

Board of Commissioners Meeting

Wednesday, July 18, 2018

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

Board of Commissioners Meeting Wednesday, July 18, 2018

Table of Contents

1. Agenda
2. Minutes from Previous Meeting
3. Response to Public Forum
4. Resolutions:
 - Resolution No. 2018-4096
 - Resolution No. 2018-4097
 - Resolution No. 2018-4098
5. HR/Employees of the Month (Pages 5 and 6)
6. PPS/Geraldine Barnes Award (Pages 18 and 19)
7. Financial Reporting
8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs/Notices and Updates
15. Legal



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

July 18, 2018

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

I. REGULAR MEETING

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

MISSION STATEMENT

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

II. APPROVAL OF MINUTES

- Board Meeting of June 20, 2018

III. PUBLIC FORUM

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

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

- Administration ~ [LaDawn Gibson](#)
- Properties ~ [Jose Veloz](#)

V. SPECIAL RECOGNITIONS

- Geraldine Barnes Award Recipients ~ [Iris Acosta](#) and [Yvenette Ulysse](#)

AGENDA FOR THE REGULAR BOARD MEETING

Of The Housing Authority of the City of Tampa, Florida

VI. RESOLUTION

2018-4096 Leroy Moore	RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND AWARD AN INDEFINITE DELIVERY JOINT VENTURE PARTNERSHIP AGREEMENT FOR ENERGY PERFORMANCE CONTRACTING WITH JOHNSON CONTROLS, INC.
2018-4097 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED AT 1510 W. SPRUCE STREET.
2018-4098 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE UTILITY EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY (TECO) ALONG SPRUCE COVE EAST OF NORTH BOULEVARD.

VII. PRESIDENT / CEO’s REPORT

- Finance and Related Entities** ~ [Susie Begazo-McGourty](#)
- Operations and Real Estate Development** ~ [Leroy Moore](#)
- **Public Safety** ~ [Bill Jackson](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

*Commissioners will reconvene for (a) Directors meeting(s) immediately following the regular meeting.

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

June 20, 2018

I. REGULAR MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:37 a.m. Other Board members present were Bemetra Simmons, James Cloar, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Hazel Harvey and Rubin Padgett were not present for this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of May 16, 2018 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Nathaniel Mattox](#)
- Properties ~ [Michael Colon](#) (not present for this meeting, award to be presented next month)

V. SPECIAL RECOGNITION (*Geraldine Barnes Award Recipients*)

- Recipient ~ [Yamesha Walton](#)

VI. RESOLUTIONS

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2018-4096.

No. 2018-4096
[Tabled](#)

RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND AWARD AN INDEFINITE DELIVERY JOINT VENTURE PARTNERSHIP AGREEMENT FOR ENERGY PERFORMANCE CONTRACTING WITH JOHNSON CONTROLS, INC.

Initially a motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin to approve above resolution; both Commissioners withdrew their motions. Later during this meeting, a motion to table resolution 2018-4096 was made by Commissioner Simmons and was seconded by Commissioner Johnson-Griffin pending additional information.

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty began her report with the Rental Administration Demonstration (RAD) conversions for 2018. Staff was currently working on the Renaissance at West River, 160 units, 100% RAD, projected to close in July. The Mary Bethune High Rise was a redevelopment of 150 units was also 100% RAD, projected to close in August. The second building at Cedar Pointe Phase II of 13 units was estimated to close by September.

The CFO presented a breakdown of how the Financial Data Schedule is reported to the U.S. Department of Housing and Urban Development, adding that the schedule is submitted every end of the year. A big change this year, said Ms. Begazo-McGourty was that the RAD properties were part of the blended component.

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

The Director of North Tampa Housing Development Corporation (NTHDC), Mr. Don Shea was on hand to brief Board members regarding the new operations at the Palm Terrace Assisted Living Facility, as it was currently going through changes. Ms. Begazo-McGourty proceeded with the rest of the financial report.

Operations and Real Estate Development

Mr. Moore passed out a draft of the agency's new goals and objectives, these were currently being revised. A revised version of the draft will be sent for Board members' review in preparation for the two-day strategic planning sessions that week. A final version of the goals and objectives will likely be brought to the Board in August.

The contract for the additional 24 units of the 60 existing units at Cedar Pointe was over 80% complete. There had been about a two month delay due to Hurricane Irma in September of last year, but the final 24 units should be ready by August; 24 new residents/families had already been selected.

The Tempo building at Encore was approximately 75% complete, there may be another three months or so until the units are at the temporary certificate of occupancy (TCO) stage. Mr. Moore added that chilled water flowing to the building was a major milestone.

Commissioners were informed of a tentative partnership with USF's School of Medicine for a teaching kitchen concept at the Ella. Other Encore updates included the Reed's Barber Shop as well as a commitment from Bay Care to operate the Medical Clinic; additionally there were still 600 square feet of retail space available for smaller use at the Reed building. Head Start was operational at the Trio and there was still 3,000 square feet of space on the corner of the building for a restaurant. The Tempo will have a 99-seat stage theater and there were still 2,000 square feet available for retail.

The COO was cautiously optimistic regarding a letter of intent received recently from a buyer interested in all five remaining commercial lots at Encore. Commissioner Cloar had been involved in looking at their proposal as more meetings were scheduled to better vet this interested group/buyer; a grocer was included as one of the uses that was being proposed.

West River updates included the office parcel within the development; Mr. Moore stated that there was already one confirmed user as well as a potential municipal user currently under negotiations. The Renaissance at West River is expected to close in July. The Boulevard at West River was still being held due to a challenge in South Florida; clearance was expected soon to start project designs.

THA was fifth place on score and second place on lottery on a Revitalization round for T3B, the COO stated that there was no anticipation on getting this award; consequently staff was seeking other future funding.

The COO asked the Asset Management Director, Ms. Debbie Joyce to provide a state of that department and also to give her last address to the Board after almost 20 years with THA.

The Director of Program and Property Services, Ms. Stephanie Brown-Gilmore informed Board members of an award won by one of her staff members. Ms. Diane Lindsey received the Agency of the Year award through the Florida Network of Youth and Family Services; this information was in the PPS section of the Board packet.

VIII. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer stated that THA had been nominated for four awards by the National Association of Housing and Redevelopment Officials (NAHRO). Commissioners were encouraged to visit the agency's Facebook page for other updates such as videos, etc.

IX. LEGAL MATTERS

Attorney Ricardo Gilmore clarified items in the CEO Performance Evaluation for Board members to continue reviewing in anticipation for more future modifications. Commissioner Johnson-Griffin stated that a \$10,000 bonus should be revisited for Mr. Ryans. Attorney Gilmore added that a bonus would not violate any rules or guidelines. Board members agreed to add this item to July's Board meeting agenda.

X. UNFINISHED BUSINESS

None to come before this forum

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

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 10:35 a.m.

Approved this 18th day of July 2018,

Chairperson

Secretary

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

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

Re: FY2018-4096

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 negotiate and award an indefinite delivery joint venture partnership agreement for energy performance contracting with Johnson Controls, Inc.

2. Requestor:

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Johnson Controls, Inc.
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to negotiate and award an indefinite delivery joint venture partnership agreement for energy performance contracting with Johnson Controls, Inc.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Energy Services evaluation

M E M O R A N D U M

Date: June 13, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4096**
RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND AWARD AN INDEFINITE DELIVERY JOINT VENTURE PARTNERSHIP AGREEMENT FOR ENERGY PERFORMANCE CONTRACTING WITH JOHNSON CONTROLS, INC.

This Resolution is necessary to authorize the award of this agreement Johnson Controls Inc., for energy services contracting, professional services consulting, technical planning and design, as well as construction management necessary in the design and implementation of performance contracting or other energy and water conservation related services. This will be an indefinite delivery task-order based agreement. The actual amount of services under this agreement will vary based on need but is expected to exceed \$100,000 annually. Additionally this agreement will be structured in such a manner that it may be used by other Housing Authorities and public agencies to acquire similar services as through piggybacking or interagency/intergovernmental agreements

On November 28, 2016 THA received qualification-based proposals in response to a publically advertised Request for Qualifications for this Indefinite Delivery Joint Venture Partnership contract. A total of two (2) proposals were received and evaluated. The proposal received from Johnson Controls, Inc., was judged as being the highest rated and best qualified firm to provide the services requested of this solicitation. Attached is a copy of the Final Proposal Evaluation Score Sheet depicting the scores received by each competing firm. This agreement has taken over 14 months to negotiate because of the need to meet and confer with HUD and develop a business marketing strategy to ensure the success of the partnership. The parties are now ready to proceed with this agreement and have worked through regulatory logistics to be able to permit other public entities to be able to acquire similar services through our agreement.

Staff therefore is now requesting Board authorization for the President/CEO to complete final negotiations, award an agreement and administer said contract in accordance with the THA procurement policies.

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 2018-4096

RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND AWARD AN INDEFINITE DELIVERY JOINT VENTURE PARTNERSHIP AGREEMENT FOR ENERGY PERFORMANCE CONTRACTING WITH JOHNSON CONTROLS, INC.

WHEREAS, the Housing Authority of the City of Tampa solicited qualification-based proposals from energy and water conservation firms to furnish a full array of energy services contracting, professional services consulting, technical planning and design, as well as construction management necessary in the design and implementation of performance contracting or other energy and water conservation related services;

WHEREAS, a total of two (2) firms responded to the publicly advertised Request for Qualifications and the firm of *Johnson Controls, Inc.* was judged as the highest ranked and most qualified firm to provide the services and business partnership sought;

WHEREAS, Johnson Controls' proposal contained a comprehensive array of business services more than sufficient to supply THA's needs over the next five years, as well as being ideally suited as a business partner to contract with other entities as contemplated in the RFQ; and,

WHEREAS, the Housing Authority of the City of Tampa and Johnson Controls through this Agreement will also enter into multiple interagency agreements with other public agencies for similar services as contemplated in the RFQ.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to negotiate, award, and administer an indefinite delivery joint venture partnership agreement for energy performance contracting and other related energy and water conservation services with Johnson Controls, Inc.

Adopted this 20th day of June 2018.

Chairperson

Secretary



**FY2016-RFQ-06
INDEFINITE DELIVERY
CONTRACT
JOINT VENTURE PARTNERSHIP**

Evaluation Criteria	Maximum %	ESG						JCI		
		MJ	DH	DJ				MJ	DH	DJ
FIRMS ABILITY	15	13.0	15.0	15.0				15.0	15.0	15.0
PROVIDE PROFESSIONAL SVS	15	13.0	14.0	15.0				15.0	14.0	15.0
PAST PERFORMANCE	10	8.0	9.0	10.0				9.0	9.0	10.0
PROPOSED BUSINESS PLAN	50	45.0	45.0	40.0				50.0	50.0	46.0
COMPLETENESS	10	7.0	5.0	9.0				10.0	10.0	10.0
		86.00	88.00	89.00				99.00	98.00	96.00
Total Score		263.00			0.00			293.00		
Rank Placement		2ND						1ST		

Nicholas Dickerson
Contracting Officer's Signature

[Signature]
Evaluator's Signature

[Signature]
Evaluator's Signature

[Signature]
Evaluator's Signature

FY17-PBJ-01



**“Indefinite Delivery Joint Venture Partnership
Agreement for Energy Performance Contract”**

Between

Housing Authority of the City of Tampa

and

Johnson Controls, Inc.

June 20, 2018

LEFT BLANK

BLANK PAGE

Indefinite Delivery Joint Venture Partnership Agreement for

Energy Performance Contracting

FY17-PBJ-01

This Joint Venture Partnership Agreement (“**Agreement**”) is entered into this 20th day of June, 2018 (the “**Effective Date**”) by and between Johnson Controls, Inc., a Wisconsin corporation with a place of business at 3802 Sugar Palm Drive, Tampa, Florida 33619 (hereinafter referred to as “**Contractor**”) and Housing Authority of the City of Tampa, a corporation, with its principal place of business at 5301 West Cypress Street, Tampa, FL 33607 (hereinafter referred to as “**Authority**”).

RECITALS

WHEREAS, the Authority is authorized by 24 CFR § 85.36(b) 5 to use inter-local government/inter agency contracting to achieve contractually specified services; and

WHEREAS, the Authority intends to enter into inter agency agreements with Multifamily Affordable Housing, State Agencies, Colleges, Universities, School Districts, Municipalities and Public Entities in all States and US Territories where applicable law allows the Authority to participate in the Statewide Services Detailed List of Services, as described in Attachment A hereto; and

WHEREAS, the Authority issued that certain Solicitation #FY2016-RFQ-06 (the “**Solicitation**”), seeking a partner to pursue such Energy Savings Performance based contracting, professional services, and prime retrofit contracting programs, as outlined in the original FY2016-RFQ-06, for the Office of Public and Indian Housing Authority, agencies and other public entities; and

WHEREAS, the Contractor provides energy services and equipment intended to reduce energy consumption and costs, utility consumption and costs, and operation & maintenance (O&M) costs in buildings and facilities; and

WHEREAS, the Contractor provides other services as outlined in the Contractor’s response to the Solicitation dated November 28, 2016 in all types of buildings and facilities Attachment C; and

WHEREAS, the Authority selected the Contractor pursuant to the Solicitation, and the Contractor agrees to contract with the Authority to provide services on a nationwide and a project basis to Multifamily Affordable Housing, State Agencies, Colleges, Universities, School Districts, Municipalities, and any Public Entity (collectively, “**Public Customers**”) pursuant to the terms and conditions of this Agreement; and

WHEREAS, It is the understanding of the parties, when applicable, that the Authority desires that the Contractor guarantee the energy savings derived from individual projects, warranty the performance of Contractor-provided and installed equipment, and provide cost certainty on project costs, and that the Contractor provide ongoing measurement and verification (M&V) services on a per project basis; and

WHEREAS, the Contractor shall use good faith efforts to assist and cooperate with the Authority in finding, qualifying and developing multiple project financing channels for cost-effective projects, prime retrofits and/or professional services opportunities identified by the parties, including without limitation contingent payment arrangements, grants, private public partnerships, power purchase agreements, tax exempt lease/purchase arrangements and/or through Authority-arranged financing; and

Initial _____

Date: _____

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed that:

I. AUTHORIZATION

The Contractor has been qualified and selected under the Solicitation for Energy Savings Performance based contracting, professional services, and prime retrofit contracting program, as outlined in Attachment A Detailed List of Services, for the Office of Public and Indian Housing Authority, related agencies and other public entities. Therefore, the Authority and the Contractor do hereby enter into this Agreement pursuant to the terms and conditions set forth below and as described in the following sections and in the component parts identified in Section III(N) below:

- I. Authorization
- II. Commencement
- III. Project Terms and Conditions

II. COMMENCEMENT

The initial term of the Agreement shall be for a five (5) year period, commencing on **June 20, 2018** and terminating **June 19, 2023** (the “**Initial Term**”), unless terminated sooner as set forth in this Agreement.

Upon the conclusion of the Initial Term, the Authority may, at its discretion, renew the Agreement for two (2) additional and consecutive (5) year periods, by providing the Contractor written notice of the Authority’s intention to extend the Agreement term not less than thirty (30) days prior to the end of the Agreement term then in effect. The Contractor may decline to renew the term of the Agreement by providing written notice of same to the Authority within five (5) days of receiving the Authority’s notice of renewal (Contractor’s failure to timely exercise this right shall operate as a waiver of same). Upon the exercise of a renewal option that is not timely declined by the Contractor, the parties’ rights and obligations shall continue to be as set forth in this Agreement.

III. PROJECT TERMS AND CONDITIONS

- A. SCOPE OF SERVICES:** The Contractor shall provide the types of services requested in the Solicitation for the following types of projects: (1) Multifamily Affordable Housing, State Agencies, Colleges, Universities, School Districts, Municipalities, or Public Entities who have entered into an Interagency Agreement with the Authority; and (2) Projects in which the Contractor has signed a Task Order with the Authority to implement the project; provided, however, that the specific scope of the Contractor’s services for any project shall be as set forth in a completed “**Task Order**” in the form provided in Attachment C. Upon the Parties’ execution of a Task Order, the applicable project as well as the Task Order shall be incorporated into this Agreement by reference. The process for establishing such Task Orders between the Contractor and the Authority shall be as set forth in Attachment D attached hereto.

Initial _____

Date: _____

B. COMPENSATION FOR ENERGY SERVICES:

- 1) The Contractor's compensation for each project shall be as set forth in the applicable project Task Order, and shall consist of (a) the Contractor's fee provided from the fee schedule established for projects or services under each Task Order for specific services, plus (b) the Contractor's actual costs to complete the work and/or services.
- 2) Open book pricing for construction will be required, such that the Contractor shall fully disclose all costs of subcontractors and vendors within the approved Task Order Pricing form. The Contractor shall maintain cost accounting records on work performed and shall preserve them for a period of three (3) years after final payment.
- 3) Payments to the Contractor shall be based on the Contractor's professional services and construction costs and shall not exceed the guaranteed maximum price ("GMP") set forth in the Contractor's Task Order unless there are approved changes by the Authority.
- 4) All prices in the Agreement may be adjusted by the Contractor on the anniversary date of the Agreement, based on the annual change to the Consumer Price Index-Southern States, (or applicable location) under "All Urban Consumers, All Items", using the latest release available preceding the notice of adjustment. The Contractor must request an adjustment in writing, no more than thirty (30) calendar days after the anniversary date of this Agreement.
- 5) On a case by case basis, the Contractor will negotiate with the Authority a cost of development prior to entering into a Task Order.
- 6) Travel: Travel within a 50 mile radius of the Contractor's office stated herein is not reimbursable. Travel between a 50 and 350 mile radius may be negotiated as an additional service at not greater than the approved IRS Standard Mileage Rate (to be adjusted annually). Any cost reimbursement for travel beyond the 350 mile radius requires written justification and prior approval from the Authority unless agreed upon in the Task Order. Per Diem Rates shall be detailed in Task Order.
- 7) Payment requests for reimbursable expenses shall reference the original written authorization (or Amendment) and shall include an itemized breakdown of the billing indicating unit cost and quantity of each item billed, copies of any supporting invoices, and/or other supplemental data as may be required by the authorization. Also required will be a summary sheet showing accumulation of reimbursable expenses with a breakdown by each authorization.
- 8) Miscellaneous, routine overhead expenses such as telephone and cell phone costs, clerical and office supplies, computer, copying, fax, etc. incurred in the normal process of performing basic services are reimbursable when approved prior to task order authorization, to be considered on a case by case basis.
- 9) Emergency work will be performed on a time and material basis.
- 10) Payment for maintenance service contracts shall be paid according to the terms of each maintenance contract in compliance with the Authority purchasing Policy and Administrative Procedures in effect at the time such service are authorized.

C. SCHEDULE CONTRACTED SERVICES TASK ORDER COMPLETION: Notwithstanding Article II above, for projects entered into as a result of this Agreement, the term of the Agreement will be extended until the projects are completed, and shall terminate when all the parties' Task Order obligations have been completed, if necessary. Each Task Order shall run continuously from the date the parties execute the Task Order, and shall terminate as defined in the Task Order, unless the Task Order is terminated sooner under Section 34 (Termination for Convenience) of the General Conditions (as defined in Paragraph N below), or unless the Authority chooses to terminate the Authorization sooner by paying the Contractor the Termination Value (as set forth in Section 34 of the General Conditions) upon ninety (90) days prior written notice.

All transactions executed pursuant to this Agreement shall be bound by all of the terms, conditions, price discounts and rates set forth herein, notwithstanding the expiration of the initial term of this Agreement or any extension thereof. Further, the following portions of this Agreement shall survive the completion of the performance, cancellation or termination of this Agreement: the General Conditions, Warranty of Construction, Indemnification, Claims and Dispute Resolution, Anti-Kickback Provisions, Successors and Assigns, and Record Retention.

D. OFFER EXTENDED TO OTHER PUBLIC ENTITIES: The Authority encourages and agrees for the Contractor to extend the pricing, terms and conditions of this solicitation or resultant contract to other public entities at the discretion of the Contractor.

The Parties acknowledge that the Task Order shall include a separate line item for Authority's 2% contract management fee, which fee shall be paid to the Authority directly and separately by the applicable Public Customer.

It is further understood and agreed by and between the parties herein that this Agreement and any resulting Task Order may be subject to an appropriation of funds by the applicable Public Customer or agency that owns and/or administers the project as the "project owner."

E. COST-EFFECTIVENESS: It is the intent of the parties to maximize the value of projects by utilizing a wide range of project financing options and/or project delivery approaches, as permitted by applicable laws, including without limitation as follows:

- a. Contractor financing
- b. Third Party financing;
- c. Contractor arranged municipal lease financing;
- d. State Treasurer's Lease/Purchase or LOCAL Program;
- e. Public Private Partnerships;
- f. Power Purchase Agreements;
- g. PACE;
- h. QECB's;
- i. Energy cost savings, utility cost savings, and Authority approved O&M savings;
- j. Grants, loans and/or incentives from utilities or other funding sources; and
- k. Capital budget, operational budget and/or any other funds at the Authority's discretion.

Initial _____

Date: _____

4

3. The Authority's cash flow including savings, utility contributions, cost of M&V services, project costs, loan repayments, and debt service shall be neutral or positive with respect to the baseline cash flow and based on guaranteed savings when applicable.
 4. Current utility cost rates shall be used for the purpose of calculating energy and utility cost inflation factors shall not be used without the Authority's approval.
- F. **NO DISCRIMINATION:** The parties agree that there shall be no discrimination as to race, sex, color, creed or national origin.
- G. **VOLUNTARY MWBE UTILIZATION:** Any voluntary Minority and Women's Business Enterprises (MWBE) participation goals shall be established prior to entering into a Task Order.

The Contractor shall send written notification to the Authority's project manager within sixty (60) working days following execution of each Task Order of the MWBE firms intended for use, the tax identification number (TIN) for each firm and the anticipated dollar value of participation.

- H. **SALES TAX:** The Contractor shall pay all sales, consumer use and other similar taxes associated with the Work or portions thereof, which are applicable during the performance of the Work.
- I. **NOTICES:** All notices from the Authority to the Contractor shall be deemed duly served if mailed or faxed to the Contractor at the following address:

Stephen P. Telo
 Johnson Controls, Inc.
 3802 Sugar Palm Drive
 Tampa, FL 33619
 Telephone: 813-635-2206
 Fax: 813-635-2276

All notices from the Contractor to the Authority shall be deemed duly served if mailed or faxed to the Authority at the following address:

Jerome Ryans, President/CEO
 Housing Authority of the City of Tampa
 5301 West Cypress Street
 Tampa FL 33607
 Telephone: 813-341-9101

The Contractor and Authority may change the above addresses at any time upon giving the other party written notification. All notices under this Agreement must be in writing.

- J. **PERMITS- LICENCES/TAXES:** In compliance with Section 5730(C) of the General Conditions, all permits necessary for the performance of the Work shall be obtained by the Contractor. Payment for all such permits issued by the Authority shall be processed internally by the Authority. All non-Authority permits necessary for the performance of the Work shall be procured and paid for by the Contractor, The Contractor shall also be solely responsible for payment of any and all taxes levied on

The Contractor and Authority may change the above addresses at any time upon giving the other party written notification. All notices under this Agreement must be in writing.

J. **PERMITS- LICENCES/TAXES:** In compliance with Section 5730(C) of the General Conditions, all permits necessary for the performance of the Work shall be obtained by the Contractor. Payment for all such permits issued by the Authority shall be processed internally by the Authority. All non-Authority permits necessary for the performance of the Work shall be procured and paid for by the Contractor, The Contractor shall also be solely responsible for payment of any and all taxes levied on the Contractor. In additional, the Contractor shall comply with all rules, regulations and laws of the county, state of Florida or the U.S. government now in force or hereafter adopted. The Contractor agrees to comply with all laws governing the responsibility for an employer with the respect to person employed by the Contractor.

K. **INSURANCE:** The Contractor shall provide insurance as follows:

1. **Commercial General Liability:** Coverage shall have minimum limits of \$1,000,000 Per Occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This shall include Premises and Operations; Independent Contractors; Products and Completed Operations and Contractual Liability.

2. **Business Auto Liability:** Coverage shall have minimum limits of \$500,000 Per Occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This shall include: Owned Vehicles, Hired and Non-Owned Vehicles and Employee Non-Ownership.

3. **Workers' Compensation:** Insurance covering all employees meeting Statutory Limits in compliance with the applicable state and federal laws.

The coverage must include Employers' Liability with a minimum limit of \$500,000 for each accident.

Special Requirements: the Authority shall be listed as the Certificate Holder and as an Additional Insured on the Comprehensive General Liability Policy through the issuance of an additional insured policy endorsement.

Current, valid insurance policies meeting the requirement herein identified shall be maintained by Contractor during the duration of this Agreement. Renewal certificates shall be sent to the Authority ten (10) days prior to any expiration date. There shall be a thirty (30) day notification to the Authority in the event of cancellation or modification of any stipulated insurance coverage.

Contractor shall insure that all subcontractors comply with the same insurance requirements that Contractor is required to meet. Subcontractors shall provide the Authority with certificates of insurance meeting the required insurance provisions.

Initial _____

Date: _____

L. INDEMNIFICATION: To the maximum extent permitted by Florida law, the Contractor shall indemnify and hold harmless the Authority, its officers and employees from any and all liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor or anyone employed or utilized by the Contractor in the performance of this Agreement. This indemnification obligation shall not be construed to negate, abridge or reduce any other rights or remedies which otherwise may be available to an indemnified party or person described in this paragraph.

This section does not pertain to any incident arising from the sole gross negligence of the Authority.

M. CONFLICT OF INTEREST: The Contractor represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder. The Contractor further represents that no persons having any such interest shall be employed to perform those services.

N. COMPONENT PARTS OF THIS AGREEMENT: This Agreement consists of the attached component parts, all of which are as fully a part of the Agreement as if herein set out verbatim:

- Detailed List of Services (Attachment A)
- RFQ: FY2016-RFQ-06 (Attachment B)
- Task Order Forms & Hourly Rates (Attachment C)
- Task Order Flow Procedure (Attachment D)
- Contractor's Proposal (Attachment E)

O. PROHIBITION OF GIFTS TO EMPLOYEES: No organization or individual shall offer or give, either directly or indirectly, any favor, gift, loan, fee, service or other item of value to any Authority employee, as set forth in Chapter 112, Part III, Florida Statutes or the appropriate Statute by State. Violation of this provision may result in one or more of the following consequences: a. Prohibition by the individual, firm, and/ or any employee of the firm from contact with the Authority staff for a specified period of time; b. Prohibition by the individual and/ or firm from doing business with the Authority for a specified period of time, including but not limited to: submitting bids, RFP, and/ or quotes; and, c. immediate termination of any contract held by the individual and/ or firm for cause.

Initial _____

Date: _____

7

- P. **AGREEMENT TERMS:** If any portion of this Agreement is held to be void, invalid, or otherwise unenforceable, in whole or in part, the remaining portion of this Agreement shall remain in effect.
- Q. **ADDITIONAL ITEMS/SERVICES:** Additional items and/ or services may be added to a Task Order upon satisfactory negotiation of price, schedule, guaranty and other related terms by the Contract Manager and Contractor, subject to approval by the Authority.
- R. **DISPUTE RESOLUTION:** Prior to the initiation of any action or proceeding permitted by this Agreement to resolve disputes between the parties, the parties shall make a good faith effort to resolve any such disputes by negotiation. The negotiation shall be attended by representatives of Contractor with full decision-making authority and by the Authority staff person who would make the presentation of any settlement reached during negotiations to the Authority for approval. Failing resolution, and prior to the commencement of depositions in any litigation between the parties arising out of this Agreement, the parties shall attempt to resolve the dispute through Mediation before an agreed-upon Circuit Court Mediator certified by the State of Florida. The mediation shall be attended by representatives of the Contractor with full decision-making authority and by the Authority staff person who would make the presentation of any settlement reached at mediation to the Authority's board for approval. Should either party fail to submit to mediation as required hereunder, the other party may obtain a court order requiring mediation under section 44.102, Florida Statutes.

Any suit or action brought by either party to this Agreement against the other party relating to or arising out of this Agreement must be brought in the appropriate federal or state courts in Hillsborough County, Florida, which courts have sole and exclusive jurisdiction on all such matters.

- S. **KEY PERSONNEL/PROTECT STAFFING:** The Contractor's personnel and management to be utilized for this project shall be knowledgeable in their areas of expertise. The Contractor shall complete the projects on a timely basis, and shall meet the dates set forth in the Project Schedule
- T. **FEDERAL REQUIREMENTS:** The client agency shall provide the Contractor with any additional contract language necessary to comply with federal requirements. The Contractor and their subcontractors are required to comply with all applicable federal regulations and/or reporting procedures.
- U. **LIMITATION OF LIABILITY:** NEITHER AUTHORITY NOT CONTRACTOR WILL BE RESPONSIBLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, REMOTE, PUNITIVE, EXEMPLARY, LOSS OF PROFITS OR REVENUE, LOSS OF USE, OR SIMILAR DAMAGES, REGARDLESS OF HOW CHARACTERIZED AND REGARDLESS OF A PARTY HAVING BEEN ADVISED OF THE POSSIBILITY OF SUCH POTENTIAL LOSSES OR RELIEF, ARISING IN ANY MANNER FROM THIS AGREEMENT, A TASK ORDER, OR OTHERWISE. WITHOUT LIMITING CONTRACTOR'S EXPRESS OBLIGATIONS UNDER A PERFORMANCE GUARANTEE PROVIDED IN A TASK ORDER, CONTRACTOR'S LIABILITY UNDER A PARTICULAR TASK ORDER, REGARDLESS OF THE FORM OF ACTION, SHALL IN NO EVENT EXCEED THE AMOUNT OF THE PAYMENTS ACTUALLY RECEIVED BY CONTRACTOR PURSUANT TO THAT PARTICULAR TASK ORDER. If this Agreement or a Task Order covers fire safety or security equipment, Authority understands that Contractor is not an insurer regarding those services, and that Contractor shall not be responsible for any damage or loss that may result from fire safety or security equipment that fails to prevent a casualty loss. The foregoing waivers and limitations are fundamental elements of the basis for this

Initial _____

Date _____

Agreement and any resulting Task Orders between the Authority and the Contractor, and each party acknowledges that Contractor would not be able to provide the work and services contemplated by this Agreement or any resulting Change Orders on an economic basis in the absence of such waivers and limitations, and would not have entered into this Agreement without such waivers and limitations.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Initial _____

Date: _____

IN WITNESS WHEREOF, the Contractor and the Authority, have each respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Contractor:

Date Printed Name Signature

First Witness Second Witness

Type/print witness name Type/print witness name

The Authority:

Date Printed Name Signature

Attest:

By: _____

Dated: _____

M E M O R A N D U M

Date: July 18, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4097**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED AT 1510 W. SPRUCE STREET.

This resolution is necessary in order to continue assemblage of land adjacent to North Boulevard Homes as part of our implementation of the West River Master Plan. This property is located at 1510 W. Spruce Street and is a single family house in renovated condition. It is the THA's intention to lease out this property until all parcels are successfully acquired. At which time the assembled parcels will be demolished in order to make way for townhouse development as envisioned in the West River Master Plan.

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 NO. FY2018-4097

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED AT 1510 W. SPRUCE STREET.

WHEREAS, the Housing Authority of the City of Tampa (Authority) as part of redevelopment of North Boulevard Homes has been actively acquiring select properties adjacent to the North Boulevard Homes apartments in order to create more complete developable blocks in order to best implement the West River Master Plan;

WHEREAS, the Authority in doing so previously contracted with Vertica Partners, LLC to assist in the due diligence and assemblage of select single family assets along W. Spruce and W. Chestnut Streets in West Tampa, which said properties would be acquired directly from Vertica Partners, LLC, or receive the assignment of a contract from Vertica Partners, LLC;

WHEREAS, Vertica Partners, LLC has acquired the property located at 1510 W. Spruce Street and will sell such property to the Authority at no mark-up of the sale price; and,

WHEREAS, the Authority staff has already completed its due diligence which included inspection of the property, appraisal, title search, among other efforts, and the standard contract include, among other things, a purchase price of \$120,000, a \$1,000 deposit, and a closing date anticipated before July 27, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute this Purchase and Sale Agreement with Vertica Partners, LLC for the acquisition of a single family residential property located at 1510 W. Spruce Street.

Adopted this 18th day of July 2018.

Chairperson

Secretary

"AS IS" Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1* **PARTIES:** VERTICA PARTNERS LLC ("Seller"),
2* and HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA ("Buyer"),
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase
5 and any riders and addenda ("Contract"):

6 **1. PROPERTY DESCRIPTION:**
7* (a) Street address, city, zip: 1510 W SPRUCE ST TAMPA 33607-3513
8* (b) Located in: Hillsborough County, Florida. Property Tax ID #: A-14-29-18-4PM-000001-00005.0
9* (c) Real Property: The legal description is
10 **JACK'S D F ADDITION TO WEST TAMPA LOT 5 BLOCK 1**

11 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
12 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
13 by other terms of this Contract.

14 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
15 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
16 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
17 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate
18 and other access devices, and storm shutters/panels ("Personal Property").
19 Other Personal Property items included in this purchase are: _____
20 _____
21 _____

22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
23* (e) The following items are excluded from the purchase: NONE
24 _____
25 _____

PURCHASE PRICE AND CLOSING

26* **2. PURCHASE PRICE** (U.S. currency):.....\$ 120,000.00

27* (a) Initial deposit to be held in escrow in the amount of **(checks subject to COLLECTION)**\$ 1,000.00
28 The initial deposit made payable and delivered to "Escrow Agent" named below
29* **(CHECK ONE):** (i) accompanies offer or (ii) is to be made within _____ (if left
30 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
31 OPTION (ii) SHALL BE DEEMED SELECTED.

32* Escrow Agent Information: Name: VERTICA TITLE LLC
33* Address: 1609 W DE LEON TAMPA FL 33606
34* Phone: 813.254.3535 E-mail: JESSICA@VERTICATITLE.COM Fax: _____

35* (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
36* days after Effective Date\$ _____
37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

38* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8..... _____

39* (d) Other: _____ \$ _____

40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
41* transfer or other **COLLECTED** funds\$ 119,000.00

42 **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**

43 **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:**

44 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
45* 7/20/2018, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to
46 Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day
47 the counter-offer is delivered.

48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
49 initialed and delivered this offer or final counter-offer ("Effective Date").

50 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur
51 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
52* ("Closing") on 7/27/2018 ("Closing Date"), at the time established by the Closing Agent.

53 **5. EXTENSION OF CLOSING DATE:**

- 54 (a) If Paragraph 8(b) is checked and Closing funds from Buyer's lender(s) are not available on Closing Date due
- 55 to Consumer Financial Protection Bureau Closing Disclosure delivery requirements ("CFPB Requirements"),
- 56 then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such
- 57 period shall not exceed 10 days.
- 58 (b) If an event constituting "Force Majeure" causes services essential for Closing to be unavailable, including the
- 59 unavailability of utilities or issuance of hazard, wind, flood or homeowners' insurance, Closing Date shall be
- 60 extended as provided in STANDARD G.

61 **6. OCCUPANCY AND POSSESSION:**

- 62 (a) Unless the box in Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the
- 63 Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed
- 64 all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices
- 65 and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of
- 66 loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date,
- 67 and shall be deemed to have accepted the Property in its existing condition as of time of taking occupancy.
- 68* (b) **CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING.** If Property is
- 69 subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the
- 70 facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall
- 71 be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that
- 72 the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery
- 73 of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer
- 74 shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.
- 75 Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to
- 76 be occupied by Seller after Closing, see Rider U. POST-CLOSING OCCUPANCY BY SELLER.

77* **7. ASSIGNABILITY: (CHECK ONE):** Buyer may assign and thereby be released from any further liability under
78* this Contract; may assign but not be released from liability under this Contract; or may not assign this
79 Contract.

80 **FINANCING**

81 **8. FINANCING:**

82* (a) Buyer will pay cash for the purchase of the Property at Closing. There is no financing contingency to Buyer's
83 obligation to close. If Buyer obtains a loan for any part of the Purchase Price of the Property, Buyer acknowledges
84 that any terms and conditions imposed by Buyer's lender(s) or by CFPB Requirements shall not affect or extend
85 the Buyer's obligation to close or otherwise affect any terms or conditions of this Contract.

86* (b) This Contract is contingent upon Buyer obtaining approval of a conventional FHA VA or other
87* _____ (describe) loan within _____ (if left blank, then 30) days after Effective Date ("Loan Approval
88* Period") for **(CHECK ONE):** fixed, adjustable, fixed or adjustable rate in the Loan Amount (See Paragraph
89* 2(c)), at an initial interest rate not to exceed _____ % (if left blank, then prevailing rate based upon Buyer's
90* creditworthiness), and for a term of _____ (if left blank, then 30) years ("Financing").

91* (i) Buyer shall make mortgage loan application for the Financing within _____ (if left blank, then 5) days
92 after Effective Date and use good faith and diligent effort to obtain approval of a loan meeting the Financing terms
93 ("Loan Approval") and thereafter to close this Contract. Loan Approval which requires a condition related to the sale
94 by Buyer of other property shall not be deemed Loan Approval for purposes of this subparagraph.

95 Buyer's failure to use diligent effort to obtain Loan Approval during the Loan Approval Period shall be considered a
96 default under the terms of this Contract. For purposes of this provision, "diligent effort" includes, but is not limited
97 to, timely furnishing all documents and information and paying of all fees and charges requested by Buyer's
98 mortgage broker and lender in connection with Buyer's mortgage loan application.

99 (ii) Buyer shall keep Seller and Broker fully informed about the status of Buyer's mortgage loan application,
100 Loan Approval, and loan processing and authorizes Buyer's mortgage broker, lender, and Closing Agent to disclose
101 such status and progress, and release preliminary and finally executed closing disclosures and settlement
102 statements, to Seller and Broker.

103 (iii) Upon Buyer obtaining Loan Approval, Buyer shall promptly deliver written notice of such approval to Seller.

104 (iv) If Buyer is unable to obtain Loan Approval after the exercise of diligent effort, then at any time prior to
105 expiration of the Loan Approval Period, Buyer may provide written notice to Seller stating that Buyer has been
106 unable to obtain Loan Approval and has elected to either:

- 107 (1) waive Loan Approval, in which event this Contract will continue as if Loan Approval had been obtained; or
- 108 (2) terminate this Contract.

(v) If Buyer fails to timely deliver either notice provided in Paragraph 8(b)(iii) or (iv), above, to Seller prior to expiration of the Loan Approval Period, then Loan Approval shall be deemed waived, in which event this Contract will continue as if Loan Approval had been obtained, provided however, Seller may elect to terminate this Contract by delivering written notice to Buyer within 3 days after expiration of the Loan Approval Period.

(vi) If this Contract is timely terminated as provided by Paragraph 8(b)(iv)(2) or (v), above, and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.

(vii) If Loan Approval has been obtained, or deemed to have been obtained, as provided above, and Buyer fails to close this Contract, then the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default or inability to satisfy other contingencies of this Contract; (2) Property related conditions of the Loan Approval have not been met (except when such conditions are waived by other provisions of this Contract); or (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Approval, in which event(s) the Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

(c) Assumption of existing mortgage (see rider for terms).

(d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (if Paragraph 9(c)(i) is checked)
- Title search charges (if Paragraph 9(c)(iii) is checked)
- Municipal lien search (if Paragraph 9(c)(i) or (iii) is checked)
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees
- Other: _____

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

(b) COSTS TO BE PAID BY BUYER:

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Municipal lien search (if Paragraph 9(c)(ii) is checked)
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance
- Owner's Policy Premium (if Paragraph 9 (c)(iii) is checked.)
- Other: _____

(c) **TITLE EVIDENCE AND INSURANCE:** At least _____ (if left blank, then 15, or if Paragraph 8(a) is checked, then 5) days prior to Closing Date ("Title Evidence Deadline"), a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium, title search and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below. The title insurance premium charges for the owner's policy and any lender's policy will be calculated and allocated in accordance with Florida law, but may be reported differently on certain federally mandated closing disclosures and other closing documents. For purposes of this Contract "municipal lien search" means a search of records necessary for the owner's policy of title insurance to be issued without exception for unrecorded liens imposed pursuant to Chapters 159 or 170, F.S., in favor of any governmental body, authority or agency.

(CHECK ONE):

(i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges, and Buyer shall pay the premium for Buyer's lender's policy and charges for closing services related to the lender's policy, endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select; or

(ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements and loan closing; or

- 164 * (iii) **[MIAMI-DADE/BROWARD REGIONAL PROVISION]:** Seller shall furnish a copy of a prior owner's policy
 165 of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence,
 166 which is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C)
 167 municipal lien search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's
 168 * policy, and if applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$ _____
 169 (if left blank, then \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.
- 170 (d) **SURVEY:** On or before Title Evidence Deadline, Buyer may, at Buyer's expense, have the Real Property
 171 surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real
 172 Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.
- 173 * (e) **HOME WARRANTY:** At Closing, Buyer Seller N/A shall pay for a home warranty plan issued by
 174 * _____ at a cost not to exceed \$ _____. A home
 175 warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in
 176 appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.
- 177 (f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body
 178 ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and
 179 ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an
 180 improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being
 181 imposed on the Property before Closing. Buyer shall pay all other assessments. If special assessments may
 182 be paid in installments **(CHECK ONE):**
- 183 * (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing.
 184 Installments prepaid or due for the year of Closing shall be prorated.
- 185 * (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.
 186 IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.
- 187 This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district
 188 (CDD) pursuant to Chapter 190, F.S., which lien shall be prorated pursuant to STANDARD K.

189 DISCLOSURES

190 10. DISCLOSURES:

- 191 (a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in
 192 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
 193 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding
 194 radon and radon testing may be obtained from your county health department.
- 195 (b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller
 196 does not know of any improvements made to the Property which were made without required permits or made
 197 pursuant to permits which have not been properly closed. If Seller identifies permits which have not been
 198 properly closed or improvements which were not permitted, then Seller shall promptly deliver to Buyer all plans,
 199 written documentation or other information in Seller's possession, knowledge, or control relating to
 200 improvements to the Property which are the subject of such open permits or unpermitted improvements.
- 201 (c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or
 202 desires additional information regarding mold, Buyer should contact an appropriate professional.
- 203 (d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood
 204 zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to
 205 improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area"
 206 or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and
 207 Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or
 208 flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage
 209 through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer
 210 * may terminate this Contract by delivering written notice to Seller within _____ (if left blank, then 20) days after
 211 Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further
 212 obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone
 213 designation of Property. The National Flood Insurance Program may assess additional fees or adjust premiums
 214 for pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures (residential structures in which the insured
 215 or spouse does not reside for at least 50% of the year) and an elevation certificate may be required for actuarial
 216 rating.
- 217 (e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure
 218 required by Section 553.996, F.S.

- 219 (f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is
 220 mandatory.
- 221 (g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE: BUYER SHOULD NOT EXECUTE THIS**
 222 **CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS'**
 223 **ASSOCIATION/COMMUNITY DISCLOSURE, IF APPLICABLE.**
- 224 (h) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
 225 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO
 226 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY
 227 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
 228 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
 229 COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- 230 (i) **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Seller shall inform Buyer in writing if
 231 Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer
 232 and Seller shall comply with FIRPTA, which may require Seller to provide additional cash at Closing. If Seller
 233 is not a "foreign person", Seller can provide Buyer, at or prior to Closing, a certification of non-foreign status,
 234 under penalties of perjury, to inform Buyer and Closing Agent that no withholding is required. See STANDARD
 235 V for further information pertaining to FIRPTA. Buyer and Seller are advised to seek legal counsel and tax
 236 advice regarding their respective rights, obligations, reporting and withholding requirements pursuant to
 237 FIRPTA.
- 238 (j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are
 239 not readily observable and which have not been disclosed to Buyer. Except as provided for in the preceding
 240 sentence, Seller extends and intends no warranty and makes no representation of any type, either express or
 241 implied, as to the physical condition or history of the Property. Except as otherwise disclosed in writing Seller
 242 has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected
 243 building, environmental or safety code violation.

244 **PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS**

245 **11. PROPERTY MAINTENANCE:** Except for ordinary wear and tear and Casualty Loss, Seller shall maintain the
 246 Property, including, but not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("AS
 247 IS Maintenance Requirement").

248 **12. PROPERTY INSPECTION; RIGHT TO CANCEL:**

- 249* (a) **PROPERTY INSPECTIONS AND RIGHT TO CANCEL:** Buyer shall have 20 (if left blank, then 15)
 250 days after Effective Date ("Inspection Period") within which to have such inspections of the Property
 251 performed as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole
 252 discretion, that the Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering
 253 written notice of such election to Seller prior to expiration of Inspection Period. If Buyer timely
 254 terminates this Contract, the Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall
 255 be released of all further obligations under this Contract; however, Buyer shall be responsible for
 256 prompt payment for such inspections, for repair of damage to, and restoration of, the Property resulting
 257 from such inspections, and shall provide Seller with paid receipts for all work done on the Property (the
 258 preceding provision shall survive termination of this Contract). Unless Buyer exercises the right to
 259 terminate granted herein, Buyer accepts the physical condition of the Property and any violation of
 260 governmental, building, environmental, and safety codes, restrictions, or requirements, but subject to
 261 Seller's continuing AS IS Maintenance Requirement, and Buyer shall be responsible for any and all
 262 repairs and improvements required by Buyer's lender.
- 263 (b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior
 264 to time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and
 265 follow-up walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal
 266 Property are on the Property and to verify that Seller has maintained the Property as required by the AS IS
 267 Maintenance Requirement and has met all other contractual obligations.
- 268 (c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection
 269 of the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans,
 270 written documentation or other information in Seller's possession, knowledge, or control relating to
 271 improvements to the Property which are the subject of such open or needed Permits, and shall promptly
 272 cooperate in good faith with Buyer's efforts to obtain estimates of repairs or other work necessary to resolve
 273 such Permit issues. Seller's obligation to cooperate shall include Seller's execution of necessary authorizations,

274 consents, or other documents necessary for Buyer to conduct inspections and have estimates of such repairs
275 or work prepared, but in fulfilling such obligation, Seller shall not be required to expend, or become obligated to
276 expend, any money.

- 277 (d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and
278 cost, Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties
279 to Buyer.

280 **ESCROW AGENT AND BROKER**

281 **13. ESCROW AGENT:** Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds
282 and other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow
283 within the State of Florida and, subject to **COLLECTION**, disburse them in accordance with terms and conditions
284 of this Contract. Failure of funds to become **COLLECTED** shall not excuse Buyer's performance. When conflicting
285 demands for the Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may
286 take such actions permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or
287 liabilities under this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until
288 the parties agree to its disbursement or until a final judgment of a court of competent jurisdiction shall determine
289 the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the
290 dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon
291 notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the
292 extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will
293 comply with provisions of Chapter 475, F.S., as amended and FREC rules to timely resolve escrow disputes through
294 mediation, arbitration, interpleader or an escrow disbursement order.

295 In any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder,
296 or in any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable
297 attorney's fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent
298 shall not be liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to
299 Agent's willful breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or
300 termination of this Contract.

301 **14. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition,
302 square footage, and all other facts and representations made pursuant to this Contract and to consult appropriate
303 professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property
304 and the transaction contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the
305 Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or
306 public records. **BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND
307 GOVERNMENTAL AGENCIES FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND
308 FACTS THAT MATERIALLY AFFECT PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL,
309 WRITTEN OR OTHERWISE) OF BROKER.** Buyer and Seller (individually, the "Indemnifying Party") each
310 individually indemnifies, holds harmless, and releases Broker and Broker's officers, directors, agents and
311 employees from all liability for loss or damage, including all costs and expenses, and reasonable attorney's fees at
312 all levels, suffered or incurred by Broker and Broker's officers, directors, agents and employees in connection with
313 or arising from claims, demands or causes of action instituted by Buyer or Seller based on: (i) inaccuracy of
314 information provided by the Indemnifying Party or from public records; (ii) Indemnifying Party's misstatement(s) or
315 failure to perform contractual obligations; (iii) Broker's performance, at Indemnifying Party's request, of any task
316 beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral,
317 recommendation or retention of any vendor for, or on behalf of, Indemnifying Party; (iv) products or services
318 provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by any such vendor.
319 Buyer and Seller each assumes full responsibility for selecting and compensating their respective vendors and
320 paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will not relieve
321 Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14, Broker
322 will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

323 **DEFAULT AND DISPUTE RESOLUTION**

324 **15. DEFAULT:**

- 325 (a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract,
326 including payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit
327 for the account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and
328 in full settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under

329 this Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's
330 rights under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon default by Buyer, shall
331 be split equally between Listing Broker and Cooperating Broker; provided however, Cooperating Broker's share
332 shall not be greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.

- 333 (b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after
334 reasonable diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract,
335 Buyer may elect to receive return of Buyer's Deposit without thereby waiving any action for damages resulting
336 from Seller's breach, and, pursuant to Paragraph 16, may seek to recover such damages or seek specific
337 performance.

338 This Paragraph 15 shall survive Closing or termination of this Contract.

- 339 **16. DISPUTE RESOLUTION:** Unresolved controversies, claims and other matters in question between Buyer and
340 Seller arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled
341 as follows:

- 342 (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to
343 resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph
344 16(b).
345 (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida
346 Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules").
347 The mediator must be certified or must have experience in the real estate industry. Injunctive relief may be
348 sought without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16
349 may be resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph
350 16 shall survive Closing or termination of this Contract.

- 351 **17. ATTORNEY'S FEES; COSTS:** The parties will split equally any mediation fee incurred in any mediation permitted
352 by this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in
353 conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover
354 from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the
355 litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

356 **STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")**

- 357 **18. STANDARDS:**

358 **A. TITLE:**

359 (i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in
360 Paragraph 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall
361 be issued and delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at
362 or before Closing and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance
363 in the amount of the Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property,
364 subject only to the following matters: (a) comprehensive land use plans, zoning, and other land use restrictions,
365 prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the
366 Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of
367 entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than
368 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and
369 subsequent years; and (f) assumed mortgages and purchase money mortgages, if any (if additional items, attach
370 addendum); provided, that, none prevent use of Property for **RESIDENTIAL PURPOSES**. If there exists at Closing
371 any violation of items identified in (b) – (f) above, then the same shall be deemed a title defect. Marketable title shall
372 be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance
373 with law.

374 (ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller
375 in writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is
376 delivered to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of
377 receipt to examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after
378 receipt of Buyer's notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer
379 shall be deemed to have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver
380 written notice to Buyer (with proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this
381 Contract on Closing Date (or if Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If
382 Seller is unable to cure defects within Cure Period, then Buyer may, within 5 days after expiration of Cure Period,

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

383 deliver written notice to Seller: (a) extending Cure Period for a specified period not to exceed 120 days within which
384 Seller shall continue to use reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or
385 (b) electing to accept title with existing defects and close this Contract on Closing Date (or if Closing Date has
386 passed, within the earlier of 10 days after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c)
387 electing to terminate this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all
388 further obligations under this Contract. If after reasonable diligent effort, Seller is unable to timely cure defects, and
389 Buyer does not waive the defects, this Contract shall terminate, and Buyer shall receive a refund of the Deposit,
390 thereby releasing Buyer and Seller from all further obligations under this Contract.

391 **B. SURVEY:** If Survey discloses encroachments on the Real Property or that improvements located thereon
392 encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable
393 governmental regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of
394 such matters, together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later
395 than Closing. If Buyer timely delivers such notice and Survey to Seller, such matters identified in the notice and
396 Survey shall constitute a title defect, subject to cure obligations of STANDARD A above. If Seller has delivered a
397 prior survey, Seller shall, at Buyer's request, execute an affidavit of "no change" to the Real Property since the
398 preparation of such prior survey, to the extent the affirmations therein are true and correct.

399 **C. INGRESS AND EGRESS:** Seller represents that there is ingress and egress to the Real Property and title to
400 the Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.

401 **D. LEASE INFORMATION:** Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from
402 tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security
403 deposits paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s)
404 the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit
405 and Buyer may thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or
406 Seller's affidavit, if any, differ materially from Seller's representations and lease(s) provided pursuant to Paragraph
407 6, or if tenant(s)/occupant(s) fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller
408 within 5 days after receipt of such information, but no later than 5 days prior to Closing Date, terminating this
409 Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under
410 this Contract. Seller shall, at Closing, deliver and assign all leases to Buyer who shall assume Seller's obligations
411 thereunder.

412 **E. LIENS:** Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing
413 statement, claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or
414 repairs to the Real Property for 90 days immediately preceding Closing Date. If the Real Property has been
415 improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all
416 general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth
417 names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges
418 for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been
419 paid or will be paid at Closing.

420 **F. TIME:** Calendar days shall be used in computing time periods. **Time is of the essence in this Contract.** Other
421 than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates
422 specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur
423 on a Saturday, Sunday, or a national legal holiday (see 5 U.S.C. 6103) shall extend to 5:00 p.m. (where the Property
424 is located) of the next business day.

425 **G. FORCE MAJEURE:** Buyer or Seller shall not be required to perform any obligation under this Contract or be
426 liable to each other for damages so long as performance or non-performance of the obligation, or the availability of
427 services, insurance or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force
428 Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God,
429 unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent
430 effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including
431 Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents
432 performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under
433 this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering
434 written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all
435 further obligations under this Contract.

436 **H. CONVEYANCE:** Seller shall convey marketable title to the Real Property by statutory warranty, trustee's,
437 personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters
438 described in STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

transferred by absolute bill of sale with warranty of title, subject only to such matters as may be provided for in this Contract.

I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:

(i) LOCATION: Closing will be conducted by the attorney or other closing agent ("Closing Agent") designated by the party paying for the owner's policy of title insurance and will take place in the county where the Real Property is located at the office of the Closing Agent, or at such other location agreed to by the parties. If there is no title insurance, Seller will designate Closing Agent. Closing may be conducted by mail, overnight courier, or electronic means.

(ii) CLOSING DOCUMENTS: Seller shall at or prior to Closing, execute and deliver, as applicable, deed, bill of sale, certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s), owner's possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid receipts for all work done on the Property pursuant to this Contract. Buyer shall furnish and pay for, as applicable, the survey, flood elevation certification, and documents required by Buyer's lender.

(iii) FinCEN GTO NOTICE. If Closing Agent is required to comply with the U.S. Treasury Department's Financial Crimes Enforcement Network ("FinCEN") Geographic Targeting Orders ("GTOs"), then Buyer shall provide Closing Agent with the information related to Buyer and the transaction contemplated by this Contract that is required to complete IRS Form 8300, and Buyer consents to Closing Agent's collection and report of said information to IRS.

(iv) PROCEDURE: The deed shall be recorded upon COLLECTION of all closing funds. If the Title Commitment provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing procedure required by STANDARD J shall be waived, and Closing Agent shall, subject to COLLECTION of all closing funds, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.

J. ESCROW CLOSING PROCEDURE: If Title Commitment issued pursuant to Paragraph 9(c) does not provide for insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following escrow and closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all Closing funds paid by Buyer shall, within 5 days after written demand by Buyer, be refunded to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund of the Deposit, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

K. PRORATIONS; CREDITS: The following recurring items will be made current (if applicable) and prorated as of the day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes (including special benefit tax assessments imposed by a CDD), interest, bonds, association fees, insurance, rents and other expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing. Advance rent and security deposits, if any, will be credited to Buyer. Escrow deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on current year's tax. If Closing occurs on a date when current year's millage is not fixed but current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. In all cases, due allowance shall be made for the maximum allowable discounts and applicable homestead and other exemptions. A tax proration based on an estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This STANDARD K shall survive Closing.

L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH: Seller shall, upon reasonable notice, provide utilities service and access to Property for appraisals and inspections, including a walk-through (or follow-up walk-through if necessary) prior to Closing.

M. RISK OF LOSS: If, after Effective Date, but before Closing, Property is damaged by fire or other casualty ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

496 cost to complete restoration (not to exceed 1.5% of Purchase Price) will be escrowed at Closing. If actual cost of
497 restoration exceeds escrowed amount, Seller shall pay such actual costs (but, not in excess of 1.5% of Purchase
498 Price). Any unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of
499 Purchase Price, Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the
500 Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation
501 with respect to tree damage by casualty or other natural occurrence shall be cost of pruning or removal.

502 **N. 1031 EXCHANGE:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
503 Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate
504 in all reasonable respects to effectuate the Exchange, including execution of documents; provided, however,
505 cooperating party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent
506 upon, nor extended or delayed by, such Exchange.

507 **O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT**
508 **EXECUTION:** Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall
509 be binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever
510 the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to
511 the attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as
512 if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic
513 (including "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon
514 shall be considered for all purposes as an original. This Contract may be executed by use of electronic signatures,
515 as determined by Florida's Electronic Signature Act and other applicable laws.

516 **P. INTEGRATION; MODIFICATION:** This Contract contains the full and complete understanding and agreement
517 of Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or
518 representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change
519 in this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended
520 to be bound by it.

521 **Q. WAIVER:** Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this
522 Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or
523 rights.

524 **R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Riders, addenda, and typewritten
525 or handwritten provisions shall control all printed provisions of this Contract in conflict with them.

526 **S. COLLECTION or COLLECTED:** "COLLECTION" or "COLLECTED" means any checks tendered or
527 received, including Deposits, have become actually and finally collected and deposited in the account of
528 Escrow Agent or Closing Agent. Closing and disbursement of funds and delivery of closing documents
529 may be delayed by Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.

530 **T. RESERVED.**

531 **U. APPLICABLE LAW AND VENUE:** This Contract shall be construed in accordance with the laws of the State
532 of Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the
533 county where the Real Property is located.

534 **V. FIRPTA TAX WITHHOLDING:** If a seller of U.S. real property is a "foreign person" as defined by FIRPTA,
535 Section 1445 of the Internal Revenue Code ("Code") requires the buyer of the real property to withhold up to 15%
536 of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue Service
537 (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding Certificate
538 from the IRS authorizing a reduced amount of withholding.

539 (i) No withholding is required under Section 1445 of the Code if the Seller is not a "foreign person". Seller can
540 provide proof of non-foreign status to Buyer by delivery of written certification signed under penalties of perjury,
541 stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number and
542 home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b). Otherwise, Buyer
543 shall withhold the applicable percentage of the amount realized by Seller on the transfer and timely remit said funds
544 to the IRS.

545 (ii) If Seller is a foreign person and has received a Withholding Certificate from the IRS which provides for reduced
546 or eliminated withholding in this transaction and provides same to Buyer by Closing, then Buyer shall withhold the
547 reduced sum required, if any, and timely remit said funds to the IRS.

548 (iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has
549 provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been
550 received as of Closing, Buyer shall, at Closing, withhold the applicable percentage of the amount realized by Seller
551 on the transfer and, at Buyer's option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in
552 escrow, at Seller's expense, with an escrow agent selected by Buyer and pursuant to terms negotiated by the

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement. (iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction, Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in accordance with the final determination of the IRS, as applicable. (v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms 8288 and 8288-A, as filed.

W. RESERVED

X. BUYER WAIVER OF CLAIMS: To the extent permitted by law, Buyer waives any claims against Seller and against any real estate licensee involved in the negotiation of this Contract for any damage or defects pertaining to the physical condition of the Property that may exist at Closing of this Contract and be subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive Closing.

ADDENDA AND ADDITIONAL TERMS

19. ADDENDA: The following additional terms are included in the attached addenda or riders and incorporated into this Contract (Check if applicable):

- A. Condominium Rider
B. Homeowners' Assn.
C. Seller Financing
D. Mortgage Assumption
E. FHA/VA Financing
F. Appraisal Contingency
G. Short Sale
H. Homeowners/Flood Ins.
I. RESERVED
J. Interest-Bearing Acct.
K. RESERVED
L. RESERVED
M. Defective Drywall
N. Coastal Construction Control Line
O. Insulation Disclosure
P. Lead Paint Disclosure (Pre-1978)
Q. Housing for Older Persons
R. Rezoning
S. Lease Purchase/ Lease Option
T. Pre-Closing Occupancy
U. Post-Closing Occupancy
V. Sale of Buyer's Property
W. Back-up Contract
X. Kick-out Clause
Y. Seller's Attorney Approval
Z. Buyer's Attorney Approval
AA. Licensee Property Interest
BB. Binding Arbitration
Other:

20. ADDITIONAL TERMS: THESE TERMS CONTROL OVER ANY CONFLICTING TERMS CONTAINED ABOVE.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, SELLER HEREBY ACKNOWLEDGES THAT THIS IS A VOLUNTARY ARM'S LENGTH PURCHASE TRANSACTION BY BUYER; THAT BUYER DOES NOT HAVE THE POWER OF EMINENT DOMAIN AS TO THE PROPERTY; AND THAT SELLER WILL BE PROVIDED WITH AN ESTIMATE OF THE FAIR MARKET VALUE OF THE PROPERTY.

SELLER FURTHER ACKNOWLEDGES THAT THIS CONTRACT IS CONTINGENT UPON BUYER APPROVAL FROM ITS BOARD OF COMMISSIONERS TO ENTER INTO THE CONTRACT AND TO CLOSE ON THE SALE OF THE PROPERTY.

BUYER MAY ASSIGN THIS CONTRACT TO AN AFFILIATE OF BUYER.

IMMEDIATELY AFTER EFFECTIVE DATE, SELLER SHALL PROVIDE BUYER WITH ALL OF THE INFORMATION THAT SELLER HAS REGARDING THE PROPERTY INCLUDING, BUT NOT LIMITED TO, ANY PHASE I REPORTS, TITLE INSURANCE POLICIES, AND SURVEYS.

COUNTER-OFFER/REJECTION

- Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).
Seller rejects Buyer's offer.

592 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**
593 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING.**

594 **THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.**

595 *Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the*
596 *terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and*
597 *conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all*
598 *interested persons.*

599 AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK
600 TO BE COMPLETED.

601* Buyer: _____ Date: _____
HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA

602* Buyer: _____ Date: _____

603* Seller: _____ Date: _____
VERTICA PARTNERS LLC

604* Seller: _____ Date: _____

605 Buyer's address for purposes of notice Seller's address for purposes of notice
606* _____
607* _____
608* _____

609 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers
610 entitled to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct
611 Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage
612 agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has
613 retained such fees from the escrowed funds. This Contract shall not modify any MLS or other offer of compensation
614 made by Seller or Listing Broker to Cooperating Brokers.

615* _____
616 **Cooperating Sales Associate, if any** **Listing Sales Associate**

617* _____
618 **Cooperating Broker, if any** **Listing Broker**
VERTICA REALTY LLC

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between VERTICA PARTNERS LLC (SELLER) and HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (BUYER) concerning the Property described as 1510 W SPRUCE ST TAMPA FL 33607-3513

Buyer's Initials _____ Seller's Initials _____

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- _____ (a) Presence of lead-based paint or lead-based paint hazards (**CHECK ONE BELOW**):
- Known lead-based paint or lead-based paint hazards are present in the housing.
 - Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- _____ (b) Records and reports available to the Seller (**CHECK ONE BELOW**):
- Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 - Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Buyer has (**CHECK ONE BELOW**):
- Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- _____ (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER VERTICA PARTNERS LLC	_____	BUYER HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA	_____
	Date		Date
SELLER	_____	BUYER	_____
	Date		Date
Listing Licensee	_____	Selling Licensee	_____
	Date		Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

Addendum to Contract for Residential Sale and Purchase



1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
2* between VERTICA PARTNERS LLC ("Seller")
3* and HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA ("Buyer")
4* concerning the Property described as 1510 W SPRUCE ST TAMPA FL 33607-3513
5* JACK'S D F ADDITION TO WEST TAMPA LOT 5 BLOCK 1
6* (____) (____) - (____) (____) Q. Licensee - Personal Interest in Property: MAXIMILLIAN BOEHMER
7 has an active or inactive real estate license and has a personal interest in the Property: (specify if licensee is related
8* to a party, is acting as **Seller** or **Buyer**, etc.) SELLER

RESOLUTION NO. FY2018-4098

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

WHEREAS, the Housing Authority of the City of Tampa (Authority) is the owner of a 2.98 acre parcel of land east of North Boulevard and north of Spruce Cove near the Blake High School campus;

WHEREAS, Tampa Electric Company (TECO) is desiring to realign electric transmission lines higher crossing North Boulevard running along Spruce Cove and extending across the Hillsborough River to better serve the emerging client needs in Tampa Heights; and,

WHEREAS, the requested easement consist of a 10 foot wide strip of land running along Spruce Cove for aerial lines of wires and supporting structures including necessary appurtenances thereto and consisting of 3,890.5 square feet of area (0.09 acres).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute this Utility Easement in favor of Tampa Electric Company.

Adopted this 18th day of July 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: July 18, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2013-4098**

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

This resolution is necessary in order to allow TECO to continue and best serve the emerging needs of clients in Tampa Heights and West Tampa with electric service.

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.

1 TITLE COMMITMENT

THE LEGAL DESCRIPTION AND DOCUMENTS OF RECORD HEREON ARE BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNER AND ENCUMBRANCE REPORT #18056880, DATED MAY 22, 2018.

2 LEGAL DESCRIPTION

PART OF BLOCK 13 OF PROPOSED RIVERFRONT SUBDIVISION WEST IN THE CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN NORTH 89°08'23" WEST, 0.37 FEET, TO THE CENTERLINE OF NORTH BOULEVARD; THENCE NORTH 00°53'07" EAST, 1279 FEET, ALONG SAID CENTERLINE; THENCE SOUTH 85°45'57" EAST, 29 FEET THENCE SOUTH 89°03'43" EAST, 19.02 FEET; THENCE NORTH 00°50'26" EAST, 315.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE NO. 4, SAID POINT ALSO BEING THE SOUTHEAST RIGHT-OF-WAY CORNER OF NORTH BOULEVARD AND GREET STREET; THENCE NORTH 16°18'00" WEST, 63.06 FEET; THENCE NORTH 00°50'17" EAST, 213.41 FEET THENCE SOUTH 89°11'33" EAST, 33.80 FEET; TO A POINT OF CURVE ON THE NORTH RIGHT-OF-WAY LINE OF SPRUCE COVE FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE 39.28 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44°10'38" WEST, 35.36 FEET; THENCE NORTH 00°50'17" EAST 97.61 FEET; THENCE 91.48 FEET, ALONG THE ARC OF A CURVE, DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09°34'24.5" EAST 91.12 FEET; THENCE NORTH 18°18'32" EAST 105.00 FEET; THENCE SOUTH 89°12'18" EAST 414.07 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SPRUCE COVE; THENCE ALONG THE WEST AND NORTH RIGHT-OF-WAY LINE OF SAID SPRUCE COVE THE THREE FOLLOWING COURSES AND DISTANCES: SOUTH 00°47'42" WEST, 92.89 FEET THENCE 345.62 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45°48'04.5" WEST, 311.16 FEET; THENCE NORTH 89°11'33" WEST, 214.63 FEET TO THE POINT OF BEGINNING.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNER AND ENCUMBRANCE REPORT #18056880, DATED MAY 22, 2018.

3 DOCUMENTS OF RECORD

- CERTIFICATE OF TITLE AS RECORDED SEPTEMBER 14, 1976, IN OFFICIAL RECORDS BOOK 3158, PAGE 1733, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BLANKET IN NATURE, NOTHING TO PLOT
- WARRANTY DEED AS RECORDED NOVEMBER 12, 1980, IN OFFICIAL RECORDS BOOK 3731, PAGE 207, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BLANKET IN NATURE, NOTHING TO PLOT
- ALL MATTERS CONTAINED ON THE PLAT OF MAP OF RIVERVIEW PARK, AS RECORDED IN PLAT BOOK 5, PAGE 41, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BLANKET IN NATURE, NOTHING TO PLOT
- INTENTIONALLY DELETED
- EASEMENT AND MEMORANDUM OF AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 18152, PAGE 1741, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BLANKET IN NATURE, NOTHING TO PLOT
- RESOLUTION NO. 2018-140 AS RECORDED IN OFFICIAL RECORDS BOOK 25584, PAGE 213, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. DOES NOT TOUCH SUBJECT PROPERTY

4 SURVEYOR'S NOTES

- UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 611 UTILITY LOCATION, OR SIMILAR AUTHORITY.
- OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
- THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.
- BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE CITY OF TAMPA WEBSITE. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE PROPERTY HAS INDIRECT ACCESS TO NORTH BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA WEST MAIN STREET, A PRIVATE STREET.

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.		FIELD DATE	06/29/18
L.B. #7168		CREW CHIEF	DL
4847 NORTH FLORIDA AVENUE		DWN. BY	LCN
TAMPA, FLORIDA 33603		APRVD. BY	RJB
TELEPHONE (813)234-0103 · FAX (813)234-0108		DWG. NO.	06002218
Section	Township	Range	County, State
13	29S	18E	HILLSBOROUGH COUNTY, FLORIDA
Prepared For:	Project Name		
THE HOUSING AUTHORITY OF THE CITY OF TAMPA	COMMERCIAL PROPERTY		
	Project Address		
	723 WEST GREEN STREET		
Job Order Number	Project Location		
06002218	TAMPA, FLORIDA		
SCALE	DATE		
1"=40'	REVISIONS		

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	39.28'	25.00'	35.36'	N44° 10' 38"W
C2	91.48'	300.00'	91.12'	N09° 34' 24.5"E
C3	345.62'	220.00'	311.16'	S45° 48' 04.5"W

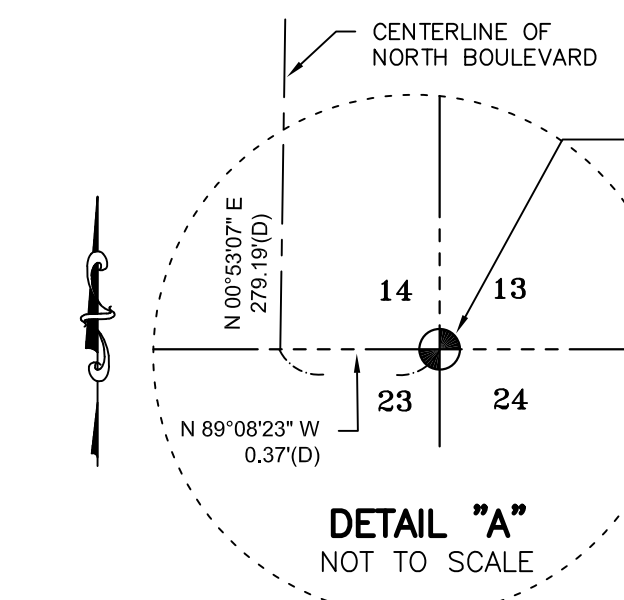
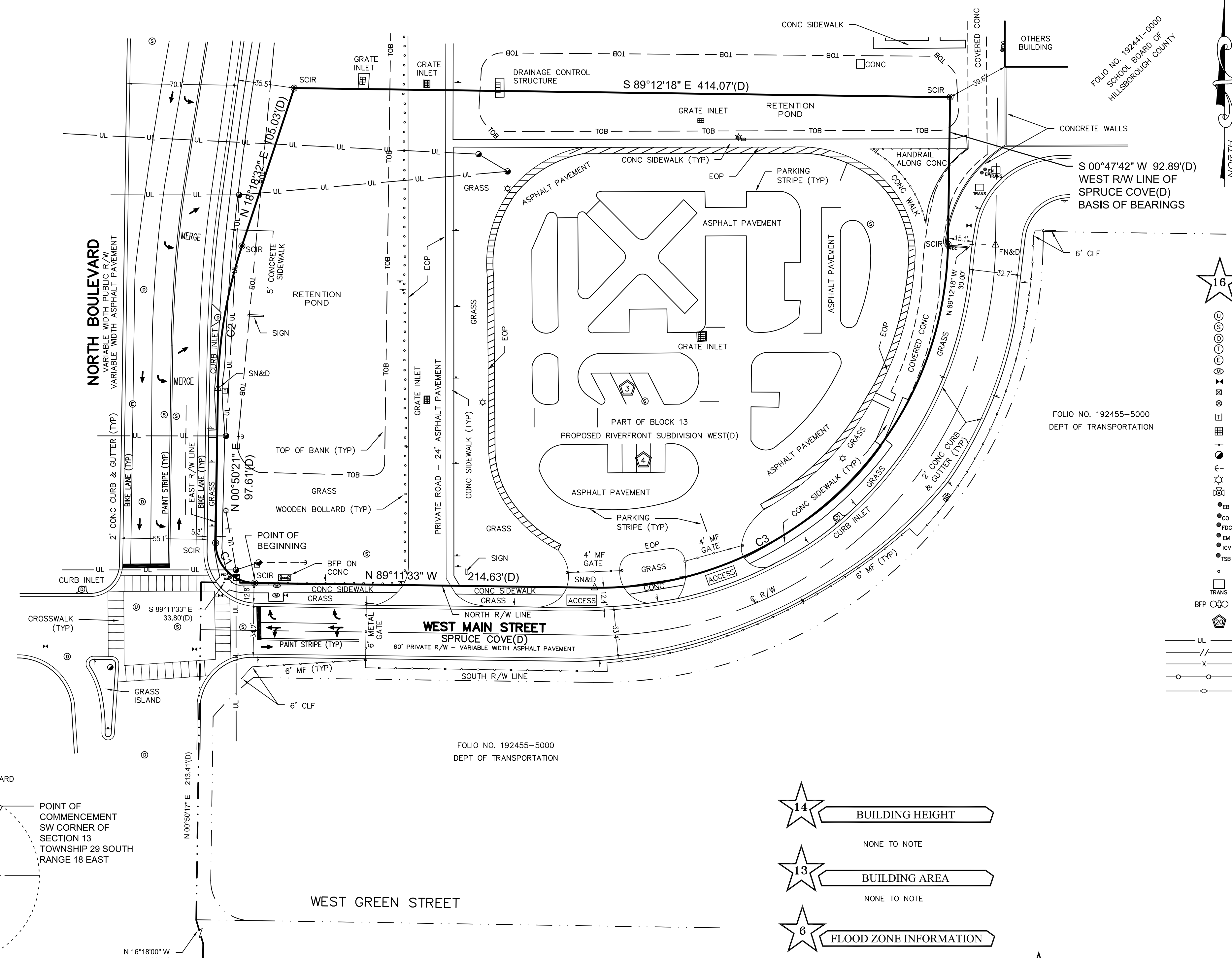
FOLIO NO. 192441-0000
SCHOOL BOARD OF HILLSBOROUGH COUNTY

18 DRAWING SCALE

Scale 1" = 40 ft

17 VICINITY MAP

NOT TO SCALE



16 LEGEND

⊙	= UNKNOWN MANHOLE	⊙	= CORNER, AS DESCRIBED
⊙	= SANITARY SEWER MANHOLE	△	= NAIL, AS DESCRIBED
⊙	= DRAINAGE MANHOLE	P.O.C.	= POINT OF COMMENCEMENT
⊙	= TELEPHONE MANHOLE	P.O.B.	= POINT OF BEGINNING
⊙	= ELECTRIC MANHOLE	SCIR	= SET 5/8" IRON ROD LB 7168
⊙	= WATER METER	FIR	= FOUND IRON ROD
⊙	= WATER VALVE	FIP	= FOUND IRON PIPE
⊙	= GAS METER	SN&D	= SET NAIL AND DISK LB 7168
⊙	= GAS VALVE	FN&D	= FOUND NAIL AND DISK
⊙	= TELECOMMUNICATIONS RISER	(TYP)	= TYPICAL
⊙	= GRATE TOP INLET	COV	= COVERED
⊙	= TRAFFIC SIGN	BLOG	= BUILDING
⊙	= UTILITY POLE	(D)	= DEED DIMENSION
⊙	= GUY WIRE	(P)	= PLAT DIMENSION
⊙	= LIGHT POLE	(F)	= FIELD MEASUREMENT
⊙	= FIRE HYDRANT	O.R.	= OFFICIAL RECORDS BOOK
⊙	= ELECTRIC SWITCH BOX	D.B.	= DEED BOOK
⊙	= SEWER CLEAN OUT	R/W	= RIGHT OF WAY
⊙	= FIRE DEPARTMENT CONNECTION	CONC	= CONCRETE
⊙	= ELECTRIC METER	P.B.	= PLAT BOOK
⊙	= IRRIGATION CONTROL VALVE	P.G.	= PAGE
⊙	= TRAFFIC SIGNAL BOX	SQ. FT.	= SQUARE FEET
⊙	= WOODEN BOLLARD	EOP	= EDGE OF PAVEMENT
⊙	= ELECTRIC TRANSFORMER	TOB	= TOP OF BANK
⊙	= BACKFLOW PREVENTER	WF	= WOOD FENCE
⊙	= PARKING COUNTER	CLF	= CHAIN LINK FENCE
⊙	= OVERHEAD UTILITY LINE	VF	= VINYL FENCE
⊙	= WOOD FENCE LINE	MF	= METAL FENCE
⊙	= CHAIN LINK FENCE LINE	⊙	= ENCROACHMENT NOTE
⊙	= VINYL FENCE LINE	⑦	= B-II EXCEPTION ITEM NUMBER
⊙	= METAL FENCE LINE		

14 BUILDING HEIGHT

NONE TO NOTE

13 BUILDING AREA

NONE TO NOTE

6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12057C 0354H, WHICH BEARS AN EFFECTIVE DATE OF 08/28/2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"
ZONING DESIGNATION: RM-24 (RESIDENTIAL MULTIPLE FAMILY)

BULK RESTRICTIONS
MINIMUM LOT AREA: 5,000 SQUARE FEET
MINIMUM LOT WIDTH: 50'
MAXIMUM FLOOR AREA RATIO: N/A
MAXIMUM BUILDING HEIGHT: 60'

BUILDING SETBACKS
FRONT: 25'
SIDE: 7'
REAR: 20'

PER CITY OF TAMPA BUILDING AND ZONING DEPARTMENT
813-274-8405

9 POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY

10 PARKING NOTES

PARKING COUNT (STRIPED)
7 REGULAR SPACES
0 HANDICAP SPACES
7 TOTAL SPACES

15 PROPERTY AREA

LAND AREA = 129,884± SQUARE FEET
2.9817± ACRES

12 BEARING BASIS

BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SPRUCE COVE, WHICH BEARS S 00°47'42" W, PER DEED DESCRIPTION.

11 SURVEYORS CERTIFICATION

CERTIFIED TO:
THE HOUSING AUTHORITY OF THE CITY OF TAMPA;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
SAXON GILMORE & CARRAWAY, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06-29-2018.

DATE OF PLAT OR MAP: 07-06-2018

ROBERT J. BREEDLOVE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 7040
RBREEDLOVE@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

ALTA SURVEY KEY

1	TITLE COMMITMENT	10	PARKING NOTES
2	LEGAL DESCRIPTION	11	SURVEYORS CERTIFICATION
3	SCHEDULE B-II ITEMS	12	BEARING BASIS
4	SURVEYORS NOTES	13	BUILDING AREA
5	INFORMATION BOX	14	BUILDING HEIGHT
6	FLOOD ZONE INFORMATION	15	PROPERTY AREA
7	CEMETERY NOTE	16	LEGEND
8	ZONING INFORMATION	17	VICINITY MAP
9	POSSIBLE ENCROACHMENT	18	DRAWING SCALE

EASEMENT

T-2018-08

KNOW ALL MEN BY THESE PRESENTS, that HOUSING AUTHORITY OF THE CITY OF TAMPA, a public body corporate and politic organized pursuant to Chapter 421, Florida Statutes, herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, herein called Company, receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof.

together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, replacing on and removing from said land, installations described as follows:

Aerial lines of wires supporting structures and necessary appurtenances thereto.

The aforesaid rights and privileges granted shall include the right and privilege to trim and remove any and all trees or shrubs upon said land, and the Company shall also have the right and privilege to trim or remove any and all trees or shrubs upon the Grantor's lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

The Grantor shall not use said land in any manner or for any purpose that will interfere or conflict with the use of the same by the Company for the purposes enumerated above or which will endanger any person or property, and in no event shall Grantor construct or install any improvement or structure thereon without written approval of Company.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "successors and assigns" of the respective parties hereto, wherever the context so admits or requires.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed in due form required by law, this

_____ day of _____, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR: HOUSING AUTHORITY OF THE CITY OF TAMPA

WITNESSES TO EXECUTION BY GRANTOR:

Signature of First Witness

By: _____

Its:

Print or Type Name

Signature of Second Witness

Address: _____

Print or Type Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, as _____, of the Housing Authority of the City of Tampa, on behalf of said corporation. He/She has produced _____ as identification.

Witness my hand and official seal the date aforesaid,

Notary Public, State of Florida at Large

Notary: Print or Type Name

PREPARED BY:

Cheryl Johnson
Tampa Electric Company
P.O. Box 111
Tampa, FL 33601

EXHIBIT "A" 1 OF 2

LEGAL DESCRIPTION:

A 10.00 foot wide strip of land in Section 13, Township 29 South, Range 18 East, Hillsborough County, Florida, described as follows;

Commence at the west quarter corner of said Section 13; thence S 00°50'43" W along the west line of said Section 13 a distance of 773.70 feet; thence S 89°09'17" E a distance of 38.18 feet to the Point of Beginning being on the east right of way line of vacated North Boulevard as described in Official Records Book 8274, page 638 of the public records of Hillsborough County, Florida; thence N 78°58'47" E a distance of 94.27 feet; thence N 88°35'09" E a distance of 301.85 feet to a point on the centerline of vacated Spruce Cove right of way as described in said Official Records Book 8274, page 938, said point being on a non-tangent curve concave to the northwest and having a radius of 249.92 feet; thence along said centerline and curve to the right through a central angle of 4°07'08", an arc distance of 17.97 feet (chord bearing = S 54°45'28" W, chord = 17.96 feet); thence S 88°35'09" W a distance of 286.09 feet; thence S 78°58'47" W a distance of 95.52 feet to the east right of way line of said vacated North Boulevard; thence N 00°49'57" E along said right of way a distance of 10.22 feet to the Point of Beginning.

Containing 3890.5 square feet (0.09 acre)

SURVEYOR'S NOTES:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, NAD 83, 2011 adjustment. All measurements are in U.S. Survey Feet.

The basis of all bearings shown hereon is referenced to the grid bearing of South 00°50'43" West along the west boundary of the southwest quarter of Section 13, Township 29 South, Range 18 East

6/21/18
DATE

GREGORY A. PRATHER, P.S.M. - FL. REGISTRATION No. 5135
PICKETT & ASSOCIATES, INC. - FL. REGISTRATION No. LB 364

SHEET 1 OF 2

DESCRIPTION SKETCH
A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
PREPARED FOR: TECO



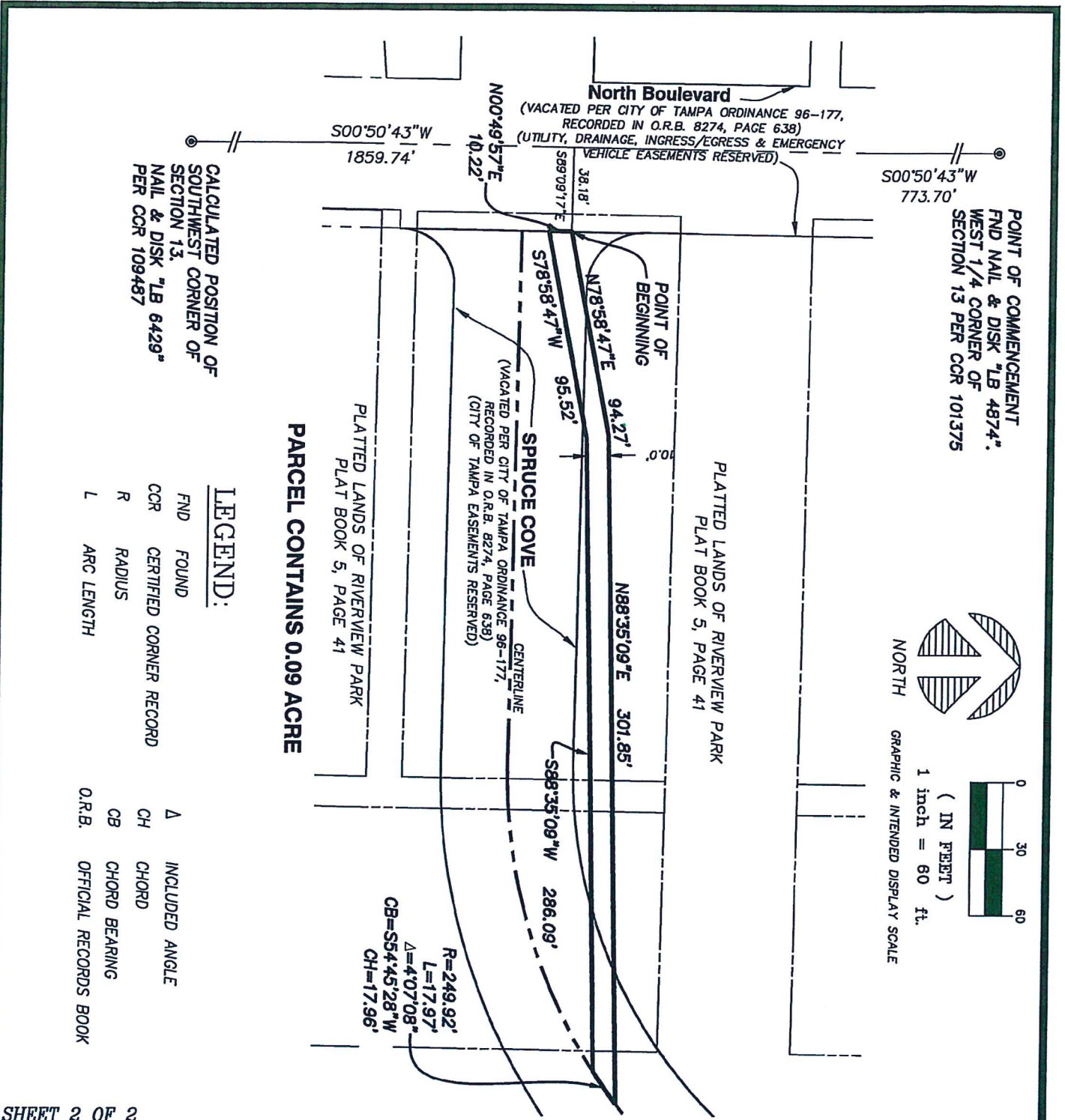
PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE BARTON,
FLORIDA 33030
PHONE: (863)-533-9095
FAX: (863)-524-1484
LICENSED BUSINESS No. LB364

Project No.:	18552	No.		Date		Approved		REVISION	
Horiz. Scale:	1" = 60'	O.R.	6/21/18	GAP				Original Release	
DWG. Name:	18552_Ease_01								
Drawn By:	EMP								
Field Bk / Pg.:	N/A								
Drawing No.:	SD 4600								

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "A" 2 OF 2



SHEET 2 OF 2

DESCRIPTION SKETCH
 A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
 RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
 PREPARED FOR: TECO



PICKETT
 SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
 475 SOUTH FIRST AVENUE BARTOW,
 FLORIDA 33830
 PHONE: (863)-533-9055
 FAX: (863)-534-1466
 LICENSED BUSINESS No. 15364

Project No.:	18552	No.	Date	Approved	REVISION
Horiz. Scale:	1" = 60'	O.R.	6/21/18	GAP	Original Release
DWG. Name:	18552_Ease_01				
Drawn By:	EMP				
Field Bk / Pg.:	N/A				
Drawing No.:	SD 4600				

NOT VALID WITHOUT
 THE SIGNATURE AND
 THE ORIGINAL RAISED
 SEAL OF A FLORIDA
 LICENSED SURVEYOR
 AND MAPPER.

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

Regular Full-Time Employees	188
Temporary Full-Time Employees	26
Temporary Part-Time Employees	8
Total Employees	222

GENDER

Male	87
Female	135
Total Employees	222

ETHNIC ORIGIN

African American	122
Caucasian	30
Hispanic	65
Other	5
Total Employees	222

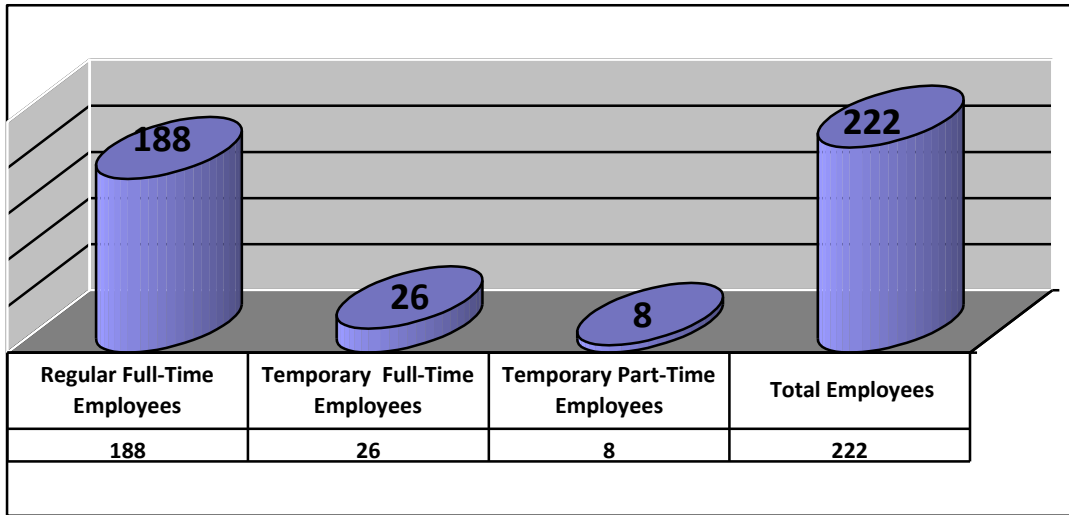
Residents Employment (14) = 6.3%

	June	FY18
NEW HIRES	2	10
PROMOTIONS	3	6
TERMINATIONS	0	2
RESIGNATIONS	3	5
RETIREMENTS	0	2

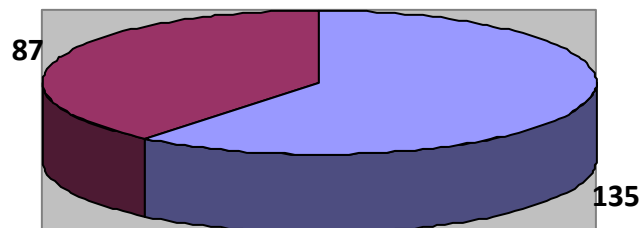
**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT &
COMPLIANCE**

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>D-O-H</i>
<u>Assisted Housing</u>			
	Section 8	Homeownership Counselor	12/2/13
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	Section 8	Sustainability Ambassador Coach	4/30/18
		Prodigy Instructor Assistant	5/7/18
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	3/8/01
	Section 8	Property Associate	7/24/06
	Belmont Heights	Maintenance Mechanic I	9/20/10
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			14

TOTAL STAFFING



GENDER

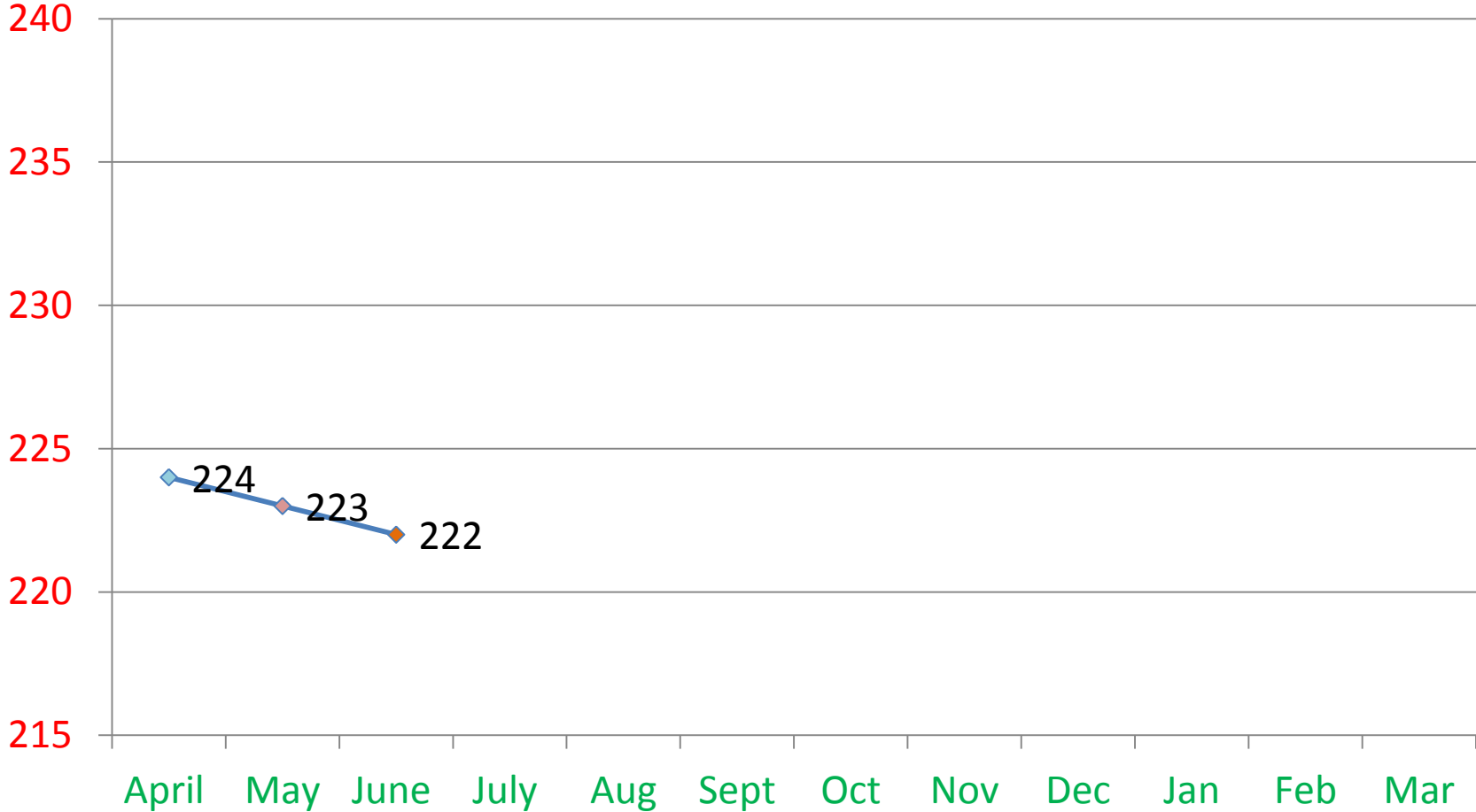


Female Male

Total Employees at Tampa Housing Fiscal Year 2019

Total
Employees

Total Employees Fiscal Year 2019



JULY Employee of the Month

Administration - Assisted Housing



LaDawn Gibson

Ms. LaDawn Gibson has been with the Tampa Housing Authority for over 7 years. She was hired as a Support Specialist in 2010 and was promoted after a year to the position of Housing Counselor. She is a hard worker, reliable, a team player and always has a positive attitude. Ms. Gibson shows her willingness to do whatever it takes to get the job done and even perform tasks or jobs that are not her own. She is always available to lend an ear and support to team members. Ms. Gibson remains focused with the goal of ensuring her office remains file free. She has worked very hard these last few months to improve her case management skills. It is a pleasure having Ms. Gibson on the AH team as she has a strong work ethic. It is evident Ms. Gibson loves what she does and especially the clients she serves. She is deserving of this recognition!

JULY Employee of the Month

Properties - Northern Scattered Sites



Jose Veloz

Mr. Jose Veloz, has been a dedicated and loyal employee of the Tampa Housing Authority for the last 7 years. Jose has a great work ethic and also shows the initiative to take on added responsibilities. His Maintenance Supervisor for the past 3 years stated that it has been a pleasure working with Jose at the Southern Scattered Sites location. His supervisor referred to Jose as one of his best mechanics. Most recently, Jose was given the task of renovating the laundry room facility at Arbors. Through his hard work, his craftsmanship and attention to detail he completed a laundry room with which we are all proud. Jose works tirelessly to complete all tasks in a timely manner. He is deserving of this worthwhile recognition.



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

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

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

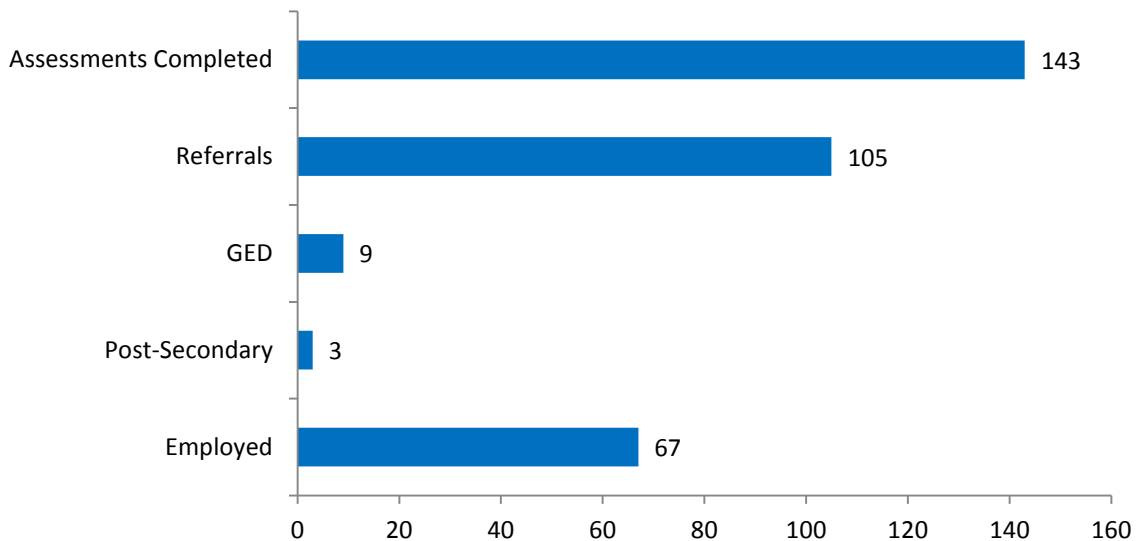
The programs listed below are outlined in detail on the following pages:

Program	Award Amount
ROSS Service Coordinator	\$682,560
Elderly Services	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000
YouthBuild (YB)	\$1,068,849
Florida Network of Youth and Family Services (FLNET)	\$192,753
Oaks at Riverview Community Center (ORCC)	N/A
Jobs Plus Initiative (JPI)	\$2,500,000
PRODIGY	\$45,954
DJJ Afterschool Program	\$61,377
City of Tampa Housing Counseling	CDBG 17/18 - \$45,000 CDBG 18/19 - \$60,000
Project Reinvest: Financial Capability	\$12,960

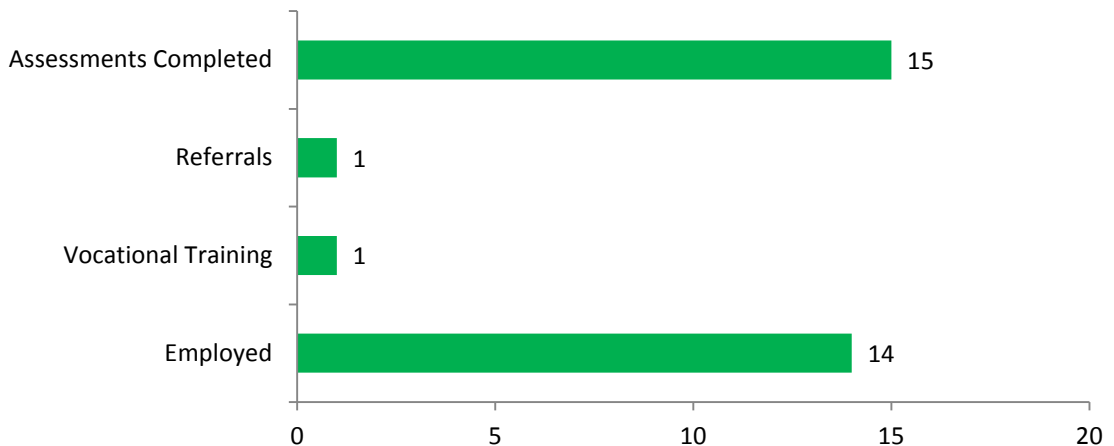
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JUNE 2018**

The ROSS SC Program is designed to assist public housing residents to comply with their lease, to become economically independent and free from welfare assistance. The program embraces the entire family structure by offering supportive services to residents. These services are coordinated through various community agencies to assist residents with educational, financial and emotional stability and help them become self-sufficient. Furthermore, case management services give the residents opportunities to obtain job skills training, vocational training, remedial assistance, and opportunities for entrepreneurship and homeownership. The ROSS Service Coordinators are located: Robles Park Village, C. Blythe Andrews, Arbors at Padgett, Seminole, and Moses White.

Robles Park Village

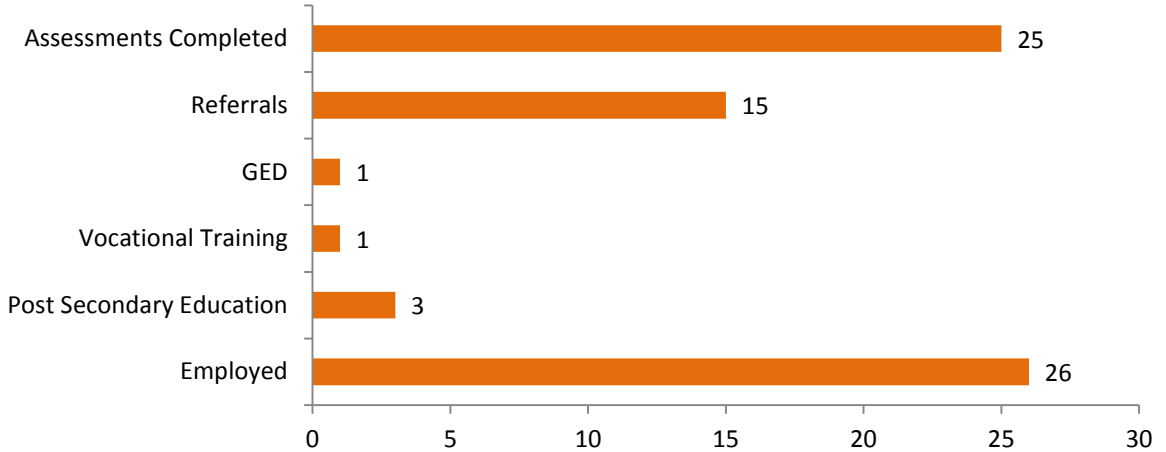


Arbors at Padgett Estates

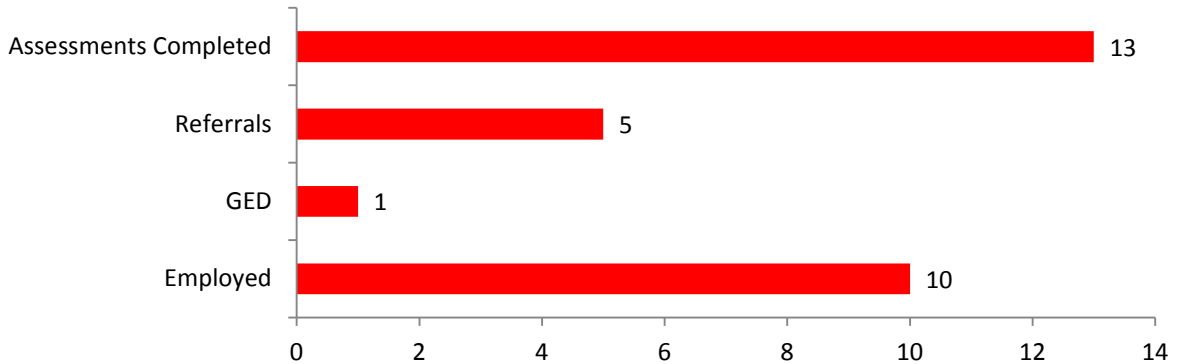


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JUNE 2018**

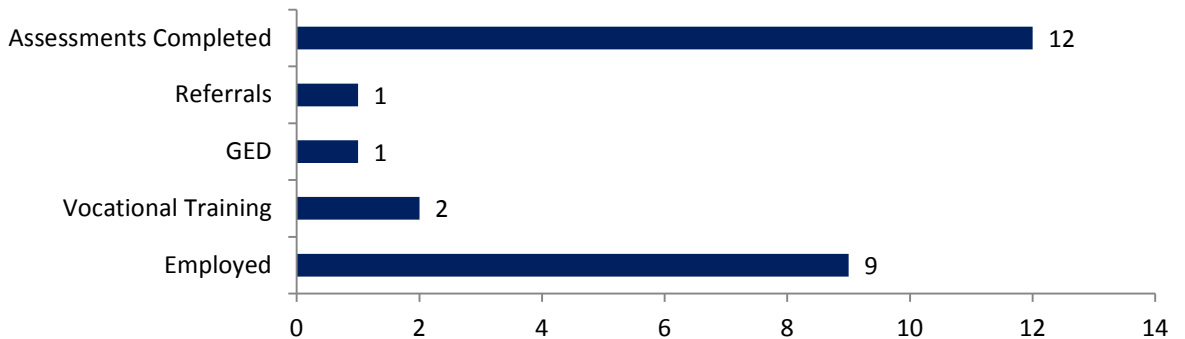
C. Blythe Andrews



Seminole



Moses White



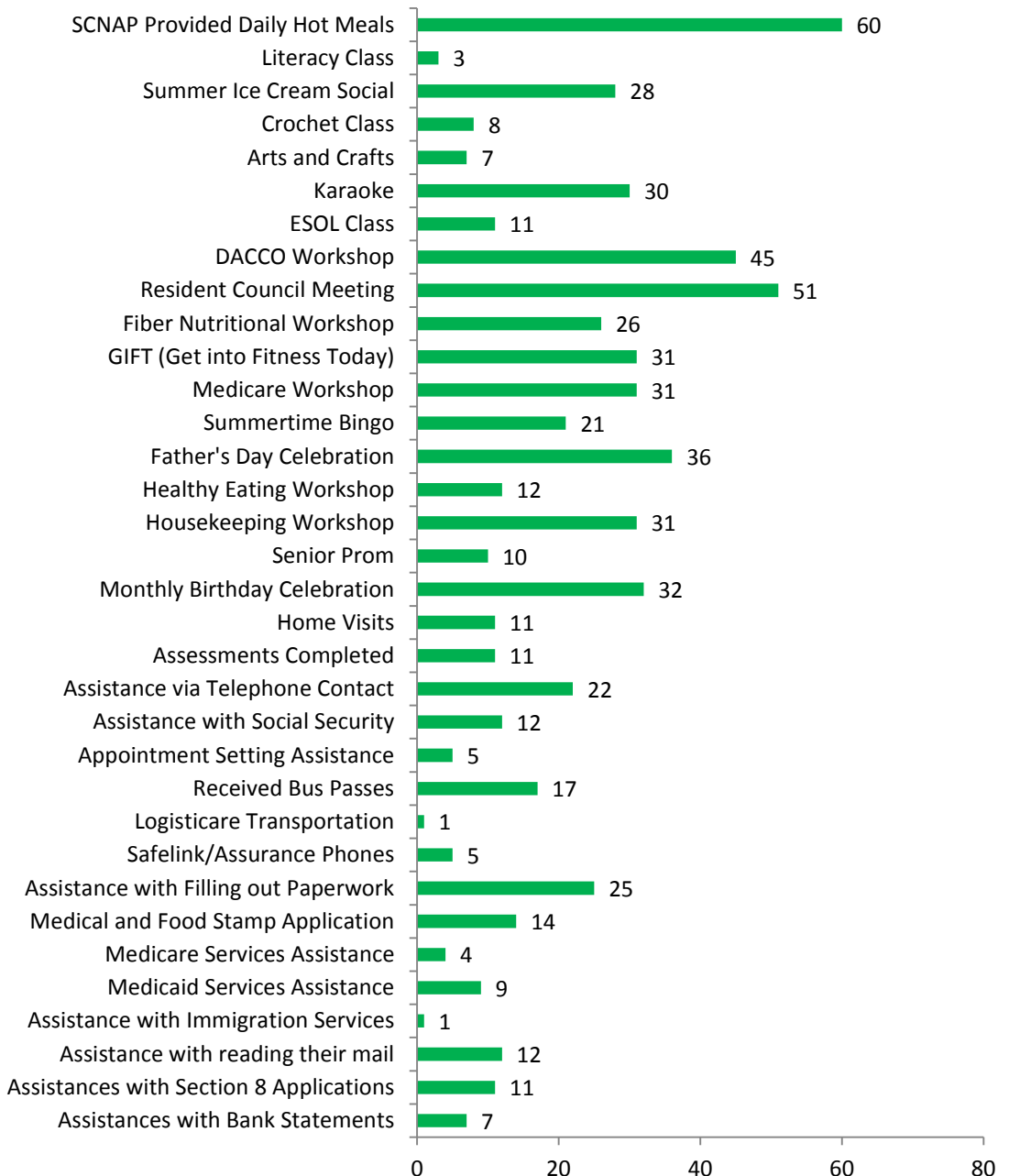
ELDERLY SERVICES

JUNE 2018

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

Monthly Activities and Resident Participation

JL Young - 450 Units, 92 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JUNE 2018

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

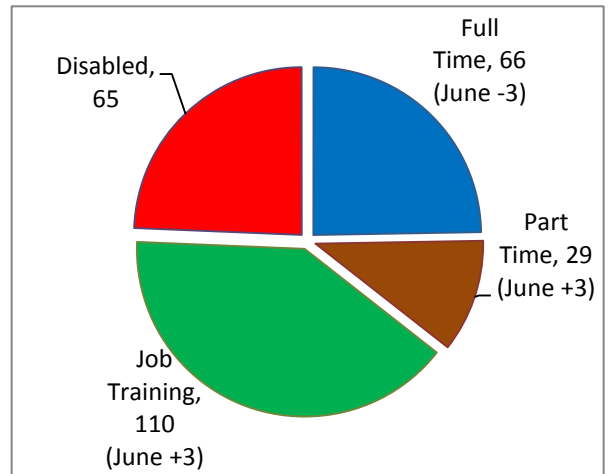
680 Participants Enrolled

188 Active Families

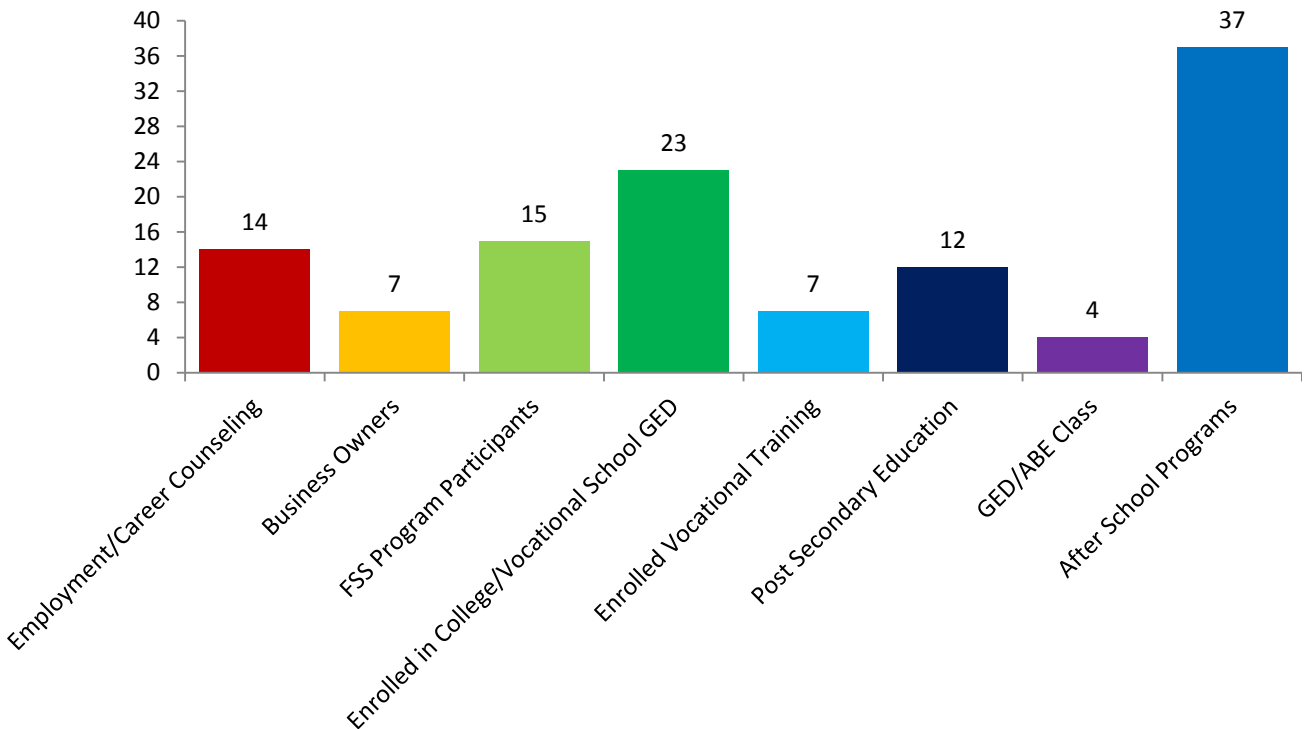
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (550)

- Ella – 125
- Reed – 203
- Trio - 222



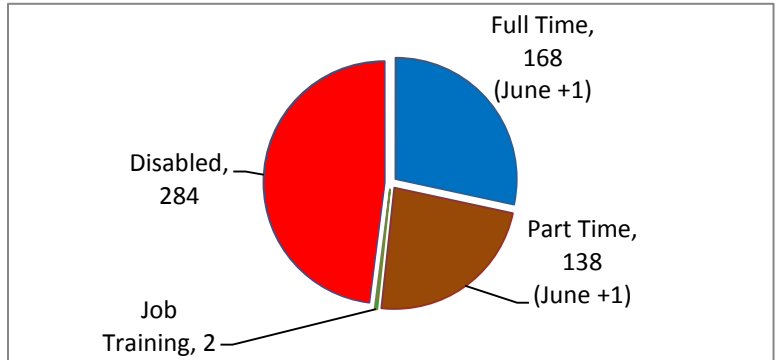
Participant Services



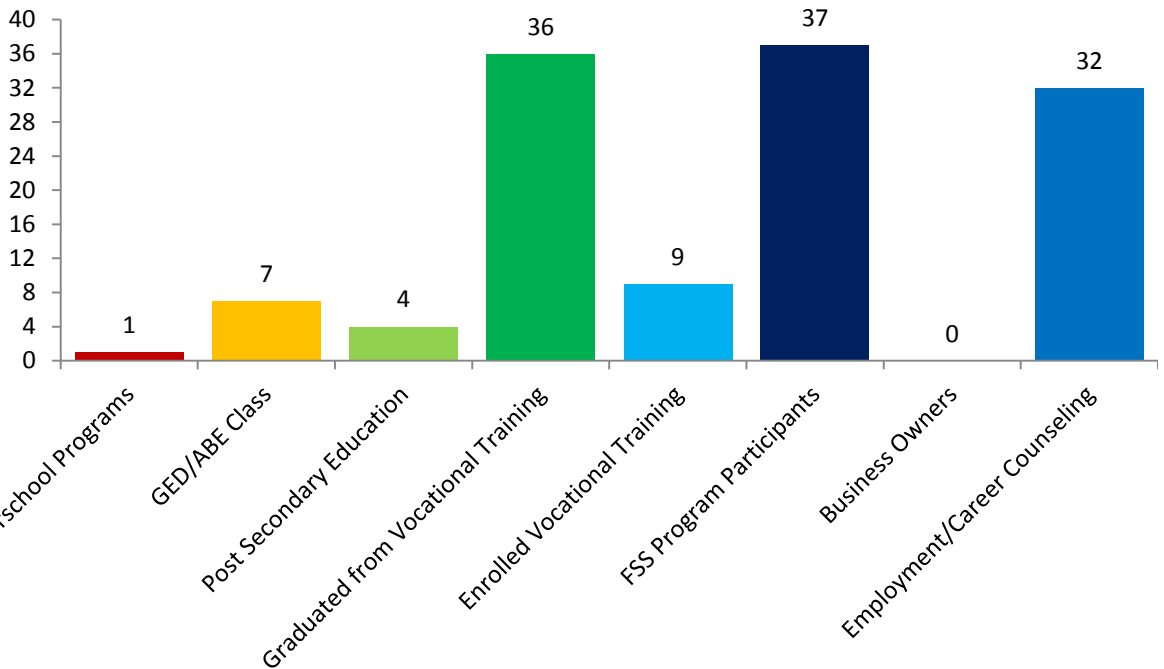
COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM JUNE 2018

West River Initiative

Participant Enrollment
1727 Participants Enrolled
687 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

JUNE 2018

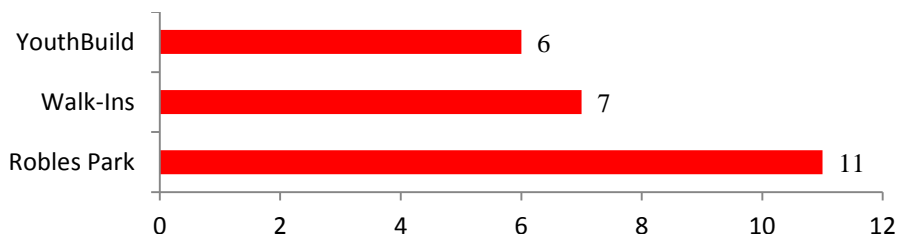
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

Total Number of Residents Serviced: **1,373** with **319** receiving employment since the start of the program.

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

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

Job Development Workshop Attendance



- Burger Fi hired 4 people through the JDPP.
- Wawa hired B. Taylor (YouthBuild) through the JDPP.
- Drove 2 residents of Robles Park Villages to the HHS Job Fair.
- Drove 3 residents of Robles Park Villages to the Aramark Job Fair hosted at USF.
- Drove 1 resident of Robles Park Villages to meet with the Navy recruiter.

Evaluating Employment Characteristics of the Residents
(Every Tuesday @ Robles Park Villages 11:30 – 12:30):

An evaluation of the residents provides the foundation for the employment programs job searches. The employment evaluations characteristics will affect which industries and jobs JDPP pursue. THA use the following tools to make this assessment:

Here are the workshop topics:

- First Impressions
- Dress For Success
- Resume Writing
- Searching For Employment/Applications
- Interviewing Skills
- How to keep a Job

YOUTHBUILD JUNE 2018

Program Description:

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

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	26	16	24	2	66
GED/H.S Attainments	75%	15	8	4	1	27
Literacy and Numeracy Gains	65%	45%	41%	60%		60%
Attainment of Degree/ Certification	85%	23	11	20	2	54
Placements Employment/ Secondary Education	74%	23	10	12	6	45
Additional Certifications:		23	14			37

Monthly Highlights:

- YouthBuild USA conducted a Regional Mentorship Training at THA YouthBuild.
- B. Taylor received employment at WAWA while continuing his Plumbing Certification
- T. Harrold has made some positive gains in his TABE

Upcoming Events:

- Annual YB Graduation (August 17th)
- Complete YB Application for new round of Funding
- Complete YB Full Affiliation Application

FLORIDA NETWORK OF YOUTH & FAMILY SERVICES

JUNE 2018

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

Service Goal:

- One hundred fifty-six (156) youth and their families by June 30, 2018

Accomplishments:

- One hundred sixty-seven (167) active cases in 2017-2018 Fiscal Year.

Referral Source	Group Clients	Individual Counseling	Case Management	Parent & Anger Management Class	Family Counseling
THA Staff	51	17	68	0	0
Juvenile Diversion Program	0	5	5	0	0
Parent/Guardian	6	12	18	0	2
Schools	39	37	76	0	0
Other Sources	0	0	0	0	0

Monthly Highlights:

- June 12 – Seminole/Moses White – “Engaging Youth in Change” Summer Youth Group Meet & Greet
- June 19 & June 20 – C. Blythe Andrews - “Engaging Youth in Change” Summer Youth Group Meet & Greet

Upcoming Events:

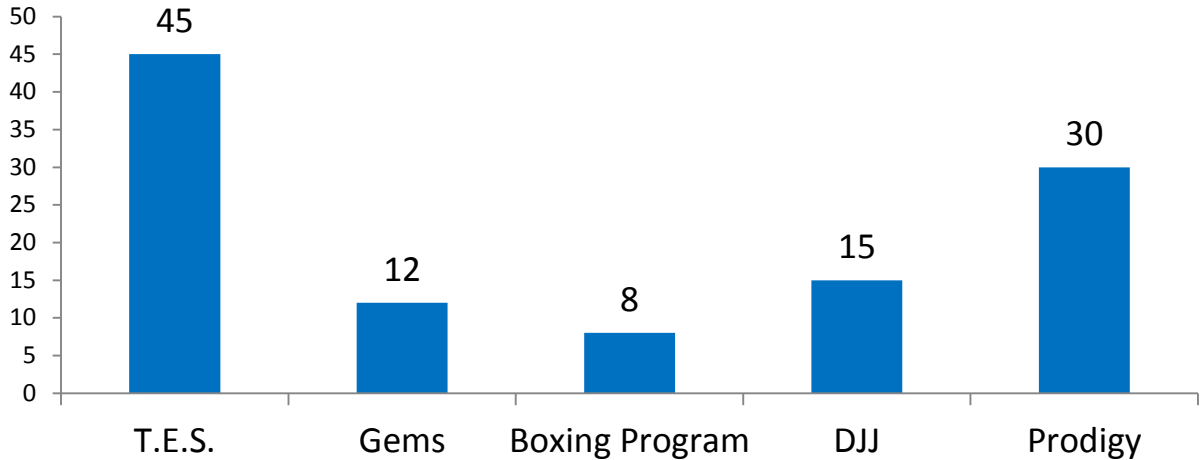
- C. Blythe Andrews weekly youth group (ages 6-9) – July 3 – August 7
- Planning one week youth camp at C. Blythe Andrews property (ages 10 – 17) – July 9 – July 13

OAKS AT RIVERVIEW COMMUNITY CENTER JUNE 2018

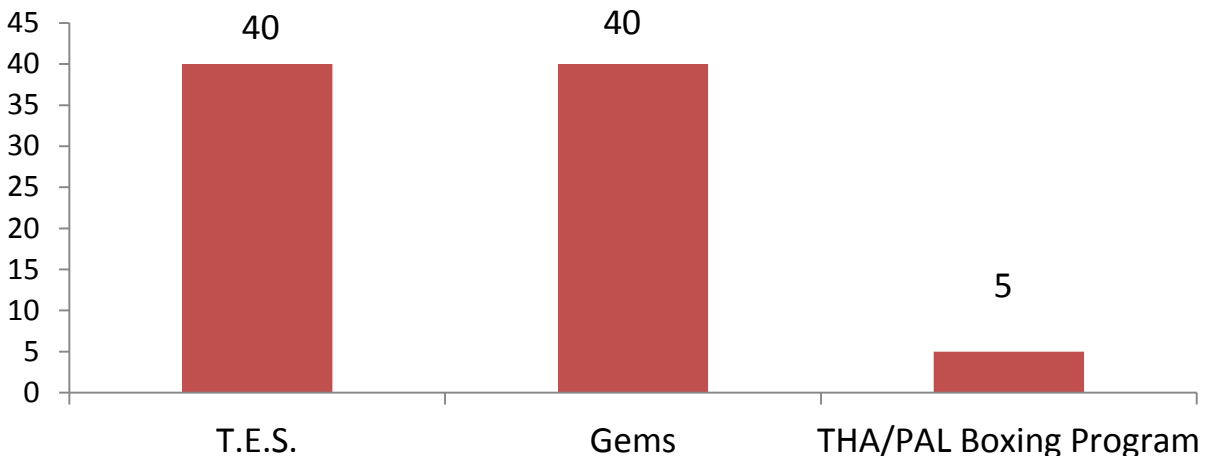
The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a sound proof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

Oaks at Riverview Community Center Participation – Total Attendance – 195

Elementary Afterschool Programs - 110



Middle/High School Programs - 85



JOBS PLUS INITIATIVE JUNE 2018

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.

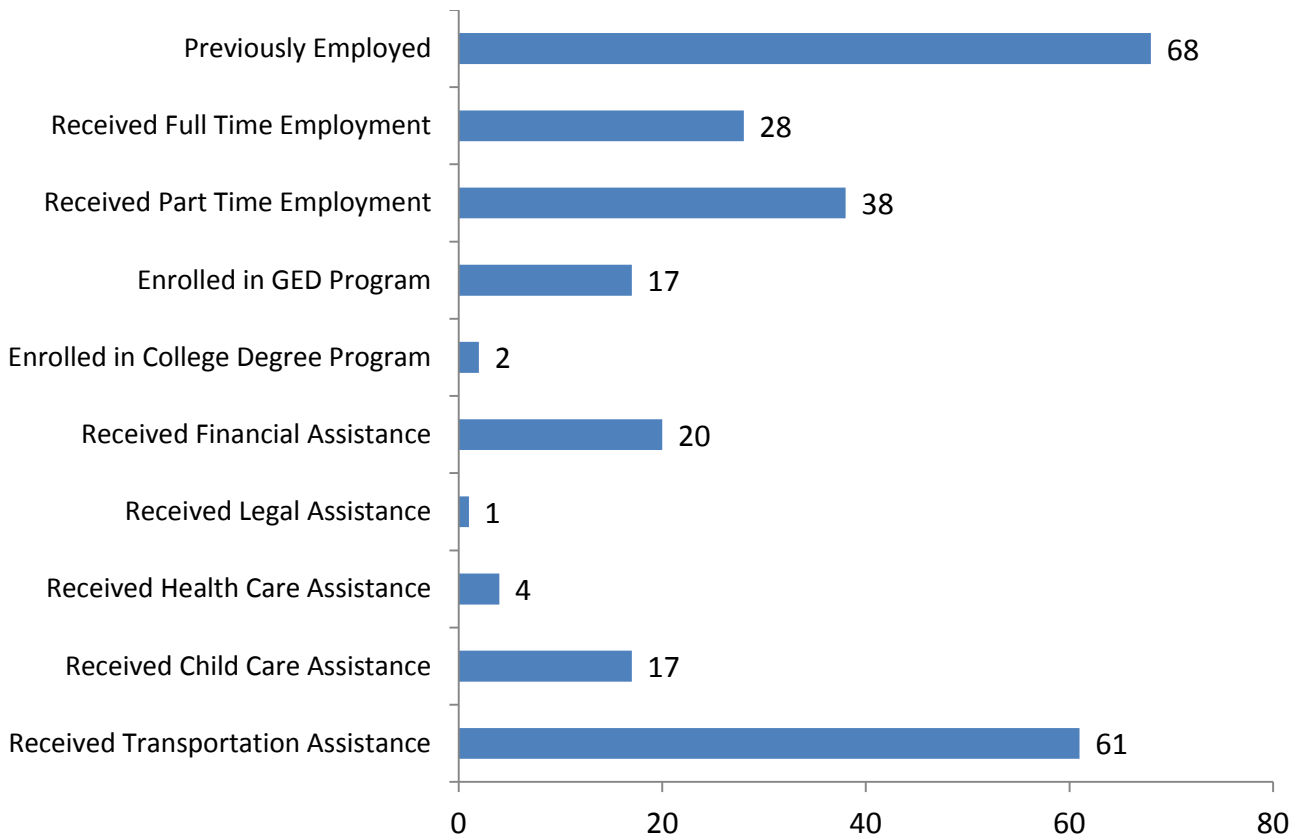
The Jobs Plus Initiative program consists of the following three core components:

- 1) Employment-Related Service
- 2) Financial Incentives
- 3) Community Support for Work

Participant Enrollment

194 Adult Participants enrolled since the beginning of the Program (12 Left Development)
8 Participants enrolled in June
8 Youths are participating in the JPI Program

Participant Services





Jobs Plus Initiative in collaboration with Connect Home:

Four (4) residents have completed the Microsoft Word Specialist Prep class and will begin the “Exam Cram” for their certification.

ConnectHome is currently requiring Robles Park residence for the next certification class in Digital Literacy. Upon completion, the residence will receive a certification from Microsoft in Digital Literacy.

Seven (7) students have successfully completed the Internet Blog Course.

ConnectHome Nation will be providing additional assistance with ideas and resources on device distribution and raising funds.

Local Partners

- Boys & Girls Club of Tampa Bay
- CareerSource for Tampa Bay
- Champions for Children
- Children’s Board of Hillsborough County
- City of Tampa – EECBG
- Community Stepping Stones
- Community Training Works
- Corporation of Community and National Services (CNCS)
- Environmental Protection Commission of Hillsborough County
- Hillsborough Community College (HCC)
- Hillsborough County Library Services
- Hillsborough Public School District
- Hillsborough Education Foundation
- Hillsborough Extension Services
- Johnson Control
- Limitless Vistas (Corps Network)
- Lowry Park Zoo
- Museum of Science and Industry (MOSI)
- Pinellas County Urban League
- Remixing Education through Entertainment, Inc.
- Tampa Bay Technical Forum
- Tampa Heights Junior Civic Association
- Tampa Housing Authority
- Tampa Electric Company (TECO)
- The Centre for Women
- The Florida Aquarium
- The Skills Center
- U.S. Department of Housing and Urban Development (HUD)
- University of South Florida (USF)

National Partners

- Association of Science-Technology Centers (ASTC)
- Boys and Girls Club
- Corporation of National and Community Services/AmeriCorps
- National Center for Women & IT (NCWIT)
- The Corps Network
- U.S. Department of Energy
- U.S. Department of Housing and Urban Development (HUD)
- US 2020/Citizen Schools.

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

Center for Affordable Homeownership (CFAH)

Homebuyer Education

For the month of June, the CFAH had Forty-Two (42) complete Homebuyer Education class.

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

Pre-Purchase, Credit and Budget Counseling

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

For the month of June, Thirty-Eight (38) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

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

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	18	33	28	41	19	46							185
FTHB* Graduates	15	30	19	30	16	42							152
FTHB* Counseling	10	17	12	22	36	38							135
Foreclosure Counseling	0	0	0	0	0	0							0
Total Clients Served	10	17	12	22	36	38							135
FTHB New Clients	10	17	12	22	36	38							135
Foreclosure New Clients	0	0	0	0	0	0							0
Total New Clients	10	17	12	22	36	38							135
Non-Section 8 Purchased Home	2	0	0	1	6	0							9
Public Housing FTHB Attendees	0	0	0	0	0	0							0
Section 8 FTHB Attendees	3	2	0	1	2	1							9
Outreach and Distribution	43	56	44	60	40	55							298



JUNE 2018

The THA Prodigy Cultural Arts program is funded by Hillsborough County as of January 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.

Subcontract Grant Period: January 1, 2018 – September 30, 2018

Programming Location: Oaks at Riverview Community Center (ORCC)

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

Classes Offered – (Provided for 6 weeks):

- **Food Staging Class (04/10/2018-05/17/2018) - grade levels include Middle/High School (Tuesdays & Thursdays – 10:00am – 11:30am)**
- **Music Production Class (04/10/2018-05/17/2018) –grade levels include Elementary School (Tuesdays & Thursdays – 9:30am – 10:00pm)**
- **Upcoming Field Trip – Lego Land on July 6th**

Month	Number of Students Enrolled
January	0
February	0
March	0
April	40
May	16
June	40
Total	96

**Summer/After School Services Program
Oaks at Riverview Community Center
JUNE 2018**

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.

Subcontract Grant Period: August 31, 2017 – July 31, 2020.

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	Number of Students Enrolled
August	0
September	0
October	4
November	10
December	15
January	15
February	15
March	15
April	15
May	15
June	15



The Greater Tampa Bay Area Council provides staff and program assistance for weekly meetings at the 5 locations for all interested boys. We are expanding the program to include girls in the Cub Scout program starting in August of 2018 and to include a girls' Scouting Program in February of 2019. We plan one off-site trip day trip per month in which the registered youth for any of the developments may participate. During the summer, we give the youth the opportunity for a week of Day Camp for Cub Scouts (elementary aged youth) and a week of overnight Summer Camp for Boy Scouts (middle and high school youth).

Monthly Participation – June 2018

	Property	# Registered Scouts	# Attended
Pack 803	Trio	12	4
Crew 803	Trio	9	9
Pack 804	Robles	21	14
Troop 804	Robles	13	13
Pack 805	North Blvd	24	3
Troop 805	North Blvd	19	3
Pack 806	C. Blythe Andrews	25	7
Troop 806	C. Blythe Andrews	7	6
Pack 807	ORCC	23	23
Troop 807	ORCC	6	0
Total		159	82



Johnson Control's Foundation Sustainability Ambassadors Grant Program

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

Program Goals:

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

June Highlights:

Sustainability Ambassador Coach, Shantica Holder, has been busy recruiting residents to volunteer as Sustainability Ambassadors on their properties. She recently set up a table at the Robles Park Village Health Fair on June 28th to discuss the program with the residents. She provided participants with tips and tools that they can use to save energy and water at home. Resident workshops are scheduled for July.





Geraldine Barnes Award Winner: Iris Acosta

Personal Development

Iris Acosta is being nominated for personal development for her continuation of reaching towards self-sufficiency. She is a relocation resident from North Boulevard Homes that was an exceptional tenant during her residency at North Boulevard. Iris has been employed with Champions for Children for the last three years, where she is assisting families with raising happy, healthy and well-adjusted children. Mrs. Acosta has a Bachelor of Science degree in Psychology from Mercy College in New York City. Since moving to Florida in 2012 she has sought at making sure that she provided her family with a better life than she had. Mrs. Acosta came to Florida and began her career as a substitute teacher, then worked at Tampa General Hospital part-time in custodial until she could find a position that utilized her degree. She has been determined to maintain her self-sufficiency for herself and her family through maintaining employment for 40 hours a week and acquiring various trainings that could help her with her advancement of her employment. Iris has goals of one day working for the Housing Authority to be able to help other residents like herself maintain their housing, and giving them the motivation that is needed to continue with personal development. She contributes her success as to always wanting a better life for her family, and not letting complacency be her final chapter.

Nominator's Name: Ashley McKenzie

Occupation: Case Manager



Geraldine Barnes Award Winner: Yvenette Ulysse

Success without Boundaries

Ms. Ulysse's dream of independency and buying her own home came to fruition three weeks ago. Today, she and her two children are living in a 3 bed 2 bath house in Valrico.

A prior resident of N Boulevard Homes, Ms. Ulysse made use of the FSS program, diligently managed her savings, fully utilized her tax returns, and worked hard by maintaining continued employment to achieve this goal. She has been relentless in pursuing this dream while overcoming a number of setbacks, and did not give up even when losing \$2,000 when trying to close on a previous property.

Nominator's Name: Norlan McKenzie

Occupation: Case Manager

Strong Families Initiative – June 15th, 2018



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: July 18, 2018
RE: Financial Reporting for the Month of June 30, 2018

Financial Highlights

June 30, 2018

Rental Assistance Demonstration (RAD)

- **For the Three Months Ended June 30, 2018**
- As of June 30, 2018 the RAD properties generated net cash from operations in the amount of \$480,909 after deducting the operating reserves in the amount of \$171,294, PPS funding in the amount of \$85,450, transfer to the Corporate Overhead in the amount of \$232,115 and Replacement Reserves of \$206,694.
- The total RAD rents and other revenue budgeted for this period was \$2,643,658 with the actual revenue earned in the amount of \$2,925,103. The \$281,446 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date expenses total is \$1,748,641. This is approximately 5.7% less than budgeted, or with a positive variance of \$100,199.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$636,568 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing

For the Three Months Ended June 30, 2018

- The Voucher utilization for June 30, 2018 remains excellent near 100%; additionally HUD increased administrative fee subsidy in June. A final 2018 budget has not been set by HUD.
- Voucher revenues are \$128.1 thousand above plan. Extra revenues are covering the added voucher cost for 100% utilization versus plan utilization at 98%. Also, the average rental cost is \$677 per unit versus prior year and plan average cost of \$650 per unit.
- The Assisted Housing Program YTD Administrative Revenue is \$160.1 thousand over plan and expenditures are \$54.5 thousand over plan. This is attributable to higher professional services, specifically inspection costs. The monthly income is \$132,155 and the annual income is \$105,598.
- In August 2017 the agency has been asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization. Additionally, HUD requested updated information on RAD utilization in September 2017 resulting in a reduction of the HUD payment to \$655 thousand; which is

near utilization. Furthermore, the 2018 HUD RAD budget is not finalized resulting in only \$235K paid monthly January through June.

Business Activities

Palm Terrace ALF (PALM)

For the Two Month Ended May 31, 2018

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds and was 89% occupied.
- The Statement of Operations was \$(2,987.)
- Operating Cash Balance was \$227,937.
- Replacement Reserves Cash Balance was \$63,053.

Cedar Pointe (CPNT)

For the Three Months Ended June 30, 2018

- Operates 60 units. 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units.
- The Statement of Operations \$39,099.
- Replacement Reserve was \$171,500.

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

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Three Months Ended June 30, 2018

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

- The Statement of Operations (after donations to affiliated entities) was \$273,631.
- Operating Cash Balance was \$9,646,963.

Meridian River Development Corporation (MRDC)

For the Five Months Ended June 30, 2018

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.6% occupied.
- The Statement of Operations after debt service was \$599,771.
- Operating Cash Balance was \$2,906,647.
- Replacement Reserves Cash Balance was \$378,684.

Related Entities

The Ella at Encore (ELLA)

For the Five Months Ended May 31, 2018

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 99.4% occupied.
- The Statement of Operations was \$34,492.
- Operating Cash Balance was \$101,606.
- Replacement Reserve Cash Balance was \$247,422.

The Trio at Encore (TRIO)

For the Five Months Ended May 31, 2018

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 99.3% occupied.
- The Statement of Operations was \$129,556.
- Operating Cash Balance was \$329,551.
- Replacement Reserve Cash Balance was \$152,215.

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

The Reed at Encore (REED)

For the Five Months Ended May 31, 2018

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 100.0% occupied.
- The Statement of Operations after debt and replacement reserves was \$129,437.
- Operating Cash Balance was \$594,392.
- Replacement Reserve Cash Balance was \$119,829.

The Gardens at South Bay

For the Five Months Ended May 31, 2018

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 98.6% occupied.
- The Statement of Operations after Debt and Replacement Reserves was (\$142,490).
- Operating Cash Balance was \$237,910.
- Replacement Reserves Cash Balance was \$412,680.

Osborne Landing LTD (OSB)

For the Six Months Ended June 30, 2018

- Osborne Landing operates a 43 unit affordable housing apartment development in Tampa, Florida.
- The Statement of Operations was \$25,443.

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

Tampa Housing Authority

RAD Properties Summary

Net Operating Income

For the Three Months Ended June 30, 2018

	Robles Park, LLC	Arbors Estate, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Total	3 Month Budget	Variance	Annual Budget
Total Revenue	\$ 1,194,716	\$ 509,546	\$ 437,873	\$ 437,266	\$ 345,701	\$ 2,925,103	\$ 2,643,658	\$ 281,446	\$ 10,574,631
Admin Salaries / Benefits	121,120	45,279	39,715	50,479	37,050	293,643	276,232	(17,411)	1,104,927
Administrative Expenses	55,820	25,022	9,981	14,655	6,127	111,604	108,942	(2,662)	435,767
Management Fees	97,490	36,174	29,676	31,660	25,211	220,211	220,211	(0)	880,844
Tenant Services Salary / Benefits	6,265	1,409	5,967	5,430	3,365	22,436	22,979	543	91,917
Tenant Service Expenses	2,482	1,255	1,813	1,527	966	8,043	27,244	19,201	108,977
Utilities	34,732	16,774	34,032	21,508	11,869	118,915	152,979	34,064	611,917
Maintenance Salary / Benefits	180,118	69,774	51,356	51,616	36,692	389,557	402,193	12,636	1,608,773
Maintenance Expenses	70,592	11,824	25,964	12,825	12,009	133,215	167,275	34,060	669,100
Contracted Maintenance Services	115,907	41,031	56,351	49,240	33,369	295,899	317,931	22,032	1,271,723
Protective Services Salary and Benefits	7,708	3,172	2,884	2,884	2,019	18,667	23,293	4,626	93,171
General Expenses	46,008	30,645	30,206	15,414	14,178	136,451	128,186	(8,264)	512,745
Other Expenses	-	-	-	-	-	-	1,375	-	5,500
Total Expenses	\$ 738,241	\$ 282,359	\$ 287,947	\$ 257,237	\$ 182,856	\$ 1,748,641	\$ 1,848,840	\$ 100,199	\$ 7,395,361
Net Operating Income	\$ 456,475	\$ 227,187	\$ 149,926	\$ 180,029	\$ 162,845	\$ 1,176,463	\$ 794,817	\$ 381,645	\$ 3,179,270
Operating Reserves	72,453	28,671	25,700	25,601	18,868	171,294	114,196	57,098	685,178
PPS Fundng	53,715	-	21,013	-	10,721	85,450	59,860	25,590	359,158
Transfer to Corporate Overhead	42,693	75,569	7,357	52,501	53,997	232,115	154,743	77,371	928,460
Replacement Reserves	125,928	24,066	21,294	20,790	14,616	206,694	137,796	68,898	826,776
Total Other Out Flows	\$ 294,789	\$ 128,306	\$ 75,364	\$ 98,892	\$ 98,202	\$ 695,553	\$ 466,595	\$ 228,957	\$ 2,799,572
Net Cash From Operations	\$ 161,687	\$ 98,882	\$ 74,562	\$ 81,137	\$ 64,643	\$ 480,909	\$ 328,222	\$ 152,687	\$ 379,698

Tampa Housing Authority

Robles Park, LLC (432 Units)

Net Operating Income

For the Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Total Revenue	\$ 377,198	\$ 362,035	\$ 15,163	\$ 1,194,716	\$ 1,086,106	\$ 108,610	\$ 4,344,424
Admin Salaries / Benefits	40,761	36,208	(4,553)	121,120	108,624	(12,496)	434,498.03
Administrative Expenses	22,947	13,769	(9,178)	55,820	41,308	(14,512)	165,230.94
Management Fees	32,497	32,497	-	97,490	97,490	-	389,959.00
Tenant Services Salary / Benefits	2,031	2,114	83	6,265	6,343	78	25,370.97
Tenant Service Expenses	763	3,645	2,882	2,482	10,935	8,453	43,740.21
Utilities	17,933	15,802	(2,131)	34,732	47,406	12,675	211,174.67
Maintenance Salary / Benefits	57,752	62,210	4,458	180,118	186,631	6,513	746,524.61
Maintenance Expenses	23,825	26,225	2,400	70,592	78,675	8,083	314,700.00
Contracted Maintenance Services	49,451	36,804	(12,646)	115,907	110,413	(5,495)	441,650.57
Protective Services Salary and Benefits	-	2,804	2,804	7,708	8,411	703	33,642.49
General Expenses	18,180	13,964	(4,216)	46,008	41,891	(4,117)	167,561.86
Total Expenses	\$ 266,139	\$ 246,042	\$ (20,097)	\$ 738,241	\$ 738,126	\$ (115)	\$ 2,974,053
Net Operating Income	\$ 111,060	\$ 115,993	\$ (4,934)	\$ 456,475	\$ 347,980	\$ 108,496	\$ 1,370,371
Operating Reserves	24,151	24,151	-	72,453	72,453	-	289,814
PPS Funding	17,905	17,905	-	53,715	53,715	-	230,708
Transfer to Corporate Overhead	14,231	14,231	-	42,693	42,693	-	170,771
Replacement Reserves	41,976	41,976	-	125,928	125,928	-	503,712
Total Other Out Flows	\$ 98,263	\$ 98,263	\$ -	\$ 294,789	\$ 294,789	\$ -	\$ 1,195,005
Net Cash From Operations	\$ 12,797	\$ 17,730	\$ (4,934)	\$ 161,687	\$ 53,191	\$ 108,496	\$ 175,366

Tampa Housing Authority

Arbors Estate, LLC (191 units)

Net Operating Income

For the Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Total Revenue	\$ 159,645	\$ 152,684	\$ 6,961	\$ 509,546	\$ 458,051	\$ 51,496	1,832,203.00
Admin Salaries / Benefits	15,560	17,305	1,745	45,279	47,062	1,783	188,249.22
Administrative Expenses	11,324	7,581	(3,744)	25,022	22,742	(2,280)	90,966.49
Management Fees	12,058	12,058	-	36,174	36,174	-	144,697.00
Tenant Services Salary / Benefits	447	487	40	1,409	1,460	52	5,840.41
Tenant Service Expenses	608	1,634	1,026	1,255	4,902	3,647	19,609.99
Utilities	8,740	7,151	(1,589)	16,774	21,454	4,680	92,349.41
Maintenance Salary / Benefits	21,024	24,451	3,427	69,774	73,353	3,579	293,411.66
Maintenance Expenses	7,540	8,883	1,343	11,824	26,649	14,824	106,595.00
Contracted Maintenance Services	24,586	17,361	(7,226)	41,031	52,082	11,050	208,326.88
General Expenses	8,432	8,789	357	30,645	26,368	(4,277)	105,470.06
Other Expenses	-	417	417	-	1,250	1,250	5,000.00
Total Expenses	\$ 110,320	\$ 106,117	\$ (4,204)	\$ 282,359	\$ 318,350	\$ 35,991	\$ 1,279,933
Net Operating Income	\$ 49,324	\$ 46,567	\$ 2,757	\$ 227,187	\$ 139,701	\$ 87,486	\$ 552,270
Operating Reserves	9,557	9,557	-	28,671	28,671	-	114,683
Transfer to Corporate Overhead	25,190	25,190	-	75,569	75,569	-	302,275
Replacement Reserves	8,022	8,022	-	24,066	24,066	-	96,264
Total Other Out Flows	\$ 42,769	\$ 42,769	\$ -	\$ 128,306	\$ 128,306	\$ -	\$ 513,222
Net Cash From Operations	\$ 6,556	\$ 3,798	\$ 2,757	\$ 98,882	\$ 11,395	\$ 87,486	\$ 39,048

Tampa Housing Authority
 Seminole Park Apartments, LLC (169 Units)
 Net Operating Income
 For the Three Months Ended June 30, 2018

Total Revenue	\$ 135,208	\$ 126,163	\$ 9,044	\$ 437,873	\$ 378,490	\$ 59,384	\$ 1,513,959
Admin Salaries / Benefits	12,586	12,885	299	39,715	38,655	(1,060)	154,621.46
Administrative Expenses	3,806	5,617	1,811	9,981	16,851	6,870	67,402.74
Management Fees	9,892	9,892	-	29,676	29,676	-	118,705.00
Tenant Services Salary / Benefits	1,891	2,049	158	5,967	6,147	180	24,589.97
Tenant Service Expenses	909	1,445	536	1,813	4,335	2,522	17,340.74
Utilities	21,002	11,373	(9,629)	34,032	34,118	86	139,514.87
Maintenance Salary / Benefits	17,098	17,500	402	51,356	52,500	1,144	210,000.59
Maintenance Expenses	13,629	7,508	(6,120)	25,964	22,525	(3,439)	90,100.00
Contracted Maintenance Services	19,630	19,253	(376)	56,351	57,760	1,409	231,040.25
Protective Services Salary and Benefits	913	1,294	381	2,884	3,882	998	15,526.99
General Expenses	10,040	6,633	(3,407)	30,206	19,900	(10,307)	79,598.53
Total Expenses	\$ 111,396	\$ 95,450	\$ (15,946)	\$ 287,947	\$ 286,350	\$ (1,597)	\$ 1,148,441
Net Operating Income	\$ 23,811	\$ 30,713	\$ (6,902)	\$ 149,926	\$ 92,140	\$ 57,786	\$ 365,518
Operating Reserves	8,567	8,567	-	25,700	25,700	-	102,801
PPS Funding	7,004	7,004	-	21,013	21,013	-	85,566
Transfer to Corporate Overhead	2,452	2,452	-	7,357	7,357	-	29,426
Replacement Reserves	7,098	7,098	-	21,294	21,294	-	85,176
Total Other Out Flows	\$ 25,121	\$ 25,121	\$ -	\$ 75,364	\$ 75,364	\$ -	\$ 302,969
Net Cash From Operations	\$ (1,310)	\$ 5,592	\$ (6,902)	\$ 74,562	\$ 16,776	\$ 57,786	\$ 62,549

Tampa Housing Authority

Shimberg Estate, LLC (165 Units)

Net Operating Income

For the Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Total Revenue	\$ 141,272	\$ 133,751	\$ 7,522	\$ 437,266	\$ 401,252	\$ 36,014	\$ 1,605,009
Admin Salaries / Benefits	16,327	16,024	(303)	50,479	48,072	(2,407)	192,288
Administrative Expenses	9,052	5,437	(3,615)	14,655	16,311	1,656	65,244
Management Fees	10,553	10,553	-	31,660	31,660	-	126,641
Tenant Services Salary / Benefits	1,719	1,857	138	5,430	5,571	141	22,284
Tenant Service Expenses	639	1,373	734	1,527	4,119	2,592	16,476
Utilities	8,991	7,495	(1,496)	21,508	22,484	976	96,282
Maintenance Salary / Benefits	17,228	17,375	148	51,616	52,126	510	208,505
Maintenance Expenses	5,368	7,527	2,158	12,825	22,580	9,755	90,320
Contracted Maintenance Services	13,670	19,431	5,761	49,240	58,293	9,053	233,172
Protective Services and Benefits	913	1,186	273	2,884	3,558	674	14,233
General Expenses	4,913	6,689	1,776	15,414	20,066	4,652	80,262
Total Expenses	\$ 89,373	\$ 94,947	\$ 5,573	\$ 257,237	\$ 284,841	\$ 27,603	\$ 1,145,707
Net Operating Income	\$ 51,899	\$ 38,804	\$ 13,095	\$ 180,029	\$ 116,412	\$ 63,617	\$ 459,302
Operating Reserves	8,534	8,534	-	25,601	25,601	-	102,406
Transfer to Corporate Overhead	17,500	17,500	-	52,501	52,501	-	210,002
Replacement Reserves	6,930	6,930	-	20,790	20,790	-	83,160
Total Other Out Flows	\$ 32,964	\$ 32,964	\$ -	\$ 98,892	\$ 98,892	\$ -	\$ 395,568
Net Cash From Operations	\$ 18,935	\$ 5,840	\$ 13,095	\$ 81,137	\$ 17,520	\$ 63,617	\$ 63,734

Tampa Housing Authority
 Scruggs Manor Estate, LLC (116 Units)
 Net Operating Income

For the Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Total Revenue	\$ 112,157	\$ 106,586	\$ 5,571	\$ 345,701	\$ 319,759	\$ 25,942	\$1,279,036
Admin Salaries / Benefits	13,209	11,273	(1,936)	37,050	33,818	(3,232)	135,271
Administrative Expenses	2,778	3,910	1,132	6,127	11,731	5,604	46,922
Management Fees	8,404	8,404	-	25,211	25,211	-	100,842
Tenant Services Salary / Benefits	1,066	1,153	87	3,365	3,458	93	13,832
Tenant Service Expenses	505	984	480	966	2,953	1,986	11,810
Utilities	6,108	5,710	(398)	11,869	17,129	5,260	72,596
Maintenance Salary / Benefits	12,397	12,528	131	36,692	37,583	890	150,331
Maintenance Expenses	6,021	5,615	(406)	12,009	16,846	4,837	67,385
Contracted Maintenance Services	18,847	13,128	(5,719)	33,369	39,383	6,014	157,533
Protective Services and Benefits	639	863	224	2,019	2,588	569	10,352
General Expenses	4,697	6,654	1,957	14,178	19,963	5,785	79,853
Other Expenses		41.67	42	-	125	125	500
Total Expenses	\$ 74,670	\$ 70,262	\$ (4,407)	\$ 182,856	\$ 210,787	\$ 27,931	\$ 847,226
Net Operating Income	\$ 37,488	\$ 36,324	\$ 1,164	\$ 162,845	\$ 108,972	\$ 53,873	\$ 431,810
Operating Reserves	6,289	6,289	-	18,868	18,868	-	75,474
PPS Funding	3,574	3,574	-	10,721	10,721	-	42,884
Transfer to Corporate Overhead	17,999	17,999	-	53,997	53,997	-	215,986
Replacement Reserves	4,872	4,872	-	14,616	14,616	-	58,464
Total Other Out Flows	\$ 32,734	\$ 32,734	\$ -	\$ 98,202	\$ 98,202	\$ -	\$ 392,808
Net Cash From Operations	\$ 4,754	\$ 3,590	\$ 1,164	\$ 64,643	\$ 10,770	\$ 53,873	\$ 39,002

Tampa Housing Authority

JL YOUNG, INC (447 Units)

Net Operating Income

For the Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Total Revenue	\$ 316,109	\$ 299,685	\$ 16,424	\$ 1,870,784	\$ 1,798,109	\$ 72,674	\$3,596,218
Admin Salaries / Benefits	32,557	32,142	(415)	194,922	192,849	2,073	385,699
Administrative Expenses	5,707	13,612	7,905	26,566	81,670	(55,104)	163,340
Management Fees	24,677	24,677	0	167,105	148,065	19,040	296,129
Tenant Services Salary / Benefits	5,994	6,427	433	37,048	38,563	(1,515)	77,126
Tenant Service Expenses	876	998	122	10,970	5,988	4,982	11,976
Utilities	17,010	23,395	6,384	100,120	146,579	(46,459)	286,946
Maintenance Salary / Benefits	48,177	57,865	9,688	320,323	347,190	(26,867)	694,380
Maintenance Expenses	10,008	16,478	6,470	35,170	98,870	(63,700)	197,741
Contracted Maintenance Services	37,295	42,695	5,400	160,287	256,171	(95,884)	512,342
Protective Services Salary and Benefits	2,556	2,672	116	16,030	16,031	(1)	32,063
Protective Service Expenses	7,670	8,333	663	41,772	50,000	(8,228)	100,000
General Expenses	6,720	6,921	202	44,109	41,528	2,581	83,056
Total Expenses	\$ 199,246	\$ 236,215	\$ 36,969	\$ 1,154,422	\$ 1,423,504	\$ (269,083)	\$2,840,797
Net Operating Income	\$ 116,863	\$ 63,469	\$ 53,394	\$ 716,362	\$ 374,605	\$ (196,408)	\$ 755,422
Operating Reserves	21,292	21,292	-	63,875	63,875	-	255,499
PPS Funding	3,334	3,334	-	10,002	10,002	-	40,008
Transfer to Corporate Overhead	12,063	12,063	-	36,189	36,189	-	144,756
Replacement Reserves	18,774	18,774	-	56,322	56,322	-	225,288
Total Other Out Flows	\$ 55,463	\$ 55,463	\$ -	\$ 166,388	\$ 166,388	\$ -	\$ 665,551
Net Cash From Operations	\$ 61,401	\$ 8,007	\$ 53,394	\$ 549,974	\$ 208,217	\$ 341,757	\$ 89,871

Tampa Housing Authority

Central Office Cost Center Income And Operating Expenses

For the Three Months Ended June 30, 2018

	YTD Actual	YTD Budget	Variance	Annual
Management Fees Rad	\$ 294,243	\$ 294,243	\$ -	\$ 1,176,973
Management Fees Assisted Housing	331,662	331,662	-	1,326,647
Other Fees	155,098	155,098	-	620,391
Total Revenue	\$ 781,003	\$ 781,003	\$ -	\$ 3,124,011
Admin Salaries / Benefits	\$ 839,858	\$ 825,491	\$ (14,367)	\$ 3,301,963
Administrative Expenses	146,716	\$ 132,910	(13,806)	510,040
Tenant and Social Services	430	\$ 500	70	2,000
Utilities	14,050	\$ 22,678	8,627	93,036
Ord Maint & Operation	145,812	\$ 151,284	5,472	492,987
Protective Services	41,737	\$ 40,177	(1,560)	160,709
General Expenses	20,608	\$ 20,175	(433)	80,701
Other Expenses	-	\$ 3,750.00	3,750	15,000
Total Expenses	\$ 1,209,211	\$ 1,196,965	\$ (12,246)	\$ 4,656,436
Transfer In - NTHD	109,532	109,532	-	438,129
Transfers from RAD Properties	268,304	268,304	-	1,073,216
Transfer In - EPC Savings	5,220	5,220	-	21,080
Net Income	\$ 826,155	\$ 813,909	\$ 12,246	\$ (0)
Accounting Department	205,187	209,637	4,449	838,548
Asset Management and Developments	48,401	59,238	10,837	215,351
Central Public Safety	108,059	113,979	5,920	455,917
Executive	186,898	175,271	(11,627)	701,085
Cypress and Facilities	126,448	143,671	17,223	464,859
Human Resources	84,975	99,394	14,418	397,575
IT Department	150,119	165,349	15,230	661,396
Media Relations	67,302	72,641	5,339	290,565
COO Operations	128,787	87,125	(41,662)	348,500
Procurement	103,035	70,660	(32,375)	282,640
Total Expenses	1,209,211	1,196,965	(12,246)	4,656,436

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations - Vouchers

For the Three Months Ended June 30, 2018

5.3 - vms s8

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Subsidies / Grant Income	6,090,284	6,585,631	(589,565)	20,186,123	19,756,892	146,579	79,027,569
Other Revenue	44,321	41,667	(6,028)	132,590	125,000	(18,458)	500,000
Total Revenue	\$ 6,134,605	\$6,627,297	\$ (595,593)	\$20,318,713	\$19,881,892	\$ 128,121	\$79,527,569
Other Expenses	7,057,610	6,627,297	(327,413)	21,777,978	19,881,892	(1,587,386)	79,527,569
Total Expenses	\$ 7,057,610	\$6,627,297	\$ (327,413)	\$21,777,978	\$19,881,892	\$ (1,587,386)	\$79,527,569

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations-Administration
 For the Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	5.2 - vadm Annual
Subsidy / Grant Income	\$ 692,270	\$ 528,168	\$ 164,102	\$ 1,771,856	\$ 1,584,505	\$ 187,351	\$ 6,338,019
Other Revenue	7,543	16,260	(8,717)	21,544	48,780	(27,236)	195,119
Total Revenue	\$ 699,813	\$ 544,428	\$ 155,385	\$ 1,793,400	\$ 1,633,285	\$ 160,116	\$ 6,533,138
Admin Salaries / Benefits	327,845	345,817	(17,972)	1,024,386	1,037,452	(13,066)	4,149,806
Administrative Expenses	123,728	71,079	52,649	311,299	213,236	98,063	852,943
Management Fees	110,554	110,554	0	331,662	331,662	0	1,326,647
Tenant Service Expenses	-	833	(833)	-	2,500	(2,500)	10,000
Maintenance Expenses	419	417	2	1,326	1,250	76	5,000
Contracted Maintenance Services	1,093	1,233	(140)	3,280	3,700	(420)	14,801
General Expenses	4,019	14,495	(10,476)	15,849	43,485	(27,636)	173,941
Total Expenses	\$ 567,658	\$ 544,428	\$ 23,230	\$ 1,687,802	\$ 1,633,285	\$ 54,518	\$ 6,533,138

Tampa Housing Authority

Palm Terrace Assisted Living Facility

Statement of Operations for the Two and One Month Ended May 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rental Income / Long term Care / Other Income	\$ 111,999	\$ 106,520	\$ 5,479	\$ 214,729	\$ 213,040	\$ 1,689	\$ 1,271,640	\$ 1,471
Adult Daycare Services	9,763	9,000	763	\$19,276	18,000	1,276	141,000	132
Section 8 HAP	41,257	33,500	7,757	\$74,171	66,000	8,171	414,000	508
Total Tenant Revenues	\$ 163,019	\$ 149,020	\$ 13,999	\$ 308,176	\$ 297,040	\$ 11,136	\$ 1,826,640	\$ 2,111
Other Non-Rental Income	390	1,053	(663)	562	2,105	(1,543)	1,819	4
Total Revenues	\$ 163,409	\$ 150,073	\$ 13,336	\$ 308,738	\$ 299,145	\$ 9,593	\$ 1,828,459	\$ 2,115
Expenses								
Salaries Expense	86,094	75,523	(10,571)	171,118	151,016	(20,102)	1,039,172	1,172
Administration	6,827	4,783	(2,044)	11,203	9,566	(1,637)	66,098	77
Utilities	11,085	12,945	1,860	22,326	25,890	3,564	156,603	153
Maintenance	13,155	9,875	(3,280)	32,074	19,950	(12,124)	119,700	220
Advertising and Marketing	619	1,115	496	1,479	2,230	751	6,228	10
Management Fee	7,252	7,504	252	15,107	14,965	(142)	91,423	103
Asset Management Fee	1,863	1,917	54	3,727	3,834	107	23,004	26
Audit / Accounting Fees	1,950	3,200	1,250	3,900	6,400	2,500	38,400	27
Legal Fees	-	150	150	-	300	300	1,800	-
Insurance	4,029	5,100	1,071	8,058	10,200	2,142	61,200	55
Food Service	20,002	13,250	(6,752)	29,530	25,500	(4,030)	150,500	202
Adult Day Care Expenses	12	1,345	1,333	12	2,690	2,678	16,940	-
Residential Programs	2,033	2,730	697	5,483	5,360	(123)	31,400	38
Bad Debt	258	-	258	3,408	-	(3,408)	-	23
Total Expenses	\$ 155,180	\$ 139,437	\$ (15,743)	\$ 307,425	\$ 277,901	\$ (29,524)	\$ 1,802,468	\$ 2,106
Net Operating Income	\$ 8,230	\$ 10,636	\$ (2,406)	\$ 1,313	\$ 21,244	\$ (19,931)	\$ 25,991	\$ 9
Replacement Reserves	4,300	2,150	(2,150)	4,300	4,300	-	25,800	29
Cash Flow from Operations	\$ 3,930	\$ 8,486	\$ (4,556)	\$ (2,987)	\$ 16,944	\$ (19,931)	\$ 191	\$ (20)

Tampa Housing Authority

Cedar Pointe Apartments

Statement of Operations for the One and Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 39,597	\$ 35,228	\$ 4,369	\$ 115,139	\$ 105,683	\$ 9,455	\$ 422,733	\$ 640
Subsidy / Grant Income	4,212	4,811	(599)	12,883	14,432	(1,549)	57,730	\$ 72
Total Revenue	\$ 43,809	\$ 40,039	\$ 3,770	\$ 128,022	\$ 120,116	\$ 7,906	\$ 480,463	\$ 711
Expenses								
Admin Salaries / Benefits	5,767	2,700	(3,067)	21,756	8,100	(13,656)	32,400	\$ 121
Administrative Expenses	2,309	6,556	4,247	9,348	19,667	10,319	78,669	\$ 52
Management Fees	2,275	2,275	0	6,825	6,826	1	27,302	\$ 38
Asset Management Fees	379	379	-	1,137	1,137	-	4,548	\$ 6
Utilities	4,549	4,208	(341)	6,366	12,625	6,259	50,500	\$ 35
Maintenance Salary and Benefits	6,320	5,846	(474)	18,263	17,538	(725)	70,151	\$ 101
Maintenance Expenses	1,108	3,048	1,940	4,263	9,143	4,879	36,570	\$ 24
Contracted Maintenance services	2,940	5,382	2,442	6,958	16,145	9,187	64,580	\$ 39
General Expenses	2,169	6,098	3,929	6,506	18,293	11,787	55,588	\$ 36
Total Expense	\$ 27,815	\$ 38,991	\$ 6,176	\$ 81,422	\$ 116,973	\$ 28,051	\$ 450,308	\$ 452
Net Income	\$ 15,994	\$ 1,048	\$ 9,946	\$ 46,599	\$ 3,143	\$ 43,457	\$ 30,155	\$ 259
Replacement Reserve	2,500	2,500	-	7,500	7,500	-	30,000	\$ 42
Cash Flow	\$ 13,494	\$ (1,452)	\$ 14,946	\$ 39,099	\$ (4,357)	\$ 43,457	\$ 155	\$ 217

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 976,844	\$ 897,255	\$ 79,589	\$ 2,884,470	\$ 2,691,766	\$ 192,704	\$ 10,767,064
Total Revenue	\$ 976,844	\$ 897,255	\$ 79,589	\$ 2,884,470	\$ 2,691,766	\$ 192,704	\$10,767,064
Expenses							
Administrative Salaries	21,729	21,944	215	69,249	65,832	(3,417)	263,327
Admin Operating Costs	344	4,719	4,376	4,392	14,158	9,766	56,632
Management Fees	8,333	8,333	0	24,999	25,000	1	100,000
Audit Fees	3,000	1,625	(1,375)	3,000	4,875	1,875	19,500
Legal Fees	-	4,583	4,583	-	13,750	13,750	55,000
Insurance Costs	11,853	11,853	-	35,558	35,558	-	142,230
Service Provider Contract Costs	650,388	583,216	(67,172)	1,749,648	1,749,648	-	6,998,592
Total Expenses	\$ 695,646	\$ 636,273	\$ (59,372)	\$ 1,886,845	\$ 1,908,820	\$ 21,975	\$ 7,635,281
Net Operating Income	\$ 281,198	\$ 260,982	\$ 20,216	\$ 997,625	\$ 782,946	\$ 214,679	\$ 3,131,783
Affiliated Entities Operational Funding							
THA - Other Operational Funding Pending*	156,496	140,473	(16,023)	708,789	794,620	85,830	3,769,143
Affiliated Entities Operational Fundin	\$ 156,496	\$ 140,473	\$ (16,023)	\$ 708,789	\$ 794,620	\$ 85,830	\$ 3,769,143
Net Income after Affiliated Funding	\$ 124,702	\$ 120,509	\$ 4,193	\$ 288,836	\$ (11,674)	\$ 300,509	\$ (637,360)

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Three Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	\$ 2,074	\$ 3,708	\$ 1,635	\$ 6,512	\$ 11,125	\$ 4,613	\$ 44,500
THA - Executive Salaries and Benefits Funding	24,127	24,127	-	72,381	72,381	-	289,522
THA - Funding of Boys Club Building	11,253	11,253	-	33,758	33,759	0.66	135,036
THA - Funding of Corporate Overhead	37,152	12,384	(24,768)	37,152	37,152	-	148,607
THA - Funding Property Guest Artists	-	-	-	6,000	-	(6,000)	-
THA - Funding of ORCC	33,669	33,669	-	101,008	101,008	-	404,033
THA - Funding of PPS	14,682	14,682	-	44,045	44,045	-	176,180
THA - Encore Chiller Plant Reserve & Deficit Funding	30,000	30,000	-	100,000	100,000	-	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Technology Park	-	-	-	-	-	-	300,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Belmont Height Homes	-	5,000	5,000	-	15,000	15,000	60,000
Transfer to AHDC	-	-	-	-	-	-	48,871
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	300,000	-	300,000
THA - Black Caucus Trip (Washington D.C.)	-	1,000	1,000	-	3,000	3,000	12,000
THA - Senior Cabaret, Elder Affairs, Fatherhood, Myon	3,540	4,650	1,110	7,933	4,650	(3,283)	46,500
THA - MLK Parade	-	-	-	-	-	-	5,000
THA - Encore CDD Funding	-	-	-	-	72,500	72,500.00	290,000
Affiliated Entities Operational Funding	\$ 156,496	\$ 140,473	\$ (16,023)	\$ 708,789	\$ 794,620	\$ 85,830	\$3,769,143

Tampa Housing Authority

The Meridian Properties - Consolidated

Statement of Operations for the Five Months Ended May 31, 2018

	Meridian - 279 Units		Riverpines - 298 Units		Riverplace - 120 Units		Consolidated	
	YTD Actual	PUM	YTD Actual	PUM	YTD Actual	PUM	Annual	PUM
Revenues								
Rental Revenue	\$ 994,289	\$ 713	\$ 738,994	\$ 496	\$ 410,855	\$ 685	\$ 2,144,138	\$ 615
Gain or Loss to Lease	2,316	2	-	-	(7,015)	(12)	(4,699)	(1)
Vacancy	(18,516)	(13)	(27,584)	(19)	(13,650)	(23)	(59,750)	(17)
Bad Debt	(4,986)	-	(2,276)	(2)	(571)	(1)	(7,833)	(6)
Total Rental Revenue	\$ 973,103	\$ 698	\$ 709,134	\$ 476	\$ 389,619	\$ 476	\$2,071,856	\$ 595
Other Non-Rental Income	38,622	28	12,183	8	20,315	34	71,120	20
Total Revenue	\$1,011,725	\$ 725	\$ 721,317	\$ 484	\$ 409,934	\$ 683	\$2,142,976	\$ 615
Expenses								
Salaries Expense	52,674	38	48,054	32	53,911	90	154,639	44
Administration	17,920	13	10,209	7	8,746	15	36,875	11
Advertising	10,378	7	10,968	7	3,702	6	25,048	7
Utilities	43,825	31	85,011	57	14,350	24	143,186	41
Maintenance	151,559	109	115,869	78	82,494	137	349,922	100
Professional Fees	27,080	19	21,591	14	32,156	54	80,827	23
Management Fee	45,406	33	37,029	25	22,807	38	105,242	30
Turnover	57,543	41	58,987	40	5,185	9	121,715	35
Taxes and Insurance	90,105	65	41,850	28	50,123	84	182,078	52
Total Expenses	\$ 496,490	\$ 356	\$ 429,568	\$ 288	\$ 273,474	\$ 456	\$1,199,532	\$ 344
Net Operating Income	\$ 515,235	\$ 369	\$ 291,749	\$ 196	\$ 136,460	\$ 227	\$ 943,444	\$ 271
Debt Services	\$ 240,518	\$ 172	\$ 57,358	\$ 38	\$ 45,797	\$ 76	343,673	\$ 99
Net Income after Debt Services	\$ 274,717	\$ 197	\$ 234,391	\$ 157	\$ 90,663	\$ 151	\$ 599,771	\$ 172

Tampa Housing Authority

Meridian River Development Corporation - Consolidated Statement of Operations for the Five Months Ended May 31, 2018

	Current Month			Fiscal YTD			Annual Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$429,866	\$420,044	\$9,822	\$2,144,138	\$2,100,220	\$43,918	\$5,353,500	\$615
(Loss) Gain to Lease	1,510	(75)	1,585	(4,699)	(375)	(4,324)	(313,872)	(1)
Vacancy	(17,252)	(21,844)	4,592	(59,750)	(109,220)	49,470	(240,348)	(17)
Bad Debt	891	(5,100)	5,991	(7,833)	(25,500)	17,667	(61,200)	(2)
Concessions	-	-	-	-	-	-	(525)	-
Other Income	18,624	8,500	10,124	71,120	42,775	28,345	81,295	20
Total Revenues	\$433,639	\$401,525	\$32,114	\$2,142,976	\$2,007,900	\$135,076	\$4,818,850	\$615
Expenses:								
Administrative Salaries	31,674	40,197	8,523	154,639	200,985	46,346	482,364	44
Advertising & Promotion	4,558	7,290	2,732	25,048	39,650	14,602	94,530	7
Maintenance	79,396	111,855	32,459	349,922	489,225	139,303	951,958	100
Turnover Expense	34,470	29,705	(4,765)	121,715	145,650	23,935	338,635	35
Administrative	7,889	10,078	2,189	36,875	53,195	16,320	129,161	11
Utilities	28,391	34,930	6,539	143,186	176,850	33,664	423,260	41
Management Fees	30,248	29,653	(595)	105,242	102,265	(2,977)	217,836	30
Professional Fees	13,839	13,464	(375)	80,827	67,570	(13,257)	170,218	23
Insurance and Taxes	36,329	38,286	1,957	182,078	222,686	40,608	544,800	52
Total Expenses	\$266,794	\$315,458	\$48,664	\$1,199,532	\$1,498,076	\$298,544	\$3,352,762	\$344
Net Operating Income	\$166,845	\$86,067	\$80,778	\$943,444	\$509,824	\$433,620	\$1,466,088	\$271
Capitalized Improvements	-	26,750	26,750	-	427,150	427,150	677,772	-
Income After Improvements	\$166,845	\$59,317	\$107,528	\$943,444	\$82,674	\$860,770	\$788,316	\$271
Debt Services	68,734	68,746	12	343,673	343,730	57	824,952	99
Income After Debt Services	\$98,111	(\$9,429)	(\$107,540)	\$599,771	(\$261,056)	(\$860,827)	(\$36,636)	\$172

Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations for the Five Months Ended May 31, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
Revenues:							
Gross Potential Rent	\$199,663	\$196,539	\$3,124	\$994,289	\$982,695	\$11,594	\$2,575,440
(Loss) Gain to Lease	1,230	-	1,230	2,316	-	2,316	(216,972)
Vacancy	(9,599)	(10,637)	1,038	(18,516)	(53,185)	34,669	(117,924)
Bad Debt	713	(900)	1,613	(4,986)	(4,500)	(486)	(10,800)
Other Income	11,419	4,225	7,194	38,622	21,425	17,197	41,580
Total Revenues	\$203,426	\$189,227	\$14,199	\$1,011,725	\$946,435	\$65,290	\$2,271,324
Expenses:							
Administrative Salaries	10,858	14,916	4,058	52,674	74,580	21,906	178,992
Advertising & Promotion	1,954	2,730	776	10,378	14,350	3,972	34,160
Maintenance	30,077	40,292	10,215	151,559	184,980	33,421	433,124
Turnover Expense	17,248	20,175	2,927	57,543	100,875	43,332	242,100
Administrative	3,877	4,713	836	17,920	24,500	6,580	64,041
Utilities	8,524	11,380	2,856	43,825	56,900	13,075	136,560
Management Fees	12,861	12,700	(161)	45,406	43,500	(1,906)	92,400
Professional Fees	4,583	3,648	(935)	27,080	18,240	(8,840)	52,176
Insurance and Taxes	18,021	17,692	(329)	90,105	103,776	13,671	249,852
Total Expenses	\$108,003	\$128,246	\$20,243	\$496,490	\$621,701	\$125,211	\$1,483,405
Net Operating Income	\$95,423	\$60,981	\$34,442	\$515,235	\$324,734	\$190,501	\$787,919
Capitalized Improvements	-	26,750	26,750	-	112,850	112,850	174,100
Income After Improvements	\$95,423	\$34,231	\$61,192	\$515,235	\$211,884	\$303,351	\$613,819
Debt Services	48,103	48,109	6	240,518	240,545	27	577,308
Income After Debt Services	\$47,320	(\$13,878)	(\$61,198)	\$274,717	(\$28,661)	(\$303,378)	\$36,511

Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations for the Five Months Ended May 31, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
Revenues:							
Gross Potential Rent	\$149,335	\$144,105	\$5,230	\$738,994	\$720,525	\$18,469	\$1,729,260
(Loss) Gain to Lease	-	(75)	75	-	(375)	375	(900)
Vacancy	(4,735)	(8,207)	3,472	(27,584)	(41,035)	13,451	(86,424)
Bad Debt	178	(3,900)	4,078	(2,276)	(19,500)	17,224	(46,800)
Other Income	2,757	2,575	182	12,183	12,875	(692)	18,840
Total Revenues	\$147,535	\$134,498	\$13,037	\$721,317	\$672,490	\$48,827	\$1,613,976
Expenses:							
Administrative Salaries	10,005	13,834	3,829	48,054	69,170	21,116	166,008
Advertising & Promotion	1,811	2,760	949	10,968	15,400	4,432	36,270
Maintenance	34,343	45,197	10,854	115,869	209,685	93,816	309,692
Turnover Expense	16,652	6,605	(10,047)	58,987	32,275	(26,712)	74,760
Administrative	2,038	3,008	970	10,209	15,840	5,631	35,546
Utilities	14,972	19,450	4,478	85,011	97,250	12,239	233,400
Management Fees	11,923	11,613	(310)	37,029	36,065	(964)	73,356
Professional Fees	4,673	5,983	1,310	21,591	29,915	8,324	71,796
Insurance and Taxes	8,370	8,452	82	41,850	52,572	10,722	132,360
Total Expenses	\$104,787	\$116,902	\$12,115	\$429,568	\$558,172	\$128,604	\$1,133,188
Net Operating Income	\$42,748	\$17,596	\$25,152	\$291,749	\$114,318	\$177,431	\$480,788
Capitalized Improvements	-	-	-	-	132,800	132,800	322,172
Income After Improvements	\$42,748	\$17,596	\$25,152	\$291,749	(\$18,482)	\$310,231	\$158,616
Debt Services	11,472	11,474	2	57,358	57,370	12	137,688
Income After Debt Services	\$31,276	\$6,122	(\$25,154)	\$234,391	(\$75,852)	(\$310,243)	\$20,928

Tampa Housing Authority

Meridian River Development Corporation - River Place

Statement of Operations for the Five Months Ended May 31, 2018

	Current Month			Fiscal YTD			Annual Budget 2018
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues:							
Gross Potential Rent	\$80,868	\$79,400	\$1,468	\$410,855	\$397,000	\$13,855	\$1,048,800
(Loss) Gain to Lease	280	-	280	(7,015)	-	(7,015)	(96,000)
Vacancy	(2,918)	(3,000)	82	(13,650)	(15,000)	1,350	(36,000)
Bad Debt	-	(300)	300	(571)	(1,500)	929	(3,600)
Concessions	-	-	-	-	-	-	(525)
Other Income	4,448	1,700	2,748	20,315	8,475	11,840	20,875
Total Revenues	\$82,678	\$77,800	\$4,878	\$409,934	\$388,975	\$20,959	\$933,550
Expenses:							
Administrative Salaries	10,811	11,447	636	53,911	57,235	3,324	137,364
Advertising & Promotion	793	1,800	1,007	3,702	9,900	6,198	24,100
Maintenance	14,976	26,366	11,390	82,494	94,560	12,066	209,142
Turnover Expense	570	2,925	2,355	5,185	12,500	7,315	21,775
Administrative	1,974	2,357	383	8,746	12,855	4,109	29,574
Utilities	4,895	4,100	(795)	14,350	22,700	8,350	53,300
Management Fees	5,464	5,340	(124)	22,807	22,700	(107)	52,080
Professional Fees	4,583	3,833	(750)	32,156	19,415	(12,741)	46,246
Insurance and Taxes	9,938	12,142	2,204	50,123	66,338	16,215	162,588
Total Expenses	\$54,004	\$70,310	\$16,306	\$273,474	\$318,203	\$44,729	\$736,169
Net Operating Income	\$28,674	\$7,490	\$21,184	\$136,460	\$70,772	\$65,688	\$197,381
Capitalized Improvements	-	-	-	-	181,500	181,500	181,500
Income After Improvements	\$28,674	\$7,490	\$21,184	\$136,460	(\$110,728)	\$247,188	\$15,881
Debt Services	9,159	9,163	4	45,797	45,815	18	109,956
Income After Debt Services	\$19,515	(\$1,673)	(\$21,188)	\$90,663	(\$156,543)	(\$247,206)	(\$94,075)

Tampa Housing Authority

Affordable Housing Development Corp. (AHDC)

Statement of Operations for the One and Six Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenue							
Rental Revenue	\$ 2,766	\$ 5,532	\$ (2,766)	\$ 13,831	\$ 16,596	\$ (2,765)	\$ 30,426
Other Revenue	\$ 1,000	\$ 2,000	\$ (1,000)	\$ 3,234	\$ 7,000	\$ (3,766)	\$ 12,000
Total Revenue	\$ 3,766	\$ 7,532	\$ (3,766)	\$ 17,065	\$ 23,596	\$ (6,531)	\$ 42,426
Expenses							
Administrative Expenses	62	117	55	3,840	\$ 3,108	(732)	15,400
Management Fees	833	1,667	834	4,998	5,833	835	10,000
Utilities	43	3,045	3,002	6,883	10,658	3,775	18,271
Maintenance Expenses	-	1,033	1,033	670	3,617	2,946	6,200
Contracted Maintenance services	14,640	6,217	(8,423)	26,048	21,758	(4,290)	37,300
General Expenses	863	688	(176)	10,559	2,407	(8,152)	4,127
Total Expenses	\$ 16,441	\$ 12,766	\$ (3,675)	\$ 52,999	\$ 47,382	\$ (5,617)	\$ 91,298
Operating Income or (Loss)	\$ (12,675)	\$ (5,234)	\$ (7,440)	\$ (35,934)	\$ (23,786)	\$ (12,148)	\$ (48,872)
Transfer In from NTHDC	12,675	5,234	7,440	35,934	23,786	12,148	48,872
Net Income or (Loss)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Tampa Housing Authority

The Encore Properties - Consolidated

Statement of Operations for the One and Five Months Ended May 31, 2018

	Ella - 160 Units		Trio - 141 Units		Reed - 158 Units		Consolidated	
	YTD Actual	PUM	YTD Actual	PUM	YTD Actual	PUM	Annual	PUM
Revenues								
Rental Revenue	\$ 586,053	\$ 733	\$ 684,786	\$ 971	\$ 659,617	\$ 835	\$ 1,930,456	\$ 841
HUD Subsidy (at 85% funding level)	(6,170)	(8)	(11,495)	(16)	(2,484)	(3)	(20,149)	(9)
Vacancy	(23,337)	(29)	(25,976)	(37)	(9,242)	(12)	(58,555)	(26)
Rent Concessions	-	-	(1,610)	(2)	(126)	(0)	(1,736)	(1)
Total Rental Revenue	\$ 556,546	\$696	\$ 645,705	\$ 916	\$ 647,765	\$ 916	\$1,850,016	\$ 806
Other Non-Rental Income	6,844	9	50,931	72	7,272	9	65,046	28
Total Revenue	\$ 563,390	\$704	\$ 696,635	\$ 988	\$ 655,037	\$ 829	\$1,915,062	\$ 834
Expenses								
Salaries Expense	82,307	103	68,349	97	73,650	93	224,306	98
Administration	54,123	68	54,518	77	33,067	42	141,707	62
Utilities	105,267	132	98,940	140	93,428	118	297,636	130
Maintenance	60,513	76	67,145	95	57,366	73	185,023	81
Contract Services	41,898	52	34,010	48	26,458	33	102,367	45
Management Fee	22,324	28	28,166	40	26,195	33	76,685	33
Audit / Accounting Fees	10,250	13	10,084	14	10,233	13	30,566	13
Legal Fees	-	-	494	1	684	1	1,178	1
Taxes and Insurance	41,286	52	110,823	157	47,633	60	199,742	87
Total Expenses	\$ 417,968	\$522	\$ 472,529	\$ 670	\$ 368,714	\$ 467	\$1,259,210	\$ 549
Net Operating Income	\$ 145,422	\$182	\$ 224,107	\$ 318	\$ 286,323	\$ 362	\$ 655,851	\$ 286
Bond / Mortgage Interest	30,816	39	69,111	98	82,741	105	182,668	80
THA - Land, Equity, NSP, RHF, AHP Interest	39,102	49	63,269	90	64,296	81	166,666	73
City Home Funds - Interest	103	0	7,670	11	-	-	7,773	3
Bond - Facility, Issuer, Servicing Fee and Other	28,915	36	49,275	70	-	-	78,190	34
Total Non-Operating - Revenue and Expense	\$ 98,937	\$124	\$ 189,325	\$ 269	\$ 147,037	\$ 186	\$ 435,298	\$ 190
Corp/Partnership Revenue & Expense	\$ 11,993	\$ 15	\$ 3,000	\$ 4	\$ 9,850	\$ 12	24,843	\$ 11
Net Income after Non-Operating Expenses	\$ 34,492	\$ 43	\$ 34,782	\$ 49	\$ 139,287	\$ 176	\$ 208,560	\$ 91

Tampa Housing Authority

The Ella at Encore

Statement of Operations for the One and Five Months Ended May 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rental Revenue	\$ 135,964	\$ 111,246	\$ 24,718	\$ 586,053	\$ 556,230	\$ 29,823	\$ 1,334,952	\$ 733
Rent Revenue-Foregone Rent & Excess Income	(16,277)	3,483	(19,760)	(6,170)	16,364	(22,534)	44,513	(8)
Vacancy	(7,622)	(3,320)	(4,302)	(23,337)	(16,570)	(6,767)	(39,924)	(29)
Total Rental Revenue	\$ 112,065	\$ 111,409	\$ 656	\$ 556,546	\$ 556,024	\$ 522	\$1,339,541	\$ 696
Other Non-Rental Income	1,269	890	379	6,844	5,440	1,404	13,480	9
Total Revenue	\$ 113,334	\$ 112,299	\$ 1,035	\$ 563,390	\$ 561,464	\$ 1,926	\$1,353,021	\$ 704
Expenses								
Salaries Expense	16,673	18,688	2,015	82,307	89,755	7,448	213,610	103
Administration	14,050	7,838	(6,212)	54,123	48,722	(5,401)	107,661	68
Utilities	24,115	24,600	485	105,267	109,533	4,266	304,260	132
Maintenance	11,655	11,890	235	60,513	64,395	3,882	150,855	76
Contract Services	11,157	6,338	(4,819)	41,898	37,157	(4,741)	83,591	
Management Fee	4,500	4,492	(8)	22,324	22,458	134	54,121	28
Audit / Accounting Fees	(2,390)	280	2,670	10,250	12,920	2,670	14,880	13
Legal Fees	-	-	-	-	464	464	928	-
Taxes and Insurance	8,430	8,904	474	41,286	45,020	3,734	108,316	52
Total Expenses	\$ 88,191	\$ 83,030	\$ (5,161)	\$ 417,968	\$ 430,424	\$ 12,456	\$1,038,222	\$ 522
Net Operating Income	\$ 25,143	\$ 29,269	\$ (4,126)	\$ 145,422	\$ 131,040	\$ 14,382	\$ 314,799	\$ 182
Bond / Mortgage Interest	6,163	6,252	89	30,816	31,283	467	74,961	39
THA - Land, Equity, NSP, RHF, AHP Interest	8,028	8,026	(2)	39,102	39,098	(4)	96,714	49
City Home Funds - Interest	21	21	(0)	103	103	(0)	250	0
Bond - Facility, Issuer, Servicing Fee and Other	5,783	5,823	40	28,915	29,126	211	69,829	36
Total Non-Operating - Revenue and Expense:	\$ 19,995	\$ 20,122	\$ 127	\$ 98,937	\$ 99,610	\$ 673	\$ 241,754	\$ 124
Corp/Partnership Revenue & Expense	\$ 1,000	\$ 1,000	\$ -	\$ 11,993	\$ 5,000	\$ -		
Net Income after Non-Operating Expenses	\$ 4,148	\$ 8,147	\$ (4,253)	\$ 34,492	\$ 26,430	\$ 13,708	\$ 73,045	\$ 43

Tampa Housing Authority

The Trio at Encore

Statement of Operations for the One and Five Months Ended May 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rental Revenue	\$ 137,058	\$ 137,809	\$ (751)	\$ 684,786	\$ 689,045	\$ (4,259)	\$ 1,653,708	\$ 971
Rent Revenue-Foregone Rent & Excess Income	-	(3,172)	3,172	(11,495)	(19,395)	7,900	(25,236)	(16)
Vacancy	(4,793)	(7,357)	2,565	(25,976)	(36,608)	10,632	(88,925)	(37)
Rent Concessions	(13)	-	(13)	(1,610)	\$ -	(1,610)	-	(2)
Total Rental Revenue	\$ 132,253	\$ 127,280	\$ 4,973	\$ 645,705	\$ 633,042	\$ 12,663	\$ 1,539,547	\$ 916
Other Non-Rental Income	11,737	12,930	(1,193)	50,931	66,145	(15,214)	161,712	72
Total Revenue	\$ 143,990	\$ 140,210	\$ 3,780	\$ 696,635	\$ 699,187	\$ (2,552)	\$ 1,701,259	\$ 988
Expenses								
Salaries Expense	14,332	17,815	3,483	68,349	87,258	18,909	215,722	97
Administration	13,051	6,840	(6,211)	54,518	41,246	(13,272)	94,685	77
Utilities	22,028	25,595	3,567	98,940	115,913	16,973	320,963	140
Maintenance	13,244	14,037	793	67,145	74,065	6,920	177,552	95
Contract Services	8,273	3,680	(4,593)	34,010	32,666	(1,344)	93,731	48
Management Fee	5,573	5,608	35	28,166	27,967	(199)	68,049	40
Audit / Accounting Fees	(2,423)	247	2,670	10,084	12,755	2,671	14,484	14
Legal Fees	394	-	(394)	494	494	-	1,976	1
Taxes and Insurance	20,734	20,918	184	110,823	105,068	(5,755)	250,264	157
Total Expenses	\$ 95,205	\$ 94,740	\$ (465)	\$ 472,529	\$ 497,432	\$ 24,903	\$ 1,237,426	\$ 670
Net Operating Income	\$ 48,785	\$ 45,470	\$ 3,315	\$ 224,107	\$ 201,755	\$ 22,352	\$ 463,833	\$ 318
Bond / Mortgage Interest	13,822	14,008	186	69,111	70,040	929	168,096	98
THA - Land, Equity, NSP, RHF, AHP Interest	11,970	14,360	2,390	63,269	69,965	6,696	169,108	90
City Home Funds - Interest	1,534	1,699	165	7,670	8,275	605	20,003	11
Bond - Facility, Issuer, Servicing Fee and Other	10,694	9,388	(1,306)	49,275	46,940	(2,335)	112,656	70
Total Non-Operating - Revenue and Expense:	\$ 38,021	\$ 39,455	\$ 1,434	\$ 189,325	\$ 195,220	\$ 5,895	\$ 469,863	\$ 269
Corp/Partnership Revenue & Expense	1,000	1,000	-	3,000	5,000	2,000	12,000	11
Total Property Insurable Losses	97,774	-	97,774	97,774	-	97,774		
Net Income after Non-Operating Expenses	\$ 109,539	\$ 7,015	\$ 99,655	\$ 135,556	\$ 11,535	\$ 124,021	\$ 5,970	\$ 192

Tampa Housing Authority

The Reed at Encore

Statement of Operations for the One and Five Months Ended May 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rental Revenue	\$ 132,437	\$ 131,463	\$ 974	\$ 659,617	\$ 657,315	\$ 2,302	\$ 1,577,556	\$ 835
Rent Revenue-Foregone Rent & Excess Income	(487)	-	(487)	(2,484)	(283)	(2,201)	(283)	(3)
Vacancy	(2,224)	(3,944)	1,720	(9,242)	(19,711)	10,469	(47,319)	(12)
Rent Concessions	-	-	-	(126)	-	(126)	-	(0)
Total Rental Revenue	\$ 129,726	\$ 127,519	\$ 2,207	\$ 647,765	\$ 637,321	\$ 10,444	\$ 1,529,954	\$ 820
Other Non-Rental Income	1,043	840	203	7,272	5,192	2,080	12,934	9
Total Revenue	\$ 130,769	\$ 128,359	\$ 2,410	\$ 655,037	\$ 642,513	\$ 12,524	\$ 1,542,888	\$ 829
Expenses								
Salaries Expense	16,900	17,593	693	73,650	89,393	15,743	213,305	93
Administration	5,226	4,814	(412)	33,067	34,003	936	77,032	42
Utilities	19,953	22,304	2,351	93,428	97,532	4,104	273,169	118
Maintenance	10,400	11,456	1,056	57,366	61,375	4,009	146,987	73
Contract Services	2,180	3,456	1,276	26,458	26,786	328	74,943	33
Management Fee	5,303	5,134	(169)	26,195	25,701	(494)	61,716	33
Audit / Accounting Fees	(1,393)	277	1,670	10,233	12,905	2,672	14,844	13
Legal Fees	394	464	70	684	464	(220)	928	1
Taxes and Insurance	8,662	9,791	1,129	47,633	48,031	398	120,694	60
Total Expenses	\$ 67,624	\$ 75,289	\$ 7,665	\$ 368,714	\$ 396,190	\$ 27,476	\$ 983,618	\$ 467
Net Operating Income	\$ 63,145	\$ 53,070	\$ 10,075	\$ 286,323	\$ 246,323	\$ 40,000	\$ 559,270	\$ 362
Bond / Mortgage Interest	16,391	16,662	271	82,741	84,095	1,354	203,885	105
THA - Land, Equity, NSP, RHF, AHP Interest	13,200	38,555	25,355	64,296	187,800	123,504	454,950	81
Total Non-Operating - Revenue and Expense:	\$ 29,591	\$ 55,217	\$ 25,626	\$ 147,037	\$ 271,895	\$ 124,858	\$ 658,835	\$ 186
Corp/Partnership Revenue & Expense	1,000	1,000	-	9,850	5,000	4,850	-	-
Net Income after Non-Operating Expenses	\$ 32,554	\$ (3,147)	\$(15,551)	\$ 129,437	\$ (30,572)	\$ (89,708)	\$ (99,565)	\$ 164

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Five Months Ended May 31, 2018

	Current Month			Fiscal YTD			Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 171,940	174,265	\$ (2,325)	\$ 880,857	871,325	\$ 9,532	\$ 2,091,180	\$ 816
Vacancy Budget	(2,854)	(8,900)	6,046	(10,975)	(44,500)	33,525	(106,800)	(10)
Economic Rent	\$ 169,086	165,365	3,721	869,882	826,825	43,057	1,984,380	805
HUD Public Housing Subsidy	8,906	9,000	(94)	40,248	45,000	(4,752)	108,000	37
Concessions	(265)	(750)	485	(1,350)	(3,750)	2,400	(9,000)	(1)
Other Non-Rental Income	9,240	5,820	3,420	32,212	29,100	3,112	69,840	30
Bad Debt	1,032	(1,400)	2,432	(9,766)	(8,200)	(1,566)	(20,000)	(9)
Total Rental Revenue	\$ 187,999	\$ 178,035	\$ 9,964	\$ 931,226	\$ 888,975	\$ 42,251	\$2,133,220	\$ 862
Interest Income	454	-	454	2,062	-	2,062	-	2
Total Revenue	\$ 188,453	\$ 178,035	\$ 10,418	\$ 933,288	\$ 888,975	\$ 44,313	\$2,133,220	\$ 864
Expenses								
Salaries	13,721	15,800	2,079	62,245	79,000	16,755	189,600	58
Advertising & Promotion	945	705	(240)	9,641	9,987	346	16,822	9
Maintenance	33,742	33,886	144	135,749	144,575	8,826	354,057	126
Administrative	6,082	5,390	(692)	32,750	34,241	1,491	81,455	30
Turnover Expenses	8,420	8,850	430	33,528	48,360	14,832	108,865	31
Utilities	5,700	9,180	3,480	27,972	43,900	15,928	108,160	26
Professional Fees	5,096	4,000	(1,096)	26,099	20,000	(6,099)	48,000	24
Insurance and Taxes	11,550	15,582	4,032	57,750	77,910	20,160	186,984	53
Management Fee	8,764	8,070	(694)	43,263	40,350	(2,913)	96,840	40
Total Expenses	\$ 94,020	\$ 101,463	\$ 7,443	\$ 428,997	\$ 498,323	\$ 69,326	\$1,190,783	\$ 397
Net Operating Income	\$ 94,433	\$ 76,572	\$ 17,861	\$ 504,291	\$ 390,652	\$ 113,639	\$ 942,437	\$ 467
Debt Service - (Mortgage Principle)	18,134	18,719	585	90,670	93,595	2,925	224,628	84
Interest	52,803	51,899	(904)	264,548	259,495	(5,053)	622,788	245
Interest Accrual Dfd Devel. Fee and L	23,088	25,630	2,542	115,440	128,150	12,710	307,560	107
Replacement Reserves	3,790	3,790	-	18,950	18,950	-	45,480	18
Building Improvements	55,205	58,000	2,795	157,173	183,500	26,327	370,100	146
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (58,587)	\$ (81,466)	\$ 12,843	\$ (142,490)	\$ (293,038)	\$ 150,548	\$ (628,119)	\$ (132)

Tampa Housing Authority

Osborne Landing, LTD.

Statement of Operations for the One and Six Months Ended June 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
Tenant Revenue	\$ 21,576	\$ 20,015	\$ 1,561	\$ 121,995	\$ 120,091	\$ 1,904	\$ 240,181
Subsidies / Grant Income	9,203	10,000	(797)	59,302	60,000	(698)	120,000
Other Revenue	1,904	-	1,904	9,986	-	9,986	-
Total Revenue	\$ 32,683	\$ 30,015	\$ 2,668	\$ 191,282	\$ 180,091	\$ 11,192	\$ 360,181
Expenses							
Admin Salaries / Benefits	4,311	3,520	(791)	27,266	21,121	(6,145)	42,243
Administrative Expenses	1,881	2,907	1,026	21,739	17,440	(4,299)	34,880
Management Fees	1,333	1,333	-	8,004	8,000	(4)	16,000
Utilities	2,172	1,575	(597)	12,891	9,450	(3,441)	18,900
Maintenance Salary / Benefits	3,455	4,359	904	25,041	26,152	1,111	52,304
Maintenance Expenses	2,254	1,846	(409)	7,100	11,075	3,975	22,150
Contracted Maintenance Services	2,674	4,358	1,684	25,621	26,150	529	52,300
General Expenses	8,017	8,405	388	49,810	50,431	622	100,863
Total Expenses	\$ 26,098	\$ 28,303	\$ 2,205	\$ 177,472	\$ 169,820	\$ (7,652)	\$ 339,640
Net Operating Income	\$ 6,585	\$ 1,712	\$ 4,873	\$ 13,811	\$ 10,271	\$ 3,540	\$ 20,541
Replacement Reserve	1,254	1,254	-	7,525	7,525	-	15,050
Operating Income after Reserves	\$ 5,331	\$ 458	\$ 4,873	\$ 6,286	\$ 2,746	\$ 3,540	\$ 5,491

Tampa Housing Authority

Oaks at Riverview - Consolidated

Statement of Operations for the Five Months Ended May 31, 2018

	Consolidated			PUM
	Actual	Budget	Variance	
Revenues/Units	250	250		
Net Rent Income	\$ 448,666	\$ 489,404	\$ (40,738)	\$352
Bad Debt	-	-	-	-
HUD Public Housing Subsidy	162,486	203,465	(40,979)	127
Other Income	4,742	8,355	(3,613)	4
Total Revenues	\$ 615,894	\$ 701,224	\$ (85,330)	\$483
Expenses				
Payroll	125,109	125,697	588	98
Admin and Marketing	71,969	85,566	13,597	56
Maintenance	105,527	111,830	6,303	83
Utilities	86,052	82,016	(4,036)	67
Management Fee	46,250	46,250	-	36
Taxes and Insurance	81,719	88,596	6,877	64
Total Expenses	\$ 516,626	\$ 539,955	\$ 23,329	405
Net Operating Income	\$ 99,268	\$ 161,269	\$ (108,659)	\$78
Debt Service	77,896	78,405	509	61
Income After Debt Service	\$ 21,372	\$ 82,864	\$ (108,150)	\$17

Tampa Housing Authority

Oaks at Riverview

Statement of Operations for the Five Months Ended May 31, 2018

	ACC Units			Section 8 Units		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues/Units	205	205		45	45	
Net Rent Income	\$ 224,675	\$ 261,959	\$ (37,284)	\$ 223,991	\$ 227,445	\$ (3,454)
HUD Public Housing Subsidy	162,486	203,465	(40,979)	-	-	-
Other Income	3,678	6,220	(2,542)	1,064	2,135	(1,071)
Total Revenues	\$ 390,839	\$ 471,644	\$ (80,805)	\$ 225,055	\$ 229,580	\$ (4,525)
Expenses						
Payroll	101,891	103,220	1,329	23,218	22,477	(741)
Admin and Marketing	51,564	62,604	11,040	20,405	22,962	2,557
Maintenance	90,115	95,263	5,148	15,412	16,567	1,155
Utilities	69,958	65,590	(4,368)	16,094	16,426	332
Management Fee	37,925	37,925	-	8,325	8,325	-
Taxes and Insurance	66,481	72,094	5,613	15,238	16,502	1,264
Total Expenses	\$ 417,934	\$ 436,696	\$ 18,762	\$ 98,692	\$ 103,259	\$ 4,567
Net Operating Income	\$ (27,094)	\$ 34,948	\$ (62,042)	\$ 126,363	\$ 126,321	\$ 42
Debt Service	20,565	21,120	555	57,331	57,285	(46)
Replacement Reserves	(35,556)	-	35,556	4,867	-	(4,867)
Net Income after Debt Service	\$ (12,103)	\$ 13,828	\$ (61,487)	\$ 64,165	\$ 69,036	\$ (4)

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
June 2018

Department of Asset Management

Debbie Joyce, Director

Tampa Housing Authority RAD Project Based Properties

During the month of June a solicitation to replace the laundry equipment in the laundry care centers at James Shimberg Estates, Squire Villa, Charles Scruggs Manor and Seminole Park Apartments was issued. The vendor responses to the solicitation are due to THA on July 9, 2018 for consideration. In addition, the replacement of laundry equipment at the Arbors and Bay Ceia laundry is now under contract and the new equipment has been ordered.

Trisha Foster, Property Manager of the Arbors Estates LLC, attended the Yardi Conference in Washington, D. C. from May 30th – June 1, 2018. Ms. Foster shares the knowledge and insights gained from the conference with the management staff for the purpose of process improvement and efficiency.

Leonard Burke, Senior Asset Manager, attended the Urban Land Institute Statewide Summit in Ft. Myers, Florida on June 7 – 8, 2018.

The THA Asset Management staff participated in a 2 ½ hour group training session entitled *Responding to Customer Complaints* on June 22, 2018 as part of the 2018 THA training plan.

Shawonnia Wade, Property Manager, for the Northern properties, attended the Tampa Police Department roundtable to discuss the Crime Free Multi-Housing Program on June 20, 2018.

The THA Asset Management Staff and other THA staff attended an Active Shooter seminar on June 19, 2018 at J. L. Young Apartments. The seminar focused on the Department of Homeland Security's "Run. Hide. Fight." training response. Attendees were presented with strategies and tips for handling an active shooter incident.

Encore Properties

The Reed at Encore management staff welcomed Senator Darryl Rouson on a THA hosted tour of the property on Friday, June 1, 2018. Senator Rouson viewed a residential unit, the pool deck area, the amenities area as well as toured the entire site by bus during his visit.

The Tempo at Encore is tentatively scheduled to be opening at the end of August-beginning of September 2018.

Cedar Pointe Apartments

The construction turnover date for Cedar Pointe Phase II to the property management team is expected to occur at the beginning of August 2018. When completed, Cedar Pointe Phase II will consist of 24 one, two and three bedroom units.

A U. S. Department of HUD REAC Inspection is scheduled for Cedar Pointe Phase I on August 3, 2018.

Other Updates

A U. S. Department of HUD REAC Inspection is scheduled to occur for Belmont Heights Phase II on August 23-24, 2018.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Jun-18

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	98.42%	98.88%
Robles, LLC	93.43%	94.90%
Azzarelli, LLC	99.82%	97.17%
Azzarelli	100.00%	96.67%
Scruggs Manor	99.64%	97.67%
Seminole, LLC	99.46%	100.00%
Seminole Park	99.35%	100.00%
Moses White Estates	99.58%	100.00%
Shimberg, LLC	97.44%	98.56%
Shimberg Estates	99.11%	97.44%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	93.20%	98.25%
Arbors, LLC	96.71%	97.66%
Arbors at Padgett Estates	97.13%	98.32%
Azeele	89.71%	90.00%
Bay Ceia Apartments	98.58%	100.00%
Soho Place Apartments	100.00%	100.00%
St. Louis/St. Conrad	98.14%	100.00%
Overall Average	97.55%	97.63%

June-18

Tenant Accounts Receivable

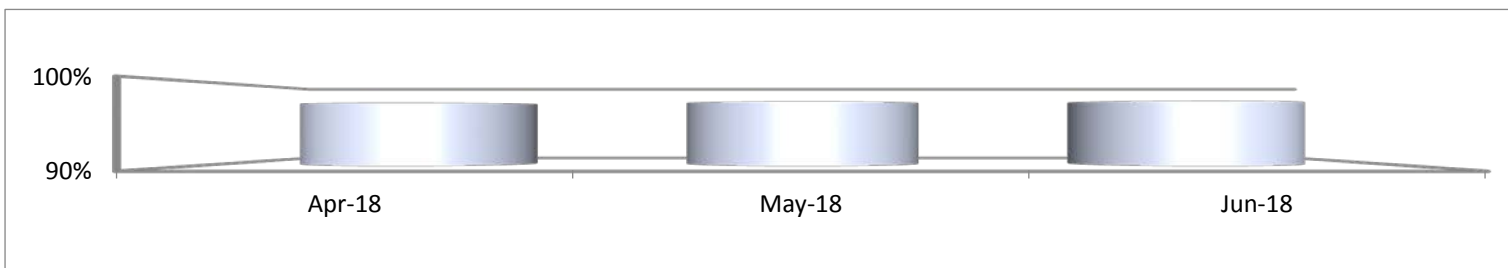
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$311,544.00	\$13,578.00	\$7,353.00	\$0.00	\$1,286.00	\$4,939.00	98.42%
Robles Park, LLC	\$151,900.00	\$89,084.00	\$54,199.00	\$0.00	\$24,907.00	\$9,978.00	93.43%
Azzarelli, LLC	\$88,873.00	\$229.00	\$0.00	\$0.00	\$0.00	\$229.00	99.82%
Azzarelli	\$25,020.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$63,853.00	\$229.00	\$0.00	\$0.00	\$0.00	\$229.00	99.64%
Seminole Park, LLC	\$124,906.00	\$2,150.00	\$0.00	\$0.00	\$1,457.00	\$693.00	99.46%
Seminole Park	\$73,084.00	\$842.00	\$0.00	\$0.00	\$367.00	\$475.00	99.35%
Moses White Estates	\$51,822.00	\$1,308.00	\$0.00	\$0.00	\$1,090.00	\$218.00	99.58%
Shimberg, LLC	\$124,004.00	\$4,110.00	\$0.00	\$0.00	\$0.00	\$4,110.00	97.44%
Shimberg Estates	\$55,692.00	\$498.00	\$0.00	\$0.00	\$0.00	\$498.00	99.11%
Squire Villa	\$15,162.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$53,150.00	\$3,612.00	\$0.00	\$0.00	\$0.00	\$3,612.00	93.20%
Arbors, LLC	\$136,902.00	\$8,952.00	\$2,080.00	\$0.00	\$3,081.00	\$3,791.00	96.71%
Arbors at Padgett	\$80,238.00	\$5,538.00	\$155.00	\$0.00	\$3,081.00	\$2,302.00	97.13%
Azeele	\$8,559.00	\$2,806.00	\$1,925.00	\$0.00	\$0.00	\$881.00	89.71%
Bay Ceia Apartments	\$30,797.00	\$436.00	\$0.00	\$0.00	\$0.00	\$436.00	98.58%
Soho Place	\$8,064.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
St. Louis/St. Conrad	\$9,244.00	\$172.00	\$0.00	\$0.00	\$0.00	\$172.00	98.14%
Totals	\$938,129.00	\$118,103.00	\$63,632.00	\$0.00	\$30,731.00	\$23,740.00	97.55%

**Reporting Month: June 2018
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	2	447	442	5	5	98.88%
Robles, LLC	433	1	1	0	431	409	22	18	94.90%
Azzarelli, LLC	116	0	0	0	116	113	3	3	97.17%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	84	2	2	97.67%
Seminole Park, LLC	169	0	0	0	169	169	0	0	100.00%
Seminole Park	100	0	0	0	100	100	0	0	100.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	162	3	3	98.56%
Shimberg Estates	78	0	0	0	78	76	2	2	97.44%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	188	3	2	97.66%
Arbors at Padgett	119	0	0	0	119	117	2	1	98.32%
Azeele	10	0	0	0	10	9	1	1	90.00%
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	1,524	2	1	2	1,519	1,483	36	31	97.63%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

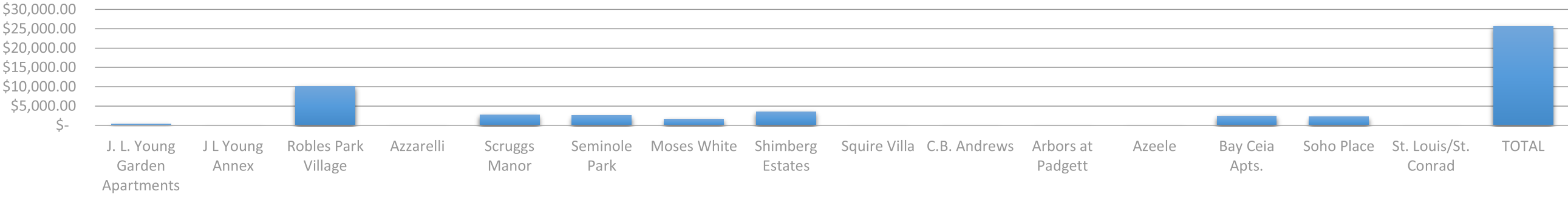
97.63%



Agency Wide	Apr-18	May-18	Jun-18
Total Units	3,043	3,043	3,043
Service/Non-Dwelling	2	2	2
Fire Casualty	1	1	1
Conversion units	0	0	0
Demolition units	821	821	821
Modernization	2	2	2
Available	1,519	1,519	1,519
Occupied	1,480	1,482	1,483
Vacant	39	37	36
% Occupancy Rate	97.43%	97.56%	97.63%

FY 2019 WRITE OFF SUMMARY REPORT

Property Name	Monthly Write Off Summary FY 19												
	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Total
J. L. Young, Inc.	\$ 3,848.00	\$ 3,937.00	\$ 7,353.00										\$ 15,138.00
Robles Park Village, LLC	\$ 77,817.00	\$ 30,820.00	\$ 54,199.00										\$ 162,836.00
Scruggs Manor, LLC	\$ 7,075.00	\$ 446.00	\$ -										\$ 7,521.00
Azzarelli	\$ 4,181.00	\$ -	\$ -										\$ 4,181.00
Scruggs Manor	\$ 2,894.00	\$ 446.00	\$ -										\$ 3,340.00
Seminole Park, LLC	\$ 99.00	\$ -	\$ -										\$ 99.00
Seminole Park	\$ -	\$ -	\$ -										\$ -
Moses White	\$ 99.00	\$ -	\$ -										\$ 99.00
Shimberg Estates, LLC	\$ 2,779.00	\$ 2,438.00	\$ -										\$ 5,217.00
Shimberg Estates	\$ 314.00	\$ 2,438.00	\$ -										\$ 2,752.00
Squire Villa	\$ -	\$ -	\$ -										\$ -
C.B. Andrews	\$ 2,465.00	\$ -	\$ -										\$ 2,465.00
Arbors at Padgett, LLC	\$ 1,665.00	\$ 603.00	\$ 2,080.00										\$ 4,348.00
Arbors at Padgett	\$ 1,665.00	\$ 603.00	\$ 155.00										\$ 2,423.00
Azeele	\$ -	\$ -	\$ 1,925.00										\$ 1,925.00
Bay Ceia Apts.	\$ -	\$ -	\$ -										\$ -
Soho Place	\$ -	\$ -	\$ -										\$ -
St. Louis/St. Conrad	\$ -	\$ -	\$ -										\$ -
TOTAL	\$ 93,283.00	\$ 38,244.00	\$ 63,632.00										\$ 195,159.00



Resident Retention

Property Name	Monthly Recertifications	Completed Recertifications
J L Young, Inc.	33	33
Robles Park Village, LLC	8	8
Azzarelli, LLC	12	12
Azzarelli	0	0
Scruggs Manor	12	12
Seminole Park, LLC	2	2
Seminole Park	1	1
Moses White	1	1
Shimberg Estates, LLC	4	4
Shimberg Estates	4	4
Squire Villa	0	0
C.B. Andrews	0	0
Arbors at Padgett, LLC	7	7
Arbors at Padgett	4	4
Azeele	0	0
Bay Ceia Apts.	1	1
Soho Place	1	1
St. Louis/St. Conrad	1	1
TOTAL	66	66

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
June 2018

Department of Assisted Housing
Margaret Jones, Director

The Section 8 Management Assessment has been submitted to HUD for scoring for FY 2017/2018.

Two Notices of Funding Availability (NOFAS) are out for Mainstream Vouchers and Family Unification Vouchers. Mainstream vouchers will be for non-elderly disabled and the FUP vouchers will be for those individuals/families that would lose their children without a housing option. THA will be applying for 100 mainstream vouchers and have partnered with many agencies throughout the community that will assist in case management. The NED grant has been submitted and the FUP grant has to be submitted prior to July 26th, 2018.

THA has received a NAHRO award of Merit for the Landlord Guidebook and an award of Excellence for the Mass Housing Choice Voucher Briefing. Staff members will be in California in July to receive the awards.

The agency will be moving forward with Yard's Rent Café. This Yardi module will allow the agency to conduct business through tenant and landlord portals. The most exciting feature will be the ability to conduct re-certifications online.

Currently absorbing families from different agencies to minimize billing issues as well as increase leasing. This will have to be monitored closely as the available vouchers have to be split between FUP, NED, and all project based clients interested in a voucher.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	459
Workshops	1
Escrows	258
Graduates	2
Homeownership	2
Escrow	56%
Graduates	Shanell Funches \$8,676 Antoinette Daniels \$19,346

SPECIAL GRANT PROGRAMS

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

Permanent Supportive Housing grants were successfully submitted 10/2017 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families.

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 405 vouchers.

HUD-VASH

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

NED

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

PORTABILITY

The agency currently administers **422** 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

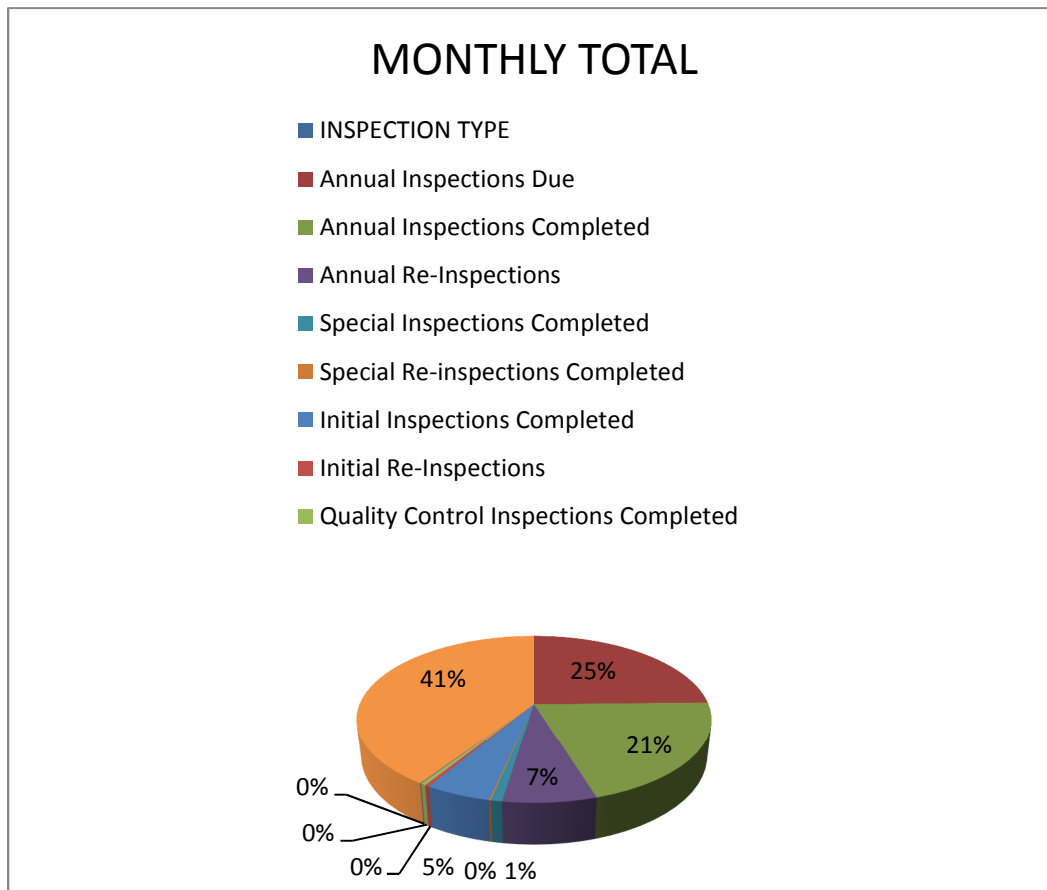
The current attrition rate is 43 families a month and the average HAP is \$671

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
HCV/VASH PROGRAM	8,330	8,132	98% Monthly	
RAD	1,601	1,512	94% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
HCV/VASH/RAD PROGRAM	\$6,625,674	\$ 6,419,916.39	98%	100%

<u>MONTHLY SEMAP RESULTS FY2019</u>	Points	April	May
		Indicator 1: Selection from the Waiting List	15
Indicator 2: Rent Reasonableness	20	20	20
Indicator 3: Determination of Adjusted Income	20	20	15
Indicator 4: Utility Allowance Schedule	5	5	5
Indicator 5: HQS Quality Control Inspections	5	5	5
Indicator 6: HQS Enforcement	10	10	10
Indicator 7: Expanding Housing Opportunities	5	5	5
BONUS Indicator: De-concentration	0	0	0
Indicator 8: Payment Standards	5	5	5
Indicator 9: Annual Reexaminations	10	10	10
Indicator 10: Correct Tenant Rent Calculations	5	5	5
Indicator 11: Pre-Contract HQS Inspections	5	5	5
Indicator 12: Annual HQS Inspections	10	5	5
Indicator 13: Lease-Up	20	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10	10
TOTALS	145	140	135
		96.6%	93.1%

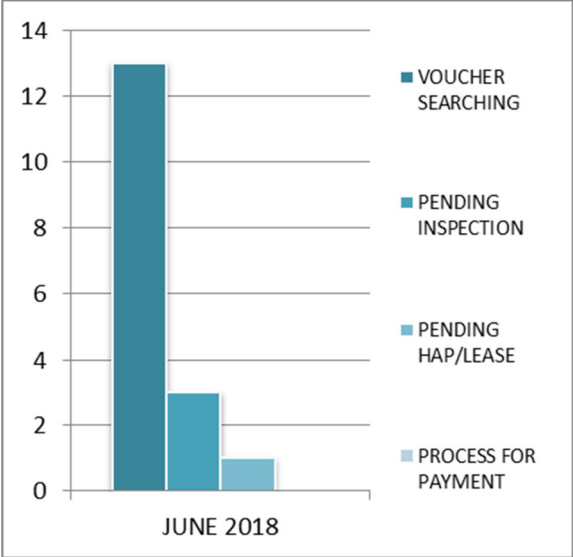
	MONTHLY TOTAL
INSPECTION TYPE	
Annual Inspections Due	919
Annual Inspections Completed	884
Annual Re-Inspections	223
Special Inspections Completed	28
Special Re-inspections Completed	9
Initial Inspections Completed	192
Initial Re-Inspections	11
Quality Control Inspections Completed	25
Quality Control Re- inspections Completed	3
Homeownership Inspection Completed	1
Total Inspections Completed	1554

June 2018

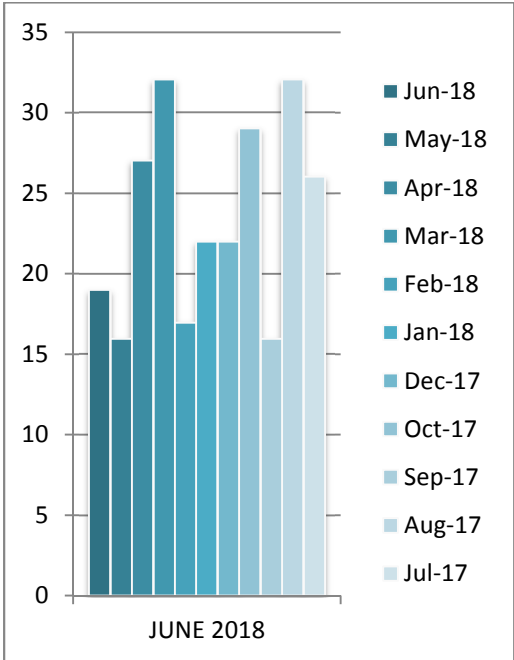


WAITING LIST REPORT JUNE 2018

VOUCHER SEARCHING	13
PENDING INSPECTION	3
PENDING HAP/LEASE	1
PROCESS FOR PAYMENT	0
To issue in 7/2018	2

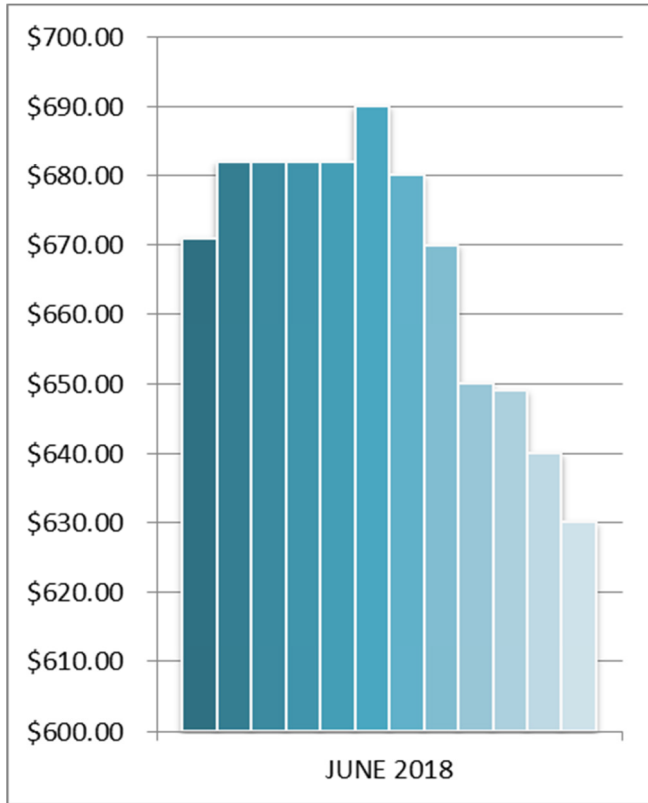


NEW PARTICIPATING OWNERS



JUNE 2018	19
MAY 2018	16
APRIL 2018	27
MARCH 2018	32
FEBRUARY 2018	17
JANUARY 2018	22
DECEMBER 2017	22
OCTOBER 2017	29
SEPTEMBER 2017	16
AUGUST 2017	32
JULY 2017	26

HOUSING ASSISTANCE PAYMENTS JUNE 2018

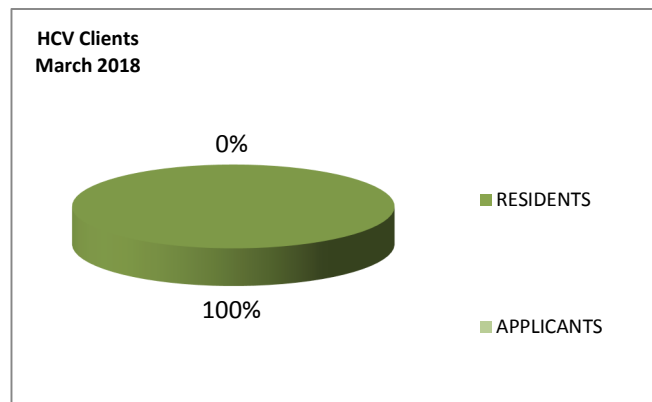
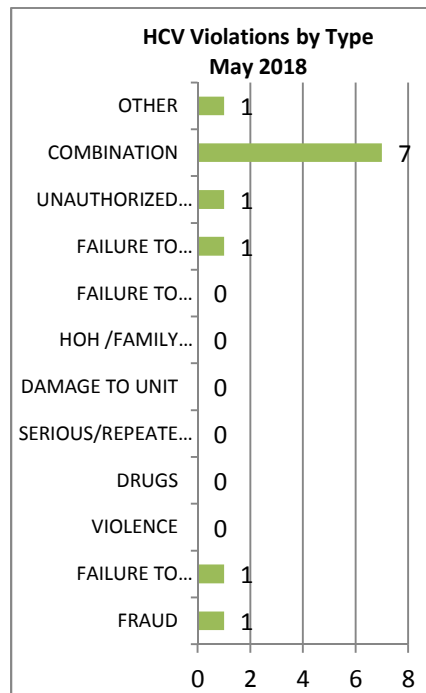
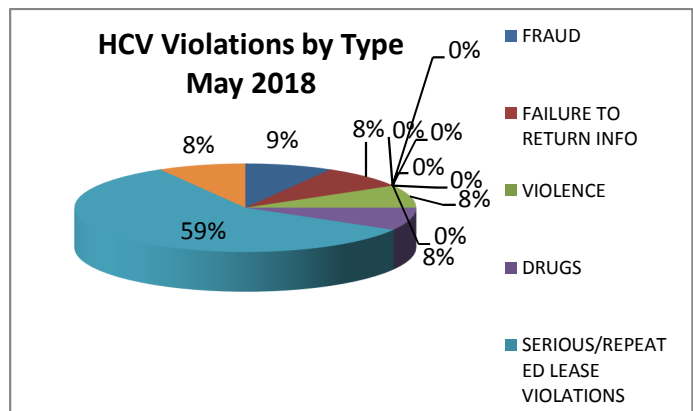
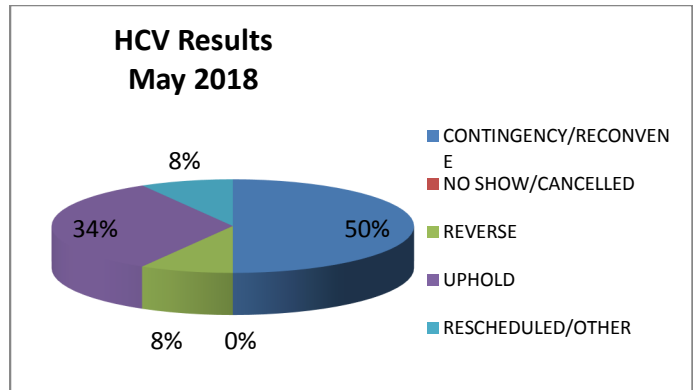


JUNE 2018	\$671.00
MAY 2018	\$682.00
APRIL 2018	\$682.00
MARCH 2018	\$682.00
FEBRUARY 2018	\$682.00
JANUARY 2018	\$690.00
DECEMBER 2017	\$680.00
NOVEMBER 2017	\$670.00
OCTOBER 2017	\$650.00
SEPTEMBER 2017	\$649.00
AUGUST 2017	\$640.00
JULY 2017	\$630.00

HCV HEARINGS	
CONTINGENCY/RECONVENE	6
NO SHOW/CANCELLED	0
REVERSE	1
UPHOLD	4
RESCHEDULED/OTHER	1
TOTAL	12

FRAUD	1
FAILURE TO RETURN INFO	1
VIOLENCE	0
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	0
DAMAGE TO UNIT	0
HOH /FAMILY MEMBER AWAY FROM UNIT	0
FAILURE TO MAINTAIN HQS	0
FAILURE TO MAINTAIN UTILITIES	1
UNAUTHORIZED PERSON/MOVE	1
COMBINATION	7
OTHER	1
TOTAL	12

RESIDENTS	12
APPLICANTS	0
TOTAL	12



HOUSING AUTHORITY OF THE CITY OF TAMPA

BOARD SUMMARY REPORT

June 2018

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

The Director of Human Resources, Kenneth Christie and I will be reviewing and updating our property based hurricane and disaster plans with the Risk Management Committee to ensure they meet the safety requirements and needs of our communities and personnel. This will include looking at and revising our central office emergency evacuations plan and modifying it to address not only fire alarms, but also to address other emergency situations such as an active shooter. Once done, all the plans will be put into an operational manual for everyone's use.

The Tampa Housing Authority is receiving a 2018 NAHRO Award of Excellence for our Calls for Service Safety Program in the category of Program Innovation. The Program Innovations category consist of Self-Sufficiency Programs—including employment, job readiness, homeownership counseling, etc. Youth Programs—including education, summer programs, recreation, etc. Elderly or Special Needs Housing—Social Services Programs—including health, social programs, security issues, etc. for the elderly, homeless, mentally or physically disabled, etc. other—those programs that cross categories above or are general services in support of all residents/clients.

The NAHRO Agency Awards Program was created to give national recognition to the achievement and innovation of NAHRO agency/organizational members throughout the country; to provide additional opportunities to inform the public of the best in housing and community development; and to create a resource bank of information on significant, innovative activities performed by housing and redevelopment agencies and community development departments. Since 1989, NAHRO has honored more than 6,000 programs.

THA CALLS FOR SERVICE SAFETY PROGRAM PROCESS

1. The Public Safety Department (PSD) obtains prior months of Calls for Service reports from the Tampa Police Department (TPD) for our properties on a monthly basis. The Calls for Service report includes both emergency and non-emergency calls. The Calls for Service Reports capture the date and time of each call, what the call was for, the location, and what type of crime, or crimes were involved if any.
2. The PSD reviews the Calls for Service Reports for accuracy to ensure the incident took place in or around or property. We also determine patterns of criminal behavior, or other safety concerns taking place on the property, or in and around a specific unit. We remove all non-revel lent calls such as found property, or non-incident calls for service. Once the PSD has edited the lists they are then sent to property management (PM).
3. PM and PSD then conduct a follow up with the resident(s) involved in an attempt to minimize the negative impact the criminal activity is having on the community. This includes conducting an assessment and following up by referring the resident or the family member to our Program and Property Services for case management, or we refer the family to an outside agency for support. It also may include serving the family a legal notice and seeking an eviction if the case warrants it.
4. TPD is then provided a monthly follow up report of our actions. TPD uses our information along with their own internal system to determine where best to put their resources in the community in an attempt to make our communities safer.

The Calls for Service Safety Program allows us the ability to identify safety issues that affect our families prior to the situation escalating into a criminal situation which can have a devastating long term effect on our families and communities. The program has allowed us to identify ongoing domestic violence situations, VOWA issues, and other issues of concern that normally may have gone unreported and if left unattended could result in someone getting hurt, injured, or killed. The Calls for Service Safety Program has helped us reduce crime in our communities by as much as 32% and in return has made our communities safer for our families to enjoy.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

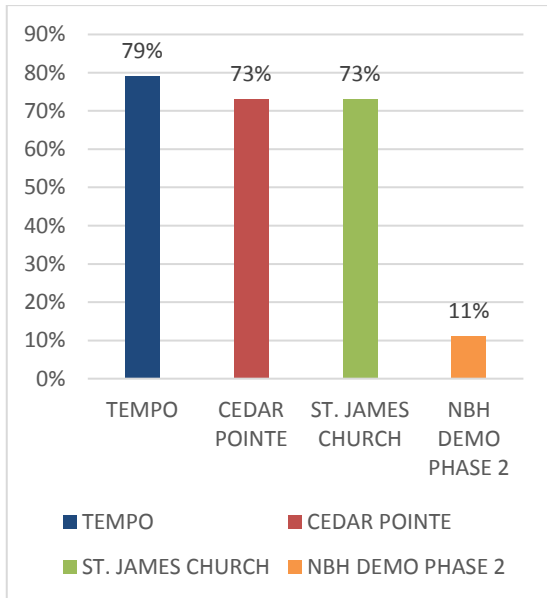
The Tampa Police Department ROC officers working all of our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing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

AG & TOW PROGRAM							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
The Andrews	Mazda	2007	Grey	HNM-X02	Expired Tag	6/12/2018	6/12/2018
The Andrews	Ford	1996	White	No tag	MGR. Request/No tag	6/12/2018	6/12/2018
Osborne Landing	Mercury	2000	White	No tag	MGR. Request/No tag	6/11/2018	Removed by owner
Osborne Landing	Toyota	2008	Gold	497-KUP	Flat tire	6/11/2018	Removed by owner
Oaks Of Riverview	Mercury	1999	White	No tag	MGR. Request/No tag	6/13/2018	6/15/2018
Oaks Of Riverview	Buick		Silver	No Tag	MGR. Request/No tag	6/13/2018	
Oaks Of Riverview	Honda	1992	Beige	177-LKI	MGR. Request/Flat Tire	6/13/2018	6/13/2018
Oaks Of Riverview	Infinity		Black	No tag	MGR Request/No tag Flat tire	6/13/2018	
Oaks Of Riverview	Chevy		Silver	No tag	MGR. Request/No tag	6/13/2018	
Azeele	Hyundai	2005	Black	CBT-K13	Unauthorized vehicle parked on a private property	6/14/2018	6/14/2018
Bay Ceia	Maxima	2004	Gray	JII-T22	Unauthorized vehicle parked on a private property	6/15/2018	6/15/2018
Arbor At Trask	Saturn	2008	Orange	GTV-L55	Unauthorized vehicle parked on a private property	6/11/2018	6/15/2018
Azeele	Camry		White	GKP-R88	Expired Tag	6/19/2018	
Azeele	Ford		Green	330-WPG	Expired tag	6/19/2018	
Seminole Park	Maxima	2004	Orange	JMX-J56	Flat Tire	6/21/2018	Removed by owner
Seminole Park	Mitsubishi	1998	White	970-3QB	Parked on the handicap	6/21/2018	Removed by owner
Seminole Park	Infinity	2010	Black	479-3VQ	Expired Tag	6/21/2018	Removed by owner
Seminole Park	Honda	1994	Gray	145-5TQ	Inoperable vehicle	6/21/2018	Removed by owner
Seminole Park	Nissan		Gray	838-2PV	Expired Tag	6/21/2018	
Seminole Park	Chevy	2016	Silver	471-1VG	No permit	6/21/2018	Received permit
JL Young	Ford		Brown	300-9PV	Inoperable vehicle	6/21/2018	Violation corrected
Robles Park	Ford		Black	EWf-K91	Flat tire	6/21/2018	Removed by owner
Robles Park	Chrysler mini van	2000	Silver		Inoperable vehicle/Flat tire	6/21/2018	Tired was fixed
Robles Park	Chevy		Black	No tag	No tag inoperable vehicle	6/21/2018	
Robles park	Buick	2003	White	No Tag	No tag inoperable vehicle	6/21/2018	6/27/2018
Robles Park	Ford Focus	2000	Silver	ZEAF	Expired tag	6/21/2018	6/27/2018
Robles Park	Dodge		Silver	No tag	No tag	6/21/2018	Removed by owner
Robles Park	Hyundai	2004	White	HTV-021	Expired tag	6/21/2018	6/27/2018
Robles Park	Kia	2004	Black	HTI-N47	Expired tag	6/21/2018	Removed by owner
Robles Park	Lincoln	2007	White	926-4qr	Inoperable Vehicle	6/21/2018	6/27/2018

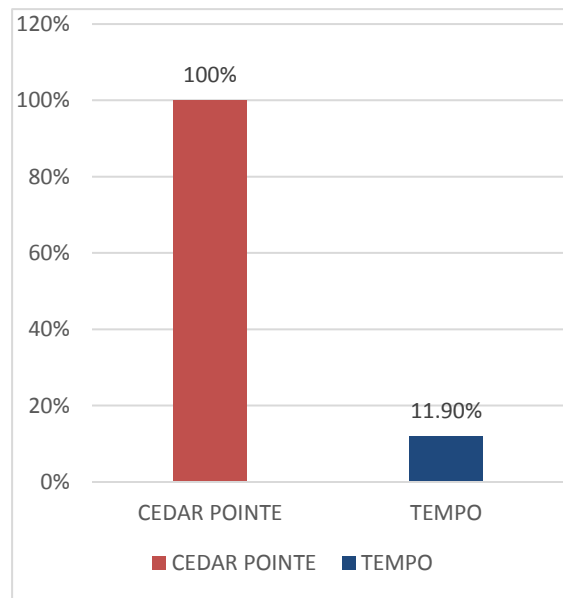
**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD SUMMARY REPORT
June 2018**

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

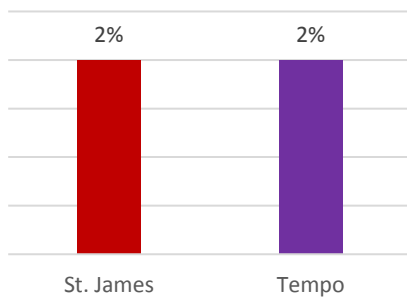
Major Active Projects in Progress



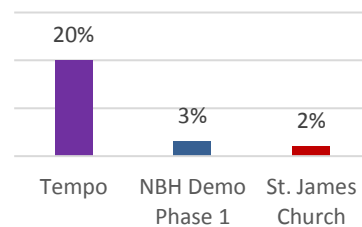
MBE Contracts



Section 3 Business Contracts



Section 3 Individual New Hires



CNI / ENCORE DEVELOPMENTS:



Tempo at Encore LP –

Is approximately 79% complete. The Contractor has chilled water in the corridors for all 7 floors. Preparation for two complete unit mockups and installation of electrical meters for the units have begun.



St. James Church Historic Preservation

Is 73% complete. The roof is now closed and the interior bracing continues along with the Brick Masonry repairs.

RETAIL SPACE AT ENCORE:

- **REED - Medical Center / BayCare – Urgent Care Center -**
Questions answered regarding their Lease. Information is with BayCare’s Attorneys. Waiting for Lease Approval. BayCare has submitted their Cost Analysis for their requirements for necessary FF&E along with one of their typical floor plan requirements for their standard operations.

URBAN FARM -

The final plans are in production and the Engineer is preparing for permit submittal no later than the end of July.

JOB TRAINING FACILITY –

The property was deeded to the Housing Authority as of May 31st, 2018. The Architect and his team were notified to begin pre-development work.

SOLAR TECHNOLOGY PARK -

Artist selected: Buster Simpson. Refining final design of Solar Art Pieces for the site.

34th STREET REDEVELOPMENT:

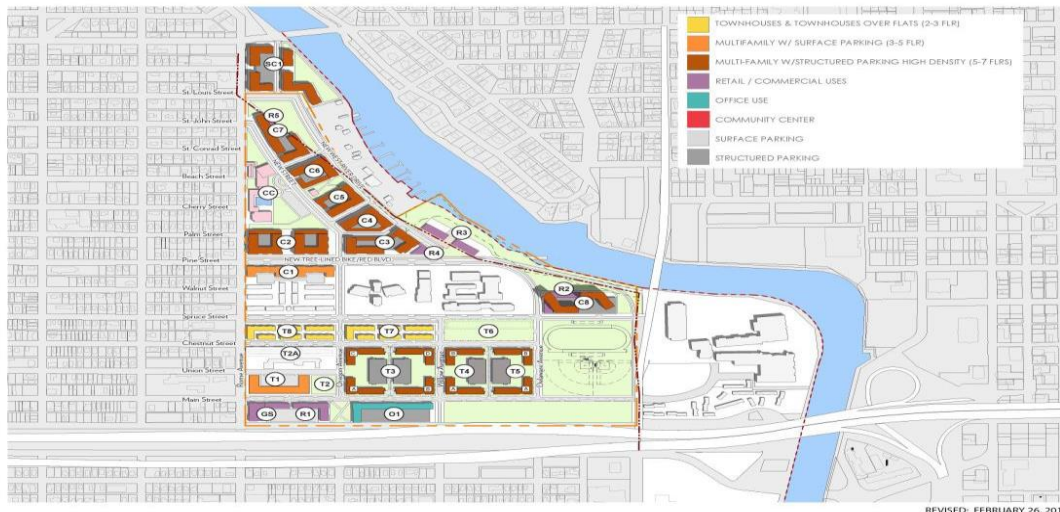
In January of this year, new building standards went into effect. Updated plans were submitted to the City for review and approval. On July 6, 2018, CDC received confirmation of the approved building plans on file. CDC have the updated approved plans on file. CDC will submit an address specific site plan, along with approved building plans for review (site plan only) and approval. The new General Contractor is working on this submittal. CDC expects construction should begin in about 30 days on the next 3 or 4 homes, followed by the remaining balance.

WEST RIVER REDEVELOPMENT:

Mary Bethune High Rise Comprehensive Modernization -
In 50% design review.

The Renaissance at West River -

A Pre-construction meeting is scheduled for July 19, 2018.



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

Parcel T3A - Funded (9% Tax Credit Award)

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

Parcel T3B - In funding pursuit

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

Parcel T3C - In funding pursuit

Parcel T3D - In funding pursuit

- North Blvd Demolition Phase 1 is 100% complete and in close-out phase.
- North Blvd Demolition Phase 2, Contract was awarded to General Contractor Howard Jimmie. This project is in demolition prep phase.



NBH Demo Phase 2 underway.

MODERNIZATION & CONSTRUCTION PROJECTS:



Cedar Pointe Apartments Phase 2 –

Construction of two buildings with 24 units. The project is 76% complete. The general contractor is being liquidated. August is now the anticipated date of completion.

Palm Terrace HVAC Upgrades -

The project is in Close-Out phase, awaiting approval on Test and Balance results.

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

June 2018

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance visits each property to ensure energy conservation measure are operating properly, inspect the unit and perform minor repairs and schedule other required repairs through the work order process. Preventive maintenance team is currently working at the South properties; Bay Ceia. The Tampa Housing Authority (THA) continues to work with the Better Buildings, a joint partnership with HUD and DOE to reduce utility consumption in our buildings; this also positions THA to receive additional grant opportunities.

Encore Chiller Plant

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

Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase in utility consumption or residents ask for more information on energy costs, additional meetings are scheduled to address these issues. The Sustainability Ambassadors Grant Program also provides training and education to our residents; see *Sustainability Ambassadors Grant Program* in section 06PPS.

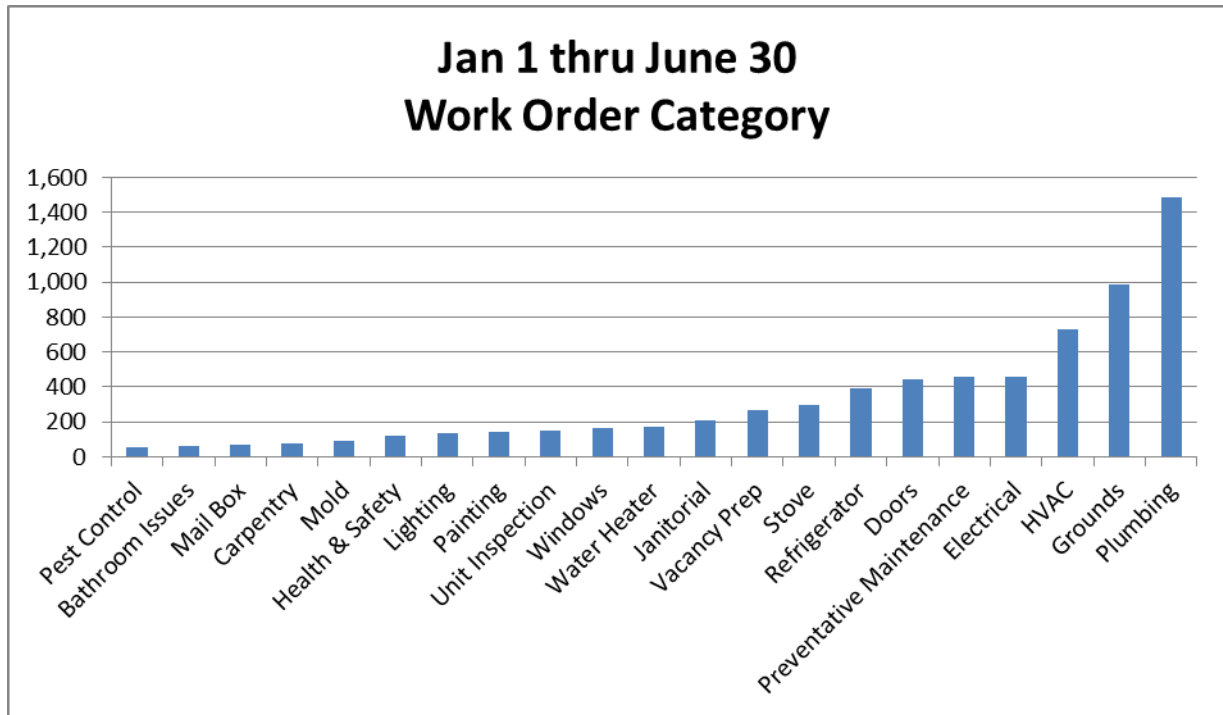
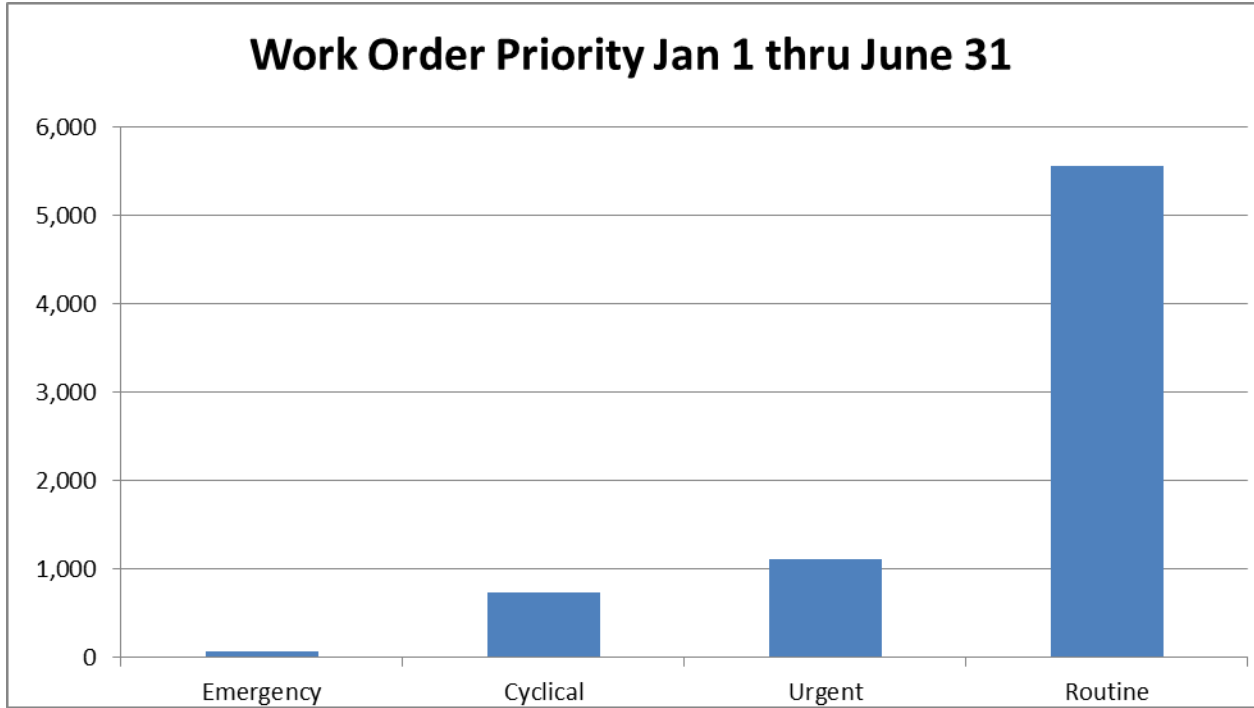
Special Project Activities:

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

Facilities:

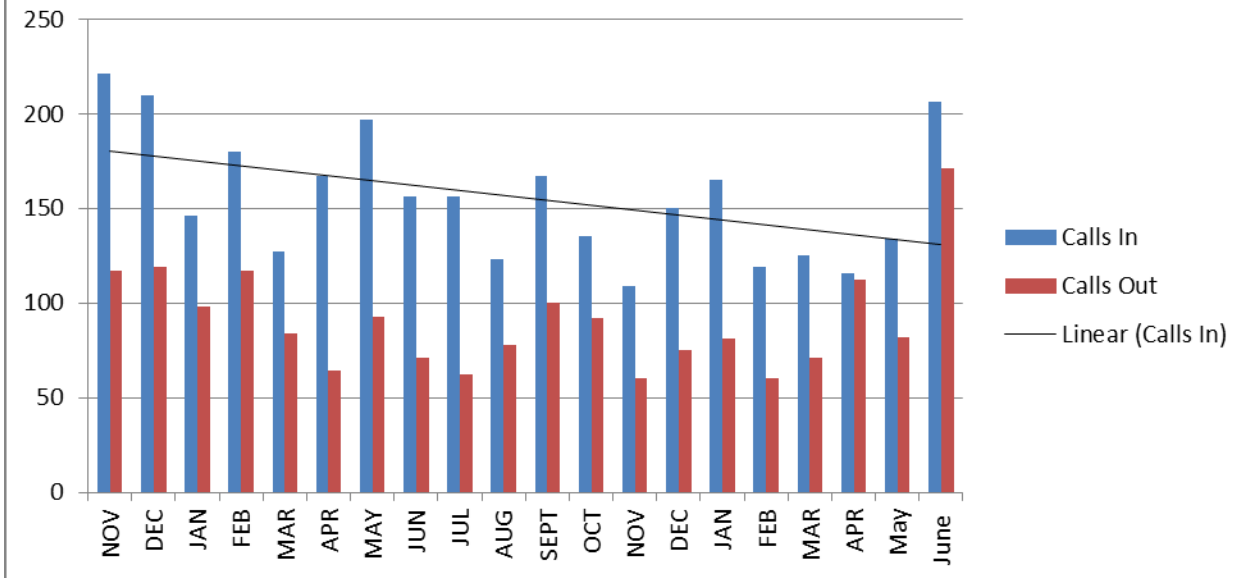
Our Focus is on improving data collection from work orders to measure and control costs and inventory. The Work Order after hour calls and responses is showing a favorable trend downward.

Facilities Board Report June 2018



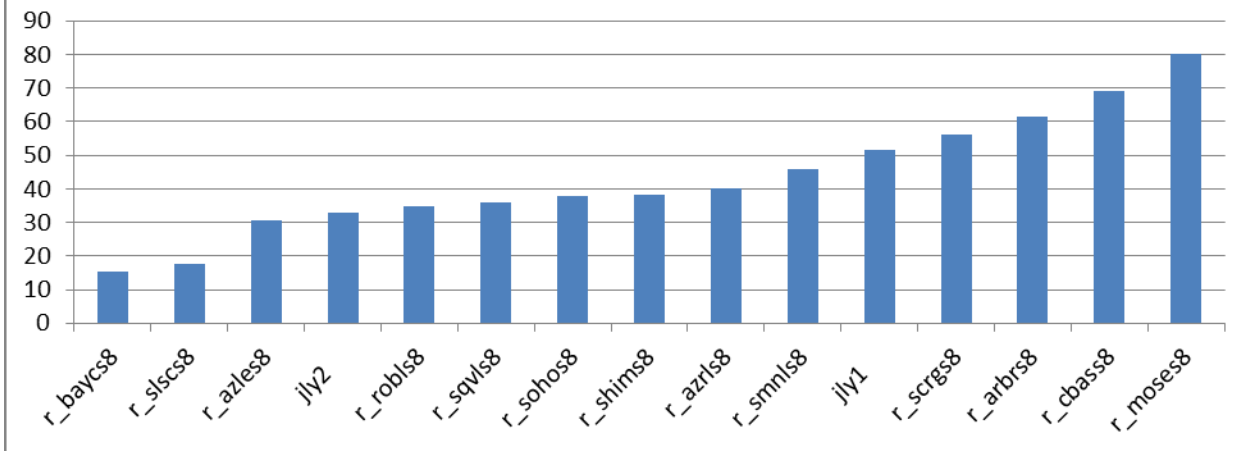
Facilities Board Report June 2018

Work Order After Hour Calls November 2017 thru June 2018



High Number of A/C Calls (often same residents calling repeatedly)

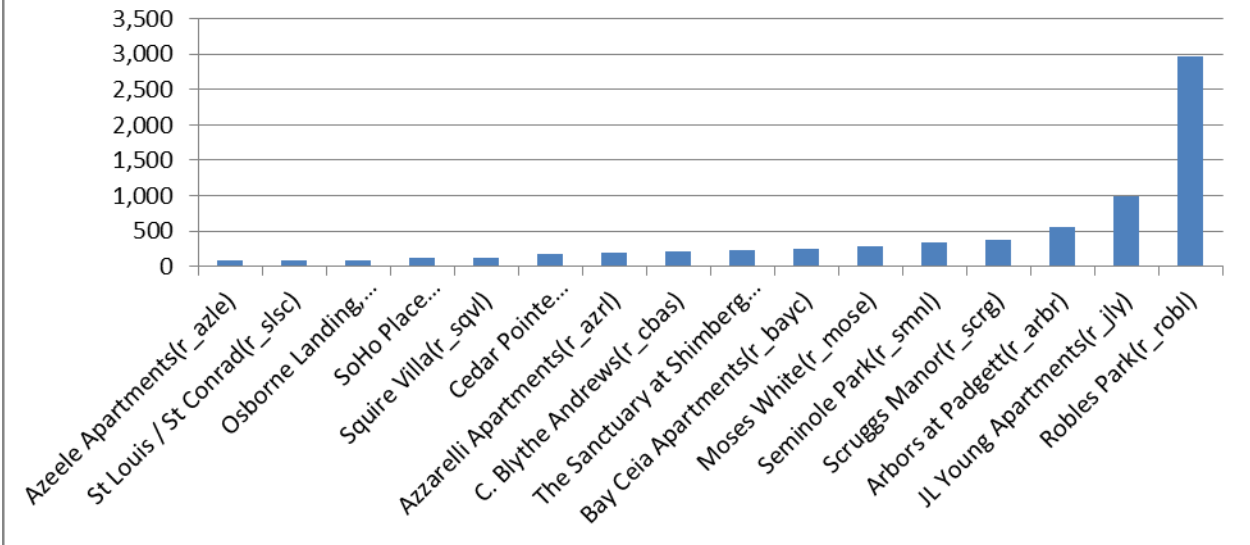
Water Consumption Gallons per Person per Day June 2018



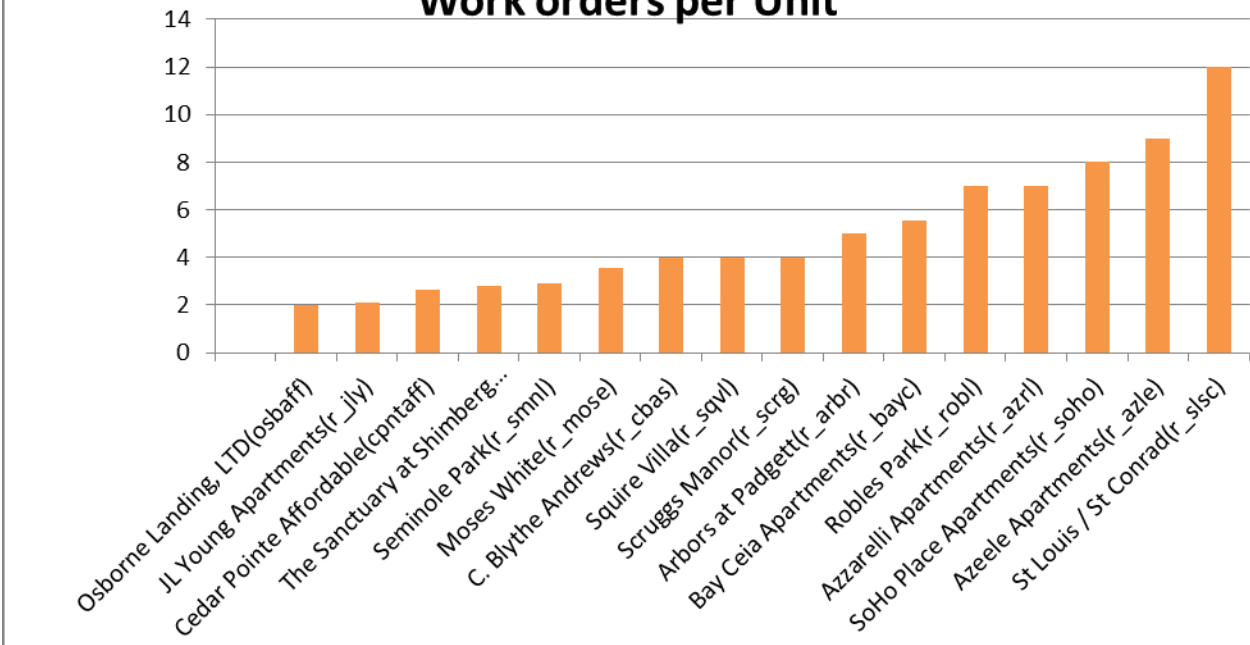
THA average number of Gallons per Person per Day (GPD) for June is 43

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

Work Orders Per Property Jan 1 thru June 30, 2018



Jan 1 thru June 30, 2018 Work orders per Unit



Facilities Board Report June 2018

Contract Register June 2018

Contract Listing

Solicitation #	Description	Start Date	End Date	Vendor	Original Amount
trio @ encore	The Trio at Encore	7/18/2012	3/10/2014	The Trio at Encore, LP	\$5,336,374.00
tempo @ encore	The Tempo at Encore	7/9/2018		The Tempo at Encore, LP	\$18,527,530.00
fair housing asses.	Fair Hsg Asmt 17/21	8/22/2016	4/1/2020	City Of Tampa-Land Development Coordinat	\$21,150.00
choice-partnership	Choice Partnership Agreement	12/18/2014	9/30/2018	City of Tampa Revenue & Finance	\$1,000,000.00
fy16-ifb-29_red	FY16-IFB-29/RED	5/22/2017	2/21/2017	Howard Jimmie LLC	\$1,337,204.00
choice-partnership	Choice Partnership Agreement	5/13/2014	9/30/2018	St. Peter Claver Catholic Church	\$100,000.00
fy12-ifb-02bcni	FY12-IFB-02B Task 1/CNI	12/13/2013	1/31/2019	Cooper Johnson Smith Architects & Town P	\$89,932.00
fy14-moa-09	FY14-MOA-09/CNI	5/13/2014	9/30/2018	Florida Education Fund, Inc.	\$375,000.00
fy14-rfp-04	FY14-RFP-04/VADM	10/31/2017	10/30/2018	CGI Federal Inc.	\$475,000.00
fy14-rfp-05d	FY14-RFP-05D	5/1/2015	8/10/2018	Cooper Johnson Smith Architects & Town P	\$83,865.00
fy14-rfp-10	FY14-RFP-10/RED	7/24/2015	5/31/2018	Lambert Advisory, LLC	\$173,277.29
fy16-ifb-19	FY16-IFB-19/RED	12/8/2016	2/7/2016	Brennick Brothers, Inc.	\$53,159.67
fy16-moa-04	FY16-MOA-04/CNI	10/1/2016	9/30/2018	Success 4 Kids & Families	\$259,177.00
fy16-rfp-01	FY16-RFP-01/ACCT	4/27/2016	4/26/2018	Berman Hopkins Wright & Laham, LLP	\$175,415.00
fy16-rfp-02	FY16-RFP-02/MEDI	8/1/2016	7/31/2018	Vistra Communications, LLC	\$120,000.00
fy16-rfp-04	FY16-RFP-04/RED	6/1/2017	11/15/2017	Solar Source	\$200,000.00
fy16-rfq-04	FY16-RFQ-04/RED	8/12/2016	9/19/2018	The Hayes Construction Co	\$1,150,000.00
fy16-rfq-08	FY16-RFQ-08/ACCT	3/24/2017	3/23/2019	Fallon Advisory LLC	\$100,000.00
fy17-ifb-01	FY17-IFB-01/RED	7/3/2017	7/2/2018	Pro-Fit Development Inc.	\$2,500,000.00
fy17-ifb-03a	FY17-IFB-03A	8/1/2017	7/31/2018	Atlas Eco Pest Control Lawn and Termite	\$2,880.00
fy17-ifb-03b	FY17-IFB-03B	8/1/2017	7/31/2018	Florida Pest Control & Chemical Co.	\$61,140.00
fy17-ifb-06-red	FY17-IFB-06/RED	3/13/2018	5/13/2018	Global 360 Painting	\$71,500.00
fy17-ifb-07	FY17-IFB-07-RED	5/7/2018	12/31/2018	Howard Jimmie LLC	\$1,920,000.00

Contract Register June 2018

Solicitation #	Description	Start Date	End Date	Vendor	Original Amount
fy17-moa-02	FY17-MOA-02/ORCC	4/24/2017	4/24/2019	Johnson & Johnson Janitorial Service, I	\$23,620.00
fy17-moa-04	FY17-MOA-04/PPS	8/31/2017	8/16/2018	Dainara Acevedo	\$42,500.00
fy17-moa-05	FY17-MOA-05/PPS	8/15/2017	3/31/2021	CareerSource Tampa Bay	\$148,275.00
fy17-moa-06	FY17-MOA-06/YB	10/1/2017	6/30/2018	BONA5D Credit Consultants, LLC	\$500.00
fy17-moa-08	FY17-MOA-08/PPS	4/1/2017	3/31/2019	Project Link, Inc.	\$20,000.00
fy17-moa-14	FY17-MOA-14/PPS	9/1/2017	9/30/2018	Iraida V. Carrion	\$8,400.00
fy17-moa-18	FY17-MOA-18/PPS	9/1/2017	9/30/2018	Iraida V. Carrion	\$3,600.00
fy17-moa-20	FY17-MOA-20/PPS	4/1/2018	3/31/2019	City Plan, Inc.	\$18,916.00
fy17-rfp-03	FY17-RFP-03	4/1/2018	3/31/2022	CVR Associates Inc	\$136,900.02
fy17-rfp-03a	FY17-RFP-03A-FAC	2/15/2018	2/14/2019	GLE Associates, Inc	\$300,000.00
fy17-rfq-02	FY17-RFQ-02/CNI	1/9/2018	1/8/2023	Meacham Urban Farmers LLC	\$341,162.00
fy18-moa-01	ORCC/DJJ GRANT	5/21/2018	5/21/2019	Dainara Acevedo	\$3,600.00
fy18-sc-001	FY18-SC-001/YARDIRENTCAFE	7/25/2016	8/31/2018	Yardi System, Inc.	\$22,737.98

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

Department of Community Affairs
Lillian C. Stringer, Director
June, 2018

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

Community Engagement for the Month of June

- **Senator Darryl Rouson visits Tampa Housing Authority**
This visit to the Tampa Housing Authority was a very good one. Senator Rouson met with the executive team at the corporate office and shared the vision for his District. He was concerned regarding transportation and affordable housing issues, among others and expressed his enthusiasm regarding the upcoming African American History Museum at Encore! To say that he was excited is an understatement. He said that he would move in tomorrow if he had to; adding that, in all of his travels across the state, there was no other housing authority that is doing anything comparable to what we have established here in Tampa! The tour included ENCORE, the North Blvd site as well as the site for the Renaissance at West River.
- *Tampa Housing Authority hosted the inaugural meeting of the Housing Education Alliance to assist in planning the organization's 2018 HEART Awards Program scheduled for later this year. Approximately 13 participants discussed the theme, award categories as well as other program specifics. Lillian Stringer is serving on this committee and will ensure that a submission from our agency is received. This year's Award categories included: the Collaboration, Housing, Finance, Real Estate, HEART for the Homeless, Education, Volunteerism, Leadership and the P3 (Public, Private, Partnership) Award.*
- *The City of Tampa Held its annual Homeownership Event at the Centro Asturiano building located at 1913 Nebraska Avenue from 10am-2pm. The THA participated by sponsoring a booth to share information regarding our successful homeownership program, the event was also well attended.*
- *The agency RML0 (Gloria Rayder) participated in a one hour Hurricane Preparedness seminar that consisted of a summarized presentation regarding the process of building a Business Continuity Plan after a natural disaster. Topics comprised of formalizing a plan and putting the plan in place. An important part of the plan delved on the development of a Business Go Kit that emphasized the importance of creating lists, such as a contact list of employees, key customers, clients, vendors, contractors, property management companies and repair vendors. The Business Go Kit advised on generating copies of contracts, plans, etc., photo inventory of business inside and outside (printed out), hard copies of all contacts, sending copies of important documents offsite, backup of files/drivers for electronic data, etc. This Florida Gulf Coast ARMA Chapter seminar was hosted by the National Oceanic and Atmospheric Administration (NOAA) and made part of their monthly meeting in St. Petersburg, Fl.*
- *The Annual Juneteenth Celebratory luncheon was held on June 22nd at the T. Pepin Hospitality Center. Tampa Housing Authority had 10 attendees at this event that provided scholarships to deserving students and recognized supportive community organizations. Several of our YouthBuild participants attended this event along with other staff members.*

THA Calendar of Events

2018	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
July	1st	2nd	3rd	4th Independence Day	5th	6th	7th
	8th	9th	10th	11th Debbie Joyce Farewell	12th Health Fair	13th	14th
	15th	16th 2 Days - TAAG Refresher Course	17th	18th Board Mtg	19th GTE Financial Literacy Bay Area Apt Assoc BOD Mtg WR Pre-Construction Mtg	20th Back to School Bash	21st
	22nd	23rd	24th Homebuyers Ed. GTE Financial Literacy	25th	26th Homebuyers Ed. Landlord Orientation	27th	28th Homebuyers Ed.
	29th	30th	31st				

August				1st	2nd	3rd Executive & Mgmt Training	4th
	5th	6th	7th	8th	9th	10th	11th
	12th	13th	14th Homebuyers Ed.	15th Board Mtg	16th Homebuyers Ed. Healthy Habits for Women (WC)	17th YouthBuild Graduation	18th
	19th	20th	21st	22nd GTE Financial Literacy	23rd 2 Days - Belmont Phase II REAC Inspection	24th	25th Homebuyers Ed.
	26th	27th	28th HUD REAC Inspection	29th	30th Bay Area Apt Assoc BOD Mtg	31st	

September							1st
	2nd	3rd Labor Day	4th	5th	6th	7th	8th
	9th	10th	11th Homebuyers Ed. Bay Area Apt Assoc BOD Mtg	12th	13th Homebuyers Ed.	14th	15th
	16th 48th ACL-CBCF Mtg, DC	17th	18th	19th Board Mtg	20th Emotional Awareness (WC)	21st	22nd Homebuyers Ed.
	23rd	24th	25th	26th	27th	28th	29th
	30th						

A Fighting Chance: Tampa Police Coach Kids In Boxing And In Life

WUSF News, By CATHY CARTER & ANDY LALINO · JUN 4, 2018

In the last four years, police shootings of unarmed young men have created tension between police and communities of color.

As a result, some police departments are taking a hard look at how they can improve relations.

In Tampa, police are breaking down barriers with a program that's taking it one jab and uppercut at a time.

The youth boxing program is a partnership between the Tampa Housing Authority and the city's Police Athletic League. The kids, aged 8 to 17, train for free at Powerhouse Gym in Tampa in 10-week intervals. They are divided into two groups, younger children and teenagers.

Most of the young athletes live in public housing and after school, they get a ride to the gym and a healthy snack before training. The kids get to learn how to safely throw a punch, but they're also being taught lessons they can use outside of the ring. Along the way, they build confidence and self-esteem.

But for Officer Dennis Small, one of several cop coaches, the Police Athletic League program, or PAL, is about more than just sports. The chief goal, is to bridge the gap between cops and kids.



The Tampa Police Athletic League and The Tampa Housing Authority have teamed up to provide a free boxing and mentorship program to low-income boys and girls' ages 8-17. The league runs throughout the year in 10-week intervals.



Officers Mike Gambrell, Dave Hancock, Legends Boxing Club owner, Francisco Arreola, Officers Dennis Small, and Azariah Israel.

"I came from a very challenging background," he said. "I was an illegitimate kid and was in foster care. I wish I had something like this to turn to when I was a kid."

Hancock has coached kids in all kinds of sports but says boxing provides a unique platform where officers can build trust with at-risk kids in poor communities.

"There is something about combative sports that is a game changer with the kids and with our interaction to them," he said. "And it opens up their hearts and minds in a way that you just can't get throwing a ball down the field or kicking a ball on the soccer field."

"You have to recognize that a lot of these kids have never interacted with police on a human level," he said.

That includes his fellow officer Dave Hancock. On the surface he says kids probably see him as just a 'big bald white guy' but the 11-year Tampa police veteran says appearances can be deceiving.



Corey Anthony Jr., and Stephon Mosley, both 17, at Legends Boxing Club in Tampa before a training session with coaches from The Tampa Police Athletic League.

A Fighting Chance: Tampa Police Coach Kids In Boxing And In Life

WUSF News, By CATHY CARTER & ANDY LALINO · JUN 4, 2018

His fellow coach Officer Azariah Israel has first hand knowledge of how important mentoring can be.

"I grew up in a rough neighborhood in Jacksonville," he said. "I went to a PAL boxing program there when I was a kid. PAL pretty much saved me from some options that were easily out there. It gave me something to look forward to. I'm grateful for that."

Police officers help the young contenders learn combinations and stances and how to safely throw a punch, but also about discipline and hard work. And each session ends with the kids sitting cross-legged on the floor for a motivational speech, or, in the jargon used by their cop coaches, the "debrief."

"This whole sport is really a metaphor about life," Hancock told the kids. "Because sometimes in life you have to fight for what you want. If you get knocked down in trying to achieve your goals are you just going to give up?" "No," he added. "That's when you fight harder."

According to the advocacy group, the National Mentoring Network, one in three at-risk kids aren't getting the kind of support they need to counter challenges. By trading in a bulletproof vest for a pair of gym shorts, Officer Dennis Small says police are connecting with kids.

"If you get knocked down in trying to achieve your goals are you just going to give up? No, that's when you fight harder."

"I've seen enough loss of life from my brother officers, to young men, some of them whose names I can't even remember right now," he said. "But the instances were enough to fuel me to recognize a community needs this. The more opportunity we have to enlighten some of these young kids and keep them safe, the more likely we can eradicate some of that behavior and hopefully save them from some of those tough experiences that we all go through."



Tampa police officer Azariah Israel helps a young boxer perfect his stance. CREDIT CATHY CARTER



Stephon Mosley and Desmond Coley, both 17, watch as their fellow athletes spar at Legends Boxing Club in Tampa.

The program seems to have hit its target with at least two participants. 17-year old Desmond Coley is a junior at Chamberlain High School in Tampa.

"They teach us, like, the back story," he said while getting ready to spar at Legends Boxing Club in West Tampa. "Like, not every cop is bad, and that you can actually be a cop one day and do good for the community."

His classmate, Stephon Mosely, also 17, said the coaches check in with the kids even outside of the gym. "They make sure we are on the right track," he said. "They check your grades and make sure you're doing good in school."

The boxing program may last just 10 weeks, but Small says he tells his fellow officers, that the impact will likely last much longer.

"It may not come out today," he said. "But years from now, you'll come to understand that you very well may have been the catalyst to change the mindset of an entire community based off of the actions of that one person that you were able to impress early on in his or her life."

And, he says, if one of these young boxers manages to develop a pretty mean right hook along the way, that's all the better.

Police helping Tampa kids stay off streets and grow confidence using free boxing program

ABC Action News, By: Sean Daly, 3:40 AM, Jun 13, 2018, 8:12 AM, Jun 13, 2018



TAMPA, Fla. — One by one, the teenagers slid through the ropes of a Tampa boxing ring. They each took some swings at a police officer. And everyone was having a good time.

“All we’re trying to do is build confidence in these kids and keep them busy, keep them off the streets,” says Officer Azariah Israel, urging his junior fighters to train hard.

The free program for boys and girls ages 8 to 17 at Powerhouse Gym is a partnership between Tampa’s Police Athletic League and the [Tampa Housing Authority](#).

The 10-week boxing lesson is not just a way to lace up the gloves and grow some self-esteem, it also helps the kids forge a relationship with officers who may not have the best relationship with police.

It also forges a relationship with kids who don’t always have the best relationship with police.

Officer Israel grew up in a tough Jacksonville neighborhood. He knows firsthand how important it is to connect with the community in a positive way.

“We’ve already had a lot of kids come up to us after practice and say, ‘Coach, that was good!’ They thank us,” said Ofc. Israel.

For more information on the free boxing program, which also includes transportation and a snack, visit www.paltampa.org.

Tampa Housing Authority honors grandmother who adopted her 7 grandchildren

It takes a village to raise a family but Samantha Sherman raised her grandkids alone.

WTSP News, Author: Shannon Valladolid | Published: 5:31 PM EDT June 15, 2018 | Updated: 6:06 PM EDT June 15, 2018



TAMPA, Fla. -- It takes a village to raise a family but Samantha Sherman raised her grandkids alone.

Friday morning, the **Tampa Housing Authority** celebrated her hard work and was recognized as one of their "Families of the year."

Sherman thought she was done raising kids, but when her daughter could no longer care for her children, she stepped in to become the guardian of her seven grandchildren.

"My kids were grown, but when you have a situation like that, you don't have a decision," says Sherman. "You just have to do what it is you have to do."

The task was overwhelming.

Sherman's life changed, with seven young children now looking to her for full support. Things became easier when she asked for help from the Tampa Housing Authority, and was granted an affordable home.

"They were right there to be able to help me," she says. "Always had my grandkids in programs, afterschool programs. They've always been wonderful."

Eight years ago, the housing authority started emphasizing the importance of parents being involved in their kids' lives.

THA offers programs aimed at helping families be self-sufficient. They're also geared toward education and mentoring.

Sherman says those programs helped make raising her grandkids much easier.

About 200 people attended THA's event, which also helped parents with employment and job training skills.

Transitions Candles empowers at-risk young Tampa women develop business skills

Soy-based Transitions Candles are available online

ABC Action News, WFTS Tampa Bay, Sean Daly | Posted: 3:47 AM, 6/20/18 | Updated 6:39 AM, 6/20/18



TAMPA, Fla. — Mercedes is a young Tampa woman with one baby boy and another on the way. She is dreaming up the perfect candle. That is her job. She gets paid to make your house smell good. “I like fruity candles,” says Mercedes, a recent graduate of Hillsborough Community College. “Like lemons. They start as seeds then bloom into something delicious.” The symbolism is intended.

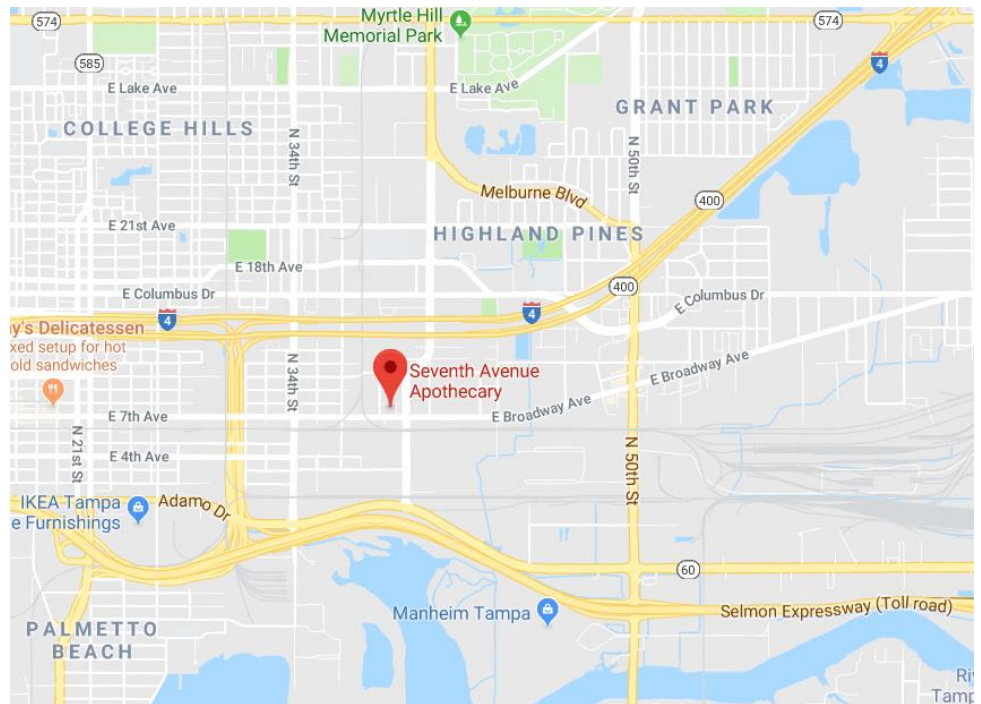
Mercedes is a paid intern at Transitions Candles, a non-profit organization that helps at-risk girls and women develop the skills for a bright future. All the candles are themed to inspire. Names include Change, Courage and Confidence. The best-seller is called Empowerment.

Transitions Candles is an offshoot of Girls Empowered Mentally for Success (GEMS), the brainchild of Crystal Bailes, a former New York City corrections officer. “These girls are going to change the world,” says Bailes, who this week received a huge financial boost thanks to a donation from Altierus Career College. “But how is she going to do that if she doesn’t have the resources to succeed?”

Bailes works with the Tampa Housing Authority to find girls for the program.

Mercedes and her fellow candlemakers create and market Transitions Candles at the Seventh Avenue Apothecary. The shop, located on the outskirts of Tampa's Ybor City neighborhood, has developed a loyal following for its own delicious-smelling soy-based candles.

Transitions Candles are available online and start at \$9. Proceeds from the sale of the candles help fund GEMS programs and pay Mercedes to keep dreaming up her candle scents.



Kevin Knox Won Over Knicks And Now Expects To Win Over Their Fans

Tampa's **Kevin Knox** took a call from someone who knew exactly what he experienced on draft night.

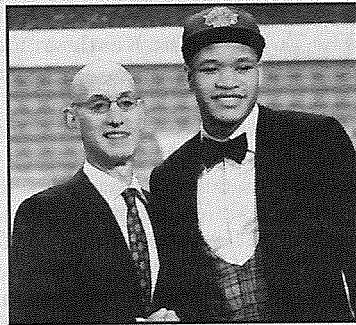
New Yorkers didn't welcome **Kristaps Porzingis** with open arms, either.

"He asked me how the fans reacted and I told him I got the same amount of boos as he got," **Knox** said Friday. "He just laughed and he said it's all motivation and fuel to the fire, and he said just work and he said sooner or later they'll be cheering for you."

That's what happened with **Porzingis**, who quickly won over those who loudly booed his selection in 2015 with his talent, competitiveness and work ethic.

The Knicks see the same traits in **Knox**, convincing them that the Kentucky freshman was not only the player to take with the No. 9 pick but that he's ready to start and match up with the NBA's best small forwards next season.

That's why they decided a day before the draft they were taking **Knox** if he was avail-



Kentucky's **Kevin Knox**, right, poses with NBA Commissioner **Adam Silver** after he was picked ninth overall by the New York Knicks during the NBA draft.

able and didn't waver from that even when **Michael Porter, Jr.** was still on the board – disappointing some at Barclays Center who chanted for **Porter** and then booed **Knox**.

"I love the fact that he wanted to be at Kentucky, that he wanted to be a Knick," Knicks coach **David Fizdale** said. "Says a lot about that kid that he wants challenges and so I think he's going to fit exactly the way we want to build our culture."

FLORIDA



BULLETIN

VOL. 73 NO. 89

TUESDAY, JUNE 26, 2018

24 PAGES

75¢

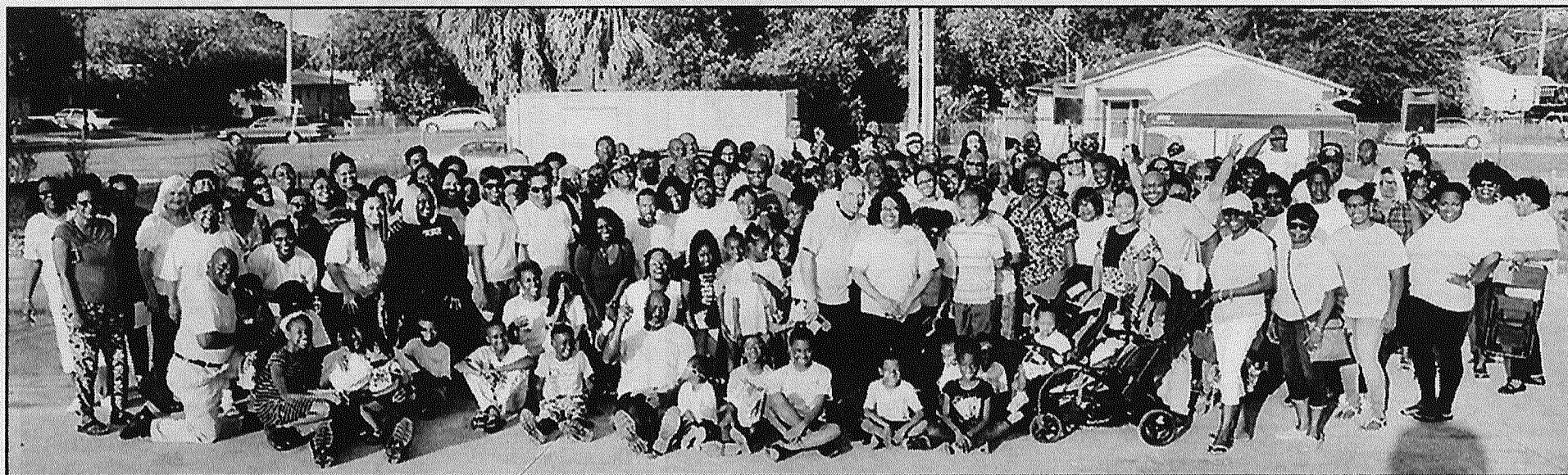
NEW BETHEL PROGRESSIVE M. B. CHURCH CEREMONY DEDICATES NEW SANCTUARY

The Pastor, Rev. Reginal Webb, his wife, Mrs. Deborah Webb, members and friends of New Bethel Progressive Missionary Baptist Church gathered on the evening of June 12, 2018, to dedicate their new sanctuary. Formerly at 3011 E. North Bay St., the new building will be located at 2911 E. North Bay. Celebrating 92 years of continuous service to the community, the building is scheduled for completion by November 2018. Those who attended the Dedication Ceremony were: kneeling left to right, Deacon Joseph Rankin, Dea. Herbert Rahmings, III, and Minister Joe Lewis. Standing left to right: Dea. Rudy Garrett, Dea. Chris Mack, Dea. Alfred Eady, Dea. Michael Chatman, Dea. Al James, Pastor Reginal T. Webb, Min. Joshua Johnson, Dea. Ned Lyons, Jr., Dea. Steve Buchanan, and Min. Fella Stewart. (Photograph by Frederick Harris)

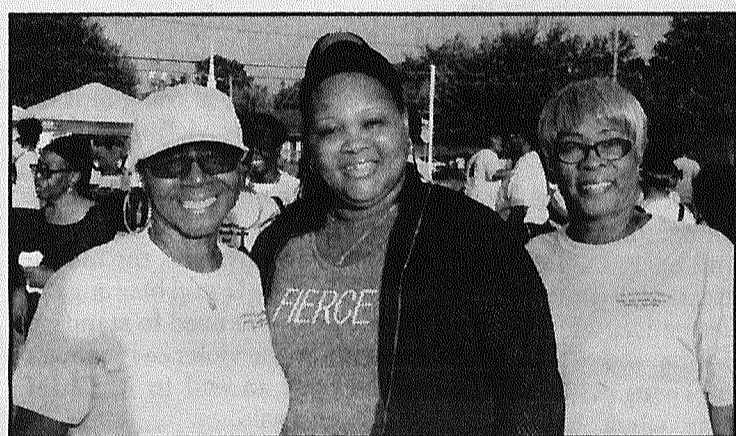


7 01018 01027 1

Dedication Ceremony For New Sanctuary Held At New Bethel Progressive M. B. Church



The members of New Bethel Progressive Missionary Baptist Church gathered with their pastor Rev. Reginald Webb and the First Lady of the Church, Mrs. Deborah Webb for the dedication of their new sanctuary, scheduled to be completed in November, 2018.



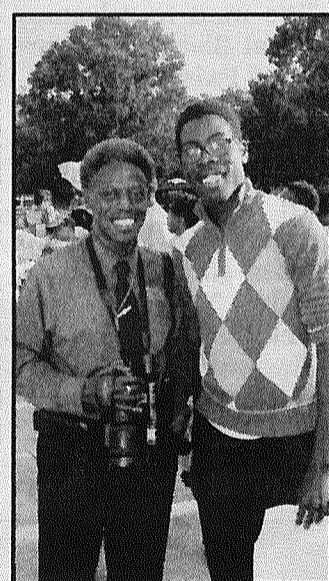
Sandra Brown, Chanel Murray and Vivian Heyward were pleased with the ceremony.



Among those who attended the dedication ceremony were: Vanessee Collins, Mary Jane Finalyson, Shelia Soarrey, Kim Rahmings, Betty Worth, Ciara Exantus and Farrah Exantus.



These members are Betty Worth, Toi Powell, and Nathaniel Powell.



Rudy and Javen Garrett were a part of the ceremony.



Linda Green and Lashay Anderson.

On Tuesday, June 12, 2018, 7 p. m., the members of New Bethel Progressive Missionary Baptist Church gathered for a dedication ceremony of their new sanctuary.

What does it mean to dedicate a new church building? Just as a child is dedicated to God and vows are made to raise that child in the Christian tradition, in the same way, a church dedication is the act of consecrating, or blessing, a building.

The church is celebrating

92 years of continuous praise and worship. The new sanctuary address is 2911 E. North Bay St., Tampa, Florida (formerly it was 3011 E. North Bay). The members are grateful and thankful and truly believe they owe this blessing to God Almighty.

The land was purchased in 2016. The foundation for the 7,700 square foot Sanctuary has been laid and the building is scheduled to be completed in November 2018.

The Life Center, located

across the street, was built under Pastor Reginald Webb's leadership in September 2003, and paid off in 2011 will continue to be used for Sunday School and other activities and events.

The current sanctuary will be used for Bible Study and New Membership classes.

Rev. Reginal T. Webb has been the Pastor at New Bethel since On Tuesday,

January 8, 2002. His Christian walk began at Mount Calvary Missionary Baptist Church in Lakeland, Florida. For a period of 28 years, he was under the spiritual leadership of Rev. J. J. McGriff, Pastor.

In 1997, he accepted his calling into the ministry and was ordained in 1998. In 1999, the Lord led him to Harmony Missionary Baptist Church where he humbly served as an associate minis-

ter under the spiritual leadership of Rev. Steve Caudle, Pastor.

Under his leadership, New Bethel has grown physically and spiritually and the church continues to win souls for Christ, one sinner at a time. Because of God's grace and everyone's commitment to Excellence in Christ, New Bethel has become the Church of Choice. (Photos by Frederick Harris)