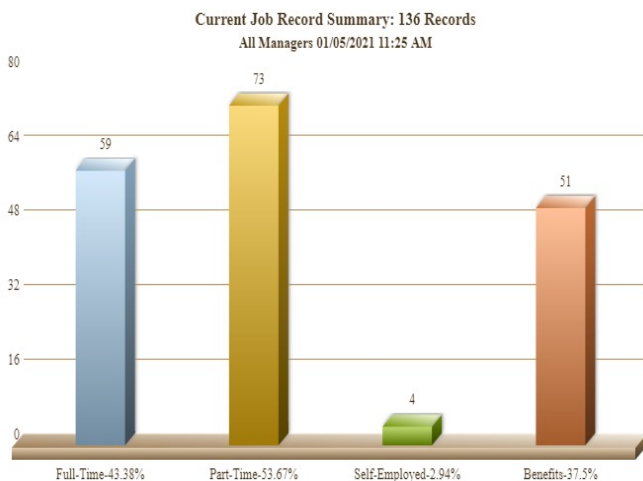
- Ella – 109
- Reed – 161
- Trio – 96
- Tempo – 123

887 Participants Enrolled

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

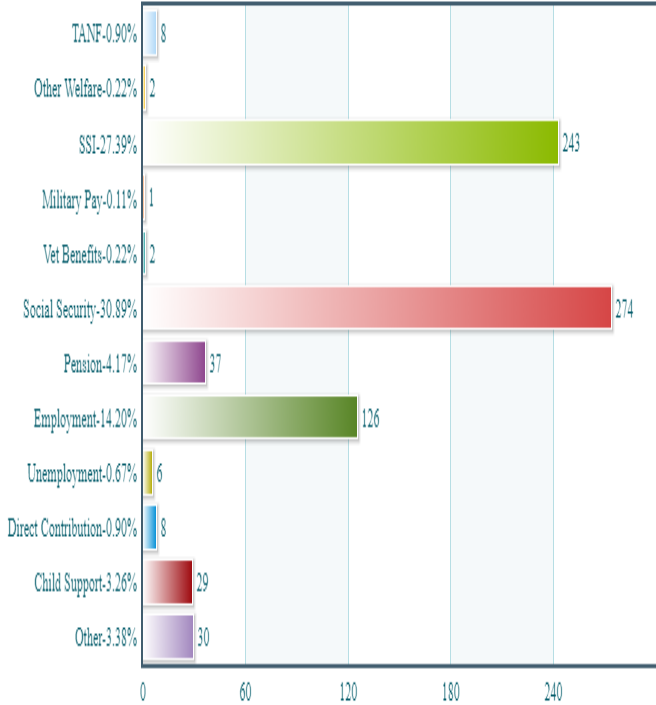


Participant Services

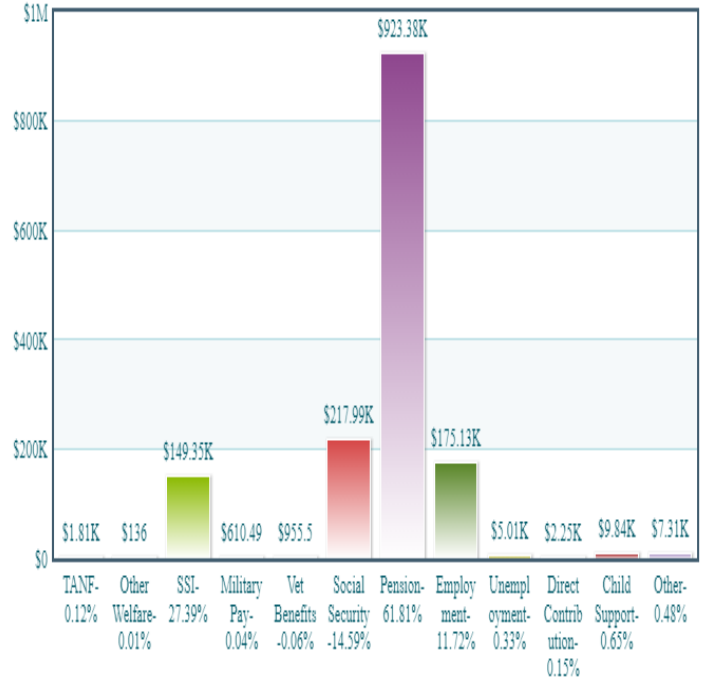


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM DECEMBER 2020

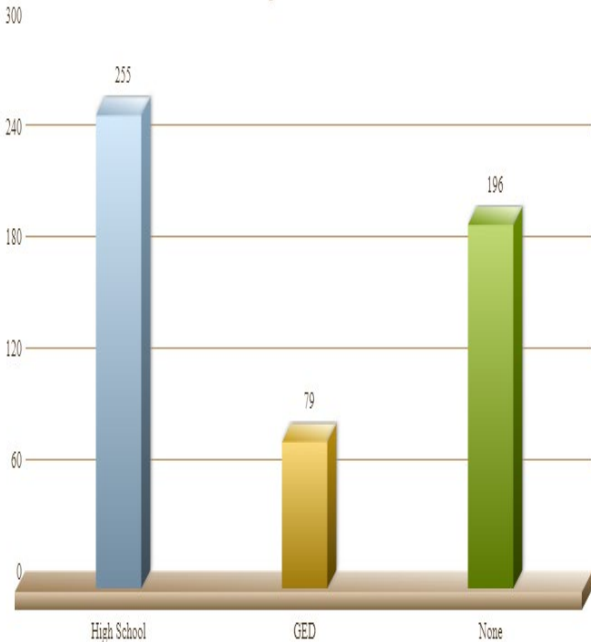
Residents with Income: 887 Residents
All Managers 01/05/2021 12:16 PM



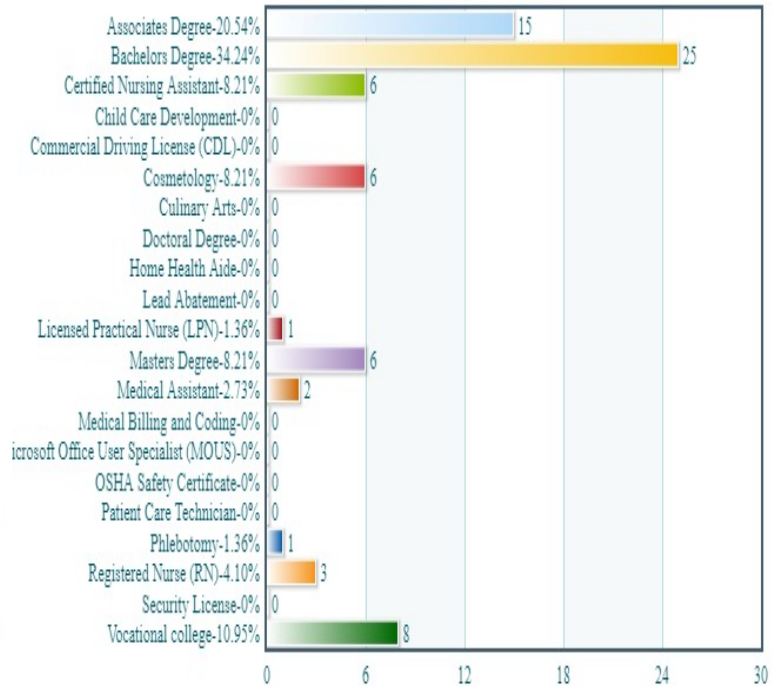
Monthly Amounts: 887 Residents
All Managers (\$1,493,772.09 Total Income)



High School/GED Diploma-Current Caseload
All Managers 01/05/2021 12:23 PM



Certificates/Licenses/Diplomas: 73 Records
All Managers 12/02/2020 03:47 PM



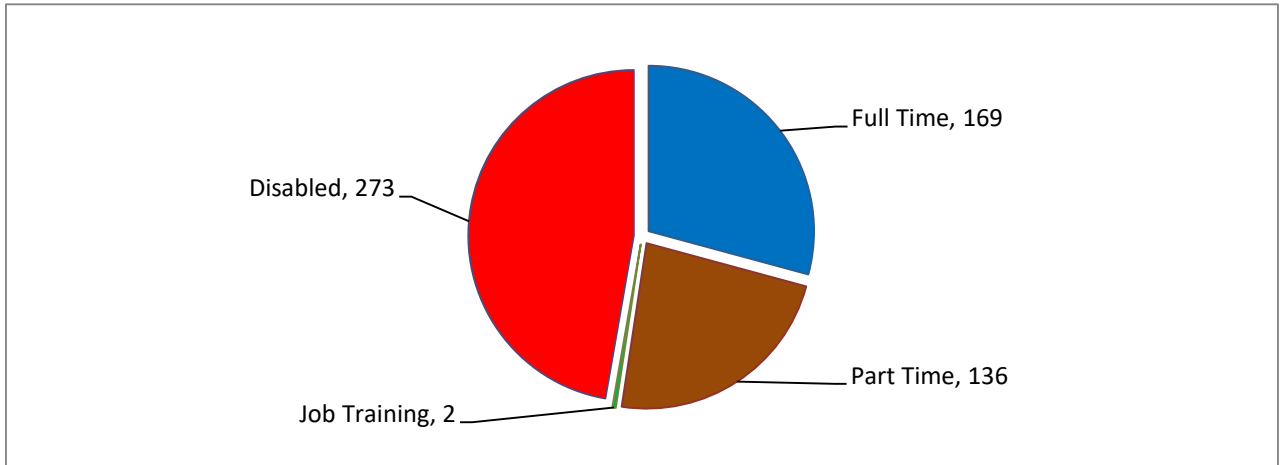
COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM DECEMBER 2020

West River Initiative

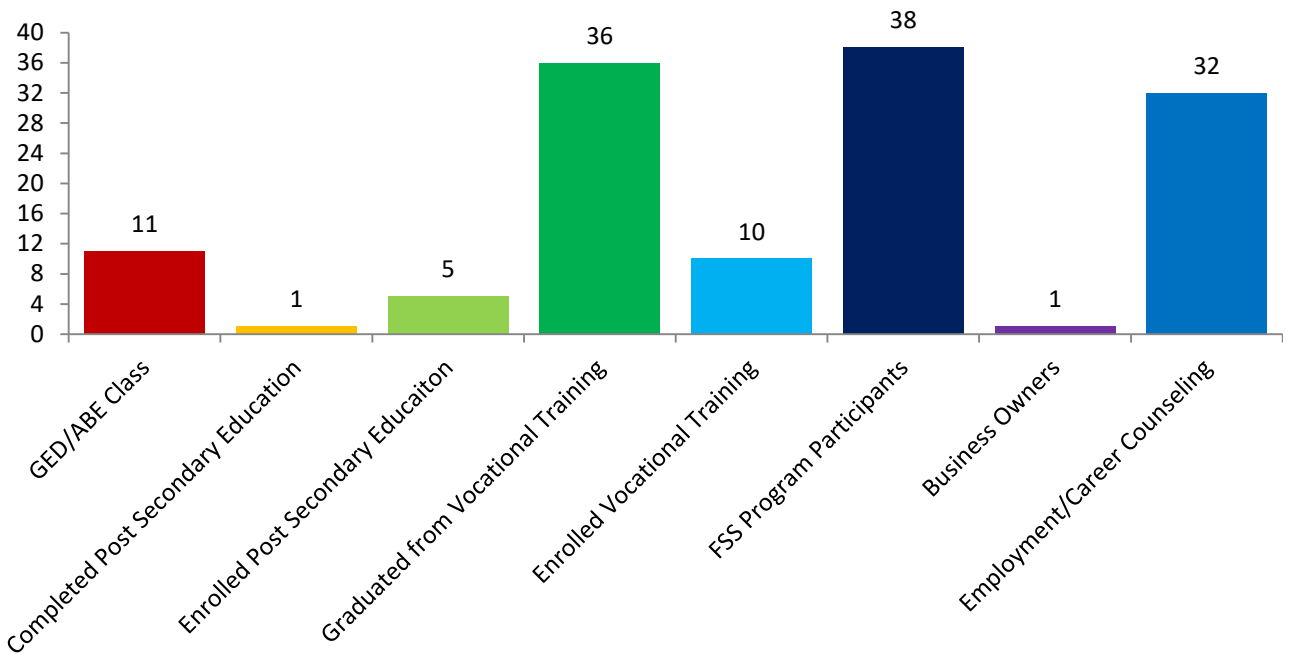
Participant Enrollment

643 Active Families

1,634 Participants Enrolled



Participant Services



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM DECEMBER 2020

WEST RIVER RE-OCCUPANCY

- **Renaissance**
 - Fifty-one (51) Expressed interest in returning back
 - Thirty-six (36) Submitted application
 - Two (2) Pending approval
 - Nineteen (19) Approved
 - Nineteen (19) Move ins
 - Zero (0) Being processed to move in
- **Mary Bethune**
 - Forty-nine (49) Expressed interest in returning back
 - Fifteen (15) Submitted application
 - One (1) Pending approval
 - Twelve (12) Approved
 - Ten (10) Move ins
 - One (1) Being processed to move in
 - Two (2) Declined to move back

SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - One hundred eighteen (118) families referred
 - Ninety-seven (97) youth completed the Youth Financial Literacy Workshop
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services.
 - Resident engagement:
 - The Elam Leadership Institute, CNI community partner, provided 79 Pomander holiday ball gift bags for the residents of Reed, Trio, Tempo, and Ella residents.
 - CNI participation on adopt a family through the Tampa Housing Authority
 - Four (4) families were provided with gifts from the Tampa Housing Authority.
 - Case management working on point of entry process for new residents at the Encore

YOUTHBUILD DECEMBER 2020

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

Grant Amount: \$1,075,749

Completion Rate: 35%

Program Description:

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	15	16	5	0	36
GED/H.S Attainments	75%	5	2	2	0	9
Literacy and Numeracy Gains	65%	6 Students	7	7	1	20
Attainment of Degree/ Certification	85%	NCCER – 12, CNA – 4, Phlebotomy – 1	NCCER – 5	1	0	18 – NCCER 4 – CAN
Placements Employment/ Secondary Education	74%	7	6		1	13
Additional Certifications:		OSHA 12 Forklift 5			1	

Monthly Highlights:

- YB Student Q. Wright earned employment with Good will and completed the registration to start school at HCC.
- THA YB Staff Continued its recruitment
- THA YB Students in Cohort 3 continued to attend GED and NCCER Classes
- Students continued to work with the innovation grant, set up career goals and began interview and resume workshops
- THA YB Students Continued renovation process for new YB Bathrooms
- Students worked on their vision board (Goal Mapping)
- AmeriCorps budget was completed

Upcoming Events:

- Application for new YB Grant

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

Grant Amount: \$191,724

Completion Rate: 27%

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

Service Goal:

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

Accomplishments:

- Fifty-four (**54**) active cases in 2020-2021 Fiscal Year.

Monthly Highlights:

- December 3rd - 8th Annual Virtual Parent Workshop – **“Click Here: Navigating the World of Virtual Services”**
- December 4th – THA Virtual Annual Meeting
- December 8th – Healthy Start Coalition of Hillsborough County Community Meeting
- December 8th – Case Staffing Committee
- December 11th – YMCA Sulphur Springs Outreach Meeting
- December 14th – East Tampa Academy Threat Assessment Team
- December 16th – Florida Network Neighborhood Partners' Meeting

Upcoming Events:

- January 11th – East Tampa Academy Threat Assessment Team
- January 12th – Case Staffing Committee
- January 15th – DJJ Circuit Advisory Board Meeting – Microsoft Teams
- January 21st – Florida Network Training – “Service Imperative – An Imperative Discussion”
- January 27th – Florida Network Neighborhood Partners' Meeting

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

Grant Amount: \$187,345

Completion Rate: 15%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

- Enroll at least 105 Families (**31 Enrolled**)
- At least **80%** of a minimum of 50 families have improved family wellbeing
- At least **85%** of a minimum of 50 families have increased social supports
- At least **85%** of a minimum of 50 families have increased concrete supports
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school

Monthly Highlights:

- December 1st - WE-CARE (Workgroup Enhancing Community Enhancing Advocacy and Research Engagement) - presented by the Children's Board
- December 2nd – Navigating Housing Challenges in the Age of COVID-19 – presented by the Children's Board (ASO Department)
- December 4th – THA Annual Meeting
- December 7th – Children's Board Virtual Data Collection Meeting
- December 9th – Free4Ever International, Inc. Parent Workshop – Stress Management – Pt. 1
- December 16th – Free4Ever International, Inc. Parent Workshop – Stress Management – Pt. 2
- December 16th – ASO Supervisors' Meeting
- December 21st – Youth Financial Literacy Workshop – Final Annual Session
- December 22nd – Robles Park Village Christmas Giveaway
- December 23rd – Adopt-A-Family Delivery

Upcoming Events:

- January 13th and 27th - Free4Ever International, Inc. Parent Workshop – Journey to Serenity: Mental Health Exercises – Pt. 1 and 2
- February 2021 – C. Blythe Andrews Grab N' Go Kick-Off/Program Introduction

OAKS AT RIVERVIEW COMMUNITY CENTER DECEMBER 2020

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

Afterschool program has reopened and is working according to the CDC guidelines.

Elementary Attendance

Average Attendance for the month - 20 Youth

- T.E.S 20 Youth
- THA/ PAL Boxing Program 4 Youth
- DJJ 1 Grant 15 Youth
- Prodigy (Dance Class) Via Zoom 6 Youth
- Prodigy (Art Class) Via Zoom 0 Youth
- Scouts of America 0 Youth

Middle/High School Attendance

Average Attendance for the month – 16 Youth

- GEMS 6 Youth

Summer/After School Services Program DECEMBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 42%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



DECEMBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$45,000

Completion Rate: 33%

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
December	6
Total	14



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

Weekly Participation

Each group meets weekly at their respective location.

Location	Registered	12/1	12/7	12/14	12/21-31
Robles Park Cubs – 804	25	0	0	0	N/A
Oaks at Riverview Cubs – 803	2	-	5	2	N/A
Belmont Phase Cubs - 4275	10	-	-	-	N/A
Moses White/Seminole Cubs - 807	12	N/A	0	0	N/A
C. Blythe Andrews Cubs - 806	13	10	12	22	N/A
Scouts BSA	14	X	4	3	N/A

Highlights

- C. Blythe Andrews is continuing to grow.
- We are planning on the annual Pinewood Derby in March and April.
- We had an activity day on Dec 12th and 13th with Scouts attending. The Scouts had the opportunity for shooting sports, fishing, a conservation project, and a hayride.

Looking Forward

- We are planning the calendar for 2021 including Scouts BSA trips with other Troops to help teach the Patrol method and a mini-day camp over Spring Break.
- We would like assistance to increase community engagement and participation at Robles.

JOBS PLUS INITIATIVE DECEMBER 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

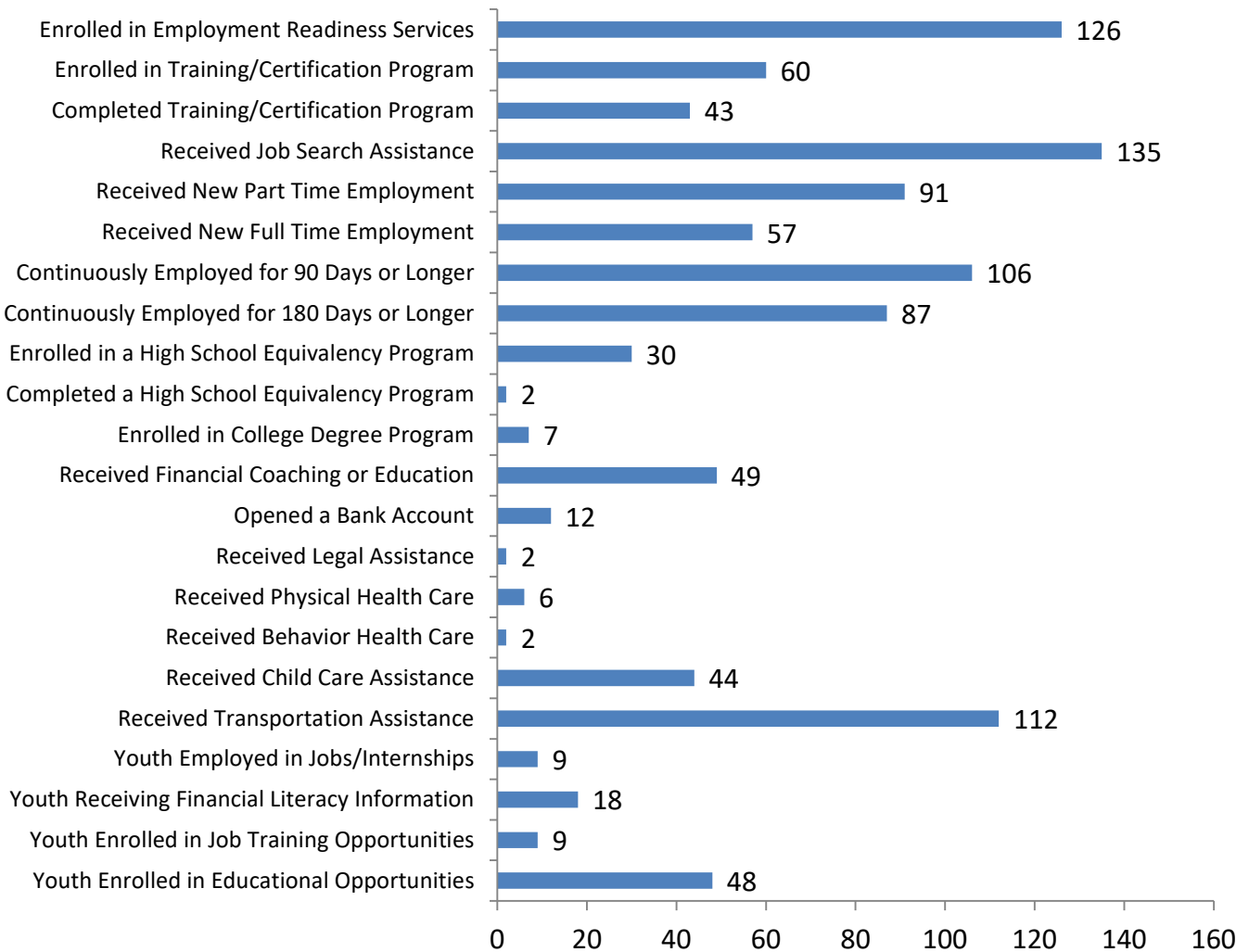
Completion Rate: 64%

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

Participant Enrollment

- 327 Adult Participants enrolled since the beginning of the Program (380 Work-able Residents on the Property). 3 in the Month of December
- 48 14-17-year-old Youths have participated in the JPI Program (65 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) DECEMBER 2020

Monthly Highlights:

November 11th - Construction Careers for roadway construction. (FDOT) and OnBoard4Jobs program connects eligible applicants with local Contractors for projects and OJT opportunities.

- * General Workers (Laborers)
- * Pipe Layers
- * Welders
- * Carpenters
- * Traffic Control (Flaggers)
- * Paving Workers
- * Concrete Workers
- * Heavy Machinery Operators

24 Employment Opportunities sent via email **December 2020**

Alternative Care Group, Staff Zone, Coca Cola, McKibben Hospitality, Taco Bell, Women's Care Florida, Brookdale Senior Living, Casper's Company, CINTAS, TGH, Genuine Parts Co., HD Supply, HCPS, ALDI, Wawa, Safe Management, Tampa International Airport, Hertz, ABM Parking, Starbucks, Burger 21, Admirals Club, Cigar City Brewing, Enterprise Holdings.

Career Fair - Hard Rock Tampa on 12/7/2020

Seasonal Employment Opportunity

Superbowl Security	\$15.50 hourly
Superbowl Guest Services	\$13.00 hourly
Superbowl Janitorial	\$13.00 hourly

Education & Career Training Programs

December 11th - OnBoard4Jobs Construction Training & Employment
December 18th - National Dislocated Workers Program

Services & assistance provided by THA Staff Request

Resume Template: Assisted Housing FSS Supervisor Diane Frink
Felony Friendly Employer: ORCC Staff

Direct Services Provided

December 4th - YB, Student; Jeremiah Harris (Resume Assistance)
December 11th - YB, Student; Darrick Lovette (Resume Assistance)

Job Readiness Workshop

December 17th - Common Interview Questions

JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) DECEMBER 2020

Trainings & Meetings

December 3rd - Staff Development Training (YouthBuild)

December 4th - THA Annual Meeting

December 8th - Partnership Meeting: Mijan Construction, Charles Jackson

December 8th - Partnership Meeting: Concorde Career Institute, Felicia Bell

December 8th - Partnership Meeting: OnBoard4Jobs, Brittany Reissfelder

December 16th - WEBINAR: Workforce GPA

" Learning & Leading, service delivery to job seekers in a virtual environment"

Upcoming plans for January 2021

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



WE NEED WORKERS!

ONBOARD 4 JOBS

CONSTRUCTION JOBS ARE AVAILABLE

OnBoard4Jobs.com **OnBoard4Jobs@QCAusa.com**

866 ON-BOARD [866.662.6273] ext. 3

Here's How it Works

THE PROGRAM
The Florida Department of Transportation (FDOT) has an initiative to help contractors recruit capable workers for roadway construction jobs. This includes hiring workers who qualify for the On-the-Job Training programs.

This Construction Careers Program connects contractors and workers to help increase minority and female workers on federal and state funded road building contracts. The program also provides opportunities to unemployed adults including veterans and high school graduates to secure jobs with our industry's leading contractors.

JOB SEEKERS

- Experienced and entry level workers needed
- Local construction jobs available
- On-the-Job Training
- We need hard working, reliable people who want to work in roadway construction

IT'S EASY
Contact us today!
OnBoard4Jobs@QCAusa.com
866-ON BOARD (866-662-6273) ext. 3

IT'S FREE
This program is for you and is provided at no charge to job candidates and participating contractors. Contact us today!

FDOT **[Q]**
FLORIDA DEPARTMENT OF TRANSPORTATION QUALITY CONNECTIONS OF AMERICA

Connecting Workers with Contractors through the Construction Careers Program

GRANTS AND SPECIAL PROJECTS

DECEMBER 2020

Key Activities and Accomplishments:

- **Awarded** \$10,000 from Super Bowl Forever 55 community grant to construct gardens at the ORCC for youth learning, outdoor activity.
- Implementing the \$488,594 from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention for the Tampa Housing Authority Success Initiative. The three-year program targets youth ages 7-17 in our high-risk communities with prevention strategies to dissuade youth from joining gangs and promote positive development. THA's program will serve 125 youth annually. Grant funds cover a three-year funding period. Implementation will begin in December 2020.
- Implementation continuing on the T3 program, a \$1.3M (\$450,000/year for 3 years) through HHS, the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs).
- Implementation continuing providing THA youth with technology and other school-related supplies to fully engage in online learning at home. Funding was secured through Hillsborough County Community Action Board (\$45,000) and Wells Fargo (\$10,000).
- Completing US Department of Labor Youth Build application to continue the highly successful program.
- Continued to develop additional community partnerships for THA.
- Continued research for new/continuing funding opportunities for PPS and THA.



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

DECEMBER 2020

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

Grant Amount: \$100,000

Completion Rate: 0%

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

Program Goals

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

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

DECEMBER 2020

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

Grant Amount: \$488,594

Completion Rate: 0%

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

Goals and Objectives

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

90% of TSI youth will complete their PYD plan

100% of TSI youth will receive systems navigation and PYD services

- Goal 2: Identify and address service gaps and barriers to reduce youth violence, delinquency, and potential gang activity among youth in high-risk communities through TSI collaboration with the Circuit 13 Juvenile Justice Board recommended strategies. Develop other community collaborations to complement existing TSI services and identify funding sources to sustain TSI services. Completion of continuing partnership with the Circuit 13 Juvenile Justice Board, continuity for collaborative services, and potential sources for funding sustainability.
- Goal 3: Data collection and participation in evaluation activities to determine TSI's progress in meeting stated goals and objectives. TSI staff and partners will participate in all grant-related training and information regarding data collection and reporting. TSI will structure all data collection forms to collect all required data for recording into PMT system.



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 100%
December 2020

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

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

- Environmental Awareness Training via Zoom with six Sustainability Ambassadors

- Annual Sustainability Ambassadors Program Celebration via Zoom with residents in the program

- Re-engaged two ambassadors with program activities

- Submitted paperwork to hire part-time Sustainability Ambassador for the program



Geraldine Barnes Award Winner:
Erica Newsome
Personal Development

Congratulations to Ms. Erica Newsome, the winner of the Geraldine Barnes Resident Award for Personal Development.

Erica Newsome grew up in Bradenton, Florida and was raised by her grandparents. When she became of age, she then in turn took care of them. Erica lost both of her grandmothers and grandfather in the beginning of 2020. After the loss of her grandparents Erica found herself relocating from Bradenton and moving into Robles Park. She is a single mother of 4 daughters and has dedicated her time and efforts in being a role model for her children and community. Erica is a Cheerleader Coach for the West Tampa Spartans. Two of her daughter's cheer and one is a Jr. Coach. Her passion for inspiring the youth doesn't stop there, she also started a mentoring group for kids and women called Team Lioness.

Erica started her career in early childhood education and worked at a learning center teaching children ages birth to four years old. Unfortunately, when COVID-19 impacted society in 2019 she lost her employment due to the schools shutting down. This didn't stop Erica from striving for success. She enrolled in the R3 Program at Career Source and obtained a scholarship to go back to school. Erica also enrolled in the Jobs Plus Program and Village Link Up Program with the Tampa Housing Authority. Erica's desire to change lives, mentor, and be a healer which lead her to the medical field. She enrolled in classes to become a Pharmacy Technician, she completed her courses and is now certified as of December 31, 2020.

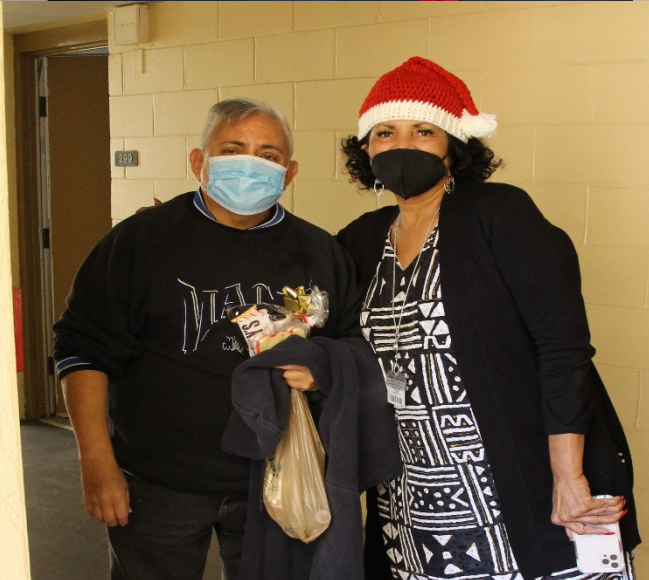
In the words of Erica, "I know my purpose on earth, and I feel like I'm doing God's will and will continue to keep my girls busy, so they know the importance of life and not to become what surrounds them and to never give up on what you believe in".

Nominators Name: Aileen McCoy
Occupation: Relocation Case Manager

Robles Park Christmas December 2020



JL Young Christmas December 2020



Adopt of Family Christmas December 2020



Tampa Housing Authority Audit Presentation 2020

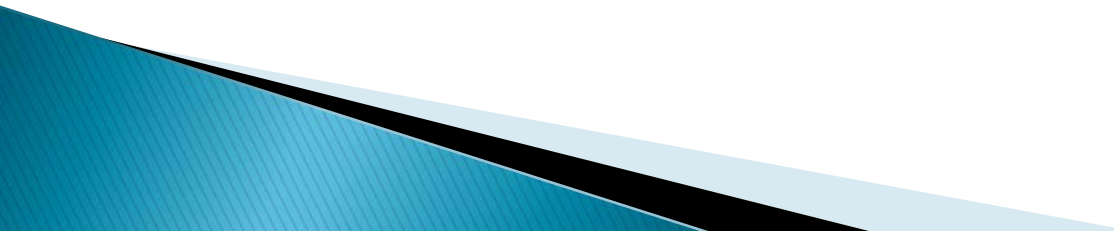


Presented By Berman Hopkins CPAs
Brian L. Nemeroff, CPA
Laura Anne Pray, CPA
Becky Sabetsky, CPA

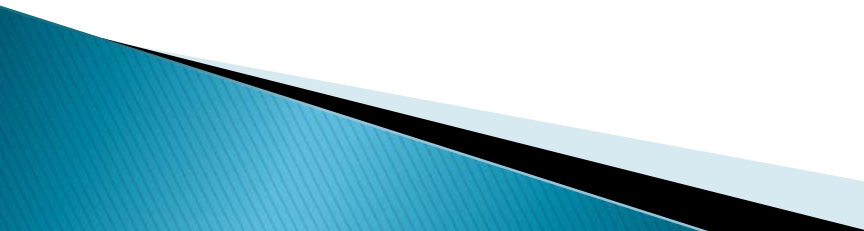


BERMAN HOPKINS
CPAs & ASSOCIATES, LLP

General Overview and Key Points

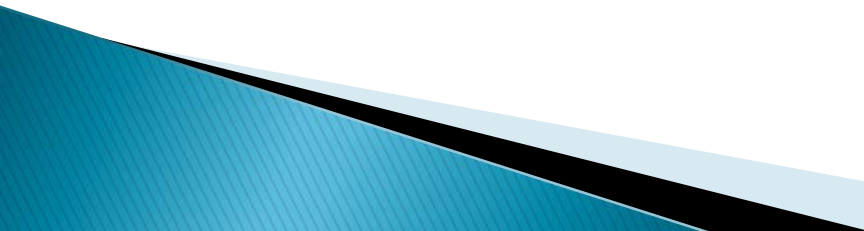
1. Introduction
 2. 12-month period ended March 31, 2020
 3. Audit covers Financial as well as Controls and Compliance
 4. Financial includes all programs and projects as one opinion unit.
- 

General Overview and Key Points

5. Follows governmental (and HUD) accounting and auditing guidelines
 - a. GASB (Governmental **Accounting** Standards Board)
 - b. GAAP (Generally Accepted **Accounting** Principles)
 - c. GAAS (Generally Accepted **Auditing** Standards)
 - d. GAGAS (Generally Accepted Government **Auditing** Standards)
 - e. Uniform Guidance – (**Auditing** Federal Awards)
- 

General Overview and Key Points

6. Three levels of audit standards = 3 Reports
 - a. AICPA Audit Standards – Level 1
 - b. Government Auditing Standards – Level 2
 - c. Uniform Guidance (Formerly OMB A-133) – Level 3
 - ❖ Federal Awards Compliance for Major Programs

 7. HUD Real Estate Assessment Center (“REAC”)
- 

Opinions and Reports

1. Reports – For all levels – clean reports.
2. Auditor’s Report – Unmodified, Clean Opinion (pg. 2)

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority’s business-type activities as of March 31, 2020, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

3. Uniform Guidance Report pages 88–89

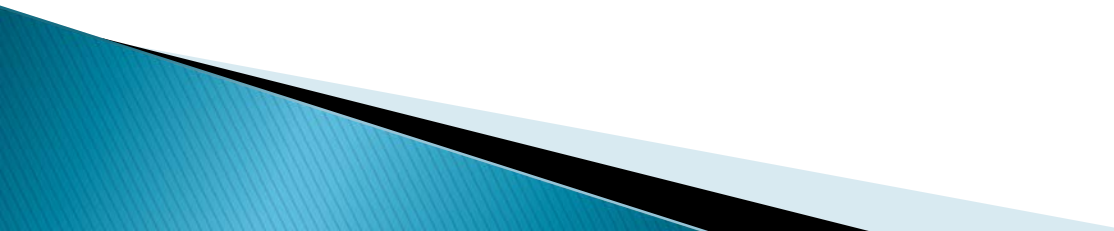
Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2020.

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Governance Communication

1. Significant accounting policies are listed in Note A
 - Lease accounting standard to be implemented in the future
 2. No Disagreements with management
 3. No Difficulties during audit process
 4. Accounting estimates include:
 - a) Allowance on receivables
 - b) Useful lives for depreciation
 - c) Current portion of compensated absences
- 

Governance Communication

5. Corrected and Uncorrected

- ❖ Reclassifications
- ❖ There were no journal entries recorded or uncorrected misstatements noted that would be indicative of poor financial management that needs to be reported to the Board.

Financial Highlights

1. Cash and cash equivalents
 - a) Increase of \$9m for the year
 - b) \$58m in total (pg. 17)

NET INCREASE IN CASH AND CASH EQUIVALENTS	9,005,854
Cash and cash equivalents at beginning of year	<u>49,106,276</u>
Cash and cash equivalents at end of year	<u><u>\$ 58,112,130</u></u>
 AS PRESENTED IN THE ACCOMPANYING STATEMENT OF NET POSITION:	
Cash and cash equivalents - unrestricted	\$ 39,038,776
Cash and cash equivalents - restricted	3,812,051
Cash and cash equivalents - restricted noncurrent	<u>15,261,303</u>
	<u><u>\$ 58,112,130</u></u>

Financial
Highlights
(pg. 23)

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

Restricted Cash, Cash Equivalents, and Investments

As of March 31, 2020, restricted investments of \$1,386,999 consist entirely of Choice Neighborhood endowment. As of March 31, 2020, restricted cash and cash equivalents consists of:

Current

Voucher HAP reserves	\$ 2,317,068
Tenant security deposits	909,053
HOPE VI Belmont - Affordability Reserve escrow	233,077
Section 8 FSS escrow	286,882
HOPE VI Oak at Riverview escrow	65,971
Subtotal current	<u>3,812,051</u>

Noncurrent

RAD properties operating and capital reserves	9,742,420
Modernization and development reserves	3,275,495
MRDC bond trustee funds and escrows	1,259,086
Section 8 FSS escrow	500,140
Other restricted cash	391,741
THA Development escrows	92,421
Subtotal noncurrent	<u>15,261,303</u>

Total restricted cash and cash equivalents \$ 19,073,354

Financial Highlights

2. Positive Net Position \$250m consisting of:

a) Capital – Fixed Assets \$68m

b) Unrestricted \$57m

c) Restricted \$127m consisting of:

Notes and Loans Receivable – \$108m

Restricted Escrows – RAD \$9.7

Modernization and Development \$3.3m

Unspent HAP \$2.3m

Endowment \$1.4m

Capital Assets

(pg. 41)

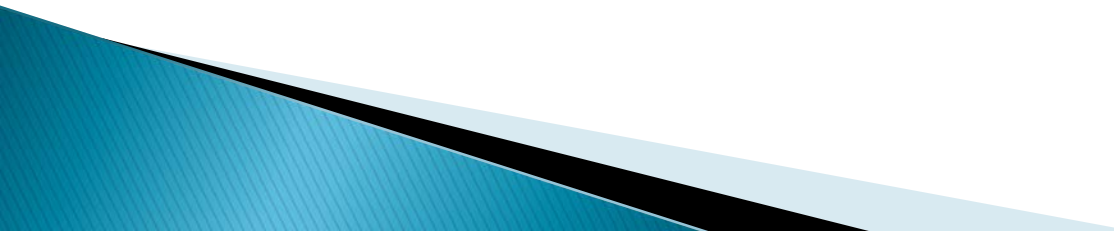
NOTE B - DETAILED NOTES (continued)

5. Capital assets, net

A summary of changes in capital assets is as follows:

	Balance at April 1, 2019	Transfers in/ Additions	Transfers out/ Deletions	Balance at March 31, 2020
Non-depreciable:				
Land	\$ 19,948,379	\$ 1,352,344	\$ (1,582,356)	\$ 19,718,367
Construction in progress	6,782,174	1,994,415	(1,081,471)	7,695,118
Total non-depreciable	<u>26,730,553</u>	<u>3,346,759</u>	<u>(2,663,827)</u>	<u>27,413,485</u>
Depreciable:				
Infrastructure	24,274,364	-	(2,312,368)	21,961,996
Structures and improvements	205,146,755	2,277,974	(8,752,683)	198,672,046
Equipment - dwelling	4,873,662	59,147	(60,167)	4,872,642
Equipment - administrative	4,465,390	36,715	(94,890)	4,407,215
Total depreciable	<u>238,760,171</u>	<u>2,373,836</u>	<u>(11,220,108)</u>	<u>229,913,899</u>
Total capital assets	<u>265,490,724</u>	<u>5,720,595</u>	<u>(13,883,935)</u>	<u>257,327,384</u>
Accumulated depreciation:				
Infrastructure	(12,743,298)	(1,085,565)	1,884,066	(11,944,797)
Structures and improvements	(150,268,093)	(4,239,461)	8,226,860	(146,280,694)
Equipment - dwelling	(3,933,050)	(786,097)	60,167	(4,658,980)
Equipment - administrative	(3,826,205)	(641,032)	94,890	(4,372,347)
Less accumulated depreciation	<u>(170,770,646)</u>	<u>(6,752,155)</u>	<u>10,265,983</u>	<u>(167,256,818)</u>
Capital assets, net	<u>\$ 94,720,078</u>	<u>\$ (1,031,560)</u>	<u>\$ (3,617,952)</u>	<u>\$ 90,070,566</u>

Significant Highlights for 2020

- ▶ No Findings
 - ▶ 2020 Change in Net Position positive \$21.5m
 - ▶ RAD conversions and Encore Lot Sales (\$8m)
 - ▶ Blended Comp. NTHDC, AHDC, MRDC (\$8m)
 - ▶ Choice Neighborhood Grant – \$3.6m
 - ▶ Audit timing / Covid related
 - ▶ Cares Act Funds
- 

Housing Authority of the City of Tampa, Florida

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended March 31, 2020

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	CFDA Number	Federal Expenditures
FEDERAL AWARDS		
<u>Direct from the U.S. Department of Housing and Urban Development ("HUD"):</u>		
Shelter Plus Care	14.238	\$ 442,041
Public and Indian Housing	14.850	2,522,527
Resident Opportunity and Supportive Services	14.870	551,554
Housing Voucher Cluster:		
Housing Choice Voucher Program	14.871	\$ 95,755,058
Mainstream Voucher Program	14.879	<u>419,445</u>
Subtotal Housing Voucher Cluster		96,174,503
Public Housing Capital Fund Program	14.872	1,247,481
HOPE VI Cluster:		
Choice Neighborhoods Grant	14.889	3,927,977
Jobs-Plus Pilot Initiative	14.895	<u>614,284</u>
		105,480,367
<u>Direct from the U.S. Department of Labor:</u>		
Youthbuild Program	17.274	308,485
<u>Pass through from the City of Tampa, Florida:</u>		
Housing Opportunities for Persons with AIDS	14.241	<u>650,067</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS		<u>106,438,919</u>
LOCAL ASSISTANCE		
<u>Pass through from the City of Tampa, Florida:</u>		
Various local grants	N/A	<u>504,621</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE		<u>\$ 106,943,540</u>

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

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

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

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

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

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

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

The programs tested as major programs are as follows:

- Housing Voucher Cluster
 - Section 8 Housing Choice Voucher Program - CFDA No. 14.871
 - Mainstream Program - CFDA No. 14.879

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

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

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None.

C. FINDINGS - FEDERAL AWARDS PROGRAMS AND QUESTIONED COSTS

None.

D. SUMMARY OF PRIOR YEAR AUDIT FINDINGS

None.

Questions



Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: January 11, 2021
RE: Financial Reporting for the Month of December 2020

Financial Highlights

December 31, 2020

Rental Assistance Demonstration (RAD)

For the Nine Months Ended December 31, 2020

- With the change in fiscal year-end for JL Young, which was approved by the board last fiscal year, you will now notice that the summary report now includes this property.
- As of December 31, 2020, the RAD properties generated net cash from operations in the amount of \$878,805 after deducting the Operating Reserves in the amount of \$268,020; PPS, Youth, and Resident Enrichment funding in the amount of \$729,283; Transfers to the Corporate Overhead in the amount of \$497,625, and Replacement Reserves of \$890,066.
- The total RAD rents and other revenues budgeted for this period year to date were \$10,426,463, with actual revenues earned of \$11,142,672. This \$716,209 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher, it may be related to many families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) operating expenses totaled \$7,878,875 which represents \$96,353, or 1.2%, less than YTD budgeted expenses. This amount includes \$207,241 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- Additionally, we have broken out Zion Cemetery related surveying costs on the Robles Park, LLC, financial report which now total \$88,748 for the fiscal year. While significant expenditures were incurred during the 2019-20 FY, we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Nine Months Ended December 31, 2020

- The Assisted Housing Program YTD Administrative Revenue was \$10,153,998, and YTD Voucher Revenue was \$72,386,096, which represents a total positive variance of \$8,770,278 compared to the YTD budget. YTD operating expenditures were \$6,251,539 resulting in a negative variance of (\$191,959) compared to the YTD budget. The YTD administrative net income was \$2,630,899.

5301 West Cypress St., Tampa, Florida

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

Business Activities

Palm Terrace ALF (PALM)

For the Eight Months Ended November 30, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 89.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$105,538 however it is important to note that \$498,672 in CARES Act funds were transferred to Palm Terrace during a previous month. This amount was included in previous months financial reports however this month they were removed so that the report focuses on operations. These funds are to be used for installation of an enhanced generator for the property.
- Operating Cash Balance was \$502,783.
- Replacement Reserves Cash Balance was \$127,186.

Cedar Pointe (CPNT)

For the Nine Months Ended December 31, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 98.8% occupied at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$86,529 for both phases combined.
- Replacement Reserve for both phases combined was \$267,500.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Nine Months Ended December 31, 2020

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was \$1,710,389.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

Meridian River Development Corporation (MRDC)

For the Eleven Months Ended November 30, 2020

- MRDC's communities are Meridian River, River Place, and River Pines. A substantial capital improvement plan was implemented in 2012 for MRDC properties. MRDC was 98.6% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,613,414.
- Operating Cash Balance was \$5,203,994.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for some years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Eleven Months Ended November 30, 2020

- The Ella at Encore operated 32 Low Income Public Housing units, 64 Project-Based Section 8 units, and 64 Affordable Housing Units and was 100% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$248,282.
- Operating Cash Balance was \$168,523.
- Replacement Reserve Cash Balance was \$388,401.

The Trio at Encore (TRIO)

For the Eleven Months Ended November 30, 2020

- The Trio at Encore operated 32 Low Income Public Housing units, 67 Project-Based Section 8 units, and 42 Market Rate Units and was 98.6% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$186,845.
- Operating Cash Balance was \$355,378.
- Replacement Reserve Cash Balance was \$276,254.

The Reed at Encore (REED)

For the Eleven Months Ended November 30, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project-Based Section 8 units, and was 100% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$492,620.
- Operating Cash Balance was \$629,935.
- Replacement Reserve Cash Balance was \$258,647.

Cultivating Affordable Housing While Empowering People and Communities.

The Tempo at Encore (Tempo)

For the Eleven Months Ended November 30, 2020

- The Tempo at Encore operated 20 Low Income Public Housing units, 122 Project-Based Section 8 units, and 61 Market Rate Units and was 98.5% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$942,282.
- Operating Cash Balance was \$502,147.
- Replacement Reserve Cash Balance was \$82,928.

The Gardens at South Bay, LTD (GSB)

For the Eleven Months Ended November 30, 2020

- The Gardens at South Bay, LTD, is a mixed-finance project consisting of 216 apartment units and was 96.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(172,650). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,393,934.
- Replacement Reserves Cash Balance was \$282,029.

Osborne Landing, LTD (OSB)

For the Twelve Months Ended December 31, 2020

- Osborne Landing operated a 43-unit affordable housing apartment development in Tampa, Florida, and was 93.0% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of Replacement Reserves was \$38,238.
- *Operating Cash Balance was \$253,926.
- Replacement Reserves Cash Balance was \$21,014.

Cultivating Affordable Housing While Empowering People and Communities.

Tampa Housing Authority
RAD Properties Summary 1,488 Units
For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 94.9%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	JL Young Apartments	YTD Actual	9 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 440,363	\$ 376,500	\$ 342,155	\$ 349,189	\$ 224,388	\$ 995,006	\$ 2,727,600	\$ 2,308,715	\$ 418,885	\$ 3,078,287	\$ 204
HAP Payments	2,538,614	1,112,918	872,697	953,504	810,275	1,941,648	8,229,656	7,988,309	241,348	10,651,078	615
Other Revenue	77,033	22,629	25,742	22,627	13,504	23,881	185,416	129,440	55,976	172,586	14
Total Revenue	\$ 3,056,011	\$ 1,512,047	\$ 1,240,594	\$ 1,325,319	\$ 1,048,167	\$ 2,960,534	\$ 11,142,672	\$ 10,426,463	\$ 716,209	\$ 13,901,951	\$ 832
Admin Salaries / Benefits	268,089	167,549	119,605	204,686	128,701	244,135	1,132,764	1,217,362	84,599	1,623,150	85
Administrative Expenses	82,677	38,161	31,379	32,137	16,054	73,782	274,189	458,260	184,071	611,013	20
Management Fees	219,146	112,667	95,381	98,980	81,254	226,694	834,122	834,121	-	1,112,162	62
Tenant Services Salary / Benefits	33,488	4,718	19,873	18,038	11,193	60,691	148,001	149,732	1,731	199,643	11
Tenant Service Expenses	8,235	920	371	2,000	339	4,519	16,384	32,438	16,054	43,250	1
Utilities	160,613	56,012	160,038	85,038	78,026	201,215	740,942	789,697	48,755	1,052,930	55
Maintenance Salary / Benefits	561,872	238,039	173,668	179,527	117,312	451,301	1,721,720	1,661,777	(59,943)	2,215,702	129
Maintenance Expenses	201,402	63,959	70,583	48,484	44,516	109,512	538,457	560,245	21,788	746,993	40
Contracted Maintenance Services	298,170	135,360	196,256	169,827	143,297	251,082	1,193,991	1,273,529	79,537	1,698,038	89
Protective Services Salary and Benefits	25,722	10,479	9,527	9,527	6,667	26,675	88,597	90,591	1,994	120,788	7
Protective Service Expenses	149,081	-	39,654	4,277	-	100,466	293,478	165,510	(127,968)	220,680	22
General Expenses	176,121	104,574	89,476	74,102	60,970	95,000	600,242	549,043	(51,199)	732,057	45
Bad Debt	90,751	25,398	17,304	24,070	19,592	30,125	207,241	104,175	(103,066)	138,900	15
Total Expenses	\$ 2,364,114	\$ 957,835	\$ 1,023,115	\$ 950,693	\$ 707,922	\$ 1,875,197	\$ 7,878,875	\$ 7,886,480	\$ 96,353	\$ 10,515,306	\$ 588
Net Operating Income	\$ 691,897	\$ 554,212	\$ 217,479	\$ 374,626	\$ 340,246	\$ 1,085,337	\$ 3,263,797	\$ 2,539,983	\$ 723,814	\$ 3,386,644	\$ 244
Operating Reserves	71,820	34,380	30,420	29,700	20,880	80,820	268,020	268,020	-	357,360	20
Transfer to Corporate Overhead	-	88,438	67,444	71,518	65,241	204,985	497,625	497,625	-	663,500	37
Resident Enrichment Programs	-	9,781	-	8,979	40,161	46,342	105,263	105,263	-	140,350	8
Oaks at Riverview Youth Programs	-	49,817	27,523	61,445	65,835	116,079	320,699	320,699	-	427,598	24
Funding of PPS Salaries	-	40,970	29,057	47,944	54,885	130,466	303,321	303,321	-	404,428	23
Replacement Reserves	394,254	80,489	72,355	68,845	48,401	225,723	890,066	890,066	-	1,186,754	66
Total Other Out Flows	\$ 466,074	\$ 303,874	\$ 226,798	\$ 288,430	\$ 295,403	\$ 804,415	\$ 2,384,993	\$ 2,384,993	\$ -	\$ 3,179,990	\$ 178
Net Cash From Operations	\$ 225,823	\$ 250,338	\$ (9,319)	\$ 86,196	\$ 44,843	\$ 280,923	\$ 878,805	\$ 154,991	\$ 723,814	\$ 206,654	\$ 66

Tampa Housing Authority

Robles Park, LLC 398 Units

For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 84.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,102	\$ 18,767	\$ 21,335	\$ 440,363	\$ 168,903	\$ 271,460	\$ 225,205	\$ 123
HAP Payments	335,069	280,568	54,501	2,538,614	2,525,115	13,499	3,366,820	709
Other Revenue	8,207	5,033	3,174	77,033	45,300	31,733	60,400	22
Total Revenue	\$ 383,378	\$ 304,369	\$ 79,009	\$ 3,056,011	\$ 2,739,319	\$ 316,692	\$ 3,652,425	\$ 853
Admin Salaries / Benefits	37,773	39,656	1,883	268,089	356,905	88,816	475,873	75
Administrative Expenses	18,487	9,959	(8,528)	82,677	89,627	6,950	119,501	23
Management Fees	24,350	24,350	-	219,146	219,146	-	292,194	61
Tenant Services Salary / Benefits	6,139	2,312	(3,827)	33,488	20,796	(12,692)	27,726	9
Tenant Service Expenses	-	900	900	8,235	8,100	(135)	10,800	2
Utilities	22,846	22,020	(826)	160,613	198,183	37,569	264,244	45
Maintenance Salary / Benefits	78,257	62,204	(16,053)	561,872	559,840	(2,032)	746,452	157
Maintenance Expenses	18,113	19,233	1,120	201,402	173,100	(28,302)	230,800	56
Contracted Maintenance Services	42,350	30,458	(11,892)	298,170	274,125	(24,045)	365,500	83
Protective Services Salary and Benefits	3,558	2,823	(735)	25,722	25,404	(318)	33,866	7
Protective Service Expenses	17,383	9,167	(8,216)	149,081	82,500	(66,581)	110,000	42
General Expenses	20,037	18,206	(1,831)	176,121	163,850	(12,271)	218,466	49
Bad Debt	7,431	5,833	(1,598)	90,751	52,500	(38,251)	70,000	25
Zion Related Expenses	-	5,417	5,417	88,748	48,750	(39,998)	65,000	25
Total Expenses	\$ 296,722	\$ 252,537	\$ (44,185)	\$ 2,364,114	\$ 2,272,824	\$ (91,290)	3,030,422	\$ 660
Net Operating Income	\$ 86,656	\$ 51,831	\$ 34,824	\$ 691,897	\$ 466,495	\$ 225,402	622,003	\$ 193
Operating Reserves	7,980	7,980	-	71,820	71,820	-	95,760	20
Replacement Reserves	43,806	43,806	-	394,254	394,254	-	525,672	110
Total Other Out Flows	\$ 51,786	\$ 51,786	\$ -	\$ 466,074	\$ 466,074	\$ -	\$ 621,432	\$ 130
Net Cash From Operations	\$ 34,870	\$ 45	\$ 34,824	\$ 225,823	\$ 421	\$ 225,402	\$ 571	\$ 63

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 99.5%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 44,886	\$ 39,435	\$ 5,451	\$ 376,500	\$ 354,919	\$ 21,581	\$ 473,225	\$ 219
HAP Payments	126,005	115,960	10,045	1,112,918	1,043,637	69,281	1,391,516	647
Other Revenue	412	1,088	(676)	22,629	9,788	12,842	13,050	13
Total Revenue	\$ 171,303	\$ 156,483	\$ 14,820	\$ 1,512,047	\$ 1,408,343	\$ 103,704	\$ 1,877,791	\$ 880
Admin Salaries / Benefits	22,890	15,559	(7,331)	167,549	152,888	(14,661)	199,537	97
Administrative Expenses	9,262	8,812	(451)	38,161	81,805	43,644	108,240	22
Management Fees	12,519	12,519	-	112,667	112,667	-	150,223	66
Tenant Services Salary / Benefits	665	629	(36)	4,718	5,657	939	7,541	3
Tenant Service Expenses	-	433	433	920	3,878	2,958	5,175	1
Utilities	8,186	8,118	(69)	56,012	73,050	17,038	97,402	33
Maintenance Salary / Benefits	34,030	24,815	(9,215)	238,039	223,319	(14,720)	297,756	138
Maintenance Expenses	4,199	7,386	3,187	63,959	68,602	4,644	90,760	37
Contracted Maintenance Services	18,766	21,485	2,719	135,360	199,648	64,288	264,103	79
Protective Services Salary and Benefits	1,450	1,308	(142)	10,479	11,733	1,254	15,635	6
Protective Service Expenses	-	640	640	-	5,760	5,760	7,680	-
General Expenses	12,117	10,761	(1,356)	104,574	96,831	(7,743)	129,112	61
Bad Debt	857	2,117	1,260	25,398	19,050	(6,348)	25,400	15
Total Expenses	\$ 124,940	\$ 114,580	\$ (10,360)	\$ 957,835	\$ 1,054,889	\$ 97,053	\$ 1,398,564	\$ 557
Net Operating Income	\$ 46,363	\$ 41,903	\$ 4,460	\$ 554,212	\$ 353,455	\$ 200,757	\$ 479,227	\$ 322
Operating Reserves	3,820	3,820	-	34,380	34,380	-	45,840	20
Transfer to Corporate Overhead	9,826	9,826	-	88,438	88,438	-	117,917	51
Resident Enrichment Programs	1,087	1,087	-	9,781	9,781	-	13,041	6
Oaks at Riverview Youth Programs	5,535	5,535	-	49,817	49,817	-	66,423	29
Funding of PPS Salaries	4,552	4,552	-	40,970	40,970	-	54,626	24
Replacement Reserves	8,943	8,943	-	80,489	80,489	-	107,318	47
Total Other Out Flows	\$ 33,764	\$ 33,764	\$ -	\$ 303,874	\$ 303,874	\$ -	\$ 405,165	\$ 177
Net Cash From Operations	\$ 12,599	\$ 8,139	\$ 4,460	\$ 250,338	\$ 49,581	\$ 200,757	\$ 74,062	\$ 146

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units
For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 95.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 39,200	\$ 40,199	\$ (999)	\$ 342,155	\$ 361,789	\$ (19,635)	\$ 482,386	\$ 225
HAP Payments	88,375	89,483	(1,108)	872,697	805,349	67,348	1,073,799	574
Other Revenue	822	2,792	(1,969)	25,742	25,125	617	33,500	17
Total Revenue	\$ 128,397	\$ 132,474	\$ (4,076)	\$ 1,240,594	\$ 1,192,264	\$ 48,330	\$ 1,589,685	\$ 816
Admin Salaries / Benefits	19,685	12,651	(7,034)	119,605	113,852	(5,753)	151,798	79
Administrative Expenses	7,147	5,658	(1,489)	31,379	50,925	19,547	67,900	21
Management Fees	10,598	10,598	-	95,381	95,381	-	127,175	63
Tenant Services Salary / Benefits	2,809	2,260	(549)	19,873	20,342	469	27,126	13
Tenant Service Expenses	-	352	352	371	3,169	2,798	4,225	-
Utilities	25,744	16,466	(9,278)	160,038	148,189	(11,850)	197,586	105
Maintenance Salary / Benefits	21,894	16,955	(4,939)	173,668	152,587	(21,081)	201,385	114
Maintenance Expenses	12,729	9,500	(3,229)	70,583	85,500	14,916	116,064	46
Contracted Maintenance Services	20,557	20,513	(45)	196,256	184,615	(11,641)	246,153	129
Protective Services Salary and Benefits	1,318	1,040	(278)	9,527	9,353	(174)	12,470	6
Protective Service Expenses	9,087	-	(9,087)	39,654	-	(39,654)	-	26
General Expenses	9,846	8,950	(896)	89,476	80,552	(8,923)	107,407	59
Bad Debt	3,761	542	(3,220)	17,304	4,875	(12,428)	6,500	11
Total Expenses	\$ 145,174	\$ 105,485	\$ (39,690)	\$ 1,023,115	\$ 949,340	\$ (73,775)	\$ 1,265,789	\$ 673
Net Operating Income	\$ (16,777)	\$ 26,989	\$ (43,766)	\$ 217,479	\$ 242,924	\$ (25,444)	\$ 323,896	\$ 143
Operating Reserves	3,380	3,380	-	30,420	30,420	-	40,560	20
Transfer to Corporate Overhead	7,494	7,494	-	67,444	67,444	-	89,925	44
Oaks at Riverview Youth Programs	3,058	3,058	-	27,523	27,523	-	36,697	18
Funding of PPS Salaries	3,229	3,229	-	29,057	29,057	-	38,742	19
Replacement Reserves	8,039	8,039	-	72,355	72,355	-	96,473	48
Total Other Out Flows	\$ 25,200	\$ 25,200	\$ -	\$ 226,798	\$ 226,798	\$ -	\$ 302,397	\$ 149
Net Cash From Operations	\$ (41,977)	\$ 1,789	\$ (43,766)	\$ (9,319)	\$ 16,126	\$ (25,444)	\$ 21,499	\$ (6)

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 99.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 41,104	\$ 33,257	\$ 7,847	\$ 349,189	\$ 299,310	\$ 49,879	\$ 399,080	\$ 235
HAP Payments	106,541	101,777	4,764	953,504	915,994	37,510	1,221,326	642
Other Revenue	1,282	2,434	(1,152)	22,627	21,904	722	29,206	15
Total Revenue	\$ 148,927	\$ 137,468	\$ 11,460	\$ 1,325,319	\$ 1,237,209	\$ 88,111	\$ 1,649,612	\$ 892
Admin Salaries / Benefits	28,473	21,740	(6,733)	204,686	195,600	(9,086)	260,797	138
Administrative Expenses	7,034	6,607	(427)	32,137	59,462	27,325	79,282	22
Management Fees	10,998	10,998	-	98,980	98,980	-	131,974	67
Tenant Services Salary / Benefits	2,551	3,100	549	18,038	27,900	9,862	37,194	12
Tenant Service Expenses	579	344	(235)	2,000	3,094	1,094	4,125	1
Utilities	9,476	8,352	(1,124)	85,038	75,167	(9,870)	100,223	57
Maintenance Salary / Benefits	26,125	19,046	(7,079)	179,527	171,374	(8,153)	228,493	121
Maintenance Expenses	9,071	7,146	(1,925)	48,484	64,316	15,832	85,755	33
Contracted Maintenance Services	27,623	16,222	(11,401)	169,827	145,990	(23,837)	194,656	114
Protective Services and Benefits	1,318	1,250	(68)	9,527	11,223	1,697	14,960	6
Protective Service Expenses	3,795	-	(3,795)	4,277	-	(4,277)	-	3
General Expenses	8,017	7,186	(832)	74,102	64,672	(9,430)	86,231	50
Bad Debt	-	667	667	24,070	6,000	(18,070)	8,000	16
Total Expenses	\$ 135,060	\$ 102,658	\$ (32,402)	\$ 950,693	\$ 923,779	\$ (26,914)	\$ 1,231,690	\$ 640
Net Operating Income	\$ 13,867	\$ 34,810	\$ (20,942)	\$ 374,626	\$ 313,430	\$ 61,196	\$ 417,922	\$ 252
Operating Reserves	3,300	3,300	-	29,700	29,700	-	39,600	20
Transfer to Corporate Overhead	7,946	7,946	-	71,518	71,518	-	95,357	48
Resident Enrichment Programs	998	998	-	8,979	8,979	-	11,972	6
Oaks at Riverview Youth Programs	6,827	6,827	-	61,445	61,445	-	81,926	41
Funding of PPS Salaries	5,327	5,327	-	47,944	47,944	-	63,925	32
Replacement Reserves	7,649	7,649	-	68,845	68,845	-	91,793	46
Total Other Out Flows	\$ 32,048	\$ 32,048	\$ -	\$ 288,430	\$ 288,430	\$ -	\$ 384,573	\$ 194
Net Cash From Operations	\$ (18,180)	\$ 2,762	\$ (20,942)	\$ 86,196	\$ 25,000	\$ 61,196	\$ 33,349	\$ 58

Tampa Housing Authority

Scruggs Manor, LLC 116 Units

For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 99.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 22,865	\$ 24,542	\$ (1,677)	\$ 224,388	\$ 220,880	\$ 3,508	\$ 294,506	\$ 215
HAP Payments	91,824	86,857	4,967	810,275	781,712	28,563	1,042,283	776
Other Revenue	329	1,453	(1,124)	13,504	13,073	432	17,430	13
Total Revenue	\$ 115,018	\$ 112,852	\$ 2,166	\$ 1,048,167	\$ 1,015,664	\$ 32,503	\$ 1,354,219	\$ 1,004
Admin Salaries / Benefits	17,941	14,065	(3,875)	128,701	126,591	(2,110)	168,792	123
Administrative Expenses	4,961	4,158	(804)	16,054	37,418	21,364	49,890	15
Management Fees	9,028	9,028	-	81,254	81,254	-	108,338	78
Tenant Services Salary / Benefits	1,582	1,264	(318)	11,193	11,369	175	15,157	11
Tenant Service Expenses	-	642	642	339	5,780	5,441	7,700	-
Utilities	13,095	7,486	(5,609)	78,026	67,374	(10,652)	89,834	75
Maintenance Salary / Benefits	15,545	11,853	(3,692)	117,312	106,670	(10,642)	142,224	112
Maintenance Expenses	13,609	6,685	(6,924)	44,516	60,169	15,653	80,225	43
Contracted Maintenance Services	9,822	13,393	3,571	143,297	120,533	(22,763)	160,711	137
Protective Services and Benefits	923	728	(195)	6,667	6,545	(122)	8,725	6
General Expenses	7,084	6,129	(955)	60,970	55,162	(5,808)	73,549	58
Bad Debt	(398)	750	1,148	19,592	6,750	(12,842)	9,000	19
Total Expenses	\$ 93,192	\$ 76,181	\$ (17,011)	\$ 707,922	\$ 685,614	\$ (22,308)	\$ 914,145	\$ 678
Net Operating Income	\$ 21,826	\$ 36,671	\$ (14,845)	\$ 340,246	\$ 330,050	\$ 10,195	\$ 440,074	\$ 326
Operating Reserves	2,320	2,320	-	20,880	20,880	-	27,840	20
Transfer to Corporate Overhead	7,249	7,249	-	65,241	65,241	-	86,988	62
Resident Enrichment Programs	4,462	4,462	-	40,161	40,161	-	53,548	38
Oaks at Riverview Youth Programs	7,315	7,315	-	65,835	65,835	-	87,780	63
Funding of PPS Salaries	6,098	6,098	-	54,885	54,885	-	73,180	53
Replacement Reserves	5,378	5,378	-	48,401	48,401	-	64,534	46
Total Other Out Flows	\$ 32,823	\$ 32,823	\$ -	\$ 295,403	\$ 295,403	\$ -	\$ 393,870	\$ 283
Net Cash From Operations	\$ (10,996)	\$ 3,848	\$ (14,845)	\$ 44,843	\$ 34,648	\$ 10,195	\$ 46,204	\$ 43

Tampa Housing Authority

JL Young Apartments, Inc. 449 Units

For the Ninth Month Ended December 31, 2020

Occupancy Percentage: 99.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 116,846	\$ 100,324	\$ 16,522	\$ 995,006	\$ 902,914	\$ 92,092	\$ 1,203,885	\$ 246
HAP Payments	215,345	212,945	2,401	1,941,648	1,916,501	25,148	2,555,334	480
Other Revenue	150	1,583	(1,433)	23,881	14,250	9,631	19,000	6
Total Revenue	\$ 332,341	\$ 314,852	\$ 17,490	\$ 2,960,534	\$ 2,833,664	\$ 126,870	\$ 3,778,219	\$ 733
Admin Salaries / Benefits	33,911	30,530	(3,381)	244,135	274,766	30,630	366,353	60
Administrative Expenses	18,802	10,017	(8,785)	73,782	91,150	17,368	121,200	18
Management Fees	25,188	25,188	-	226,694	226,694	-	302,258	56
Tenant Services Salary / Benefits	8,514	7,077	(1,437)	60,691	63,680	2,989	84,900	15
Tenant Service Expenses	386	935	549	4,519	8,419	3,900	11,225	1
Utilities	9,260	25,303	16,043	201,215	227,732	26,517	303,641	50
Maintenance Salary / Benefits	62,563	49,949	(12,614)	451,301	449,544	(1,757)	599,392	112
Maintenance Expenses	18,716	11,583	(7,133)	109,512	108,641	(871)	143,389	27
Contracted Maintenance Services	10,160	38,910	28,750	251,082	350,186	99,105	466,915	62
Protective Services Salary and Benefits	3,690	2,929	(761)	26,675	26,348	(327)	35,132	7
Protective Service Expenses	16,458	8,583	(7,875)	100,466	77,250	(23,216)	103,000	25
General Expenses	10,706	9,774	(931)	95,000	87,969	(7,031)	117,292	24
Bad Debt	9,577	1,667	(7,911)	30,125	15,000	(15,125)	20,000	7
Total Expenses	\$ 227,932	\$ 222,446	\$ (5,486)	\$ 1,875,197	\$ 2,007,378	\$ 132,181	\$ 2,674,697	\$ 464
Net Operating Income	\$ 104,409	\$ 92,406	\$ 12,003	\$ 1,085,337	\$ 826,286	\$ 259,051	\$ 1,103,522	\$ 269
Operating Reserves (1 Month)	8,980	8,980	-	80,820	80,820	-	107,760	20
Transfer to Corporate Overhead	22,776	22,776	-	204,985	204,985	-	273,313	51
Resident Enrichment Programs	5,149	5,149	-	46,342	46,342	-	61,789	11
Oaks at Riverview Youth Programs	12,898	12,898	-	116,079	116,079	-	154,772	29
Funding of PPS Salaries	14,496	14,496	-	130,466	130,466	-	173,955	32
Replacement Reserves	25,080	25,080	-	225,723	225,723	-	300,964	56
Total Other Out Flows	\$ 89,379	\$ 89,379	\$ -	\$ 804,415	\$ 804,415	\$ -	\$ 1,072,553	\$ 199
Net Cash From Operations	\$ 15,030	\$ 3,027	\$ 12,003	\$ 280,923	\$ 21,871	\$ 259,051	\$ 30,969	\$ 70

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations for the Nine Months Ended December 31, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ -	\$ 67,872,866	\$ 67,872,866	\$ 64,492,740	\$ 3,380,126	\$ 85,990,320
S8 Administrative Fees	5,840,170	-	5,840,170	5,241,734	598,436	6,988,979
CARES Administrative Fees	3,184,507	-	3,184,507	-	3,184,507	-
Port In (vpti)	1,111,770	-	1,111,770	1,353,009	(241,239)	1,804,017
RAPS (Rehab Assistance)	-	4,344,715	4,344,715	2,596,743	1,747,972	3,462,324
Other Revenue	17,551	168,515	186,066	85,590	100,476	114,120
Total Revenue	\$ 10,153,998	\$ 72,386,096	\$ 82,540,094	\$ 73,769,816	\$ 8,770,278	\$ 98,359,760
Expenses						
Administrative						
Salaries & Benefits	3,219,642	-	3,219,642	3,608,581	388,939	4,811,445
Management Fees	1,745,327	-	1,745,327	1,745,327	(0)	2,327,103
Administrative other	929,149	-	929,149	585,630	(343,519)	780,840
Total Administrative	5,894,118	-	5,894,118	5,939,538	45,420	7,919,388
Tenant and Social Services	726	-	726	2,250	1,524	3,000
Maintenance & Operation	11,375	200	11,575	13,320	1,745	17,760
General Expenses	345,120	-	345,120	104,472	(240,648)	139,296
Total Operating Expenses	\$ 6,251,339	\$ 200	\$ 6,251,539	\$ 6,059,580	\$ (191,959)	\$ 8,079,444
Other Expenses						
Escrow Payments	-	306,684	306,684	377,391	70,707	503,190
HAP Utility Assistance Payment	-	1,062,130	1,062,130	1,132,175	70,045	1,509,569
Hsg Assist/Landlord Pymnt	-	66,537,067	66,537,067	62,160,447	(4,376,620)	82,880,598
Hsg Assist Pymts-Port Out	-	846,704	846,704	840,727	(5,977)	1,120,963
Hsg Assist Pymts-Port In	1,128,846	-	1,128,846	1,285,661	156,815	1,714,217
RAPS Disbursements	-	3,961,537	3,961,537	2,596,743	(1,364,794)	3,462,324
Total Other Expenses	\$ 1,128,846	\$ 72,714,121	\$ 73,842,967	\$ 68,393,144	\$ (5,449,823)	\$ 91,190,861
Other Financing Sources	497,597	-	497,597	-	497,597	-
Net Income	\$ 2,276,217	\$ (328,225)	\$ 1,947,991	\$ (682,908)	\$ 2,630,899	\$ (910,545)

Tampa Housing Authority
 Corporate Overhead Income And Operating Expenses
 For the Ninth Month Ended December 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 92,680	\$ 92,680	\$ -	\$ 834,122	\$ 834,122	\$ -	\$ 1,112,162
Mgmt Fees - RAD HCV	193,925	193,925	-	1,745,327	1,745,327	-	2,327,103
Mgmt Fees - Related Entities	59,137	59,137	-	532,233	532,233	-	709,644
Other Revenue	1,796	-	1,796	147,819	-	147,819	-
Total Revenue	\$ 347,538	\$ 345,742	\$ 1,796	\$ 3,259,501	\$ 3,111,682	\$ 147,819	\$ 4,148,909
Admin Salaries / Benefits	333,626	280,327	(53,299)	2,416,735	2,522,945	106,209	3,363,927
Administrative Expenses	122,867	58,543	(64,324)	569,947	562,212	(7,735)	730,604
Tenant Service Expenses	2,306	-	(2,306)	3,280	-	(3,280)	-
Utilities	6,296	8,500	2,204	62,409	76,500	14,092	102,000
Maintenance Salary / Benefits	26,358	19,123	(7,235)	176,808	172,110	(4,698)	229,480
Maintenance Expenses	9,229	7,988	(1,241)	59,580	71,888	12,307	95,850
Contracted Maintenance Services	10,145	15,696	5,550	170,973	142,045	(28,928)	189,132
Protective Services Salary and Benefits	19,774	13,852	(5,922)	116,950	124,666	7,717	166,222
Protective Service Expenses	807	583	(223)	14,280	5,250	(9,030)	7,000
General Expenses	7,430	7,505	75	66,501	67,541	1,041	90,057
Total Expenses	\$ 538,838	\$ 412,116	\$ (126,722)	\$ 3,657,463	\$ 3,745,157	\$ 87,694	\$ 4,974,272
Contribution to Assisted Housing Reserve	41,667	41,667	-	375,000	375,000	-	500,000
Total Contribution to Assisted Housing Reserve	\$ 41,667	\$ 41,667	\$ -	\$ 375,000	\$ 375,000	\$ -	\$ 500,000
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	497,625	497,625	-	663,500
Transfer from NTHDC	55,155	55,155	-	496,397	496,397	-	661,863
Total Contributions from Other Sources	\$ 110,447	\$ 110,447	\$ -	\$ 994,022	\$ 994,022	\$ -	\$ 1,325,363
Net Income or (Loss)	\$ (122,519)	\$ 2,407	\$ (124,926)	\$ 221,060	\$ (14,453)	\$ 235,513	\$ -

Tampa Housing Authority
Palm Terrace Assisted Living Facility 75 Units
For the Eight Months Ended November 30, 2020

Occupancy Percentage: 89.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rent Income / Long Term Care	\$ 126,236	\$ 120,100	\$ 6,136	\$ 1,020,190	\$ 960,800	\$ 59,390	\$ 1,441,200	\$ 1,360
Section 8 Subsidies	34,952	36,000	\$ (1,048)	291,710	288,000	3,710	432,000	389
Adult Day Care Services	-	6,221	\$ (6,221)	1,533	51,844	(50,311)	77,618	2
Other Income*	3,424	175	\$ 3,249	11,337	1,050	10,287	1,600	15
Total Revenue	\$ 164,612	\$ 162,496	\$ 2,116	\$ 1,324,770	\$ 1,301,694	\$ 23,076	\$ 1,952,418	1,606
Expenses								
Administration	33,844	24,116	(9,728)	245,885	193,046	(52,838)	313,684	328
Food Service	27,692	28,583	891	242,170	225,327	(16,843)	337,484	323
Residential Programs	43,712	57,396	13,684	381,979	420,922	38,943	627,588	509
Maintenance	13,124	19,481	6,358	112,406	126,485	14,078	184,476	150
Utilities	13,837	12,605	(1,232)	102,658	101,744	(914)	152,871	137
Management Fee - 3rd Party Management	7,763	8,125	362	65,802	65,000	(802)	97,500	88
Management Fee - THA	1,863	1,863	-	14,907	14,907	-	22,360	20
Insurance	8,264	5,265	(2,999)	35,924	42,120	6,196	63,180	48
Total Expense	\$ 150,099	\$ 157,436	\$ 7,337	\$ 1,201,731	\$ 1,189,550	\$ (12,181)	\$ 1,799,142	\$ 1,602
Net Income	\$ 14,513	\$ 5,060	\$ 9,453	\$ 123,038	\$ 112,144	\$ 10,895	\$ 153,275	\$ 164
Replacement Reserve	2,188	2,188	-	17,500	17,500	-	26,250	23
Cash Flow	\$ 12,325	\$ 2,873	\$ 9,453	\$ 105,538	\$ 94,644	\$ 10,895	\$ 127,025	\$ 128

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

Tampa Housing Authority
 Cedar Pointe Apartments Phase 1 & 2 84 Units
 For the Ninth Months Ended December 31, 2020

Occupancy Percentage: 98.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 49,863	\$ 49,207	\$ 656	\$ 438,936	\$ 442,867	\$ (3,932)	\$ 590,490	\$ 581
Subsidy / Grant Income	10,246	5,526	4,720	92,414	49,733	42,681	66,311	122
Other Income	-	-	-	3,280	-	3,280	-	4
Total Revenue	\$ 60,109	\$ 54,733	\$ 5,376	\$ 534,630	\$ 492,601	\$ 42,029	\$ 656,801	\$ 990
Expenses								
Admin Salaries / Benefits	20,849	13,669	(7,180)	111,268	123,021	11,753	164,029	147
Administrative Expenses	1,563	7,072	5,509	18,530	63,645	45,115	84,860	25
Management Fees	4,334	4,334	-	39,008	39,008	-	52,011	52
Tenant Services Expenses	-	583	583	-	5,250	5,250	7,000	-
Utilities	5,962	6,120	158	39,982	55,078	15,096	73,437	53
Maintenance Salary and Benefits	8,046	6,018	(2,028)	62,518	54,164	(8,354)	72,220	83
Maintenance Expenses	2,193	4,040	1,847	15,928	36,356	20,428	48,475	21
Contracted Maintenance services	10,153	7,116	(3,036)	74,648	64,046	(10,601)	85,395	99
Protective Services Salary and Benefits	527	415	(112)	3,811	3,739	(72)	4,986	5
General Expenses	5,035	5,654	619	50,909	50,882	(26)	67,843	67
Total Expense	\$ 58,661	\$ 55,021	\$ (3,640)	\$ 416,601	\$ 495,191	\$ 78,589	\$ 660,256	\$ 771
Net Income	\$ 1,448	\$ (288)	\$ 1,735	\$ 118,029	\$ (2,590)	\$ 120,619	\$ (3,455)	\$ 219
Capital Improvements	-	9,487	9,487	-	85,380	85,380	113,840	-
Replacement Reserve	3,500	3,500	-	31,500	31,500	-	42,000	42
Cash Flow	\$ (2,052)	\$ (13,274)	\$ 11,222	\$ 86,529	\$ (119,470)	\$ 205,999	\$ (159,295)	\$ 160

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Nine Months Ended December 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,011,030	\$ 1,050,444	\$ (39,415)	\$ 9,257,026	\$ 9,454,000	\$ (196,974)	\$ 12,605,333
Other Revenue	-	-	-	18,693	-	18,693	-
Total Revenue	\$ 1,011,030	\$ 1,050,444	\$ (39,415)	\$ 9,275,718	\$ 9,454,000	\$ (178,282)	\$ 12,605,333
Expenses							
Administrative Staff Support	10,339	29,323	18,984	186,538	263,907	77,369	351,876
Administrative Operating Costs	4,098	5,837	1,740	13,441	52,537	39,096	70,050
Legal Fees	-	8,333	8,333	15,629	75,000	59,371	100,000
Audit Fees	18,500	1,625	(16,875)	18,500	14,625	(3,875)	19,500
Insurance	13,776	12,507	(1,270)	113,427	112,559	(868)	150,078
Management Fees	8,333	8,333	-	75,000	75,000	-	100,000
Service Provider Contract Costs	666,998	623,119	(43,879)	5,997,417	5,608,069	(389,348)	7,477,426
Total Expenses	\$ 722,044	\$ 689,078	\$ (32,967)	\$ 6,419,953	\$ 6,201,698	\$ (218,256)	\$ 8,268,930
Net Operating Income (Loss)	\$ 288,986	\$ 361,367	\$ (72,381)	\$ 2,855,765	\$ 3,252,302	\$ (396,537)	\$ 4,336,403
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	83,907	173,964	90,057	919,236	1,541,914	622,677	2,446,438
Affiliated Entities Operational Funding	\$ 83,907	\$ 173,964	\$ 90,057	\$ 919,236	\$ 1,541,914	\$ 622,677	\$ 2,446,438
Net Income after Affiliated Funding	\$ 205,079	\$ 187,403	\$ 17,675	\$ 1,936,529	\$ 1,710,389	\$ 226,140	\$ 1,889,965

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Nine Months Ended December 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
Funding for Encore Developments							
Items earmarked from prior year Budget	\$ -	\$ 54,167	\$ 54,167	\$ 8,168	\$ 487,500	\$ 479,332	\$ 650,000
THA - Encore CDD Funding	-	-	-	-	-	-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding	-	25,000	25,000	140,000	225,000	85,000	300,000
THA - Encore Ella - Art Project	-	-	-	26,240	26,240	-	120,000
Total Encore Developments	\$ -	\$ 79,167	\$ 79,167	\$ 174,408	\$ 738,740	\$ 564,332	\$ 1,270,000
THA Operations - Corporate Overhead							
THA - THA Wellness Committee	-	696	696	3,959	6,264	2,305	8,352
THA - Transfer to AHDC	-	-	-	-	-	-	18,873
THA - Executive Salaries and Benefits Funding	24,275	24,275	-	218,472	218,472	-	291,296
THA - Funding of Corporate Overhead	30,881	30,881	-	277,925	277,925	-	370,567
THA - Annual Employee Business Meeting	575	10,000	9,425	575	40,000	39,425	40,000
THA - Employee Appreciation Committee	1,314	1,392	78	1,664	12,528	10,864	16,704
THA - Partnership Sponsorship/Benevolence Fund	392	1,083	691	3,999	9,750	5,751	13,000
Total THA Operations - CO	\$ 57,436	\$ 68,327	\$ 10,890	\$ 506,595	\$ 564,939	\$ 58,345	\$ 758,792
THA Operations - Resident Services							
THA - Funding of EnVision Center	-	-	-	-	-	-	100,000
THA - Funding of ORCC	2,218	2,218	-	19,963	19,964	-	26,618
THA - Funding of PPS	17,933	17,933	-	161,400	161,400	-	215,200
THA - Funding of Boys Club Building	6,319	6,319	-	56,871	56,871	-	75,828
Total THA Operations - Resident Services	\$ 26,471	\$ 26,471	\$ -	\$ 238,234	\$ 238,235	\$ -	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 83,907	\$ 173,964	\$ 90,057	\$ 919,236	\$ 1,541,914	\$ 622,677	\$ 2,446,438

Tampa Housing Authority

Meridian River Development Corporation Consolidated - 698 Units

The Eleven Months Ended November 30, 2020

Occupancy Percentage: 98.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 490,258	\$ 481,210	\$ 9,048	\$ 5,336,469	\$ 5,240,916	\$ 95,553	\$ 5,722,776	\$ 695
Vacancy Loss	(10,436)	(24,060)	13,624	(147,857)	(262,045)	114,188	(286,139)	(19)
Delinquent/Prepaid/Other	-	(2,470)	2,470	-	(27,170)	27,170	(30,440)	-
Total Rental Income	\$ 479,822	\$ 454,680	\$ 25,142	\$ 5,188,612	\$ 4,951,701	\$ 236,911	\$ 5,406,197	\$ 676
Other Income	13,541	12,321	1,220	161,766	141,156	20,610	154,202	21
Total Income	\$ 493,363	\$ 467,001	\$ 26,362	\$ 5,350,377	\$ 5,092,857	\$ 257,520	\$ 5,560,399	\$ 697
Administrative Salaries / Benefits	43,175	41,390	(1,785)	425,347	455,290	29,943	496,680	55
Maintenance Salaries / Benefits	20,582	29,224	8,642	267,082	321,464	54,382	350,739	35
Advertising and Promotion	4,056	6,347	2,291	53,369	70,417	17,048	76,781	7
Maintenance Expenses	36,857	44,885	8,028	461,975	538,455	76,480	581,495	60
Administrative Expenses	726	19,627	18,901	127,106	220,526	93,420	239,878	17
Utilities	32,414	28,275	(4,139)	315,432	316,225	793	344,500	41
Professional Fees	2,315	9,546	7,231	79,756	105,006	25,250	114,552	10
Management Fees	18,361	14,010	(4,351)	164,369	152,783	(11,586)	166,836	21
Management Fees - THA	25,835	25,835	-	284,185	284,165	(20)	310,000	37
Insurance	31,044	31,054	10	341,484	341,594	110	372,648	44
Taxes	13,811	13,811	-	151,921	151,921	-	165,732	20
Total Expenses	\$ 229,175	\$ 264,004	\$ 34,829	\$ 2,672,026	\$ 2,957,846	\$ 285,820	\$ 3,219,841	\$ 348
Net Operating Income	\$ 264,188	\$ 202,997	\$ 61,191	\$ 2,678,351	\$ 2,135,011	\$ 543,340	\$ 2,340,558	\$ 349
Debt Service (Principal, Interest, and Fees)	68,790	68,742	(48)	756,343	756,162	(181)	824,904	99
Capital Expenditures/Replacement Reserve	35,980	37,539	1,559	308,594	930,009	621,415	967,468	40
Net Income	\$ 159,417	\$ 96,716	\$ 62,701	\$ 1,613,414	\$ 448,840	\$ 1,164,574	\$ 548,186	\$ 210

Tampa Housing Authority

Meridian River Development Corporation - Meridian Apartments - 279 Units

The Eleven Months Ended November 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 230,722	\$ 224,689	\$ 6,033	\$ 2,508,518	\$ 2,448,159	\$ 60,359	\$ 2,673,058	\$ 817
Vacancy Loss	(2,477)	(11,234)	8,757	(54,293)	(122,407)	68,114	(133,653)	(18)
Delinquent/Prepaid/Other	-	(1,125)	1,125	-	(12,375)	12,375	(13,500)	-
Total Rental Income	\$ 228,245	\$ 212,330	\$ 15,915	\$ 2,454,225	\$ 2,313,377	\$ 140,848	\$ 2,525,905	\$ 800
Other Income	7,558	6,209	1,349	99,643	71,799	27,844	78,708	32
Total Income	\$ 235,803	\$ 218,539	\$ 17,264	\$ 2,553,867	\$ 2,385,176	\$ 168,691	\$ 2,604,613	\$ 832
Administrative Salaries / Benefits	17,866	16,551	(1,315)	166,062	182,061	15,999	198,612	54
Maintenance Salaries / Benefits	6,622	8,449	1,827	82,487	92,939	10,452	101,388	27
Advertising and Promotion	1,859	2,677	818	23,246	28,597	5,351	31,074	8
Maintenance Expenses	21,673	24,280	2,607	261,210	304,830	43,620	328,810	85
Administrative Expenses	(11,715)	9,160	20,875	35,605	103,295	67,690	112,355	12
Utilities	9,240	7,420	(1,820)	89,607	81,620	(7,987)	89,040	29
Professional Fees	420	3,739	3,319	23,385	41,129	17,744	44,868	8
Management Fees	8,795	6,556	(2,239)	78,914	71,553	(7,361)	78,138	26
Management Fees - THA	10,335	10,335	-	113,685	113,665	(20)	124,000	37
Insurance	10,206	10,206	-	112,266	112,266	-	122,472	37
Taxes	9,569	9,569	-	105,259	105,259	-	114,828	34
Total Expenses	\$ 84,870	\$ 108,942	\$ 24,072	\$ 1,091,727	\$ 1,237,214	\$ 145,487	\$ 1,345,585	\$ 356
Net Operating Income	\$ 150,933	\$ 109,597	\$ 41,336	\$ 1,462,141	\$ 1,147,962	\$ 314,179	\$ 1,259,028	\$ 476
Debt Service (Principal, Interest, and Fees)	48,159	48,108	(51)	529,398	529,188	(210)	577,296	172
Capital Expenditures/Replacement Reserve	8,067	14,100	6,033	96,538	473,300	376,762	487,400	31
Net Income	\$ 94,707	\$ 47,389	\$ 47,318	\$ 836,204	\$ 145,474	\$ 690,730	\$ 194,332	\$ 272

Tampa Housing Authority

Meridian River Development Corporation - River Pines Apartments - 299 Units

The Eleven Months Ended November 30, 2020

Occupancy Percentage: 97.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 168,564	\$ 162,220	\$ 6,344	\$ 1,817,159	\$ 1,772,385	\$ 44,774	\$ 1,934,815	\$ 552
Vacancy Loss	(5,666)	(8,111)	2,445	(45,488)	(88,620)	43,132	(96,741)	(14)
Delinquent/Prepaid/Other	-	(1,345)	1,345	-	(14,795)	14,795	(16,940)	-
Total Rental Income	\$ 162,898	\$ 152,764	\$ 10,134	\$ 1,771,671	\$ 1,668,970	\$ 102,701	\$ 1,821,134	\$ 539
Other Income	3,206	3,773	(567)	24,316	41,503	(17,187)	45,276	7
Total Income	\$ 166,104	\$ 156,537	\$ 9,567	\$ 1,795,986	\$ 1,710,473	\$ 85,513	\$ 1,866,410	\$ 546
Administrative Salaries / Benefits	14,044	12,416	(1,628)	139,964	136,576	(3,388)	148,992	43
Maintenance Salaries / Benefits	8,123	12,041	3,918	112,562	132,451	19,889	144,492	34
Advertising and Promotion	1,288	2,017	729	19,017	24,287	5,270	26,704	6
Maintenance Expenses	9,113	13,045	3,932	105,415	147,090	41,675	159,490	32
Administrative Expenses	11,431	7,378	(4,053)	55,242	83,572	28,330	90,875	17
Utilities	19,740	17,655	(2,085)	179,970	194,205	14,235	211,860	55
Professional Fees	1,145	3,340	2,195	34,282	36,740	2,458	40,080	10
Management Fees	6,133	4,696	(1,437)	55,026	51,314	(3,712)	56,016	17
Management Fees - THA	11,070	11,070	-	121,770	121,770	-	132,840	37
Insurance	8,852	8,853	1	97,372	97,383	11	106,236	30
Taxes	1,560	1,560	-	17,160	17,160	-	18,720	5
Total Expenses	\$ 92,500	\$ 94,071	\$ 1,571	\$ 937,781	\$ 1,042,548	\$ 104,767	\$ 1,136,305	\$ 285
Net Operating Income	\$ 73,605	\$ 62,466	\$ 11,139	\$ 858,205	\$ 667,925	\$ 190,280	\$ 730,105	\$ 261
Debt Service (Principal, Interest, and Fees)	11,472	11,473	1	126,187	126,203	16	137,676	38
Capital Expenditures/Replacement Reserve	25,779	21,089	(4,690)	189,201	407,259	218,058	428,348	58
Net Income	\$ 36,354	\$ 29,904	\$ 6,450	\$ 542,817	\$ 134,463	\$ 408,354	\$ 164,081	\$ 165

Tampa Housing Authority

Meridian River Development Corporation - River Place Apartments - 120 Units

The Eleven Months Ended November 30, 2020

Occupancy Percentage: 99.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 90,972	\$ 94,301	\$ (3,329)	\$ 1,010,792	\$ 1,020,372	\$ (9,580)	\$ 1,114,903	\$ 766
Vacancy Loss	(2,293)	(4,715)	2,422	(48,076)	(51,018)	2,942	(55,745)	(36)
Delinquent/Prepaid/Other	-	-	-	-	-	-	-	-
Total Rental Income	\$ 88,679	\$ 89,586	\$ (907)	\$ 962,716	\$ 969,354	\$ (6,638)	\$ 1,059,158	\$ 729
Other Income	2,777	2,339	438	37,808	27,854	9,954	30,218	29
Total Income	\$ 91,456	\$ 91,925	\$ (469)	\$ 1,000,524	\$ 997,208	\$ 3,316	\$ 1,089,376	\$ 758
Administrative Salaries / Benefits	11,265	12,423	1,158	119,321	136,653	17,332	149,076	90
Maintenance Salaries / Benefits	5,836	8,734	2,898	72,033	96,074	24,041	104,808	55
Advertising and Promotion	910	1,653	743	11,105	17,533	6,428	19,186	8
Maintenance Expenses	6,070	7,560	1,490	95,350	86,535	(8,815)	93,345	72
Administrative Expenses	1,011	3,089	2,078	36,259	33,659	(2,600)	36,648	27
Utilities	3,433	3,200	(233)	45,856	40,400	(5,456)	43,600	35
Professional Fees	750	2,467	1,717	22,089	27,137	5,048	29,604	17
Management Fees	3,433	2,758	(675)	30,428	29,916	(512)	32,681	23
Management Fees - THA	4,430	4,430	-	48,730	48,730	-	53,160	37
Insurance	11,986	11,995	9	131,846	131,945	99	143,940	100
Taxes	2,682	2,682	-	29,502	29,502	-	32,184	22
Total Expenses	\$ 51,805	\$ 60,991	\$ 9,186	\$ 642,519	\$ 678,084	\$ 35,565	\$ 738,232	\$ 487
Net Operating Income	\$ 39,650	\$ 30,934	\$ 8,716	\$ 358,005	\$ 319,124	\$ 38,881	\$ 351,144	\$ 271
Debt Service (Principal, Interest, and Fees)	9,160	9,161	1	100,758	100,771	13	109,932	76
Capital Expenditures/Replacement Reserve	2,135	2,350	215	22,855	49,450	26,595	51,720	17
Net Income	\$ 28,356	\$ 19,423	\$ 8,933	\$ 234,392	\$ 168,903	\$ 65,489	\$ 189,492	\$ 178

Tampa Housing Authority

The Ella at Encore, LP 160 Units

For the Eleven Months Ended November 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 147,603	\$ 139,098	\$ 8,505	\$ 1,540,101	\$ 1,493,566	\$ 46,535	\$ 1,632,790	875
Vacancy	(2,500)	(3,976)	1,476	(34,798)	(42,643)	7,845	(46,623)	(20)
Total Rental Revenue	\$ 145,103	\$ 135,122	\$ 9,981	\$ 1,505,303	\$ 1,450,923	\$ 54,380	\$ 1,586,167	\$ 855
Other Non-Rental Income	1,233	610	623	21,026	10,780	10,246	11,730	12
Total Revenue	\$ 146,336	\$ 135,732	\$ 10,604	\$ 1,526,329	\$ 1,461,703	\$ 64,626	\$ 1,597,897	\$ 867
Administrative Salaries Expense	26,633	29,230	2,597	288,121	329,687	41,566	359,912	164
Administration Expense	6,488	6,433	(55)	69,245	84,138	14,893	92,609	39
Management Fee	5,972	5,429	(543)	61,116	58,467	(2,649)	63,915	35
Legal / Professional Fees	280	280	-	12,830	13,758	928	14,038	7
Utilities Expense	31,737	23,221	(8,516)	305,342	295,741	(9,601)	316,565	173
Maintenance Supplies / Contracts	20,584	8,769	(11,815)	179,195	144,713	(34,482)	156,389	102
Property Insurance & Taxes	4,200	9,805	5,605	96,649	110,401	13,752	120,206	55
Total Expenses	\$ 95,893	\$ 83,167	\$ (12,726)	\$ 1,012,498	\$ 1,036,905	\$ 24,407	\$ 1,123,634	\$ 575
Net Operating Income	\$ 50,443	\$ 52,565	\$ (2,122)	\$ 513,831	\$ 424,798	\$ 89,033	\$ 474,263	\$ 292
Bond / Mortgage Interest	5,941	6,030	89	65,615	66,330	715	72,360	37
THA Land Note	5,076	5,076	-	55,838	55,836	(2)	60,912	32
THA Equity	2,614	2,614	-	28,757	28,754	(3)	31,368	16
Debt Service Fees	5,781	5,824	43	63,711	64,064	353	69,888	36
Replacement Reserves	4,667	4,667	-	51,628	51,628	-	57,792	29
Total Non-Operating Expenses	\$ 24,079	\$ 24,211	\$ 132	\$ 265,549	\$ 266,612	\$ 1,063	\$ 292,320	\$ 151
Net Income after Non-Operating Expenses	\$ 26,364	\$ 28,354	\$ (2,254)	\$ 248,282	\$ 158,186	\$ 90,096	\$ 181,943	\$ 141

Tampa Housing Authority

The Trio at Encore, LP 141 Units

For the Eleven Months Ended November 30, 2020

Occupancy Percentage: 98.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Revenue	\$ 167,516	\$ 155,382	\$ 12,134	\$ 1,714,364	\$ 1,638,164	\$ 76,200	\$ 1,794,079	\$ 1,105
Vacancy	(8,216)	(6,199)	(2,017)	(66,164)	(69,599)	3,436	(75,820)	(43)
Total Rental Revenue	\$ 159,301	\$ 149,183	\$ 10,118	\$ 1,648,201	\$ 1,568,565	\$ 79,636	\$ 1,718,259	\$ 1,063
Other Income	11,946	11,468	478	120,877	127,348	(6,471)	138,716	(43)
Total Revenue	\$ 171,246	\$ 160,651	\$ 10,595	\$ 1,769,078	\$ 1,695,913	\$ 73,165	\$ 1,856,975	\$ 1,141
Administrative Salaries Expense	28,209	30,605	2,396	312,918	345,209	32,291	377,490	202
Administration Expense	6,436	6,064	(372)	75,338	80,559	5,221	87,938	49
Management Fee	6,619	6,426	(193)	70,624	67,836	(2,788)	74,278	46
Professional Fees	247	247	-	12,464	14,417	1,953	14,664	8
Utilities Expense	28,907	21,500	(7,407)	320,813	249,650	(71,163)	270,450	207
Maintenance Supplies / Contracts	17,795	10,189	(7,606)	174,596	160,466	(14,130)	169,728	113
Property Insurance / Taxes	(15,965)	12,845	28,810	115,170	148,548	33,378	161,393	74
Total Expenses	\$ 72,247	\$ 87,876	\$ 15,628	\$ 1,081,923	\$ 1,066,685	\$ (15,238)	\$ 1,155,941	\$ 698
Net Operating Income	\$ 98,999	\$ 72,775	\$ 26,224	\$ 687,155	\$ 629,228	\$ 57,927	\$ 701,034	\$ 443
New Perm Note - Interest	13,524	13,524	-	149,221	149,160	(61)	162,456	96
THA Land Note	2,850	2,850	-	31,350	31,350	-	34,200	20
THA Equity	5,603	5,603	-	61,633	61,633	-	67,464	40
Debt Service	14,900	14,902	2	166,443	164,226	(2,217)	179,130	107
Replacement Reserves	8,333	8,333	-	91,663	91,663	-	99,996	59
Total Non-Operating Expenses	\$ 45,210	\$ 45,212	\$ 2	\$ 500,310	\$ 498,032	\$ (2,278)	\$ 543,246	\$ 698
Net Income (Loss)	\$ 53,789	\$ 27,563	\$ 26,222	\$ 186,845	\$ 131,196	\$ 55,649	\$ 157,788	\$ 120

Tampa Housing Authority

The Reed at Encore, LP 158 Units

For the Eleven Months Ended November 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 175,895	\$ 170,431	\$ 5,464	\$ 1,762,902	\$ 1,750,402	\$ 12,500	\$ 1,920,833	\$ 1,014
Vacancy	(4,505)	(5,104)	599	(48,524)	(52,419)	3,895	(57,523)	(28)
Total Rental Revenue	\$ 171,390	\$ 165,327	\$ 6,063	\$ 1,714,378	\$ 1,697,983	\$ 16,395	\$ 1,863,310	\$ 986
Other Non-Rental Income	1,368	1,041	327	16,264	16,586	(322)	17,862	9
Total Revenue	\$ 172,758	\$ 166,368	\$ 6,390	\$ 1,730,642	\$ 1,714,569	\$ 16,073	\$ 1,881,172	\$ 996
Administrative Salaries Expense	23,191	29,018	5,827	258,401	320,188	61,787	349,945	149
Administrative Expense	5,026	5,537	511	54,799	72,287	17,488	79,124	32
Management Fee	6,998	6,655	(343)	69,133	68,584	(549)	75,248	40
Legal / Professional	277	277	-	11,542	12,011	469	12,288	7
Utilities	21,336	22,416	1,080	232,893	263,390	30,497	284,399	134
Maintenance Supplies / Contracts	6,842	7,549	707	126,865	146,059	19,194	154,891	73
Property Insurance and Taxes	13,864	10,295	(3,569)	116,383	117,394	1,011	127,689	67
Total Expenses	\$ 77,533	\$ 81,747	\$ 4,213	\$ 870,015	\$ 999,913	\$ 129,898	\$ 1,083,584	\$ 501
Net Operating Income (Loss)	\$ 95,225	\$ 84,621	\$ 10,604	\$ 860,627	\$ 714,656	\$ 145,971	\$ 797,588	\$ 495
New Perm Note - Interest	16,181	16,181	-	176,804	176,804	-	192,438	102
THA Land Note	3,691	3,691	-	40,601	40,601	-	44,292	23
THA Equity	3,523	3,523	-	38,753	38,753	-	42,276	22
THA RHF Funds	5,560	5,560	-	61,160	61,160	-	66,720	35
Replacement Reserves	4,608	4,608	-	50,688	50,688	-	55,296	29
Total Non-Operating Expenses	\$ 33,563	\$ 33,563	\$ -	\$ 368,006	\$ 368,006	\$ -	\$ 401,022	\$ 212
Net Income (Loss)	\$ 61,662	\$ 51,058	\$ 10,604	\$ 492,620	\$ 346,650	\$ 145,970	\$ 396,566	\$ 283

Tampa Housing Authority

The Tempo at Encore, LP 203 Units

For the Eleven Months Ended November 30, 2020

Occupancy Percentage: 98.5%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 253,564	\$ 222,693	\$ 30,871	\$ 2,653,329	\$ 2,241,437	\$ 411,892	\$ 2,466,968	\$ 1,188
Vacancy	(7,984)	(7,032)	(952)	(109,873)	(81,322)	(28,551)	(103,396)	(49)
Total Rental Revenue	\$ 245,580	\$ 215,661	\$ 29,919	\$ 2,543,456	\$ 2,160,115	\$ 383,341	\$ 2,363,572	\$ 1,139
Other Non-Rental Income	16,543	15,414	1,129	162,530	174,604	(12,074)	190,698	73
Total Revenue	\$ 262,123	\$ 231,075	\$ 31,048	2,705,986	\$ 2,334,719	\$ 371,267	\$ 2,554,270	\$ 1,212
Administrative Salaries Expense	29,440	35,907	6,467	301,283	404,476	103,193	444,783	135
Administrative Expense	11,813	8,729	(3,084)	96,065	107,522	11,457	117,760	43
Management Fee	10,699	9,661	(1,038)	107,333	102,278	(5,055)	112,021	48
Legal / Professional	530	849	319	17,183	14,881	(2,302)	15,236	8
Utilities	29,167	17,600	(11,567)	255,758	193,600	(62,158)	211,200	115
Maintenance Supplies / Contracts	16,582	11,364	(5,218)	186,725	154,075	(32,649)	163,889	84
Property Insurance and Taxes	64,516	20,464	(44,052)	244,955	228,122	(16,833)	248,586	110
Total Expenses	\$ 162,746	\$ 104,574	\$ (58,173)	\$ 1,209,301	\$ 1,204,954	\$ (4,347)	\$ 1,313,475	\$ 542
Net Operating Income (Loss)	\$ 99,377	\$ 126,501	\$ (27,125)	\$ 1,496,685	\$ 1,129,765	\$ 366,920	\$ 1,240,795	\$ 670
Interest On Mortgage/Bonds Payable	26,941	26,942	1	298,062	298,350	288	325,292	169
Debt Service Fees	102,688	33,469	(69,219)	455,052	598,040	142,988	644,403	259
Replacement Reserves	5,921	5,921	-	65,162	65,131	(31)	71,052	29
Total Non-Operating Expenses	\$ 135,551	\$ 66,332	\$ (69,219)	\$ 753,114	\$ 961,521	\$ 208,407	\$ 1,040,747	\$ 337
Net Income (Loss)	\$ (36,174)	\$ 60,169	\$ (96,343)	\$ 743,571	\$ 168,244	\$ 575,327	\$ 200,048	\$ 333

Tampa Housing Authority

The Gardens at South Bay, LTD 216 Units

The Eleven Months Ended November 30, 2020

Occupancy Percentage: 96.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	189,749	183,600	\$ 6,149	2,060,658	2,013,600	\$ 47,058	\$ 2,197,200	\$ 867
Hud Subsidy	8,092	5,000	3,092	77,614	54,350	23,264	59,350	33
Capital Fund	3,000	3,000	-	33,000	33,000	-	36,000	14
Vacancy Loss	(7,982)	(6,000)	(1,982)	(106,800)	(66,000)	(40,800)	(72,000)	(45)
Concessions	(290)	(600)	310	(3,070)	(6,600)	3,530	(7,200)	(1)
Total Rental Income	\$ 192,569	\$ 185,000	\$ 7,569	\$ 2,061,403	\$ 2,028,350	\$ 33,053	\$ 2,213,350	\$ 868
Other Income	4,737	7,500	(2,763)	40,425	76,700	(36,275)	82,825	17
Total Income	\$ 197,306	\$ 192,500	\$ 4,806	\$ 2,101,828	\$ 2,105,050	\$ (3,222)	\$ 2,296,175	\$ 885
Administrative Salaries / Benefits	13,926	15,383	1,457	140,764	169,213	28,449	184,596	59
Maintenance Salaries / Benefits	12,743	14,430	1,687	128,527	158,730	30,203	173,160	54
Maintenance Expenses	16,491	21,430	4,939	258,788	265,975	7,187	289,995	109
Administrative Expenses	4,241	7,780	3,539	87,445	106,590	19,145	135,620	37
Advertising	955	1,059	104	12,740	17,299	4,559	19,108	5
Utilities	10,929	9,350	(1,579)	84,928	102,850	17,922	112,200	36
Professional Fees	3,333	8,350	5,017	49,467	88,050	38,583	74,900	21
Land Lease	1,420	1,420	-	15,620	15,620	-	17,040	7
Insurance and Taxes	18,741	18,741	-	206,151	206,151	-	224,892	87
Management Fees	7,885	6,900	(985)	76,030	75,900	(130)	82,800	32
Management Fees - THA	1,971	1,950	(21)	21,159	21,450	291	23,400	9
Total Expenses	\$ 92,636	\$ 106,793	\$ 14,157	\$ 1,081,620	\$ 1,227,828	\$ 146,208	\$ 1,337,711	\$ 455
Net Operating Income	\$ 104,670	\$ 85,707	\$ 18,963	\$ 1,020,208	\$ 877,222	\$ 142,986	\$ 958,464	\$ 429
Debt Service (Principal, Interest, and Fees)	104,652	104,653	1	1,151,168	1,151,180	12	1,255,832	484
Replacement Reserve	3,790	3,790	-	41,690	41,690	-	45,480	18
Net Income	\$ (3,772)	\$ (22,736)	\$ 18,964	\$ (172,650)	\$ (315,648)	\$ 142,998	\$ (342,848)	\$ (73)

Tampa Housing Authority

Osborne Landing, LTD 43 Units

For The Twelve Months Ended December 31, 2020

Occupancy Percentage: 93.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 26,250	\$ 23,691	\$ 2,559	\$ 295,434	\$ 284,296	\$ 11,138	\$ 284,296	\$ 573
Vacancy Loss	-	(917)	917	-	(11,000)	11,000	(11,000)	-
Section 8 Subsidy	4,519	8,333	(3,814)	92,923	99,995	(7,072)	99,995	180
Total Revenue	\$ 30,769	\$ 31,108	\$ (339)	\$ 388,357	\$ 373,291	\$ 15,066	\$ 373,291	\$ 753
Expenses								
Admin Salaries / Benefits	5,399	4,306	(1,093)	51,493	51,676	183	51,552	100
Administrative Expenses	443	2,912	2,469	37,061	34,940	(2,121)	35,065	72
Management Fees	2,489	2,489	-	29,867	29,863	(3)	29,863	58
Tenant and Social Services	-	67	67	-	800	800	800	-
Utilities	545	1,615	1,071	9,114	19,384	10,270	19,384	18
Maintenance Salary / Benefits	7,651	4,481	(3,170)	66,409	53,776	(12,634)	53,776	129
Maintenance Expenses	997	2,354	1,358	25,472	28,250	2,778	28,250	49
Contracted Maintenance Services	6,080	5,121	(959)	66,603	61,450	(5,153)	61,450	129
Protective Services Salaries/Benefits	395	292	(104)	4,353	3,501	(853)	3,501	8
General Expenses	3,474	1,637	(1,838)	40,349	19,640	(20,709)	19,640	78
Bad Debt	-	250	250	4,348	3,000	(1,348)	3,000	8
Total Expenses	\$ 27,473	\$ 25,524	\$ (1,949)	\$ 335,069	\$ 306,279	\$ (28,790)	\$ 306,280	\$ 649
Net Operating Income	\$ 3,296	\$ 5,584	\$ (2,288)	\$ 53,288	\$ 67,012	\$ (13,723)	\$ 67,011	\$ 103
Other Out Flow								
Replacement Reserve	1,254	1,254	-	15,050	15,050	-	15,050	29
Operating Income after Reserves	\$ 2,042	\$ 4,329	\$ (2,288)	\$ 38,238	\$ 51,962	\$ (13,724)	\$ 51,961	\$ 74

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

Department of Asset Management
Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

The Asset Management staff, and Property Managers have maintained effective and efficient procedures during such an uncertain environment with respect to the COVID-19 pandemic. Our RAD property managers have maintained the outstanding level of service we set out to provide for our residents and are adaptive of the circumstances we now exist in. While state restrictions have been lifted and the county is deemed “open,” most of our leasing offices are still not open to the public but the property managers continue to facilitate all leasing processes via telephone, virtually or by appointment.

We are proud to be one of the most effective housing agencies in the state of Florida when it comes to COVID response. THA self-managed sites have maintained good occupancy levels for the month of December continuing to increase occupancy rates, with December having the highest rates on the entire year. The occupancy rates improved during the past months and most of our properties report low to no vacancies on a weekly basis. Collected rents improved at many properties in the month of December.

At the end of December, our department, along with the PPS Department and their case managers have continued relocating residents and assisting with the moves scheduled into the Renaissance and the Mary McLeod Bethune Apartments.

Encore Properties

The Encore properties maintained their monthly resident activities, and for the month of December the residents enjoyed a Christmas Festival for Ella and Reed. The residents of these properties received meals and food delivered to their door.

Palm Terrace ALF

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

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021
DECEMBER 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	98.36%	99.11%
Robles, LLC	88.43%	84.42%
Scruggs Manor, LLC	91.06%	99.14%
Azzarelli	92.64%	100.00%
Scruggs Manor	90.43%	98.84%
Seminole, LLC	96.40%	95.86%
Seminole Park	96.20%	94.00%
Moses White Estates	96.61%	98.55%
Shimberg, LLC	99.88%	99.39%
Shimberg Estates	99.88%	100.00%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	100.00%	98.25%
Arbors, LLC	97.79%	99.48%
Arbors at Padgett Estates	98.28%	99.16%
Azeele	100.00%	100.00%
Bay Ceia Apartments	96.96%	100.00%
Soho Place Apartments	92.40%	100.00%
St. Louis/St. Conrad	100.00%	100.00%
RAD Overall Average	97.28%	94.89%
Cedar Pointe	96.49%	98.81%
Osborne	96.57%	95.35%

APR-DEC 2020

RAD Tenant Accounts Receivable

Property	Total Tenant Revenue	CURRENT Accts Receivable	CURRENT Debt / Over 90 Days	Bad Debt / Over 90 Days	PAST Debt/ Over 90 Days	Bad Debt / Over 90 Days	Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$ 995,380.75	\$20,868.64		\$4,544.91		\$602.00	\$0.00	\$0.00	\$16,323.73	98.36%
Robles Park, LLC	\$491,474.58	\$108,046.90		\$51,159.04		\$15,881.60	\$0.00	\$38,525.33	\$56,887.86	88.43%
Scruggs Manor, LLC	\$229,755.00	\$38,695.10		\$18,152.00		\$4,402.00	\$0.00	\$0.00	\$20,543.10	91.06%
Azzarelli	\$65,472.00	\$7,035.00		\$2,216.00		\$1,190.00	\$0.00	\$0.00	\$4,819.00	92.64%
Scruggs Manor	\$164,283.00	\$31,660.10		\$15,936.00		\$3,212.00	\$0.00	\$0.00	\$15,724.10	90.43%
Seminole Park, LLC	\$357,413.12	\$15,963.78		\$3,079.69		\$1,397.11	\$0.00	\$0.00	\$12,884.09	96.40%
Seminole Park	\$187,190.32	\$8,338.24		\$1,230.69		\$1,044.40	\$0.00	\$0.00	\$7,107.55	96.20%
Moses White Estates	\$170,222.80	\$7,625.54		\$1,849.00		\$352.71	\$0.00	\$0.00	\$5,776.54	96.61%
Shimberg, LLC	\$362,171.67	\$194.00		\$0.00		\$4,952.62	\$0.00	\$0.00	\$194.00	99.95%
Shimberg Estates	\$155,275.94	\$194.00		\$0.00		\$2,706.45	\$0.00	\$0.00	\$194.00	99.88%
Squire Villa	\$56,211.00	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$150,684.73	\$0.00		\$0.00		\$2,246.17	\$0.00	\$0.00	\$0.00	100.00%
Arbors, LLC	\$388,149.53	\$9,196.10		\$635.00		\$8,821.30	\$0.00	\$0.00	\$8,561.10	97.79%
Arbors at Padgett	\$247,034.30	\$4,889.30		\$635.00		\$0.00	\$0.00	\$0.00	\$4,254.30	98.28%
Azeele	\$18,590.00	\$0.00		\$0.00		\$6,937.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$89,868.23	\$2,733.80		\$0.00		\$1,773.80	\$0.00	\$0.00	\$2,733.80	96.96%
Soho Place	\$20,705.00	\$1,573.00		\$0.00		\$110.50	\$0.00	\$0.00	\$1,573.00	92.40%
St. Louis/St. Conrad	\$11,952.00	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	100.00%
RAD Totals	\$2,824,344.65	\$192,964.52		\$77,570.64		\$36,056.63	\$0.00	\$38,525.33	\$76,868.55	97.28%
Cedar Pointe	\$ 438,935.88	\$ 21,805.58		\$ 6,412.78		\$ 2,839.74	\$ -	\$ -	\$15,392.80	96.49%
Osborne	\$ 291,992.18	\$ 14,958.13		\$ 4,942.24		\$ 2,940.77	\$ -	\$ -	\$10,015.89	96.57%

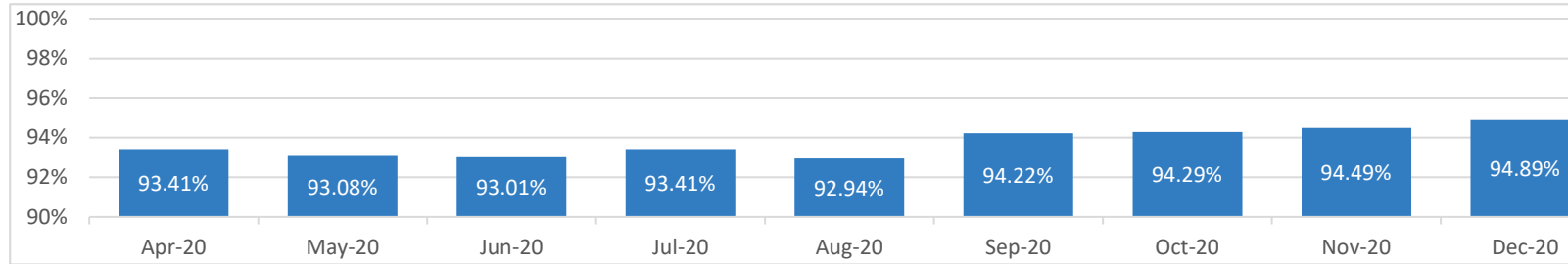
DECEMBER

Reporting Month: 2020
 RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	450	1	0	0	449	445	4	4	99.11%
Robles, LLC	400	1	1	0	398	336	62	2	84.42%
Scruggs Manor, LLC	116	0	0	0	116	115	1	0	99.14%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	85	1	0	98.84%
Seminole Park, LLC	169	0	0	0	169	162	7	5	95.86%
Seminole Park	100	0	0	0	100	94	6	4	94.00%
Moses White Estates	69	0	0	0	69	68	1	1	98.55%
Shimberg, LLC	165	0	0	0	165	164	1	2	99.39%
Shimberg Estates	78	0	0	0	78	78	0	0	100.00%
Squire Villa	30	0	0	0	30	30	0	1	100.00%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	190	1	1	99.48%
Arbors at Padgett	119	0	0	0	119	118	1	1	99.16%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,491	2	1	0	1,488	1,412	76	14	94.89%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

94.89%

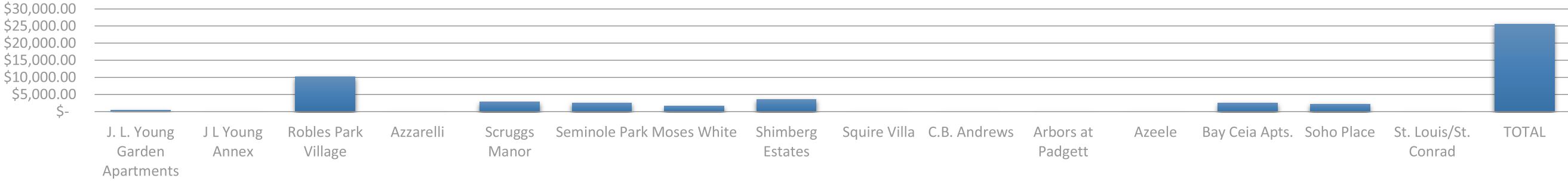


Agency Wide	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Total Units	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491
Service/Non-Dwelling	2	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0	0	0
Demolition units	0	0	0	0	0	0	0	0	0
Modernization	0	0	0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

Cedar Pointe	84	0	0	0	84	83	1	0	1	0
Osborne	43	0	0	0	43	41	2	0	0	0

FY 2021 WRITE OFF SUMMARY REPORT

Property Name	Monthly Write Off Summary FY 21												
	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-20	Feb-20	Mar-20	Total
J. L. Young, Inc.	\$ 4,210.00		\$ 1,028.00			\$ 4,332.00	\$ 10,977.65		\$ 9,577.30				\$ 30,124.95
Robles Park Village, LLC	\$ 5,863.92	\$ 7,348.00	\$ 4,715.89	\$ 20,388.07	\$ 2,823.04	\$ 11,060.00	\$ 21,160.03	\$ 9,961.53	\$ 7,430.85				\$ 90,751.33
Scruggs Manor, LLC	\$ 548.00	\$ 147.01			\$ 3,284.14	\$ 3,471.00	\$ 9,284.00	\$ 3,150.00	\$ (398.00)				\$ 19,486.15
Azzarelli	\$ -												\$ -
Scruggs Manor	\$ 548.00	\$ 147.01			\$ 3,284.14	\$ 3,471.00	\$ 9,284.00	\$ 3,150.00	\$ (398.00)				\$ 19,486.15
Seminole Park, LLC	\$ 620.00	\$ 343.80	\$ 719.79			\$ 6,880.38	\$ 4,978.35		\$ 3,761.20				\$ 17,303.52
Seminole Park	\$ -	\$ 343.80	\$ 485.79			\$ 1,876.10	\$ 4,978.35		\$ 3,761.20				\$ 11,445.24
Moses White	\$ 620.00		\$ 234.00			\$ 5,004.28							\$ 5,858.28
Shimberg Estates, LLC	\$ 809.97	\$ -	\$ 2,208.67		\$ 9,815.30	\$ 7,331.79	\$ 4,004.40						\$ 24,070.13
Shimberg Estates	\$ 312.97		\$ 1,203.67			\$ 4,613.79	\$ 4,034.40						\$ 10,164.83
Squire Villa	\$ 13.00					\$ 1,315.00	\$ (30.00)						\$ 1,298.00
C.B. Andrews	\$ 484.00		\$ 1,005.00	\$ (100.00)	\$ 9,815.30	\$ 1,403.00							\$ 12,607.30
Arbors at Padgett, LLC	\$ 106.12	\$ 316.00	\$ (95.48)		\$ 560.59	\$ 16,364.75	\$ 7,395.69		\$ 856.80				\$ 25,504.47
Arbors at Padgett	\$ 106.12		\$ (95.48)			\$ 164.00	\$ 1,967.89		\$ 856.80				\$ 2,999.33
Azeele	\$ -												\$ -
Bay Ceia Apts.	\$ -	\$ 316.00			\$ 560.59	\$ 16,200.75							\$ 17,077.34
Soho Place	\$ -						\$ 5,427.80						\$ 5,427.80
St. Louis/St. Conrad	\$ -												\$ -
TOTAL	\$ 12,158.01	\$ 8,154.81	\$ 8,576.87	\$ 20,388.07	\$ 16,483.07	\$ 49,439.92	\$ 57,800.12	\$ 13,111.53	\$ 21,228.15	\$ -	\$ -	\$ -	\$ 207,240.55



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

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

The Tampa Housing Authority was awarded another Mainstream Voucher increment effective January 1, 2021 in the amount of 50 vouchers with a budget of \$430,560.

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

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

Leasing has begun for Renaissance and Mary Bethune as part of the West River Development. Both buildings are expected to lease approximately 50 families a month and be leased by the end of December 2020. Both buildings are RAD developments.

Through the Cares Act, THA has been able to assist families with security deposits at approximately \$133,000. This has allowed those families that may not otherwise qualify for a unit, secure a home.

Current baseline is 10,990 with approximately 80 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	364
Workshops	13 Virtual viewers
Escrows	220
Graduates	4
Homeownership	61
Escrow	60%
Escrow Payment	\$31,303

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

New increment award notification November 2020 of 31 effective February 1, 2021. The HUDVASH program is administered to assist 814 homeless veterans. This program began July 1, 2008 with 105 vouchers and was increased by 35 vouchers October 1, 2009. June 1, 2010 THA was awarded an additional 150-VASH vouchers. August 1, 2011 the agency was awarded an additional 75 vouchers. THA was awarded another 75 effective April 1, 2012. THA received another award of 205 HUD-VASH Vouchers effective August 1, 2013. Another increment of 22 vouchers was received October 1, 2014 and another 12 December 2014.

We have partnered with the Department of Veterans Affairs which is responsible to refer families to the agency. THA then proceeds with the necessary steps to determine eligibility. THA received an additional 45 HUDVASH vouchers effective May 1, 2015. THA was approved for an additional HUDVASH project-based vouchers November 1, 2015. THA received an additional 39 vouchers effective June 2016. November 1, 2016 an additional 20 was added to the Project Based HUDVASH voucher inventory.

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

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

LEASING AND FUNDING

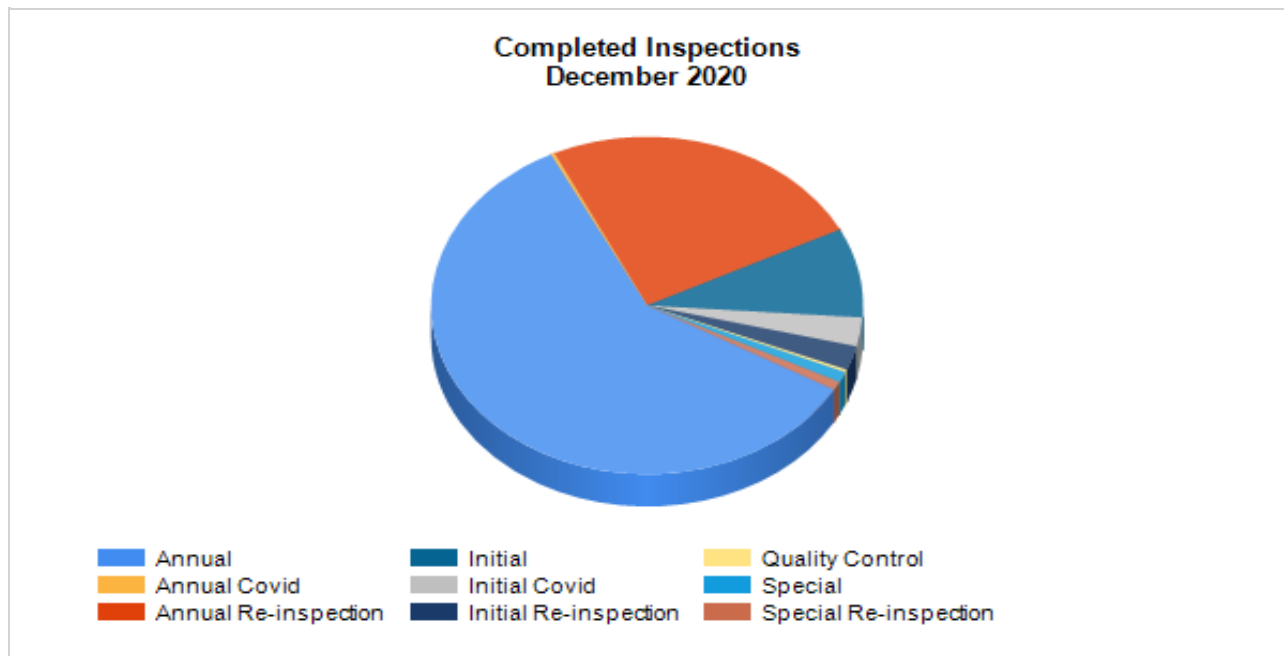
The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD/PB is 32 families a month
 The current attrition rate for VREG is 33 families a month
 Average HAP is \$779

PROGRAM	BUDGETED UNITS	LEASED UNITS	UTILIZATION RATE	
LEASED PROGRAMS	8,785	8,586	98% Monthly	
RAD	1,911	1,518	79% Monthly	
PROGRAM	AUTHORIZED ACC	UTILIZED ACC	MONTHLY	ANNUAL
LEASED PROGRAMS TOTAL	\$7,924,825	\$7,779,663	98%	99%



THA Monthly Management Report December 2020

INSPECTION TYPE	TOTALS
Annuals Due	419
Annual Completed	643
Annual Covid Completed	3
Annual Re-inspection Completed	267
Initial Completed	93
Initial Covid Completed	30
Initial Re-inspection Completed	25
Quality Control Completed	3
Special Completed	11
Special Re-inspection Completed	9
Total Inspections Completed	1,084



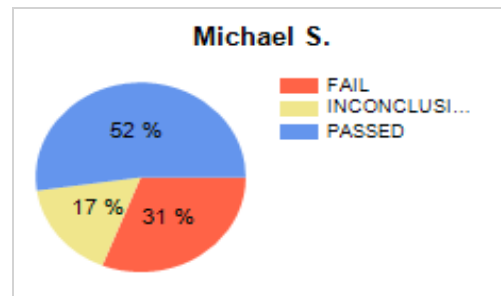
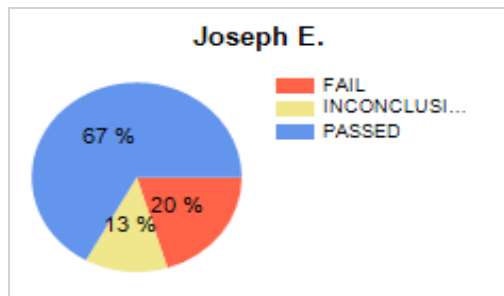
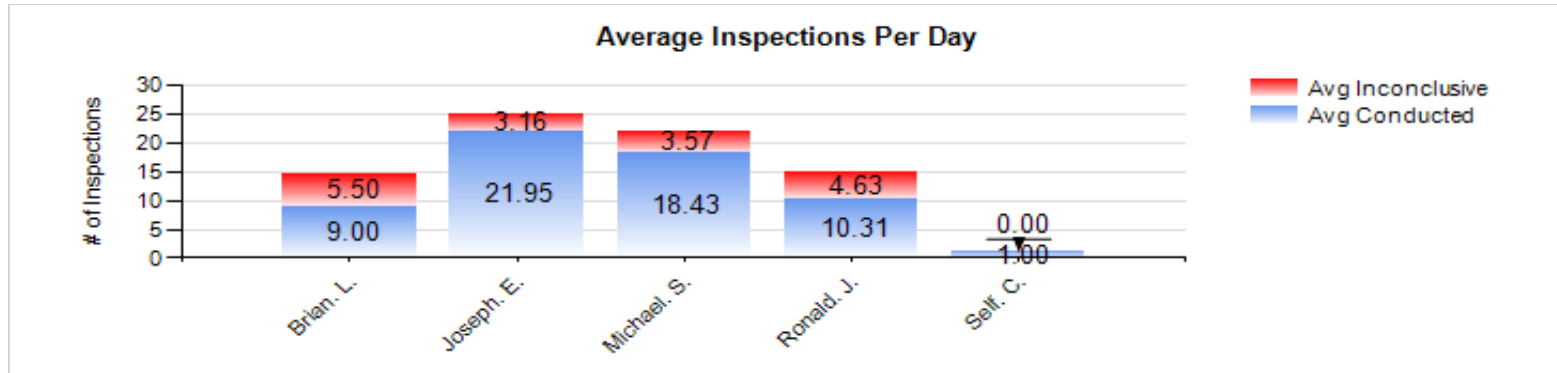


THA Monthly Management Report December 2020

Annual	643
PASSED	325
FAIL	192
INCONCLUSIVE	126
Annual Covid	3
PASSED	3
Annual Re-inspection	267
PASSED	181
FAIL	42
INCONCLUSIVE	44
Initial	93
PASSED	50
FAIL	15
INCONCLUSIVE	28
Initial Covid	30
PASSED	30
Initial Re-inspection	25
PASSED	19
FAIL	3
INCONCLUSIVE	3
Quality Control	3
PASSED	2
INCONCLUSIVE	1
Special	11
PASSED	6
FAIL	4
INCONCLUSIVE	1
Special Re-inspection	9
PASSED	1
FAIL	5
INCONCLUSIVE	3
Total Inspections	1,084

Total Inspections by Inspector	1,084
B. Lackey	58
J. Estep	477
M. Smith	308
R. Jackson	239
S. Certification	2

THA Monthly Management Report December 2020



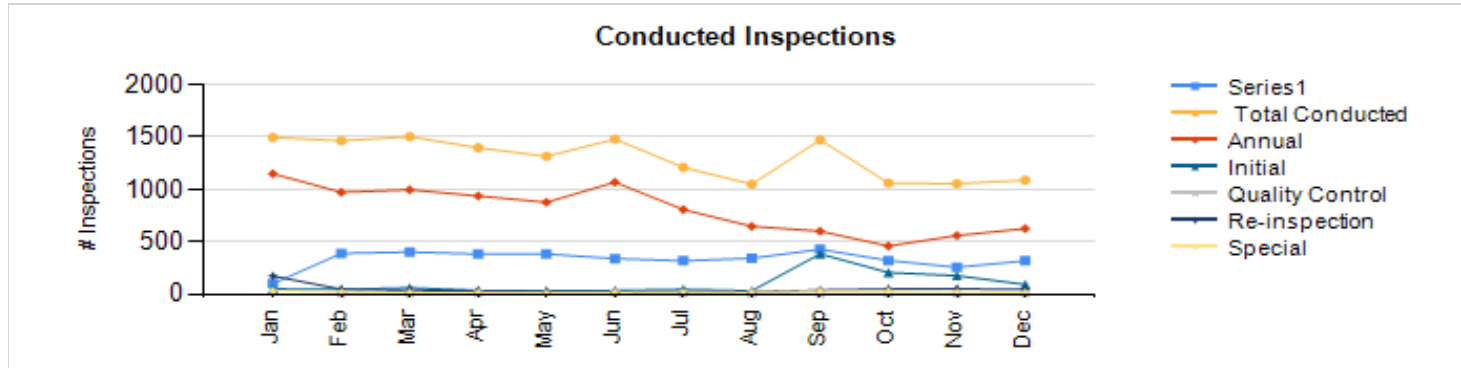
Wilson L.

No Data Available



THA Monthly Management Report December 2020

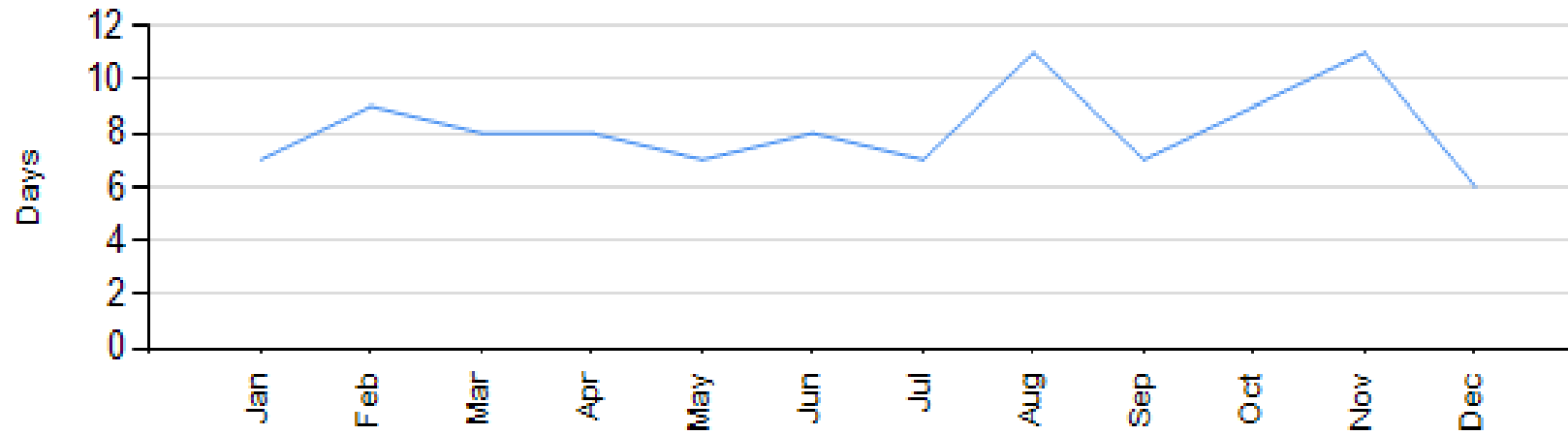
Historical Data



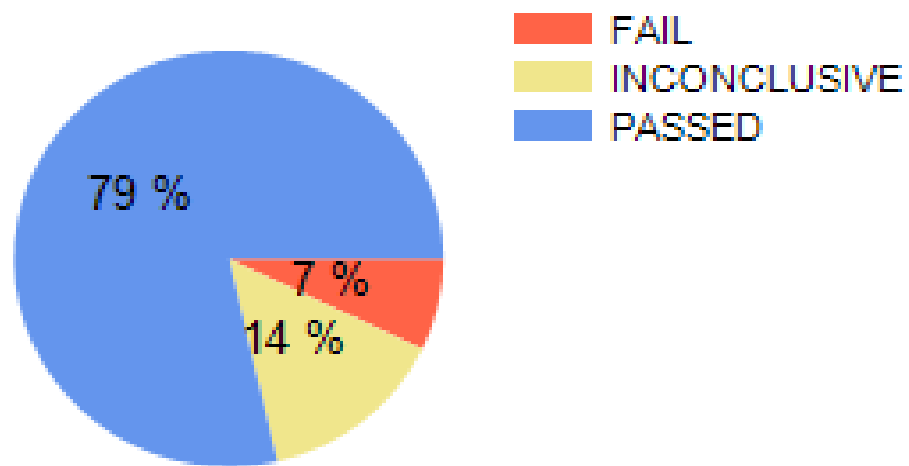
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	0	0	0	0	0	0	0	0	0	0	0	0
Annual	1,151	965	982	925	919	1,053	794	667	653	470	561	643
Annual Covid	0	0	0	0	0	0	0	0	1	0	0	3
Annual Re-inspection	244	421	424	409	348	356	333	318	376	297	219	267
Initial	48	41	58	33	28	33	43	29	382	204	170	93
Initial Covid	0	0	0	0	0	1	2	2	9	24	30	30
Initial Covid Re-	0	0	0	0	0	0	1	1	1	0	0	0
Initial Re-inspection	5	1	1	0	0	1	3	1	16	13	31	25
Quality Control	0	3	14	2	0	11	0	0	0	2	0	3
Quality Control Re-	0	0	0	6	0	0	4	2	1	1	1	0
Special	27	17	15	13	10	14	19	14	26	28	17	11
Special Re-inspection	17	15	7	8	9	11	8	14	7	18	14	9
Total Inspections	1,492	1,463	1,501	1,396	1,314	1,480	1,207	1,048	1,472	1,057	1,043	1,084

THA Monthly Management Report
December 2020

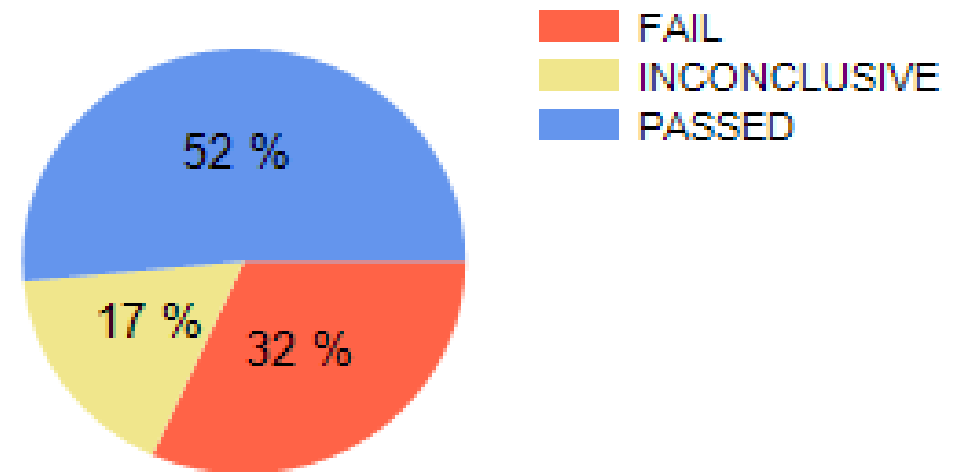
Days to Schedule Initials



Initials YTD



Annuals YTD



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

Department of Public Safety
Bill Jackson, Director

PUBLIC SAFETY DEPARTMENT UPDATES

The Public Safety Department is ramping up community safety patrols throughout all communities within the Tampa Housing Authority’s geographical footprint. These vehicular and foot-based community safety patrols are a planned effort by specially trained Tampa Housing Authority professionals to positively engage residents in the field. Public Safety Officers build trust, offer necessary assistance, and respond to critical incidents, as needed. THA Public Safety personnel coordinate with external emergency services entities during responses. THA staff further conduct relevant follow up investigations. The desired end state for our staff is the promotion of an excellent quality of life for our THA residents, emphasizing a safe and peaceful environment for the communities, staff, and visitors. Public Safety Officers strive to reduce crime through education, and the firm, fair, and consistent enforcement of THA rules, regulations, and policies.

The Public Safety Department is in constant communication with the public we serve. Public Safety Officers entertain questions, comments, and concerns from residents on an ongoing, daily basis. These include tips on incidents and events in real time that may affect the safety of the community. Through cooperation and mutual trust, the Public Safety Department ensures that on scene incidents are resolved. During the month of December, and particularly towards the Christmas/Holiday season through New Year’s Eve, additional Tampa Police Department officers and Hillsborough County Sheriff’s deputies were contracted to provide extra patrol coverage at Robles Park Village, Seminole Park, and Moses White communities. As a result, there were neither any reports of critical incidents, nor any injuries sustained during these special times.

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

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

POLICE REPORT REQUESTS

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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	12/10/2020	12/2020	19-CF-001821-B	Public Safety
Confidential	12/15/2020	12/2020	Under investigation	Public Safety
Confidential	12/17/2020	12/17/2020	N/A	Public Safety
Confidential	12/23/2020	12/28/2020	19-007253	Public Safety
Confidential	12/07/2020	12/07/2020	18-610675	Public Safety
Confidential	12/07/2020	12/07/2020	20-65224	Public Safety
Confidential	12/07/2020	1207/2020	20-550595	Public Safety
Confidential	12/17/2020	12/17/2020	20-21158	Public Safety

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd
Confidential	12/10/2020	12/10/2020	No Records found	Eckerd

FRAUD/TIP HOTLINE

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

PARKING POLICY ENFORCEMENT

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

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	Ford F150	N/A	Brown	Z296FJ	No Permit	N/A	12/01/2020
Robles Park	Ford Fusion	N/A	Silver	KTMW40	No Permit	N/A	12/02/2020
Robles Park	Nissan Alt	N/A	Grey	N/A	No Permit	N/A	12/10/2020
Robles Park	Mazda CX7	N/A	Blue	N/A	No Permit	N/A	12/11/2020

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

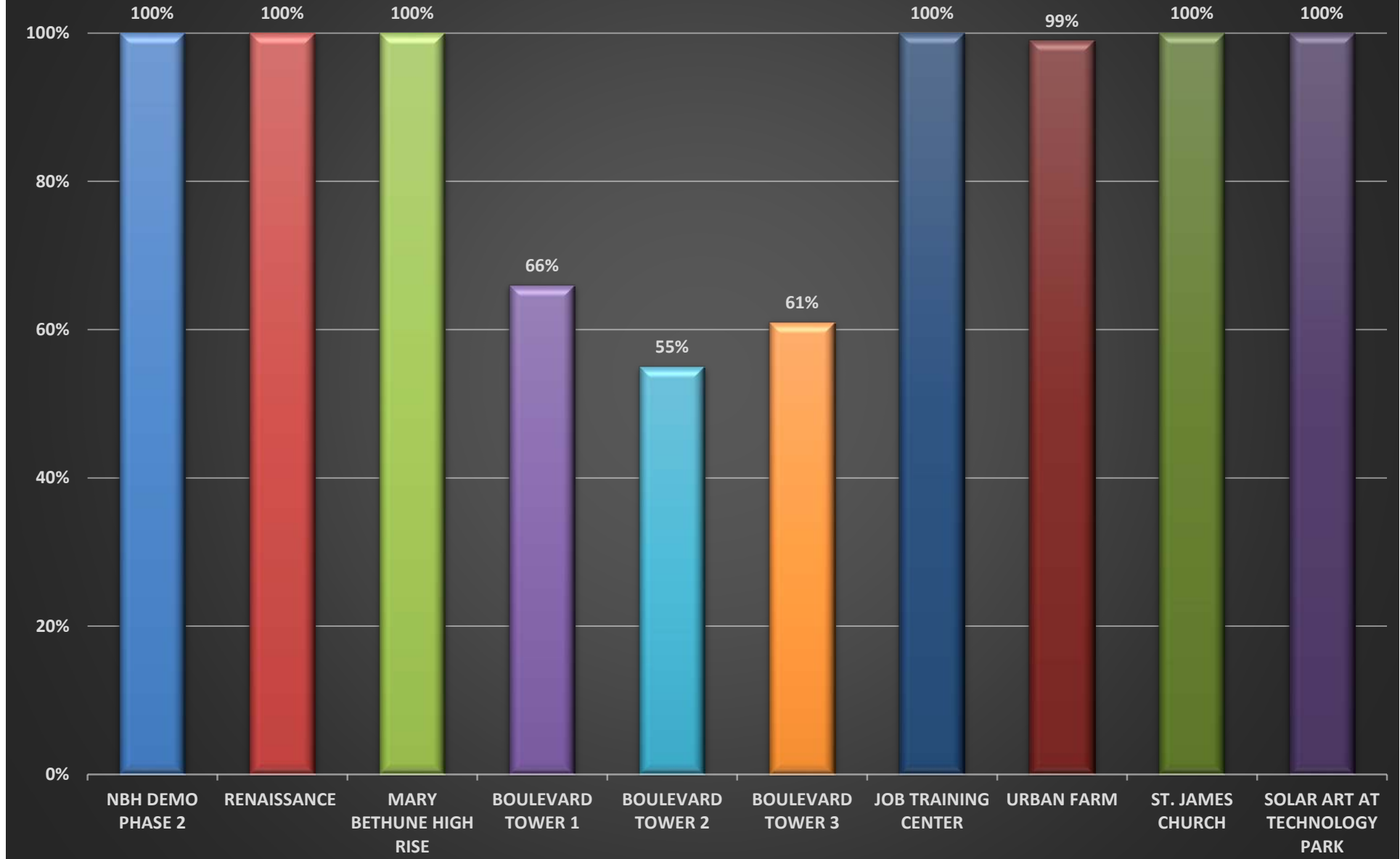
The Tampa Police Department Rapid Offender Control (ROC) squad officers, working our public housing communities, continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in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

FIRE/LIFE SYSTEMS STATUS

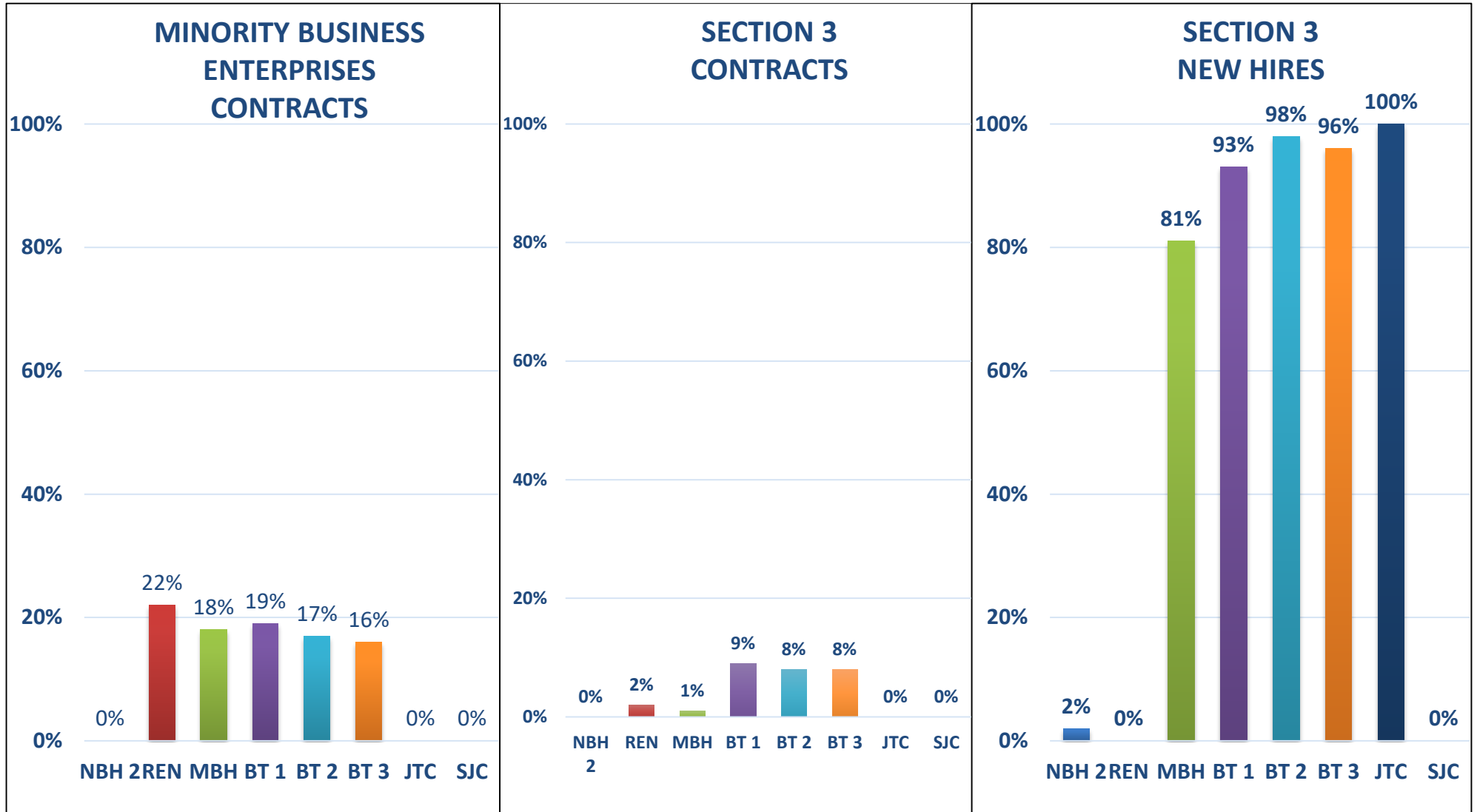
The Public Safety Department also monitors, maintains, and coordinates installation and inspection of security and fire alarms, and fire/life safety equipment to assist in keeping residents, staff, and visitors safe. We have personnel on staff with professional fire inspection training and experience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

<i>Property</i>	<i>Address</i>	<i>Fire panel</i>
Arbors LLC	4728 S. Trask St.	No deficiencies
Bridges	1800 N. Rome	No deficiencies
Central Office	5301 W. Cypress	Trouble in the panel, needs to upgrade
J.L. Young	8220 N. Florida Ave.	Trouble in the panel, needs to upgrade
Cedar Point	6926 Temple Ave.	No deficiencies
Boys & Girls	3515 Sarah St.	No deficiencies
Moses white	4927 Moses White	No deficiencies
Osborne Landings	3502 Osborne Ave.	No deficiencies
Oaks Riverview /ORCC	110 E. Kirby	No deficiencies need a service plan to reduce the cost on service calls and repairs.
Squire Villa	5918 N. Rome Ave.	No deficiencies
Shimberg LLC	1314 W. Sligh Ave.	No deficiencies
Robles Park Lab	3814 N. Central Ave.	No deficiencies
Robles LLC Daycare	3814 N. Central Ave.	No deficiencies
Youth Build	1803 N. Howard Ave.	No deficiencies

MAJOR ACTIVE PROJECTS



MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



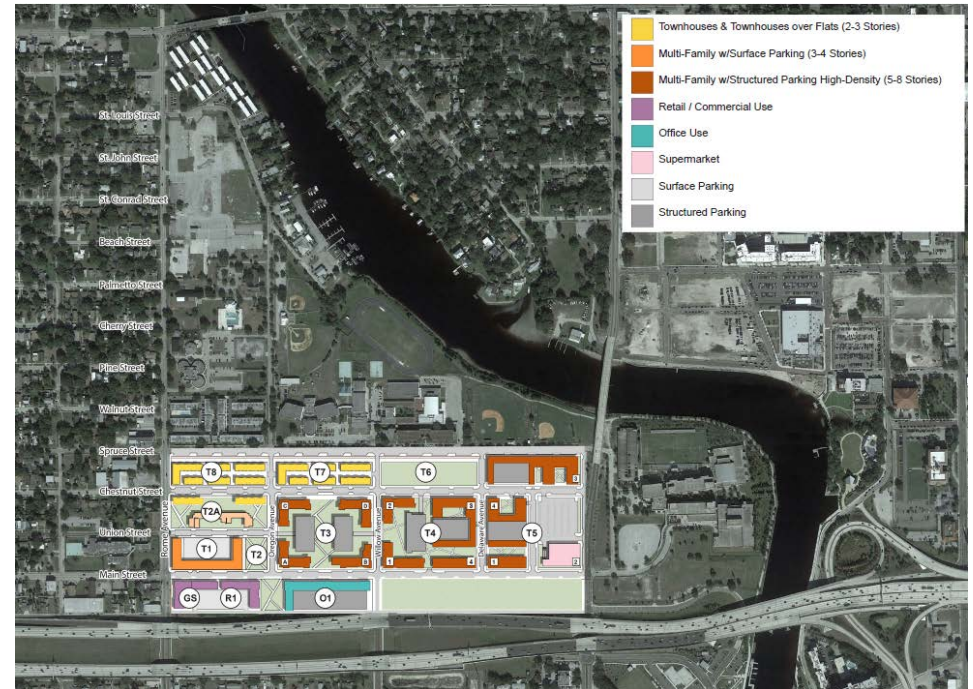
WEST RIVER REDEVELOPMENT



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

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River: 160 senior units. **Lease-up in progress. Project is 100% complete.**
- T2A-Mary McLeod Bethune Apartments: 150 senior units. **Lease-up in progress. Project is 100% complete.**
- T3A-Boulevard at West River - Tower 1: Funded 9% Tax Credit, 119 multi-family units. **In progress: 1st floor apartment doors install, 1st & 2nd floors bathroom wall/floor tiles install, 3rd floor prime painting, 4th floor hanging of drywall, 5th and 6th floor interior wall framing, 7th floor interior beam wrap, roof install.** Scheduled completion date is June 2021. **Project is 66% complete.**
- T3C-Boulevard at West River - Tower 2: Funded 4% Tax Credit, 119 multi-family units. **In progress: 1st floor storefront install, 1st floor common area hanging of drywall, 2nd & 3rd floor tubs & shower pans install, 2nd floor drywall install, 5th floor interior wall framing.** Scheduled completion date is August 2021. **Project is 55% complete.**
- T3B-Boulevard at West River - Tower 3: Funded 9% Tax Credit, 133 multi-family units. **In progress: 1st floor bathroom wall tiles install, 1st floor common areas windows, 1st & 2nd floor kitchen cabinets and countertops install, 2nd floor interior wall priming, 4th floor bathtubs & shower pans install, 4th floor hanging of drywall, 5th & 6th floor interior wall framing, 8th floor windows install.** Scheduled completion date is July 2021. **Project is 61% complete.**
- T3D-Boulevard at West River - Tower 4: 102 multi-family units. **TECO logistic meeting held on December 14, 2020. Financial closing expected the end of January 2021.** Scheduled completion date is August 2022.
- T2A North-Villas at West River: 32 rental units. **Plans approved 1/4/21. Financial closing expected end of January 2021.**
- T4-Canopy at West River – Tower 1: 112 multi-family units. Zyscovich has been selected. **Architect is proceeding with 100% CD Plans before the end of 2020. Meeting held with Architect on 12/07/2020.**



- T4-Canopy at West River – Tower 2: 120 multi-family units. **12/21/20 someone is challenging our application.** THA submitted for 9% Tax Credit for Senior Housing and selected for funding.
- T4-Canopy at West River – Tower 3: 196 multi-family units. **THA submitted for 4% Tax Credit for Work Force Housing and is pending.**
- T4-Canopy at West River - Tower 4: 147 work force units. **Funding application pending.**
- T5-National Grocery Store, 150 work force units, & 325 market rate units. White Development is Developer. PSA executed on August 4, 2020. Buyer going through Due Diligence items which have been provided.
- T7 & T8 -Townhomes: Received updated PSA on 8-27-20 and Saxon Gilmore is reviewing.
- Updates for West River can be found at www.tpatogether.com

RENAISSANCE AT WEST RIVER



Senior Housing Development
6 Stories – 160 Units

RENAISSANCE AT WEST RIVER



Lobby



Community Room



Salon



Computer Lab

RENAISSANCE AT WEST RIVER



Typical Kitchen



Entrance



Elevation View from Rome Avenue



Landscaping

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Senior Housing Development
8 Stories – 150 Units

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Lobby



Community Room



Typical 2BR Kitchen



Typical 1BR Bedroom

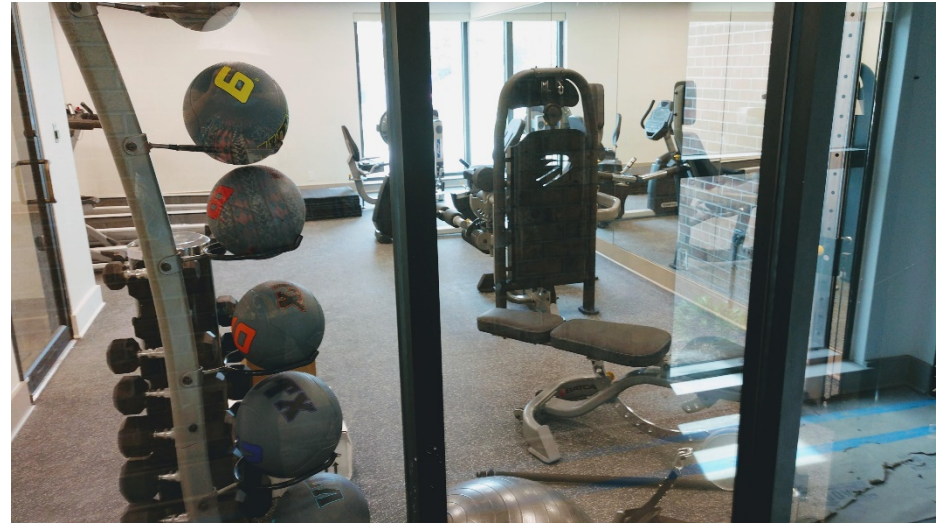


Typical Bathroom

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Laundry Room



Fitness Center



Dog Park



Landscaping

THE BOULEVARDS AT WEST RIVER – IN PROGRESS



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

THE BOULEVARDS AT WEST RIVER – ARCHITECTURAL RENDERING



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



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



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



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

THE BOULEVARDS AT WEST RIVER – TOWER 1



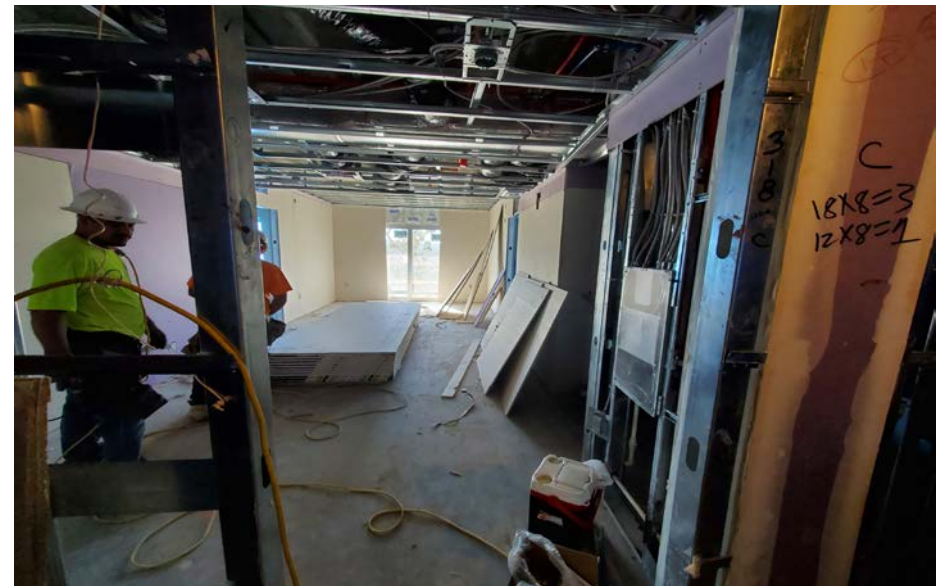
Tower 1 – Exterior Elevation in Progress



Tower 1 – Roof Install in Progress



Tower 1 – 1st Floor Apartment Doors Install in Progress

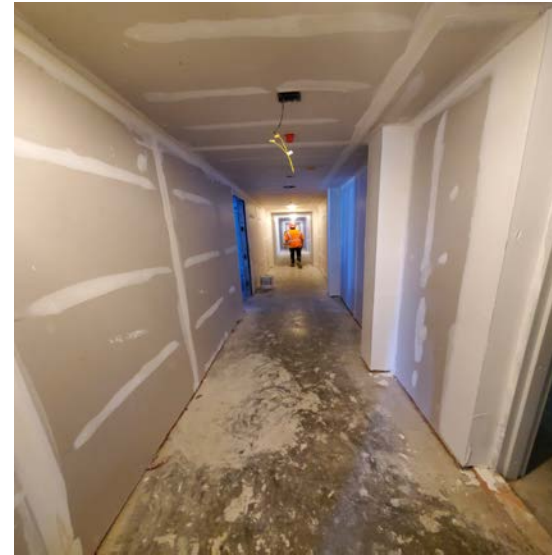


Tower 1 – 5th and 6th Floor Interior Wall Framing in Progress

THE BOULEVARDS AT WEST RIVER – TOWERS 2 & 3



Tower 2 – Exterior Elevation in Progress



Tower 2 – 2nd Floor Drywall Install in Progress



Tower 3 – 8th Floor Windows Install in Progress



Tower 3 – 4th Floor Shower Pans Install in Progress

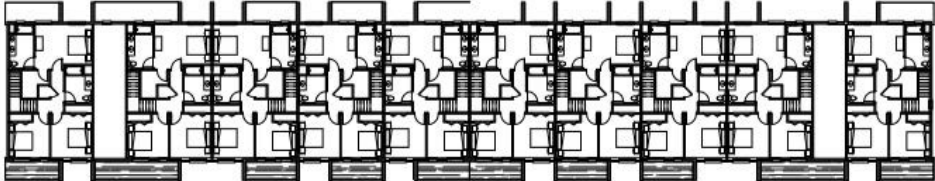
THE BOULEVARD VILLAS AT WEST RIVER – ARCHITECTURAL RENDERING



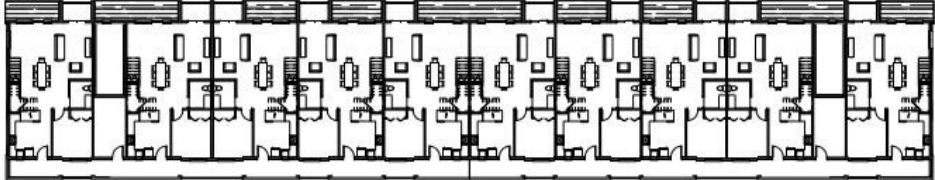
Front Rendering



Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories – 32 Units

THE CANOPY AT WEST RIVER – ARCHITECTURAL RENDERING



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

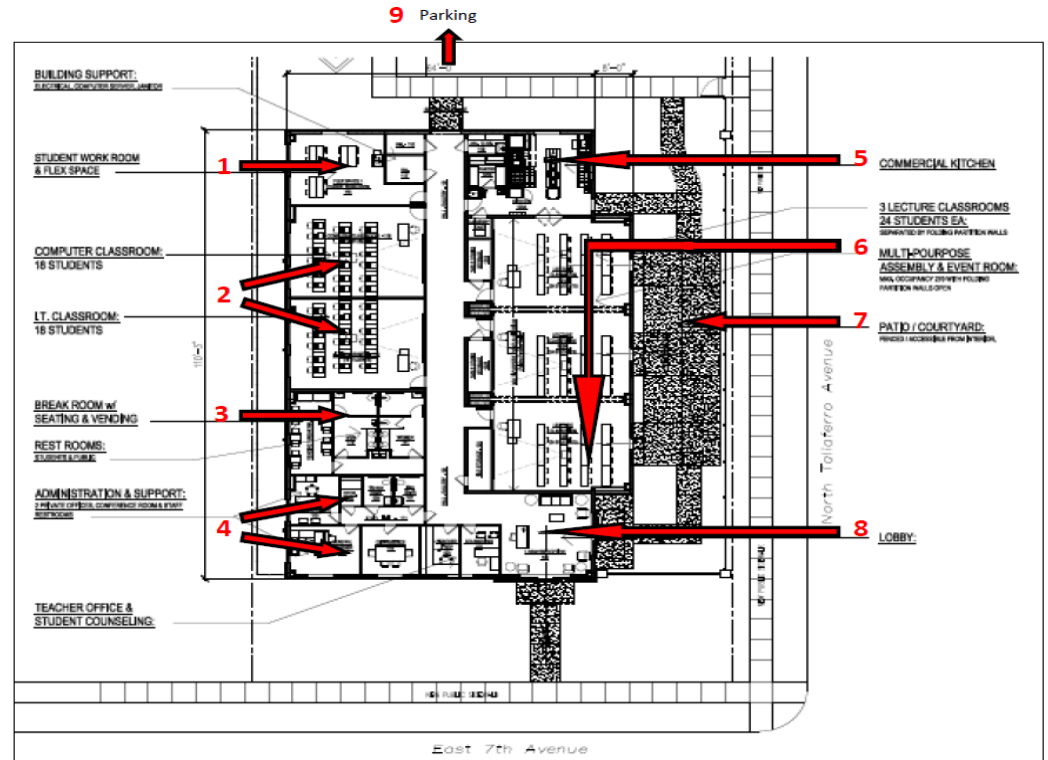
THE ENCORE DISTRICT – IN PROGRESS



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

JOB TRAINING CENTER

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



Typical Flex-Space Classrooms



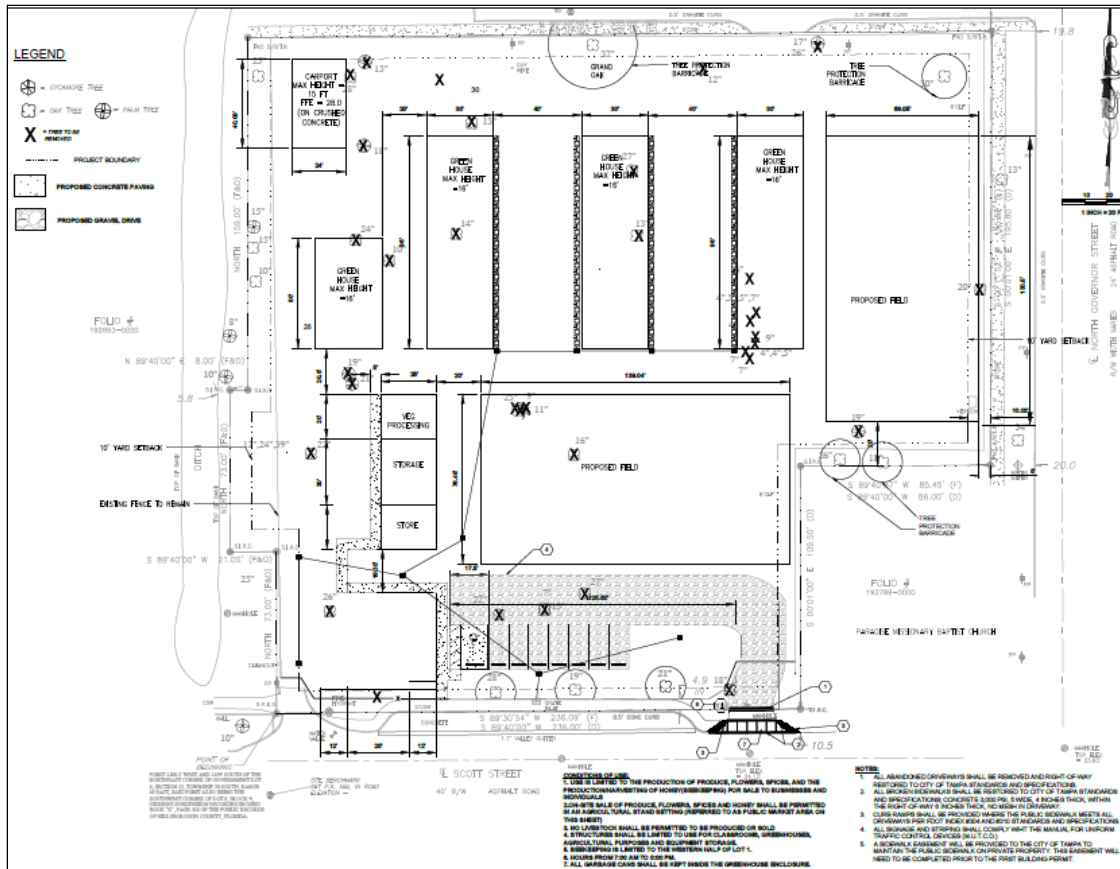
Typical Individual Classrooms

URBAN FARM – IN PROGRESS

The Farmers are continuing to plant the fields with:

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

Engineering Report was submitted on 12/23/2020 and final inspection was held on 12/28/2020 and passed. The permit closeout is expected by 01/05/2020. Project is 99% complete.



Greenhouse Plantings

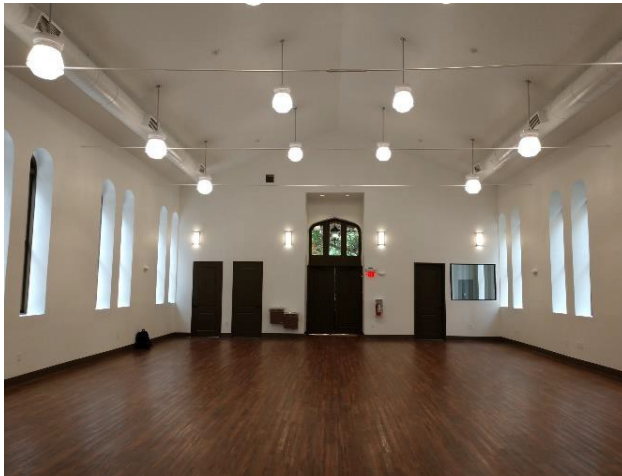


Field Plantings

ST. JAMES CHURCH AND BELL – IN PROGRESS



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



Church Interior Finishes

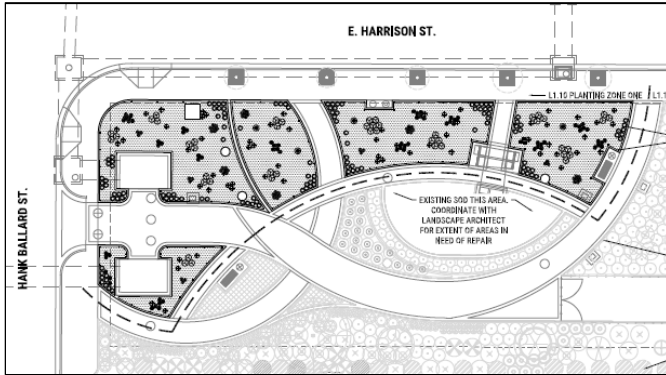
The Architect resubmitted the proposal and is coordinating with the other disciplines and revising the Design schedule. St. James Church is 100% complete.



Proposed Church Bell Design

SOLAR ART AT TECHNOLOGY PARK – IN PROGRESS

The landscape design was changed to a native plant design. Contract was submitted to Springer on 12/14/2020. Pre-Construction Conference was held on 12/29/2020. Site meeting will be held 1/4/2020. Solar Art Project is 100% complete.



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

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



LOTS 9, 11 AND 12 – IN PROGRESS

Lot 9 - Independence: 288 multi-family market rate units. On-going development by 3rd party. **Project is 43% complete.**

Lot 11 - Legacy: 228 multi-family market rate units. On-going development by 3rd party. **Project is 35% complete.**

Lot 12 - Adderley: 106 multi-family market rate units above 22,000 SF grocery store. Mixed-used development. **Architect is engaging team members to address design and cost issues.**



Lot 9 - Independence



Lot 11 - Legacy



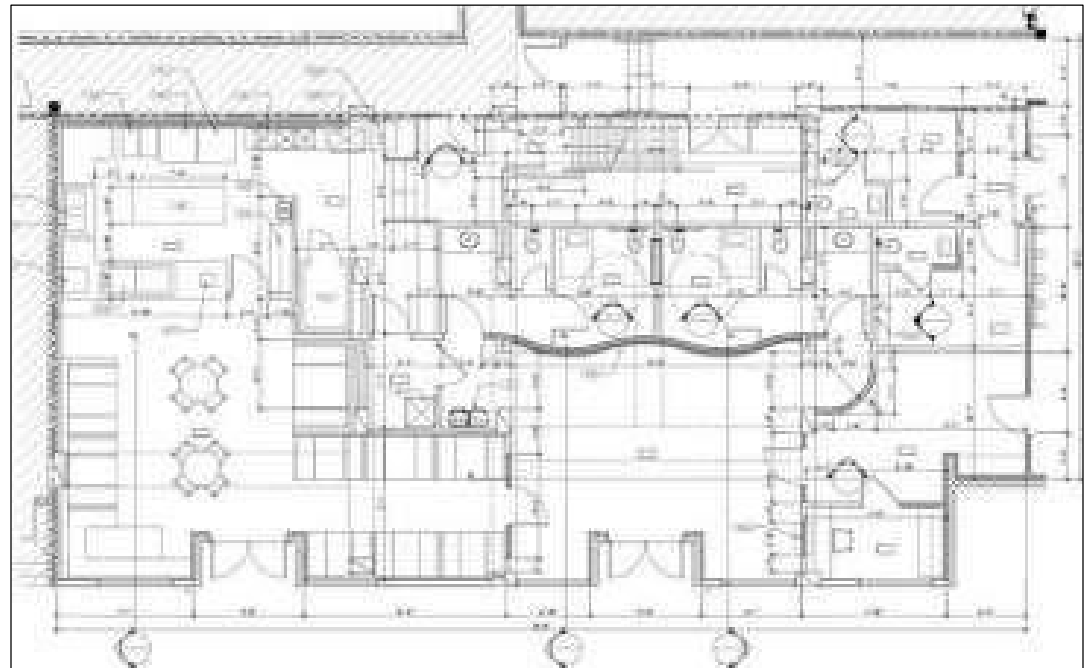
Lot 12 - Adderley (Rendering) – Design Phase

TEMPO THEATRE/RESTAURANT - PENDING

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



Theatre Interior Pending



Schematic Layout – Ground Floor

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

January 2021

Submitted by: Facilities
Terrance Brady: Director

Facilities Department Activities:

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

Encore Chiller Plant

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

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

Special Project Activities:

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

Facilities:

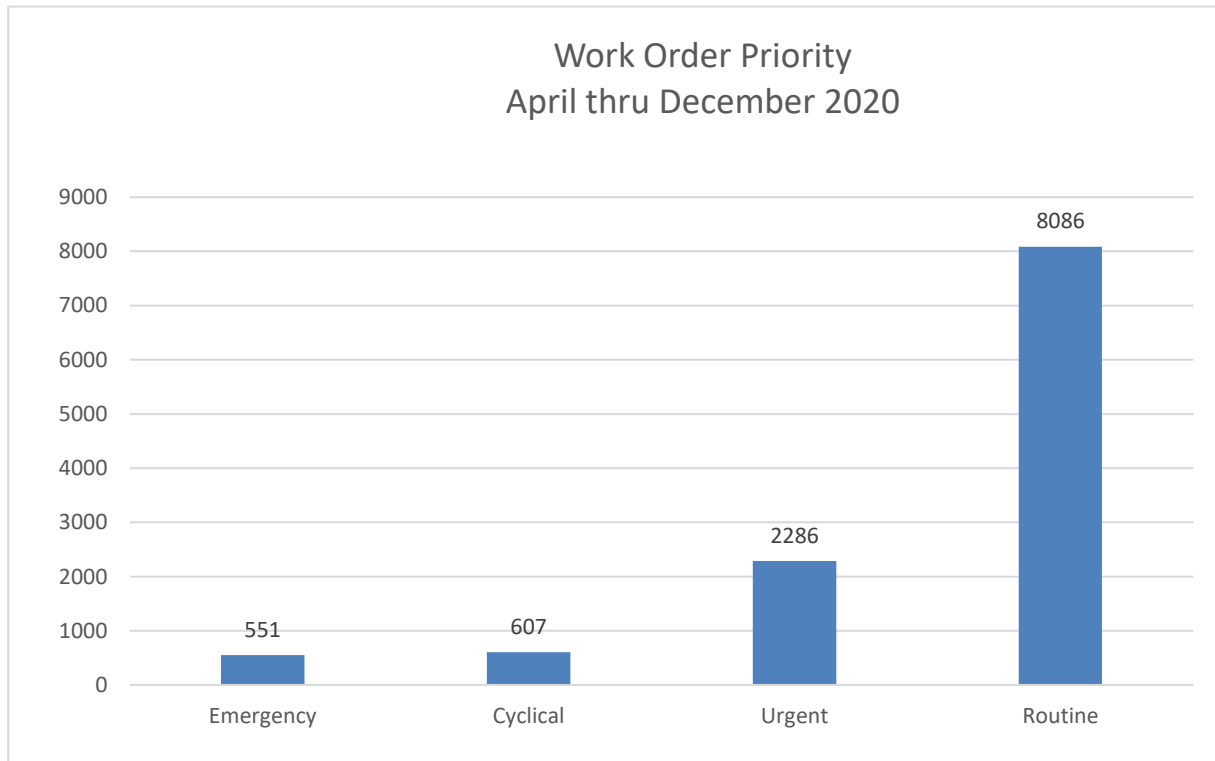
We are improving data collection from work orders to measure and control costs and inventory and developing a customer satisfaction survey procedure. Electronic work orders are currently being utilized by all the maintenance staff to convert to a paperless work order system.

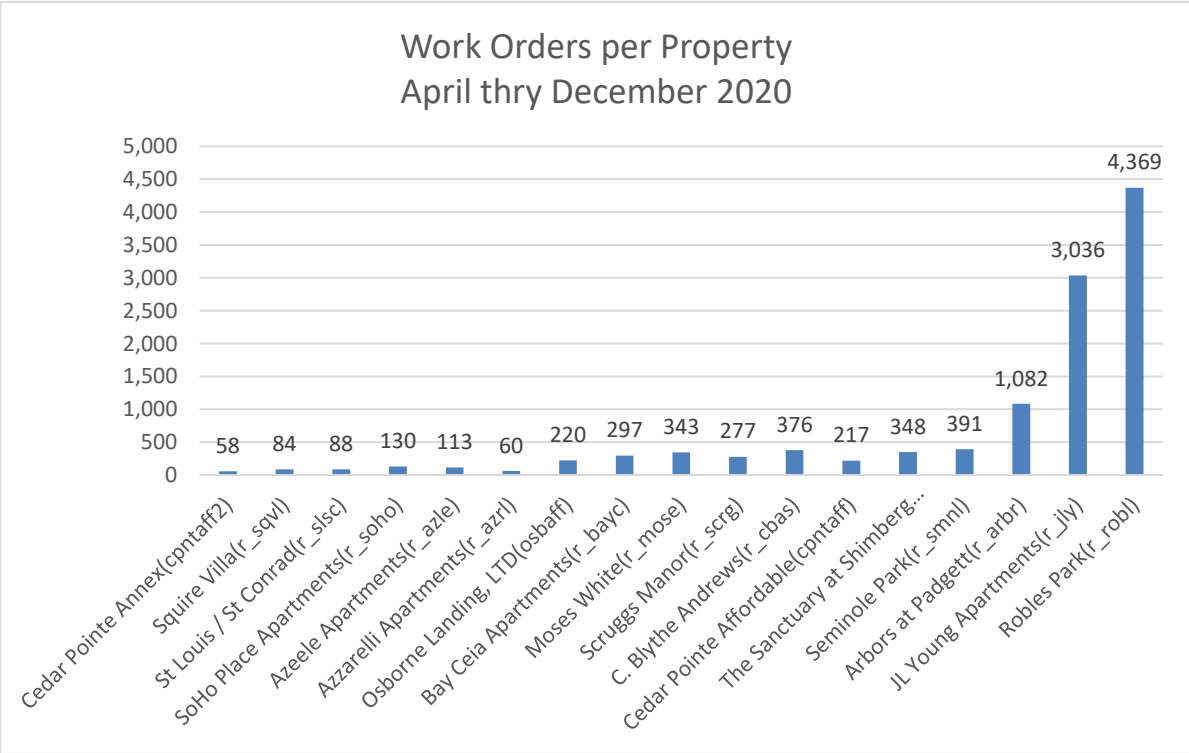
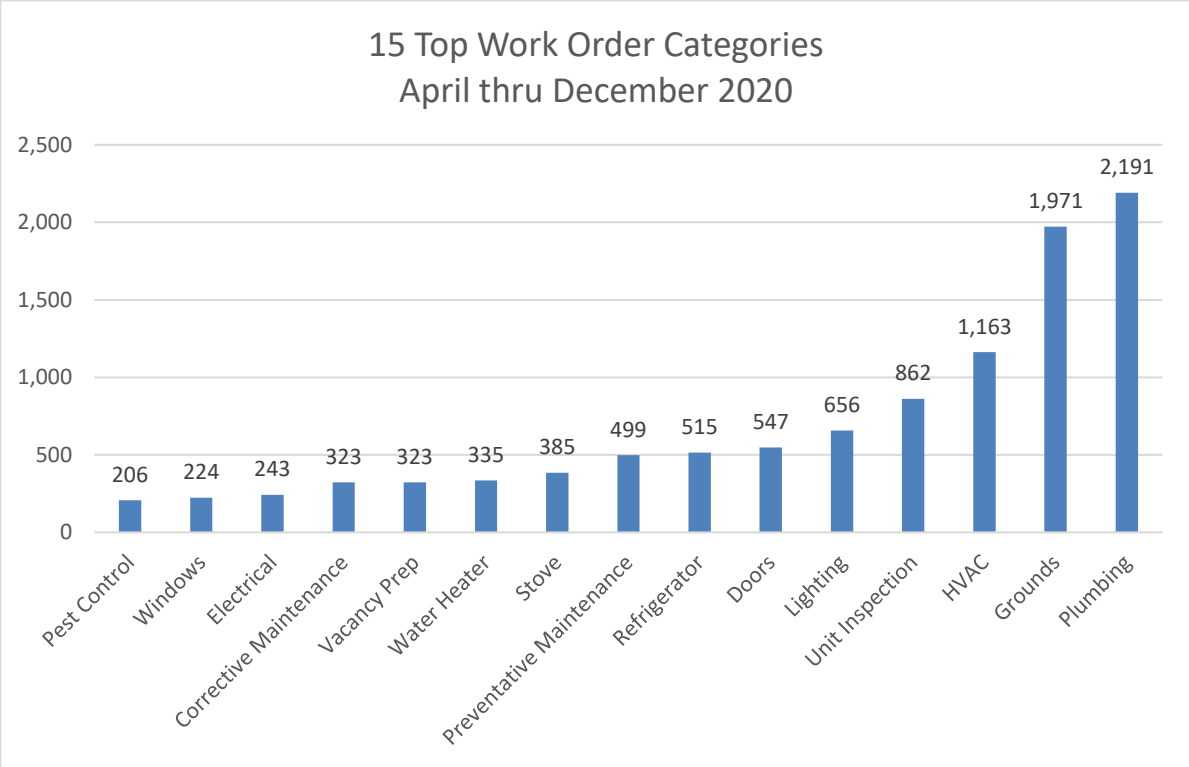
Emergency = Immediate action is required as it presents a threat to life, asset/property, security, or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

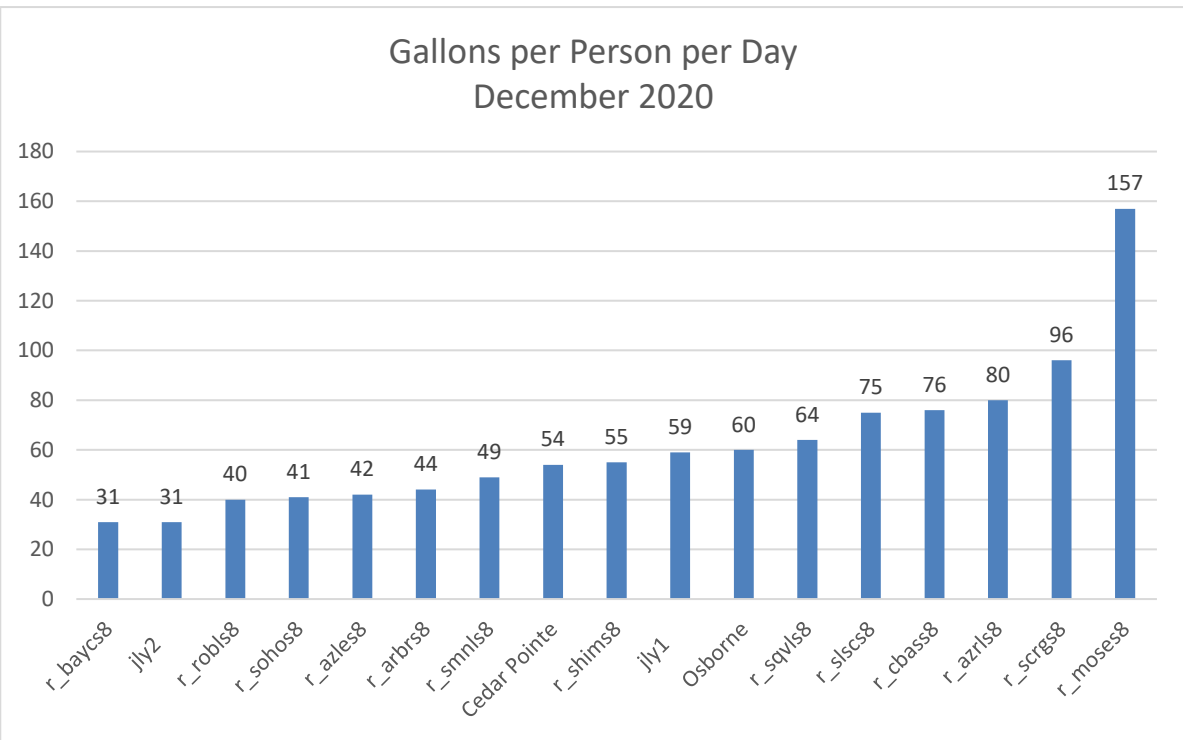
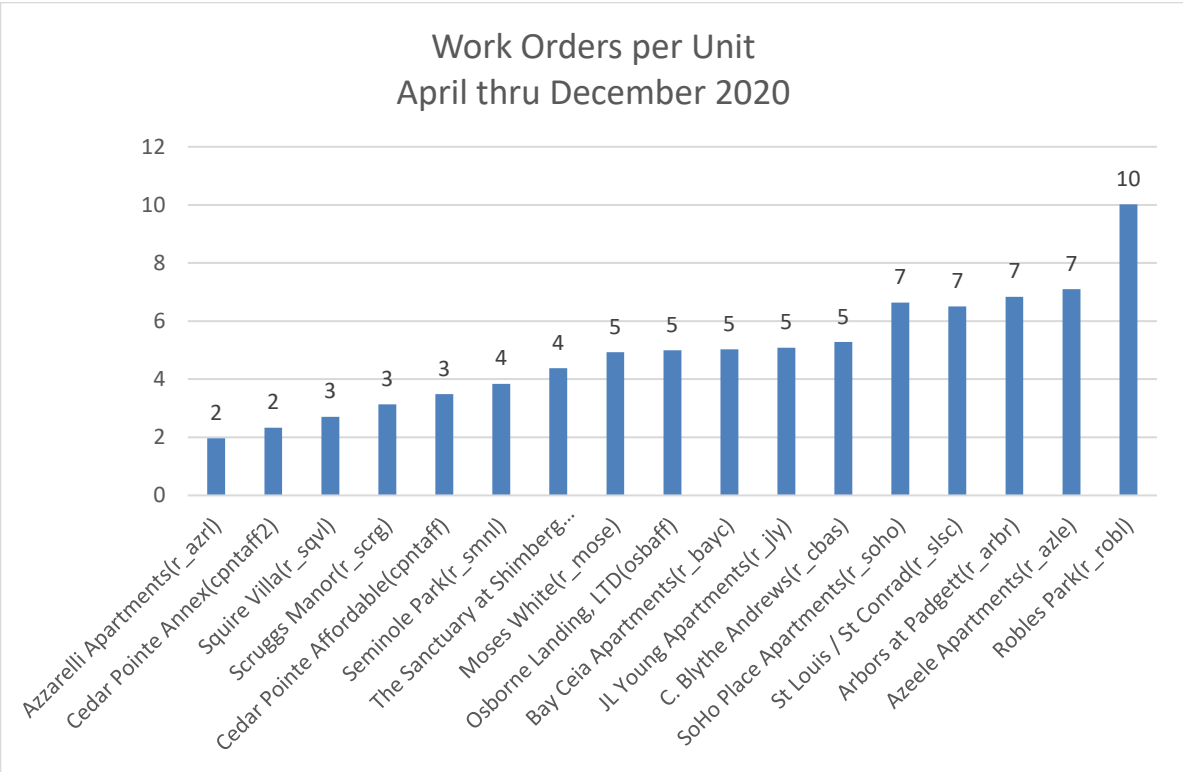
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident’s normal or expected living conditions and will be addressed within **24 hours**.

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

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







THA average number of Gallons per Person per Day (GPD) for October is 62. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register December 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2023	\$2,000,000.00	\$456,762.50			\$1,543,237.50	22.83%	\$144,384.00	7.22%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$701,660.00	\$344,745.00	\$22,000.00	\$723,660.00	\$356,915.00	49.13%	\$175,415.00	24.24%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$91,772.47	19303.58	140,814.86	\$49,210.29	65.09%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$254,754.94			\$1,445,245.06	14.98%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	28,765.00 □			1,473,085.00	1.91%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$20,200.00			\$1,479,800.00	1.35%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$146,831.00	\$83,940.00	\$384,830.00	\$246,990.16	37.28%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44			\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$139,700.00	\$165,454.00	\$74,220.00	\$213,920.00	\$48,466.00	78.36%	\$213,920.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$42,545.72			\$37,454.28	53.18%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$211,659.37			\$129,502.63	62.04%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	4/15/2019	3/31/2023	\$114,000.00	35,850.00			\$78,150.00	31.44%	\$114,000.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	4/15/2019	3/31/2023	\$270,000.00	58,500.00			\$211,500.00	21.66%	\$270,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	4/15/2019	3/31/2023	\$132,000.00	\$30,800.00			\$154,000.00	16.66%	\$132,000.00	100.00%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	7/25/2019	3/31/2023	\$331,500.00	\$31,237.00			300,263.00	9.42%	\$331,500.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	7/25/2019	3/31/2023	\$205,000.00	\$56,862.00			\$148,138.00	27.73%	\$102,500.00	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	4/15/2020	3/31/2023	\$9,600.00	\$3840.00			\$3,300.00	0.13	\$9,600.00	100.00%

Contract Register December 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$27,772.35			\$2,227.65	92.57%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$10,195.00			\$3,895.00	72.35%	\$14,090.00	100.00%
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2021	\$15,090.00	\$4,000.00			11,090.00	26.50%	\$15,090.00	100.00%
Cane Construction	St. James Church	7/31/2019	4/1/2021	\$488,153.00	\$355,594.64	\$62,262.70	\$550,415.70	260,181.80	57.74%		
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.90%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$65,800.00	\$68,200.00	\$143,200.00	\$77,400.00	45.94%	\$143,200.00	100.00%
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$10,246.30	\$22,022.42	\$52,856.00	\$64,631.70	13.68%	\$52,856.00	99.92%
The Netrod Company's Residential Utility Allowances,	Utility Allowance	8/3/2020	7/31/2023	\$12,780.00	\$0.00			\$12,780.00	0.00%		
Touch of Class Cleaning Services, LLC	Janitorial Services for ORCC & Bridges	6/15/2020	6/14/2021	\$29,000.00	\$10,660.00			\$18,340.00	36.75%	\$29,000.00	100.00%
Baker Barrios and PMG Partner	Robles Park Master Developer	10/1/2020	4/1/2021	\$300,000.00	\$0.00			\$300,000.00	0.00%	\$300,000.00	100.00%
Williams Moving Company LLC	Relocation Services	11/1/2020	11/22/2021	\$120,000.00	\$0.00			\$120,000.00	0.00%	\$120,000.00	100.00%
Offspayce Inc.	Relocation Services	11/1/2020	11/22/2021	\$120,000.00	\$0.00			\$120,000.00	0.00%	\$120,000.00	100.00%
Roman & Sons AC, LLC	HVAC Redundancy for Palm Terrace Assisted Living	9/16/2020	12/31/2020	\$497,596.66	\$0.00			\$497,596.66	0.00%	\$497,596.66	100.00%

Total Contract's Amount: \$11,395,305.10

\$2,806,022.73

Total MBE Contract's Amount: \$2,941,329.66

25.81%

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
December 2020**

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

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

JANUARY THA BOARD MEETINGS TO BE HELD WITH A PHYSICAL QUORUM

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

EXECUTIVE TEAM DAILY MEETINGS

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

TRAVEL AND COMMUNITY EVENTS

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

2021 CALENDAR OF EVENTS

January		
Friday, January 1, 2021	all day	New Year's Day
Wednesday, January 20, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
Monday, January 18, 2021	all day	Martin Luther King, Jr. Day
February		
Sunday, February 14, 2021	all day	Valentine's Day
Monday, February 15, 2021	all day	President's Day
Wednesday, February 17, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
March		
Wednesday, March 17, 2021	all day	St. Patrick's Day
Wednesday, March 17, 2021	8:30am	THA Board of Commissioners Meeting, Virtual/THA Boardroom
April		
Saturday, April 10, 2021	all day	Spring Holiday
Monday, April 12, 2021	all day	Easter Sunday
Thursday, April 15, 2021	all day	Tax Day
Wednesday, April 21, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
May		
Wednesday, May 5, 2021	all day	Cinco De Mayo
Sunday, May 9, 2021	all day	Mother's Day
Wednesday, May 19, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
Monday, May 31, 2021	all day	Memorial Day
June		
Wednesday, June 16, 2021	8:30 AM	THA Board of Commissioners Meeting, Virtual/THA Boardroom
Saturday, June 19, 2021	all day	Juneteenth
Sunday, June 20, 2021	all day	Father's Day

X Board Meetings

X National Holidays

COVID-19 recovery: A look at pandemic life in Tampa's Tempo District

83 DEGREES, KENDRA LANGLEIE | TUESDAY, NOVEMBER 10, 2020

The Tempo District, home to 1,500 residents and growing, includes the award-winning sustainable ENCORE! development situated on the northern edge of downtown Tampa. The public-private venture between the Tampa Housing Authority (THA) and Banc of America Development Corp. spans 12 blocks with four music-themed affordable apartment complexes, retail, green spaces, a skate park, a healthcare facility, and other amenities. With a mix of market-rate and subsidized housing for families and the elderly, the **Tampa Housing Authority** manages the property and supports residents in various ways whether or not they are part of the public housing program.

The district has implemented stringent cleaning protocols in all of its buildings -- from hallways to pool cues -- including a mandatory mask policy and has made adjustments in line with CDC guidelines you might expect: No more all-welcome movie nights in the buildings, for instance.

Six hundred residents took advantage of free-COVID-19 testing THA offered in September in collaboration with the Hillsborough County Department of Health. Though results are protected by health privacy regulations, Leroy Moore, Chief Operating Officer of THA, notes the Tempo District “does not seem to be an area of high concentration.”

THA does have statistics, however, regarding its own workforce. THA made COVID-19 testing mandatory for all of its employees in June when it decided to re-open its offices, requiring a negative test. The positivity rate was just 1.5% across its workforce -- at a time when the positivity rate was trending in the upper teens in Florida -- and Moore notes that their planning and adherence to PPE and health cards, which record a daily record of any symptoms and temperature, rigorous cleaning procedures, and keeping the buildings closed to the public has helped keep THA employees' levels low.



Boxes are loaded up with food, including fresh meats and veggies, to distribute to ENCORE! Tampa residents.



THA staff distributes donated meals and food to residents during the pandemic.



Approximately 1,340 prepared meals were delivered to ENCORE! residents in April and in September, and Tempo and Trio residents received about \$10m000 worth of Publix Gift Cards.



Karen "Coco" Linton, Culinary Educator at Escoffier School of Culinary Arts online and CEO of her own lifestyle company, A Dash of Coco LLC.

Though necessary, wi-fi can be cost-prohibitive

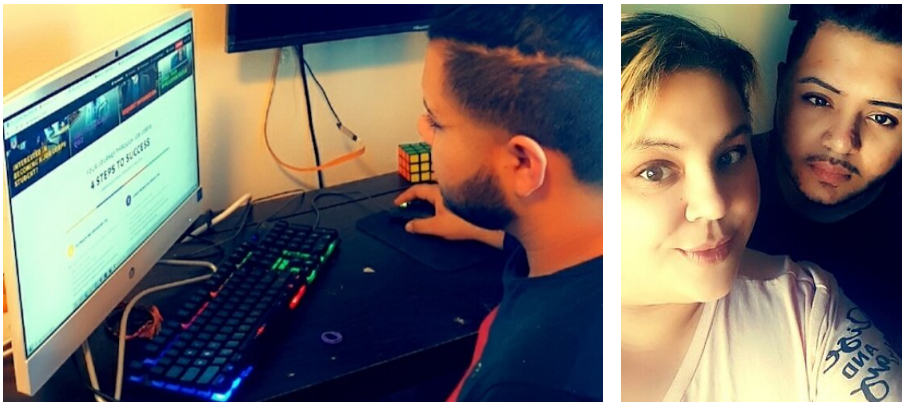
Like residents across Tampa Bay and the nation, thanks to the pandemic, many Tempo District residents are working from home, have lost their jobs, or are juggling e-learning students at home.

Key to the success of this dynamic is access to functional, high-speed Internet.

THA managers knew that many Tempo District residents simply could not afford wifi and that this would compound a worsening situation for residents. THA partnered with a local Internet provider PBX-Change, a local downtown Tampa business, to provide free connectivity to high-speed Internet for Tempo residents for the next year.

COVID-19 recovery: A look at pandemic life in Tampa's Tempo District

83 DEGREES, KENDRA LANGLEIE | TUESDAY, NOVEMBER 10, 2020



Left - High School student Matthew Aleman works remotely to finish his studies. Right - Tempo resident Vanessa Marzol and son Matthew Aleman.

Job Corps and she is able to search for a job and connect with her family.

“Thanks to the opportunities of where we live, thanks to PBX, we can stay close to our family and friends and it gives our children the opportunity to study,” she says.

Nourishing the community

Food is Tempo resident Karen Linton’s business. Also known as Chef Coco, Linton is a culinary educator whose business, A Dash of Coco, was already online with students from all over the globe. With the pandemic, she says, “the world suddenly caught up to what we were doing online.” You can imagine her delight when she found herself -- along with everyone else in the Tempo and Trio buildings -- the recipient of a box of fresh produce, chicken, and dairy.

Since the pandemic started, with the assistance of Feeding Tampa Bay and Southern Baptist Convention, ENCORE! Tampa residents received a total of 850 food box deliveries containing fresh chicken, milk, cheese, vegetables, and fruit -- enough to feed a family of four. In addition, approximately 1,340 prepared meals were delivered to residents in April and in September, and Tempo and Trio residents received about \$10,000 worth of Publix Gift Cards. (These efforts are ongoing across all of THA properties -- over 12,200 boxes or 61,000 meals have been delivered to residents since April.)

Linton says residents are checking on each other, sharing when they can, and the building management is doing a scrupulous job of cleaning. For her, this community effort and hearing children’s laughter again from the re-opened daycare center on-site has shown her: “We all have a part to play in this, we are all in this together and we’ll get through it together.”

Tempo property manager Angel Moore says she is looking toward Thanksgiving and trying to figure out how she can get more turkeys to families. “Normally I’d raffle off a turkey or turkey dinner,” notes Moore. Now, she says she’s wondering “How can I get 203 turkeys?”

This has made a world of difference to some residents. Vanessa Marzol was struggling to make e-learning work for her 11th grader, Matthew Aleman. Without the Internet and unemployed in a pandemic, Vanessa says, “things got really tough.”

She says access to wifi changed things for the better. Her younger son could access classes and schoolwork, her older son could complete the requisites he needs for



Children living public housing proudly wear new backpacks handed out before school started in September.



A backpack giveaway at ENCORE! ensure children living in public housing were ready for the start of school.

COVID-19 recovery: A look at pandemic life in Tampa's Tempo District

83 DEGREES, KENDRA LANGLEIE | TUESDAY, NOVEMBER 10, 2020

Moore has had to get creative on engaging residents during the pandemic, and especially kids. Many are not in school and “keeping them occupied and not wreaking havoc” is important. She re-opened the pool and the gym using an app called Amenity Boss which allows social distance as residents book limited timeslots for the amenities with a QR code. She says she regularly invites resident kids to help pass out flyers and organizes kid- and pandemic-friendly activities whenever possible, including Halloween treats and a backpack giveaway.

Public housing offers some protections

To a certain extent, residents already enrolled in the public housing program enjoy some protection against the economic effects of the pandemic.

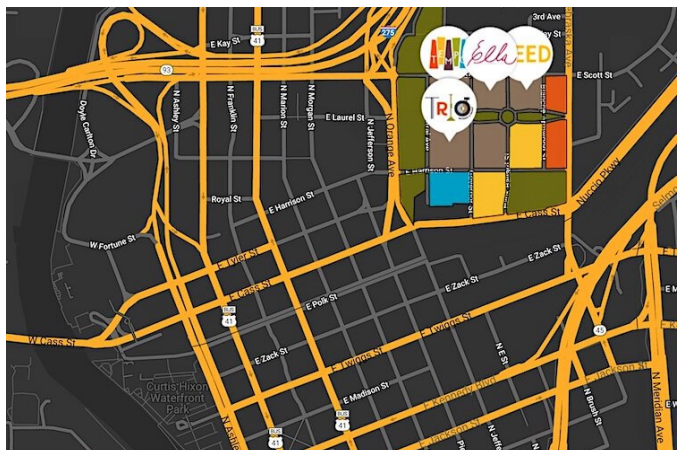
“When a family loses income or has a drop in income, we recompute their rent until their income starts going back up. They have a safety belt in cases like a pandemic which has allowed all of our family to stay housed,” says Moore, the COO of THA. “The moratorium [on evictions] was protection for the private sector.”

Moore says the negative impact is reflected on the waitlist, which is enormous, and which has stagnated as funding is directed toward greater subsidies of current residents. He cautions that the next economic stimulus package needs to increase the supply of subsidized affordable housing as the demand is more stressed than ever as people lose their jobs and increasingly often their housing in the private market.

“Affordable housing should be a place where you spend time building stability and strengthening the family to thrive in more self-sufficient ways. This pandemic is stagnating that potential.”



ENCORE! Tampa sits on the north edge of downtown.



ENCORE! Tampa locator map.

NEWS/HILLSBOROUGH COUNTY

Homeless mother of four receives apartment thanks to community teamwork and support

ABC Action News, WFTS Tampa Bay, Robert Boyd | Posted: December 9, 2020 | For more information on how to contact Senator Cruz's office to help families in need, call 813- 348-1017.



Amber Herbin has been bouncing from shelter to shelter, even sleeping in cars with her children, since leaving a domestic violence situation, but tonight her children have a home thanks to a caring community.

children, ages three to ten, have a living room and even a Christmas Tree.

"I got depressed at times, but my kids are what's more important for me, so you know I looked at them and they are the ones that kept me moving," said Herbin.

Having her own apartment would have never been possible without the help of Christopher Ervin, of the **Tampa Housing Authority**, who met Amber on the bus. After hearing her story, the mission was on.

"I've called so many different agencies to help us with these people, and doors closed, phones hung up," said Ervin. "This country is so plentiful and we have so many resources, there is no way in the world that that should be going on in this country."

Eventually, his perseverance paid off because State Senator Janet Cruz didn't hang up, she listened. Not only did her staff find an apartment, but they also helped Amber move in.

"She went through all the conventional methods and they reached out and said, 'please, she has four children and going from place to place and is homeless here,' so we are very proud," said Cruz.

The generosity was only just beginning. Lisa Shasteen heard the story and started collecting furniture, clothes, kitchen supplies and Christmas presents through social media. Hundreds of people responded with donations.

"Just like a hive of bees, we all came together," said Shasteen.

Not only is Amber looking forward to a merry Christmas, but in the new year, she hopes to finally pursue her dream of going back to school and becoming a nurse.

"Very determined person and an excellent mother, and I can't wait to see what she is going to do now," said Shasteen.

Shasteen got such an overwhelming outpouring of donations that they couldn't all fit in Amber's house, so they are going to start their own charity helping other families like Amber's. They are going to name it Christopher's Hope, after Christopher Ervin.

TAMPA, Fla. — A mother of four, with no place to live, bouncing from shelter to shelter, living out of cars and motels, finally has a place her family can call home.

A week ago, three-year-old Ahmaad didn't know where he was going to sleep at night, and now he has his own race car bed. While a few feet away, his three sisters are breaking in their bunk bed.

"I was so overjoyed, I couldn't even cry, I wanted to, but I couldn't cry, you know, just seeing the kids happy made me feel good," said mother, Amber Herbin.

For the first time since escaping domestic violence in 2015, Herbin and her four

ART ON THE BLOCK MURAL DEDICATED AT ROBLES PARK

Florida Sentinel, December 10, 2020.



ART ON THE BLOCK MURAL DEDICATED AT ROBLES PARK I. C. H. HOUSE

Last month, Mayor Jane Castor, Chief Brian Dugan and the artist, Ya Levy La'Ford dedicated a new mural at Robles Park. La'Ford is a professor, installation artist, and muralist. The first-generation American moves between her Jamaican heritage and vulnerable communities to try to find a universal language through her art. La'Ford maintains her studio practice in St. Petersburg, Washington, DC, and New York (www.yalaford.com).

The R.I.C.H. House, supported by the Tampa Police Department and RISE Tampa, Police Foundation, works to enhance neighborhood safety through collaboration between police and residents in high-crime areas. Among those who attended the dedication along with a group of children were: left to right, Ocea Wynn, Administrator of Neighborhood and Community Empowerment; Sherisha Hills, Director of Parks & Recreation; Ya La'Ford, the Artist; Tampa Mayor Jane Castor; and Edwin Galvin, MPO. (Photograph courtesy City of Tampa)

Jeff Bezos charity gives \$5 million to house Tampa Bay homeless families

The award will help St. Vincent de Paul CARES find permanent shelter for 400 families in Hillsborough and Pinellas.
Tampa Bay Times, Divya Kumar | Published Dec. 10, 2020

A \$5 million grant from a charity started by internet entrepreneur Jeff Bezos will help the local nonprofit St. Vincent de Paul CARES find permanent shelter for 400 Tampa Bay area families, officials announced Thursday.

The gift will touch about 1,000 children in Hillsborough and Pinellas counties over the next two years.

St. Vincent de Paul, a Catholic lay organization focused on poverty eradication and homeless services in St. Petersburg for almost 60 years, was one of 42 recipients across the country to receive grants from the Bezos Day 1 Families Fund. The fund, a \$2 billion project started two years ago by Bezos and his former wife MacKenzie Scott, helps nonprofits who are focused on homelessness relief and creating new preschools in low-income communities.



St. Vincent de Paul CARES CEO Michael Raposa speaks at a news conference on the steps of City Hall Thursday in St. Petersburg. [DIVYA KUMAR | Times]

The money will be used to launch St. Vincent de Paul's No Child Left Outside project, which in partnership with the Pinellas County School District and Tampa Homelessness Initiative, will help families with children find permanent shelter.

During a news conference on the steps of St. Petersburg City Hall on Thursday that Bezos was said to be watching virtually, Mayor Rick Kriseman said the award was transformative.

"The thought that we're going to be changing the trajectory for hundreds and hundreds of children who face poverty and homelessness is at the heart of what we work for every day in this city: the creation of opportunity," he said.

Bishop Gregory Parkes of the Diocese of St. Petersburg called the gift a timely "light in the darkness" in a year when the pandemic has impacted homeless people more acutely than others.

"Each person deserves the basic necessities of life: food, clothing and shelter," the bishop said. "Providing somebody with a place to sleep not only satisfies a basic need but it also gives that person dignity."

Pinellas County school superintendent Mike Grego said the school district has already been working with St. Vincent de Paul, but hopes to continue the work. He said the responsibility falls on all members of the community.

"It's so important to understand the ramifications of homelessness," Grego said. "It's so important to understand that stability of students is the key to their economic future."

St. Vincent de Paul CEO Michael J. Raposa said the gift was invaluable, but only a start at addressing a massive problem. The \$5 million, he said, is about 5 percent of what is needed to find permanent housing for all homeless children across Tampa Bay.

"We are the richest, richest nation on the planet," Raposa said. "To see a homeless child living in a car in the corner of a Walmart parking lot is unacceptable."

He added: "We as a community have to let go of our fear of looking poverty in the face. Every time we stop at a stop light and we break eye contact with a person asking for money, every time a homeless person approaches us and we look the other way, it means we're afraid to look at them....The solution is solving poverty, not solving homelessness. Homelessness is just a symptom of the greater ill that is poverty."

CRANE WATCH

Commercial Real Estate

These six development teams are pursuing the city of Tampa's coveted Rome Yard RFP

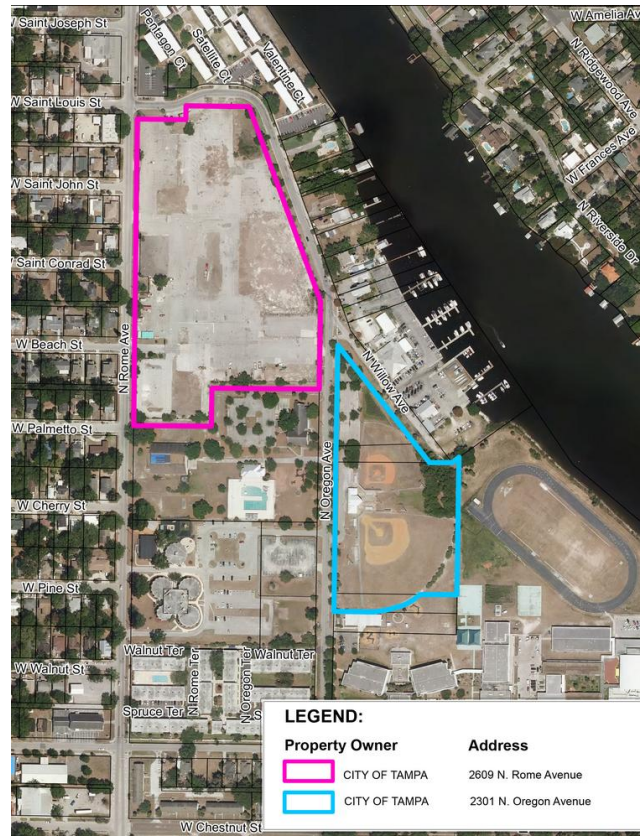
Ashley Gurbal Kritzer – Senior Reporter, Tampa Bay Business Journal | Dec 17, 2020, 2:32pm EST

Six development teams are pursuing the highly coveted Rome Yard, an 18-acre piece of city-owned property near Tampa's West River redevelopment.

Responses to a request for proposals for the property were due Tuesday. The proposals themselves are shielded from public record laws for 30 days. The submissions are under review "for technical sufficiency and completeness since this was a large proposal," said Rob Rosner, director of the city's economic opportunity department.

Here are the development teams that responded to the RFP:

- Blue Sky Communities, a Tampa-based developer of affordable housing
- Cornerstone Strategic Partners LLC, helmed by Leonard Burke, who previously was **Tampa Housing Authority's** director of asset management, who is partnered with Atlantic Pacific Communities
- Flaherty & Collins Properties, an Indianapolis-based developer
- Invictus Development LLC, a Tampa-based affordable housing developer
- Onicx LLC, a Tampa-based developer
- Rug LLC



West River area the city of Tampa wants to develop
CITY OF TAMPA

The city's vision for the property emphasizes affordable housing and dense, vertical development. When it issued the RFP in October, the city said it "strongly recommends" items like the inclusion of a West Tampa Cultural Center and an easily accessible connector to the West Riverwalk.

The property is directly north of the West River district, where master developer Related Group is moving forward with a new phase that includes 325 luxury apartments and a Publix Super Markets Inc. store. Adding to the site's desirability is a \$24 million federal grant that the city secured to extend the West Riverwalk to the north.

It is the second time the city has sought proposals for the property. Former Mayor Bob Buckhorn rejected responses to a previous RFP in 2019, shortly before his term ended.

Ben Carson: HUD Sending \$3.5 Million to Florida to Help Families Become Self-Sufficient

Florida Daily, KEVIN DERBY - 12.22.20 - Reach Kevin Derby at kevin.derby@floridadaily.com.



At the end of last week, **U.S. Housing and Urban Development (HUD) Sec. Ben Carson** announced almost \$3.5 million in federal funds are headed to the Sunshine State.

The funds are part of \$78 million to “help residents of public housing and voucher-assisted housing increase their earned income and reduce their dependency on public assistance and rental subsidies” through the **Family Self-Sufficiency (FSS) Program**.

“Putting people on the path to self-sufficiency by helping them find jobs and increase their earned income is an essential part of HUD’s mission,” Carson said on Friday. “This funding is a good example of how federal and local partnerships work to help connect families to jobs and educational opportunities to help them become a success.”

“HUD’s Family Self-Sufficiency (FSS) Program funding helps local public housing authorities to hire Service Coordinators who work directly with residents to connect them with existing programs and services in the local community. These Service Coordinators build relationships with networks of local service providers, who provide direct assistance to FSS participants. The broad spectrum of services made possible through FSS enables participating families to find jobs, increase earned income, reduce or eliminate the need for rental and/or welfare assistance, and make progress toward achieving economic independence and self-sufficiency,” HUD noted.

“Participants in the program sign a five-year contract of participation requiring the head of the household to set specific goals and achievements allowed under the FSS Program. To successfully graduate, the head of household must be employed and no member of the FSS family may have received cash welfare assistance for twelve months prior to program graduation. Families in the FSS program have an interest-bearing escrow account established for them. The amount credited to the family’s escrow account is based on increases rent due to improvement in the family’s earned income during the term of the FSS contract. Upon successful graduation, the head of household receives the escrow funds are able to apply those funds to advance their personal circumstances, including, for example, paying educational expenses or making a down-payment on a home,” HUD added.

The **Housing Authority of the City of Tampa** will receive 486,017. The **Jacksonville Housing Authority** is getting \$321,453 while the **Broward County Housing Authority** is penciled in for \$254,735 and almost \$245,000 is going to get almost \$245,000.

HUD plans to send \$144,000 to the **Winter Haven Housing Authority** while the **Housing Authority of the City of Fort Myers** will get \$140,000. Both the **West Palm Beach Housing Authority** and the **Housing Authority of Brevard County** will be getting \$132,000. The **Hialeah Housing Authority** will receive \$129,930. HUD will send almost \$125,000 to the **Housing Authority of the City of Fort Lauderdale**. The **Pinellas County Housing Authority** will receive \$118,000 while the **Housing Authority of the City of Daytona Beach** is penciled in for \$104,339.

Ben Carson: HUD Sending \$3.5 Million to Florida to Help Families Become Self-Sufficient

Florida Daily, KEVIN DERBY - 12.22.20 - Reach Kevin Derby at kevin.derby@floridadaily.com.

Other public housing agencies in Florida will also be getting funds from HUD including the **Ocala Housing Authority** at \$91,641 and the **Lakeland Housing Authority**, the **Milton Housing Authority**, the **Tallahassee Housing Authority** each getting \$72,000. The **Housing Authority of the City of New Smyrna Beach** will get \$69,380 while HUD is sending \$66,385 to the **Housing Authority of the City of Fort Pierce** and \$63,000 to the **Housing Authority of the City of Homestead**.

HUD will send \$57,500 to the **Palm Beach County Housing Authority**; \$56,716 to the **Lee County Housing Authority**; almost \$55,500 to both the **Clearwater Housing Authority** and the **Housing Authority of the City of Deerfield Beach**; almost \$54,500 to the **Orange County Housing and Community Development**; almost \$53,000 to the **Delray Beach Housing Authority**; and \$51,225 to the **Punta Gorda Housing Authority**.

The **Pasco County Housing Authority** and the **Sarasota Housing Authority** will both be getting more than \$42,250 each. The **Walton County Housing Authority** is scheduled for almost \$38,200. HUD will send \$31,500 to the **Housing Authority of the City of Miami Beach** and more than \$31,300 to the **Manatee County Housing Authority**. The **Pahokee Housing Authority** will get \$23,417.

Research project to recover, engage public on lost history of Black burial grounds in Tampa Bay

The Weekly Challenger, December 23, 2020

ST. PETERSBURG — In Tampa Bay and across the nation, many African-American burial grounds and cemeteries have been lost to history, neglected, abandoned, even paved over and developed on. A research project funded by a University of South Florida anti-racism initiative seeks to recover and reimagine the forgotten history of these sacred places.

Consisting of faculty, staff, graduate students, and community partners from fields such as anthropology, business, English and the arts, the African American Burial Grounds & Remembering Project will identify and preserve these cemeteries in Tampa Bay.

They will do so by conducting interviews with people associated with such cemeteries through churches, funeral homes, and family connections to record oral histories, examining church records and historical archives to identify individuals buried and starting community conversations on how to best remember this traumatic history today.

“Working with communities and finding out about their heritage, I often find myself in cemeteries,” said Antoinette Jackson, professor and chair of the USF Department of Anthropology and principal investigator of the project. “Churches and where people are buried give you a feel for what that community is about. With this project, we hope to bring in the living community to understand the heritage of place by engaging with cemeteries and their history.”

The project’s focus will initially center on **Zion Cemetery**, one of the first African-American cemeteries in Tampa Bay, located beneath roads, warehouses, and a **public housing complex** just north of downtown Tampa, and St. Petersburg’s Oaklawn Cemetery complex, which consists of three cemeteries that lie under parking lots at Tropicana Field.

Based on research gathered, the team will produce the first digital story map focused on these local African-American cemeteries that combine oral histories, photographs, videos and archival information.

“The Black Lives Matter movement created greater awareness about stories that are usually overlooked that we need to be telling,” said Julie Armstrong, a co-principal investigator on the project and a professor of English at USF’s St. Petersburg campus. “Black lives matter when they are alive and also when they are dead, and recalling those who came before is important.”

Phase two of the project will actively engage the community on how these sites should be remembered and what they would like to see in these spaces, from historical markers to local history programs. An aspect of this work includes partnering with performance artists who will help tell the story of these burial grounds and the community of people who inhabited these places through art, poetry and photography to engage the public emotionally.

With additional funding and partnerships, phase three will expand the focus to other lost cemeteries throughout the Tampa Bay region.

“An alliance has already formed of those working on cemetery sites in the region, and sadly we are finding that there is no shortage of potential lost cemeteries,” Jackson said.



Members from the African American Burial Grounds & Remembering Project met to tour the parking lots of the Tropicana field – the Oakmont cemetery complex site. Photo courtesy of David Sheddon.

Research project to recover, engage public on lost history of Black burial grounds in Tampa Bay

The Weekly Challenger, December 23, 2020

Historically segregated, African-American burial grounds from Tampa Bay to Manhattan to Tulsa were cemented over throughout the 20th century in the name of urban development. If these sacred sites weren't paved over, many went into disrepair as they didn't receive the same dedicated resources as other burial grounds or were forgotten as cities grew around them and local communities were displaced.

"This was a social injustice that took place in our country," said Kathy Arthur, a co-principal investigator on the project and a professor of anthropology at USF's St. Petersburg campus. "By listening to those who have been impacted by creating oral histories, we can bring some healing to this injustice and create spaces that draw people together for remembrance."

Though some individuals and local organizations across the country have worked to identify lost burial sites, there has been a greater groundswell of support across the country to document and preserve such places in recent years due to the emergence of the Black Lives Matter movement and introduction of the African-American Burial Grounds Network Act in the U.S. House of Representatives in 2018.

Adding to this remembrance work's urgency is that both the historical Zion and Oaklawn cemetery sites, now Robles Park Village in Tampa and Tropicana Field in St. Petersburg, could undergo rapid redevelopment, according to city plans. Research team members hope findings from the project could influence city planning activities and development discussions.

"I want people to know that there was a there there," Armstrong said. "There were communities of individuals, businesses, churches and a cemetery. There was something here, and it is part of our shared history."

Partners in the project include Robles Park Village and Robles Park Tenant Council Association, Hillsborough County Branch of the NAACP, Carter G. Woodson African American Museum, Florida Public Archaeology Network, Cardno and Diamond View Studios.

Funding for the project came from the USF Research Task Force on Understanding and Addressing Blackness and Anti-Black Racism in our Local, National and International Communities. The group funded 23 projects that explore a wide range of systemic inequality issues, economic and health disparities, Black history and contemporary challenges to create a deeper understanding of complex issues while forging solutions and productive community partnerships.

On our radar: Most anticipated projects coming to the Tampa Bay Area in 2021

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Happy New Year! We're not exaggerating to say that there are a lot of new innovations and investments coming to in the Tampa Bay Area in 2021 to whet our appetite for the future.

Multi-use developments promise to transform bustling business districts. Expect new and renewed access to outdoor spaces throughout the region. And get ready to enjoy immersive art and cultural experiences that will offer new opportunities to connect with our neighbors -- social engagement opportunities that will feel more important than ever after a year characterized by social distancing.

To pique your interest, 83 Degrees has put together a collection of a few of the most exciting developments that will break ground or reach completion this year in and around Tampa, St. Pete, Clearwater, Lakeland, Bradenton, and Sarasota.

With so much in store, we're eager to hear what you're excited about in 2021, too -- so be sure to comment below the story and let us know what you can't wait to see in the New Year and beyond.

TAMPA

Tampa welcomes Peninsularium, a one-of-a-kind immersive arts attraction

Harkening back to the vintage roadside attractions that characterize "Weird Florida" kitsch, quirk and charm: The Crab Devil artists collective's Peninsularium aims to offer a permanent, immersive art-and-cultural experience unique to Tampa.

The two-acre Peninsularium site at 3800 N. Nebraska Ave., belonging to the Crab Devil artist collective, will house Crab Devil, as well as craft brewery Deviant Libations, LiveWork Studios, and the Tempus Projects gallery. Of course, galleries and breweries aren't new to Tampa or the region, but here's what makes the Peninsularium special:

A replica "Old Florida" bait shop fronts the walk-through art experience that sprawls across a maze of approximately two dozen repurposed shipping containers, each spanning 40 feet in length and fully air-conditioned. A call for artists placed in 2020 encourages artists to create "environments" that transform each shipping container into an immersive interpretation of the elements that make Florida weird and wonderful. The shipping container format provides the opportunity for installations to be sent on loan or otherwise switched out as the space evolves.

This maze-like sprawl of shipping container art installations, fronted by a more unassuming bait shop, is inspired by the Meow Wolf art installation that premiered in New Mexico in 2008 to worldwide acclaim.

The Peninsularium is expected to open to the public in late 2021.

Luxury skyrise apartments begin construction in Channel District

Following the acquisition of a \$68.9 million construction loan from Cadence Bank in August, Alabama-based Daniel Corp. broke ground in late September on a 19-story luxury apartment tower at the corner of East Twiggs Street and Channelside Drive. The tower will include 324 units -- a mix of studio and one and two-bedroom apartments. Brasfield & Gorrie is the general contractor of the \$80-million-project, which is slated for completion in fall, 2022.

Mercury Advisors announced in July that it obtained \$74 million in construction financing for Elevé 61, which at 35 stories is slated to become the third-tallest residential building in the Tampa Bay area. The luxury condominium is designed by Orlando architect, Scott + Cormia, and will feature 61 different 2,200-square-foot sky residences with floor-to-ceiling glass views and no adjoining walls with other residences. The site sits at East Whiting Street and Channelside Drive. Elevé 61 will begin construction in the second quarter of 2021 says Mercury Advisors Director Ken Stoltenberg.

ENCORE! Tampa edges toward completion with new market-rate apartment complexes

ENCORE! Tampa, the Tampa Housing Authority's 28-acre urban renewal project at the north edge of downtown on the former Central Park Village site, will receive two new market-rate apartment complexes in 2021.

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The Independent and The Legacy, both currently under construction by Summit Contracting, will add around 516 residences to the approximately 660 already built at ENCORE! since 2012.

At six stories and 275,000 square feet, The Independent will consist of 288 units with a seven-story parking deck. The development will also showcase a mezzanine level of two-story loft apartment units. Legacy at Encore is a five-story, wood frame, 228-unit multi-family community with a five-story parking garage.

University Mall Sears redevelopment spearheads RITHM Uptown Innovation District

In the first half of 2020, the demolition of the two-story, 200,000 square-foot Sears building at University Mall was an important step in the site's bold, ongoing transformation into the RITHM Uptown Innovation District -- a 100-acre redevelopment project that aims to become one of Florida's largest mixed-use innovation communities.

In early November, Chicago-based developer Core Spaces purchased a 4.5-acre portion of the former Sears site for \$6.17 million and announced plans to build a 373-unit, 887-bed student housing development called Hub Tampa in 2021. Tampa Bay Business Journal reports Core Spaces closed a \$56 million construction loan from Synovus Bank on Dec. 4, 2020.

Rob Rosner, Director of Economic Opportunity at the City of Tampa, says the student housing complex will be "the kickoff, the igniter, the catalyst" for the University Mall redevelopment. Hub Tampa is slated for completion in 2022.

Riverwalk expansion will connect West Tampa neighborhoods with Downtown

The City of Tampa was recently awarded \$24 million in federal funding from the U.S. Department of Transportation to extend the west side of the Tampa Riverwalk for 12.2 miles northward, connecting neighborhoods on the west side of Hillsborough River to downtown Tampa.

Project funding comes from the USDOT's Better Utilizing Investment to Leverage Development (BUILD) grant. It will connect three designated Opportunity Zone neighborhoods to downtown and provide safe mobility options for pedestrians and bicyclists to commute to the University of Tampa, and the neighborhoods of West Tampa, Ybor City, Tampa Heights, and downtown Tampa.

The Riverwalk expansion will begin in September 2021. Completion is expected in 2027.

USF Judy Genshaft Honors College undergoes construction

The University of South Florida officially broke ground on the Judy Genshaft Honors College in December. The five-story, 80,000-square-foot building will house classrooms and study areas, a computer lab, faculty and adviser offices, and performance space. The \$54.6-million project is expected to be completed by Fall 2022.

"The new Judy Genshaft Honors College building is an architectural masterpiece designed by one of the leading firms in the world, but more importantly, it is a statement about USF's commitment to academic excellence, and to the future leaders of our nation, our state, and the world," says Honors College Dean, Charles Adams. "The building will provide a space for our brightest students from every field of endeavor to come together to share ideas, to inspire each other, and to begin their work toward building a better world. Our best students deserve the best facilities, and this building will be the gold standard for public honors colleges nationwide."

Dallas-based contractor The Beck Group leads construction. Safety Harbor-based FleischmanGarcia and New York-based Morphosis Architects are the architects on the project.

ST. PETERSBURG

The Factory rethinks, meets COVID-19 challenges, with a focus on open-air offerings

When The Factory St. Pete broke ground in the Warehouse District in March 2020 -- planning to be fully operational by the end of the year -- Behar + Peteranecz Architecture Executive Director and Factory co-owner Kara Behar knew converting eight industrial buildings from the 1970s into a 91,000-square-foot arts hub would be no small feat. What she couldn't foresee was the pandemic.

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"We were ready to break ground and went in for an early start on our permit on March 5," Behar says. "In March, we were 70% leased out, but a lot of our tenants had to back out -- not permanently, but everyone had to rethink."

The Factory will open its doors -- albeit, with a bit more room to breathe safely -- in 2021. Two of The Factory's eight outdoor classrooms are already in use by American Stage Theatre Company and Keep St. Pete Lit. The first building at The Factory opens this month with seven private studios and 16 socially distanced desks available by membership.

"We were originally oriented toward performing arts, especially in terms of offering rehearsal space. But we've realized now there's more of a need for flexible, mid-size art studio space -- and people who lost their brick-and-mortar spaces don't necessarily want 1,000 square feet of retail space on Central Avenue. They're taking advantage of more pop-up market concepts," says Behar.

"So we've opened up significantly more studio spaces and there are more to come. We'll have another 20 to 30 open up in the next year. We're offering those studios as pop-up retail spots that artists can use in ways that work for them -- on Second Saturdays, or they can set up a pop-up shop that's open for retail three weeks of the year."

The Fairgrounds St. Pete to open at The Factory this spring

While coronavirus may have slowed, or at least re-calibrated plans for some residents at The Factory, the Meow Wolf-inspired Fairgrounds St. Pete's immersive art experience remains on track to open in Spring 2021.

The Fairgrounds occupies a 15,000-square-foot space at The Factory, which it says will offer a "choose-your-own-adventure" art gallery featuring "Florida-inspired," immersive, and technology-forward art experiences. In December The Fairgrounds participated in a "First Look" event at The Factory, presenting a "Floridarama" pop-up that offered guests an idea of what to expect when the space opens in the Spring.

Interest piqued? Join the Fairgrounds Insiders Club for first access to VIP events, tickets, and to preview the space before its grand opening.

Orange Station mixed-use apartments to break ground in DTSP Edge District

Edge Central Development Partners, a joint venture between J2 Developers and DDA Development, was selected by the City of St. Pete to redevelop the former St. Pete police headquarters site at 1300 1st Ave. N last year, and in August finalized the agreement for a mixed-use apartment, office, and retail complex. Orange Station at the Edge will break ground in the second half of 2021 and is scheduled for completion in 2023.

"We envision this as a future hub for the Edge District. It has four different use components that will interact with each other, so we anticipate we'll have some folks who will live in a condo at Orange Station, work in the offices, and be able to walk downstairs to enjoy a cup of coffee and shop the retail spaces," says J2 President Jay Miller.

Orange Station will include 56 urban condominiums, 30 workforce apartments, 100,000 square feet of Class A office space, 20,000 square feet of Central Ave. retail space, and will be anchored by a European-style outdoor plaza with open-air cafes.

Miller says the City and developers will contribute a combined \$150,000 toward a piece of public art at Orange Station. The work will commemorate the "Courageous 12": the 12 St. Petersburg police officers who filed a federal lawsuit in the 1960s and became the first Black officers to patrol white neighborhoods in St. Pete -- a landmark civil rights case that led to desegregation efforts in law enforcement across the Tampa Bay region and the country.

What's next for Tropicana Field? An RFP creates necessary conversations

Tropicana Field may turn a page in 2021 toward the next chapter in its redevelopment -- but not without a series of thoughtful conversations and negotiations between the City, developers, and the Trop's neighbors. Putting a "shovel in the ground," says City Development Administrator Alan DeLisle, will be another 3-5 years down the road.

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A Black community thrived in the Gas Plant neighborhood before much of the area was razed and its residents relocated for the stadium's construction in the early 1980s. In its redevelopment process through the 2020s, the City vows not to repeat this prior transgression.

St. Petersburg issued a request for proposals to redevelop the 86 acre Tropicana Field site in July. This RFP is available for review and submissions until Jan. 15, 2021. The next steps will include assembling a team to review the proposals' strengths and weaknesses and narrow the pool, and to arrange meetings with the selected potential developers, project stakeholders, and Gas Plant District residents to promote community dialogue and transparency.

The Rays' stadium lease concludes at the end of the 2027 season and the team has yet to announce its future plans. Developer proposals will show plans for the site both with and without a stadium.

CLEARWATER

Imagine Clearwater vision becomes reality with Coachman Park redesign

The City of Clearwater will break ground on its Coachman Park redevelopment no later than Summer 2021 -- a milestone stage in the \$64 million Imagine Clearwater plan to rebuild the downtown waterfront. Stantec is the design consultant for Imagine Clearwater. Stockholm-based construction company Skanska is the contractor.

The 22-acre park will feature a new \$15 million, 4,000-seat covered outdoor amphitheater at its north end facing the Main Library -- which will also experience radical transformation when its doors re-open in 2021. The Main Library closed temporarily in September to begin approximately \$4 million in renovations and is targeted for completion in Summer 2021.

Clearwater Assistant City Manager Michael Delk says the redevelopment plan at Coachman Park places an emphasis on providing space for open-air events such as concerts and farmers markets at the heart of downtown Clearwater.

"This is such a pretty location -- really, a destination in its own right -- and, with a major amphitheater and live music, will be a spectacular waterfront," Delk says.

The Coachman Park redesign also features a new garden, lake and pagoda, a concert green and gateway plaza, and open green spaces including a ½-mile bluff walk. The target completion date is March 2022.

Cleveland Streetscape Phase 3 establishes a pedestrian-friendly sense of place

Construction on the third phase of the Downtown Cleveland Streetscape project, led by the City of Clearwater Community Redevelopment Agency, will begin in Summer 2021, says CRA Director Amanda Thompson. Construction bids went out in December.

The first two phases of the project took place on Cleveland Street between Osceola, Myrtle, and Missouri Avenues, and Phase 3 will extend eastward to where Highland Avenue, Court Street, and Cleveland connect. This phase of the project brings to fruition CRA plans for a "Festival Core" at Cleveland Street and Gulf-to-Bay Boulevard -- where a Latin American-style Mercado will provide shaded space for artisan markets and other public events.

The three-phase Cleveland Street renovation includes a complete redo of all underground utilities, implementing green bio-retention zones, improving parking, bike lanes, new street lights, and wider sidewalks to encourage pedestrian traffic.

Thompson says that in addition to the street-level transformation on Cleveland, downtown Clearwater anticipates more cutting-edge public art offerings in its future. Possibilities include wearable art displays in local storefronts, immersive light installations, and virtual and V.R. mural and sculpture tours.

"We've focused on using the arts -- performance and visual -- to attract new audiences and patrons to downtown. For us, it's about reaching people who would never think about or come downtown, and to build a sense of community and activity," Thompson says.

On our radar: Most anticipated projects coming to the Tampa Bay Area in 2021

83 DEGREES, JESSI SMITH | TUESDAY, JANUARY 5, 2021

LAKELAND

Bonnet Springs Park

Projects with the ambition and breadth of Lakeland's Bonnet Springs Park are often the type that open to the public in phases because their funding, design, and construction timeline can span across years.

And -- yes, the groundwork to transform formerly contaminated brownfields at Lakeland's former CSX Railyard site into a world-class, 170-acre green space has been at least five years in the making. But for those with their eyes on Bonnet Springs, City of Lakeland Business Development and Special Projects Manager Jason Willey says: Don't blink: the park's final transformation will move full steam ahead this year.

Of the park's nine buildings, Willey says at least two-thirds are currently "pouring concrete and moving steel," and that the park is slated for a full opening in March 2022. At the time of Bonnet Springs' December 2020 construction update, the park's welcome center, greenhouse, event center, and a 40,000+-square-foot children's science and discovery museum were well underway.

Upon completion in 2022, Bonnet Springs Park will feature a 2.5-mile trail circuit called the Lakeland Regional Health Circulator; edible and botanical gardens, a two-acre great lawn, a wedding terrace and outdoor kitchen, a meditative pagoda, a 500-square-foot treehouse for kids, a wetlands boardwalk, a boathouse for lake recreation, a canopy walk, a nature center, classrooms, and more.

"Lakeland is known for its parks, and this one will be a standout, so we're not looking at a phased opening -- we want the whole park to open at the same time. We're at the point where Bonnet Springs Park feels super real -- and it's got a lot of people excited," says Willey.

BRADENTON

SCF Center for Advanced Technology and Information (CATI) Opens in Fall

State College of Florida (SCF) began renovations in February 2020 on its former library (Building 8) to create the SCF Center for Advanced Technology and Information (CATI).

Upon its completion in Fall 2021 CATI is poised to become a state-of-the-art technology center that serves as a coding and I.T. academy, as well as an on-campus incubator and accelerator for tech start-ups and entrepreneurs. This tech hub will also feature a studio space for creative video and augmented reality projects.

SCF contributed \$8 million toward the project in addition to \$3.6 million in support from the Florida Department of Economic Opportunity and Enterprise's Florida Job Growth Grant Fund. SCF CATI reflects a partnership between State College of Florida, the Bradenton Area Economic Development Corporation, and the Economic Development Corporation of Sarasota County.

SARASOTA

The Bay Park Conservancy begins Phase I of downtown bayfront transformation

Shovels will hit the ground in 2021 in the first phase of the ambitious overhaul of the Sarasota bayfront adjacent to the Van Wezel Performing Arts Hall. Phase I includes a redesign of the lawn, new restrooms and concessions, and enhancements to coastal wetland south of Van Wezel. This phase of the project is projected for completion by late 2021. A 600-700 foot sunset boardwalk extending west over the Bay is targeted for completion by the end of 2022 to round out Phase 1.

Bay Park Conservancy (BPC), the nonprofit organization responsible for the planning and redevelopment of 53 acres of city-owned land on the bayfront of downtown Sarasota, is the first park conservancy of its kind in Florida and one of just 40 in the nation, says BPC Managing Director Bill Waddell. BPC reached a crucial milestone in November 2020 with a \$5 million match-challenge gift through the Patterson Foundation, which brings BPC to \$15 million of a \$20 million private-source fundraising goal. An additional \$5 million from public sector grants and the City of Sarasota will permit BPC to break ground on the project's \$25 million first leg.

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Waddell says Phase 1 will cover 10 acres at the park's southern end, equaling approximately 20 percent of the bayfront transformation that will occur in phases over several years. Waddell also looks forward to future phases, which include a reimagination of the 10th St. boat ramp. Looking toward the future, BPC envisions in addition to a new boat ramp, a canal district with waterfront restaurants, facilities, and short-term docking parcels for boaters to enjoy day-trips to the Sarasota bayfront.

In the long term, the Bay Park Conservancy project will culminate with the completion of a \$250 million state-of-the-art performing arts center that replaces the historic Van Wezel Performing Arts Hall.

Quay Sarasota

The 14-acre waterfront location along the Sarasota bayfront, The Quay, is positioned to continue its phased redevelopment and transformation in 2021 to become an upscale mixed-use district with luxury living, retail, and office space.

In late December, Quay developer GreenPointe Communities and real estate investment firm Cross Lake Partners announced two closings for luxury high rise apartments that will begin construction in 2021.

Lennar Multifamily Communities purchased 1.65 acres of Quay waterfront with plans to build a 12-story luxury development with 240 multi-family homes and over 13,000 square feet of retail space, a rooftop wine lounge, catering kitchen, business center, and conference rooms, outdoor cabanas, bike repair shop, dog park, and more. Construction breaks ground in May 2021 and is slated for completion in 2023.

Kolter Urban acquired 1.15 acres to construct Bayso Sarasota, an 18-story luxury high rise condominium. Bayso will house 149 residences, featuring 11 innovative two- and three-bedroom floor plans ranging from 1,600 to 2,600 square feet, and seven luxury penthouses ranging from 2,500 to nearly 4,000 square feet. Bayso amenities include a resort-style pool and spa deck and cabanas, a catering kitchen and club bar for residents, a state-of-the-art fitness center, dog park, and more. Construction is slated to begin in the second quarter of 2021 with completion targeted for Fall 2023.

Amazon pledges \$2B for affordable housing in 3 US cities

Bay News 9, Associated Press AP | PUBLISHED 1:30 PM ET Jan. 06, 2021

SEATTLE (AP) — Amazon has announced \$2 billion in loans and grants to secure affordable housing in three U.S. cities where it has major operations, including a Seattle suburb where the online retail giant employs at least 5,000 workers.

Amazon said it would give \$185.5 million to the King County Housing Authority to help buy affordable apartments in the region and keep the rents low, The Seattle Times reported Wednesday.

The agency is expected to pair bond funding with the \$161.5 million in loans and \$24 million in grants from Amazon to fund its recent purchase of three apartment buildings, including 470 units in Bellevue, about 10 miles (16 kilometers) west of Seattle.

Other tech companies have invested large sums recently to boost affordable housing, following years of complaints that they have worsened inequality in cities by pushing housing prices higher.

Two years ago, Microsoft launched its own initiative and is spending \$750 million to help provide market-rate or below-market-rate loans to developers who want to build affordable housing in the Seattle area.

In the latest effort by Amazon, money also was directed to Arlington, Virginia, and Nashville, Tennessee, where it has hubs. Company officials projected the \$2 billion would preserve or create 20,000 affordable housing units over the next five years.

The funding will “help local families achieve long-term stability while building strong, inclusive communities,” Amazon CEO Jeff Bezos said.

While Amazon and Bezos have given large amounts toward affordable housing and homelessness services, including opening a homeless shelter on the campus of its Seattle headquarters, the company has also drawn scorn for successfully pressuring the Seattle City Council to rescind a tax on large companies that would have funded homelessness services in 2018.

Stephen Norman, executive director of the King County Housing Authority, said affordable housing is often renovated and rents are increased, worsening economic and racial segregation.

“This is a long strategy ensuring ... that this community doesn’t get hollowed out,” he said.

Norman added that the money is estimated to cover about 45% of the cost of the three apartment buildings.

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Affordable housing, tenant rights in focus as St. Pete City Council gives go-ahead to new apartments

The St. Pete Catalyst, Margie Manning | Published January 8, 2021

A six-story, 74-unit apartment project at 17th Street and 2nd Avenue North will move forward, following a St. Petersburg City Council vote Thursday and a debate over housing in the middle of the Covid-19 pandemic.

The Council, meeting as the Community Redevelopment Agency, found Zhukovskyi USA’s proposed 17th Street Apartments are consistent with the city’s Intown West Redevelopment Plan, a plan that capitalizes on the opportunities generated by Tropicana Field.

Approval came over the objections of several representatives of the St. Petersburg Tenants Union, who said residents of two existing properties at 200 17th St. N. and 1711 2nd Ave. N. faced eviction.

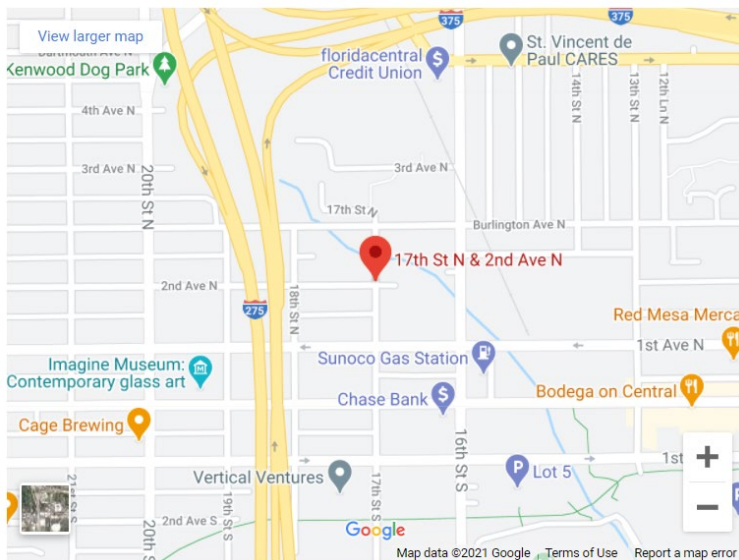
“Even in so-called normal times housing insecurity is a public health crisis, but in the midst of a deadly pandemic housing insecurity becomes a public health catastrophe,” said William Kilgore of the Tenants Union. “As a city we’ve got to stop prioritizing the profits of wealthy developers over the basic needs of low-income earners and working folks.”



Rendering of planned 17th Street Apartments at 200 17th St. N. and 1711 2nd Ave. N.

Don Mastry, a Trenam attorney representing the developer, said the residents of the existing properties are on month-to-month leases and knew the properties were slated for demolition.

“This project has three tenants now. It’s going to have 74 tenants and all of the smaller units are going to rent at \$800 a month. That’s less than the St. Pete Housing Authority prices for rent. I think we ought to be happy that we’re going to replace three units with 74 units and almost all of them are going to rent for \$800 a month,” Mastry said. “Everyone says we need affordable housing. This is affordable housing.”



The planned development is the third project from Zhukovskyi for the area. In October, the council approved the Tampa company’s proposed apartments in the 1700 blocks of 1st Avenue North and 2nd Avenue North.

The 17th Street Apartments, valued at \$3.5 million, will have 68 studio apartments and six one-bedroom apartments, as well as a fitness center and outdoor pool, according to a memo from the city’s development staff recommending approval. The project will have 12 parking spaces for cars, in keeping with zoning changes that relax parking requirements for smaller units, and also will have motorcycle and bicycle parking spots.

Council member Gina Driscoll, who voted against approval, raised several concerns about the project, including lack of consistency with the character of the neighborhood, which has several single-family homes.

“It’s not appropriate to have these large buildings next to these single family homes,” Driscoll said. “We are heading toward a serious parking issue in that area as well because of the parking requirements or lack thereof we have in that area. It’s something that now I’m having to talk with [Director of Transportation] Evan Mory about finding a solution for, as a result of the regulations that we have in place that are showing some unintended consequences.”

Council member Darden Rice voted for the plan, saying there is built-up market demand for these types of units.

“In a lot of ways, this project illustrates principles we’re been trying to work towards — to get more density, to achieve affordability by allowing construction of slightly smaller units, relaxed requirements for parking which allows developers to build more affordable apartments,” Rice said. “This area is where the BRT SunRunner will be, so it’s where I feel more comfortable allowing a building like this. In a year, when the SunRunner is running, not only will these tenants have an \$800 a month apartment, but maybe they won’t have to have that \$9,000 a year expense for a vehicle if they can get around by transit.”

Both Rice and Council member Deborah Figgs-Sanders said they wanted the tenant activists to know they had been heard, and suggested follow-up.

“I would love to reach out to have this conversation because the issues they address are valid, but they are long-term and not something we could have acted on today,” Figgs-Sanders said.

The 17th Street Apartments still require final approval for building plans by the city’s CRA staff.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
