

Board of Commissioners Meeting

Wednesday, July 17, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Ben Dacheballi

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.thaf.com

**Board of Commissioners Meeting
Wednesday, July 17, 2019**

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15. Legal

* **Commissioner's Note:**

Employees of the month, Geraldine Barnes Award Recipient and THA Calendar of Events found in **left** inside pocket



July 17, 2019

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

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular Board Meeting of May 15, 2019
- Regular Board Meeting of June 19, 2019

III. PUBLIC FORUM

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

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

- Administration ~ [Candid O. Cruz Gonzalez](#)
- Properties ~ [Raymond Lymous](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Zulma Izquierdo](#)

VI. RESOLUTION

2019-4124 [Leonard Burke](#) A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE AN AGREEMENT WITH THE CITY'S HOUSING AND COMMUNITY DEVELOPMENT DIVISION FOR RFP# 19-P-00546 PUBLIC FACILITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR IMPROVEMENTS AT THE WILBERT DAVIS BOYS AND GIRLS CLUB.

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

VII. PRESIDENT/CEO's REPORT

- **Finance and Related Entities** ~ [Susi Begazo-McGourty](#)
- **Operations and Real Estate Development** ~ [Leroy Moore](#)
 - Program and Property Services ~ [Stephanie Brown-Gilmore](#)
 - Public Safety ~ [William \(Bill\) Jackson](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

May 15, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:35 a.m. Other Board members present were James Cloar, Ben Dachevall, Bemetra Simmons and Billi Johnson-Griffin. Commissioner Rubin Padgett, Dr. Hazel Harvey and legal counsel Ricardo Gilmore were not present for this meeting. Attorney Rhonda Stringer replaced Attorney Gilmore for this meeting.

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

II. MINUTES

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

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

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Kevin Kelly](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Tiarrah Neal](#)

VI. RESOLUTIONS

The Sr. VP/CFO, Ms. Susi Begazo-McGourty presented resolution 2019-4121.

2019-4121	RESOLUTIONS APPROVING MARY BETHUNE HIGH-RISE MIXED-FINANCE AND RAD CLOSING.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

The Director of Public Housing presented the next two resolutions 2019-4122 and 2019-4123.

2019-4122	A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN's RAD MOBILITY.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

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

2019-4123	A RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING MARCH 31, 2019.
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Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

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

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

Ms. Begazo-McGourty made a brief Rental Assistance Demonstration (RAD) presentation, in lieu of the financial statements normally presented before the Board. The Finance department was currently working on submitting the Financial Data Schedule due to the Department of Housing and Urban Development in 45 days after the Fiscal Year end of March 31st. The RAD program essentially converts Federal ownership assets into THA ownership assets. The goal for the West River development is to convert 820 units into the RAD program; with five developments currently underway, conversions are at 77%. The next West River development (T3B, T4 and T5) will bring conversions at 100%.

Operations and Real Estate Development

Before proceeding with a few Encore updates, Mr. Moore stated that the Director of Real Estate Development, Mr. David Iloanya and the Director of Community Affairs, Ms. Lillian Stringer would address the Board with brief updates of their departments.

Encore's lots 9, 10 and 11 were under contract and lease up of Tempo continued. Bids for the theater operator at Tempo will be solicited in the next two weeks.

The COO showed images of the locations for West River's T3A project named the Boulevard and T3B, T3C and T3D. Although not officially funded, the dollars were available for the T3D project; this is the sixth funded project.

There was still much interest for the townhome lots and market rate pad, as well as "interesting interest" in office space for West River. A tweak to the WR master plan will take place in the next 30-60 days, due to dwindling negotiations for acquiring the School District's athletic fields.

A date will be set for a grand reopening of Cedar Pointe; the last two buildings were completed recently, which officially completes development for the site. There were 24 additional units for a total of 84 units at Cedar Pointe.

Commissioners were advised of changes to the Contract Register, which was still a work in progress as discussions and questions came up during its review. The register was located on tab 13 of the Board information packet.

Mr. Iloanya provided an update of the department of Real Estate Development followed by Ms. Stringer who provided an update of the department of Community Affairs.

VIII. NOTICES AND UPDATES

Ms. Stringer covered this item during her updates to the Board.

IX. LEGAL MATTERS

None to come before this forum

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

Commissioner Cloar inquired regarding the next Board meeting stating that he may have a conflict; staff will provide feedback regarding status of a quorum for the June Board meeting.

Commissioner Johnson-Griffin asked that the rest of the Board consider attending the Annual Elder Affairs event scheduled for Friday, May 17th, 2019.

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

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 10:07 a.m.

Approved this 19th day of June 2019,

Chairperson

Secretary

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

June 19, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:34 a.m. Other Board members present were Ben Dachehalli, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Hazel Harvey, Rubin Padgett, James Cloar and Bemetra Simmons 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

The Chair announced the absence of a quorum and therefore no motion was made to consider approval of the minutes of the Board Meeting of May 15, 2019.

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Corinna Bacon](#)
- Properties ~ [Heriberto \(Eddie\) Velazquez](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Wanda Armstrong](#)

VI. RESOLUTIONS

None to come before this forum

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty provided a brief update that included the process after submitting the financial data schedule to the U. S. Department of Housing and Urban Development (HUD). The schedule will be reviewed followed by a review by THA's auditor that will result in an audited financial statement. The CFO hopes to present the yearend report in July and the auditor should be ready to present the final audit in September. After questions from Commissioner Dachehalli, Ms. Begazo-McGourty offered comments on the process of bad debt write-offs with additional comments by the Sr. VP/COO, Mr. Leroy Moore.

Operations and Real Estate Development

Mr. Moore's recap on Encore included comments regarding three lots that are still under contract and slated to close this year. Scooters were now at Encore, said the COO and the job training center was under construction, indicating its location with images shown during his presentation. BayCare selected their contractor for their clinic on the first floor of the Reed building at Encore. Proposals for a theater operator and interest to operate the restaurant at the Tempo building were coming along as planned. Public art was due to arrive at the Technology Park in the next 30-60 days.

West River's first building on the corner of Rome Avenue and Main Street was well underway, the building was at the fourth level, to top out at five stories with a max of six stories for this building. The name for this first building had changed to the Rise, although due to recent developments, the building will return to its original name, the Renaissance at West River. The renovation of the Mary Bethune Hi-Rise will close before the end of June and will be under construction within the next 30 days. The T3A parcel known as the Boulevard at West River and other parcels T3B, C and D were fully funded, totaling approximately 798 fully funded units, to date.

Commissioner Johnson-Griffin once again reiterated the need for a grocer at Encore and hoped to see more effort put into finding a grocer for Encore.

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

The Director of Information Technologies, Mr. Kevin Janes briefed Commissioners regarding some projects that addressed an assessment done for his department. A recommendation from the assessment was to migrate some basic services to a managed cloud environment to repurpose underutilized resources. The cloud will help eliminate single point of failure and provide better disaster recovery time, said Mr. Janes. Office 365 and Rent Café had currently been implemented throughout the agency. The IT department was at this time testing a cloud-based communication/telephone system named Ring Central and a request for quotes (RFQ) was out for vendors to provide services.

The Assistant Director of Assisted Housing, Ms. Janice Justiniano addressed the Board, in place of the Director of Assisted Housing, Ms. Margaret Jones. The report included comments regarding the department staff, programs and partners that the department worked with in the community, as well as the technology that was being used; her presentation was provided in a five-slide presentation. Ms. Justiniano also reminded Commissioners of the Homeless Run; this will be the sixth annual run, scheduled for February 2020. In response to questions by Commissioner Johnson-Griffin regarding the current relationship with Veterans Affairs (VA), the Assistant Director responded that AH staff continued to reach out by routinely meeting with case managers to continue efforts for improvement.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Ricardo Gilmore thanked Chairwoman Johnson-Velez for agreeing to be part of a panel for the Florida Association of Housing and Redevelopment Officials (FAHRO) that was to take place the following week.

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

None to come before this forum

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:40 a.m.

Approved this 17th day of July 2019,

Chairperson

Secretary

3. PUBLIC FORUM

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

4. RESOLUTIONS

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

**TAMPA HOUSING AUTHORITY
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2019-4124</u>
The Board of Commissioners is requested to approve the above-referenced resolution:
A resolution authorizing the Housing Authority of the City of Tampa to execute an agreement with the City's Housing and Community Development Division for RFP# 19-P-00546 public facilities Community Development Block Grant (CDBG) Funding for improvements at the Wilbert Davis Boys and Girls Club.

2. Who is making request:

- A. Entity: Tampa Housing Authority – Asset Management
- B. Project: Public Facilities improvements at the Wilbert Davis Boys and Girls Club – Community Development Block Grant
- C. Originator: Leonard Burke

3. Cost Estimate (if applicable):

The total project will cost approximately \$359,097, of which \$256,861 will be roof CDBG funds from the City of Tampa. Project will include, HVAC replacement, replacement, flooring, lighting upgrades, etc.

Narrative:

The City of Tampa requires recipients for Community Development Block Grant funds to have an executed agreement before the funds can be received.

Attachments (if applicable):

- 1. Tampa Housing Authority Resolution # 2019-4124
- 2. CDBG Fund Agreement

RESOLUTIONS 2019-4124
RESOLUTIONS APPROVING CDBG CLOSING

RESOLVED that the forms, terms, and provisions of the documents in connection with the City of Tampa's Community Development Block Grant ("CDBG") program loan closing for the Wilbert Davis Boys & Girls Club of Tampa Bay located at 3515 Sarah Street, Tampa, Florida 33605 (the "Covered Project"), which property is owned by the Housing Authority of the City of Tampa, Florida, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes ("THA"), are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the CDBG Funds Agreement, the Deferred Payment Mortgage, the Promissory Note, and such other documents as contemplated thereby (collectively, the "CDBG Loan Documents"), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the ACC Amendment and any and all other security agreements, guaranties, indemnities, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the CDBG program and loan closing of the Covered Project (collectively, the "Other Documents"), are hereby in each and every respect approved, ratified, and confirmed; and it is further

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

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

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

RESOLVED that the City of Tampa and the United States Department of Housing and Urban Development and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President/CEO of THA to the contrary.

CERTIFICATE OF COMPLIANCE

This is to certify that the THA Board of Commissioners has approved and adopted these Resolutions numbered: 2019-4124 dated July 19, 2019.

Jerome D. Ryans, Secretary

Susan Johnson-Velez, Chairperson

**CDBG FUNDS AGREEMENT
FOR PUBLIC FACILITIES AND HOUSING PROJECTS
(HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA)**

THIS AGREEMENT (“Agreement”) is made as of June 5, 2019, (“Agreement Date”), by and between the CITY OF TAMPA, a municipal corporation organized and existing under the laws of the State of Florida (“City”), whose notice address is 306 East Jackson Street, ATTN: Manager, Housing & Community Development, Tampa, Florida 33602, and the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes, (“Subrecipient”), whose notice address is 5301 W Cypress St, Tampa, Florida 33607.

WITNESSETH:

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) has made an award to the City of certain grant monies (“CDBG Funds”) under Title 1 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.) the Community Development Block Grant (“CDBG”) program (“CDBG Program”) in order undertake a variety of public facilities and public improvement projects and other assistance in support of activities benefiting low- and moderate-income (“LMI”) persons in compliance with one or more of the CDBG Program national objectives; and

WHEREAS, the City advertised Public Facilities, RFP# 19-P-00546 in order to solicit responses from parties interested in improving services to low- and moderate- income families through public facilities and improvement activities that meet national objective criteria under the applicable CDBG regulations; and

WHEREAS, Subrecipient submitted a response (“Submittal”) to said advertisement and was subsequently selected to provide for roof and HVAC system replacement together with repair and replacement of areas damaged by roof leaks and other water intrusion, gym and playground upgrades (including adhered multi-sport gym flooring and installation of a playground shade structure), and interior and exterior lighting upgrades at certain public facility(ies) owned or controlled by Subrecipient, which public facility(ies) are utilized to serve area youth and families through a community center providing recreational activities, sports facilities, and other programs in support of helping young people reach their full potential as productive, responsible, caring citizens, as more particularly set forth in Article I below using a combination of \$256,860.80 in CDBG Funds (“City Funds”), which amount shall be matched by Subrecipient from other sources (“Matching Funds”); and

WHEREAS, the City and Subrecipient desire to establish the term and conditions under which Subrecipient shall to provide such services.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I – RECITALS

The parties agree the foregoing recitals set forth above are true and correct and are by this reference incorporated and made a part of this Agreement. The Submittal is additionally made a part of this Agreement. In the event of any conflict between the Submittal and this Agreement, this Agreement shall control.

ARTICLE II – SCOPE OF SERVICE

Subrecipient shall carry out, or cause to be carried out, in a satisfactory and proper manner as determined by City, all work and services described or referred to in the attached **Exhibit A** (“Services”). Such Services shall be performed, except as otherwise stated herein, by persons or instrumentalities solely under the domain and control of Subrecipient. The City shall reimburse the Subrecipient for the Services an amount not to exceed the City Funds. Subrecipient understands that its activities under this Agreement are or shall be funded with CDGB Funds and, accordingly, must meet one of the CDBG Program national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as required and defined in 24 CFR 570.200(a)(2) and 24 CFR 570.208. Subrecipient certifies that the activity(ies) carried out with City Funds provided under this Agreement will meet the national objective of benefit low- and moderate-income persons by providing roof and HVAC system replacement together with repair and replacement of areas damaged by roof leaks and other water intrusion, gym and playground upgrades (including adhered multi-sport gym flooring and installation of a

playground shade structure), and interior and exterior lighting upgrades as more particularly set forth in Exhibit A.

ARTICLE III – TIME OF PERFORMANCE

This Agreement shall be in effect for the period commencing on the Agreement Date and terminating on 11:59pm on August 31, 2019 (“Expiration Date”). Costs intended to be charged against the City Funds may not be incurred after the Expiration Date without a written amendment to this Agreement. Notwithstanding anything herein to the contrary, Subrecipient’s obligations to the City shall not end until all close-out requirements are completed, including, but not limited to, such things as making final payments, disposing of program assets, retention of records, and use and maintenance requirements. Also, notwithstanding the foregoing, the term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG Funds or other assets, including program income, or for any audits allowed hereunder.

Subrecipient shall commence the Services no later than June 15, 2019 the Agreement Date. Services shall be completed by 11:59pm on August 31, 2019, unless such period is extended at the sole option of the City’s Housing and Community Development Division Manager or a successor officer (“HCD Manager”) as evidenced in a writing signed by the Manager the signature of which shall require no further action by the City Council of the City of Tampa, Florida (“City Council”).

ARTICLE IV - REIMBURSEMENT; PAYMENT SCHEDULE

Strictly conditioned upon actual receipt of sufficient CDBG Funds by City from HUD, City shall disburse amounts, allotted to Subrecipient hereunder, on a reimbursement basis, to Subrecipient at the rates and in the amounts stipulated in the Payment Schedule/Procedures, attached as Exhibit B, subject to the draw schedule provided therein. Subrecipient acknowledges that the City Funds alone are not sufficient to compensate for full performance of the Services and that Subrecipient is required to make up any such shortfall from the Matching Funds required of Subrecipient, which Matching Funds shall be at least \$102,236.86. Said minimum required Matching Funds amount shall not be reduced from said amount by any Additional Funding (as defined below) although the amount of City Funds may be. Exhibit B includes a budget for CDBG eligible expenditures to be incurred by the Subrecipient under this Agreement. These figures are provided for planning purposes and identification of the specific line-item categories authorized for reimbursement under this Agreement. The specific amounts to be reimbursed by the City for each line item may be adjusted upward or downward upon written request of the Subrecipient and approval by the City, as provided in Article VI, provided the total amount reimbursed does not exceed the sum of the City Funds plus those Matching Funds irrevocably committed to the Services. Subrecipient shall be entitled only to reimbursement solely of CDBG eligible costs incurred in connection with the Services.

Costs of Subrecipient resulting from obligations incurred during a suspension, or after termination of an award or cancellation of this Agreement as provided herein, are not reimbursable unless City expressly authorizes them in the notice of suspension, termination or cancellation. Other Subrecipient costs incurred during suspension or after termination or cancellation, which are necessary, are allowed if: (a) the costs result from obligations which were properly incurred by Subrecipient before the effective date of suspension or termination, and are not in anticipation of it, and, in the case of a termination, are non-cancellable; and (b) the costs would be allowed if the award were not suspended or expired normally at the end of the funding period in which the termination takes effect.

ARTICLE V – REPORTING REQUIREMENTS; PROGRAM INCOME

Subrecipient shall report, to the City in writing, all personnel changes, changes to systems utilized to carry out its duties herein, any conflicts of interest that occur during the period of performance, debarment and suspensions, incidents of fraud, waste and abuse. Should Subrecipient receive additional funding (“Additional Funding”) to compensate for all or a part of the Services after the commencement of this Agreement, Subrecipient shall notify City in writing within thirty (30) days of receiving notification from the funding source and submit a cost allocation plan for approval by City within forty-five (45) days of such notification. Subrecipient shall submit cumulative Quarterly Reports in substantially the same form as Exhibit C, a Closeout Report in substantially the same form as Exhibit D and a Section 3 Report in substantially the same form as Exhibit E, all of which are attached hereto. Quarterly periods to be reported are July-September, October-December, January-March and April-June. Quarterly Reports are due by the 15th day of the month following the period reported. The Closeout Report covers the entire period of October-September, and is due no later than fifteen (15) days from the expiration or termination of the Agreement or notification by City, whichever

occurs first. Additional information may be required in the future as a result of requests from City or HUD. Subrecipient agrees to provide such additional information as and when requested by City or HUD. Failure to submit an approvable Quarterly Report or Closeout Report will result in a default as provided for in Article VII below and possible withholding of reimbursement or payment. Subrecipient's obligation to cooperate and provide additional information regarding this Agreement and services performed hereunder shall survive the expiration or earlier termination of this Agreement.

As defined in 2 CFR 200.80 and 24 CFR 570.500, program income means gross income received by Subrecipient that has been directly generated by a CDBG supported activity, or earned only as a result of the CDBG grant agreement. In the event Subrecipient receives program income for activities rendered hereunder, Subrecipient shall account for program income in accordance with requirements set forth in 2 CFR 200, and observe the provisions of 2 CFR 200 regarding the disposition of real property that has been acquired in part or in whole with CDBG funds. Such income would include but not limited, income from service fees, sale of commodities, and rental or usage fees. The City must approve (a) whether a Subrecipient will be allowed to retain and use program income, and (b) for what activities the program income may be used. The use of such program income must be in compliance with all other applicable program requirements and, upon the expiration of this Agreement, any program income on hand or subsequently received by the Subrecipient must be returned to the City. Subrecipient shall report its plan to utilize such income to City, and said plan shall require the prior written approval of City.

ARTICLE VI – SECURITY; MINIMUM USE PERIOD

Subrecipient shall be required during the term of this Agreement and for a period of five (5) years (“Minimum Use Period”) thereafter to use the Facilities improved hereunder as a community center in a predominantly low/middle income family community to benefit area youth and families through a community center providing recreational activities, sports facilities, and other programs in support of helping young people reach their full potential as productive, responsible, caring citizens in support of the national objective. If Subrecipient fails to so utilize the Facilities, (including for the benefit of such recipients) continuously during the Minimum Use Period or to otherwise comply with this Agreement, Subrecipient shall be required to remit back to the City an amount equal to the CDBG Funds together with any interest and other costs or penalties allowed hereunder, which obligation shall be securitized by a deferred payment loan and note, both of which shall be in substantially the form attached to this Agreement; joined and consented to by HUD if necessary. Subrecipient's execution, delivery to the City, and recording of said note and mortgage shall be a condition precedent to the City's obligation to reimburse Subrecipient any amounts hereunder. Alternatively, if Subrecipient shall comply with the terms of this Agreement and shall continuously throughout the entire Minimum Use Period so utilize the Facilities, then repayment of the loan shall be waived in its entirety and the mortgage securing the indebtedness shall be released. The release shall be prepared in a form acceptable to the City Attorney and effective upon the Mayor's signature without further action of City Council, provided, however, Subrecipient shall be responsible for all recording fees and costs. Notwithstanding the foregoing to the contrary, Subrecipient may suggest an alternative to the foregoing Use that, if approved by the HCD Manager in writing and prior to any change use occurring, may at the City's option substitute for the Use in satisfaction of the foregoing obligation without any reduction in the Minimum Use Period. This Article shall survive the expiration or earlier termination of this Agreement.

ARTICLE VII – MODIFICATION

Unless otherwise provided herein, this Agreement may be amended or modified only by a written instrument executed by the duly authorized representatives of both parties and approved by City Council. However, City representative(s) may, without City Council approval, make adjustments to line item amounts, scope clarifications, or extensions of time and schedule that do not substantively change the project or exceed the amount funded. Further, City representative(s), without City Council approval, may make minor changes to the terms and provisions of this Agreement where such changes result in no net increase in City Funds.

ARTICLE VIII - CANCELLATION OF AGREEMENT; DEFAULT

Upon thirty (30) days advance written notice to the other, this Agreement may be cancelled by either party for any reason in accordance with the provisions in 2 CFR 200. Furthermore, this Agreement may be cancelled immediately upon written notice to Subrecipient in the event any government official declares a local, state or federal emergency or disaster that would require reallocating CDBG Funds to relief purposes.

Upon the occurrence of an act of default as defined hereinabove, the City, in addition to any legally available judicial remedy and upon giving notice to, and allowing the Subrecipient an opportunity to cure or

respond to such notice, City may, in its sole discretion, terminate this Agreement or take such other action as provided in 2 CFR 200, including but not limited to: (a) temporarily withhold cash payment pending correction of the deficiency by Subrecipient; (b) disallow all or part of the cost of the activity or action not in compliance; (c) wholly or partly suspend or terminate the current award for Subrecipient's program; (d) withhold further awards for the program; or (e) take other remedies that may be legally available. For purpose of this Agreement, a reasonable opportunity to respond and cure any default shall be ten (10) calendar days from receipt by Subrecipient of City's written notice. The enforcement remedies identified in this Article, do not preclude Subrecipient from being subject to "Debarment and Suspension" under Executive Order No. 12549 and 12689.

ARTICLE IX - AUDIT REQUIREMENTS

In the event, during the period of this Agreement, Subrecipient expends more than \$750,000.00 in federal funds in an operating year from this and any other federal grants, Subrecipient shall, at its own cost and expense, cause to be carried out an independent audit. The audit shall be completed and a copy furnished to City, within the earlier of thirty (30) calendar days after receipt of the auditor's report(s) or nine (9) months after the end of the audit period, unless a longer period is agreed to in advance, by City. For purposes of this Agreement, an operating and/or audit year is the equivalent to Subrecipient's fiscal year. The determination of when CDBG Funds are expended is based on when the activity related to the expenditure occurs. The audit shall be conducted in compliance with the Office of Management and Budget 2 C.F.R. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which are made a part of this Agreement by reference thereto. In the event the audit shows that the entire funds disbursed hereunder, or any portion thereof, were not expended in accordance with the conditions of this Agreement, Subrecipient shall be held liable for reimbursement to City of all funds not expended in accordance with these applicable regulations and Agreement provisions within thirty (30) days after City has notified Subrecipient of such non-compliance. Said reimbursement shall not preclude City from taking any other action provided herein, including Article VII above.

If expenditure does not exceed \$750,000.00 during an operating year, Subrecipient shall only provide City with its annual financial statement within ninety (90) days of the end of its operating year. Said financial statement shall be prepared by an actively licensed certified public accountant.

ARTICLE X - NON-ASSIGNABILITY

Subrecipient shall not assign this Agreement or any part hereof without the prior written consent of City. In the event that Subrecipient assigns this Agreement or any part hereof, without prior written consent of City, Subrecipient shall not be relieved of any obligation or liability under this Agreement.

ARTICLE XI - INSURANCE

During the entire term of this Agreement and any approved extensions thereof, Subrecipient shall comply with the CITY OF TAMPA INSURANCE REQUIREMENTS attached hereto and incorporated herein as **Attachment 1 to Exhibit A**, including without limitation provide, pay for and maintain certain policies of insurance. Notwithstanding anything herein or therein to the contrary, HUD shall additionally be named an additional insured on all liability policies.

ARTICLE XII - COMPLIANCE WITH LOCAL, STATE, AND FEDERAL RULES, REGULATIONS AND LAWS

Subrecipient shall comply with all applicable parts of the Housing and Community Development Act of 1974, as amended, (42 U.S.C. 5301 et seq.); applicable HUD regulations, including but not limited to 24 CFR Part 570 and Form HUD-4010, as now in effect or as they may be amended during the term of this Agreement; all administrative directives and procedures established by HUD, including the most recent version of the CDBG Grant Administration Manual; and all other applicable local, state, and federal laws, regulations, administrative directives, procedures, ordinances, policies or resolutions, including carrying out such record keeping and reports for program monitoring and evaluation purposes, as City or HUD may establish for purposes of carrying out the program in an effective and efficient manner and complying with City of Tampa Division of Housing and Community Development Procedures and Policies as set forth in the City of Tampa Division of Housing and Community Development Manual of Procedures and Standards, incorporated herein and by reference made a part hereof, as well as all City Permit and Inspection requirements. The attached **Exhibit F** provides a partial overview of federal requirements as they relate to the CDBG Funds. Subrecipient shall utilize funds available under this Agreement to supplement rather than supplant funds otherwise available. Subrecipient agrees all subcontracts entered into by it for the completion of the activities described in Article I,

above, will contain special provisions requiring such subcontractors, or subrecipient entities to also comply with the foregoing.

ARTICLE XIII - PROJECT PUBLICITY

Any news release or other type of publicity pertaining to the work performed pursuant to this Agreement must be approved by City representatives and must recognize City as a sponsor and HUD as the funding source.

ARTICLE XIV - MAINTENANCE OF RECORDS

Subrecipient shall maintain all records and accounts, including property, personnel and financial records, client eligibility records, proof of city residency documents, proof of required insurance and any other records related to or resulting from the activities performed under this Agreement to assure a proper accounting and monitoring of all CDBG Funds. In the event City determines that such records are not being adequately maintained by Subrecipient, City may cancel this Agreement in accordance with Article VIII above.

With respect to all matters covered by this Agreement, records will be made available for examination, audit, inspection or copying purposes at any time during normal business hours at a location within Hillsborough County, Florida as often as City, HUD, representatives of the Comptroller General of the United States or other federal agency may reasonably require. Subrecipient will permit same to be examined and excerpts or transcriptions made or duplicated from such records, and audits made of all contracts, invoices, materials, records of personnel and of employment and other data relating to all matters covered by this Agreement. Subrecipient shall retain all records and supporting documentation applicable to this Agreement for five (5) years from the Consolidated Annual Performance and Evaluation Report (CAPER) date (as defined below). If any litigation, claim, negotiation, audit, monitoring, inspection or other action has been started before the expiration of the required record retention period, records must be retained until completion of the action and resolution of all issues which arise from it, or the end of the required period, whichever is later. The retention period starts from the date of City's submission of the CAPER, as prescribed in 24 CFR 91.520, in which the activities as described herein are reported on for the final time rather than from the date of submission of the final expenditure report for the award.

ARTICLE XV - MONITORING AND EVALUATION

City shall be responsible for monitoring and evaluating all aspects of the Services, including Subrecipient's performance and financial and programmatic compliance, including without limitation ensuring the applicable national objective is achieved. This monitoring shall occur on as frequent a basis as the City deems necessary and at any other time that may be required by the City to determine compliance with CDBG regulations and this Agreement. Substandard performance as determined by the City shall constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the City, contract suspension or termination procedures will be initiated.

City shall have access to and be able to make copies and transcriptions of such records as may be necessary in the determination of City, HUD, or the State of Florida to accomplish this obligation, subject to state and federal confidentiality requirements. The City's rights also includes timely and reasonable access to Subrecipient's personnel for the purpose of interviewing and discussion related to said documents. Unless otherwise agreed to by the parties hereto in writing, access to records referred to herein shall be at a location accessible during normal business hours within Hillsborough County, Florida. In order to properly monitor and evaluate Subrecipient's performance under this Agreement, City shall make on-site inspections as often as it deems necessary. Recordkeeping is a most critical aspect of monitoring. Files must be maintained and organized so that all documentation of compliance is readily available to the monitoring staff. Use of file checklists to organize files is required. Further, Subrecipient shall submit an activity report with each reimbursement request, which details the progress made to date toward the completion of the activities authorized under Exhibit A. Failure by Subrecipient to assist City in its monitoring and evaluation efforts, including allowing City to conduct the on-site inspections and have access to Subrecipient's records, and/or failure to submit the activity reports, as required, shall result in a default as provided for in Article VII above. This Article shall survive termination of this Agreement.

ARTICLE XVI - NEGATION OF AGENT OR EMPLOYEE STATUS

Subrecipient shall perform this Agreement as an independent contractor and nothing contained herein shall in any way be construed to constitute Subrecipient or any assistant, representative, agent, employee, Resolution No. 2019-4124 Page 8 of 43

independent contractor, partner, affiliate, holding company, subsidiary or sub-agent of Subrecipient to be a representative, agent, sub-agent, or employee of City. Subrecipient understands and agrees that City is not required to withhold any federal income tax, social security tax, state and local tax, to secure worker's compensation insurance or employer's liability insurance of any kind, or to take any other action with respect to this insurance or taxes of Subrecipient and assistant(s) of Subrecipient. In no event and under no circumstances shall any provision of this Agreement make City liable to any person or entity that contracts with or provides goods or services to Subrecipient in connection with the services Subrecipient has agreed to perform hereunder or otherwise, or for any debts or claims of any nature accruing to any person or entity against Subrecipient. There is no contractual relationship, either express or implied, between City and any person or entity supplying any work, labor, services, goods or materials to Subrecipient as a result of the provisions of the services provided by Subrecipient hereunder or otherwise.

ARTICLE XVII- SUBCONTRACTS

Subrecipient shall only subcontract with properly licensed and insured contractors for services including, but not necessarily limited to, new construction and building relocation and rehabilitation. All subcontracts shall be in writing the form of which shall be subject to approval by City. Subrecipient agrees to monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

Subrecipient shall cause all of the provisions of this Agreement in its entirety to be included in and made a part of any third-party agreement, purchase order, or subcontract executed into or associated with the performance of this Agreement. It is Subrecipient's responsibility to ensure that any such agreement or subcontract entered into contains, specifically or by reference, all necessary clauses and language required by the City and/or HUD to ensure compliance with this Agreement and with all federal, state, and local laws and regulations, including without limitation the provisions Article XV, above, and of **Exhibit F**, so that such provisions will be binding upon such third parties and subcontractors together with each of their own subrecipients or subcontractors. Subrecipient shall insure that all such agreements or subcontracts entered into under the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all such agreements or subcontracts shall be forwarded to City along with documentation concerning the selection process.

ARTICLE XVIII - CONFLICT OF INTEREST

Subrecipient guarantees that no member of, or Delegate to, the Congress of the United States shall be admitted to any share or part of this contract or to any benefit to arise from the same. Subrecipient agrees that no members of the governing body of the locality in which Subrecipient is situated, and no other public official of such locality or localities who exercises or has exercised any functions or responsibilities with respect to CDBG-assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the CDBG-assisted activity, or have any interest in any contract, subcontract, or agreement with respect thereto, or with respect to the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one (1) year thereafter.

Unless expressly permitted by HUD, Subrecipient agrees that no person who is an employee, agent, consultant, officer, or elected or appointed official of Subrecipient and who exercises or has exercised any functions or responsibilities with respect to CDBG-assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the CDBG-assisted activity, or have any interest in any contract, subcontract, or agreement with respect thereto, or with respect to the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one (1) year thereafter.

Subrecipient agrees to comply with the standard of conduct provisions in 2 CFR Part 200 which apply to the procurement of supplies, equipment, construction and services. The provisions of 24 CFR 570.611 shall apply to all acquisitions and dispositions of real property and the provision of assistance by Subrecipient or assistants of Subrecipient to individuals, businesses, and other private entities under eligible activities that authorize such assistance (e.g., rehabilitation, preservation, and other improvements of private properties or facilities pursuant to §§ 570.202; or grants, loans or other assistance to businesses, individuals, and other private entities pursuant to §§ 570.203, 570.204, 570.455, or 570.703(i)).

ARTICLE XIX - INDEMNIFICATION

Subrecipient (for purposes of this Article, sometimes referred to herein as “Firm”) releases and agrees to defend, indemnify and hold harmless the City, its officers, elected and appointed officials, employees, and/or agents (collectively, “City Indemnified Parties”) from and against any and all losses, liabilities, damages, penalties, settlements, judgments, charges, or costs (including without limitation attorneys’ fees, professional fees, or other expenses) of every kind and character arising out of any and all claims, liens, demands, obligations, actions, proceedings or causes of action of every kind and character, caused by or resulting from, directly or indirectly, in whole or in part, any act, negligence, recklessness, wrongful misconduct, omission or other conduct of Firm or any tier of subcontractor/subconsultant/ supplier, agent, employee, or anyone for whom Firm may be liable, in connection with, arising directly or indirectly out of the execution or performance of the obligations assumed under or incidental to the document to which this section/article/exhibit is incorporated (singularly or collectively “Claims”), unless such injuries or damages are the result of the sole negligence or willful acts or omissions of the City Indemnified Parties.

Without limiting the foregoing, any and all such Claims, including but not limited to personal injury, disease, sickness, death, damage to property, natural resources, or the environment (including destruction or loss of use, costs of hazardous or toxic substance cleanup and disposal), defects in materials or workmanship, actual or alleged infringement of any patent, trademark, copyright (or application for any thereof) or of any other tangible or intangible personal or property right, or any actual or alleged violation of common law, any applicable law, statute, ordinance, administrative order, rule, or regulation or decree of any court, shall be included in the indemnity hereunder and, to the extent required, the defined term “Claims”. Firm further agrees to investigate, handle, respond to, provide defense (including without limitation attorney fees, paralegal fees, and expert fees to and through appellate, supplemental, or bankruptcy proceedings) for and defend such Claims at its sole cost and expense through counsel approved in advance and in writing by the City and agrees to bear all other costs and expenses related thereto, even if the Claims are groundless, false, or fraudulent. Firm shall advance or promptly reimburse to the City any and all costs and expenses incurred by a City Indemnified Party in connection with investigating, preparing to defend, settling, or defending any legal proceeding for which the City Indemnified Party is entitled to indemnification hereunder. Firm agrees and recognizes that the City Indemnified Parties shall not be held liable or responsible for Claims which may result from any actions or omissions of Firm in which the City Indemnified Parties participated either through providing data, advice, review, and/or concurrence of Firm’s actions. In reviewing, approving, or rejecting any submissions by Firm or other acts of Firm, the City Indemnified Parties in no way assume or share any responsibility or liability of Firm or any tier of subcontractor/subconsultant/supplier, under the document (hereinafter the “Agreement”) to which this section/article/exhibit (hereinafter “Article”) is incorporated.

This obligation is absolute and unconditional and shall in no way be limited by the amount or type of Firm’s insurance coverage, conditioned on any attempt by a City Indemnified Party to collect from an insurer, or subject to any set-off, defense, deduction, or counterclaim that the Contactor might have against the City Indemnified Party. The duty to defend hereunder is independent and separate from the duty to indemnify which shall exist regardless of any ultimate liability of Firm or any City Indemnified Party, and shall arise immediately upon presentation of a Claim and written notice of same being provided to Firm. Firm's defense and indemnity obligations hereunder will survive the Agreement’s expiration, cancellation, or termination. In the event the law is construed to require a specific consideration for this indemnification, the parties agree that the sum of \$10.00, receipt of which is hereby acknowledged, is the specific consideration for same and the providing of such indemnification is deemed to be part of the specifications with respect to the services provided by Firm. Specifically, where the Agreement is a professional services contract with a design professional as defined in Section 725.08, Florida Statutes, this Article shall be limited to Section 725.08. Further, where the Agreement is a construction contract for a public agency or in connection with a public agency’s project per Section 725.06, Florida Statutes, this Article shall be limited to said Section 725.06. Moreover, whenever there appears in the Agreement an indemnification within the purview of Section 725.06, Florida Statutes, the monetary limitation on the extent of the indemnification provided shall be \$1 Million Dollars or a sum equal to the total contract price, service cost, or project value whichever is greater.

NOTWITHSTANDING ANYTHING IN THIS ARTICLE TO THE CONTRARY, the parties agree that to the extent this Article is found to be in conflict with any provisions of Florida law, it shall be deemed automatically modified in such a manner as to be in full and complete compliance with all such laws, including containing such limiting conditions or limitations of liability and/or not containing any unenforceable or prohibited term or terms, such that this indemnification shall be enforceable in accordance with and to the maximum extent permitted by Florida law. This Article shall survive the expiration or earlier termination of the Agreement.

ARTICLE XX - PUBLIC RECORDS

Statutes, 119.0701, Subrecipient agrees to comply with Florida's Public Records Law, including:

1. Subrecipient shall keep and maintain public records required by the City to perform the services;
2. Upon request from the City, Subrecipient shall provide the City with copies of the requested records, having redacted records in total or in part that are exempt from disclosure by law or allow the records to be inspected or copied within a reasonable time (with provision of a copy of such records to the City) on the same terms and conditions that the City would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
3. Ensure that public records, in part or in total that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law for the duration of the contract term and following completion (or early termination) of the contract if the Contractor does not transfer the records to the City;
4. Upon completion (or earlier termination) of the award, Subrecipient shall within 30 days after such event either transfer to the City, at no cost, all public records in possession of the Subrecipient or keep and maintain the public records in compliance with Chapter 119, Florida Statutes. If Subrecipient transfers all public records to the City upon completion (or earlier termination) of the award, Subrecipient shall destroy all duplicate records that are exempt or confidential and exempt from public records disclosure requirements. If Subrecipient keeps and maintains public records upon completion (or earlier termination) of the award, Subrecipient shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the agency.
5. The failure of Subrecipient to comply with Chapter 119, Florida Statutes, and/or the provisions set forth above shall be grounds for immediate unilateral termination of the contract by the City; the City shall also have the option to withhold compensation due Subrecipient until records are received as provided herein.

IF SUBRECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO SUBRECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-274-7940, VANESSA.MCCLEARY@TAMPAGOV.NET, AND MAILING ADDRESS OF VANESSA MCCLEARY, 306 E. JACKSON STREET, TAMPA, FL 33602.

ARTICLE XXI – REVERSION OF ASSETS

Within thirty (30) calendar days following the expiration or termination of this Agreement (or earlier if required by applicable law), Subrecipient shall transfer to City any CDBG Funds on hand and any accounts receivable attributable to the use of CDBG Funds. Subrecipient shall comply with 24 CFR Part 570.503(b)(7) and 2 CFR 200, as applicable, in the event real property was acquired or improved with CDBG Funds under this Agreement.

ARTICLE XXII - SURVIVAL

All provisions of this Agreement intended to survive or to be performed subsequent to the end of the period of this Agreement shall survive the termination of this Agreement.

ARTICLE XXIII - SUCCESSORS AND ASSIGNS; ASSIGNMENTS

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Notwithstanding anything herein to the contrary, to the maximum extent allowed by law, Subrecipient shall have no right to assign, subcontract, or otherwise transfer all or any interest in this Agreement without the City's prior written consent. If all or any portion of this Agreement is assigned, transferred, or subcontracted, it shall not in any way affect the provisions of this Agreement or relieve Subrecipient of any of its obligations under this Agreement. No assignment, subcontract, or transfer by Subrecipient shall be effective unless the party assuming such assignment, subcontract, or transfer confirms in writing to the City that such party accepts and shall comply with all of the duties, responsibilities, and obligations of the Subrecipient.

ARTICLE XXIV – HEADINGS

All article and descriptive headings of paragraphs in this Agreement are inserted for convenience only

and shall not affect the construction or interpretation hereof.

ARTICLE XXV – VENUE AND COSTS

This Agreement shall be construed under the laws of the State of Florida. In the event of a dispute, venue shall be in Hillsborough County, Florida and the prevailing party shall be entitled to recover attorney fees and costs.

ARTICLE XXVI - JURY TRIAL WAIVER

Subrecipient hereby waives any and all right it may have to a trial by jury of any issue arising out of or related to this Agreement.

ARTICLE XXVII- SEVERABILITY

If a court of competent jurisdiction holds any item or provision of this Agreement invalid or unenforceable, the remainder of the Agreement shall not be affected and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE XXVIII - NOTICE AND GENERAL CONDITIONS

All notices which may be given pursuant to this Agreement shall be in writing and shall be delivered by personal delivery, nationally recognized overnight courier, or by certified U.S. mail return receipt requested addressed to the parties at their respective notice addresses first noted above or as the same may be changed in writing from time to time by written notice given pursuant to these notice provisions given at least 10 days prior to such change. Such notice shall be deemed given on the day on which delivered if via personal delivery or overnight courier, or if by mail, on the date of actual receipt. Notwithstanding the foregoing, a copy of any notice sent to the City shall also be delivered to the City Attorney's Office; ATTN: HCD Responsible Attorney; 315 E. Kennedy Boulevard, 5th Floor Old City Hall; Tampa, Florida 33602.

ARTICLE XXIX - MERGER CLAUSE

This Agreement together with the exhibits hereto sets forth the entire agreement between the parties and there are no promises or understandings other than those stated therein. The exhibits to this Agreement will be deemed to be incorporated by reference as though set forth in full herein. In the event of a conflict or inconsistency between this Agreement and the provisions in the incorporated exhibits, then this Agreement will prevail.

ARTICLE XXX – TERMS; COUNTERPARTS

Capitalized terms contained herein shall have the definition assigned. Capitalized terms contained herein that do not have the definition assigned shall have the meaning assigned in the applicable federal statute or regulation. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

ARTICLE XXXI - ESTOPPEL/WAIVER

The failure of City to enforce any term or condition of this Agreement shall not constitute a waiver or estoppel of any subsequent violation of this Agreement.

ARTICLE XXXII – DOCUMENTS AND EXHIBITS

The following attached documents and exhibits are hereby incorporated hereto:

Certificate of Acceptance and Compliance with City of Tampa Code Section 2-525	
Exhibit A	Scope of Services (incl CITY OF TAMPA INSURANCE REQUIREMENTS)
Exhibit B	Payment Schedule/Procedures (incl Reimbursement Request Form)
Exhibit C	Quarterly Report
Exhibit D	Closeout Report
Exhibit E	Section 3 Report
Exhibit F	Local, State, and Federal Requirements
Exhibit G	Deferred Payment Mortgage and Promissory Note

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

THE PARTIES HERETO have executed this Agreement as of the date first written above.

SUBRECIPIENT:
HOUSING AUTHORITY OF THE CITY OF
TAMPA, FLORIDA

By: _____
Print Name: _____
Title: Pres Exec/Sr Vice Pres CEO Gen Ptner
 Mgr (Mgr-Mgd LLC) Mber (Mber-Mgd LLC)
DUNS # (if any): _____
License # (if any): _____

[SEAL]

CITY:
CITY OF TAMPA, FLORIDA

By: _____
Jane Castor, Mayor

ATTEST:

APPROVED AS TO FORM:

Rachel S. Peterkin, Assistant City Attorney

By: _____
City Clerk/Deputy City Clerk

[SEAL]

Date: _____

**Certificate of Acceptance and Compliance with City of Tampa Code Section 2-525,
Standards of conduct and accountability requirements for Non-Profits provided Financial Support by the City**

I The Board of Directors of HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (Non-Profit) hereby accepts that City financial support is conditional on compliance with the City Ethics Code and certifies that it has reviewed the requirements of City of Tampa Code Section 2-525 and any leases, operating agreements or other contracts or agreements between Non-Profit and the City and determined that the Non-Profit has fully complied with each applicable requirement, including the following requirements in City of Tampa Code Section 2-525:

Required Policy	Date of Adoption
A. Conflict of Interest Policy (paragraph 2-525(4)a and b)	_____
B. Anti-nepotism Policy (paragraph 2-525(4)c)	_____
C. Whistleblower Policy (paragraph 2-525(4)d)	_____

II A. The total salary and benefits of each Executive Staff member and any affiliated corporate entities as required by paragraph 2-525(5)a. 2. & 3.

Position:	Name:	Total Compensation:
1. Chief Executive Officer:	_____	_____
2. Financial accountability and controls:	_____	_____
3. Facilities management and operations:	_____	_____
4. Personnel and human resources:	_____	_____
5. Development, marketing and/or public relations:	_____	_____

B. Total amount of City Financial Support: _____

III **This certification was approved for transmittal to the City of Tampa by an affirmative vote of the Board of Directors of the Non-Profit on the _____ day of _____, _____.**

Chair _____

Secretary _____

Treasurer _____

HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA
Legal Name of Entity

5301 W Cypress St, Tampa, Florida 33607
Mailing Address

Contact Email Address & Telephone Number

Exhibit A
SCOPE OF SERVICES

(Housing Authority of the City of Tampa, Florida)

I. SERVICES TO BE RENDERED BY SUBRECIPIENT

Subrecipient shall make certain repairs and improvements (“Project”) in or about the facility(ies) located at 2002 26th Ave, Tampa, a/k/a 3515 Sarah Street, Tampa, FL 33605 with Folio # 172739-0000 (“Facility”), which shall serve area youth and families through a community center providing recreational activities, sports facilities, and other programs in support of helping young people reach their full potential as productive. Specifically:

- Replace damaged flooring in teen rooms from roof leaks;
- Remove damaged carpet in office areas that was damaged by water coming up from foundation;
- Upgrade gym bleachers;
- Upgrade playground equipment, build shade over equipment, replace slide, panels, other broken pieces and replace mulch;
- Upgrade the interior and exterior lighting with LED lighting;
- Install a fully adhered multi-sport, multi-use surface in the gymnasium;
- Replace original roofing system that has aged past the useful life of 20 years; and
- Replace original inoperable HVAC system with an upgraded code required cooling system of 410-A.

Said Project shall include without limitation all associated permits, labor, materials, equipment, transportation, utilities, services, tools, and equipment and shall be conducted in a good workmanlike and substantial manner to the satisfaction of the City and under the oversight of the City, or other properly authorized agents, and strictly in accordance with certain plans and specifications to be prepared by Subrecipient and approved by the City in advance of the commencement of any Project work. Subrecipient further covenants and agrees that the Project shall be paid for at its own proper cost and expense using the City Funds and Matching Funds, free and clear of all claims, liens, and charges whatsoever except as expressly allowed under the Agreement.

II. PERFORMANCE MEASURES

Subrecipient shall perform the Services in conformance with the following schedule.

MILESTONES

Milestone	Start Date	Deadline
Preconstruction	June 15, 2019	June 30, 2019
Construction Start Date	June 30, 2019	July 31, 2019
100% of the construction completed	August 1, 2019	August 31, 2019*

* *It is understood that Subrecipient may continue certain activities using Matching Funds*

III. GRANT CLOSEOUT PROCEDURES

Subrecipient shall satisfy all obligations incurred under the Agreement prior to the submission of a final financial status report, including all program income. The City will initiate grant closeout procedures when: (1) all costs to be paid with CDBG Funds have been incurred, with the exception of closeout costs (e.g. audit)/contingent liability cost or CDBG Funds allocated to Subrecipient under the Agreement have been expended; (2) the Services have been satisfactorily completed; and (3) all responsibilities of the Subrecipient under the Agreement have been met. When the City has determined that the foregoing have been met, or upon the expiration or termination of this Agreement, the Subrecipient shall provide the City with final versions of all financial, performance, and other relevant information. This information shall be provided to the City no later than fifteen (15) days of the expiration or termination of the Agreement or notification by the City, whichever occurs first.

Once the City determines the conditions for closeout have been met, the City will either enter into a closeout agreement with the Subrecipient or send written notification to the Subrecipient regarding Subrecipient’s closeout status along with any special conditions or continuing responsibilities which Subrecipient must satisfy. Until a Subrecipient receives such formal notification, it should not assume that any CDBG activity has been closed out. Notwithstanding the foregoing, even after closeout, the City shall retain the right to disallow costs and recover funds based on a later audit.

End of Exhibit A

Attachment to Exhibit A
CITY OF TAMPA INSURANCE REQUIREMENTS
(Housing Authority of the City of Tampa, Florida)

Prior to commencing any work or services or taking occupancy under that certain CDBG FUNDS AGREEMENT (for purposes of this document, Agreement) between the City of Tampa, Florida (City) and Subrecipient (for purposes of this document, Firm) to which this document is attached and incorporated as an Exhibit or otherwise, and continuing during the term of said Agreement (or longer if the Agreement and/or this document so requires), Firm shall provide, pay for, and maintain insurance against claims which may arise from or in connection with the performance of the Agreement (including without limitation occupancy and/or use of certain property/premises) by Firm, its agents, representatives, employees, suppliers, subtenants, or subcontractors (which term includes sub-consultants, as applicable) of any tier subject to the terms and conditions of this document. Firm shall have an affirmative duty to provide from time to time upon City's request certificates of insurance, complete and certified copies of Firm's insurance policies, forms, and endorsements, as may be requested by the City in response to an issue or potential claim arising out of or related to the Agreement. Failure to provide said documentation shall be a material breach of the Agreement. Should at any time Firm not maintain the insurance coverages required, City at its sole option (but without any obligation or waiver of its rights) may (i) terminate the Agreement or (ii) purchase such coverages as City deems necessary to protect the itself (charging Firm for same) and at City's option suspending Firm's performance until such coverage is in place. If Firm does not reimburse City for such costs within 10 days after demand, in addition to any other rights, City shall also have the right to offset such costs from amounts due Firm under any agreement with the City. All provisions intended to survive or to be performed subsequent to the expiration or termination of the Agreement shall survive, including without limitation Firm's obligation to maintain or renew coverage, provide evidence of coverage and certified copies of policies, etc. upon City's request and/or in response to a potential claim, litigation, etc.

The following coverages are required: ("M" indicates million(s), for example \$1M is \$1,000,000)

A. Commercial General Liability (CGL) Insurance on the most current Insurance Services Office (ISO) Form CG 00 01 or its equivalent on an "occurrence" basis (Modified Occurrence or Claims Made forms are not acceptable without prior written consent of the City). Coverage must be provided to cover liability contemplated by the Agreement including without limitation premises and operations, independent contractors, contractual liability, products and completed operations, property damage, bodily, personal and advertising injury, contractual liability, explosion, collapse, underground coverages, personal injury liability, death, employees-as-insureds. Products and completed operations liability coverage maintained for at least 3 years after completion of work. **Limits shall not be less than \$1M per occurrence and \$2M general aggregate for Agreements valued at \$2M or less; if valued over \$2M, a general aggregate limit that equals or exceeds the Agreement's value.** If a general aggregate limit applies, it shall apply separately to the project/location (ISO CG 25 03 or 25 04 or equivalent).

B. Automobile Liability (AL) Insurance in accordance with Florida law, as to the ownership, maintenance, and use of all owned, non-owned, leased, or hired vehicles. **AL insurance shall not be less than: (a) \$500,000 combined single limit each occurrence bodily injury and property damage for Agreements valued at \$100,000 or less or (b) \$1M combined single limit each occurrence bodily injury and property damage for Agreements valued over \$100,000.** If transportation of hazardous material involved, the MCS-90 endorsement (or equivalent).

C. Worker's Compensation (WC) & Employer's Liability Insurance for all employees engaged under the Agreement, Worker's Compensation as required by Florida law. **Employer's Liability with minimum limits of (a) \$500,000 bodily injury by accident and each accident, bodily injury by disease policy limit, and bodily injury by disease each employee for Agreements valued at \$100,000 and under or (b) \$1M bodily injury by accident and each accident, bodily injury by disease policy limit, and bodily injury by disease each for all other Agreements.**

D. Excess (Umbrella) Liability Insurance for Agreements valued at \$2M or more, at least \$4M per occurrence in excess of underlying limits and no more restrictive than underlying coverage for all work performed by Firm. May also compensate for a deficiency in CGL, AL, or WC.

Firm affirmatively states that the insurance requirements as set forth above are of adequate types and amounts of insurance coverage for any type of claim/loss for the proposed work or services.

who have a current A.M. Best rating of no less than **A-:VII** or, if not rated by A.M. Best, as otherwise approved by the City in advance and in writing.

ADDITIONAL INSURED - City, its elected officials, departments, officers, officials, employees, and volunteers together with, as applicable, any associated lender of the City shall be covered as additional insureds on all liability coverage (e.g. CGL, AL, and Excess (Umbrella) Liability) as to liability arising out of work or operations performed by or on behalf of Firm including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of Firm. Coverage can be provided in the form of an endorsement to Firm's insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 10 20, CG 20 26, CG 20 33, or CG 20 38 **and** CG 20 37 if later revisions used).

CANCELLATION/NON-RENEWAL – Each insurance policy shall provide that at least 30 days written notice must be given to City of any cancellation, intent to non-renew, or material reduction in coverage (except aggregate liability limits) and at least 10 days' notice for non-payment of premium. Firm shall also have an independent duty to notify City in like manner, within 5 business days of Firm's receipt from its insurer of any notices of same. If any policy's aggregate limit is reduced, Firm shall directly take steps to have it reinstated. Notice and proof of renewal/continued coverage/certifications, etc. shall be sent to the City's notice (or Award contact) address as stated in the Agreement with a copy to the following: Purchasing Department, 306 E. Jackson St., Tampa, FL 33602 City of Tampa Insurance Compliance c/o Ebix PO Box 100085- ZS, Duluth, GA 30096

CERTIFICATE OF INSURANCE (COI) – to be provided to City by insurance carrier prior to Firm beginning any work/services or taking occupancy and, if the insurance expires prior to completion of the work or services or Agreement term (as may be extended), a renewal COI at least 30 days before expiration to the above address(es). COIs shall specifically identify the Agreement and its subject (project, lease, etc.), shall be sufficiently comprehensive to insure City (named as additional insured) and Firm and to certify that coverage extends to subcontractors' acts or omissions, and as to permit the City to determine the required coverages are in place without the responsibility of examining individual policies. **Certificate Holder must be The City of Tampa, Florida.**

CLAIMS MADE – If any liability insurance is issued on a claims made form, Firm agrees to maintain such coverage uninterrupted for at least 3 years following completion and acceptance of the work either through purchase of an extended reporting provision or purchase of successive renewals. The Retroactive Date must be shown and be a date not later than the earlier of the Agreement date or the date performance/occupancy began thereunder.

DEDUCTIBLES/ SELF-INSURED RETENTIONS (SIR) – must be disclosed to City and, if over \$500,000, approved by the City in advance and in writing, including at City's option being guaranteed, reduced, or eliminated (additionally if a SIR provides a financial guarantee guaranteeing payment of losses and related investigations, claim administration, and defense expenses). Firm shall be fully responsible for any deductible or SIR (without limiting the foregoing a policy with a SIR shall provide or be endorsed to provide that the SIR may be satisfied by either the City or named insured). In the event of loss which would have been covered but for a deductible or SIR, City may withhold from any payment due Firm, under any agreement with the City, an amount equal to same to cover such loss should full recovery not be obtained under the policy.

PERFORMANCE – All insurance policies shall be fully performable in Hillsborough County, Florida (the County), and construed in accordance with Florida law. Further, all insurance policies must expressly state that the insurance company will accept service of process in the County and that the exclusive venue for any action concerning any matter under those policies shall be in the appropriate state court of the County.

PRIMARY POLICIES - Firm's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as to the City, its elected officials, departments, officers, employees, and volunteers. Any insurance or self-insurance maintained by the City, its elected officials, departments, officers, employees, and volunteers shall be excess of the Firm's insurance and shall not contribute with it.

SUBCONTRACTORS/INDEPENDENT ASSOCIATES/CONSULTANTS/SUBTENANTS/SUBLICENSEE – **Firm shall require and verify that all such entities maintain insurance meeting all requirements stated herein with the City as an additional insured** by endorsement (ISO FORM CG 20 38, or broader) or otherwise include such entities within Firm's insurance policies. Upon City's request, Firm shall furnish complete and certified copies of copies of such entities' insurance policies, forms, and endorsements.

SUBCONTRACTOR DEFAULT INSURANCE, CONTROLLED INSURANCE PROGRAM, WRAP-UP -

UNAVAILABILITY – To the fullest extent permitted by law, if Firm is out of business or otherwise unavailable at the time a claim is presented to City, Firm hereby assigns to the City all of its right, title and interest (but not any liabilities or obligations) under any applicable

WAIVER OF SUBROGATION – With regard to any policy of insurance that would pay third party losses, Firm hereby grants City a waiver of any right to subrogation which any insurer of Firm may acquire against the City by virtue of the payment of any loss under such insurance. Firm agrees to obtain any endorsement that may be necessary to affect such waiver, but this provision shall apply to such policies regardless.

WAIVER/RELEASE AGREEMENT – Where Firm has a defined group of persons who might be exposed to harm (e.g. participants in an athletic event/program, volunteers) any waiver or release agreement used by Firm whereby such persons (and their parent/guardian as applicable) discharge Firm from claims and liabilities, shall include the City, its elected officials, departments, officers, officials, employees, and volunteers to the same extent as Firm. The City reserves the right from time to time to waive any or all of these insurance requirements (or to reject policies) based on the specific nature of goods/services to be provided, nature of the risk, prior experience, insurer, coverage, financial condition, failure to operate legally, or other special circumstances. Required insurance shall not limit Firm’s liability.

Acceptance by the City, or by any of its employees, representatives, agents, etc. of certificates or other documentation of insurance or policies pursuant to the terms of this document and the Agreement evidencing insurance coverages and limits does not constitute approval or agreement that the insurance requirements have been met or that coverages or policies are in compliance. Furthermore, receipt, acceptance, and/or approval of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its employees, representatives, agents, etc., which indicate less coverage than required does not constitute a waiver of Firm’s obligation to fulfill these insurance requirements.

**End of Attachment to Exhibit A
CITY OF TAMPA INSURANCE REQUIREMENTS**

**Exhibit B
SCOPE OF SERVICES**

(Housing Authority of the City of Tampa, Florida)

I. PAYMENT SCHEDULE

DRAW MILESTONES

Milestone	Deadline
25% of Total Contract Draw	June 30, 2019
75% of Total Contract Draw	July 15, 2019
100% of Total Contract Draw	August 31, 2019*

* It is understood that Subrecipient may continue certain activities using Matching Funds

II. BUDGET

	APPROVED BUDGET	Spent to Date	Available Balance	Current Invoice	Remaining Balance
CDBG PUBLIC FACILITIES			\$0.00		0.00
Replace 5 HVAC	\$99,707.55		\$99,707.55		99,707.55
Install New Gym Floors	\$55,929.60		\$55,929.60		55,929.60
Replace Office & Classrm Floors	\$34,123.65		\$34,123.65		34,123.65
Replace Gym Bleachers	\$21,600.00		\$21,600.00		21,600.00
Upgrade Playground	\$16,000.00		\$16,000.00		16,000.00
Upgrade Interior/Exterior Lighting	\$29,500.00		\$29,500.00		29,500.00
Total CDBG Expenses	\$256,860.80	\$0.00	\$256,860.80		\$256,860.80
Required & Additional Match	Approved Match	Match to Date	Match Balance	Current invoice	Remaining Balance
Required Match	\$102,236.86		\$102,236.86		\$102,236.86
Total Match Contribution	\$102,236.86	\$0.00	\$102,236.86		\$102,236.86
TOTAL Approved Budget	\$359,097.66	\$0.00	\$359,097.66		\$359,097.66

III. PAYMENT PROCEDURES

The City will reimburse Subrecipient from the City Funds not more than once per month (and further subject to any payment/draw schedule included herein) for all CDBG eligible expenses. Requests for reimbursement must be mailed or hand-delivered to the City of Tampa Housing and Community Development Division in substantially the same form as the CITY OF TAMPA REIMBURSEMENT REQUEST FORM attached to this Exhibit B, and by this reference incorporated herein, on Subrecipient's official letterhead. Each request must specify the line-item in the budget for which reimbursement is being requested, must be accompanied by proof of compliance with Davis Bacon Wage Rates and must be signed by an authorized representative of the Subrecipient.

A condition precedent to submission of an invoice shall be the City's receipt of documentation from the Subrecipient evidencing dollar-for-dollar matching funds equal to the amount of each payment request submitted to City. In calculating the amount of matching funds, Subrecipient may include the value of any donated material or building, the value of any lease on a building, any salary paid to staff to carry out the program of Subrecipient, and the value of the time and services contributed by volunteers to carry out the program of Subrecipient. For purposes of this Agreement, City shall determine the value of any donated material or building, or of any lease, using a method reasonably calculated to determine a fair market value. Payments may be further be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 24

CFR 84.21 and as supplemented, replaced, or amended by 2 CFR 200.302, Financial Management, and 2 CFR 200.303, Internal Controls”. Payment will be made upon receipt of a proper invoice and in compliance with §218.70, Fla. Stat., otherwise known as the “Local Government Prompt Payment Act.” City shall remit payment to the contractor within thirty (30) days after receipt of an approved invoice. Invoices and back-up documentation will be reviewed for completeness, accuracy of forms, allowable and unallowable expenditures and contract performance objectives. City may request additional information from Subrecipient, as many times as necessary, to ensure the accuracy of the invoice prior to approval.

End of Exhibit B

**ATTACHMENT TO EXHIBIT B
(Housing Authority of the City of Tampa, Florida)**

CITY OF TAMPA REIMBURSEMENT REQUEST FORM

Submit To: Housing and Community Development; 4900 W. Lemon Street; Tampa, Florida 33609

Subrecipient: Housing Authority of the City of Tampa, Florida

Invoice Number: _____

IDIS Number: _____

Date Submitted: _____

For Month of:						PO #:	
		APPROVED BUDGET	Spent to Date	Available Balance	Current Invoice	Remaining Balance	
CDBG PUBLIC FACILITIES				\$0.00		0.00	
	Replace 5 HVAC	\$99,707.55		\$99,707.55		99,707.55	
	Install New Gym Floors	\$55,929.60		\$55,929.60		55,929.60	
	Replace Office & Classrm Floors	\$34,123.65		\$34,123.65		34,123.65	
	Replace Gym Bleachers	\$21,600.00		\$21,600.00		21,600.00	
	Upgrade Playground	\$16,000.00		\$16,000.00		16,000.00	
	Upgrade Interior/Exterior Lighting	\$29,500.00		\$29,500.00		29,500.00	
	Total CDBG Expenses	\$256,860.80	\$0.00	\$256,860.80		\$256,860.80	
	Required & Additional Match	Approved Match	Match to Date	Match Balance	Current invoice	Remaining Balance	
	Required Match	\$102,236.86		\$102,236.86		\$102,236.86	
	Total Match Contribution	\$102,236.86	\$0.00	\$102,236.86		\$102,236.86	
	TOTAL Approved Budget	\$359,097.66	\$0.00	\$359,097.66		\$359,097.66	
Payable to:	Tamp Housing Authority						
	5301 West Cypress Street						
	Tampa, FL 33607						
Authorized signature:	_____*						

* By signing this request for reimbursement, I certify to the best of my knowledge and belief that the information is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (18 USC §1001 and 31 USC §§3729-3730 and §§3801-3812)

CITY OF TAMPA CDBG PUBLIC FACILITIES PAYMENT REQUEST REVIEW CHECKLIST			
Invoice/Budget/Documentation	YES	NO	N/A or COMMENT
Exhibit B: <ul style="list-style-type: none"> • Correct month, program year, unique City invoice number & purchase order shown on Exhibit B invoice? • Shows budgeted costs, current costs, expenses to date, available balance, math correct & aligned with prior month's balances leaving correct new balances? • Signed & dated by designated signatory authority? • Billing done monthly & sequentially? • Bills current & not carrying balances from prior month(s) already paid for? 			
Documentation: <ul style="list-style-type: none"> • Organized in order of Exhibit B line items? • Cover sheets summarize back-up doc & expenses for each line item? • List check date, check number, vendor name, check amount & reimbursement amount requested? • Accounts are in organization's name & address? • Expenses are either direct or if shared costs, have documentation on record of share formula if not federally approved cost-allocation plan? • Proof of payment, cancelled checks? 			
Miscellaneous other:			
DIRECT SERVICE DELIVERY ITEMS	YES	NO	N/A or COMMENT
Davis Bacon Payroll reports for all contractors and subcontractors for the requested period (signed).			
Match documentation - all supporting documentation to support the match total for each month (quarter). May include other grant agreements, profit and loss statements, and a spreadsheet with all information.			
Inspection report from City HQS inspection for all work completed during the requested period.			
Photos of all completed work.			
Lien released (notarized) for all contractor.			
Copies of approved (signed) scope of services and agreements with contractors.			
ADMINISTRATION ITEMS	YES	NO	N/A or COMMENT
Administration expenses documented as per agreement & kept at applicable cap percentage of only current invoice?			
GENERAL ITEMS	YES	NO	N/A or COMMENT
Quarterly performance reports submitted on time & attached?			

****Please note that the City may update or request additional documentation to support requests.**

Preparer/Reviewer Signature: _____ **Date:** _____

Authorized Signature: _____ **Date:** _____

**End of Attachment to Exhibit B
CITY OF TAMPA REIMBURSEMENT REQUEST FORM AND REVIEW CHECKLIST**

**EXHIBIT C
CITY OF TAMPA QUARTERLY REPORT
(Housing Authority of the City of Tampa, Florida)**

I. Reporting Period (Please check one)

- October 1 – December 31 April 1 – June 30
 January 1 – March 30 July 1 – September 30

II. Project Eligibility

Activities Benefiting Low and Moderate Income (LMI) Check One:

- Area-Wide Basis Limited Clientele Housing Activities Job Creation / Ret
 Persons / Households

LMI Beneficiaries Proposed: _____ **#LMI Actual Beneficiaries To Date:** _____

III. Race / Ethnicity Reporting

	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Total
Total Persons/Households Assisted					0
Income Level					
>80% of Median					0
>50% to <=80% of Median					0
>30% to <=50% of Median					0
<=30% of Median					0
Of the total number listed above, please indicate Race, i.e. White-30, black-20. Must equal quarter total					
Race/Ethnicity	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Total
White					0
Black/African American					0
Asian					0
Native Hawaiian/Pacific Islander					0
American Indian/Alaska Native					0
American Indian/Alaska Nat & White					0
Other Multi-Racial					0
Of the total number per Race above, per quarter, please indicate the number of those who are Hispanic, i.e. if White has 30, how many of that Race are Hispanic?					
# of each Race that are Hispanic	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Total
White					0
Black/African American					0
Asian					0
Native Hawaiian/Pacific Islander					0
American Indian/Alaska Native					0
American Indian/Alaska Nat & white					0
Other Multi-Racial					0

IV. Description of Project

V. Description of Accomplishments Achieved During Reporting Period

VI. Certification

It is hereby certified by the undersigned authorized signatory of the below named Subrecipient that the project facilities, funded in whole or in part by federal CDBG funds, continue to be used for the approved activity, continue to meet the specified national objective, and continue to serve the number of beneficiaries originally intended in the project application or amended application, if applicable.

Subrecipient Name: _____
Subrecipient Authorized Signature: _____
Signatory Name and Title: _____
Date of Signature: _____

EXHIBIT D
CITY OF TAMPA CLOSEOUT REPORT
(Housing Authority of the City of Tampa, Florida)

I. Did you complete the project and its associated CDBG Activity on schedule and in a timely manner?

_____ Yes _____ No

If no, please explain: _____

II. Provide a brief description of the project.

III. Describe how the appropriate national objective was met in this activity.

IV. Describe final accomplishments for this activity.

V. Cumulative Race / Ethnicity Reporting

Total Persons/Households Assisted	Annual Total
>80% of Median	0
>50% to <=80% of Median	0
>30% to <=50% of Median	0
<=30% of Median	0
# of each Race that are Hispanic	Annual Total
White	0
Black/African American	0
Asian	0
Native Hawaiian/Pacific Islander	0
American Indian/Alaska Native	0
American Indian/Alaska Nat & white	0
Other Multi-Racial	0
# of each Race that are Hispanic	Annual Total
White	0
Black/African American	0
Asian	0
Native Hawaiian/Pacific Islander	0
American Indian/Alaska Native	0
American Indian/Alaska Nat & white	0
Other Multi-Racial	0

[CONTINUED ON THE FOLLOWING PAGE]

VI. Budget and Expenditures

Original Budget Amount _____
CDBG Award Expended _____
Unexpended CDBG Award _____

Program Income Earned (if applicable) _____
Program Income Expended (if applicable) _____

VII. Leverage Funds

Leveraged Funds are those funds that were expended for this project from private, State, or other non-Federal sources. Please provide an itemized list of funds that were leveraged for this project, including sources and uses.

VIII. Certification

It is hereby certified by the Subrecipient that the project facilities, funded in whole or in part by federal CDBG funds, continue to be used for the approved activity, continue to meet the specified national objective, and continue to serve the number of beneficiaries originally intended in the project application or amended application, if applicable.

Subrecipient Name: _____

Subrecipient Authorized Signature: _____

Signatory Name and Title: _____

Date of Signature: _____

End of Exhibit D

EXHIBIT E SECTION 3 REPORT

(Housing Authority of the City of Tampa, Florida)

Section 3 Summary Report

1. Recipient Name & Address: (street, city, state, zip)	2. Funding Source CDBG	3. Project Name
	4. Contact Person	5. Phone: (Include area code)
	6. Reporting Period:	7. Date Report Submitted:

Part I: Employment and Training (** Include New Hires in column E.)

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D Indicate if this is a fulltime or part-time position	E** Number of Section 3 Employees and Trainees
Professionals				
Technicians				
Office/Clerical				
Construction by Trade (List Trade				
Trade				
Trade				
Other (List)				
Total				

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$
B. Total dollar amount of contracts awarded to Section 3 businesses	\$
C. Total number of Section 3 businesses receiving contracts	
2. Non-Construction Contracts:	
A. Total dollar amount all non-construction contracts awarded on the project/activity	\$
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low-and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Other; describe below.

End of Exhibit E

EXHIBIT F
LOCAL, STATE, AND FEDERAL REQUIREMENTS

Subrecipient additionally or further agrees to comply with the following as same may apply to performance of the Agreement:

- A. Uniform Administrative Requirements. Uniform Administrative Requirements, Cost Principles, and Procurement. Subrecipient shall adhere to the accounting principles and procedures, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred, as applicable, including without limitation as set forth in 2 CFR part 200, et. seq.
- B. Cost Principles. Subrecipient shall administer its program in conformance with 2 CFR 200, et. seq. including 2 CFR 2400. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.
- C. DUNS. Requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the System for Award Management (SAM), Federal Funding Accountability and Transparency Act (FFATA), and Digital Accountability and Transparency Act (DATA Act) of 2014, as set forth in Appendix A to Part 25—Award Term, Financial Assistance Use of Universal Identifier and Systems for Award Management, 75 Federal Register 55671 (September 14, 2010) (to be codified at 2 CFR part 25), and Appendix A to Part 170—Award Term, Requirements for Federal Funding Accountability and Transparency Act Implementation, 75 Federal Register 55663 (September 14, 2010) (to be codified at 2 CFR part 170).
- D. Davis Bacon Act (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
- E. Copeland “Anti-Kickback” Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or Subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
- F. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
- G. Minority and Women's Business Enterprises. The requirements of Executive Orders 11625, 12432, 12138 and 24 CFR 85.36(e) applies to grants under this part. Consistent with HUD's responsibilities under these

Orders and with the City's Ordinance No. 26.5 Part 2, the Subrecipient must make efforts to encourage the use of minority and women's business enterprises in connection with funded activities.

- H. Section 3. The purpose of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) ("Section 3") is to ensure that employment and other economic opportunities generated by HUD financial assistance (greater than \$100,000) shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Compliance with the provisions of Section 3 shall be a condition of the Federal financial assistance provided under this contract and binding upon the City, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Subrecipient and any of the Subrecipient's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient materially represents and certifies that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

The Subrecipient further agrees to comply with these Section 3 requirements to include the following language in all subcontracts executed under the Agreement: "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the City of Tampa; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

- I. Civil Rights Act. Subrecipient agrees to comply with applicable state and local civil rights ordinances and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended (the HCDA), Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086, and will include the provisions in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its contractors and subcontractors.

In carrying out the Agreement, the Subrecipient shall not discriminate against nor exclude any employee or applicant for employment because of race, color, religion, sex, age, familial status, handicap, sexual orientation, marital status, gender identity/expression or national origin. Upon receipt of evidence of such

discrimination, City shall have the right to terminate the Agreement. The Subrecipient shall take the necessary steps to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, age, familial or marital status, handicap, sexual orientation, gender identity/expression or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The Subrecipient shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this non-discrimination clause. When expending CDBG Award, the Subrecipient shall, within the eligible population, comply with the following requirements for nondiscrimination on the basis of race, color, religion, sex, national origin, age, familial or marital status, sexual orientation, gender identity/expression, and handicap.

- J. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60–1.3 must include the equal opportunity clause provided under 41 CFR 60–1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964–1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor” and must adhere to the City’s Ordinance No. 12 Part 16-29, to secure for all individuals within the city the freedom from discrimination.
- K. Religious Activities. The Subrecipient agrees that funds provided under the Agreement shall not be utilized for inherently religious activities prohibited by 24 CFR part 570.200(j), such as worship, religious instruction, or proselytization. In accordance with Executive Order 13279, the Subrecipient agrees that it may engage in inherently religious activities providing they are voluntary for participants in activities funded through the Agreement and occur separately in time or location from these activities. Furthermore, SHIP Funds shall not be provided to primarily religious organizations, such as churches, for any activity including secular activities. In addition, SHIP Funds were not and shall not be used to rehabilitate or construct housing owned by primarily religious organizations or to assist primarily religious organizations in acquiring housing.
- L. Debarment and Suspension (Executive Orders 12549 and 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide Excluded Parties List System in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp., p. 189) and 12689 (3 CFR Part 1989 Comp., p. 235), “Debarment and Suspension.” The Excluded Parties List System in SAM contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. **By its signature below Subrecipient certifies it is not so listed.**
- M. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.
- N. Environmental Review. All CDBG assistance is subject to the National Environmental Policy Act of 1969 and related federal environmental authorities and regulations at 24 CFR Part 58. No covered CDBG funds will be advanced, and no costs can be incurred, until an environmental review of the proposed project site has been conducted as required under 24 CFR Part 58. The environmental review may result in a decision to proceed with, modify or cancel the project. Notwithstanding any provision of the Agreement, the parties hereto agree and acknowledge that the Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of environmental review and receipt by the City of a release of funds from HUD or the State

of Florida under 24 CFR Part 58. Further, the Subrecipient will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction prior to the environmental clearance, and must indicate that the violation of this provision may result in the denial of any funds under the agreement. A copy of the Environmental Review Record shall be maintained by both the Subrecipient and the City.

- O. Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).
- P. Lead-Based Paint. The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under the Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.
- Q. Historic Preservation. The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of the Agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.
- R. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- S. Energy Policy and Conservation Act. Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201).
- T. Uniform Relocation Act. In accordance to Title I of the Housing and Community Development Act of 1974, as amended, and Title II of the National Affordable Housing Act of 1990, as amended, Subrecipient shall provide for reasonable benefits to any person involuntarily and permanently displaced as a result of the use of assistance received under this title..." as required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Federal implementing regulations at 49 CFR Part 24 and the requirements of Section 104(d) of Title I of the Housing and Community Development Act of 1974, as amended.
- U. HCD Manual. City procedures and policies as set forth in the City of Tampa Division of Housing and Community Development Manual of Procedures and Standards, incorporated herein and by reference made a part hereof, as well as all City permit and inspection requirements.
- V. Procurement of Recovered Materials (2 CFR 200.322). A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable,

consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

- W. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.
- X. Government Grants. All applicable terms and conditions of government grants administrative and program requirements that apply to subrecipients as well as grantees under Title XIII, Subchapter C, Part I of the Omnibus Budget Reconciliation Act of 1993 (26 U.S.C. 1391, et seq.) and under Title I of the CDBG Act, 24 CFR Part 570 et seq, including without limitation those specified in Subparts J and K of 24 CFR Part 570.
- Y. Travel. The Subrecipient shall obtain written approval from the City for any travel outside the metropolitan area with funds provided under the Agreement.
- Z. Code of Ethics. Subrecipient shall comply with all applicable governmental and City of Tampa rules and regulations including the City of Tampa Code of Ethics Section 2-522. The failure of Subrecipient to comply with this Business Ethics Commitment shall render this contract voidable and will subject Subrecipient to debarment form future City contracts.

End of Exhibit F

EXHIBIT G
DEFERRED PAYMENT MORTGAGE AND PROMISSORY NOTE
(HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA)

[SEE ATTACHED 11 PAGES]

Prepared by and return to:
City of Tampa
Housing & Community Development
REF: RFP# 19-P-00546 | HCD 19-00016
306 East Jackson Street
Tampa, Florida 33602

Folio No.

DEFERRED PAYMENT MORTGAGE

THIS DEFERRED PAYMENT MORTGAGE, hereinafter referred to as the “Mortgage”, made as of June 5, 2019, between the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA hereinafter, and if more than one party jointly and severally, referred to as the “Borrower”, whose notice address is 5301 West Cypress St, Tampa, Florida 33607, in favor of the CITY OF TAMPA, Florida, a municipal corporation, whose notice address is 306 East Jackson Street, ATTN: Manager, Housing & Community Development, Tampa, Florida 33602, hereinafter referred to as the “Lender”.

W I T N E S S E T H:

THAT to secure the payment of an indebtedness in the principal amount of \$256,860.80 US Dollars which shall be payable in accordance with that certain Promissory Note hereinafter referred to as the "Note", and under the conditions of the CDBG Funding Agreement hereinafter referred to “Agreement”, bearing even date herewith, inclusive of the signature of the Borrower, which is affixed hereto and made a part hereof, and all other indebtedness which the Borrower is obligated to pay to the Lender pursuant to the provisions of the Note and this Mortgage, the Borrower hereby grants, conveys and mortgages to the Lender the fee simple estate in:

ALL THAT certain real property situated in Hillsborough County, Florida, as more particularly described in the attached and incorporated *Exhibit A*:

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions hereto, shall be deemed to be and remain a part of the property covered by this Mortgage and all of the foregoing, together with said property are herein referred to as the “Property”; and

TOGETHER with any and all awards now or hereafter made for the taking of the Property mortgaged hereby, or any part thereof (including any easement) by the exercise of the power of eminent domain, including any award for change of grade of any street or other roadway, which awards are hereby assigned to the Lender and are deemed a part of the Property mortgaged hereby; and the Lender is hereby authorized to collect and receive the same toward the payment of indebtedness secured by this Mortgage, notwithstanding the fact that the amount thereon may not then be due and payable; and

TOGETHER with all rights, title and interest of the Borrower in and to the land lying in the streets, roads, or alleys adjoining to the above-described land. All the above described land, buildings, other structures, fixtures, articles of personal property, awards and other rights and interests being hereinafter collectively called the “Mortgaged Property”.

THAT the Borrower covenants that the Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, and convey the Mortgaged Property and that the Mortgaged Property is unencumbered, except for the encumbrances of record. The Borrower warrants and will defend generally the title to the Mortgaged Property against all claims and demands, subject to any encumbrances of record.

THAT TO HAVE AND TO HOLD the Mortgaged Property and every part thereof unto the Lender, its

successors and assigns forever for the purposes and uses herein set forth.

AND the Borrower further covenants and agrees with the Lender, as follows:

1. PAYMENT AND PERFORMANCE.

Payment of the principal amount of this indebtedness is deferred and will NOT accrue interest while the Borrower:

- a. complies with the terms of this Mortgage,
- b. remains fee simple owner of the Mortgaged Property, and
- c. complies with the terms of the associated CDBG Funds Agreement for a period of five (5) years from the date of project completion or (hereinafter referred to as the "Loan Term" or "Minimum Use Period").

In the event of acceleration of the indebtedness, the Borrower shall promptly pay the principal of the indebtedness evidenced by and due under the Note, any accrued interest and all other charges and indebtedness provided therein and in this Mortgage, at the times and in the manner provided in the Note and in the Mortgage, without deduction, fraud or delay.

The Borrower will perform and comply with all the agreements, conditions, covenants, provisions, and stipulations of this Mortgage and the Note. All payments accepted by the Lender will be applied by the Lender in the following order of priority: (a) interest, if any due under the Note; (b) principal due under the Note.

2. PRIOR MORTGAGES.

The Lender, at its election, and without notice to Borrower, may make any payments the Borrower has failed to make under any mortgage superior to this Mortgage, including without limitation the payment of taxes and assessments as required thereunder. The Lender is not obligated to make these payments. The Lender may add the amount of these payments to the principal debt secured by this Mortgage. Any payment by the Lender does not release the Borrower from the Borrower's obligations or constitute a waiver of the Borrower's default under this Mortgage. Additionally, the Borrower consents to the Lender obtaining payment history information from the lenders of any mortgages superior to this Mortgage.

3. WARRANTY OF TITLE.

The Borrower has good and marketable fee simple title to the Mortgaged Property, free and clear of all liens, encumbrances, charges, and all other condition except as shown on the *[include those exceptions that are shown on Lender's policy of title insurance issued with respect to the Mortgage by (name of title insurer)]*.

4. FUNDS FOR TAXES, ASSESSMENTS, AND LIENS.

The Borrower shall pay when due, as hereinafter provided, all taxes, assessments, and any other charges or claims assessed, levied, or filed against the Borrower, the Mortgaged Property, or the interest of the Lender in the Mortgaged Property, or that, by law, may have priority over the indebtedness secured by this Mortgage. The Borrower shall also pay when due every amount of indebtedness secured by any lien to which the lien of this Mortgage is expressly subject.

5. BUILDING REMOVAL, ADDITIONS, AND MAINTENANCE OF MORTGAGED PROPERTY.

No building, structure, improvement, fixture or personal property mortgaged hereby shall be removed or demolished without the prior written consent of the Lender. The Borrower will not make, permit, or suffer any alteration of or addition to any building, structure or improvement which may hereafter be erected or installed upon the Mortgaged Property, or any part thereof, nor will the Borrower use, or permit or suffer the use of, any of the Mortgaged Property for any purpose other than the purpose or purposes for which the same is now intended to be used, without the prior written consent of the Lender. The Borrower will maintain the Mortgaged Property in good condition and state of repair and will not commit or permit the commission of waste in or about the Mortgaged

Property. The Borrower will not permit the Mortgaged Property to become vacant, deserted, or unguarded, and will maintain the Mortgaged Property in good condition and repair, reasonable wear and tear excepted. The Borrower will make, when necessary, all repairs of every nature.

6. COMPLIANCE WITH REQUIREMENTS

The Borrower will promptly comply with all the laws, ordinances, regulations, requirements, and orders of all federal, state, local, and other governmental authorities relating to the Mortgaged Property. The improvements and all plans and specifications shall comply with all applicable municipal ordinances, regulations and rules made or promulgated with lawful authority.

7. CHARGES AND LIENS.

The Borrower will not voluntarily create, or permit or suffer to be created or to exist, on or against the Mortgaged Property or any part thereof, any lien superior to the lien of this Mortgage without prior written consent, exclusive of the lien or liens to which this Mortgage is expressly subject, and will keep and maintain the same free from the claims of all parties supplying labor and/or materials which will enter into the construction or installation of the improvements.

8. CONDEMNATION AWARDS.

All awards made to the owners of the Mortgaged Property by any governmental or other lawful authorities for taking or damaging the Mortgaged Property by eminent domain, or for taking any easement in the property, including any awards for any changes of grade of streets, are assigned to the Lender, to the extent these awards are not assigned under any other superior mortgage referenced in this Mortgage. The Lender is authorized to collect and receive the proceeds from the authorities and to give proper receipts for those awards. The Lender will apply these payments (after deduction of attorneys' fees and other costs of collecting the funds) toward the payment of the amount owed on this Mortgage and the accompanying Note, even though the amount owed may not then be due and payable. The Borrower agrees, on request, to make any assignments or other instruments needed to assign the awards to the Lender, free and clear of any encumbrances. The Borrower agrees to give the Lender immediate notice of the actual or threatened commencement of any eminent domain proceedings affecting the Mortgaged Property, and will give the Lender copies of any papers served on the Borrower in connection with those proceedings. The Borrower will not make any settlement for damages sustained without the Lender's prior written approval, which approval will not be unreasonably withheld.

9. NOTICE OF FIRE OR CASUALTY.

The Borrower will give immediate notice by registered or certified mail to the Lender of any fire, damage or other casualty affecting the mortgaged property, or of any conveyance, transfer or change in ownership of such property, or any part thereof.

10. COVERAGE OF INSURANCE POLICIES.

The Borrower will keep all buildings, other structures and improvements insured against loss by fire and other hazards, casualties and contingencies in such amounts and manner and for such periods as may be required by the Lender, including flood insurance when applicable; all such insurance policies must include standard fire and extended coverage in amounts not less than necessary to comply with the coinsurance clause. All such insurance shall be carried by companies approved by the Lender, and all policies shall be in such form and shall have attached hereto loss payable clauses in favor of the Lender and any other parties as shall be satisfactory to the Lender. All such policies and attachments thereto shall be delivered promptly to the Lender, unless they are required to be delivered to the holder of a lien or a mortgage or similar instrument to which this Mortgage is expressly subject, in which the latter event certificates thereof, satisfactory to the Lender, shall be delivered promptly to the Lender. The Borrower will pay promptly when due, as hereinafter provided, any and all premiums on such insurance. The Lender shall be listed as an additional insured on all such insurance policies.

In the event of loss or damage to the Mortgaged Property, the Borrower will give to the Lender immediate notice thereof by mail, at the address herein above stated and the Lender may make and file proof of loss if not

made otherwise promptly by or on behalf of the Borrower. Unless Borrower and Lender otherwise agree in writing, insurance proceeds shall be applied to restoration or repair, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within thirty (30) days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

At least thirty (30) days prior to the expiration of each policy, the Borrower will furnish the Lender with evidence satisfactory to the Lender of the payment of premium and the reissuance of a policy continuing insurance in force as required by this Mortgage. All policies, including policies for any amounts carried in excess of the required minimum and policies not specifically required by the Lender, will be in a form satisfactory to the Lender, and will be maintained in full force and effect. All policies will contain a provision that the policies will not be cancelled or materially amended (including any reduction in the scope or limits of coverage), without at least ten (10) days prior written notice to the Lender. If all or any part of the insurance will expire, or be withdrawn, or become void or unsafe, by reason of the Borrower's breach of any condition, or if for any reason whatsoever the insurance will be unsatisfactory to the Lender, the Borrower will place new insurance on the premises, satisfactory to the Lender.

11. EVENT OF DEFAULT.

An Event of Default will be the occurrence of any one of the following events, and upon that occurrence the Lender may, at the Lender's option, declare all sums secured by this Mortgage to be immediately due and payable after the applicable notice and cure periods have been satisfied:

- a. Failure of the Borrower to perform any covenant, agreement, term or condition in any instrument creating a lien upon the Mortgaged Property, or any part thereof, which shall have priority over the lien of this Mortgage;
- b. Without the prior written consent of the Lender, the transfer or other conveyance of all or any portion of the Mortgaged Property either voluntarily or involuntarily, including, by way of example, but not limitation rental of all or any part of the Mortgage Property.
- c. Borrower ceases to utilize the Mortgaged Property as per the CDBG Funds Agreement as originally intended for the entire Minimum Use Period;
- d. Borrower refinances a senior mortgage loan in violation of the Lender's Subordination Policy;
- e. Borrower fails in its duties as described in Section 14, below, or responds to Lender with materially false, misleading, or inaccurate information or statements or withholds such to the same affect.
- f. Failure of the Borrower to pay any installment of principal or interest, if any on the date it is due under the Note or this Mortgage or upon demand after acceleration of the indebtedness;
- g. Failure of the Borrower to keep all buildings, other structures and improvements insured against loss by fire and other hazards, casualties and contingencies in such amounts and manner and for such periods as may be required by the Lender;
- h. Failure of the Borrower to perform any other covenant, agreement, term or condition in the Note, the Mortgage, or any other document executed in connection with this Mortgage;
- i. The entry or decree by a court having jurisdiction over the Mortgaged Property with respect to the Borrower in an involuntary case under the federal bankruptcy laws, or any other applicable federal or state bankruptcy, insolvency, or similar laws;
- j. The commencement by the Borrower of a voluntary case under the federal bankruptcy laws or any other applicable federal or state bankruptcy, insolvency, or other similar law;
- k. The appointment of a receiver, liquidator, custodian, trustee, or similar official for any

portion of the Mortgaged Property; or

1. If the Borrower, or any persons or entities acting at the direction of the Borrower or with the Borrower's knowledge or consent gives materially false, misleading, or inaccurate information or statements to the Lender or fails to provide the Lender with material information in connection with this Mortgage and the loan application. Material misrepresentations include, but are not limited to, representations concerning the Borrower's occupancy of the Mortgaged Property as the Borrower's principal residence.

12. REMEDIES.

a. Upon the occurrence of any Event of Default, prior to acceleration except as indicated in Subparagraph 12(b), the Lender shall mail notice to the Borrower in accordance with Paragraph 15 hereof, specifying:

1. The breach;
2. The action required to cure such breach;
3. A date not less than thirty (30) days from the date the notice is mailed to the Borrower by which such breach must be cured; and
4. That failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings, and sale of the Mortgaged Property. The notice shall further inform the Borrower of the right to assert in the foreclosure proceedings the non-existence of a default, or any other defense of the Borrower to acceleration and foreclosure.

b. Notwithstanding Subparagraph 12(a), the occurrence of any Event of Default described in Subparagraphs 11(b), 11(c), 11(d), 11(e), and 11(f), above, shall be deemed an incurable default and the Lender may at Lender's option accelerate all sums due and secured by this Mortgage upon the occurrence of such Event of Default without affording the Borrower notice or a curative period of any kind.

c. When the entire indebtedness becomes due and payable, because of maturity or because of any Event of Default, the Lender, at the Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand, and may institute an action for mortgage foreclosure, or take any other action at law or in equity for the enforcement of this Mortgage. The Lender may proceed to final judgment and execution for the entire unpaid balance of the principal debt, with interest at the rate(s) stipulated in the Note, and all other sums due in accordance with the provisions of the Note and this Mortgage.

d. The Lender has the right to bring an appropriate action to recover any sums due under the terms of this Mortgage, as they become due, without regard to whether or not the principal indebtedness or any other sums secured by the Note and this Mortgage will be due. The right to bring these actions will not affect the right of the Lender to subsequently bring an action to foreclose this Mortgage for any default by the Borrower existing at the time the earlier action was commenced.

e. If the Lender engages counsel to collect any of the indebtedness or to enforce performance of the agreements or covenants of this Mortgage or the Note, the Lender's cost, expenses, and reasonable attorney's fees will be paid by the Borrower, on demand, with interest at the federal funds rate overnight plus two points, not to exceed the highest rate permissible under applicable law. Until paid they will be deemed to be part of the indebtedness evidenced by the Note and secured by this Mortgage.

f. If the Borrower fails to pay taxes, assessments, other lienable claims (not including contested claims), or insurance premiums, fails to make necessary repairs, permits waste, or otherwise fails to comply with its obligations under this Mortgage, the Note, or any other document executed in connection with this Mortgage, then the Lender, at its election and without notice to the Borrower, has the right to make any payment or expenditure that the Borrower should have made, or that the Lender deems advisable, to protect the security of this Mortgage or the Mortgaged Property. Any payment by the Lender will not prejudice the Lender's rights or remedies under this Mortgage. All sums, including costs, advanced by the Lender pursuant to this Mortgage will be due immediately from the Borrower to the Lender, will be secured by this Mortgage, and will bear interest at the federal funds rate overnight plus two points, not to exceed the

highest rate permissible under applicable law, from the date of payment by the Lender until the date of repayment.

13. WAIVER OF HOMESTEAD.

Borrower hereby waives all right of homestead of other exemption in the Mortgaged Property

14. COOPERATION AND INSPECTIONS.

Borrower shall cooperate with the Lender in Lender's efforts from time to time during the Loan Term to inspect, collect information, etc. as Lender may feel useful to confirm or determine Borrower's compliance with the terms and conditions of this Loan, the CDBG Funds Agreement, or any combination thereof. The Lender may make or cause to be made reasonable entries upon and inspections of the Mortgaged Property.

15. NOTICE.

Except for any notice required under applicable law to be given in another manner, (a) any notice to the Borrower provided for in this Mortgage shall be given by mailing such notice by registered or certified mail addressed to the Borrower at Borrower's notice address first written above, the Mortgaged Property address, or at such other address as the Borrower may designate by notice to the Lender as provided herein, and (b) any notice to the Lender shall be given by registered or certified mail, return receipt requested, to the Lender's notice address first written above, or to such other address as the Lender may designate by notice to the Borrower as provided herein. Borrower shall concurrently send a copy of any notice sent to Lender to: City Attorney's Office; ATTN: HCD Responsible Attorney; 315 E. Kennedy Boulevard, 5th Floor Old City Hall; Tampa, Florida 33602. Any notice provided for in this Mortgage shall be deemed to have been given to the Borrower or the Lender when given in the manner designated herein.

16. APPLICABLE STATE LAW AND VENUE.

This Mortgage shall be construed under and in accordance with the laws of the State of Florida. Venue for any dispute arising from or relating to this instrument shall be in Hillsborough County, Florida.

17. SUCCESSORS AND ASSIGNS.

This Mortgage will be binding on and inure to the benefit of the parties and their respective heirs, personal representatives, successors, and assigns. If the Borrower, as defined herein consists of two or more parties, this Mortgage shall constitute a grant and mortgage by all of them jointly and severally and they shall be obligated jointly and severally under all the provisions hereof and under the Note. Whenever used herein, the singular number shall include the plural, the plural number shall include the singular, and the use of any gender shall be applicable to all genders wherever the sense requires.

18. JOINT AND SEVERAL LIABILITY.

All agreements, covenants, and other provisions, affecting the Borrower will be joint and several, and will bind and affect all persons who are defined as "the Borrower" as fully though all of them were specifically named wherever the words "the Borrower" are used.

19. SUBORDINATION.

The Lender agrees at the request of the Borrower to execute an agreement subordinating this Mortgage to a subsequent mortgage incurred against the Mortgaged Property, provided that the lien incurred complies with all of the Lender's terms and conditions, including the Lender's Subordination Policy.

20. CAPTIONS.

The captions preceding the text of the paragraphs or subparagraphs of this Mortgage are inserted only for convenience of reference and will not constitute a part of this Mortgage, nor will they in any way affect its meaning, construction, or effect.

21. SURVIVABILITY AND SEVERABILITY.

a. Any term, condition, covenant or obligation which requires performance by either party

subsequent to termination of this Mortgage shall remain enforceable against such party subsequent to such termination.

b. In the event any section, sentence, clause or provision of this Mortgage is held to be invalid, illegal or unenforceable by a court having jurisdiction over the matter, the remainder of this Mortgage shall not be affected by such determination and shall remain in full force and effect.

22. ESTOPPEL AND WAIVER.

A waiver of any performance or default by either party shall not be construed to be a continuing waiver of other defaults or non-performance of the same provision or operate as a waiver of any subsequent default or non-performance of any of the terms, covenants, and conditions of this Mortgage. The payment or acceptance of fees for any period after a default shall not be deemed a waiver of any right or acceptance of defective performance.

23. BORROWER'S COPY.

The Borrower shall be given one copy of the Note and of this Mortgage.

24. RELEASE.

Upon payment of all sums secured by this Mortgage and the Note or if the Borrower satisfies all of the terms contained herein for the duration of the Loan Term provided for in Paragraph 1, the Lender shall release this Mortgage and the Note. The Borrower shall pay all recordation costs. Extension of time for payment or modification of amortization of the sums secured by this Mortgage granted by the Lender to the Borrower or any successor in interest of the Borrower shall not operate to release, in any manner, the liability of the Borrower and the Borrower's successors in interest.

25. MERGER AND MODIFICATIONS

This Mortgage may not be modified or amended except by agreement in writing signed by both parties. This Mortgage embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby.

26. NON-RECOURSE

Notwithstanding anything herein to the contrary, Borrower and its commissioners, officers, and directors shall have no personal liability for the payment of the amounts due under this Mortgage, including without limitation no liability for any deficiency which may arise upon foreclosure of the Mortgage or the liquidation of other collateral given to secure the loan evidenced by the Note, it being the parties' intent that the Lender's sole recourse be limited to the collateral given to secure the Loan; provided, however, that this provision shall not diminish in any way the powers of the Lender to foreclose this Mortgage and to exercise its other rights under this Mortgage, including, without limitation at law or in equity.

27. FHA TERMINATION LANGUAGE

Subject to applicable law and notwithstanding anything herein to the contrary, in the event of foreclosure or deed in lieu of foreclosure of a prior security deed or assignment of the first mortgage to the Secretary of Housing and Urban Development, any provisions herein or any provisions in any other collateral agreement restricting the use of the property or otherwise restricting the Borrower's ability to sell the Mortgaged Property shall have no further force or effect. Any person (including his successors or assigns) receiving title to the Mortgaged Property through a foreclosure or deed in lieu of foreclosure of a prior security deed shall receive title to the Mortgaged Property free and clear from such restrictions.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Mortgage has been duly signed and sealed by the Borrower on the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

BORROWER:

HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA

Witness Signature

Borrower Authorized Signature

Name Printed or Typed

Name Printed or Typed

Title Printed or Typed

Witness Signature

[SEAL]

Name Printed or Typed

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as the _____ of HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA. Such person is personally known to me or produced a _____ state driver license as identification.

[Affix Notary Seal]

Print Name: _____

Notary Public, State of Florida

Serial No. (if any): _____

My Commission expires: _____

EXHIBIT A
TO DEFERRED PAYMENT MORTGAGE AND PROMISSORY NOTE
(HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA)

[LEGAL DESCRIPTION OF THE MORTGAGE PROPERTY]

Legal Description:

Commonly known as:

[End of Exhibit A To Deferred Payment Mortgage And Promissory Note]

PROMISSORY NOTE

Folio Number(s):

Date: June 5, 2019

Place of Execution: Tampa, Florida

Amount: \$256,860.80

FOR VALUE RECEIVED, the undersigned, HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, hereinafter, and if more than one party jointly and severally, referred to as the "Borrower", whose principal address is 5301 West Cypress St, Tampa, Florida 33607, promises to pay to the order of CITY OF TAMPA, Florida, a municipal corporation, whose principal address is 306 East Jackson St, Tampa, Florida 33602, hereinafter referred to as the "Lender", or its successors, the principal sum of \$256,860.80 in US Dollars.

1. **SECURITY; TERM:** This Promissory Note ("Note") is secured by a Deferred Payment Mortgage ("Mortgage") of the same date as this Note, covering certain Mortgaged Property, with regards to that certain CDBG Funds Agreement ("Agreement") between Borrower and Lender giving purpose to this instrument. This Note, the Mortgage, and the Agreement shall be collectively defined as the "Financing Documents" for purposes of this Note. All capitalized terms used in this Note that are not otherwise defined herein are defined in the Mortgage or Agreement. The term of this Note shall commence on the date of execution by the Borrower and continue thereafter until all funds disbursed, advanced, or owed under the Financing Documents have been repaid to Lender or expiration of the Minimum Use Period, whichever is later.

2. **DEFERRED PAYMENT:** Payment of the principal amount of this Note is deferred while the Borrower remains fee simple owner of the Mortgaged Property and complies with the terms of the Mortgage and Agreement. During the deferment, this Note will not accrue interest except as otherwise provided for herein. All payments made under this Note or any of the Financing Documents shall be made in lawful money of the United States of America..

3. **DEFAULT & ACCELERATION:** Upon the occurrence of any Event of Default under the Financing Documents, Lender may, at its sole option, declare the entire outstanding principal balance of this Note, together with all interest accrued as allowed hereunder, cost, expenses, charges of collection, court costs, and fees (including attorneys' fees at all levels of enforcement), to be immediately due and payable without further demand or notice to Borrower. No act, omission, commission, or waiver of the holder of this Note, including specifically any failure to exercise any right, remedy, or recourse, shall be effective unless it is in writing and executed by the holder of this Note, nor shall any such waiver be deemed a continuing waiver of such term or condition.

4. **REMEDIES:** The remedies of the Lender provided in this Note, the Agreement, and in the Mortgage, or any other remedies available to the Lender at law or in equity, shall be cumulative and concurrent and may be pursued separately, successively, or together at the sole discretion of the Lender, which may exercise them whenever necessary. The failure to exercise any right or remedy shall in no event be construed as a waiver or release of the right or remedy. Upon default, this Note will accrue interest at the highest rate permissible under applicable law, or, if this Note be reduced to judgment, such judgment should bear interest at the highest rate permissible under applicable law.

5. **REPRESENTATION:** Borrower represents and warrants to Lender that all funds provided under this Note will be used solely for carrying out the Services described in the Agreement.

6. **ESTOPPEL/WAIVER:** Failure of the Lender to declare a default shall not constitute a waiver of such default. A waiver of any performance or default by either party shall not be construed to be a continuing waiver of other defaults or non-performance of the same provision or operate as a waiver of any subsequent default or non-performance of any of the terms, covenants, and conditions of the Mortgage. The payment or acceptance of fees for any period after a default shall not be deemed a waiver of any right or acceptance of defective performance.

7. **WAIVER OF JURY TRIAL:** THE MAKER OF THIS NOTE HEREBY, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT MAKER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS NOTE AND ALL FINANCING DOCUMENTS AND OTHER AGREEMENTS EXECUTED OR CONTEMPLATED HEREIN OR THEREIN OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTIONS OF ANY PARTY; FURTHER WAIVES ANY RIGHT THE MAKER OF THIS NOTE MAY HAVE TO SEEK TO CONSOLIDATE ANY LITIGATION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER LITIGATION IN WHICH A JURY.

8. **NON-RECOURSE:** Notwithstanding anything herein to the contrary, the Borrower and its commissioners, Resolution No. 2019-4124

officers, and directors shall have no personal liability for the payment of the amountst due under the Mortgage, including, without limitation, no liability for any deficiency which may arise upon a foreclosure of the Mortgage or the liquidation of other collateral given to secure the loan as evidenced by this Note ("Loan"), it being the intent of the parties that the Lender's sole recourse be limited to the collateral given to secure the Loan; provided, however that this provsion shall not diminish in any way the powers of the Lender to foreclose the Loan and to exercise its other rights under this Note, including without limitation, at law or in equity.

9. SUBORDINATION: Lender and Borrower acknowledge and agree that this Note is subject to the Lender's Subordination Policy.

10. RESPONSIBILITY OF PERSONS UNDER THIS NOTE: All persons who sign this Note are fully and personally obligated to pay the full amount owed and to keep all of the promises made in this Note and the Mortgage securing the same. Any guarantor, surety, or endorser of this Note is also obligated to fulfill all obligations pursuant to this Note. The Lender may enforce its rights under this Note against each of the Borrowers individually or against all of the Borrowers together and may enforce its right against any of the Borrowers in any order. This means that any of the Borrowers may be required to pay all of the amounts owed under this Note.

11. COLLECTION COSTS: If suit is instituted by the Lender to recover this Note, the Borrower agrees to pay all costs of such collection including attorney's fees and court costs.

12. PARTIES; CONSTRUCTION AND VENUE: The words "Borrower" and "Lender" in this Note shall be construed to include the respective heirs, personal representatives, successors, and assigns of Borrower and Lender. This Note shall be governed by and construed under the laws of the State of Florida. Venue for any dispute arising from or relating to this instrument shall be in Hillsborough County, Florida.

IN WITNESS WHEREOF, this Note has been duly signed by the Borrower as of the above date.

Signed, sealed and delivered
in the presence of:

WITNESSES:

BORROWER:
HOUSING AUTHORITY OF THE CITY OF
TAMPA, FLORIDA

Witness Signature

Authorized Signature

Name Printed or Typed

Name Printed or Typed

Witness Signature

Title Printed or Typed

Name Printed or Typed

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA. Such person is personally known to me or produced a _____ state driver license as identification.

[Affix Notary Seal]

Print Name: _____
Notary Public, State of Florida
Serial No. (if any): _____
My Commission expires: _____

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

Regular Full-Time Employees	185
Temporary Full-Time Employees	26
Temporary Part-Time Employees	7
Total Employees	218

GENDER

Male	88
Female	130
Total Employees	218

ETHNIC ORIGIN

African American	120
Caucasian	29
Hispanic	62
Other	8
Total Employees	218

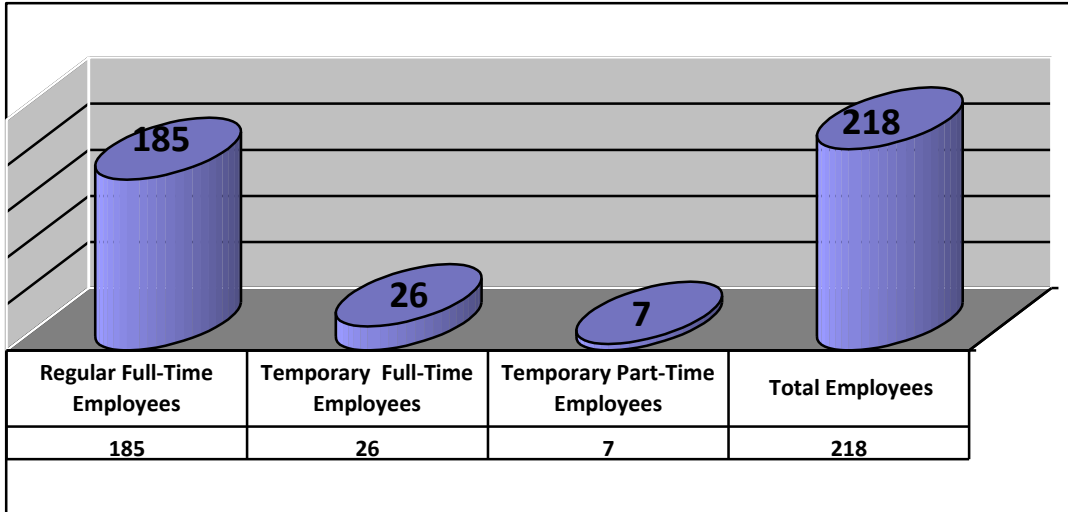
Residents Employment (11) = 5.0%

	June	FY19
NEW HIRES	6	9
PROMOTIONS	1	1
TERMINATIONS	0	2
RESIGNATIONS	1	6
RETIREMENTS	0	0

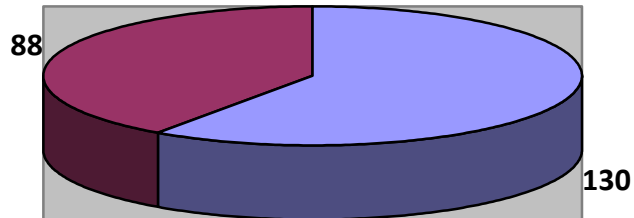
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

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

TOTAL STAFFING



GENDER

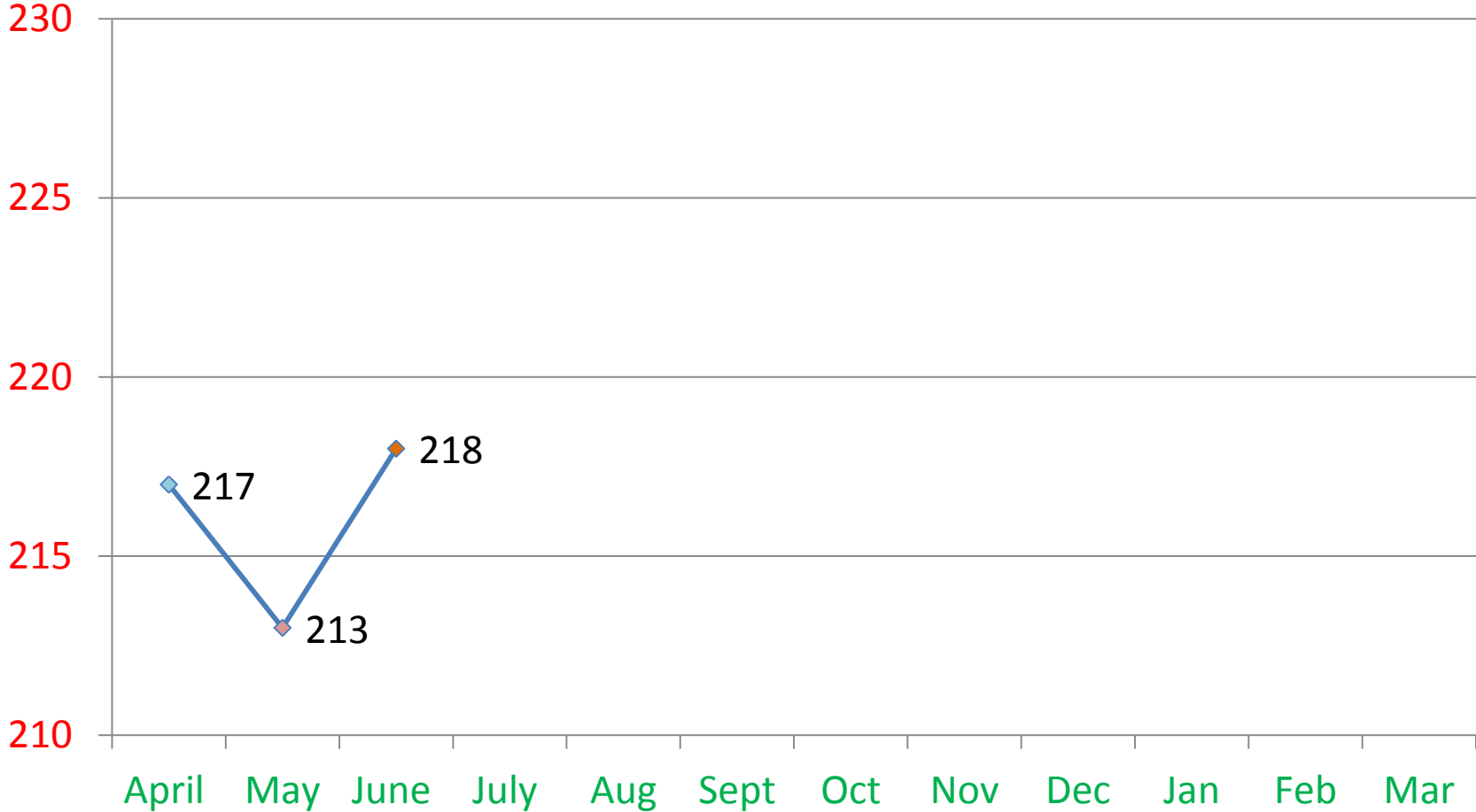


Female Male

Total Employees at Tampa Housing Fiscal Year 2020

Total
Employees

Total Employees Fiscal Year 2020



July Employee of the Month

Administration: Assisted Housing



Candid O. Cruz Gonzalez

Support Specialist Candid Cruz Gonzalez was selected for Employee of the Month. Candid, better known as “Omar”, has been a THA employee for three years. Omar started in the Assisted Housing Department as a Customer Service Representative and as such, he did just that, he represented THA with outstanding customer service by always going the extra mile to help clients. This is a valuable skill and he was recognized by transitioning Omar from Customer Service to a Support Specialist in the Portability Department.

Omar is the first point of contact for families porting into Tampa from all over the country. The families are often new to the area and are very fearful and concerned with the process. On many occasions, Omar has been identified by clients and co-workers for his informative, professional, and patient Omar demeanor, in person and over the phone. Teamwork comes naturally for Omar; he is always at the forefront assisting the housing specialists with gathering portability intake applications, scheduling, briefing appointments, and available to translate when asked. With Omar’s exceptional customer service skills and willingness to help others, he has earned this month’s employee of the month.

July Employee of the Month

PROPERTY: Moses White



Raymond Lymous

Raymond Lymous has been employed with the Tampa Housing Authority for seven years. He has utilized his diverse skill set to obtain different jobs within the the agency, such as Mechanic II, Maintenance Supervisor and now Property Associate. In his most recent role, he is responsible for ordering supplies and processing established vendor payment requests, as well as maintain positive relations with our vendors. Additionally, due to his consistent professional demeanor and ability to effectively assist with questions from the public, the property has received favorable comments regarding client experience when visiting the Moses White office.

We are very pleased to have Raymond as a part the North Sites team and look forward to his next endeavor.

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

Department of Program and Property Services
Stephanie Brown-Gilmore, Director
June 2019

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	77%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	0%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	68%
Village Link-Up	\$143,774	52%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative (JPI)	\$2,500,000	36%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	37%

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

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

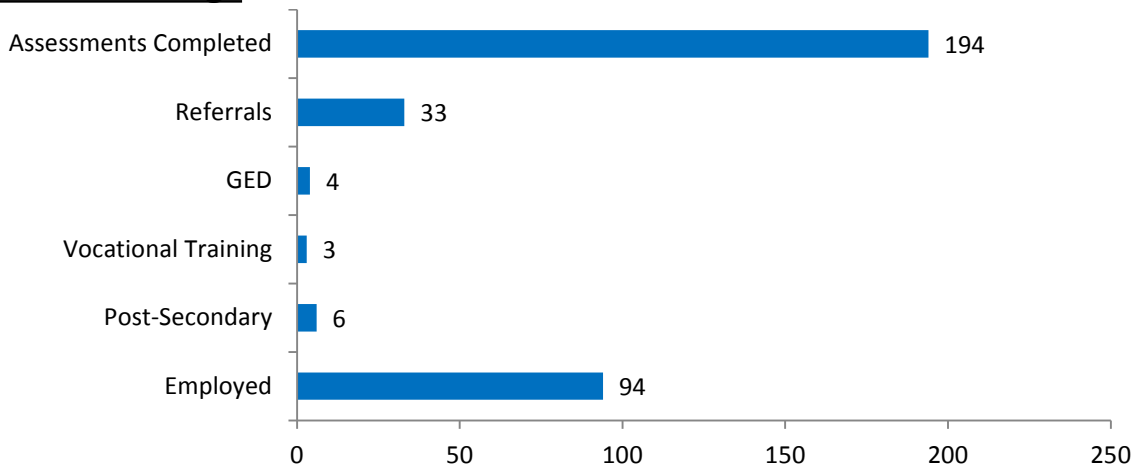
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

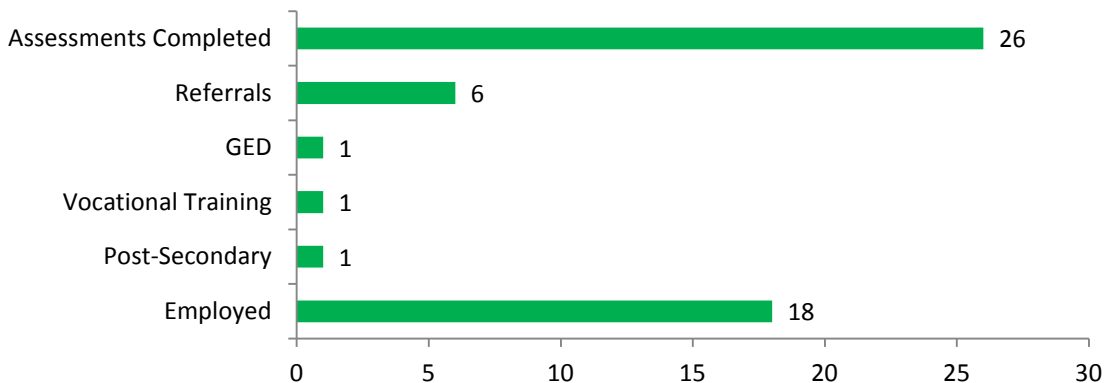
Completion Rate: 77%

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

Robles Park Village

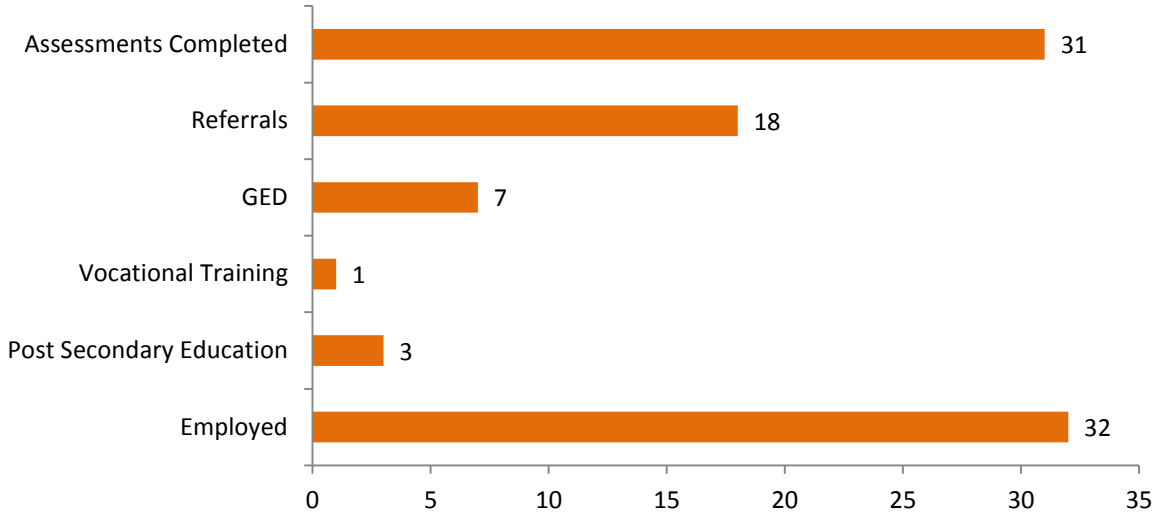


Arbors at Padgett Estates

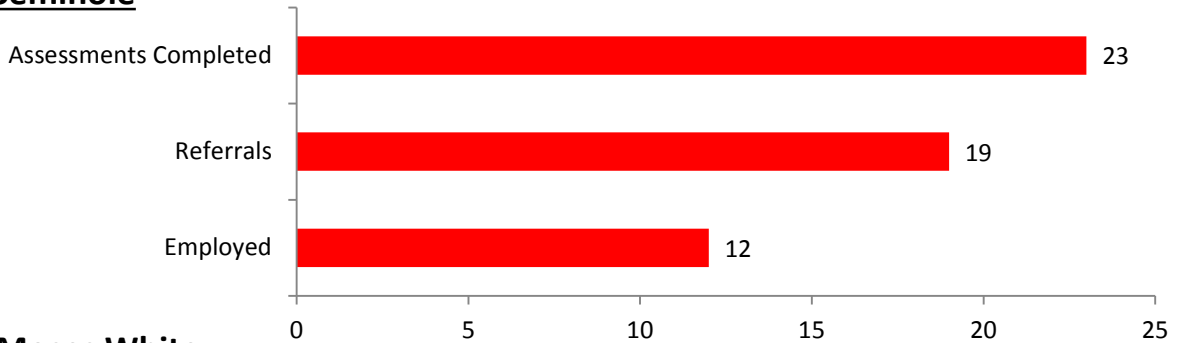


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
JUNE 2019**

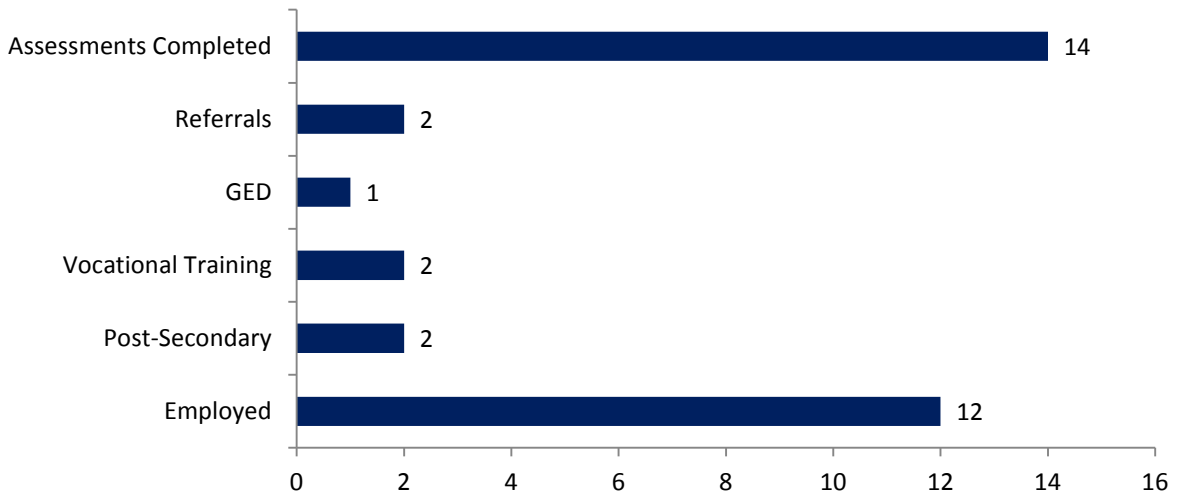
C. Blythe Andrews



Seminole



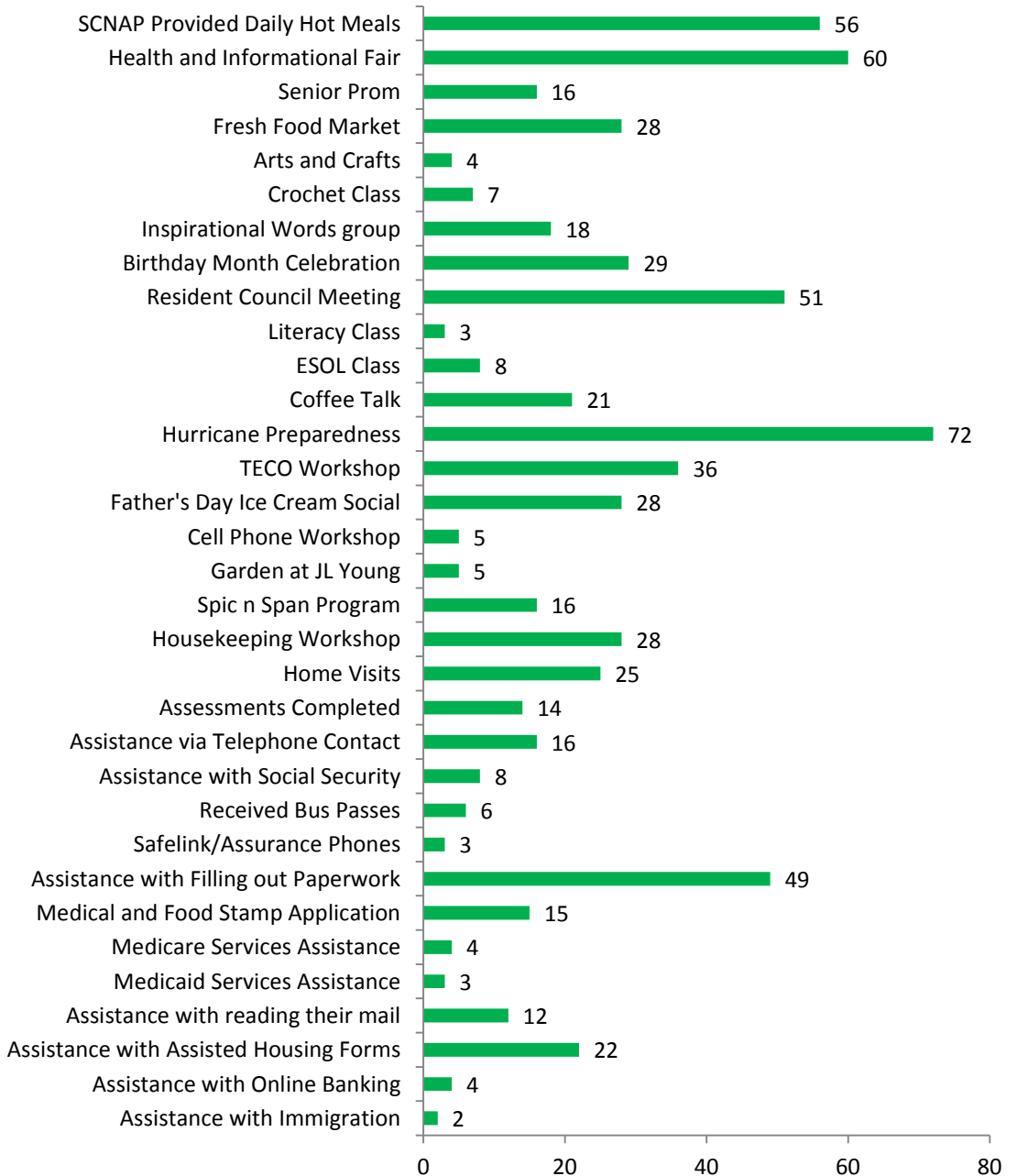
Moses White



ELDERLY SERVICES JUNE 2019

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

Monthly Activities and Resident Participation JL Young - 450 Units, 77 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

JUNE 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

637 Participants Enrolled

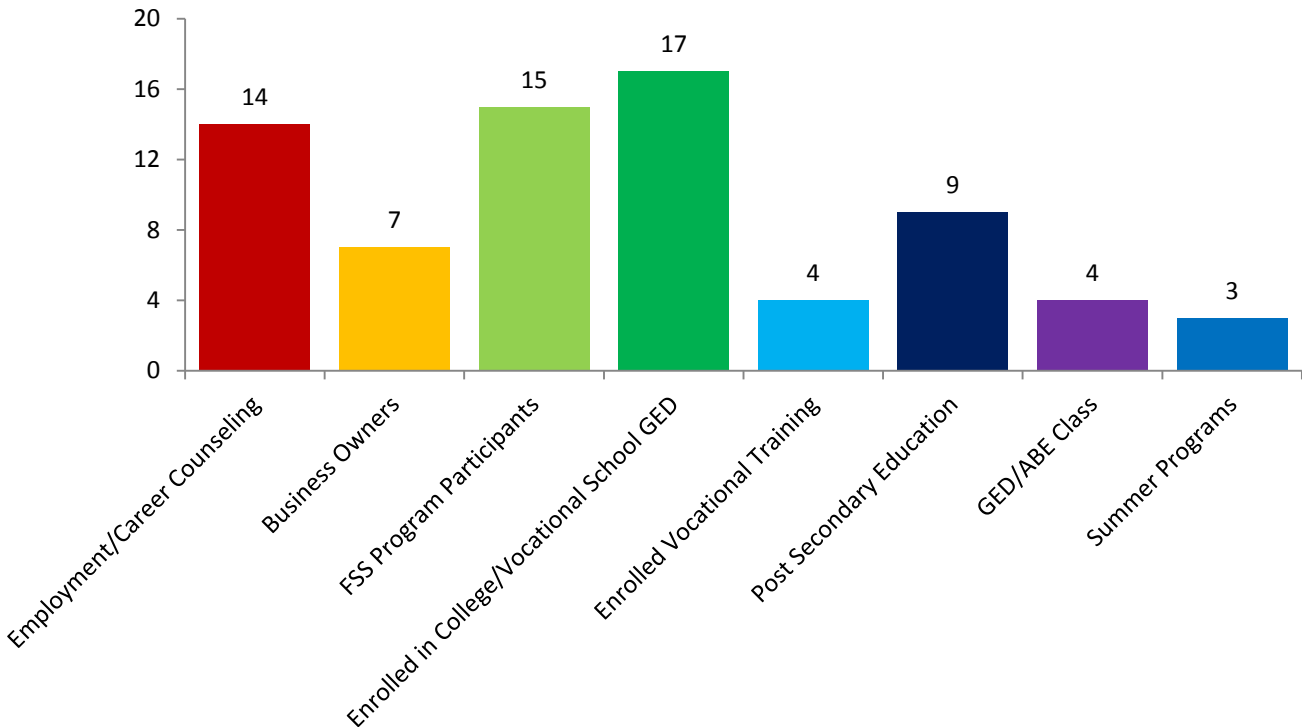
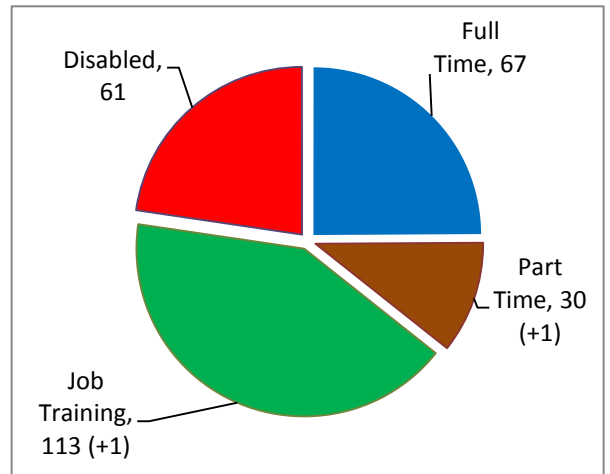
176 Active Families

Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (755)

- Ella – 121
- Reed – 208
- Trio – 243
- Tempo – 183

Participant Services

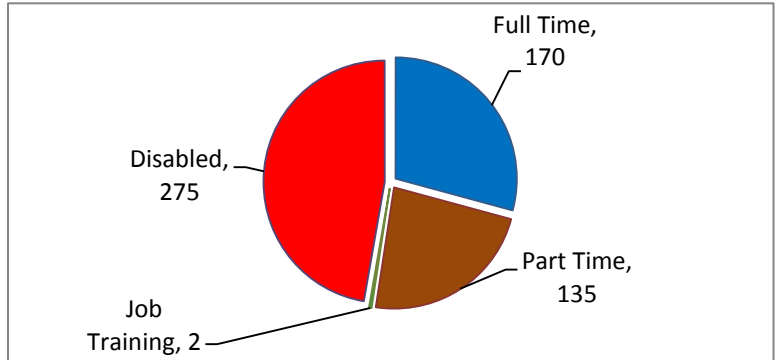


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
JUNE 2019**

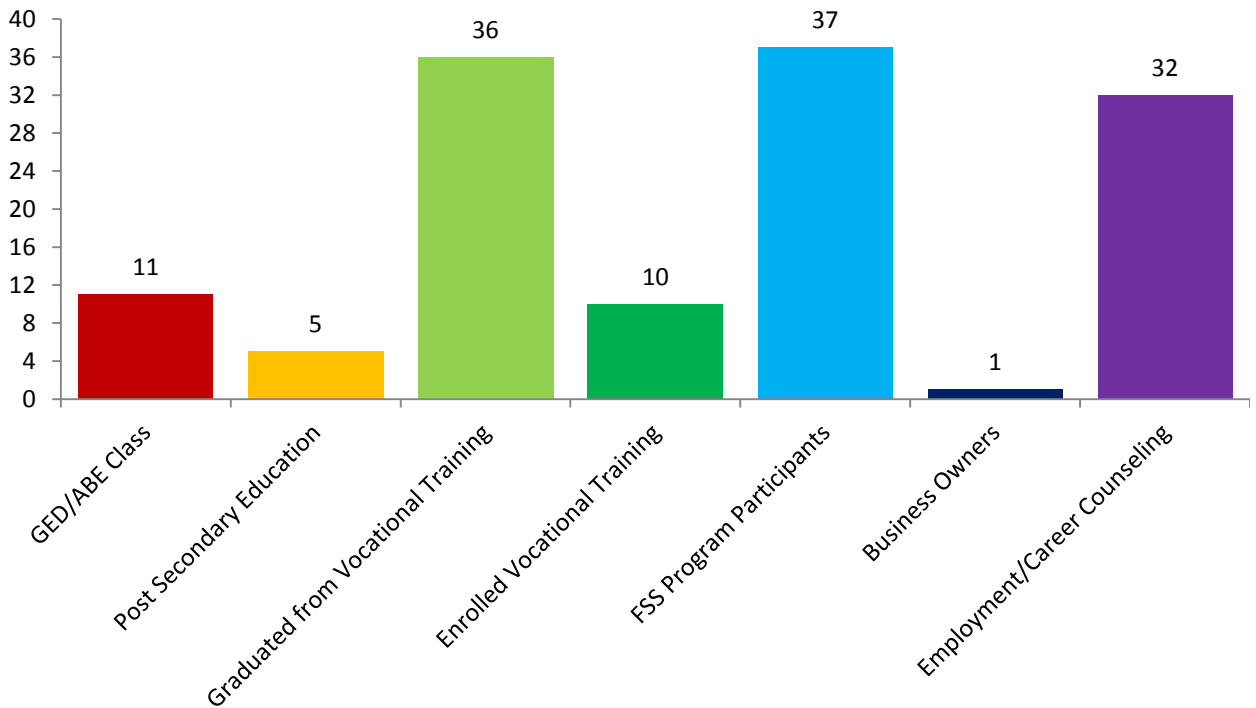
West River Initiative

Participant Enrollment

1677 Participants Enrolled
665 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD JUNE 2019

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

Grant Amount: \$1,075,472

Completion Rate:

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	15				
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%					
Attainment of Degree/ Certification	85%					
Placements Employment/ Secondary Education	74%					
Additional Certifications:						

Monthly Highlights:

- THA YouthBuild was approved for another 20 Quarter Time slots, where students can earn Educational Funds (THA YB was approved for over \$30,000 in Educational Funds)
- THA YouthBuild was also awarded another \$40,000 in operational funds from AmeriCorps
- THA YouthBuild was also awarded a 2nd round of funding from CITI Bank at \$20,000
- THA YB has hired a New Case Manager Siva Beharry. He started on June 24th, 2019
- YB Students worked its first Habitat for Humanity service project and did landscaping.
- THA YB Students learned and worked on blue prints to create 2 new bathroom at the YouthBuild site.
- Past Graduates earned employment this past month
 - L. Potts: Cast Crete concrete company
 - J. Hatch – Wendys
- Students assisted with the Strong Families Event

Upcoming Events:

- YB Program Coordinator will attend the new Data MIS training in Washington DC next month

Location: Hillsborough County

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

Grant Amount: \$191,724

Completion Rate: 68%

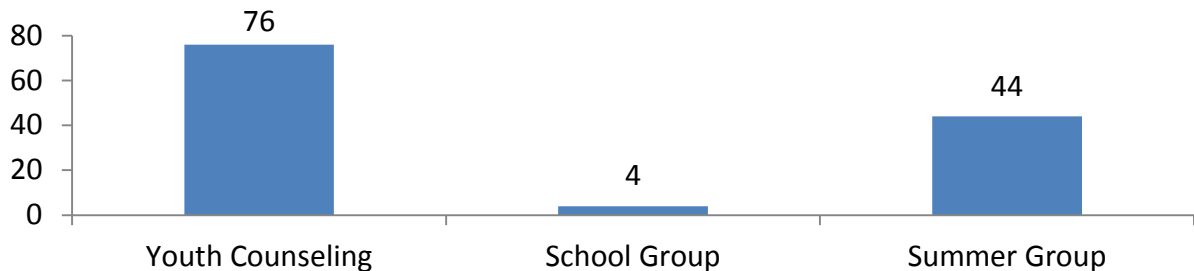
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- One hundred twenty-four (124) active cases in 2018-2019 Fiscal Year.



Monthly Highlights:

- June 10th – 12th - Supervisor attended "Bridging the Gap" Supervisory Training - Orlando
- June 13th – C. Blythe Andrews Summer Group Recruitment Event
- June 21st – Supervisor facilitated YouthBuild Anger Management group session
- June 25th – First summer group session @ C. Blythe Andrews
- June 27th – RPV Informational/Health Fair
- Recruitment for RPV summer group sessions

Upcoming Events:

- July 3 - First summer group session @ Robles Park Village
- July 19 - DJJ Juvenile Justice Advisory Board Meeting.

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

Grant Amount: \$143,774

Completion Rate: 62%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

Enroll at least 50 Families (48 of 50 Completed)

At least **80%** of a minimum of 50 families have improved family wellbeingAt least **85%** of a minimum of 50 families have increased social supportsAt least **85%** of a minimum of 50 families have increased concrete supports (18 of 18 completed)At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (15 of 15 completed)**Monthly Highlights:**

- June 6th – FY2020 Contract Development & Management Training
- June 6th – Data Integrity Technical Assistance
- June 12th – “Within Your Reach” Parent Workshop facilitated by Free 4 Ever International, Inc.
- June 19th – Children's Board Social Supports Training
- June 26th – Data Integrity Monitoring
- June 27th – RPV Informational/Health Fair

Upcoming Events:

- July 1st – Robles Park Village Read-A-Thon
- July 2nd – “Taking Charge of Your Health” Parent Workshop facilitated by Project Link, Inc.
- July 12th – Quarter 3 Site Visit

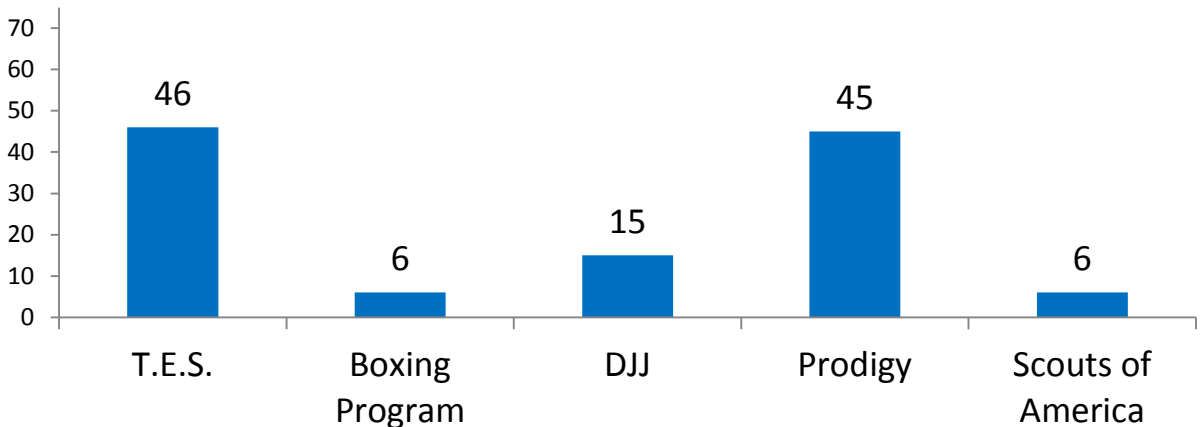
OAKS AT RIVERVIEW COMMUNITY CENTER JUNE 2019

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

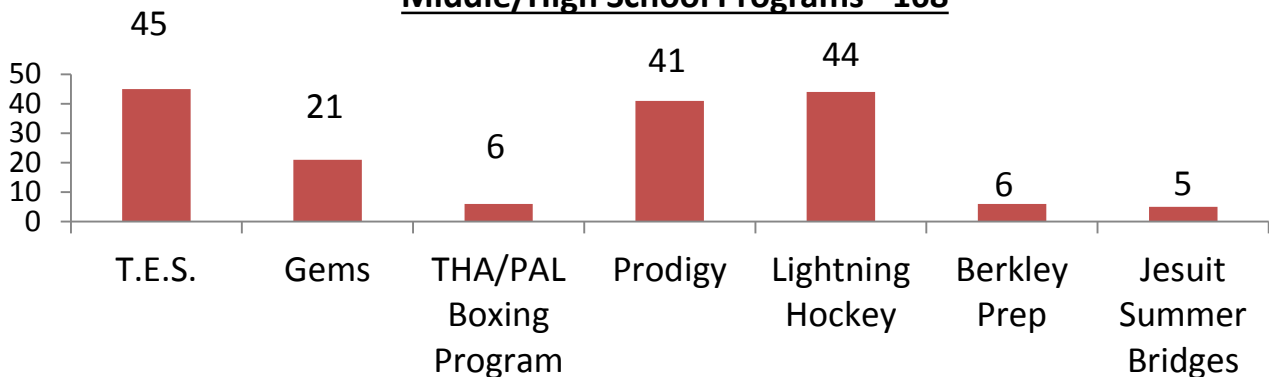
Oaks at Riverview Community Center Participation – Total Attendance – 286

Average Daily Participation - 90

Elementary Afterschool Programs - 118



Middle/High School Programs - 168



Summer/After School Services Program JUNE 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,377

Completion Rate: 72%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

Month	Total Number of Students Enrolled
July	15
August	12
September	14
October	14
November	14
December	14
January	15
February	15
March	15
April	15
May	15
June	15



JUNE 2019

Location: Oaks at Riverview Community Center
 Grant Period: October 1st, 2018 – September 30th, 2019
 Grant Amount: \$60,000
 Completion Rate: 48%

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
January	20
February	9
March	4
April	17
May	17
June	43
Total (Unduplicated)	86



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

June Monthly Participation

	Property	# Registered Scouts	# Attended
Pack 803	Trio	26	18
Crew 803	Trio	9	2
Pack 804	Robles	57	50
Troop 804	Robles	48	30
Troop 804G	Robles	5	5
Pack 805	North Blvd	39	12
Troop 805	North Blvd	6	3
Pack 806	C. Blythe Andrews	10	2
Troop 806	C. Blythe Andrews	17	2
Pack 807	ORCC	12	8
Troop 807	ORCC	9	4
Troop 807G	ORCC	6	6
Total		244	142

Trips

- June 10th – Indoor Campout at Service Center
- June 11th – Color Guard at Whitney M. Young Breakfast
- June 17th – 22nd – Cub Scout Day Camp
- June 30th – July 3rd – Webelos Resident Camp

Looking Forward

- July 20th – Scouts Day Hike

JOBS PLUS INITIATIVE JUNE 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

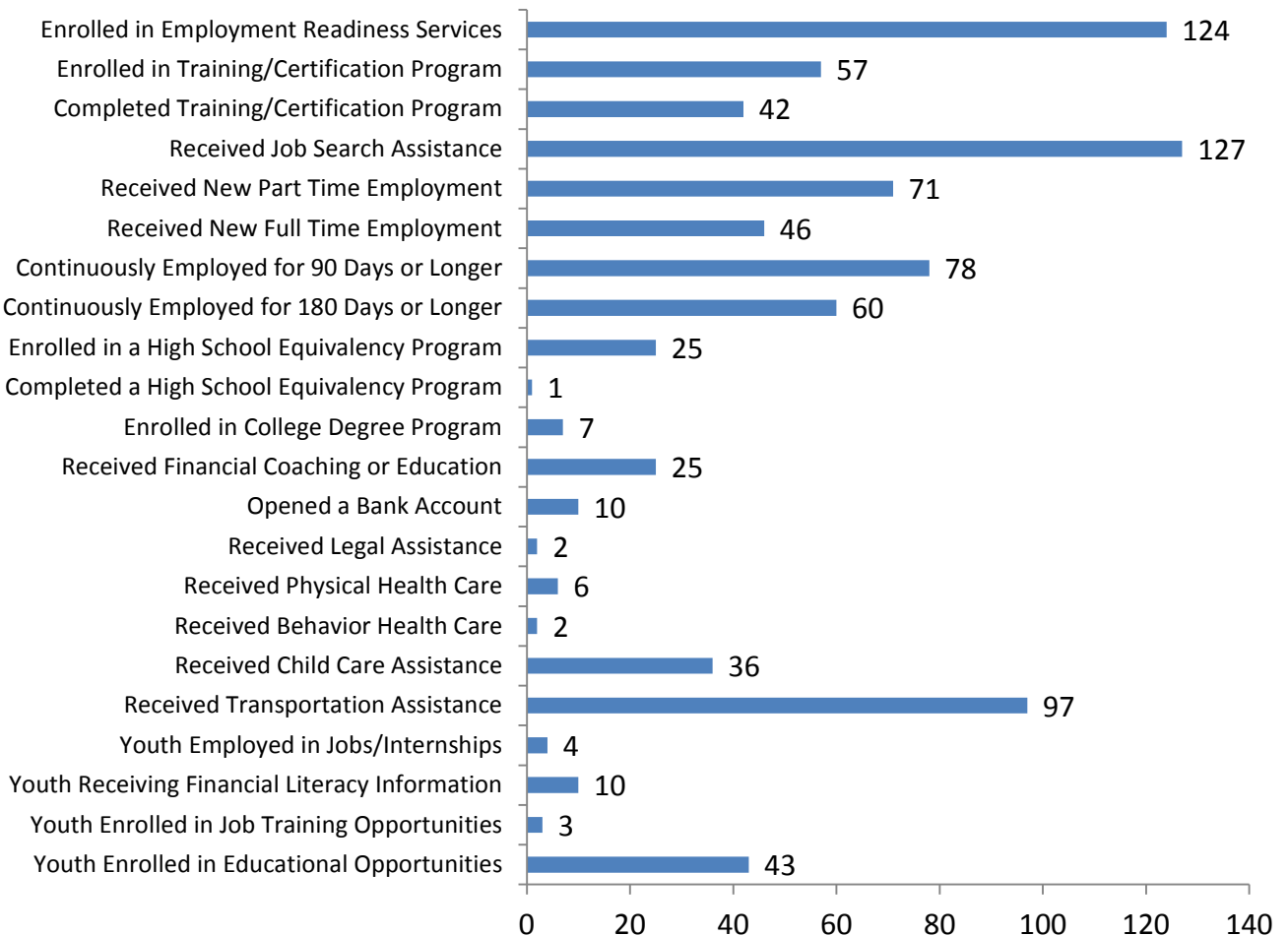
Completion Rate: 36%

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

Participant Enrollment

- 280 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 6 Participant enrolled in June
- 43 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)
- 14 Jobs Plus Events were held in June (375 during the Program Grant Period)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

JUNE 2019

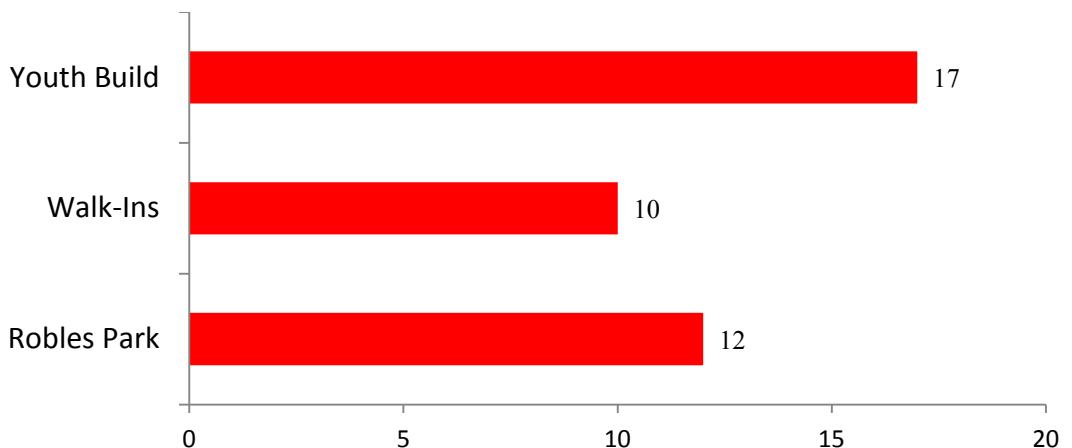
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



Monthly Highlights

- Hosted JPI Job Development Workshops on Mondays
- Hosted workshops for Youth Build
- Met with Starbucks about partnerships upper management
- Starbucks has hired 6 youth through the THA/Starbucks employment partnership
- Set up a job fair with Wawa for July 8th
- Working with T-Mobile and Verizon on our very own job training program
- Met with Felicia Bell of Concorde Institute

Looking Forward

- Every Monday - Job Development Workshops
- Every Tuesday – We will transport to a job fair
- July 8th – Wawa Job Fair

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

JUNE 2019

Homebuyer Education

For the month of May, the CFAH had Fourteen (14) 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 May, Twenty-Five (25) 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 May, there were no foreclosure prevention counseling clients.

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14	19	19	28	20							127
FTHB* Graduates	21	7	14	19	26	14							101
FTHB* Counseling	16	16	21	25	22	25							109
Foreclosure Counseling	0	0	0	0	0	0							0
Total Clients Served	16	16	21	25	22	25							109
FTHB New Clients	16	16	21	25	22	25							109
Foreclosure New Clients	0	0	0	0	0	0							0
Total New Clients	16	16	21	25	22	25							109
Non-Section 8 Purchased Home	2	0	0	0	0	0							2
Public Housing FTHB Attendees	0	0	0	1	2	2							5
Section 8 FTHB Attendees	2	0	0	2	2	1							7
Outreach and Distribution	30	36	45	56	60	70							295



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
June 2019

Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 37%

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

Staff: Part-Time Sustainability Ambassador Coach

Program Goals:

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

June Highlights

- Interviewed 2 resident applicants for Sustainability Ambassador Coach position

Upcoming Events:

- National Energy Foundation Train the Trainer will be July or August
- TECO Energy Workshop held at JL Young and Robles Park this month included topics such as Be Energy Smart and Energy Efficiency Programs

Fundraising and Special Projects

June 2019

THA Monthly Raffle – June

Winners from the June Raffle to win Father's Day Gift package was David Hollis. Total raised in June was \$95

THA Monthly Raffle – June

The June THA Monthly Raffle winner will receive (4) Complimentary Meals from First Choice BBQ, raffle ends July 11th.

HUD Strong Families Initiative

The HUD Strong Families Initiative event took place on June 14 at the Oaks at Riverview Community Center. This fun filled event provided families and residents with the opportunity to bond and interact with vendors and entertainers. The Tampa Bay Lightning sent out a former professional Hockey player to sign autographs. MOSI donated (1) summer program scholarship to be raffled and they also administered a Racing Rockets interactive activity station. In addition, Glazer Children's Museum donated 3-Month Family Membership pass to be raffled.

Back to School Bash

THA Back to School Bash is scheduled for Friday, August 2, 2019. Starbucks has come on board as a partner to collect school supplies by placing donation boxes in 11 of their local storefronts. Also, Puma will be donating 350 book bags.



Geraldine Barnes Award Winner Zulma Izquierdo

Exceptional Volunteerism

It is with great pleasure to announce Ms. Zulma Izquierdo as the winner of the Geraldine Barnes Award for July 2019. Ms. Zulma demonstrates an extraordinary commitment to her fellow relocated neighbors. Zulma takes it upon herself to provide great support to her neighbors, providing cooked meals and any personal items they may need. In addition once a week she and group of church member provide food and personal hygiene kit to the homeless. She is always willing to fill the need when she sees a need.

Nominators Name: Kandfry Ocana

Occupation: Relocation Case Manager

Tampa Housing Authority HUD Strong Families Initiative June 14th, 2019



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: July 9, 2019
RE: Financial Reporting for the Month of June 2019

Financial Highlights

June 30, 2019

Rental Assistance Demonstration (RAD)

For the Three Months Ended June 30, 2019

- As of June 30, 2019, the RAD properties with a March 31st fiscal year end generated net cash from operations in the amount of \$370,703 after deducting the Operating Reserves in the amount of \$180,991; PPS, Youth, and Resident Enrichment funding in the amount of \$203,541; Transfers to the Corporate Overhead in the amount of \$116,941, and Replacement Reserves of \$223,331.
- The total RAD rents and other revenues budgeted for this period year to date was \$2,752,883 with actual revenues earned of \$2,873,598. This \$120,715 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$1,778,092 which represents \$193,395, or 9.8%, less than YTD budgeted expenses. This amount includes \$46,152 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing (AH)

For the Three Months Ended June 30, 2019

- The Voucher utilization for June 30, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue is \$1,728,140 which represents a negative variance of (\$7,815). YTD Expenditures are \$1,631,417 which represents a positive variance of \$134,093 compared to the YTD budget. The YTD net income is \$96,724.
- In August 2017 the agency was asked to provide RAD leased unit and HAP cost information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

Business Activities

Palm Terrace ALF (PALM)

For the Two Months Ended May 31, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$21,091).
- Operating Cash Balance was \$92,211.
- Replacement Reserves Cash Balance was \$93,153.

Cedar Pointe (CPNT)

For the Three Months Ended June 30, 2019

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$29,504 for Phase I and \$33,689 for Phase II.
- Replacement Reserve for both phases combined was \$214,500.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Three Months Ended June 30, 2019

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

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$288,724.

Meridian River Development Corporation (MRDC)

For the Five Months Ended May 31, 2019

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 98.4% occupied.
- The Net Income for the fiscal YTD after debt service was \$705,739.
- Operating Cash Balance was \$4,389,227.
- Replacement Reserves Cash Balance was \$378,726.

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

Related Entities

The Ella at Encore (ELLA)

For the Five Months Ended May 31, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.6% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$80,060.
- Operating Cash Balance was \$175,031.
- Replacement Reserve Cash Balance was \$303,686.

The Trio at Encore (TRIO)

For the Five Months Ended May 31, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 95.7% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$72,488.
- Operating Cash Balance was \$315,273.
- Replacement Reserve Cash Balance was \$201,737.

The Reed at Encore (REED)

For the Five Months Ended May 31, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 98.1% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$140,577.
- Operating Cash Balance was \$906,668.
- Replacement Reserve Cash Balance was \$175,266.

The Tempo at Encore (Tempo)

For the Five Months Ended May 31, 2019

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 91.6% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$99,565.
- Operating Cash Balance was \$577,336.
- Replacement Reserve Cash Balance has not yet been established.

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

The Gardens at South Bay (GSB)

For the Five Months Ended May 31, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.9% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(136,542).
- A total of \$2,449,286 has been collected related to a construction defect settlement fiscal year to date of which \$993,935 has been used to perform repairs on the property.
- Operating Cash Balance was \$2,656,217.
- Replacement Reserves Cash Balance was \$373,436.

Osborne Landing LTD (OSB)

For the Six Months Ended June 30, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$41,820.

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

Tampa Housing Authority
RAD Properties Summary 1,073 Units
For the Three Months Ended June 30, 2019

Occupancy Percentage:	97.18%
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	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	3 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 156,385	\$ 134,271	\$ 135,039	\$ 122,448	\$ 83,293	\$ 631,436	\$ 515,756	\$ 115,680	\$ 2,063,024	\$ 196
HAP Payments	1,010,648	336,704	280,335	305,676	256,068	2,189,431	2,237,127	(47,696)	8,948,508	\$ 680
Other Revenue	20,042	9,227	9,546	8,185	5,732	52,731	-	52,731	-	\$ 16
Total Revenue	\$ 1,187,074	\$ 480,202	\$ 424,919	\$ 436,309	\$ 345,093	\$ 2,873,598	\$ 2,752,883	\$ 120,715	\$ 11,011,532	\$ 893
Admin Salaries / Benefits	115,517	43,489	38,148	47,588	33,959	278,701	280,983	2,282	1,123,931	\$ 87
Administrative Expenses	26,055	13,082	8,556	9,004	5,365	62,062	135,245	73,183	540,979	\$ 19
Management Fees	93,647	37,477	31,250	32,583	26,190	221,147	221,147	-	884,589	\$ 69
Tenant Services Salary / Benefits	6,313	1,452	6,118	5,546	3,442	22,871	19,552	(3,319)	78,208	\$ 7
Tenant Service Expenses	8,413	2,836	3,118	1,574	1,144	17,084	15,812	(1,272)	63,249	\$ 5
Utilities	72,971	21,258	37,726	21,588	21,770	175,314	187,418	12,104	785,396	\$ 54
Maintenance Salary / Benefits	195,175	73,805	55,068	52,125	36,604	412,777	410,828	(1,950)	1,643,310	\$ 128
Maintenance Expenses	52,910	20,307	34,754	13,462	13,115	134,548	148,407	13,860	593,630	\$ 42
Contracted Maintenance Services	95,673	51,008	42,400	29,380	23,871	242,332	315,171	72,839	1,264,858	\$ 75
Protective Services Salary and Benefits	8,094	3,298	2,998	2,998	2,098	19,487	20,719	1,232	82,875	\$ 6
Protective Service Expenses	18,063	-	-	-	-	18,063	60,000	41,937	120,000	\$ 6
General Expenses	46,726	24,449	22,150	18,103	15,799	127,227	121,971	(5,256)	508,616	\$ 40
Bad Debt	26,812	-	8,978	6,101	4,262	46,152	32,984	(13,168)	120,000	\$ 14
Other Expenses	-	326	-	-	-	326	1,250	924	5,000	\$ 0
Total Expenses	\$ 766,370	\$ 292,785	\$ 291,264	\$ 240,052	\$ 187,620	\$ 1,778,092	\$ 1,971,487	\$ 193,395	\$ 7,814,641	\$ 552
Net Operating Income	\$ 420,705	\$ 187,417	\$ 133,655	\$ 196,257	\$ 157,472	\$ 1,095,506	\$ 781,396	\$ 314,110	\$ 3,196,891	\$ 340
Operating Reserves	74,452	30,599	29,542	26,773	19,626	180,991	180,991	-	723,962	\$ 56
Transfer to Corporate Overhead	47,081	20,816	18,419	17,983	12,642	116,941	116,941	-	467,763	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	12,018	4,401	4,454	4,349	3,057	28,279	28,279	-	113,116	\$ 9
Oaks at Riverview Youth Programs	44,033	18,032	16,836	16,438	11,556	106,895	106,895	-	427,578	\$ 33
Funding of PPS Salaries	29,054	10,641	10,768	10,513	7,391	68,367	68,367	-	273,466	\$ 21
Replacement Reserves	135,925	26,482	22,931	22,389	15,604	223,331	223,331	-	893,323	\$ 69
Total Other Out Flows	\$ 342,563	\$ 110,970	\$ 102,950	\$ 98,444	\$ 69,877	\$ 724,803	\$ 724,802	\$ -	\$ 2,899,208	\$ 225
Net Cash From Operations	\$ 78,142	\$ 76,446	\$ 30,706	\$ 97,813	\$ 87,596	\$ 370,703	\$ 56,594	\$ 314,109	\$ 297,683	\$ 115

Tampa Housing Authority
 Robles Park, LLC 432 Units
 For the Three Months Ended June 30, 2019

Occupancy Percentage: 95.13%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 60,660	\$ 35,969	\$ 24,691	\$ 156,385	\$ 107,907	\$ 48,478	\$ 431,628	\$ 121
HAP Payments	348,445	350,408	(1,963)	1,010,648	1,051,224	(40,576)	4,204,897	\$ 780
Other Revenue	-	-	-	20,042	-	20,042	-	\$ 15
Total Revenue	\$ 409,105	\$ 386,377	\$ 22,728	\$ 1,187,074	\$ 1,159,131	\$ 27,943	\$ 4,636,525	\$ 916
Admin Salaries / Benefits	34,622	38,240	3,618	115,517	114,719	(799)	458,874	\$ 89
Administrative Expenses	13,167	16,768	3,601	26,055	50,305	24,250	201,221	\$ 20
Management Fees	31,216	31,216	-	93,647	93,647	-	374,589	\$ 72
Tenant Services Salary / Benefits	1,946	749	(1,197)	6,313	2,246	(4,067)	8,983	\$ 5
Tenant Service Expenses	7,713	2,105	(5,608)	8,413	6,316	(2,097)	25,264	\$ 6
Utilities	19,329	17,269	(2,060)	72,971	51,807	(21,164)	226,621	\$ 56
Maintenance Salary / Benefits	53,002	61,027	8,025	195,175	183,080	(12,095)	732,319	\$ 151
Maintenance Expenses	15,072	16,222	1,150	52,910	48,666	(4,244)	194,663	\$ 41
Contracted Maintenance Services	34,530	33,746	(784)	95,673	101,237	5,564	404,949	\$ 74
Protective Services Salary and Benefits	2,491	2,993	503	8,094	8,980	885	35,919	\$ 6
Protective Service Expenses	-	20,000	20,000	18,063	60,000	41,937	120,000	\$ 14
General Expenses	17,427	14,368	(3,059)	46,726	42,267	(4,459)	172,063	\$ 36
Bad Debt	-	6,209	6,209	26,812	18,627	(8,185)	74,508	\$ 21
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 230,514	\$ 260,911	\$ 30,397	\$ 766,370	\$ 781,896	\$ 15,526	\$ 3,029,973	\$ 591
Net Operating Income	\$ 178,591	\$ 125,466	\$ 53,125	\$ 420,705	\$ 377,235	\$ 43,469	\$ 1,606,552	\$ 325
Operating Reserves	24,817	24,817	-	74,452	74,452	-	297,806	\$ 57
Transfer to Corporate Overhead	15,694	15,694	-	47,081	47,081	-	188,326	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	
Resident Enrichment Programs	4,006	4,006	-	12,018	12,018	-	48,072	\$ 9
Oaks at Riverview Youth Programs	14,678	14,678	-	44,033	44,033	-	176,132	\$ 34
Funding of PPS Salaries	9,685	9,685	-	29,054	29,054	-	116,217	\$ 22
Replacement Reserves	45,308	45,308	-	135,925	135,925	-	543,698	\$ 105
Total Other Out Flows	\$ 114,188	\$ 114,188	\$ -	\$ 342,563	\$ 342,563	\$ -	\$ 1,370,251	\$ 264
Net Cash From Operations	\$ 64,403	\$ 11,278	\$ 53,125	\$ 78,142	\$ 34,673	\$ 43,469	\$ 236,302	\$ 60

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Three Months Ended June 30, 2019

Occupancy Percentage:	95.81%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 46,349	\$ 36,190	\$ 10,159	\$ 134,271	\$ 108,569	\$ 25,703	\$ 434,274	\$ 234
HAP Payments	109,881	119,963	(10,082)	336,704	359,889	(23,185)	1,439,556	\$ 588
Other Revenue	-	-	-	9,227	-	9,227	-	\$ 16
Total Revenue	\$ 156,230	\$ 156,153	\$ 77	\$ 480,202	\$ 468,458	\$ 11,744	\$ 1,873,830	\$ 838
Admin Salaries / Benefits	13,299	14,494	1,195	43,489	43,481	(8)	173,923	\$ 76
Administrative Expenses	7,929	8,706	778	13,082	26,119	13,038	104,477	\$ 23
Management Fees	12,492	12,492	-	37,477	37,477	-	149,906	\$ 65
Tenant Services Salary / Benefits	448	491	44	1,452	1,474	22	5,897	\$ 3
Tenant Service Expenses	2,792	973	(1,819)	2,836	2,918	81	11,670	\$ 5
Utilities	3,375	7,950	4,575	21,258	23,850	2,591	101,449	\$ 37
Maintenance Salary / Benefits	22,027	25,633	3,606	73,805	76,898	3,093	307,594	\$ 129
Maintenance Expenses	3,449	10,790	7,341	20,307	32,369	12,062	129,475	\$ 35
Contracted Maintenance Services	25,726	19,242	(6,485)	51,008	57,725	6,716	235,075	\$ 89
Protective Services Salary and Benefits	1,015	1,133	118	3,298	3,398	100	13,593	\$ 6
General Expenses	10,002	9,545	(457)	24,449	30,852	6,403	114,760	\$ 43
Bad Debt	-	2,583	2,583	-	5,167	5,167	31000	\$ -
Other Expenses	-	417	417	326	1,250	924	5,000	\$ 1
Total Expenses	\$ 102,553	\$ 114,447	\$ 11,894	\$ 292,785	\$ 342,977	\$ 50,191	\$ 1,383,818	\$ 511
Net Operating Income	\$ 53,677	\$ 41,705	\$ 11,971	\$ 187,417	\$ 125,481	\$ 61,936	\$ 490,012	\$ 327
Operating Reserves	10,200	10,200	-	30,599	30,599	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	20,816	20,816	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	4,401	4,401	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	18,032	18,032	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	10,641	10,641	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	26,482	26,482	-	105,928	\$ 46
Total Other Out Flows	\$ 36,990	\$ 36,990	\$ -	\$ 110,970	\$ 110,970	\$ -	\$ 443,881	\$ 194
Net Cash From Operations	\$ 16,687	\$ 4,715	\$ 11,971	\$ 76,446	\$ 14,511	\$ 61,936	\$ 46,131	\$ 133

Tampa Housing Authority
 Seminole Park Apartments, LLC 169 Units
 For the Three Months Ended June 30, 2019

Occupancy Percentage: 97.63%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 45,767	\$ 39,892	\$ 5,876	\$ 135,039	\$ 119,675	\$ 15,364	\$ 478,700	\$ 266
HAP Payments	87,259	90,319	(3,060)	280,335	270,958	9,377	1,083,832	\$ 553
Other Revenue	-	-	-	9,546	-	9,546	-	\$ 19
Total Revenue	\$ 133,026	\$ 130,211	\$ 2,815	\$ 424,919	\$ 390,633	\$ 34,286	\$ 1,562,532	\$ 838
Admin Salaries / Benefits	11,671	13,205	1,534	38,148	39,616	1,468	158,462	\$ 75
Administrative Expenses	4,781	6,116	1,335	8,556	18,348	9,792	73,393	\$ 17
Management Fees	10,417	10,417	-	31,250	31,250	-	125,002	\$ 62
Tenant Services Salary / Benefits	1,886	2,138	252	6,118	6,414	296	25,655	\$ 12
Tenant Service Expenses	3,118	824	(2,294)	3,118	2,471	(647)	9,883	\$ 6
Utilities	19,965	19,642	(322)	37,726	58,927	21,201	235,708	\$ 74
Maintenance Salary / Benefits	15,614	18,622	3,008	55,068	55,866	798	223,464	\$ 109
Maintenance Expenses	12,650	10,034	(2,616)	34,754	30,102	(4,652)	120,407	\$ 69
Contracted Maintenance Services	14,526	21,314	6,788	42,400	63,942	21,542	255,767	\$ 84
Protective Services Salary and Benefits	922	1,030	107	2,998	3,089	91	12,356	\$ 6
General Expenses	8,581	6,660	(1,921)	22,150	19,582	(2,568)	79,684	\$ 44
Bad Debt	-	542	542	8,978	1,625	(7,353)	6,500	\$ 18
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 104,130	\$ 110,543	\$ 6,413	\$ 291,264	\$ 331,231	\$ 39,967	\$ 1,326,281	\$ 574
Net Operating Income	\$ 28,896	\$ 19,668	\$ 9,228	\$ 133,655	\$ 59,402	\$ 74,254	\$ 236,251	\$ 264
Operating Reserves	9,847	9,847	-	29,542	29,542	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	18,419	18,419	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	4,454	4,454	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	16,836	16,836	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	10,768	10,768	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	22,931	22,931	-	91,725	\$ 45
Total Other Out Flows	\$ 34,317	\$ 34,317	\$ -	\$ 102,950	\$ 102,950	\$ -	\$ 411,798	\$ 203
Net Cash From Operations	\$ (5,421)	\$ (14,649)	\$ 9,228	\$ 30,706	\$ (43,548)	\$ 74,254	\$ (175,548)	\$ 61

Tampa Housing Authority
 Shimberg Estates, LLC 165 Units
 For the Three Months Ended June 30, 2019

Occupancy Percentage: 98.18%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,147	\$ 34,728	\$ 5,419	\$ 122,448	\$ 104,183	\$ 18,266	\$ 416,731	\$ 247
HAP Payments	99,274	101,033	(1,759)	305,676	303,098	2,578	1,212,391	\$ 618
Other Revenue	-	-	-	8,185	-	8,185	-	\$ 17
Total Revenue	\$ 139,421	\$ 135,760	\$ 3,661	\$ 436,309	\$ 407,280	\$ 29,029	\$ 1,629,122	\$ 881
Admin Salaries / Benefits	14,847	16,162	1,315	47,588	48,487	899	193,947	\$ 96
Administrative Expenses	5,734	7,077	1,343	9,004	21,231	12,227	84,924	\$ 18
Management Fees	10,861	10,861	-	32,583	32,583	-	130,330	\$ 66
Tenant Services Salary / Benefits	1,710	1,937	228	5,546	5,811	265	23,245	\$ 11
Tenant Service Expenses	1,574	804	(770)	1,574	2,412	839	9,649	\$ 3
Utilities	6,937	10,608	3,671	21,588	31,825	10,237	133,646	\$ 44
Maintenance Salary / Benefits	15,613	18,791	3,177	52,125	56,372	4,247	225,489	\$ 105
Maintenance Expenses	4,516	6,901	2,384	13,462	20,703	7,240	82,810	\$ 27
Contracted Maintenance Services	10,601	18,058	7,457	29,380	54,174	24,794	216,694	\$ 59
Protective Services and Benefits	923	1,030	107	2,998	3,089	91	12,357	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	6,838	5,883	(954)	18,103	17,307	(797)	70,935	\$ 37
Bad Debt	-	911	911	6,101	2,732	(3,369)	10,928	\$ 12
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 80,153	\$ 99,023	\$ 18,870	\$ 240,052	\$ 296,725	\$ 56,673	\$ 1,194,954	\$ 485
Net Operating Income	\$ 59,268	\$ 36,737	\$ 22,531	\$ 196,257	\$ 110,555	\$ 85,702	\$ 434,167	\$ 396
Operating Reserves	8,924	8,924	-	26,773	26,773	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	17,983	17,983	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	4,349	4,349	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	16,438	16,438	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	10,513	10,513	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	22,389	22,389	-	89,555	\$ 45
Total Other Out Flows	\$ 32,815	\$ 32,815	\$ -	\$ 98,444	\$ 98,444	\$ -	\$ 393,776	\$ 199
Net Cash From Operations	\$ 26,454	\$ 3,923	\$ 22,531	\$ 97,813	\$ 12,111	\$ 85,702	\$ 40,392	\$ 198

Tampa Housing Authority
 Scruggs Manor, LLC 116 Units
 For the Three Months Ended June 30, 2019

Occupancy Percentage: 99.13%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 28,223	\$ 25,141	\$ 3,082	\$ 83,293	\$ 75,423	\$ 7,870	\$ 301,691	\$ 239
HAP Payments	83,797	83,986	(189)	256,068	251,958	4,110	1,007,832	\$ 736
Other Revenue	-	-	-	5,732	-	5,732	-	\$ 16
Total Revenue	\$112,020	\$109,127	\$ 2,893	\$345,093	\$327,381	\$17,712	\$1,309,523	\$ 992
Admin Salaries / Benefits	10,418	11,560	1,143	33,959	34,681	722	138,724	\$ 98
Administrative Expenses	3,366	6,414	3,047	5,365	19,241	13,876	76,964	\$ 15
Management Fees	8,730	8,730	-	26,190	26,190	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,061	1,202	141	3,442	3,607	165	14,429	\$ 10
Tenant Service Expenses	1,144	565	(578)	1,144	1,696	552	6,783	\$ 3
Utilities	6,855	7,003	149	21,770	21,010	(761)	87,972	\$ 63
Maintenance Salary / Benefits	10,966	12,870	1,904	36,604	38,611	2,008	154,445	\$ 105
Maintenance Expenses	4,316	5,523	1,207	13,115	16,569	3,453	66,275	\$ 38
Contracted Maintenance Services	7,878	12,698	4,820	23,871	38,093	14,223	152,373	\$ 69
Protective Services and Benefits	646	721	75	2,098	2,162	64	8,650	\$ 6
General Expenses	5,932	4,929	(1,003)	15,799	14,547	(1,252)	59,238	\$ 45
Bad Debt	-	750	750	4,262	2,250	(2,012)	9,000	\$ 12
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 61,312	\$ 72,966	\$ 11,654	\$ 187,620	\$ 218,658	\$ 31,038	\$ 879,614	\$ 539
Net Operating Income	\$ 50,708	\$ 36,161	\$ 14,547	\$ 157,472	\$ 108,723	\$ 48,750	\$ 429,909	\$ 453
Operating Reserves	6,542	6,542	-	19,626	19,626	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	12,642	12,642	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	3,057	3,057	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	11,556	11,556	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	7,391	7,391	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	15,604	15,604	-	62,417	\$ 45
Total Other Out Flows	\$ 23,292	\$ 23,292	\$ -	\$ 69,877	\$ 69,877	\$ -	\$ 279,507	\$ 201
Net Cash From Operations	\$ 27,416	\$ 12,869	\$ 14,547	\$ 87,596	\$ 38,846	\$ 48,750	\$ 150,402	\$ 252

Tampa Housing Authority
 JL Young Apartments, Inc. 449 Units
 For the Six Months Ended June 30, 2019

Occupancy Percentage: 97.55%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 109,258	\$ 95,334	\$ 13,924	\$ 636,860	\$ 572,005	\$ 11	\$ 1,144,011	\$ 236
HAP Payments	207,616	206,556	1,060	1,240,810	1,239,337	(137)	2,490,998	\$ 461
Other Revenue	-	-	-	13,880	-	13,880	-	\$ 5
Total Revenue	\$ 316,874	\$ 301,890	\$ 14,984	\$ 1,891,551	\$ 1,891,551	\$ 16,023	\$ 3,635,009	\$ 702
Admin Salaries / Benefits	27,326	34,808	7,482	160,205	208,846	48,641	417,691	\$ 59
Administrative Expenses	7,564	13,892	6,328	55,101	83,350	28,249	166,700	\$ 20
Management Fees	24,233	24,233	-	145,401	145,401	-	290,801	\$ 54
Tenant Services Salary / Benefits	5,910	6,866	957	37,938	41,198	3,260	82,395	\$ 14
Tenant Service Expenses	10,367	2,190	(8,176)	9,489	13,143	3,653	26,285	\$ 4
Utilities	26,444	22,879	(3,565)	138,952	137,275	(1,677)	280,184	\$ 52
Maintenance Salary / Benefits	50,812	58,812	8,000	340,079	352,872	12,793	705,744	\$ 126
Maintenance Expenses	3,075	10,602	7,528	54,062	63,613	9,551	127,226	\$ 20
Contracted Maintenance Services	25,228	43,995	18,767	251,735	263,968	12,233	527,937	\$ 93
Protective Services Salary and Benefits	2,583	2,882	300	16,548	17,295	747	34,589	\$ 6
Protective Service Expenses	17,668	8,583	(9,085)	54,193	51,500	(2,693)	103,000	\$ 20
General Expenses	9,185	7,496	(1,690)	35,045	44,570	9,526	89,903	\$ 13
Bad Debt	-	1,773	1,773	3,073	10,640	7,566	21,279	\$ 1
Other Expenses	-	-	-	17	-	(17)	-	\$ 0
Total Expenses	\$ 210,394	\$ 239,012	\$ 28,618	\$ 1,301,838	\$ 1,433,669	\$ 131,831	\$ 2,873,734	\$ 483
Net Operating Income	\$ 106,480	\$ 62,878	\$ 43,602	\$ 589,712	\$ 457,882	\$ 147,854	\$ 761,274	\$ 219
Operating Reserves (1 Month)	21,996	21,996	-	131,974	131,974	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	97,869	97,869	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	23,667	23,667	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	57,217	57,217	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	146,812	146,812	-	293,624	\$ 54
Total Other Out Flows	\$ 76,256	\$ 76,256	\$ -	\$ 457,538	\$ 457,538	\$ -	\$ 915,075	\$ 170
Net Cash From Operations	\$ 30,224	\$ (13,378)	\$ 43,602	\$ 132,175	\$ 344	\$ 131,831	\$ (153,801)	\$ 49

Tampa Housing Authority
Corporate Overhead Income And Operating Expenses
For the Three Months Ended June 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 294,243	\$ 294,243	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	449,192	449,192	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	156,301	156,301	-	625,205
Other Revenue	1,880	-	(1,880)	1,880	-	(1,880)	-
Total Revenue	\$ 301,792	\$ 299,912	\$ (1,880)	\$ 901,617	\$ 899,737	\$ (1,880)	\$ 3,598,946
Admin Salaries / Benefits	246,055	274,875	28,820	776,621	824,624	48,003	3,298,496
Administrative Expenses	73,311	46,672	(26,640)	132,300	140,015	7,715	560,061
Tenant Services Salary / Benefits	-	1,040	1,040	-	3,120	3,120	12,480
Tenant Service Expenses	1,256	208	(1,048)	3,023	625	(2,398)	2,500
Utilities	8,505	8,290	(216)	17,874	24,869	6,995	99,475
Maintenance Salary / Benefits	15,642	18,504	2,862	41,178	55,512	14,333	222,047
Maintenance Expenses	4,270	7,398	3,128	10,572	22,193	11,621	88,770
Contracted Maintenance Services	6,549	14,405	7,856	27,054	43,216	16,162	172,862
Protective Services Salary and Benefits	14,838	12,299	(2,539)	45,014	36,896	(8,117)	147,586
Protective Service Expenses	-	-	-	338	-	(338)	-
General Expenses	8,188	6,396	(1,792)	9,843	19,189	9,346	76,755
Other Expenses	3,590	4,167	577	11,680	12,500	820	50,000
Total Expenses	\$ 382,205	\$ 394,253	\$ 12,048	\$ 1,075,497	\$ 1,182,758	\$ 107,262	\$ 4,731,032
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	165,875	165,875	-	663,500
Transfer from NTHD	39,049	39,049	-	117,147	117,147	-	468,586
Total Contributions from Other Sources	\$ 94,341	\$ 94,341	\$ -	\$ 283,022	\$ 283,022	\$ -	\$ 1,132,086
Net Income or (Loss)	\$ 13,928	\$ (0)	\$ 13,928	\$ 109,141	\$ (0)	\$ 109,142	\$ (0)

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations- Administrative for the Three Months Ended June 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	\$ 577,224	\$ 562,031	\$ 15,193	\$ 1,683,081	\$ 1,683,162	\$ (81)	\$ 6,785,409
Other revenue	17,712	17,625	87	45,060	52,875	(7,815)	211,492
Total Revenue	\$ 594,936	\$ 579,656	\$ 15,280	\$ 1,728,140	\$ 1,736,037	\$ (7,897)	\$ 6,996,901
Admin Salaries / Benefits	295,146	369,679	74,533	1,006,711	1,109,437	102,726	4,436,546
Administrative Expenses	40,966	62,268	21,302	154,540	187,104	32,564	748,500
Management Fees	149,731	149,731	-	449,193	449,193	-	1,796,768
Tenant Service Expenses	-	-	-	-	-	-	10,000
Maintenance Expenses	1,664	1,508	(156)	4,301	4,524	223	18,100
General Expenses	5,094	5,084	(10)	16,673	15,252	(1,421)	85,006
Total Expenses	\$ 492,602	\$ 588,270	\$ 95,668	\$ 1,631,417	\$ 1,765,510	\$ 134,093	\$ 7,094,920
Net Income	\$ 102,335	\$ (8,614)	\$ 110,949	\$ 96,724	\$ (29,473)	\$ 126,197	\$ (98,019)

Tampa Housing Authority
 Assisted Housing Voucher Program
 Balance Sheet for the Three Months Ended June 30, 2019

Assets		Liabilities and Equity	
Cash		Current Liabilities	
Admin Cash - Unrestricted	6,952,942	Accrued Liabilities	795,721
Family Self-Sufficiency Escrow	1,116,387	Accrued Wages	235,736
Total Cash	\$ 8,069,329	Total Current Liabilities	\$ 1,031,457
Receivables		Restricted Liabilities	
Receivables - Fraud	753,901	FSS Liability	1,114,927
Other Receivables	1,010,095	Total Restricted Liabilities	\$ 1,114,927
Receivables - Landlord/Tenant	763,159	Total Long Term Liabilities	\$ 156,627
Allowance for Doubtful Accts - Other	(425,290)	Total Liabilities	\$ 2,303,011
Allowance for Doubtful Accts - Fraud	(753,901)	Fund Equity	
Total Receivables	\$ 1,347,964	Invested in Capital Assets	7,651
Prepaid Expenses		Restricted Retained Earnings	979,152
Prepaid Expenses	46,486	Unrestricted Retained Earnings	6,185,864
Total Prepaid Expenses	\$ 46,486	Total Fund Equity	\$ 7,172,667
Fixed Assets		Total Liabilities and Equity	\$ 9,475,678
Furniture Equipment Machinery	163,788		
Accumulated Depreciation	(151,889)		
Total Fixed Assets	\$ 11,899		
Total Assets	\$ 9,475,678		

Tampa Housing Authority
Palm Terrace Assisted Living Facility
Statement of Operations for One and Two Months Ended May 31, 2019

Occupancy Percentage: 99%

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues							
Long term Care	53,755	46,500	7,255	105,859	93,000	12,859	\$725
Adult Daycare Services	5,730	6,814	(1,084)	10,503	13,331	(2,829)	\$72
Rental Income	23,078	22,000	1,078	46,757	44,000	2,757	\$320
Operating Income	54,082	49,700	4,382	102,041	99,400	2,641	\$699
Section 8 HAP	33,365	36,000	(2,635)	66,081	72,000	(5,919)	\$453
Personal Needs Allowances	(3,716)	(4,000)	284	(7,114)	(8,000)	886	(\$49)
Vacancy Loss	-	(5,000)	5,000	-	(10,000)	10,000	\$0
Total Tenant Revenues	166,295	152,014	14,281	324,127	303,731	10,396	\$2,080
Other Non-Rental Income	1,122	675	447	1,831	1,350	(481)	\$13
Total Revenues	167,417	152,689	14,728	325,958	305,081	9,914	\$2,090
Expenses							
Salaries Expense	120,340	112,080	(8,260)	207,013	188,457	(18,556)	\$1,418
Administration	3,973	3,028	(945)	8,903	6,341	(2,562)	\$61
Utilities	11,291	14,548	3,257	23,929	29,097	5,168	\$164
Maintenance	12,973	10,546	(2,428)	18,846	22,092	3,245	\$129
Advertising & Marketing	395	1,000	605	793	2,000	1,207	\$5
Management Fee	7,927	7,620	(307)	15,809	15,239	(570)	\$108
Asset Management Fee	1,863	1,863	-	3,727	3,727	-	\$26
Reserve for Replacement	2,150	2,150	-	4,300	4,300	-	\$29
Audit/Accounting Fees	3,159	3,159	-	20,817	6,318	(14,499)	\$143
Legal Fees	-	150	150	-	300	300	\$0
Insurance	7,435	4,210	(3,225)	13,860	8,420	(5,440)	\$95
Food Service	11,197	10,839	(357)	20,697	21,358	661	\$142
Adult Day Care	185	398	213	705	1,252	547	\$5
Residential Programs	4,723	4,127	(596)	7,650	8,315	665	\$52
Bad Debt	-	1,000	1,000	-	2,000	2,000	\$0
Total Expenses	187,612	176,718	(10,894)	347,049	319,215	(27,834)	\$1,482
Net Operating Income	(20,195)	(24,029)	(3,834)	(21,091)	(14,133)	6,957	\$91

Tampa Housing Authority

Cedar Pointe Apartments 60 Units

For the One and Three Months Ended June 30, 2019

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 40,488	\$ 35,584	\$ 4,904	\$ 117,546	\$ 106,753	\$ 10,793	\$ 427,014	\$ 653
Subsidy / Grant Income	2,834	4,985	(2,151)	11,006	14,954	(3,948)	59,817	\$ 61
Other Income	612	-	612	4,973	-	4,973	-	\$ -
Total Revenue	\$ 43,934	\$ 40,569	\$ 3,365	\$ 133,525	\$ 121,708	\$ 11,817	\$ 486,831	\$ 742
Expenses								
Admin Salaries / Benefits	7,812	3,525	(4,287)	18,270	10,574	(7,696)	42,297	\$ 102
Administrative Expenses	2,830	7,898	5,068	8,804	23,695	14,891	94,779	\$ 49
Management Fees	2,343	2,343	-	7,030	7,030	-	28,121	\$ 39
Asset Management Fees	379	379	-	1,137	1,137	-	4,548	\$ 6
Utilities	4,825	4,506	(319)	8,547	13,517	4,969	54,066	\$ 47
Maintenance Salary and Benefits	4,380	5,855	1,475	16,732	17,565	833	70,262	\$ 93
Maintenance Expenses	2,900	3,331	431	7,540	9,993	2,453	39,970	\$ 42
Contracted Maintenance services	9,532	5,607	(3,925)	17,981	16,821	(1,161)	67,283	\$ 100
General Expenses	3,242	3,411	169	9,227	10,145	918	40,840	\$ 51
Total Expense	\$ 38,243	\$ 36,854	\$ (1,389)	\$ 95,270	\$ 110,477	\$ 15,207	\$ 442,166	\$ 529
Net Income	\$ 5,691	\$ 3,715	\$ 1,976	\$ 38,255	\$ 11,231	\$ 27,024	\$ 44,665	\$ 213
Capital Improvements	417	417	(0)	1,251	1,250	(1)	5,000	\$ 7
Replacement Reserve	2,500	2,500	-	7,500	7,500	-	30,000	\$ 42
Cash Flow Before Debt	\$ 2,774	\$ 798	\$ 1,977	\$ 29,504	\$ 2,481	\$ 27,025	\$ 9,665	\$ 164
City Loan Repayment*	-	668	668	-	2,005	2,005	8,021	\$ -
Cash Flow	\$ 2,774	\$ 130	\$ 1,308	\$ 29,504	\$ 476	\$ 25,020	\$ 1,644	\$ 164

Tampa Housing Authority
 Cedar Pointe Apartments Phase 2 24 Units
 For the One and Three Months Ended June 30, 2019

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 11,226	\$ 15,149	\$ (3,923)	\$ 38,332	\$ 45,448	\$ (7,116)	\$ 181,790	\$ 532
Subsidy / Grant Income	844	1,914	(1,070)	2,914	5,742	(2,828)	22,970	\$ 40
Total Revenue	\$ 12,070	\$ 17,063	\$ (4,993)	\$ 41,246	\$ 51,190	\$ (9,944)	\$ 204,760	\$ 573
Expenses								
Admin Salaries / Benefits	-	917	917	-	2,750	2,750	10,999	\$ -
Administrative Expenses	-	3,676	3,676	-	11,027	11,027	44,108	\$ -
Management Fees	822	822	-	2,465	2,465	-	9,859	\$ 34
Asset Management Fees	139	139	-	417	417	-	1,668	\$ 6
Utilities	-	1,634	1,634	-	4,901	4,901	19,605	\$ -
Maintenance Salary and Benefits	-	1,266	1,266	-	3,799	3,799	15,197	\$ -
Maintenance Expenses	615	653	38	615	1,959	1,344	7,885	\$ 9
Contracted Maintenance services	289	2,219	1,930	289	6,658	6,369	26,581	\$ 4
General Expenses	-	955	955	771	2,834	2,063	11,429	\$ 11
Total Expense	\$ 1,865	\$ 12,280	\$ 10,415	\$ 4,557	\$ 36,810	\$ 32,253	\$ 147,331	\$ 63
Net Income	\$ 10,205	\$ 4,783	\$ 5,422	\$ 36,689	\$ 14,380	\$ 22,309	\$ 57,429	\$ 510
Capital Improvements	-	417	417	-	1,251	1,251	5,000	\$ -
Replacement Reserve	1,000	1,000	-	3,000	3,000	-	12,000	\$ 42
Cash Flow Before Debt	\$ 9,205	\$ 3,367	\$ 5,005	\$ 33,689	\$ 10,129	\$ 21,058	\$ 40,429	\$ 468
City Loan Repayment*	-	2,796	2,796	-	8,389	8,389	33,556	\$ 1,398
Cash Flow After Debt	\$ 9,205	\$ 570	\$ 8,635	\$ 33,689	\$ 1,740	\$ 31,949	\$ 6,873	\$ 468

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For the One and Three Months Ended June 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,008,782	\$ 1,007,047	\$ 1,735	\$ 3,030,227	\$ 3,021,140	\$ 9,087	\$ 12,084,560
Total Revenue	\$ 1,008,782	\$ 1,007,047	\$ 1,735	\$ 3,030,227	\$ 3,021,140	\$ 9,087	\$ 12,084,560
Expenses							
Administrative Salaries	20,666	22,844	2,178	67,086	68,531	1,445	274,124
Admin Operating Costs	4,157	5,942	1,784	7,031	17,825	10,794	54,600
Maintenance	2,746	133	(2,612)	2,825	400	(2,425)	1,000
Management Fees	8,333	8,333	-	25,000	25,000	-	100,000
Audit Fees	2,000	1,625	(375)	2,000	4,875	2,875	19,500
Legal Fees	-	4,583	4,583	174	13,750	13,576	55,000
Insurance Costs	12,100	12,223	123	36,470	36,668	198	148,610
Service Provider Contract Costs	653,044	615,580	(37,464)	1,970,755	1,846,741	(124,014)	7,831,405
Total Expenses	\$ 703,046	\$ 671,263	\$ (31,782)	\$ 2,111,341	\$ 2,013,790	\$ (97,552)	\$ 8,484,239
Net Operating Income	\$ 305,736	\$ 335,783	\$ (30,047)	\$ 918,886	\$ 1,007,350	\$ (88,465)	\$ 3,600,321
Affiliated Entities Operational Funding							
THA - Other Operational Funding Pending*	61,513	64,028	2,514	630,162	585,562	(44,600)	3,459,611
Affiliated Entities Operational Funding	\$ 61,513	\$ 64,028	\$ 2,514	\$ 630,162	\$ 585,562	\$ (44,600)	\$ 3,459,611
Net Income after Affiliated Funding	\$ 244,223	\$ 271,756	\$ (27,533)	\$ 288,724	\$ 421,789	\$ (133,065)	\$ 140,710

*See detail breakdown on next page.

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For the One and Three Months Ended June 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	\$ 262	\$ 2,777	\$ 2,515	\$ 2,930	\$ 8,330	\$ 5,400	\$ 47,984
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	75,276	75,276	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	34,127	34,128	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	41,871	41,871	-	167,483
THA - Funding of ORCC	-	-	-	-	-	-	-
THA - Funding of PPS	10,826	10,826	-	32,479	32,479	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	-	-	-	91,000	91,000	-	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	2,600	2,600	-	262,500
THA - Belmont Height Homes	-	-	-	-	-	-	-
THA - AHDC Funding	-	-	-	-	-	-	65,223
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	49,879	49,879	-	290,000
Affiliated Entities Operational Funding	\$ 61,513	\$ 64,028	\$ 2,515	630,162	585,562	(44,600)	\$ 3,459,611

Tampa Housing Authority

Meridian River Development Corporation - Consolidated

For the Five Months Ended May 31, 2019

Occupancy Percentage: 98.4%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$459,062	\$454,880	\$4,182	\$2,274,135	\$2,254,440	\$19,695	5,499,220	\$653
(Loss) Gain to Lease	990	-	990	2,308	-	2,308	-	1
Vacancy	(8,146)	(24,307)	16,161	(54,727)	(120,736)	66,009	(293,127)	(16)
Bad Debt	(642)	(3,650)	3,008	(8,568)	(18,250)	9,682	(43,800)	(2)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	12,445	9,925	2,520	73,507	53,410	20,097	112,115	21
Total Revenues	\$463,709	\$436,848	\$26,861	\$2,286,321	\$2,168,864	\$117,457	\$5,274,408	\$656
Expenses:								
Administrative Salaries	32,485	42,583	10,098	161,877	212,915	51,038	510,996	46
Advertising & Promotion	4,788	6,766	1,978	25,458	35,605	10,147	86,142	7
Maintenance	73,716	83,573	9,857	349,758	423,836	74,078	1,019,136	100
Turnover Expense	19,285	23,625	4,340	112,448	115,200	2,752	367,755	32
Administrative	8,021	9,982	1,961	52,088	54,825	2,737	125,149	15
Utilities	35,571	36,525	954	135,683	188,325	52,642	446,200	39
Management Fees	31,357	30,440	(917)	155,233	152,200	(3,033)	365,280	45
Professional Fees	23,994	16,341	(7,653)	63,784	81,705	17,921	159,492	18
Insurance and Taxes	36,116	39,006	2,890	180,580	195,030	14,450	468,072	52
Total Expenses	\$265,333	\$288,841	\$23,508	\$1,236,909	\$1,459,641	\$222,732	\$3,548,222	\$355
Net Operating Income	\$198,376	\$148,007	\$50,369	\$1,049,411	\$709,223	\$340,188	\$1,726,186	\$301
Debt Services	68,734	68,741	7	343,672	343,717	45	824,925	99
Income After Debt Services	\$129,642	\$79,266	\$50,376	\$705,739	\$365,506	\$340,233	\$901,261	\$203

Tampa Housing Authority

Meridian River Development Corporation - River Pines

For the Five Months Ended May 31, 2019

Occupancy Percentage: 98.7%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$157,045	\$154,740	\$2,305	\$779,803	\$768,950	\$10,853	1,875,930
(Loss) Gain to Lease	324	-	\$324	324	-	324	-
Vacancy	(2,120)	(8,377)	\$6,257	(21,198)	(41,648)	20,450	(100,953)
Bad Debt	(235)	(2,500)	\$2,265	(3,484)	(12,500)	9,016	(30,000)
Concessions	-	-	\$0	(334)	-	(334)	-
Other Income	2,638	3,210	(\$572)	14,293	16,050	(1,757)	32,920
Total Revenues	\$157,652	\$147,073	\$10,579	\$769,404	\$730,852	\$38,552	\$1,777,897
Expenses:							
Administrative Salaries	10,551	14,857	4,306	52,110	74,285	22,175	178,284
Advertising & Promotion	1,630	2,211	581	9,191	12,005	2,814	29,332
Maintenance	28,117	26,203	(1,914)	111,644	137,598	25,954	320,742
Turnover Expense	10,148	8,550	(1,598)	57,108	41,800	(15,308)	192,280
Administrative	3,020	2,776	(244)	13,246	16,645	3,399	36,027
Utilities	14,822	21,275	6,453	80,013	106,375	26,362	255,300
Management Fees	12,115	11,885	(230)	60,216	59,425	(791)	142,620
Professional Fees	7,613	7,783	170	20,907	38,915	18,008	83,596
Insurance and Taxes	8,370	8,413	43	41,850	42,065	215	100,956
Total Expenses	\$96,386	\$103,953	7,567	\$446,285	\$529,113	\$82,828	\$1,339,137
Net Operating Income	\$61,266	\$43,120	\$18,146	\$323,119	\$201,739	\$121,380	\$438,760
Debt Services	11,472	11,474	2	57,358	57,370	12	137,688
Income After Debt Services	\$49,794	\$31,646	\$18,148	\$265,761	\$144,369	\$121,392	\$301,072

Tampa Housing Authority

Meridian River Development Corporation - Meridian

For the Five Months Ended May 31, 2019

Occupancy Percentage: 98.6%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$215,517	\$213,743	\$1,774	\$1,065,771	\$1,059,865	\$5,906	2,587,846
(Loss) Gain to Lease	301	-	301	1,790	-	1,790	-
Vacancy	(2,013)	(11,622)	9,609	(21,179)	(57,668)	36,489	(140,262)
Bad Debt	(407)	(900)	493	(5,124)	(4,500)	(624)	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	7,223	4,950	2,273	44,085	25,350	18,735	55,300
Total Revenues	\$220,621	\$206,171	\$14,450	\$1,085,343	\$1,023,047	\$62,296	\$2,492,084
Expenses:							
Administrative Salaries	11,366	15,819	4,453	55,854	79,095	23,241	189,828
Advertising & Promotion	2,250	2,530	280	10,148	13,250	3,102	31,560
Maintenance	32,214	41,486	9,272	160,268	199,748	39,480	492,016
Turnover Expense	8,839	12,500	3,661	44,132	62,200	18,068	149,700
Administrative	3,026	4,378	1,352	25,840	22,920	(2,920)	53,766
Utilities	17,620	11,500	(6,120)	39,538	60,900	21,362	141,400
Management Fees	13,636	13,049	(587)	67,221	65,245	(1,976)	156,588
Professional Fees	7,998	4,245	(3,753)	21,922	21,225	(697)	33,440
Insurance and Taxes	18,021	16,999	(1,022)	90,105	84,995	(5,110)	203,988
Total Expenses	\$114,970	\$122,506	\$7,536	\$515,028	\$609,578	\$94,550	\$1,452,286
Net Operating Income	\$105,651	\$83,665	\$21,986	\$570,315	\$413,469	\$156,846	\$1,039,798
Debt Services	48,103	48,106	3	240,517	240,542	25	577,305
Income After Debt Services	\$57,548	\$35,559	\$21,989	\$329,798	\$172,927	\$156,871	\$462,493

Tampa Housing Authority

Meridian River Development Corporation - River Place

For the Five Months Ended May 31, 2019

Occupancy Percentage: 97.5%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$86,500	\$86,397	\$103	\$428,561	\$425,625	\$2,936	1,035,444
(Loss) Gain to Lease	365	-	365	194	-	194	-
Vacancy	(4,013)	(4,308)	295	(12,350)	(21,420)	9,070	(51,912)
Bad Debt	-	(250)	250	40	(1,250)	1,290	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	2,584	1,765	819	15,129	12,010	3,119	23,895
Total Revenues	\$85,436	\$83,604	\$1,832	\$431,574	\$414,965	\$16,609	\$1,004,427
Expenses:							
Administrative Salaries	10,568	11,907	1,339	53,913	59,535	5,622	142,884
Advertising & Promotion	908	2,025	1,117	6,119	10,350	4,231	25,250
Maintenance	13,385	15,884	2,499	77,846	86,490	8,644	206,378
Turnover Expense	298	2,575	2,277	11,208	11,200	(8)	25,775
Administrative	1,975	2,828	853	13,002	15,260	2,258	35,356
Utilities	3,129	3,750	621	16,132	21,050	4,918	49,500
Management Fees	5,606	5,506	(100)	27,796	27,530	(266)	66,072
Professional Fees	8,383	4,313	(4,070)	20,955	21,565	610	42,456
Insurance and Taxes	9,725	13,594	3,869	48,625	67,970	19,345	163,128
Total Expenses	\$53,977	\$62,382	\$8,405	\$275,596	\$320,950	\$45,354	\$756,799
Net Operating Income	\$31,459	\$21,222	\$10,237	\$155,978	\$94,015	\$61,963	\$247,628
Debt Services	9,159	9,161	2	45,797	45,805	8	109,932
Income After Debt Services	\$22,300	\$12,061	\$10,239	\$110,181	\$48,210	\$61,971	\$137,696

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

Ella at Encore
Monthly Executive Summary

Physical Occupancy **98.75%**
 Ending Cash **\$175,031** Payables **\$0**
 Accruals **\$12,223**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$61,904.00	\$54,244.00	\$7,660	14%	\$285,587.00	\$271,220.00	\$14,367	5%
Rent Rev - Tenant Subsidy Payment	\$64,842.00	\$60,740.00	\$4,102	7%	\$327,457.00	\$300,421.00	\$27,036	9%
TOTAL MARKET RENT	\$126,746.00	\$114,984.00	\$11,762	10%	\$613,044.00	\$571,641.00	\$41,403	7%
Rent Rev - Foregone (Lost) Rent	(\$10,286.00)	(\$6,085.00)	(\$4,201)	69%	(\$34,286.00)	(\$32,680.00)	(\$1,606)	5%
Rent Rev - Excess Income	\$2,765.00	\$3,532.00	(\$767)	22%	\$19,043.40	\$17,660.00	\$1,383	8%
GROSS POSSIBLE	\$119,225.00	\$112,431.00	\$6,794	6%	\$597,801.40	\$556,621.00	\$41,180	7%
Vacancy - Apartments	(\$929.00)	(\$3,450.00)	\$2,521	73%	(\$8,401.00)	(\$17,150.00)	\$8,749	51%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$929.00)	(\$3,450.00)	\$2,521	73%	(\$8,401.00)	(\$17,150.00)	\$8,749	51%
2 NET RENTAL INCOME	\$118,296.00	\$108,981.00	\$9,315	9%	\$589,400.40	\$539,471.00	\$49,929	9%
Laundry & Vending Rev	\$521.50	\$483.00	\$39	8%	\$2,181.00	\$2,445.00	(\$264)	11%
Tenant Charges	\$725.00	\$340.00	\$385	113%	(\$4,989.27)	\$1,900.00	(\$6,889)	363%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$231.00	\$0.00	\$231	100%	\$1,237.99	\$0.00	\$1,238	100%
Misc Rev	\$768.10	\$55.00	\$713	1297%	\$3,903.97	\$875.00	\$3,029	346%
TOTAL OTHER REVENUE	\$2,245.60	\$878.00	\$1,368	156%	\$2,333.69	\$5,220.00	(\$2,886)	55%
3 TOTAL REVENUE	\$120,541.60	\$109,859.00	\$10,683	10%	\$591,734.09	\$544,691.00	\$47,043	9%
4 Administrative Exp	\$11,174.06	\$11,603.00	\$429	4%	\$66,825.10	\$73,026.00	\$6,201	8%
5 Payroll Exp	\$24,971.63	\$29,530.00	\$4,558	15%	\$126,246.90	\$144,291.00	\$18,044	13%
6 Utilities Exp	\$24,100.44	\$24,336.00	\$236	1%	\$108,882.89	\$107,278.00	(\$1,605)	1%
7 Supplies & Repairs	\$2,040.12	\$1,860.00	(\$180)	10%	\$11,363.91	\$13,467.00	\$2,103	16%
8 Contract Services	\$6,008.44	\$6,385.00	\$377	6%	\$31,936.85	\$38,152.00	\$6,215	16%
9 Turnkey/Lease Exp	\$381.31	\$1,040.00	\$659	63%	\$1,849.38	\$5,285.00	\$3,436	65%
10 Other Operating Exp	\$2,154.39	\$2,103.00	(\$51)	2%	\$19,217.20	\$9,846.00	(\$9,371)	95%
11 Taxes & Insurance	\$8,256.80	\$8,683.00	\$426	5%	\$42,297.32	\$43,915.00	\$1,618	4%
12 COST OF OPERATIONS	\$79,087.19	\$85,540.00	\$6,453	8%	\$408,619.55	\$435,260.00	\$26,640	6%
13 PROFIT/LOSS FROM OPERATIONS	\$41,454.41	\$24,319.00	\$17,135	70%	\$183,114.54	\$109,431.00	\$73,684	67%
14 Financial Expenses	\$19,606.09	\$20,122.00	\$516	3%	\$98,030.45	\$99,610.00	\$1,580	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$5,023.78	\$5,000.00	(\$24)	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$20,848.32	\$3,197.00	\$17,651	552%	\$80,060.31	\$4,821.00	\$75,239	1561%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$291,641.00	\$291,640.00	(\$1)	0%
19 NET PROFIT OR LOSS	(\$37,479.88)	(\$55,131.00)	\$17,651	32%	(\$211,580.69)	(\$286,819.00)	\$75,238	26%
20 Reserves	\$226.17	(\$723.00)	(\$949)	131%	\$1,112.84	(\$2,581.00)	(\$3,694)	143%
21 NET CASH SURPLUS	(\$37,706.05)	(\$54,408.00)	\$16,702	31%	(\$212,693.53)	(\$284,238.00)	\$71,544	25%
22 Capital Expenditure	\$0.00	\$5,000.00	\$5,000	100%	\$13,746.55	\$31,191.00	\$17,444	56%

ECONOMIC OCCUPANCY

106.31%

102.55%

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

Trio at Encore
Monthly Executive Summary

Physical Occupancy **95.70%**
 Ending Cash **\$315,273** Payables **\$0**
 Accruals **\$14,063**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$89,539.00	\$73,880.00	\$15,659	21%	\$430,544.98	\$368,600.00	\$61,945	17%
Rent Rev - Tenant Subsidy Payment	\$57,038.00	\$65,403.00	(\$8,365)	13%	\$302,148.02	\$324,079.00	(\$21,931)	7%
TOTAL MARKET RENT	\$146,577.00	\$139,283.00	\$7,294	5%	\$732,693.00	\$692,679.00	\$40,014	6%
Rent Rev - Foregone (Lost) Rent	(\$8,544.17)	(\$8,017.00)	(\$527)	7%	(\$36,064.15)	(\$43,821.00)	\$7,757	18%
Rent Rev - Excess Income	\$173.00	\$0.00	\$173	100%	\$173.00	\$0.00	\$173	100%
GROSS POSSIBLE	\$138,205.83	\$131,266.00	\$6,940	5%	\$696,801.85	\$648,858.00	\$47,944	7%
Vacancy - Apartments	(\$7,047.00)	(\$6,964.00)	(\$83)	1%	(\$26,482.79)	(\$34,633.00)	\$8,150	24%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$3,125.00)	(\$3,125.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$7,672.00)	(\$7,589.00)	(\$83)	1%	(\$29,607.79)	(\$37,758.00)	\$8,150	22%
2 NET RENTAL INCOME	\$130,533.83	\$123,677.00	\$6,857	6%	\$667,194.06	\$611,100.00	\$56,094	9%
Laundry & Vending Rev	\$250.00	\$350.00	(\$100)	29%	\$705.00	\$1,780.00	(\$1,075)	60%
Tenant Charges	\$1,030.00	\$1,690.00	(\$660)	39%	\$4,520.00	\$9,734.00	(\$5,214)	54%
Tenant Charges - Water Sewer Reimb	\$7,022.04	\$9,984.00	(\$2,962)	30%	\$37,610.77	\$49,510.00	(\$11,899)	24%
Damages & Cleaning	\$765.20	\$350.00	\$415	119%	\$3,428.13	\$1,750.00	\$1,678	96%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$492.87	\$0.00	\$493	100%
Misc Rev	\$958.94	\$150.00	\$809	539%	\$4,656.27	\$1,350.00	\$3,306	245%
TOTAL OTHER REVENUE	\$10,026.18	\$12,524.00	(\$2,498)	20%	\$51,413.04	\$64,124.00	(\$12,711)	20%
3 TOTAL REVENUE	\$140,560.01	\$136,201.00	\$4,359	3%	\$718,607.10	\$675,224.00	\$43,383	6%
4 Administrative Exp	\$9,561.83	\$12,266.00	\$2,704	22%	\$73,610.44	\$76,659.00	\$3,049	4%
5 Payroll Exp	\$26,067.27	\$30,227.00	\$4,160	14%	\$130,014.63	\$149,728.00	\$19,713	13%
6 Utilities Exp	\$24,711.30	\$22,710.00	(\$2,001)	9%	\$110,225.93	\$101,791.00	(\$8,435)	8%
7 Supplies & Repairs	(\$756.23)	\$1,805.00	\$2,561	142%	\$11,162.52	\$12,255.00	\$1,092	9%
8 Contract Services	\$4,025.73	\$5,590.00	\$1,564	28%	\$28,666.13	\$28,831.00	\$165	1%
9 Turnkey/Lease Exp	\$1,475.64	\$1,035.00	(\$441)	43%	\$14,094.39	\$3,985.00	(\$10,109)	254%
10 Other Operating Exp	\$1,512.37	\$800.00	(\$712)	89%	\$5,473.51	\$4,290.00	(\$1,184)	28%
11 Taxes & Insurance	\$15,919.08	\$15,955.00	\$36	0%	\$78,575.64	\$80,943.00	\$2,367	3%
12 COST OF OPERATIONS	\$82,516.99	\$90,388.00	\$7,871	9%	\$451,823.19	\$458,482.00	\$6,659	1%
13 PROFIT/LOSS FROM OPERATIONS	\$58,043.02	\$45,813.00	\$12,230	27%	\$266,783.91	\$216,742.00	\$50,042	23%
14 Financial Expenses	\$37,191.47	\$39,455.00	\$2,264	6%	\$187,128.85	\$195,224.00	\$8,095	4%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$5,000.00	\$5,000.00	\$0	0%
16 Insurable Losses	(\$564.00)	\$0.00	\$564	100%	\$2,167.18	\$0.00	(\$2,167)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$20,415.55	\$5,358.00	\$15,058	281%	\$72,487.88	\$16,518.00	\$55,970	339%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$285,945.00	\$265,000.00	(\$20,945)	8%
19 NET PROFIT OR LOSS	(\$36,773.45)	(\$47,642.00)	\$10,869	23%	(\$213,457.12)	(\$248,482.00)	\$35,025	14%
20 Reserves	\$20,009.75	(\$15,908.00)	(\$35,918)	226%	(\$20,262.09)	(\$77,489.00)	(\$57,227)	74%
21 NET CASH SURPLUS	(\$56,783.20)	(\$31,734.00)	(\$25,049)	79%	(\$193,195.03)	(\$170,993.00)	(\$22,202)	13%
22 Capital Expenditure	\$0.00	\$23,333.00	\$23,333	100%	(\$13,910.00)	\$88,165.00	\$102,075	116%

ECONOMIC OCCUPANCY

106.06%

105.15%

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

Reed at Encore
Monthly Executive Summary

Physical Occupancy 98.10%
 Ending Cash \$906,668 Payables \$877
 Accruals \$11,509

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$48,311.00	\$31,810.00	\$16,501	52%	\$241,989.64	\$159,050.00	\$82,940	52%
Rent Rev - Tenant Subsidy Payment	\$99,717.00	\$100,886.00	(\$1,169)	1%	\$498,384.00	\$501,514.00	(\$3,130)	1%
TOTAL MARKET RENT	\$148,028.00	\$132,696.00	\$15,332	12%	\$740,373.64	\$660,564.00	\$79,810	12%
Rent Rev - Foregone (Lost) Rent	(\$14,282.00)	(\$15,836.00)	\$1,554	10%	(\$77,573.68)	(\$82,096.00)	\$4,522	6%
Rent Rev - Excess Income	\$21.00	\$0.00	\$21	100%	\$47.00	\$0.00	\$47	100%
GROSS POSSIBLE	\$133,767.00	\$116,860.00	\$16,907	14%	\$662,846.96	\$578,468.00	\$84,379	15%
Vacancy - Apartments	(\$2,920.00)	(\$3,981.00)	\$1,061	27%	(\$6,214.93)	(\$19,817.00)	\$13,602	69%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$2,920.00)	(\$3,981.00)	\$1,061	27%	(\$6,214.93)	(\$19,817.00)	\$13,602	69%
2 NET RENTAL INCOME	\$130,847.00	\$112,879.00	\$17,968	16%	\$656,632.03	\$558,651.00	\$97,981	18%
Laundry & Vending Rev	\$454.00	\$446.00	\$8	2%	\$2,072.00	\$2,260.00	(\$188)	8%
Tenant Charges	\$315.00	\$215.00	\$100	47%	\$815.00	\$1,245.00	(\$430)	35%
Tenant Charges - Water Sewer Reimb	\$120.50	\$0.00	\$121	100%	\$365.50	\$0.00	\$366	100%
Damages & Cleaning	(\$400.00)	\$0.00	(\$400)	100%	\$0.00	\$0.00	\$0	0%
Misc Rev	\$294.99	\$222.00	\$73	33%	\$2,804.76	\$2,110.00	\$695	33%
TOTAL OTHER REVENUE	\$784.49	\$883.00	(\$99)	11%	\$6,057.26	\$5,615.00	\$442	8%
3 TOTAL REVENUE	\$131,631.49	\$113,762.00	\$17,869	16%	\$662,689.29	\$564,266.00	\$98,423	17%
4 Administrative Exp	\$9,198.40	\$10,379.00	\$1,181	11%	\$58,132.47	\$67,328.00	\$9,196	14%
5 Payroll Exp	\$23,910.82	\$27,585.00	\$3,674	13%	\$113,166.19	\$138,263.00	\$25,097	18%
6 Utilities Exp	\$22,354.53	\$21,578.00	(\$777)	4%	\$111,420.01	\$101,563.00	(\$9,857)	10%
7 Supplies & Repairs	\$646.95	\$1,985.00	\$1,338	67%	\$4,463.17	\$12,730.00	\$8,267	65%
8 Contract Services	\$5,341.82	\$4,360.00	(\$982)	23%	\$28,886.52	\$33,603.00	\$4,716	14%
9 Turnkey/Lease Exp	\$609.77	\$605.00	(\$5)	1%	\$1,594.42	\$2,165.00	\$571	26%
10 Other Operating Exp	\$160.00	\$0.00	(\$160)	100%	\$4,662.67	\$4,312.00	(\$351)	8%
11 Taxes & Insurance	\$10,195.24	\$9,697.00	(\$498)	5%	\$49,594.77	\$48,503.00	(\$1,092)	2%
12 COST OF OPERATIONS	\$72,417.53	\$76,189.00	\$3,771	5%	\$371,920.22	\$408,467.00	\$36,547	9%
13 PROFIT/LOSS FROM OPERATIONS	\$59,213.96	\$37,573.00	\$21,641	58%	\$290,769.07	\$155,799.00	\$134,970	87%
14 Financial Expenses	\$28,880.88	\$55,217.00	\$26,336	48%	\$145,191.76	\$271,895.00	\$126,703	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$5,000.00	\$5,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$29,333.08	(\$18,644.00)	\$47,977	257%	\$140,577.31	(\$121,096.00)	\$261,673	216%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$330,270.00	\$330,270.00	\$0	0%
19 NET PROFIT OR LOSS	(\$36,720.92)	(\$84,698.00)	\$47,977	57%	(\$189,692.69)	(\$451,366.00)	\$261,673	58%
20 Reserves	(\$1,594.32)	\$9,844.00	\$11,438	116%	(\$8,636.97)	\$49,220.00	\$57,857	118%
21 NET CASH SURPLUS	(\$35,126.60)	(\$94,542.00)	\$59,415	63%	(\$181,055.72)	(\$500,586.00)	\$319,530	64%
22 Capital Expenditure	\$0.00	\$3,000.00	\$3,000	100%	\$4,570.93	\$15,600.00	\$11,029	71%

ECONOMIC OCCUPANCY

110.66%

111.70%

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

Tempo at Encore Monthly Executive Summary

Physical Occupancy **91.60%**
 Ending Cash **\$577,336** Payables **\$22,796**
 Accruals **\$254,000**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$122,872.65	\$197,139.00	(\$74,266)	38%	\$783,874.39	\$985,695.00	(\$201,821)	20%
Rent Rev - Tenant Subsidy Payment	\$75,291.35	\$0.00	\$75,291	100%	\$206,945.61	\$0.00	\$206,946	100%
TOTAL MARKET RENT	\$198,164.00	\$197,139.00	\$1,025	1%	\$990,820.00	\$985,695.00	\$5,125	1%
Rent Rev - Foregone (Lost) Rent	(\$1,737.26)	(\$685.00)	(\$1,052)	154%	(\$6,585.71)	(\$3,425.00)	(\$3,161)	92%
Rent Rev - Excess Income	\$2,860.55	\$0.00	\$2,861	100%	\$11,228.65	\$0.00	\$11,229	100%
GROSS POSSIBLE	\$199,287.29	\$196,454.00	\$2,833	1%	\$995,462.94	\$982,270.00	\$13,193	1%
Vacancy - Apartments	(\$23,084.87)	(\$1,971.00)	(\$21,114)	1071%	(\$449,653.52)	(\$363,524.00)	(\$86,130)	24%
Admin Rent Free Unit	\$0.00	(\$1,300.00)	\$1,300	100%	\$0.00	(\$6,500.00)	\$6,500	100%
Rental Concessions	(\$199.69)	(\$300.00)	\$100	33%	(\$18,693.88)	(\$6,350.00)	(\$12,344)	194%
TOTAL VACANCIES	(\$23,284.56)	(\$3,571.00)	(\$19,714)	552%	(\$468,347.40)	(\$376,374.00)	(\$91,973)	24%
2 NET RENTAL INCOME	\$176,002.73	\$192,883.00	(\$16,880)	9%	\$527,115.54	\$605,896.00	(\$78,780)	13%
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Tenant Charges	\$1,600.00	\$1,315.00	\$285	22%	\$11,225.00	\$9,200.00	\$2,025	22%
Tenant Charges - Water Sewer Reimb	(\$2,065.00)	\$10,658.00	(\$12,723)	119%	\$0.00	\$44,916.00	(\$44,916)	100%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	(\$600.00)	\$0.00	(\$600)	100%
Misc Rev	\$653.01	\$0.00	\$653	100%	\$3,328.01	\$0.00	\$3,328	100%
TOTAL OTHER REVENUE	\$188.01	\$11,973.00	(\$11,785)	98%	\$13,953.01	\$54,116.00	(\$40,163)	74%
3 TOTAL REVENUE	\$176,190.74	\$204,856.00	(\$28,665)	14%	\$541,068.55	\$660,012.00	(\$118,943)	18%
4 Administrative Exp	\$13,852.59	\$16,530.00	\$2,677	16%	\$71,810.64	\$80,717.00	\$8,906	11%
5 Payroll Exp	\$29,284.60	\$33,911.00	\$4,626	14%	\$162,301.10	\$170,410.00	\$8,109	5%
6 Utilities Exp	\$20,737.76	\$27,284.00	\$6,546	24%	\$78,018.82	\$136,711.00	\$58,692	43%
7 Supplies & Repairs	\$544.39	\$2,835.00	\$2,291	81%	\$9,920.93	\$7,825.00	(\$2,096)	27%
8 Contract Services	\$2,370.21	\$4,355.00	\$1,985	46%	\$13,602.48	\$18,751.00	\$5,149	27%
9 Turnkey/Lease Exp	\$153.02	\$535.00	\$382	71%	\$2,138.37	\$1,295.00	(\$843)	65%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,525.00	\$28,525.00	\$0	0%	\$125,174.03	\$142,923.00	\$17,749	12%
12 COST OF OPERATIONS	\$95,467.57	\$113,975.00	\$18,507	16%	\$463,868.47	\$558,632.00	\$94,764	17%
13 PROFIT/LOSS FROM OPERATIONS	\$80,723.17	\$90,881.00	(\$10,158)	11%	\$77,200.08	\$101,380.00	(\$24,180)	24%
14 Financial Expenses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
15 Corp/Partnership Rev	\$1,136.88	\$10,000.00	\$8,863	89%	(\$22,365.26)	\$50,000.00	\$72,365	145%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$79,586.29	\$80,881.00	(\$1,295)	2%	\$99,565.34	\$51,380.00	\$48,185	94%
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
19 NET PROFIT OR LOSS	\$79,586.29	\$80,881.00	(\$1,295)	2%	\$99,565.34	\$51,380.00	\$48,185	94%
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
21 NET CASH SURPLUS	\$79,586.29	\$80,881.00	(\$1,295)	2%	\$99,565.34	\$51,380.00	\$48,185	94%
22 Capital Expenditure	\$3,430.60	\$0.00	(\$3,431)	100%	\$310,177.12	\$0.00	(\$310,177)	100%

ECONOMIC OCCUPANCY

99.44%

99.53%

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for the Five Months Ended May 31, 2019

Occupancy Percentage: 94.9%

	Current Month			Fiscal YTD			Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 185,354	178,500	\$ 6,854	\$ 899,520	892,500	\$ 7,020	\$ 2,142,000	\$ 833
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(11,548)	(5,000)	(6,548)	(44,814)	(25,000)	(19,814)	(60,000)	(41)
Economic Rent	\$ 173,806	173,500	306	854,706	867,500	(12,794)	2,082,000	791
HUD Public Housing Subsidy	6,597	8,000	(1,403)	37,104	40,000	(2,896)	96,000	34
Concessions	-	(750)	750	(1,858)	(3,750)	1,892	(9,000)	(2)
Other Non-Rental Income	3,519	7,175	(3,656)	27,592	32,350	(4,758)	78,250	26
Bad Debt	(2,553)	(3,400)	847	(21,133)	(18,500)	(2,633)	(44,800)	(20)
Total Rental Revenue	\$ 181,369	\$ 184,525	\$ (3,156)	\$ 896,411	\$ 917,600	\$ (21,189)	\$ 2,202,450	\$ 830
Interest Income	-	-	-	3,403	-	3,403	-	3
Total Revenue	\$ 181,369	\$ 184,525	\$ (3,156)	\$ 899,815	\$ 917,600	\$ (17,785)	\$ 2,202,450	\$ 833
Expenses								
Salaries	16,748	15,658	(1,090)	73,042	78,290	5,248	187,896	68
Advertising & Promotion	952	999	47	5,474	7,345	1,871	20,438	5
Maintenance	41,537	43,285	1,748	170,414	192,850	22,436	449,545	158
Administrative	5,073	6,090	1,017	29,668	39,990	10,322	88,940	27
Turnover Expenses	2,838	10,000	7,162	30,946	51,200	20,254	122,800	29
Utilities	8,409	8,800	391	38,607	44,000	5,393	105,600	36
Professional Fees	5,326	4,200	(1,126)	44,820	21,000	(23,820)	50,400	41
Insurance and Taxes	15,654	15,995	341	77,721	79,975	2,254	191,940	72
Management Fee	8,451	8,850	399	42,556	44,250	1,694	106,200	39
Total Expenses	\$ 104,988	\$ 113,877	\$ 8,889	\$ 513,249	\$ 558,900	\$ 45,651	\$ 1,323,759	\$ 475
Net Operating Income	\$ 76,381	\$ 70,648	\$ 5,733	\$ 386,566	\$ 358,700	\$ 27,866	\$ 878,691	\$ 358
Debt Service - (Mortgage Principle)	19,224	19,601	377	96,120	97,059	939	236,970	89
Interest	52,850	45,517	(7,333)	265,806	228,532	(37,274)	544,448	246
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,089	(5,357)	142,232	115,441	(26,791)	277,067	132
Replacement Reserves	3,790	3,790	-	18,950	18,950	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (27,930)	\$ (21,349)	\$ 18,046	\$ (136,542)	\$ (101,282)	\$ (35,260)	\$ (225,274)	\$ (126)

Tampa Housing Authority
 Osborne Landing, LTD. 43 Units
 For the Six Months Ended June 30, 2019

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 23,380	\$ 20,401	\$ 2,979	\$ 140,281	\$ 122,404	\$ 17,877	\$ 244,808	\$ 544
Subsidies / Grant Income	7,844	9,583	(1,739)	47,789	57,500	(9,711)	115,000	\$ 185
Other Revenue	-	-	-	2,118	-	2,118	-	\$ 8
Total Revenue	\$ 31,224	\$ 29,984	\$ 1,240	\$ 190,188	\$ 179,904	\$ 10,284	\$ 359,808	\$ 737
Expenses								
Admin Salaries / Benefits	4,229	4,206	(22)	26,044	25,239	(805)	50,477	\$ 101
Administrative Expenses	2,594	3,505	911	14,442	21,029	6,586	38,550	\$ 56
Management Fees	1,360	1,360	-	8,499	8,160	(339)	16,320	\$ 33
Utilities	850	782	(68)	5,041	4,690	(351)	9,380	\$ 20
Maintenance Salary / Benefits	3,301	4,505	1,204	26,599	27,030	431	54,061	\$ 103
Maintenance Expenses	3,756	2,125	(1,631)	17,174	12,750	(4,424)	25,500	\$ 67
Contracted Maintenance Services	1,657	4,400	2,743	22,664	26,398	3,734	52,797	\$ 88
General Expenses	1,645	8,664	7,019	20,379	51,807	31,428	109,296	\$ 79
Total Expenses	\$ 19,392	\$ 29,546	\$ 10,154	\$ 140,843	\$ 177,103	\$ 36,260	\$ 356,382	\$ 546
Net Operating Income	\$ 11,832	\$ 438	\$ 11,394	\$ 49,345	\$ 2,801	\$ 46,544	\$ 3,426	\$ 191
Replacement Reserve	1,254	1,254	-	7,525	7,525	-	15,050	\$ 29
Operating Income after Reserves	\$ 10,578	\$ (816)	\$ 11,394	\$ 41,820	\$ (4,724)	\$ 46,544	\$ (11,624)	\$ 162

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

Department of Asset Management

Leonard Burke, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of June 2019, the Asset Management Department partnered with the Department of Program and Property Services, Public Safety Department and Robles Park resident council members for a meeting with City Councilman Orlando Gudes and the Tampa Police Department (TPD) to discuss strategies on increasing the safety and awareness surrounding Robles Park Apartment.

THA staff members also visited the HUD Washington, DC office to discuss known changes in REAC assessments such as INSPIRE and the timeline for full implementation. We also discussed the PHA's that were eligible to apply to current MTW cohorts and the upcoming cohorts that will be available in 2020 (work requirement & landlord incentives).

Moses White Apartments was selected as a host collection location for the Annual Panda Diaper Project by the Joining Together Eliminating Poverty non-for-profit organization. This event collects new diapers for low income families living with diaper needs for their children and for senior citizens experiencing financial hardship.

With the assistance of our IT Department, Asset Management was able to activate a new web-based resident portal called Rent café at the properties. The portal allows for the residents to pay their rent, create work orders and recertify for eligibility all online. The initial implementation of the portal was made available to the residents at the Arbors at Padgett Estate first. The remaining southern scattered sites properties will follow once the Arbors is complete. The goal is to have all the RAD property residents signed up before the end of the year.

Encore Properties

Management of the Tempo at Encore has successfully moved one hundred ninety-six (196) families (97% occupied), including all sixty-one (61) market units into their new home. The property has started the process of converting the construction financing to permanent financing which should be completed in 60 days.

The Ella at Encore procured a painting company to repaint the exterior of the building. The project is scheduled to be completed in 6 weeks pending any delays due to uncontrollable weather conditions. The Trio at Encore completed the installation of turf around the historic murals along Central avenue. This project has enhanced the visibility of the murals and curb appeal.

Cedar Pointe Apartments

Cedar Pointe Phase I recently completed a hard-drive cleaning of all sixty (60) computer systems located within the residential units. As part of the computer cleaning, a special software was installed that allows for management to restore and reboot all the computers after a resident moves out. This will enable every computer to be restored back to the original factory default setting prior to a new move in.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2020

Jun-19

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	98.08%	99.11%
Robles, LLC	97.10%	92.33%
Scruggs Manor, LLC	99.61%	98.28%
Azzarelli	99.48%	96.67%
Scruggs Manor	99.67%	98.84%
Seminole, LLC	96.20%	97.63%
Seminole Park	97.11%	99.00%
Moses White Estates	94.90%	95.65%
Shimberg, LLC	96.56%	95.76%
Shimberg Estates	97.14%	98.72%
Squire Villa	98.30%	93.33%
C. Blythe Andrews	95.08%	92.98%
Arbors, LLC	97.21%	97.38%
Arbors at Padgett Estates	98.84%	99.16%
Azeele	94.60%	100.00%
Bay Ceia Apartments	93.86%	92.50%
Soho Place Apartments	99.40%	100.00%
St. Louis/St. Conrad	93.32%	87.50%
Overall Average	97.62%	96.38%

June-19

Tenant Accounts Receivable

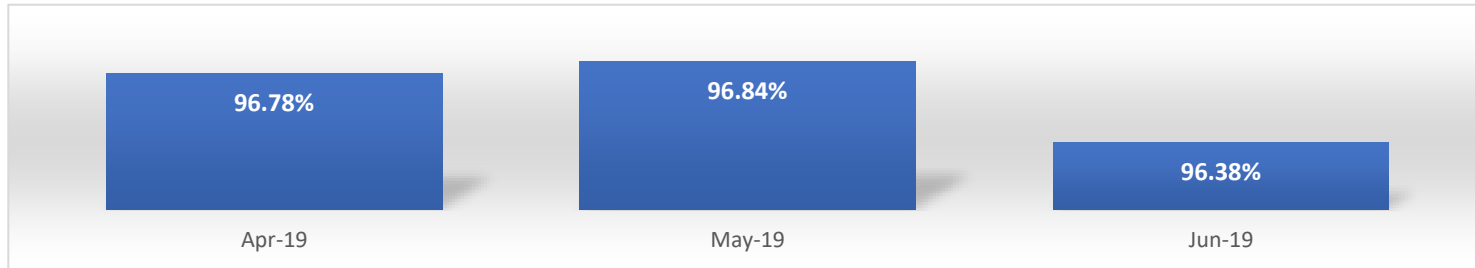
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$636,860.47	\$14,324.00	\$2,101.00	\$0.00	\$0.00	\$12,223.00	98.08%
Robles Park, LLC	\$156,384.56	\$30,711.28	\$20,971.38	\$0.00	\$5,204.00	\$4,535.90	97.10%
Scruggs Manor, LLC	\$83,292.80	\$988.50	\$662.06	\$0.00	\$0.00	\$326.44	99.61%
Azzarelli	\$26,619.00	\$138.00	\$0.00	\$0.00	\$0.00	\$138.00	99.48%
Scruggs Manor	\$56,673.80	\$850.50	\$662.06	\$0.00	\$0.00	\$188.44	99.67%
Seminole Park, LLC	\$135,038.90	\$6,200.16	\$847.40	\$0.00	\$226.00	\$5,126.76	96.20%
Seminole Park	\$79,607.80	\$2,758.30	\$234.40	\$0.00	\$226.00	\$2,297.90	97.11%
Moses White Estates	\$55,431.10	\$3,441.86	\$613.00	\$0.00	\$0.00	\$2,828.86	94.90%
Shimberg, LLC	\$122,448.40	\$4,633.11	\$426.00	\$0.00	\$0.00	\$4,207.11	96.56%
Shimberg Estates	\$58,964.40	\$2,099.48	\$413.00	\$0.00	\$0.00	\$1,686.48	97.14%
Squire Villa	\$18,713.00	\$332.00	\$13.00	\$0.00	\$0.00	\$319.00	98.30%
C.B. Andrews	\$44,771.00	\$2,201.63	\$0.00	\$0.00	\$0.00	\$2,201.63	95.08%
Arbors, LLC	\$134,271.01	\$13,956.53	\$3,831.36	\$0.00	\$6,375.39	\$3,749.78	97.21%
Arbors at Padgett	\$78,609.44	\$9,423.61	\$3,831.36	\$0.00	\$4,678.39	\$913.86	98.84%
Azeele	\$3,364.00	\$181.80	\$0.00	\$0.00	\$0.00	\$181.80	94.60%
Bay Ceia Apartments	\$33,452.97	\$2,871.12	\$0.00	\$0.00	\$816.00	\$2,055.12	93.86%
Soho Place	\$10,850.60	\$946.00	\$0.00	\$0.00	\$881.00	\$65.00	99.40%
St. Louis/St. Conrad	\$7,994.00	\$534.00	\$0.00	\$0.00	\$0.00	\$534.00	93.32%
Totals	\$1,268,296.14	\$70,813.58	\$28,839.20	\$0.00	\$11,805.39	\$30,168.99	97.62%

**Reporting Month: June 2019
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	445	4	2	99.11%
Robles, LLC	432	1	1	0	430	397	33	4	92.33%
Scruggs Manor, LLC	116	0	0	0	116	114	2	1	98.28%
Azzarelli	30	0	0	0	30	29	1	0	96.67%
Scruggs Manor	86	0	0	0	86	85	1	1	98.84%
Seminole Park, LLC	169	0	0	0	169	165	4	3	97.63%
Seminole Park	100	0	0	0	100	99	1	0	99.00%
Moses White Estates	69	0	0	0	69	66	3	3	95.65%
Shimberg, LLC	165	0	0	0	165	158	7	4	95.76%
Shimberg Estates	78	0	0	0	78	77	1	0	98.72%
Squire Villa	30	0	0	0	30	28	2	0	93.33%
C.B. Andrews	57	0	0	0	57	53	4	4	92.98%
Arbors, LLC	191	0	0	0	191	186	5	4	97.38%
Arbors at Padgett	119	0	0	0	119	118	1	1	99.16%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	37	3	2	92.50%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	7	1	1	87.50%
Total	1,523	2	1	0	1,520	1,465	55	18	96.38%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

96.38%



Agency Wide	Apr-19	May-19	Jun-19
Total Units	1,523	1,523	1,523
Service/Non-Dwelling	2	2	2
Fire Casualty	1	1	1
Conversion units	0	0	0
Demolition units	0	0	0
Modernization	0	0	0
Available	1,520	1,520	1,520
Occupied	1,471	1,472	1,465
Vacant	49	48	55
% Occupancy Rate	96.78%	96.84%	96.38%

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

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

A public meeting has been scheduled for July 23rd to discuss the merging of all THA waitlists except for Robles and elderly site based lists.

The HUDVASH RFP was released to project based HUDVASH vouchers; however, THA did not receive any bids. We will move forward and reissue the RFP in will re-advertise on all media sources as well as send notices to all vendors/owners.

The scanning stations are up and running in the customer service area. The four scanning stations will allow families to scan all documents, receive a receipt for their transactions and will no longer have to wait to be seen. All customer service staff have been trained to utilize the stations. We will now move forward and create landlord/owner Kiosk stations as well as online landlord briefings.

Our 6th Annual Race to End Homelessness is scheduled for February 15th, 2020 and again looking for runners and sponsors!

Traveled to DC June 26th to meet with HUD staff and learned that the MTW department will be releasing notices in 2020 allowing PHAs to apply for work and owner incentives. Upon release THA will review to determine whether or not it will meet the scope of the agency's needs.

A new NOFA has been released for Section 811 Mainstream vouchers. THA will move forward and applying for additional increments. THA was awarded 55 vouchers November 2018.

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

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	362
Workshops	1
Escrows	217
Graduates	4
Homeownership	4
Escrow	60%
Escrow Payment	

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 44 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD is 15.5 families a month
 The current attrition rate for VREG is 46 families a month
 Average HAP is \$693

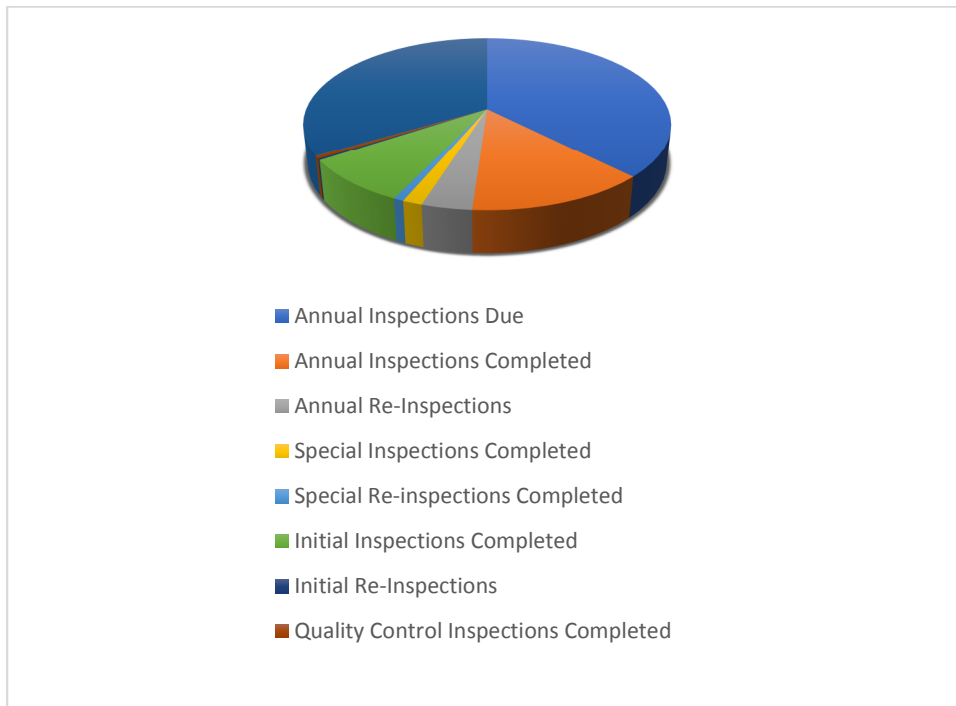
<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,368	97% Monthly	
RAD	1,601	1,509	94% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,244,691	\$6,931,852	96%	94%

SEMAP REVIEW

	Possible	FY2019-20
	Points	May
Indicator 1: Selection from the Waiting List	15	15
Indicator 2: Rent Reasonableness	20	20
Indicator 3: Determination of Adjusted Income	20	20
Indicator 4: Utility Allowance Schedule	5	5
Indicator 5: HQS Quality Control Inspections	5	5
Indicator 6: HQS Enforcement	10	0
Indicator 7: Expanding Housing Opportunities	5	5
BONUS Indicator: Deconcentration	0	0
Indicator 8: Payment Standards	5	5
Indicator 9: Annual Reexaminations	10	10
Indicator 10: Correct Tenant Rent Calculations	5	5
Indicator 11: Pre-Contract HQS Inspections	5	5
Indicator 12: Annual HQS Inspections	10	5
Indicator 13: Lease-Up	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	130
	100%	90%

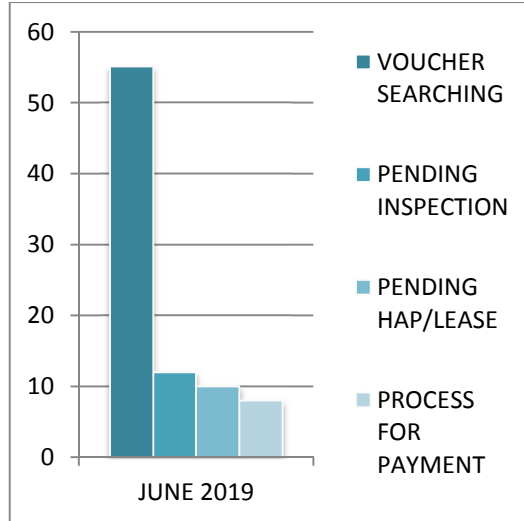
INSPECTION TYPE	Totals
Annual Inspections Due	888
Annual Inspections Completed	319
Annual Re-Inspections	89
Special Inspections Completed	35
Special Re-inspections Completed	18
Initial Inspections Completed	203
Initial Re-Inspections	6
Quality Control Inspections Completed	10
Quality Control Re- inspections Completed	2
Homeownership Inspection Completed	1
Total Inspections Completed	792

June 2019

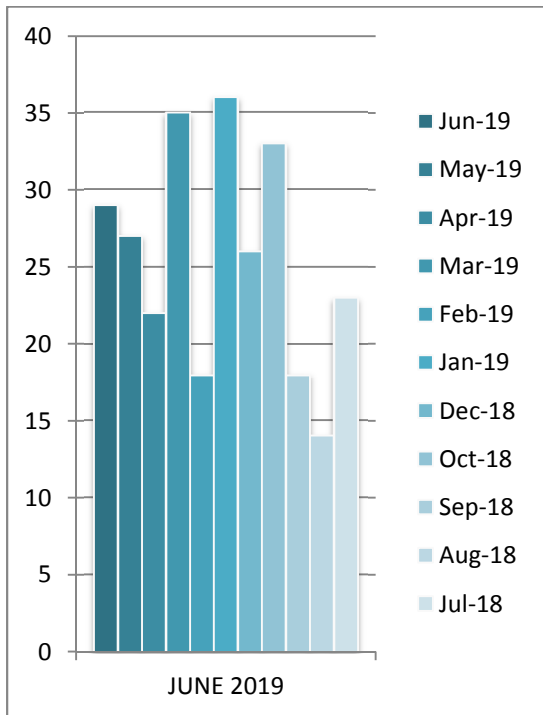


WAITING LIST REPORT JUNE 2019

VOUCHER SEARCHING	55
PENDING INSPECTION	12
PENDING HAP/LEASE	10
PROCESS FOR PAYMENT	8
To issue 6/6/2019	

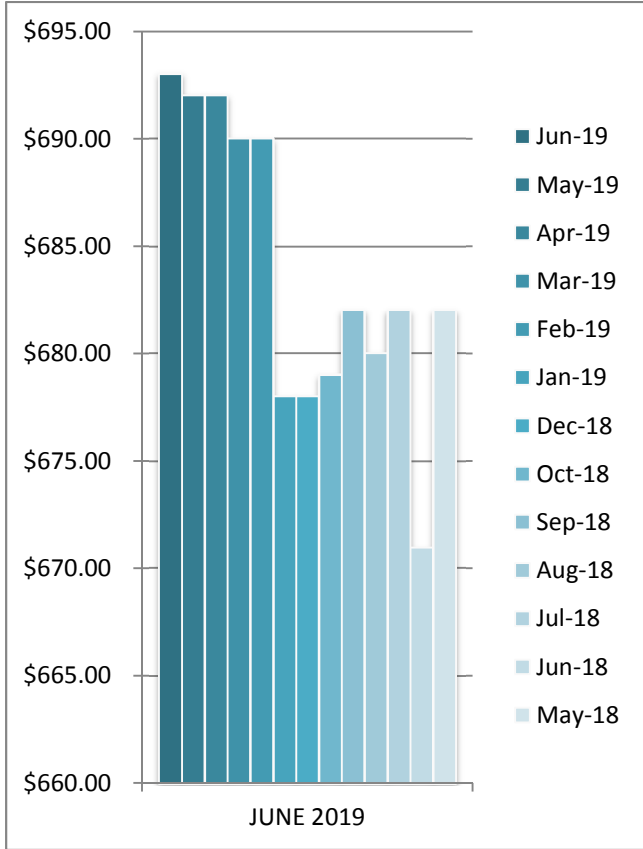


NEW PARTICIPATING OWNERS



JUNE 2019	29
MAY 2019	27
APRIL 2019	22
MARCH 2019	35
FEBRUARY 2019	18
JANUARY 2019	36
DECEMBER 2018	26
OCTOBER 2018	33
SEPTEMBER 2018	18
AUGUST 2018	14
JULY 2018	23

HOUSING ASSISTANCE PAYMENTS JUNE 2019



JUNE 2019	\$693.00
MAY 2019	\$692.00
APRIL 2019	\$692.00
MARCH 2019	\$690.00
FEBRUARY 2019	\$690.00
JANUARY 2019	\$678.00
DECEMBER 2018	\$678.00
OCTOBER 2018	\$679.00
SEPTEMBER 2018	\$682.00
AUGUST 2018	\$680.00
JULY 2018	\$682.00
JUNE 2018	\$671.00
MAY 2018	\$682.00

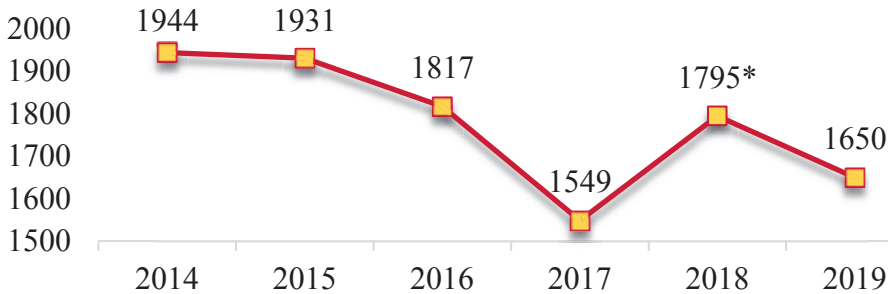
TAMPA/HILLSBOROUGH COUNTY COC 2019 HOMELESS POINT-IN-TIME COUNT



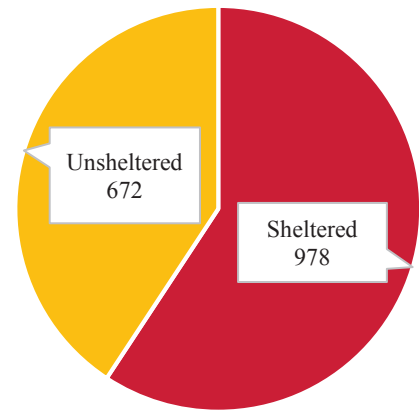
FACT SHEET

The Continuum of Care conducts a thorough count of the homeless population in order to measure the extent of homelessness. The 2019 Annual Point-in-Time Count took place on February 28th; volunteers canvassed the county surveying those experiencing homelessness to better capture their characteristics and experiences.

Total Homelessness



Sheltered v. Unsheltered



*The increase in people experiencing homelessness between 2017-2018 is a result of 2017 hurricane season; 9.75% (187) reported being displaced by a hurricane. Twenty percent (184) of the emergency shelter beds were occupied by hurricane evacuees.

Subpopulations*

Veterans



Chronically Homeless



Families



Unaccompanied Youth



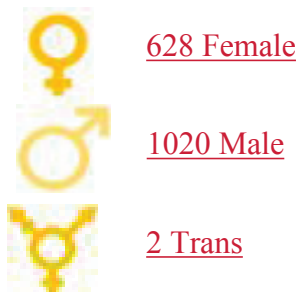
Unsheltered



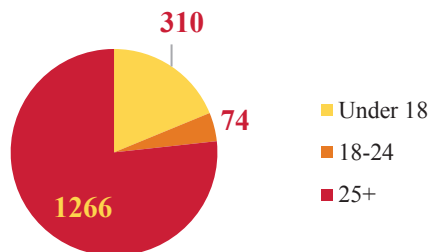
*Counts include overlap in subpopulations.

Demographics

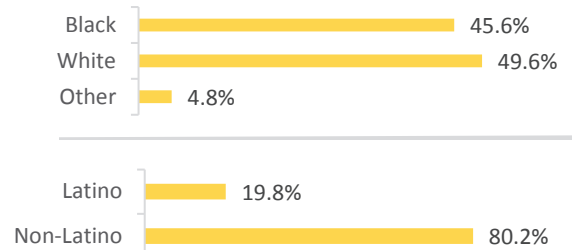
Gender



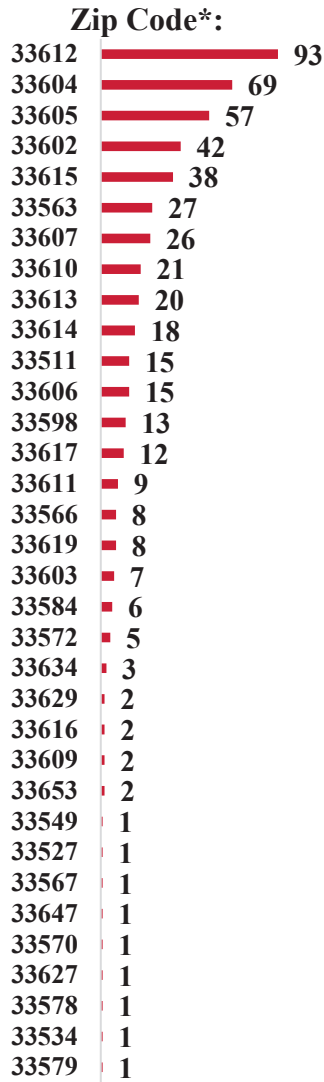
Age



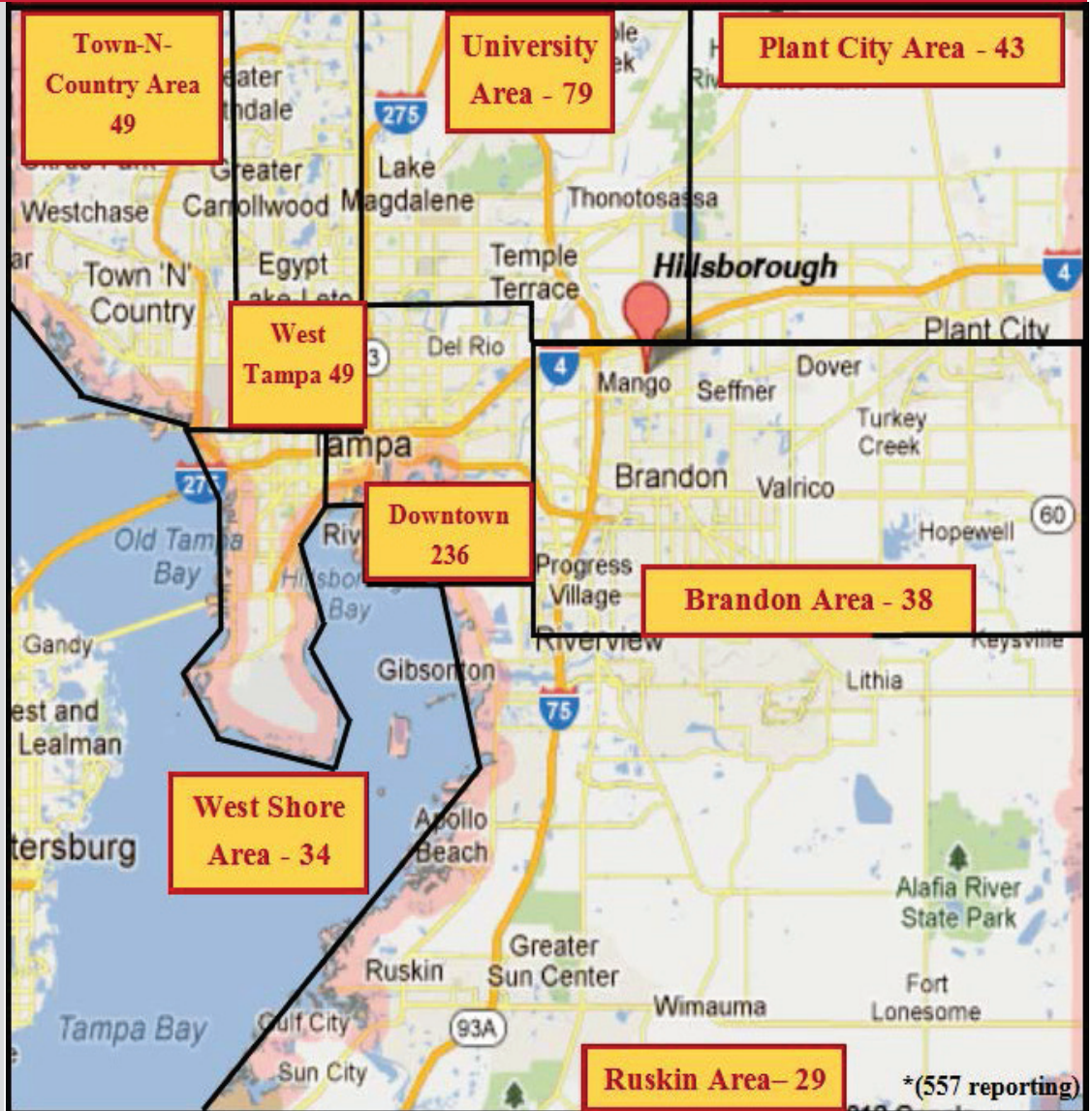
Race/Ethnicity



Unsheltered Count By Zip Code and Deployment Site*:



*(529 reporting)



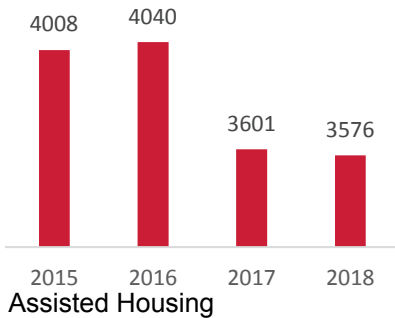
*(557 reporting)

Making Homelessness Rare, Brief, and Non-Recurring*

*Data retrieved from most recent system performance measures.

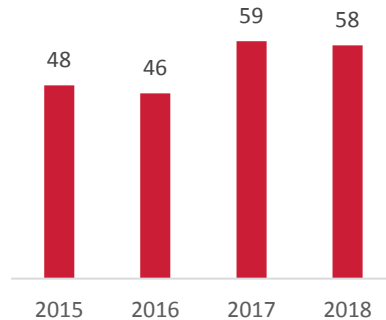
Rare

Number of people experiencing homelessness for the first time



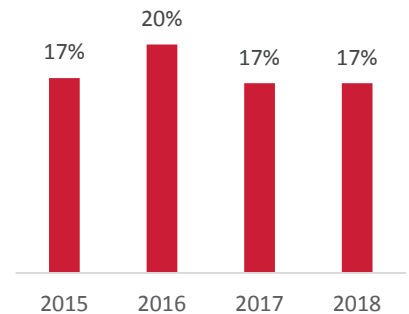
Brief

Median number of days in shelter



Non-Recurring

Percent of people returning to homelessness within 24 months





2014 - 2019 Point-in-Time Count Comparison Summary

The Point-in-time (PIT) count was conducted on February 28, 2019. It is an annual count of the people experiencing homelessness in our continuum of care of Tampa/Hillsborough County. A requirement of the Department of Housing and Urban Development, the PIT count helps our community learn more about homelessness so that our community can make homelessness rare, brief, and non-reoccurring. Below is a summary of the individuals counted from 2014 to 2019.

Since 2014, our community has seen a...

- 15% **DECREASE** in overall homelessness
- 38% **DECREASE** in unsheltered homelessness
- 37% **DECREASE** in veteran homelessness
- 35% **DECREASE** in chronic homelessness
- 36% **DECREASE** in unaccompanied youth homelessness*

PIT Comparison Summary		Year						One Year Change		Five Year Change*	
		2014	2015	2016	2017	2018	2019	Number	Percent	Number	Percent
Counts (Individuals)	Total Persons	1944	1931	1817	1549	1795	1650	-145	-8%	-294	-15%
	Unsheltered	1091	756	769	567	640	672	32	5%	-419	-38%
	Total Sheltered	853	1175	1048	982	1155	978	-177	-15%	125	15%
	Emergency Shelter	314	669	631	668	858	675	-183	-21%	361	115%
	Transitional Housing	532	497	407	299	284	289	5	2%	-243	-46%
	Safe Haven	7	9	10	15	13	14	1	8%	7	100%
Vets	Veterans	236	313	181	172	171	149	-22	-13%	-87	-37%
	Sheltered	110	161	112	123	124	100	-24	-19%	-10	-9%
	Unsheltered	126	152	69	49	56	49	-7	-13%	-77	-61%
	Chronically Homeless Vets*	N/A	64	26	28	26	39	13	50%	-25	-39%
CH**	Chronically Homeless	409	315	254	235	262	264	2	1%	-145	-35%
Youth*	Unaccompanied Youth	N/A	90	53	43	56	58	2	4%	-32	-36%
	Parenting Youth Households	N/A	38	19	29	25	13	-12	-48%	-25	-66%
	Persons in Parenting Youth Households	N/A	94	47	76	53	39	-14	-26%	-55	-59%
Families	Totals	1631	1532	1391	1186	1287	1278	-9	-1%	-353	-22%
	Households with atleast one Adult and one Child	188	169	166	154	174	118	-56	-32%	-70	-37%
	Households with only Children	0	0	4	0	0	2	2	0%	2	0%
	Households without Children	1443	1363	1221	1032	1113	1158	45	4%	-285	-20%
Subpopulation Data	Mental Illness	578	293	280	238	188	298	110	59%	-280	-48%
	Substance Use Disorder	483	204	335	158	166	181	15	9%	-302	-63%
	HIV/AIDS	75	19	25	13	9	26	17	189%	-49	-65%
	Survivors of Domestic Violence*	N/A	217	134	265	148	104	-44	-30%	-113	-52%

Decrease
Increase

Assisted Housing

*2015 data used when there is no data from 2014.

**Chronically homeless - refers to persons who have a disability and a year of homelessness, either 12 consecutive months or 4 or more instances of homelessness over 3 years that add up to 12 months.



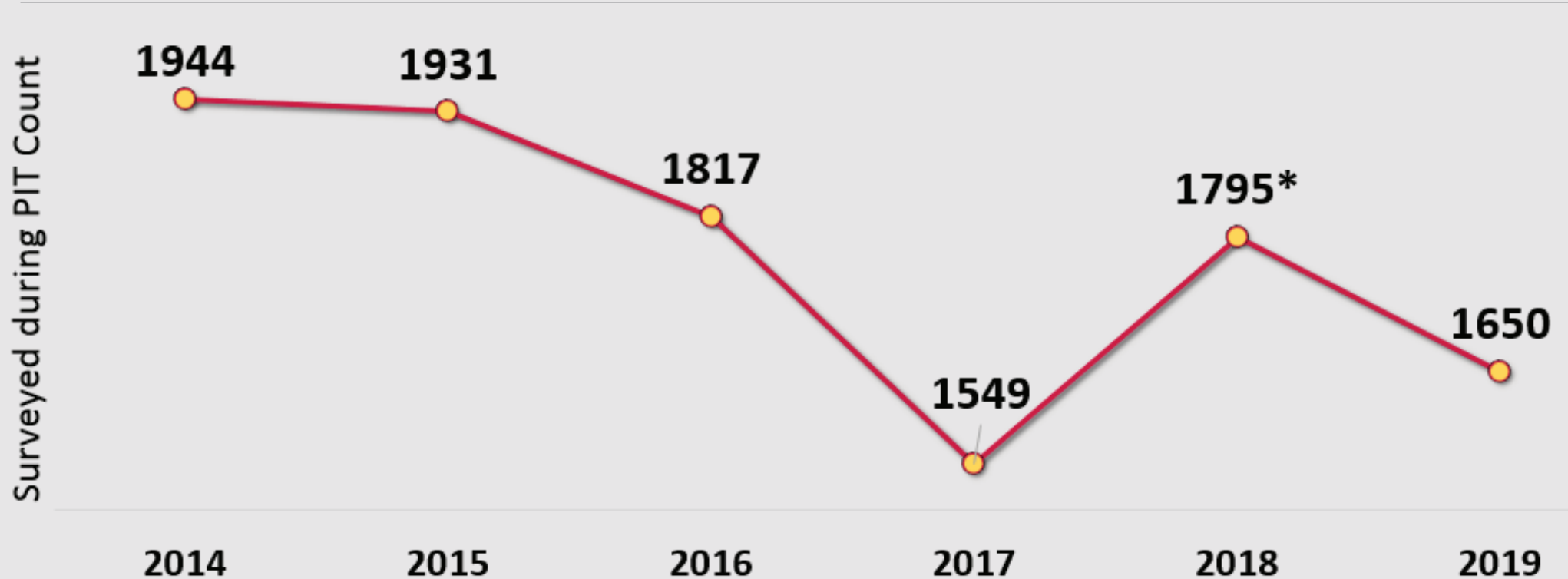
2019 Point-in-Time Count

SUMMARY OF ANNUAL PIT COUNT AND FIVE YEAR PROGRESS.
2019 PIT COUNT TOOK PLACE ON FEBRUARY 28, 2019.

What is the Point-in-time count (PIT Count)?

- **One day statistically reliable event**
- **Takes place annually across the nation**
- **Unduplicated Count of Sheltered and Unsheltered individuals and families experiencing homelessness**
- **Provides a snapshot of persons experiencing homelessness “on an average night” in Hillsborough County**
- **Keep in mind: the primary limitation of the PIT Count is undercounting; it is nearly impossible to count all persons experiencing homelessness in one day.**

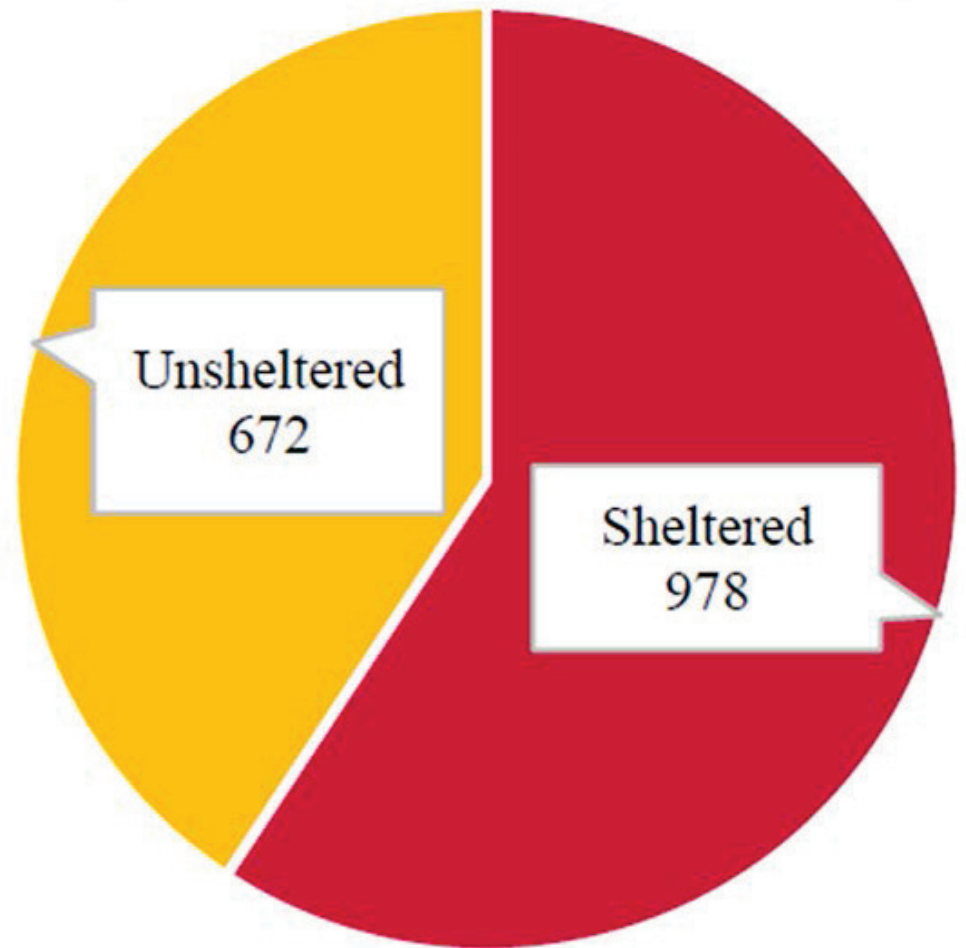
PIT Count Total is Decreasing Over Time



The annual PIT Count total in Hillsborough County has decreased by 15% over the past 5 years.

*The increase between 2017 and 2018, was caused by the 2017 Hurricane season.

Sheltered v. Unsheltered



2019 PIT Count

Total Homeless Persons: 1650

59% of persons surveyed during the 2019 PIT Count were staying in either emergency shelter, safe haven, or transitional housing on the night of the Count.

41% slept in places not meant for habitation, like at a park, in a car or abandoned building, or elsewhere on the street.

Subpopulations*

Veterans



Chronically Homeless



Families



Unaccompanied Youth

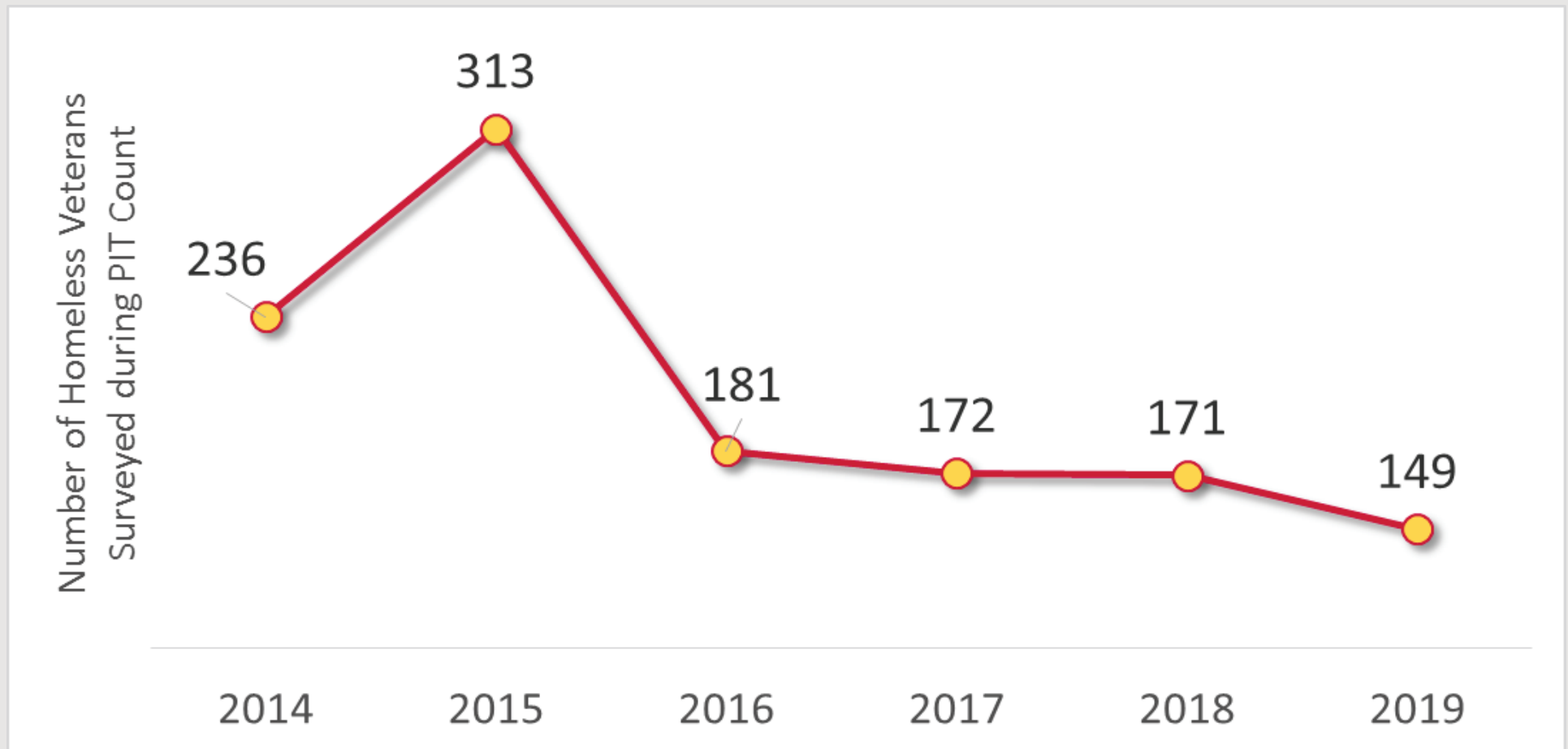


Unsheltered

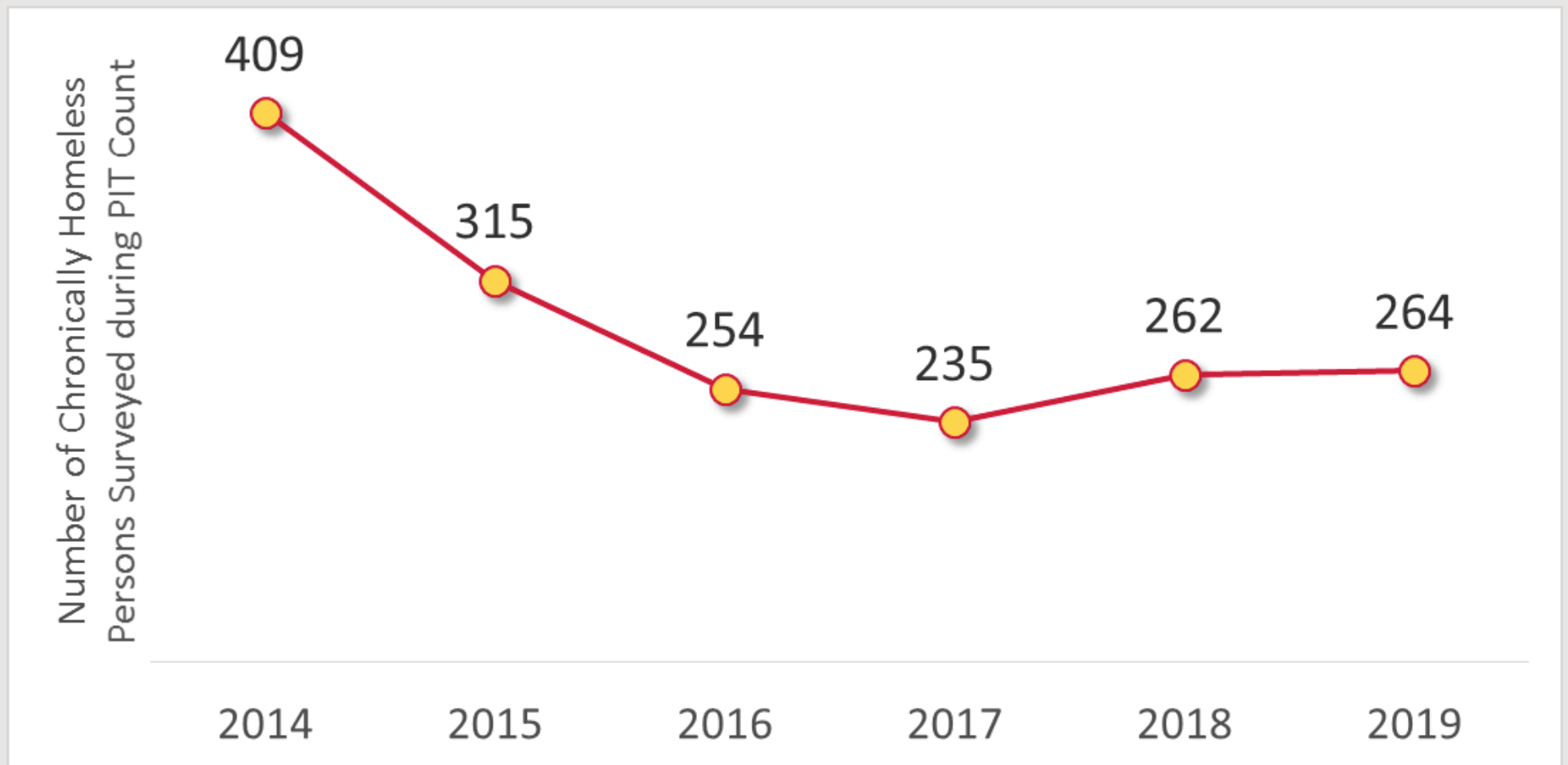


include overlap in subpopulations.

VETERAN Homelessness Over Time



CHRONIC Homelessness Over Time



FAMILY Homelessness Over Time

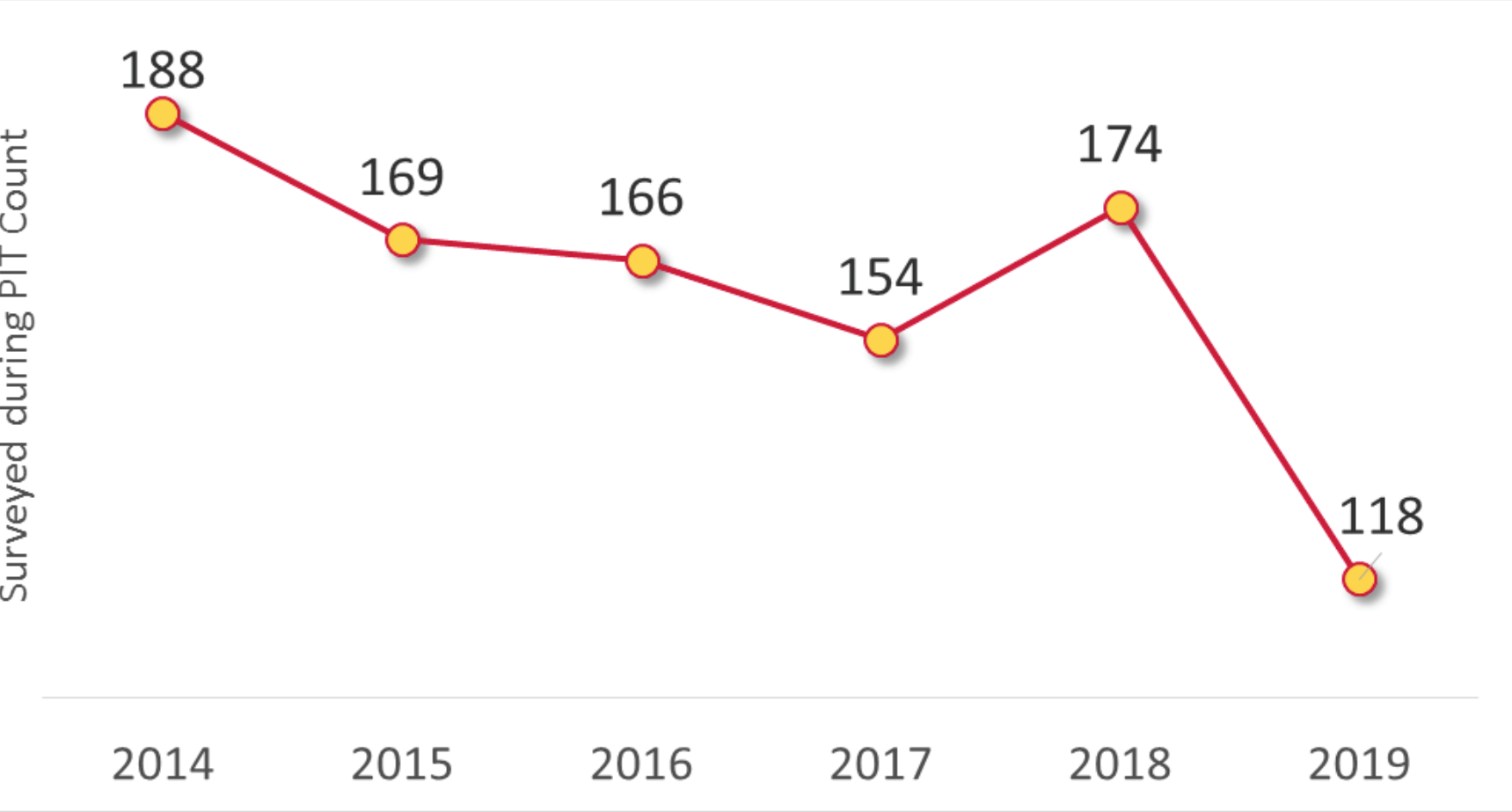
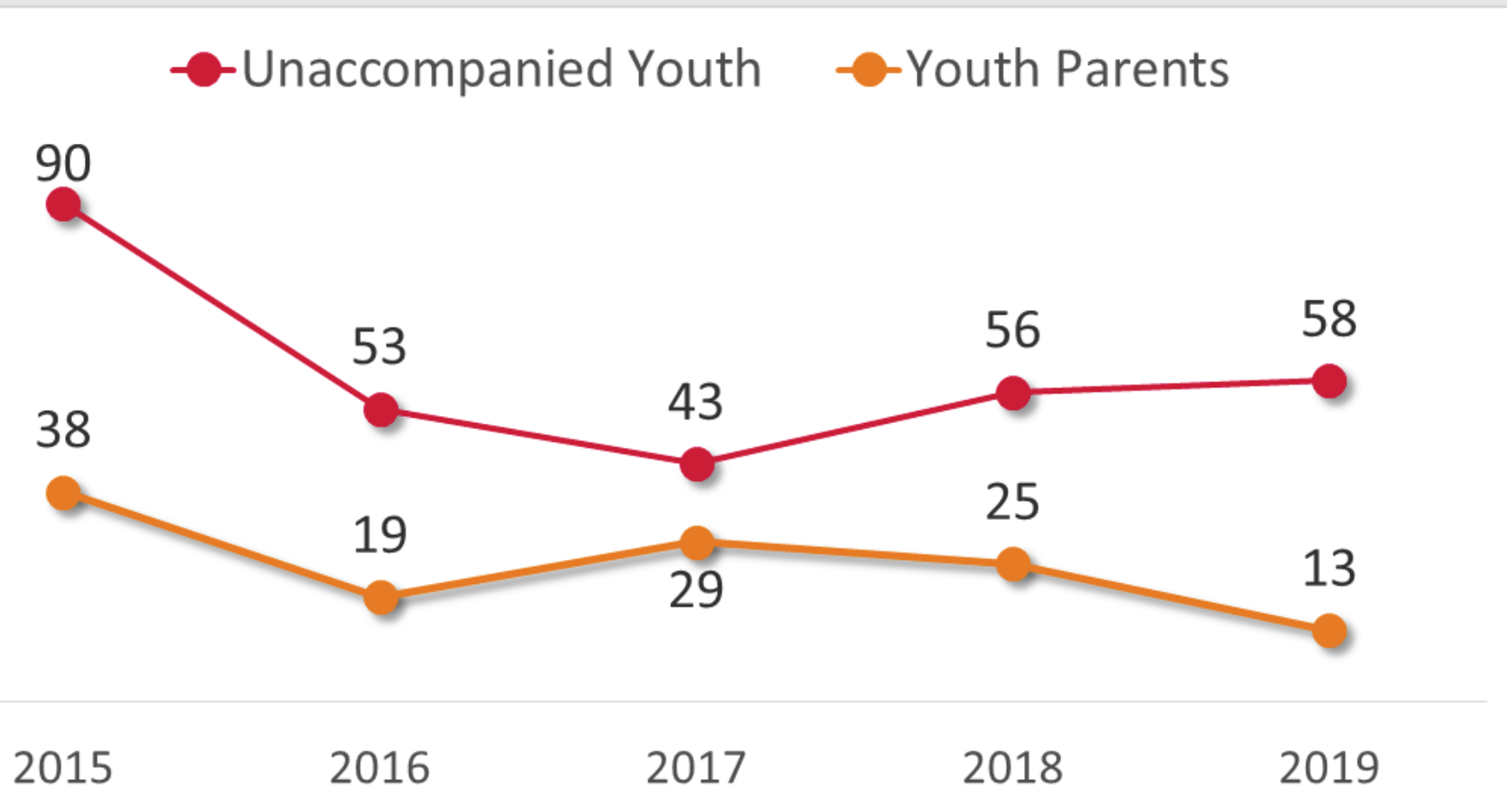


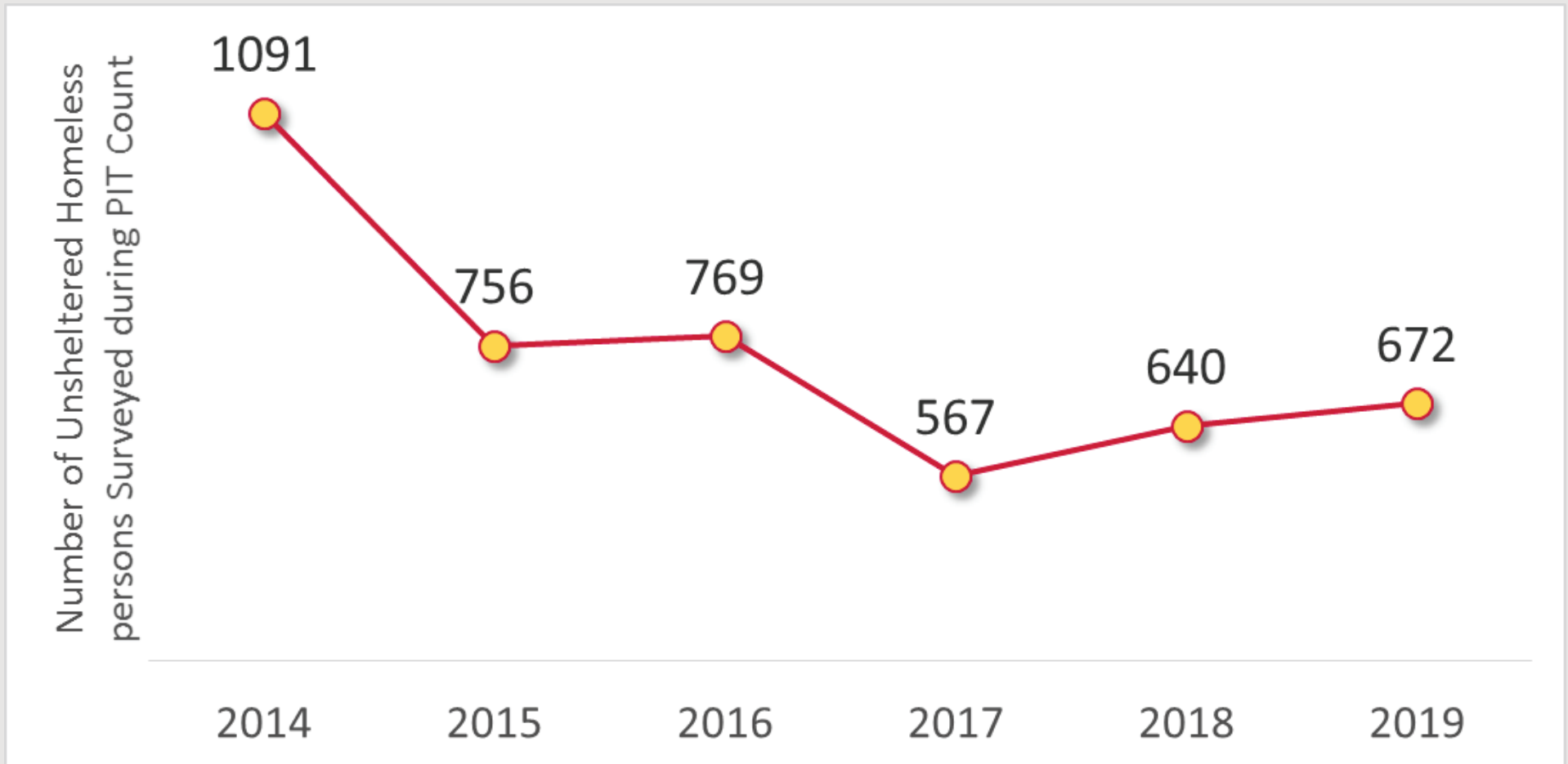
Chart includes a
Households
including at least
one adult and o
child. Multi-adu
and child-only
households are
included in this
chart.

YOUTH Homelessness Over Time



Homeless Youth populations include persons ages 16 who are homeless not accompanied by a parent or guardian.

UNSHELTERED Homelessness Over Time





Questions or Comments

Contact Ashley Wynn at wynna@thhi.org for questions

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

Robles Park Resident Council, PPS, Asset Management, and the Public Safety Department had a meeting on Tuesday, June 25, 2019 with Councilmen Orlando Grudes, Code Enforcement, and TPD to go over the safety concerns of Robles Park. One of them being the In and Out Mart across for Robles Park. There continues to be large gatherings of individuals inside the store and in the parking lot that are allegedly selling drugs, illegal tobacco products and other items. The city is aware of the problem and have been planning on taking several actions against the store to shut it down. The plan includes using Code Enforcement to inspect and cite the owner for any structural issues. ATF is being called in by TPD to work on the alleged illegal sales of tobacco products and other items and TPD is requesting the Crime Intelligence Bureau (CIB) to work on the nuisance abatement issues. If found to have multiple violation the CIB can file with the courts and request a judge to take the ownership of the building away from the current owner. This process will take from 6 months to a year to complete.

Councilmen Grudes made it clear when he was a Tampa Police Officer for over 25 years, he spent most of his time at Robles Park and the problems we are seeing now have been there for a very long time. He believes it is learned behavior from generation to generation and the only way to truly address it is to tear Robles Park down and rebuild the neighborhood like we did with Belmont Heights. He stated that until we do this nothing will change and the only thing we can try and do is minimize the crime as best as we can with what we have. That is the same consensus TPD had as well.

TPD advised that as of Friday, June 12, 2019 they had the Shot Spotter concentrating on Robles Park and will continue to do so for a long period of time. A Shot Spotter is made up of microphone-like sensors that are placed on top of light poles and buildings throughout a targeted area. When someone fires a gun, the sensors pick up sound waves, then sends exact coordinates to dispatchers and officers on the streets. When a gunshot is detected, dispatchers can also direct their cameras to the location in hope of picking up any suspects even before police arrive on scene. This is a great crime fighting tool and has helped the police identify and arrest serial shooters that continue to shoot guns illegally in and around a specific area.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

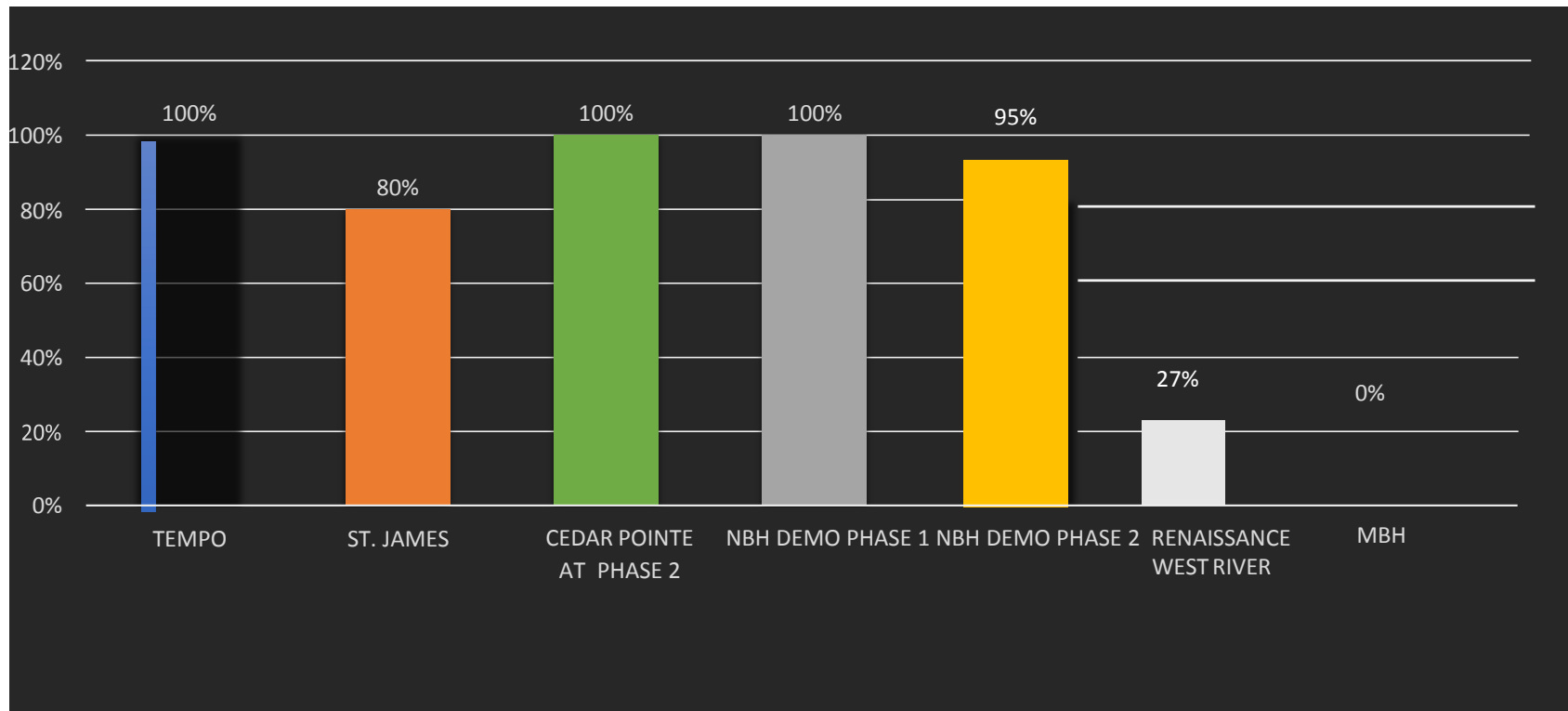
POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	5/30/2019	6/03/2019	19-262344	Public Safety Dept
Confidential	5/31/2019	6/03/2019	19-258550	Public Safety Dept.
Confidential	6/04/2019	6/04/2019	19-34716	Public Safety Dept.
Confidential	6/04/2019	60/04/2019	19-269330	Public Safety Dept.
Confidential	6/04/2019	6/04/2019	19*-270468	Public Safety Dept.
Confidential	6/05/2019	6/06/2019	19-172274	Public Safety Dept.
Confidential	6/12/2019	6/14/2019	19-132083	Public Safety Dept.
Confidential	6/19/2019	6/21/2019	18-461410	Public Safety Dept.
Confidential	6/11/2019	6/17/2019	18-795535	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-216766	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-251368	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-237890	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-242125	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-228969	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-216525	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-221020	Public Safety Dept.
Confidential	5/30/2019	6/03/2019	19-262344	Public Safety Dept
Confidential	5/31/2019	6/03/2019	19-258550	Public Safety Dept.
Confidential	6/04/2019	6/04/2019	19-34716	Public Safety Dept.
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Confidential	6/18/2019	6/24/2019	19-216525	Public Safety Dept.
Confidential	6/18/2019	6/24/2019	19-221020	Public Safety Dept.

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	5/22/2019	6/03/2019	PO BOX 82502	HCSO
Confidential	5/22/2019	6/03/2019	No Records Found	HCSO
Confidential	5/22/2019	6/03/2019	No Records Found	HCSO
Confidential	5/29/2019	6/05/2019	No Records Found	HCSO
Confidential	5/29/2019	6/05/2019	No Records found	HCSO
Confidential	5/29/2019	6/05/2019	No Records found	HCSO
Confidential	6/04/2019	6/13/2019	No Records found	HCSO
Confidential	6/04/2019	6/13/2019	No Records Found	HCSO
Confidential	6/04/2019	6/13/2019	No Records Found	HCSO
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	5608 E Chelsea St. 33610	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd
Confidential	6/25/2019	6/25/2019	No Records Found	Eckerd

HOUSING AUTHORITY of the CITY of TAMPA BOARD
SUMMARY REPORT
July 2019

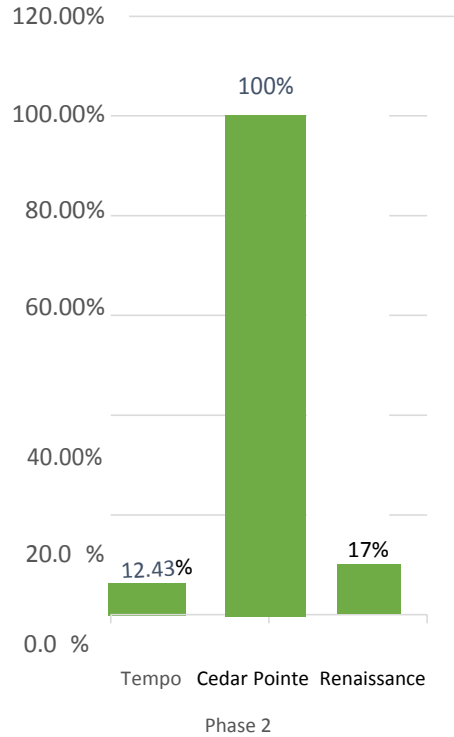
Department of Real Estate Development David Iloanya, Director

MAJOR ACTIVE PROJECTS

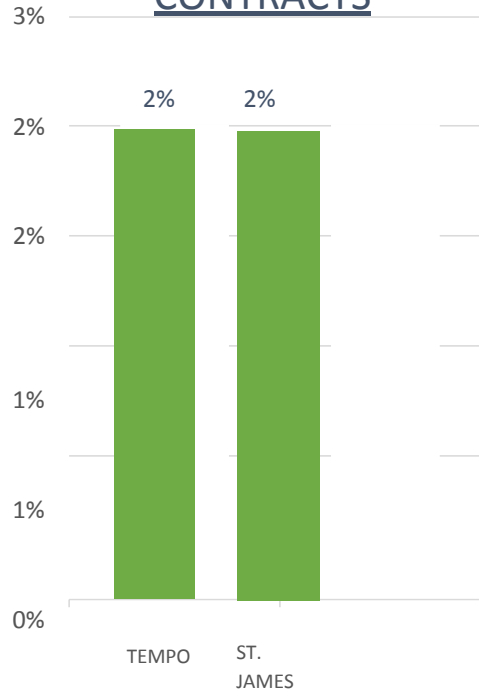


MBE and HUD Section 3 Contractors & Individuals

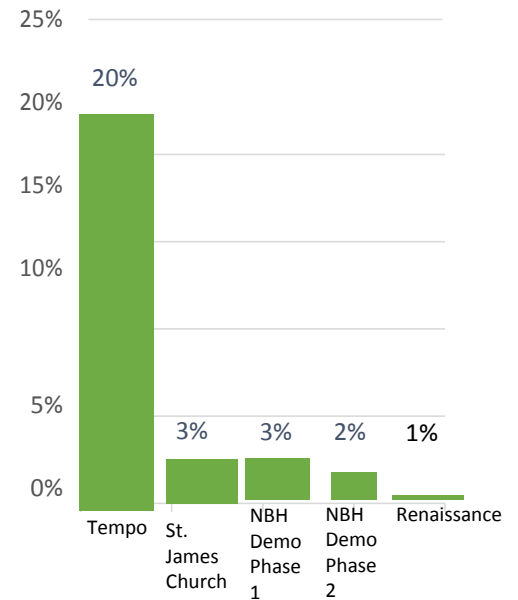
MBE CONTRACTS



SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

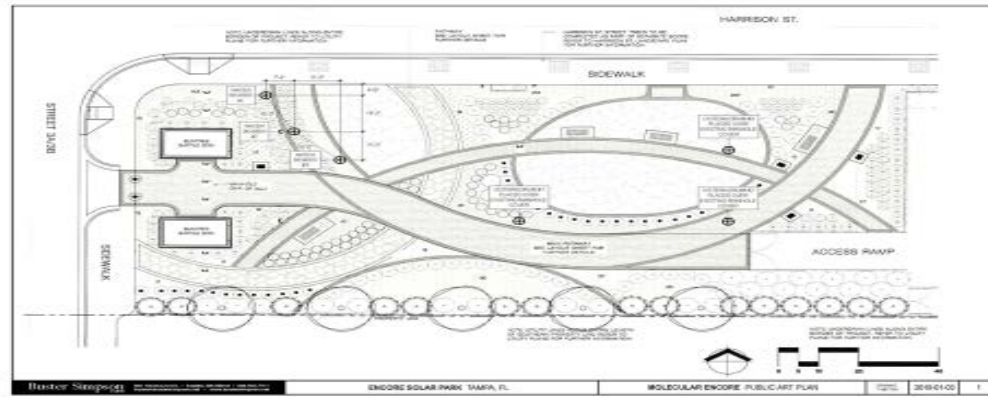




ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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

Art pieces are being fabricated. Electrical layout, fabrication design and installation are all scheduled for completion, July 2019.

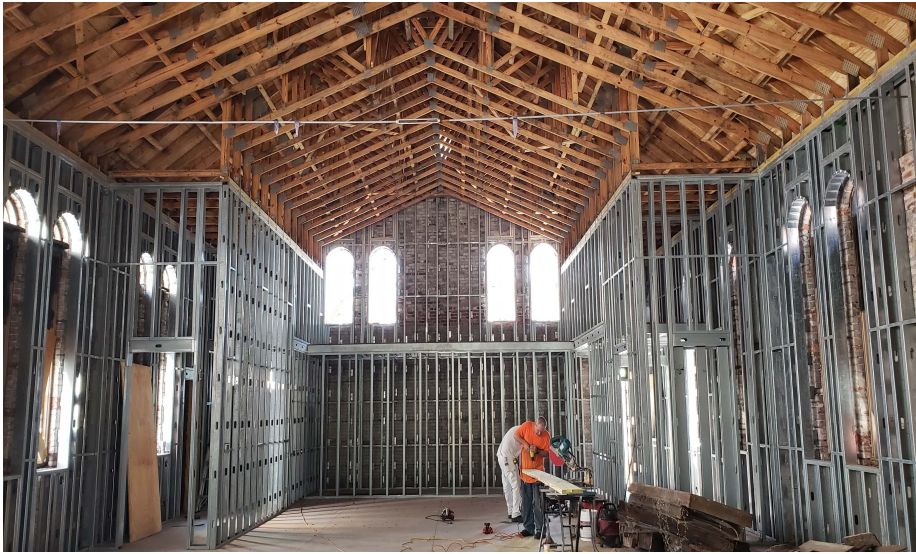


Front doors and glass transom now fully restored, per City of Tampa historic preservation ARC requirements

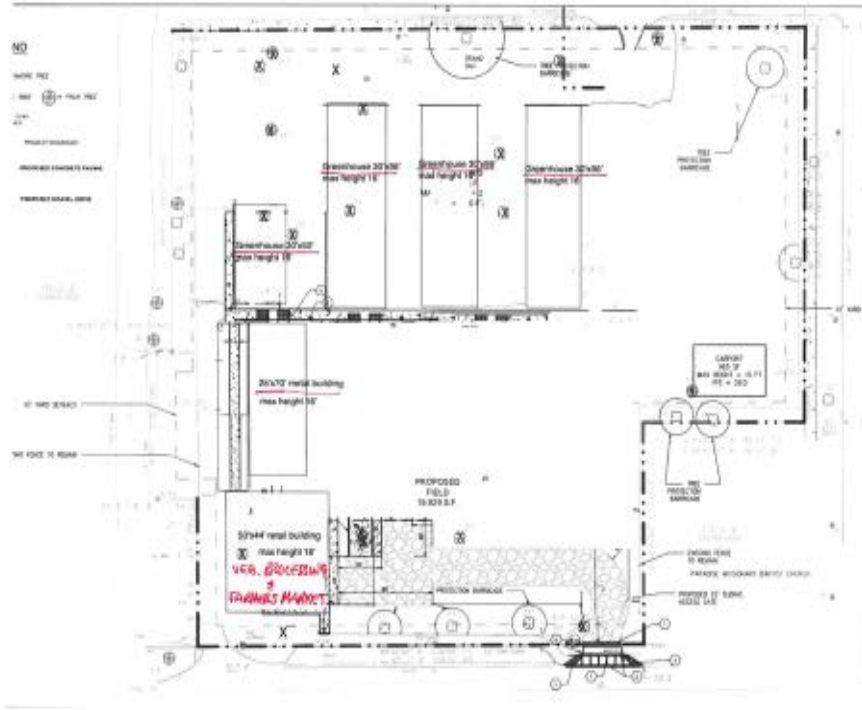


St. James Church- Phase 3 (Final Phase). Out for bid opening July 12th. Final Phase consist of Drywall, Electrical, Floor covering, Mechanical, Paint and Plumbing. Project completion by late September 2019.

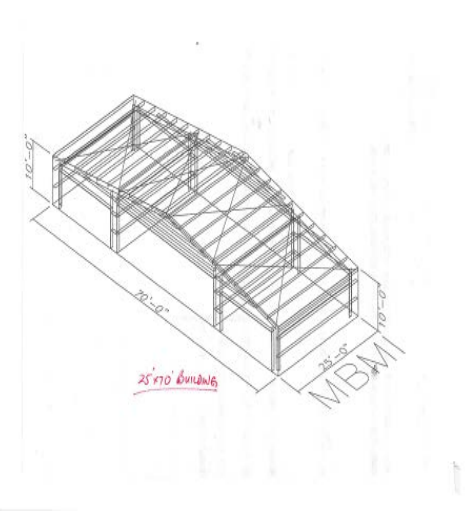
Church Interior Framing



COMMUNITY URBAN FARM AT ENCORE LOT 1



Schematic of Student Classroom



Student Classroom



Urban Farm – Green House Plans and specs have been certified to meet Florida Building and Wind Codes. Plans are in permitting awaiting approval by City of Tampa Construction Services. City of Tampa Construction Services should have plans approved in July 2019. Greenhouses and other buildings complete by late August. First farm planting December 2019. First harvest January 2020.

TEMPO AT ENCORE DEVELOPMENT



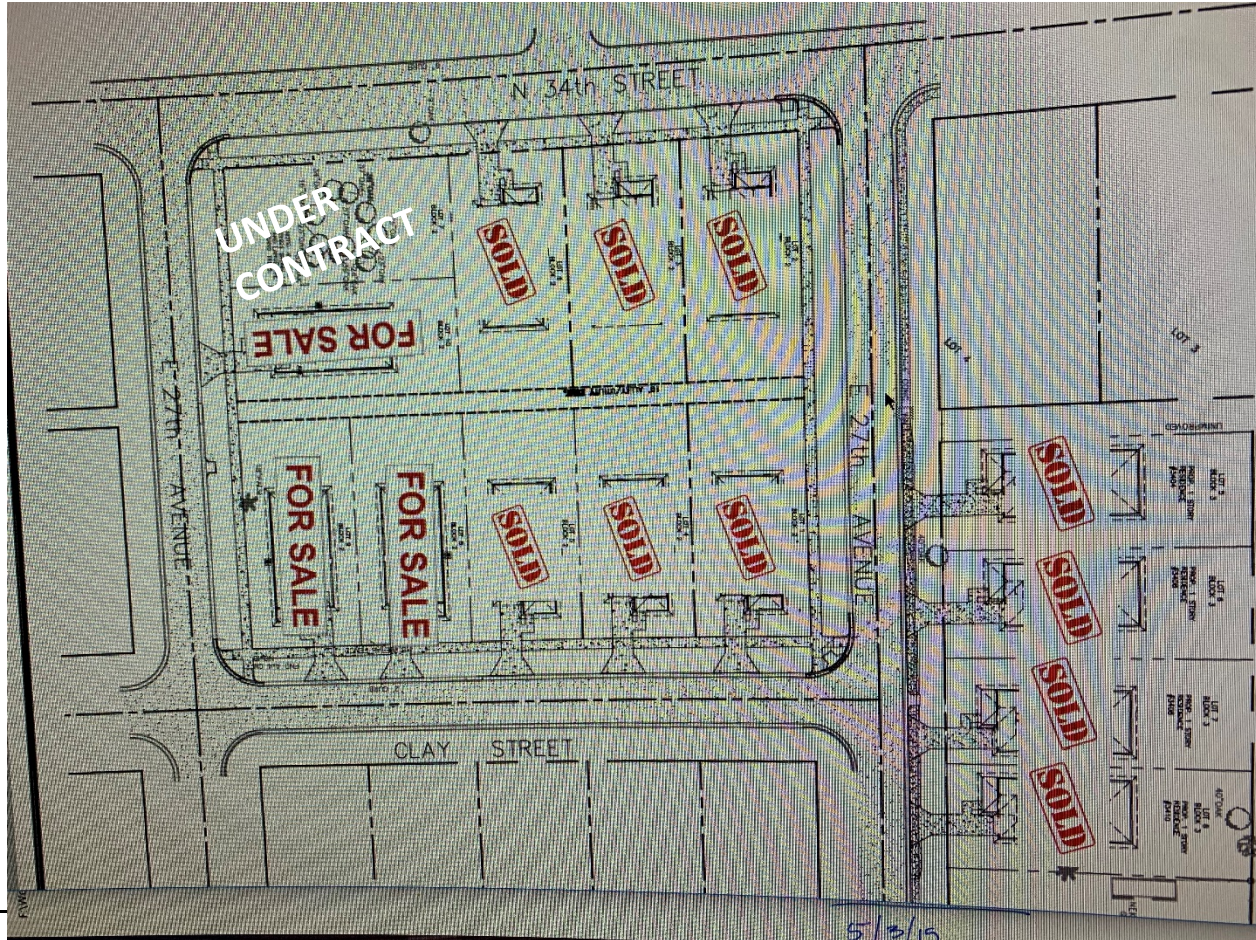
Tempo – Construction is complete. In Close-out Phase. 203 Units -196 Occupied.

COMMUNITY JOB TRAINING CENTER



Community Learning Center –Strickland Construction submitted the lowest most responsive bid in the amount of \$1,748,882.00. Project currently in mobilization phase. Construction start date May 29th, 2019. Metal building shop drawing completion July 2019. Completion scheduled January 24, 2020.

34th Street Site



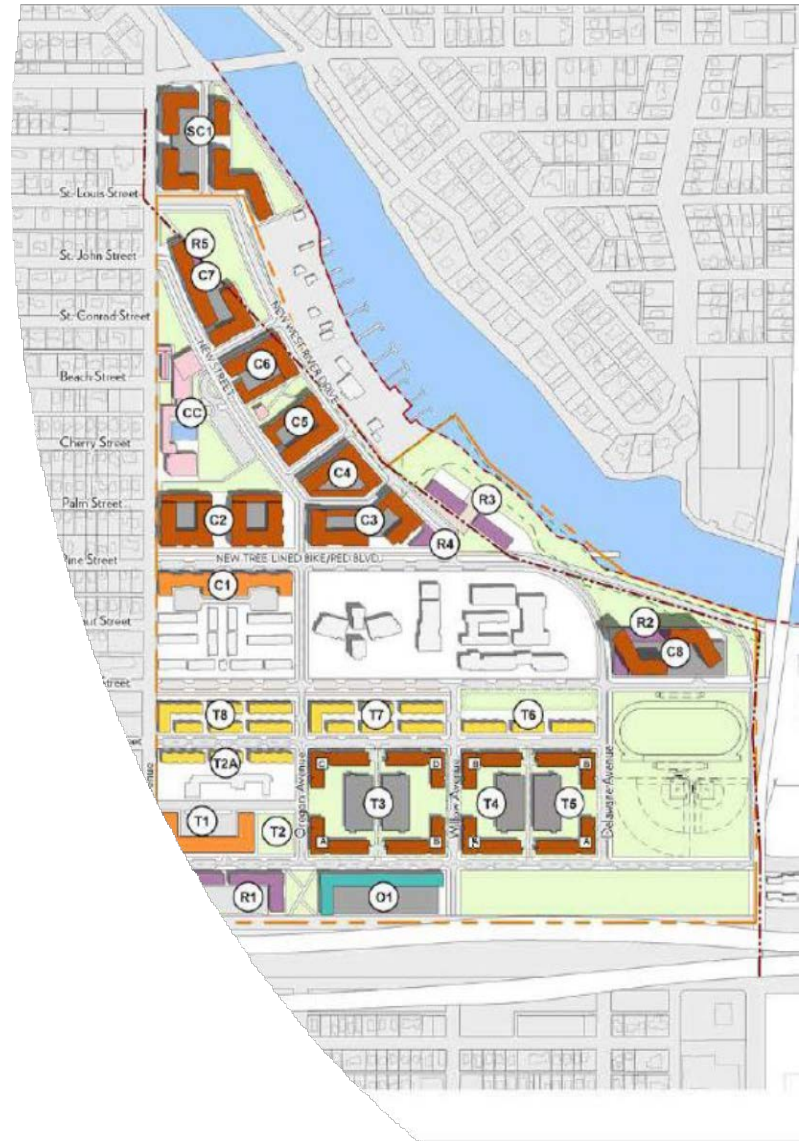


34th Street Redevelopment with the CDC of Tampa

-
- Last three homes built
 - One under contract

West River Redevelopment

- **T1-Renaissance at West River, 160 units, under construction with DPR is currently 27% complete Completion is expected for April 2020.**
- **T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Construction began June 30th, 2019, completion scheduled for July 7th, 2019.**
- **T3A-100 % construction plans in review. Funded 9% Tax Credit, 118 units. In design phase. General Contractor, Suffolk Construction.**
- **T3B- In Schematic design. Funded 9% Tax Credit, 130 units.**
- **T3C-Funded 4% Tax Credit, 118 units. Schematic design phase.**
- **T3D- 100 units in Schematic design phase.**
- **T4-Under contract, 310 units – Third party development.**
- **T5-Developed by partnership with Related Group.**
- **R1-Site development phase in progress.**



T2A- Mary Bethune Highrise, 150 -Senior Housing Units



T1- The Renaissance at West River - 160 Senior Housing



T3A - 118 Units, Mixed-used Multi-Family Development



T3C- West River 118 Units, Mixed use Multi- Family Development

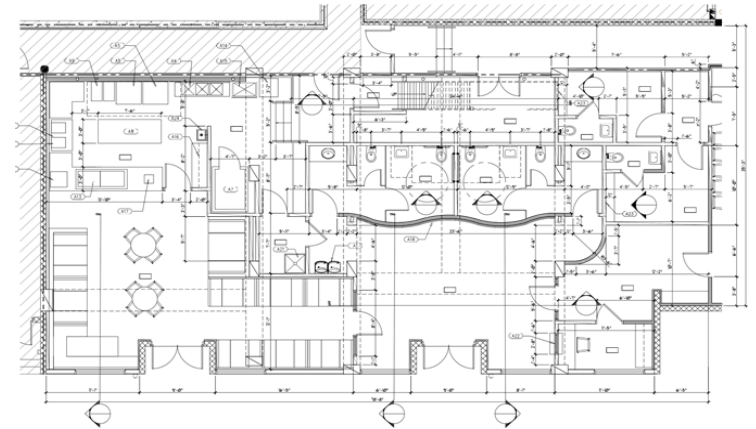
TEMPO THEATRE / RESTAURANT

Designed by GLE. Interior buildout in design phase. General Contractor METCOM has been selected for Tempo Theatre and Restaurant. Powerstories selected as Theatre Operator.

SOUTHEAST ELEVATION THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

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

June 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measure are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently at Osborne Landing.

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

Encore Chiller Plant

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

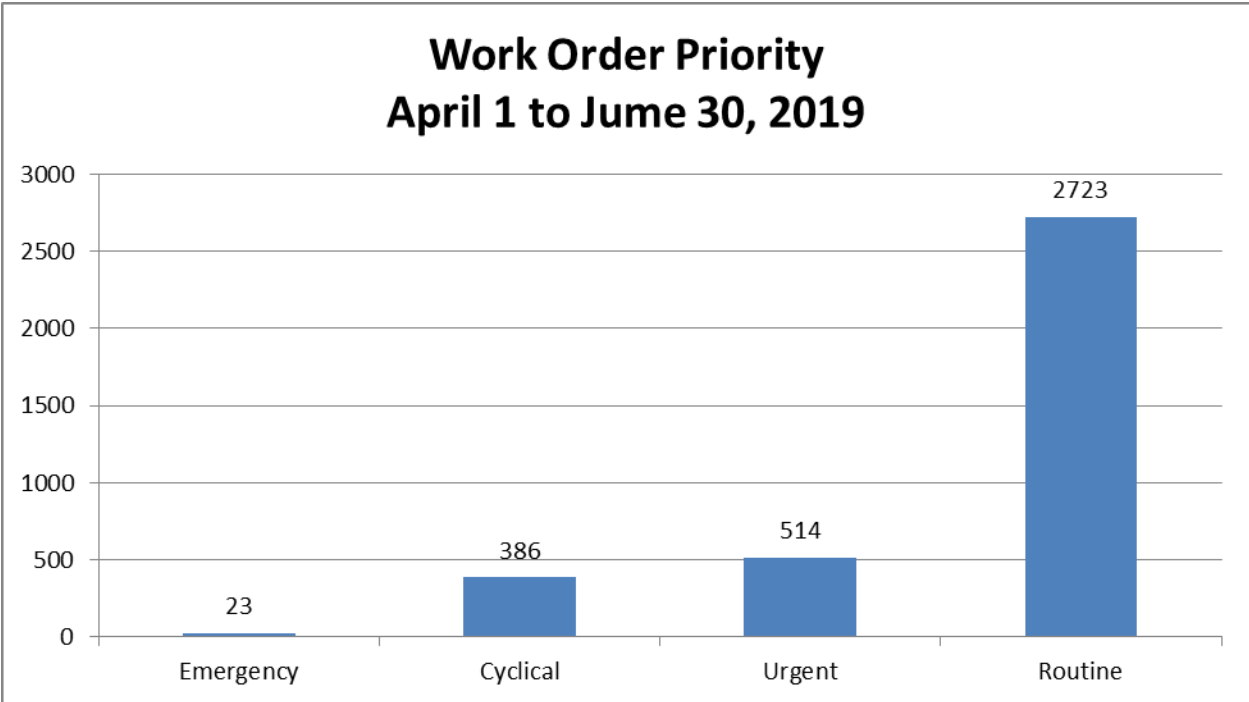
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

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

Facilities:

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



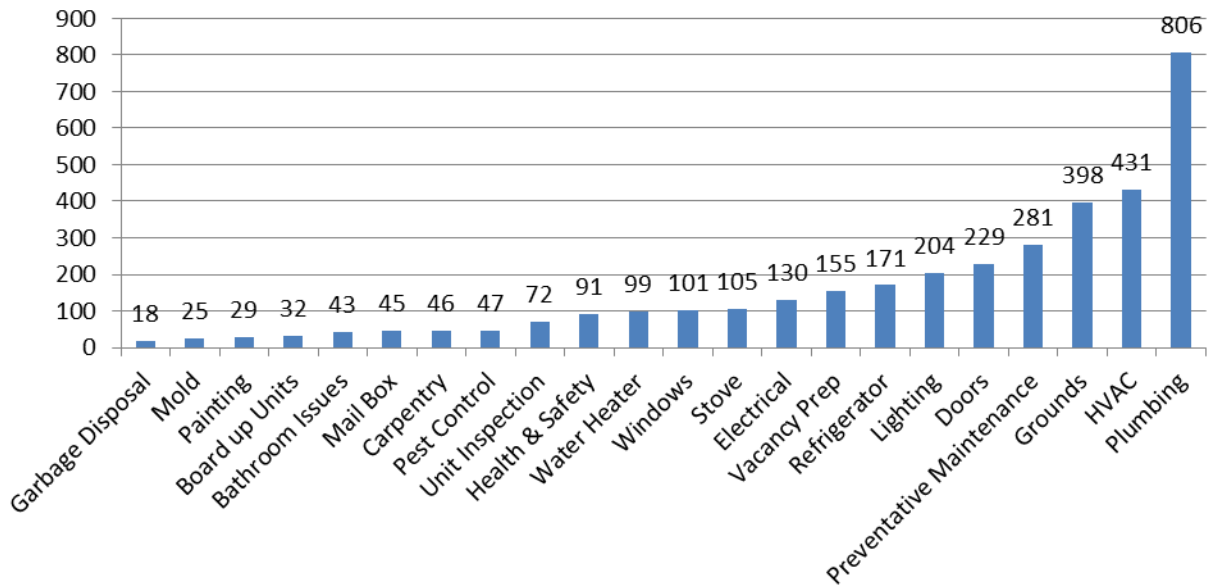
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

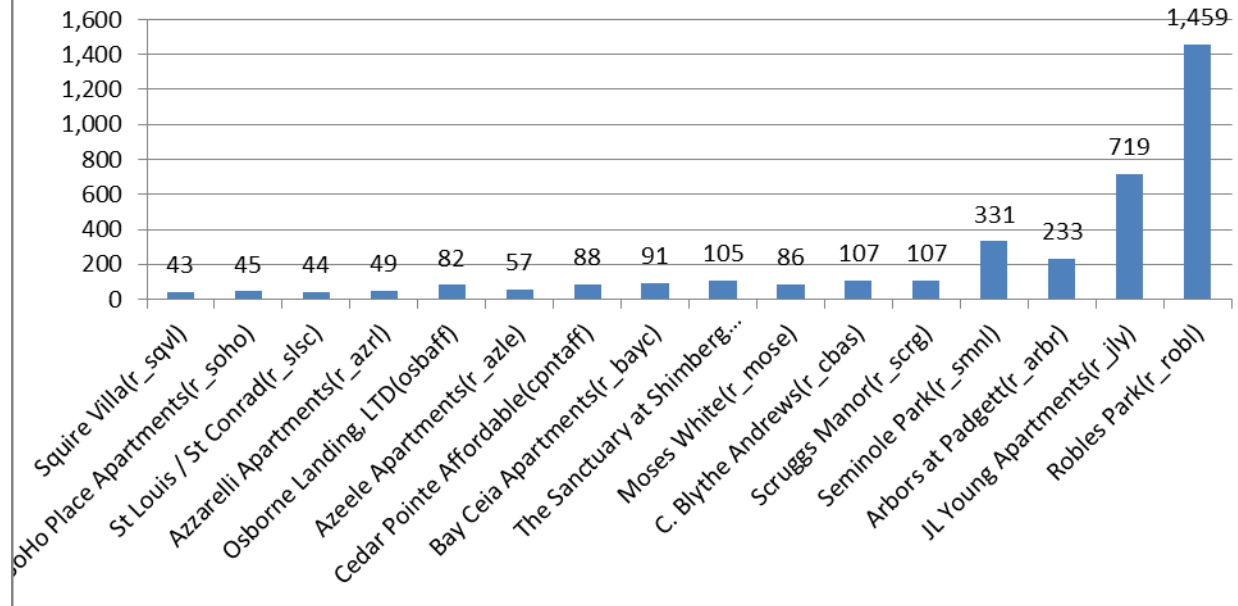
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property, and will be responded to within **24 to 48 hours**.

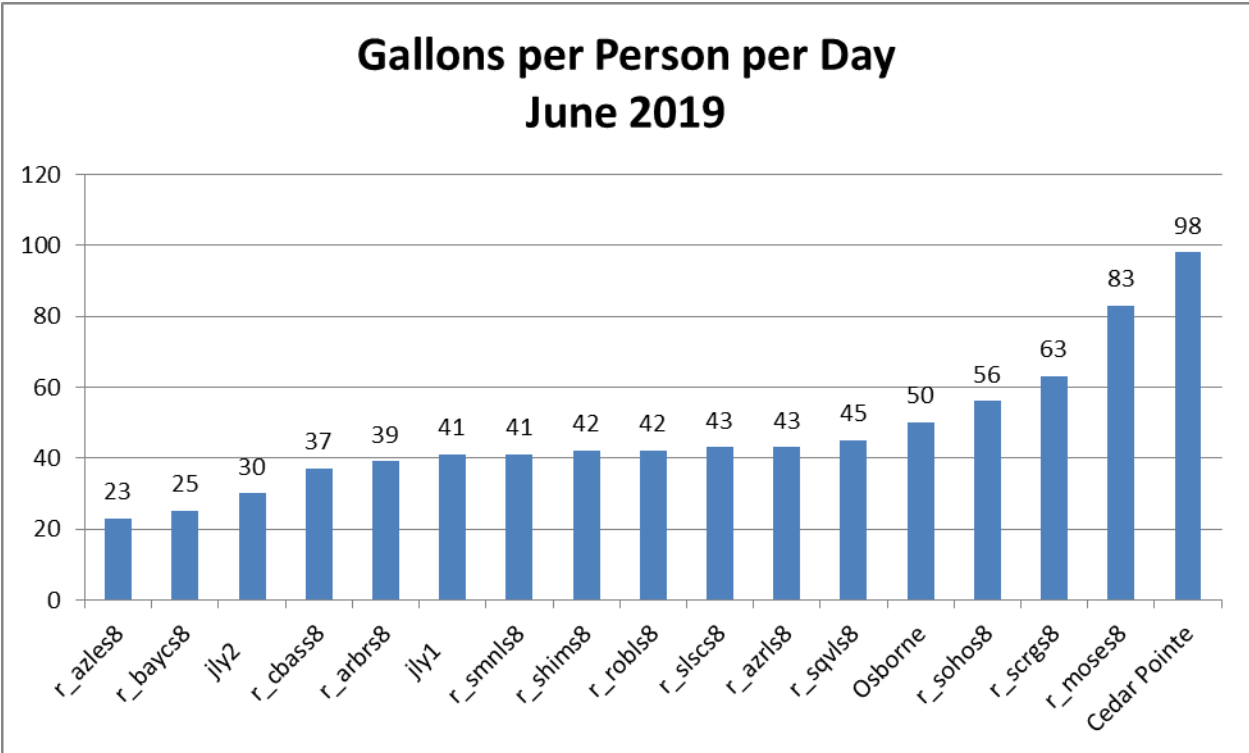
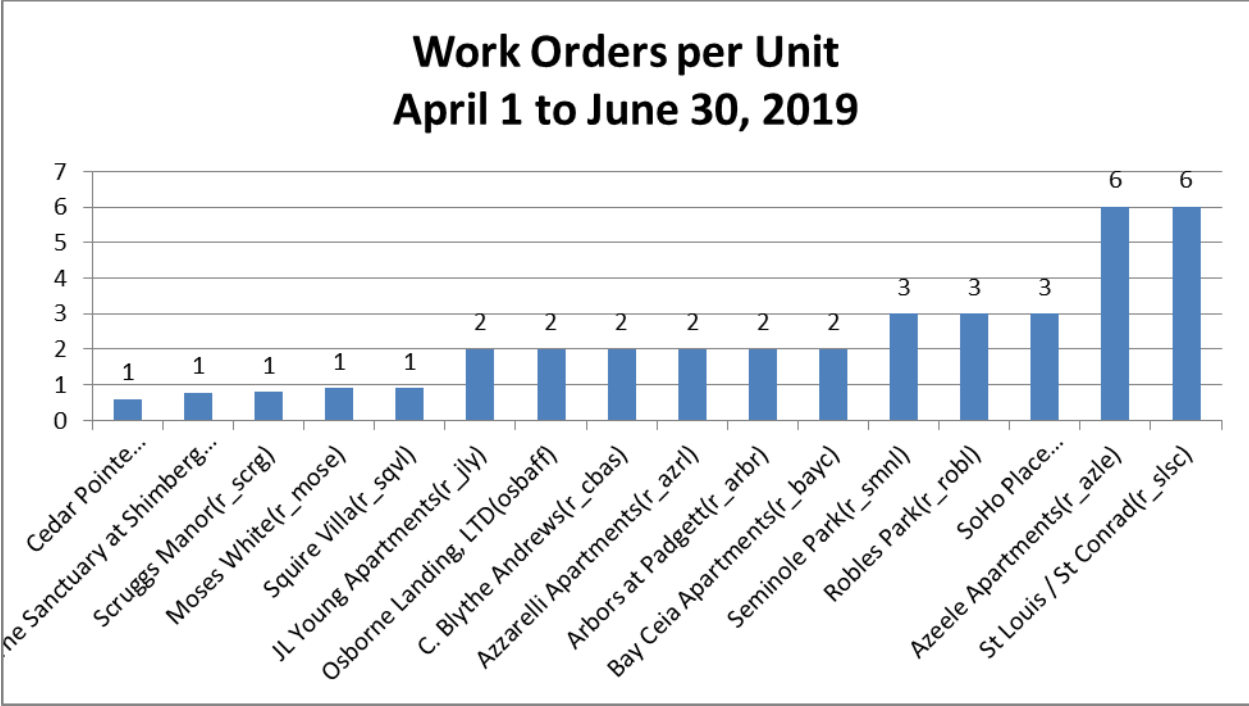
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

Work Order Category April 1 to June 30



Work Orders per Property April 1 to June 30, 2019





THA average number of Gallons per Person per Day (GPD) for June is 48. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register June 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	10/31/2017	10/31/2019	\$1,900,000.00	\$0.00	\$1,900,000.00	\$886,734.00	\$1,013,266.00	46.67%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$20,000.00	\$227,915.00	\$202,245.00	\$25,670.00	88.74%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$120,067.53	\$0.00	\$120,067.53	\$64,341.22	\$55,726.31	53.59%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	9/1/2019	\$222,000.00	\$0.00	\$222,000.00	\$20,200.00	\$200,000.00	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$10,150.00	\$310,150.00	\$6,540.00	\$303,610.00	2.11%	
Howard Jimmie LLC	Phase 2 Demolition of North Boulevard Homes	5/7/2018	7/31/2019	\$1,920,000.09	\$0.00	\$1,920,000.09	\$1,920,000.09	\$0.00	100.00%	Y
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$51,843.50	\$ 96,431.50	34.96%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities Services for AE	9/1/2017	9/1/2020	\$200,000.00	\$57,287.50	\$257,287.50	\$58,187.50	\$199,100.00	22.62%	
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	7/28/2020	\$80,000.00	\$0.00	\$80,000.00	\$23,735.72	\$56,264.28	29.67%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$60,837.07	\$280,324.93	17.83%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	(\$11,192.75)	\$288,807.25	\$0.00	\$288,807.25	0.00%	

Contract Register June 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$97,787.99	\$0.00	\$97,787.99	\$25,701.25	\$72,086.74	26.28%	
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$5700.00	\$17,100.00	25.00%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$4500.00	\$49,500.00	8.33%	Y
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$2200.00	\$24,200.00	8.33%	Y
Promise Care LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$15,648.00	\$0.00	\$15,648.00	\$1237.00	\$14,411.00	7.91%	Y
Promise Care LLC	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$54,736.55	\$0.00	\$54,736.55	\$3247.00	\$51,489.55	5.93%	Y
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$0.00	\$1,920.00	0.00%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2020	\$30,000.00	\$0.00	\$30,000.00	\$16,457.85	\$13542.15	54.86%	Y
Greater Tampa Bay Area Council	Public Housing Youth Services	4/1/2018	7/31/2019	\$30,000.00	\$0.00	\$30,000.00	\$22,500.00	\$7,500.00	75.00%	
Iraida V. Carrion	Clinical Supervision	10/1/2018	9/30/2019	\$15,000.00	\$0.00	\$15,000.00	\$4,525.00	\$10,475.00	30.17%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$5,845.00	\$8,245.00	41.48%	Y
JMG Realty, Inc.	Construction Management Services for water main replacement at Seminole Apartments	2/27/2019	7/27/2019	\$12,600.00	\$0.00	\$12,600.00	\$0.00	\$12,600.00	0.00%	Y
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	6/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$66,160.00	\$196,240.00	25.21%	

Contract Register June 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$500.00	\$17,590.00	2.76%	Y
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$75,000.00	0.00%	Y
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$75,000.00	\$0.00	\$75,000.00	\$16,000.00	\$59,000.00	21.33%	Y
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	9/30/2019	\$1,748,882.00	\$0.00	\$1,748,882.00	\$23,700.00	\$1,725,182.00	1.36%	

Total Contract's Amount \$8,431,174.18
Total MBE Contract's Amount \$2,320,784.60 **27.5%**

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

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

Keeping the agency involved with our community is a key element in terms of engagement. By participating in community activities, events, meetings and other, we are demonstrating that we are also concerned regarding what is going on in the overall community, not just housing functions, but those activities that involve and provide services for our residents and their families 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.

WHITNEY M. YOUNG AWARDS BREAKFAST

The Whitney M. Young Jr. Service Award recognizes service by outstanding individuals and organizations that work with scouting programs or programs that exemplify the values of the Scout Oath and Scout Law to youth in under-served communities. The Tampa Housing Authority contributed to this organization when its 2019 recipients were honored. The recipients included: Sheriff Chad Chronister, Troy Taylor, The Bullard Family Foundation, Senator Arthenia Joyner and Garland V. Stewart, posthumously.

SOUTHEAST REGIONAL CONFERENCE- SERC/NAHRO ANNUAL MEETING

This conference, held in Orlando, drew participation from housing authorities in the Southeast region that included: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee, Virginia and West Virginia. Our President/CEO served on a panel with Orlando/Sanford Housing Authority Director, Vivian Bryant who spearheaded the panel discussion regarding RAD and Moving to Work, among other topics. The election of officers and annual conference business meeting was also held at this time. Representatives from each state participated with great attendance overall. The SERC CARES recipient was Family Promise of Greater Orlando. The agency opened its doors in 2000 to provide emergency shelter, meals and support services to Central Florida families experiencing hardships.

THE FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS ANNUAL CONFERENCE

Also held in Orlando, the FAHRO conference was well attended. Under new leadership, Kim Barclay, Director of the Panama City Housing Authority now heads the organization and provided a welcome change in the entire process from registrations, receptions, the vendor participation along with a new logo. One of the highlights of the conference occurred during the closing dinner program, when for the third time, the Tampa Housing Authority was named the Outstanding Housing Authority in the State of Florida. President/CEO Jerome Ryans also received an award for the assistance provided to the Panama City Housing Authority that suffered tremendous damages to its properties by a recent hurricane. Additionally, Tampa Housing Authority Attorney Ricardo Gilmore received an award for the Outstanding Individual of the Year.

WESTSHORE ALLIANCE LUNCHEON

Tampa Bay Sports Commission Executive Director, Rob Higgins presented us with the inside scoop on sports and entertainment initiatives that are creating national headlines, as well as social and economic impacts throughout the Tampa Bay Region. Higgins spoke regarding the various sporting events sponsored by the City of Tampa and other organizations that bring thousands of visitors to the Tampa Bay area, such as 2021 Super Bowl LV, the 2021 SEC Men's Basketball Tournament, and WrestleMania 36; he cited visitor stats regarding attendance and solicited volunteers for upcoming events.

2019 THA Calendar of Events

July		
Thursday, July 04, 2019	all day	Independence Day
Thursday, July 11, 2019	all day	NAHRO Summer Conference, Boston, MA (4 days)
Thursday, July 11, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Saturday, July 13, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Tuesday, July 16, 2019	10:00 AM	Cedar Pointe Open House, 6926 Temple Palms Avenue, Tampa
Tuesday, July 16, 2019	6:00 PM	Urban League Planning, THA Cypress
Wednesday, July 17, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, July 18, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Friday, July 19, 2019	9:00 AM	Health Fair, THA Cypress
Friday, July 19, 2019	1:30 PM	M. Bethune Hi-Rise Rehabilitation Groundbreaking, 1515 Union St, West Tampa
Tuesday, July 23, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, July 24, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, July 25, 2019	1:30 PM	Bay Area Apt Assoc Board of Directors Meeting, THA Cypress
August		
Friday, August 02, 2019	12:00 PM	Back to School Bash, Oaks at Riverview Community Center, Tampa
Tuesday, August 06, 2019	8:00 AM	HUD Outreach
Wednesday, August 07, 2019	8:00 AM	HUD Outreach
Thursday, August 08, 2019	all day	Bay Area Apt Assoc BOD Training, THA Cypress
Friday, August 09, 2019	8:00 AM	HUD Outreach
Tuesday, August 13, 2019	8:00 AM	Driver Training ADM Staff, THA Cypress
Thursday, August 15, 2019	6:00 PM	Recipe Revamp, THA Cypress
Friday, August 16, 2019	8:00 AM	Driver Training ADM Staff, THA Cypress
Tuesday, August 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, August 21, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, August 22, 2019	9:00 AM	City Council Motions THA, 3rd Floor, City Hall, 315 E Kennedy Blvd, Tampa
Thursday, August 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Friday, August 23, 2019	12:00 PM	Estate Planning, Wills and Trusts, THA Cypress
Saturday, August 24, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, August 26, 2019	1:00 PM	Crime Prevention, THA Cypress (3 days)
September		
Monday, September 02, 2019	all day	Labor Day
Thursday, September 12, 2019	9:00 AM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Tuesday, September 17, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, September 17, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, September 18, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, September 19, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, September 21, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, September 25, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, September 26, 2019	12:00 PM	Cancer Fundraiser, WC, THA Cypress
October		
Thursday, October 03, 2019	8:00 AM	Vendor Workshop, THA Cypress
Thursday, October 10, 2019	all day	NAHRO National Conference & Exhibition, Sant Antonio, TX (3 days)
Friday, October 11, 2019	9:30 AM	Breast Cancer Awareness Walk on Cypress
Friday, October 11, 2019	11:00 AM	Mammogram Sign-Up, THA Cypress
Monday, October 14, 2019	all day	Columbus Day
Tuesday, October 15, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Wednesday, October 16, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Tuesday, October 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, October 23, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, October 24, 2019	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Thursday, October 24, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, October 26, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, October 28, 2019	all day	NAHRO-RAD Training, THA Cypress (5 days)
Tuesday, October 29, 2019	9:00 AM	Mobile Mammogram, THA Cypress
Thursday, October 31, 2019	all day	Halloween Day



**BOARD OF
COMMISSIONERS**

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5301 West Cypress Street
Tampa, Florida 33607

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PUBLIC NOTICE

NOTICE IS HEREBY GIVEN

MERGER OF THE TAMPA HOUSING AUTHORITY'S WAITLISTS

Overview:

Regulations by the Department of Housing and Urban Development require that Public Housing Agencies provide public notice by publication in a local newspaper of general circulation and in minority media, as well as other suitable means in accordance with the administrative plan and HUD's fair housing requirements regarding significant changes to administrative policies.

Currently the Tampa Housing Authority operates 22 separate and distinct waitlists for different properties and programs. It is the intention of this agency to merge all project based waitlists to service the Rental Assistance Demonstration (RAD) program, and merge all project based waitlists to service the multiple project based program. Families that have applied to multiple lists will be serviced through one central list.

A meeting will be held Tuesday, July 23, 2019 at the central offices of the Tampa Housing Authority, located at 5301 West Cypress Street, Tampa Florida, at 6:00 PM. This meeting will only be held to discuss the merging of waitlists and not specific applicant waitlist questions.

Dated this 18th Day of June 2019

FLORIDA

For not paying wages owed, a Florida company is barred from bidding on federal projects

MIAMI HERALD, BY DAVID J. NEAL | June 13, 2019 11:56 AM, Updated June 13, 2019 11:56 AM

Tampa construction company Pro-Fit Development was debarred by the U.S. Department of Labor from bidding on projects that get federal government money after, Labor says, Pro-Fit refused to pay back wages owed workers on a project.

The amount Labor says Pro-Fit refused to pay? \$4,715 to 11 workers, \$428.64 per person.

Pro-Fit can't bid on construction projects that receive federal funds for three years. The company, whose registered officers are President Terrance Bradford and director Precious Bradford, has not returned two messages and an email from the Miami Herald.



[DAVID J. NEAL DNEAL@MIAMIHERALD.COM](mailto:DAVID.J.NEAL@MIAMIHERALD.COM)

Labor's announcement of the move included a statement that Pro-Fit was found to have shorted workers in a 2017 investigation.

In explaining the debarment to the Miami Herald, Labor emailed, "The employer met certain criteria regarding history and repeat violations."

This most recent violations concerned the Cedar Pointe Apartment Property Redevelopment affordable housing department in Tampa, a **Tampa Housing Authority** project funded by U.S. Housing and Urban Development dollars. Labor says Pro-Fit didn't give its subcontractors necessary information about wage rates.

"Subcontractors paid employees as general laborers when they actually performed more skilled labor as concrete finishers, masons, and carpenters, all of which require payment at higher rates," Labor said. "Pro-Fit Development Inc. and the subcontractors also failed to record and pay required rates to employees who worked in multiple positions for which different rates applied."

When the correct wage rates were applied to regular time and overtime, the 11 workers were owed \$4,715. Even if the failure to pay proper wages is at the subcontractor level, the contractor ultimately is responsible.

"After Pro-Fit Development Inc. refused to pay \$4,715 in back wages found due to 11 employees, (Wage and Hour Division) requested the Tampa Housing Authority withhold funds due to the contractor under the contract," Labor said. "The funds will instead be transferred to pay the employees who are owed wages."

Workers cannot afford housing

Here and across the country, rents are too steep for people with regular jobs.

Times Staff Writer, Christopher O'Donnell codonnell@tampabay.com phone (813) 226-3446.

TAMPA - A worker making Florida's minimum hourly wage of \$8.46 would have to work 108 hours a week close to the equivalent of three full-time jobs - to afford a modestly priced two-bedroom apartment in the state, a new national study found.

It's a similar story in the Tampa Bay region, where the \$1,133 average rent for a two bedroom apartment



Courtesy of Feeding Tampa Bay

Ashley East, a single mother of three, lives with her mother near Tampa Heights. Although she works full time as a housekeeper, she said she cannot afford to rent an apartment of her own.

is well beyond the reach of minimum wage and other low-paid workers. A person would need to earn \$21.79 an hour - more than \$13 above the state's minimum wage - for that rent to be 'affordable.' That's based on households spending no more than 30 percent of their income on rent, a threshold recommended by housing advocates to avoid families spiraling into debt.

The housing crisis is not restricted to Florida. Millions of families across the United States have been priced out of the private rental market, the report found. Even in states with a minimum wage higher than the \$7.25 an hour federal standard, there is nowhere in the nation where a full-time minimum-wage worker can afford the average rent of a modest two-bedroom home, the study found.

Those findings were released Tuesday by the National Low Income Housing Coalition, a Washington, D.C., group that advocates for housing for low income families. The report is intended to highlight the plight of Americans who, despite holding down full-time jobs, struggle to find somewhere to live.

"Clearly the country is in the grip of a pervasive affordable housing crisis affecting rural, urban and suburban communities alike," said Diane Yentel, president and CEO of the coalition.

Hawaii emerged as the state with the most expensive average rent at \$1,914. The cheapest was Arkansas at \$742. Fair market rents are compiled by the U.S. Department of Housing and Urban Development to calculate housing voucher subsidies.

Florida, which for years was considered an affordable retirement destination, ranked 15th most expensive. Statewide, the average rent for a two-bedroom apartment was \$1,189. Even to afford a one-bedroom place, a minimum wage worker would have to work an 87-hour week.

That's the reality facing Ashley East, 33, a single mother of three who makes \$10 an hour as a housekeeper at the Seminole Hard Rock Casino.

She and her children, ages 9, 6 and 5, live in two bedrooms at her mother's home close to Tampa Heights.

Workers cannot afford housing

Here and across the country, rents are too steep for people with regular jobs.

Times Staff Writer, Christopher O'Donnell codonnell@tampabay.com phone (813) 226-3446.

"Some of the rents are like \$1,000. That's too much," she said. "It makes me feel upset. I can't afford anything."

She plans to try and save for a home of her own, which may mean getting a second job, something she doesn't want to do because it means less time with her children.

The National Low Income Housing Coalition has tracked the growing gap between wages and rents for close to 30 years. The nonprofit group's backers include the Ford Foundation, JP Morgan Chase and Bank of America.

Yentel, the coalition CEO, said the hardships the report reveals are the result of decades of failed policies by successive federal governments. The federal minimum wage, still used in 29 states, has remained at \$7.25 since 2009. Meanwhile, the private market has lost nearly 2.5 million low-cost rentals since the 1980s, she said.

"Our rental housing needs have worsened considerably over the past 30 years, leaving housing out of reach for millions of low-wage workers," she said.

Locally, housing authorities, nonprofits and local governments have tried to tackle the problem but lack the resources to make a significant dent in the demand for affordable homes.

The Tampa Housing Authority has about 1,800 people waiting for Section 8 housing and 22,000 people waiting for some form of public or subsidized housing. Like Tampa, other local housing authorities have closed their waiting lists.

People on disability or those living on retirement savings and Social Security are also struggling to afford somewhere to live.

Their ranks include Jeffery Jones, 52, who has been homeless for about a year after being laid off from his last job. He has cancer and has applied for disability.

During his long work life he was employed in customer service, technical support and as a project coordinator. Now, he and a friend he looks after are sleeping in the doorway of a St. Petersburg library with just a blanket between him and the concrete floor.

Between them, their monthly income is just \$760. Jones has looked for an apartment to rent but can't find somewhere they can afford.

"I cannot believe the price of rent; it's impossible," he said. "To me, anything over \$500 is too much."

His only hope, he said, is subsidized housing. Until then, he will try to manage with his clothes and things in a bike trailer that he tows around.

"I hate it. I don't like being in this situation," he said.

Encore! Takes a Bow

Tampa Housing Authority and Banc of America CDC begin commercial lot sales at former public housing site
Business Observer Friday, Jun. 21, 2019, by Kevin McQuaid Commercial Real Estate Editor

In retrospect, Tampa Housing Authority officials acknowledge that 2010 was probably not the most opportune time to begin an ambitious vertical reworking of Central Park Village, a 28-acre tract containing substandard and arcane public housing.

But nearly a decade after the housing authority and joint venture partner Banc of America Community Development Corp. began infrastructure work, the rebranded Encore! neighborhood is celebrating the completion of four residential buildings.

Two of the four buildings — with more than 660 units overall and names like The Ella, The Trio, The Reed and The Tempo — are dedicated to senior housing, while the other two comprise families. Each has ground-floor retail space and residents with a mix of incomes. In the case of The Ella and The Reed, 70% of the units are devoted to affordable housing.



Central Park Development Group LLC, a Banc of America-led entity, also is offering lots for sale to third-party developers with the goal of adding market-rate apartments, retail space, hotel rooms and offices within the \$425 million project.

“We’re trying to be at the forefront of what makes a community vibrant,” says Jim Cloar, vice chairman of the Tampa Housing Authority. “And right now, we’re at a point where we’re looking at additional opportunities for outside developers to come in and build upon what we’ve done to date.”

In all, Encore! — the name is an homage to the musical heritage of the neighborhood, where Ray Charles recorded his first song and legendary jazz artists like Ella Fitzgerald and Duke Ellington performed — has entitlements in place for 1,500 residential units, 300-plus hotel rooms, 50,000 square feet of retail space and up to 180,000 square feet of office space.



COURTESY RENDERING — Ella is one of four residential buildings that have been developed to date at Encore!

Cloar and Eileen Pope, a Banc of America senior vice president, say one of the priorities is attracting a grocery store of roughly 36,000 square feet to the area.

The authority and Banc of America have retained commercial real estate brokerage firm Cushman & Wakefield to sell lots in Encore!, which are being priced starting at \$46 per square foot, or just over \$2 million an acre.

In all, 12 buildings are planned for the property. Vertical development began in 2011 on the seven-story Ella, while Tempo, another seven-story structure with 203 units, was completed last month.

Encore! Takes a Bow

Tampa Housing Authority and Banc of America CDC begin commercial lot sales at former public housing site
Business Observer Friday, Jun. 21, 2019, by Kevin McQuaid Commercial Real Estate Editor

Pope and Clor note that three of the undeveloped sites within Encore! are currently under contracts of sale to national developers who plan to build market-rate apartments or a hotel. All three sales are scheduled to be completed by mid-2020.

Clor, a former Tampa Downtown Partnership head who was appointed to the authority by then-May Bob Buckhorn in 2011, says Encore! has numerous advantages in its favor.

Chief among them is price, especially as compared to sites in downtown Tampa.

“We have lower land costs, and access to affordable housing grants and low-income tax credit programs,” Clor says. “That allows developers to build at a lower cost and charge rents or rates that are less than elsewhere in the market.

“Housing affordability is certainly a concern in Tampa and elsewhere, but we think we can help fill that niche.”

In-place infrastructure also gives Encore! an edge. Beginning in 2010, the authority and Banc of America began installing streets, water and sewer lines, a central chiller plant, solar panels for electricity and storm water capture systems.

“We’re pad ready,” Clor says.

Encore! also could benefit from trends toward re-urbanization, the economic development momentum that Tampa has fostered over the past decade, and from the fact that the property is both a designated brownfield and in a Qualified Opportunity Zone.

With that latter distinction, the U.S. Housing and Urban Development (HUD) agency will reduce mortgage insurance application fees and provide other incentives.

“We could not have foreseen how much growth would occur in Tampa in such a short period,” says Pope, who’s firm, a for-profit entity that is a subsidiary of Bank of America, has revitalized public housing sites in Baltimore, Chicago and St. Louis, among other places.

“The City of Tampa has been a very interesting success story, and the city staff has been ideal to work with,” adds Pope, whose firm has injected roughly \$150 million in equity into Encore! “You don’t see that everywhere.”

But perhaps Encore!’s biggest advantage is a location near four thriving areas — Tampa’s central business district to the south; the \$3 billion Water Street Tampa development downtown, to the southeast; Ybor City, just to the east; and SoHo Capital’s Tampa Heights project, to the northeast.

“If you look at an aerial photo,” Pope says, “Encore! is the big hole in the donut. Everything around it is moving forward. Our idea was we wanted to be a catalyst. We’ve seen elsewhere around the country that when there’s an area in, or near, a downtown, that no one wants to be in, if we can come in and put money into it, people notice.”

Among those to have noticed is the Urban Land Institute, which has cited Encore!’s mix of uses and income, its walkable streets and its sustainable development.

Such citations are in stark contrast to the way Central Park Village had been viewed for decades since the authority took it over in the 1940s.

Clor calls it “one of the worst examples of a public housing development.”

Encore! Takes a Bow

Tampa Housing Authority and Banc of America CDC begin commercial lot sales at former public housing site
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“It was typical of its time,” he says. “But ultimately, it became a spot you wanted very much to avoid, an area that had systematic design problems like a lack of through streets and walls that were intended to aid privacy but also bred crime.”

That reputation has been among Encore!’s biggest hurdles, Clour says.

“People remember Central Park Village,” he says. “We have to remind them constantly that what we’re doing is not public housing, and it’s not homogenous. The variety is enriching.”

“Two years ago, I would have said we have yet to get over the stigma of Central Park Village,” says Pope, whose company began working on the project in 2006, shortly after a master-plan redesign was completed.

“But I think now we’re on the cusp of that attitude being gone,” she adds. “And ultimately, we don’t want to forget the history completely. There were a lot of good things that happened there over the years.”

Among the good things to come may be Encore!’s designation as one of the first urban, master-planned projects in Florida to receive LEED neighborhood development certification for its environmental initiatives and efforts at sustainability.

And if all goes according to plan, build out at Encore! will occur around 2026.

“I see Encore! as uniquely positioned to be a home run,” says Bob Abberger, a former executive with developer Trammell Crow Co. in Tampa and a former executive with Strategic Property Partners, the joint venture that is developing Water Street Tampa.



COURTESY PHOTO — Trio at Encore!, which was completed in July 2014, contains 141 units.

“Its time has come,” adds Abberger, who today works as a consultant with RRA Development LLC, a firm he formed in 2016. I think it’ll end up being one great little neighborhood, and that, in turn, is what makes great cities — their neighborhoods.”

Key dates in the history of Tampa's forgotten Zion Cemetery

During the first two decades of the 20th century, Tampa's black community buried its dead at the site along North Florida Avenue.

Tampa Bay Times, Paul Guzzo June 23, 2019

THE TAMPA DAILY TIMES
TAMPA, FLORIDA, SATURDAY, MAY 25, 1929

Second Section

**REAL ESTATE
BUSINESS NOW
ON FIRM BASIS**

Tampa Dealers Have Overcome Boom Obstacles.

Real estate in Tampa is slowly, but apparently surely, coming to its own as a business, after two years of depression which followed the collapse of the world's most famous boom, late in 1925, with its widespread reactionary effects.

The years 1928, 1927 and 1928 found the substantial real estate dealers of Tampa, those who were reliable and trustworthy before the boom, struggling to hold their own against the tide of falling markets and trying to address something tangible from the wreck of the boom operation.

According to statistics kept by the recorder of deeds at the court house, the efforts of these real estate dealers are beginning to be reflected in increasing business.

The air of pessimism which pervaded the city for a time after the boom's collapse, is giving way before increased confidence in the future, the real estate operators declare. And this is greatly because of the fact that the early months of this year brought a notable stimulation in trade.

January, February, March and April witnessed a great increase in warranty deed transfers over the last four months of 1928, and the first three weeks of May show that the same stable condition existed during the preceding months. During the first week of May, 147 warranty deeds were filed, representing the number of original purchases. During the next week, 174 were filed, and during the third week, purchasers apparently filed 146 transfers.

Officials in the recorder's office disclosed the percentage of warranty deeds filed is well above the average for the past three years, and they predict that unless an unexpected slump occurs during the summer months the year will be the best since 1923 for the real estate business.

Madison Higgin Condemned.

Interest shown in this section of Florida, and particularly in Tampa, by northern investors and nation-

Here and There With the Cameraman; Three Types of Construction Now Under Way Here

The structure at the left is the new Western Union Telegraph company building, corner of Twiggs and Marion streets, which will be completed about Sept. 1. The total investment in the lot, building and fixtures will total \$750,000, officials of the company said today. The building will be occupied by the company about January 1. The residence in the group above which should be completed soon after June 1 is being built for G. A. Hansen. It is located in Golf View park, just north of the Palma Ceia golf course, and will cost approximately \$35,000 when completed. The new row of stores shown at the lower right are located on Florida avenue and owned by H. P. Kennedy.

Second Section

**BIG BUILDING
TOTAL LIKELY
THIS MONTH**

Kress and Rutland Permits to Add to Figures.

Starting off with a rush this year, building permits totaled \$293,381 in the month of January. There was a lull in the business for several months after which it started on the upward grade again with noticeable force in the month of April which totaled \$294,188. If permits are issued for the Kress building and the Rutland building during May receipts in the building inspector's office will be larger than any month of the year, so far.

The total permits to date, consisting mostly of small jobs, total \$842,812. The permits for Kress and Rutland will total over \$200,000, the building inspector said. The Kress building permit, which ranges between \$250,000 and \$300,000, and the Rutland building will cost about \$150,000.

Many of the large buildings which are either completed or under construction had permits issued in January. The Phoenix Hotel company completed a building recently at a cost of \$450,000.

The permit for the Western Union building which is being constructed at the corner of Twiggs and Marion streets, was for \$1,000,000. The building when completed will be the most modern telegraph office in the United States. Practically all of the steel has arrived on the job and much of it has been erected. The building is being constructed by Kress and Rutland.

Many dwellings have been erected within the city in the past few months. In the month of January, 23 dwellings were erected at a cost of \$45,245. In February 18 dwellings were completed at a cost of \$30,540. March saw work begun on 18 dwellings at a cost of \$21,510. In April \$22,200 was spent in the erection of 28 dwellings.

Monthly Totals.

**OLD BUILDINGS
COMING DOWN
FOR NEW ONES**

Ancient Structures Are Eye Sores, Builders Say.

**College Professor
Forgets His Class
And Goes Fishing**

In the January Press.

New York, May 21.—A professor at Columbia university absented himself from his class yesterday while 150 students looked on anxiously for his return.

When Professor Park's Thomas Moore failed to appear to give the scheduled lecture, their examination in "Introduc-

**STATE RACING
VOTE INCLUDED
IN TRACK BILL**

Referendum Would Be Allowed at General Election.

**Growers Call Mass
Meet to Discuss Fly**

Faced with the possibility of losing their farm incomes next season through the invasion of Florida by the Mediterranean fruit fly, the growers and farmers of Hillsborough county will hold a mass meeting at Plant City Monday night to select a committee which will confer with the federal quarantine board at Orlando relative to the planting of the next season.

**KILLS MASHER
THEN RETURNS
TO HER WORK**

Farmer Girl Found in Berry Patch; Clubbed Man.

A woman's inquest into the attack probably will be held today.

Meanwhile the office of the sheriff in Berkeley, county east of Tampa county, said no warrant had been issued for the girl's arrest and that no action would be taken until the county's jury had returned its verdict.

Attack is narrated by his wife and law abiding. Miss Coker's father, Jack Coker, operates a small farm where the girl worked most of the day in a strawberry patch.

Greenwood is located in the northeastern section of northbay.

Construction wrapped up in May 1929 on a new building that housed businesses along North Florida Avenue in Tampa, lower right, according to this article from the Tampa Daily Times. The property once was the site of Zion Cemetery. The building, no longer in use, is still there today.

The first burials occurred by 1905 at Zion Cemetery, Tampa's first officially recognized burial ground for African-Americans.

By 1923, the cemetery at Florida and Virginia avenues had disappeared from public documents and news reports, leaving leaders in the city's black community to wonder now whether the bodies were moved or remain in the ground.

Here are key dates in the history of Zion.

1894

Nov. 24: Richard Doby, a prominent African-American land developer, purchased the plot of land that would later become Zion Cemetery. He bought it for \$1 from Isaac W. Warner.

Mount Carmel AME Church begins holding services on Sundays in the one-room, wooden Robles Pond Elementary School at 3819 N Florida Ave., according to a federal document recorded by the Works Progress Administration. The school is on Richard Doby's property.

1901

February: A map of Zion Cemetery is filed with the Hillsborough County Clerk's Office.

Key dates in the history of Tampa's forgotten Zion Cemetery

During the first two decades of the 20th century, Tampa's black community buried its dead at the site along North Florida Avenue.

Tampa Bay Times, Paul Guzzo June 23, 2019

1905

August: First mention of Zion in a newspaper article, though not by name. A teenager was said to have been buried in the African-American cemetery north of city limits — the description later used by newspapers routinely to describe Zion Cemetery.

1907

Nov. 27: Doby sells the cemetery for \$300 to Florida Industrial and Commercial Co. Among the company's officers is Daniel A. Perrin, former pastor of St. Paul AME Church.

Mount Carmel AME Church moves to 415 E Lake Ave. at the corner of Florida Avenue, a block away from Zion Cemetery. Mount Carmel AME spins off another church, today's Greater Mount Carmel AME Church at 4209 N 34th St.

1912

James J. Head, a former county treasurer and a former Confederate commander, claims he is the rightful owner of Zion Cemetery because he paid its back taxes. Records show Florida Industrial and Commercial retained ownership.

1914

The city limits of Tampa has grown to include the Zion Cemetery. The privately published Polk City Directory for Tampa lists Zion for the first time. The address is Florida Avenue near Buffalo Avenue. Buffalo was later renamed Dr. Martin Luther King Jr. Boulevard.

1915

Zion receives a numerical address in the Polk City Directory — 3801 N Florida Ave.

March: Zion Cemetery is auctioned off by the Hillsborough County Sheriff's Office to pay a debt owed to Orleans Manufacturing Co. by Florida Industrial and Commercial Co. It's not clear who purchased the land.

1916

"Mt. Carmel AME" is scribbled at the corner of the Zion property on an atlas map published by Hillsborough County.

1919

Memorial Cemetery becomes Tampa's second official African-American burial ground.

1921

New Salem Christian Church appears in the city directory at 320 Ruth Ave. That address is on Zion Cemetery property.

1922

A map from insurance company Sanborn shows an African-American cemetery where Zion is located but does not include a name. An unnamed chapel is also on the plot of land.

1923

December: A *Tampa Times* article lists Zion in a story about prominent cemeteries.

Zion Cemetery does not appear in the annual Polk City Directory. It never reappears.

FLORIDA

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Tampa Bay Times, Paul Guzzo June 23, 2019

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1925

July: The *Tampa Tribune* reports that black communities near Florida and Lake avenues are getting squeezed out by white developments. Zion Cemetery is in this area.

1926

Jan. 28: Alice W. Fuller of Los Angeles sells Zion for \$1 to Tampa developer H.P. Kennedy. It is not clear who sold it to Fuller or when.

May: The *Tampa Tribune* reports about a mass reburial of bodies, from Tampa's Catholic Cemetery to Myrtle Hill Cemetery.

August: The *Tampa Times* reports that 50 bodies were removed from a black cemetery in St. Petersburg.

1929

February: The *Tampa Times* reports that H.P. Kennedy obtained approval to build a five-shop storefront at 3700 N Florida Ave. This is on the Zion Cemetery property.

1931

There is no reference to a cemetery at Florida and Virginia avenues, named or unnamed, on a Sanborn map.

1951

November: While building the Robles Park Apartments, on land that includes part of the Zion site, crews unearth three caskets. The city tells reporters that other bodies had been moved in 1925 by the unnamed owner of the land at the time.

Minutes from Housing Authority meetings include discussion of the caskets and the need to reinter them, but there's no mention of halting construction or searching for more graves.

2019

The current owners of the Zion land, the Tampa Housing Authority and restaurateur Richard Gonzmart, learn from the *Tampa Bay Times* that a forgotten cemetery had been located there.

FLORIDA

Nearly 400 people buried in Tampa are missing. What happened to Zion Cemetery?

Were they moved? Or do these African-Americans still lie beneath the ground along North Florida Avenue where restaurant trucks and public housing residents come and go?

Tampa Bay Times, Paul Guzzo June 23, 2019 | Photographer James Borchuck contributed to this report.

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TAMPA — Byron Pressley parked along the side of the road and sat for a few minutes looking out the window of his car.

He got out, walked slowly toward a chain link fence, and asked himself: “Will people watching think I’m crazy?”

Pressley, a church pastor, knelt in front of the fence and prayed. Then he stood, took a breath and sang Jesus Keep Me Near, a hymn popular among African-Americans in the decades after slavery was abolished.

Minutes before on this January afternoon, Pressley had learned from a reporter that Tampa’s black community buried its dead for two decades along this stretch of North Florida Avenue — now home to a couple of Columbia restaurant warehouses and the back of the **Robles Park public housing** complex.

There’s no sign today that a cemetery once occupied 2 1/2 acres here, no hint of the squares plotted out on an old map showing nearly 800 graves.

Zion Cemetery, the first African-American cemetery recognized by the city, has been forgotten. Acting on a tip last fall, the Tampa Bay Times began examining what became of it.

After reviewing thousands of historic records, and conducting dozens of interviews, reporters identified death certificates for 382 people who were buried at Zion from 1913 to 1920. There were likely many more.



Part of the forgotten Zion Cemetery was on property now occupied by the sprawling Robles Park public housing project in Tampa. The Tampa Housing Authority, owners of the complex, said it would welcome a partnership with anyone interested in researching the grounds to determine what became of the African-American cemetery. [LUIS SANTANA | Times]



Byron Pressley, pastor at First Mt. Carmel AME Church.



Figure 1 Part of the property on North Florida Avenue that was the Zion Cemetery is owned by Tampa restaurateur Richard Gonzmart. [LUIS SANTANA | Times]

The cemetery was established in 1901 but deaths were not always recorded in an era when no regulations protected graves and when African-Americans were treated as second-class citizens.

The Times determined that 13 of the bodies were moved, most of them to two Tampa cemeteries.

No one knows what became of the others. Were they moved, too? Or do they still lie beneath the ground where restaurant trucks and the residents of a half-dozen apartments come and go?

As the Times sought answers, ripples of shock and disbelief spread. They reached Pressley, pastor of First Mt. Carmel AME Church at 4406 N 26th St.

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Pressley had never given a thought to the property at Florida and Virginia avenues. He didn't know that his church had historical ties to a place called Zion Cemetery.

But as he prayed there that January afternoon, a connection formed.

"I don't know how to explain it to people, but there's a feeling you get," Pressley said. "As if there were people there. Their spirit was kind of still there because I could feel it. I stood there in awe. There used to be a cemetery there, and it just gave me chills."

The search for the bodies in Zion Cemetery began with an even bigger mystery.

Since 2015, Ray Reed has pored over genealogy websites seeking death certificates for the thousands of people buried three miles to the northeast at Cemetery for All People — known through the years as the Poor Farm Cemetery or the county's potter's field.

County records listed only 839 burials at the site, 5901 N 22nd St., and finding more has become Reed's quest in his retirement from a job with Hillsborough County's indigent health-care system.



Ray Reed, who is tracing those buried in unmarked graves at Tampa's Cemetery for All People, noticed references in his research to a place he had never heard of — Zion Cemetery. [Times (2018)]

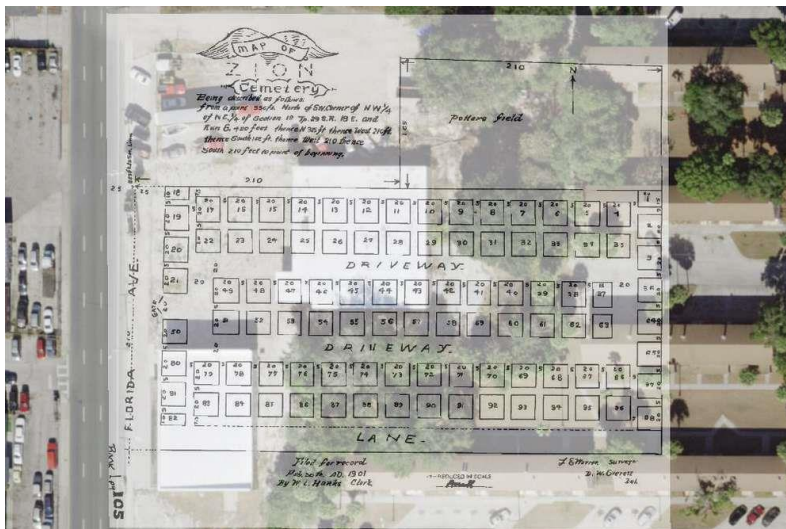


Shelby Bender, president of the East Hillsborough Historical Society.

Reed came upon death certificates for African-Americans who had been buried in a place he never heard of, Zion Cemetery. He reached out to the Times.

Neither local historians nor churches linked to Zion Cemetery had ever heard of it, either. A handful of people whose families have lived for generations in Tampa recalled the name, but nothing more.

Maybe the bodies were moved somewhere else. Shelby Bender, author of Tampa's Historic Cemeteries, suggested a city cemetery, perhaps, or the Italian Club Cemetery, or the private Memorial Park — Tampa's second African-American cemetery.



An overlay of images old and new produced a chilling result. A 1901 map of the forgotten Zion Cemetery shows it was located where warehouses, an old storefront and the back of a public housing project stand today. The composite was created by Rebecca O'Sullivan of the Florida Public Archaeology Network at the University of South Florida.

The Italian Club has no knowledge of a mass reburial.

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So the Times reviewed genealogy websites and found 382 death certificates with Zion as the burial site, then compared them with the lists of people buried in Memorial Park and in city-owned cemeteries — Jackson Heights, Marti/Colon, Oaklawn and Woodlawn.

Seven people turned up at Memorial Park, 2225 E Dr. Martin Luther King Blvd., and three at Woodlawn, 3412 N Ola Ave.

Three other bodies had been identified in November 1951 when crews building the Robles Park housing project unearthed their caskets. That might have served as a red flag that a larger cemetery had been discovered. But the city told reporters at the time that the Zion graves had been moved in 1925, by someone who purchased the cemetery that year.

There is no indication, in the documents or news archives, that any but those 13 bodies were ever moved. And there likely would be some mention, somewhere, given the time and effort such a sensitive undertaking would require, historians say.

Presented with this research, African-American leaders are demanding to know what became of the people buried in the city’s first black cemetery.

“Sadly, I’ll be more surprised if they were moved,” said Pastor Dwayne Gaddis of New St. Paul AME, another church that learned it had ties to the cemetery. “If not, hopefully there is something that can be done to bring proper closure.”

* * *

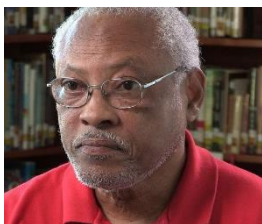
Responsibility for a search lies with the city of Tampa and with the **Tampa Housing Authority**, owners of the Robles Park housing project, said Yvette Lewis, president of the NAACP in Hillsborough County.

“They need to apologize and make this right,” Lewis said. “Bodies don’t mysteriously disappear.”

Whatever the research might turn up, those pushing for it want to see a memorial erected on the property, featuring the names already revealed and space for more.

“Their story needs to be told,” said Fred Hearn, a local historian who leads a downtown walking tour. “African-American history is American history.”

The first step may be to spread the word to see if anyone knows what became of the bodies.

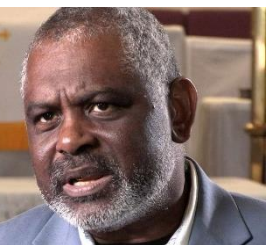


Fred Hearn, historian and black history tour leader.

If no answers emerge, remote-sensing experts with ground-penetrating radar might help. But that process could cost tens of thousands of dollars.

It’s the kind of work done through the Florida Public Archaeology Network, part of the University of South Florida’s Anthropology Department. USF might be able to coordinate with the state’s Bureau of Archaeological Research, said the network’s Rebecca O’Sullivan.

“If that worked out, it would obviously be at a much-reduced cost to the city,” O’Sullivan said.



Dwayne Gaddis, pastor at New St. Paul AME church.



Yvette Lewis, president of the Hillsborough Branch of the NAACP.



Rebecca O’Sullivan, a coordinator with the Florida Public Archaeology Network.

FLORIDA

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Tampa Bay Times, Paul Guzzo June 23, 2019 | Photographer James Borchuck contributed to this report.

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The Housing Authority, which purchased the property decades after the cemetery disappeared, would welcome an investigation, said Leroy Moore, chief operating officer. One reason: There are plans to develop more housing there in the coming years.

Under Florida law, once a lost cemetery is found, construction must stop until the bodies are disinterred and reinterred somewhere else.

“If there are organizations that are interested in partnering with us now to start looking for it, we are open to doing that,” Moore said. “We can cooperate, but we don’t have ability to fund it today.”

The rest of the cemetery property is owned by Richard Gonzmart of the Columbia Restaurant Group, who one day aims to develop a culinary school there to provide opportunities for neighborhood youth.



Richard Gonzmart, president of the Columbia Restaurant Group, launched his own search into the forgotten Zion Cemetery after learning it once occupied property he bought in 2016 along North Florida Avenue in Tampa. [Times (2010)]

Gonzmart knew nothing about Zion Cemetery when he purchased the land in 2016, he said in an email to the Times. Informed of the property’s history, he began his own research. He would not say whether he’d allow radar there.

Said Gonzmart, “We recognize the significance of that land in the history of Tampa Heights and in the lives of African-American pioneers.”

* * *

Zion Cemetery was founded in 1901 by Richard Doby, a wealthy black businessman who helped establish an African American community known as Dobyville in today’s west Hyde Park.

In 1894, Doby purchased the land to the north that would later become Zion Cemetery from Isaac W. Warner for \$100, the Times discovered in a deed search.

The Zion land was part of another African-American settlement, Robles Pond. Doby likely saw a need for a school and a church at Robles Pond, plus a cemetery for African-Americans from throughout the county, historians said.

Pressley, of First Mount Carmel AME, said that in its early years, the church was allowed to use the Robles Pond School on Sundays.

Doby was a member of another church, St. Paul AME — downtown at the time but now New St. Paul AME at 4603 N 42nd St.

The city’s Oaklawn Cemetery allowed black and white burials but was filling up, said Rodney Kite-Powell, curator with the Tampa Bay History Center. Woodlawn had added a section for African-American burials by 1900 but it couldn’t handle the city’s growing population, either.

The first map of Zion Cemetery filed with the county clerk at the turn of the 20th century had a corner cut out for the schoolhouse and church.

FLORIDA

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Doby sold Zion in 1907 for \$300 to Florida Industrial and Commercial Co. — a black-owned company that made caskets, furniture and musical instruments, according to clerk’s office archives, city directories and a February 1909 article in the Tampa Tribune.

In 1912, newspapers reported that James J. Head, a former Confederate commander and county treasurer, tried and failed to take control of the cemetery by claiming he owned the tax deed.

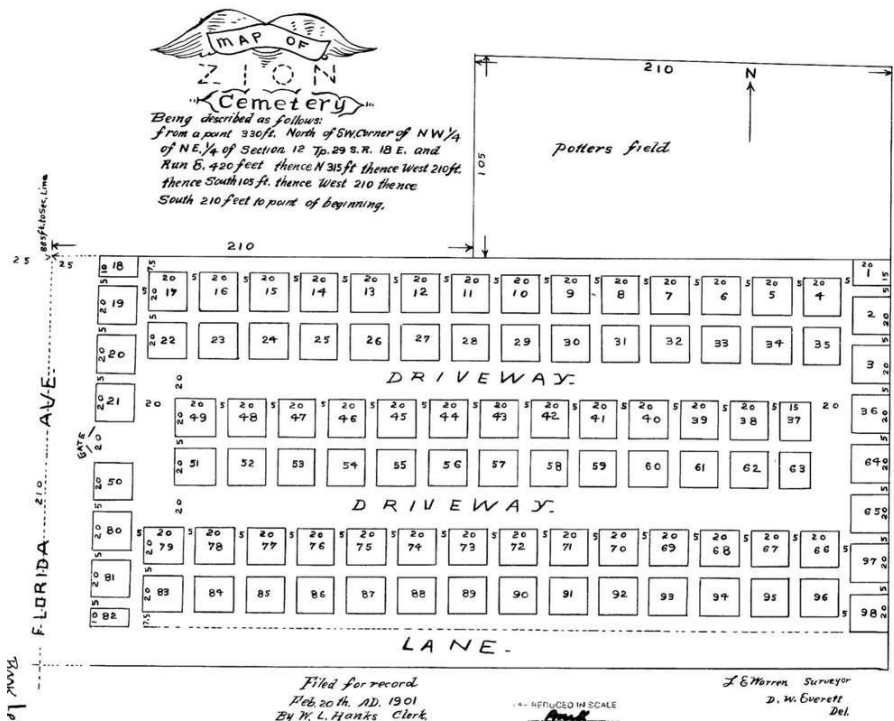
Florida Industrial and Commercial eventually did lose Zion Cemetery, in 1915, during a sheriff’s sale to pay a debt, according to a legal notice published in the Tampa Times.

In 1916, a county map shows “Mt. Carmel” scribbled in the corner of the Zion property, perhaps indicating that the church was overseeing the cemetery for the new owner, Kite-Powell said.

Genealogy websites show no Zion Cemetery death certificates after 1921 — perhaps, he said, because Memorial Cemetery opened in 1919 and took all the business.

In December 1923, the Tampa Times called Zion one of the city’s “most prominent and greatly used burial places.”

Soon, though, developers were eyeing the neighborhood for future white suburbs.



A map of Zion Cemetery filed in February 1901 shows 98 plots, each with room for about eight graves. That’s a total of nearly 800 graves, not counting the land set aside to the north of the property for a potter’s field. [Hillsborough County Clerk]

Robles Pond had a population of 315 in 1927, according to A Study of Negro Life in Tampa from the city of Tampa. “The Negroes lived in this area first, but it has been surrounded by Whites,” the study says.

By this time, Zion Cemetery had disappeared from maps and city directories.

In 1929, a five-shop storefront was built on the Florida Avenue side of the Zion property, home to Acme Furniture and Tampa Health Bakery. The building, now vacant, still is there on Gonzmart’s property.

The developer of the storefront was H.P. Kennedy who, according to clerk’s office records, purchased the Zion property in 1926 for \$1 from Alice W. Fuller of Los Angeles County. It’s unclear how Fuller came to own the land.

When Doby sold the property to Florida Industrial and Commercial, the deed noted that it contained cemetery plots. No such mention appears in the Fuller-to-Kennedy sale.

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Decades later, in November 1951, the discovery of the three caskets made news during construction of the Robles Park apartments, a complex of three dozen long, two-story buildings where initially only whites were allowed.

Newspaper articles make no mention of who might have moved the other Zion graves or how in 1925. It is not clear from the Times research who owned the property then.

Minutes from Housing Authority meetings at the time include discussion of the caskets and the need to reinter them, but there's no mention of any search for more graves.

Unlike today, no laws required developers to do so in 1951.

"In a best-case scenario, when human remains are moved from one cemetery to another, there is a paper trail," Kite-Powell said.

But considering the second-class status of African-Americans in the 1920s, he said, "I can certainly picture a scenario where a private or a church-based black cemetery ceased to exist and they move the remains to someplace else, but they don't document that."

Still, a large-scale relocation would have rated coverage in local newspapers, said Joe Joseph of Georgia-based archaeological society New South Associates, which specializes in lost African-American cemeteries.

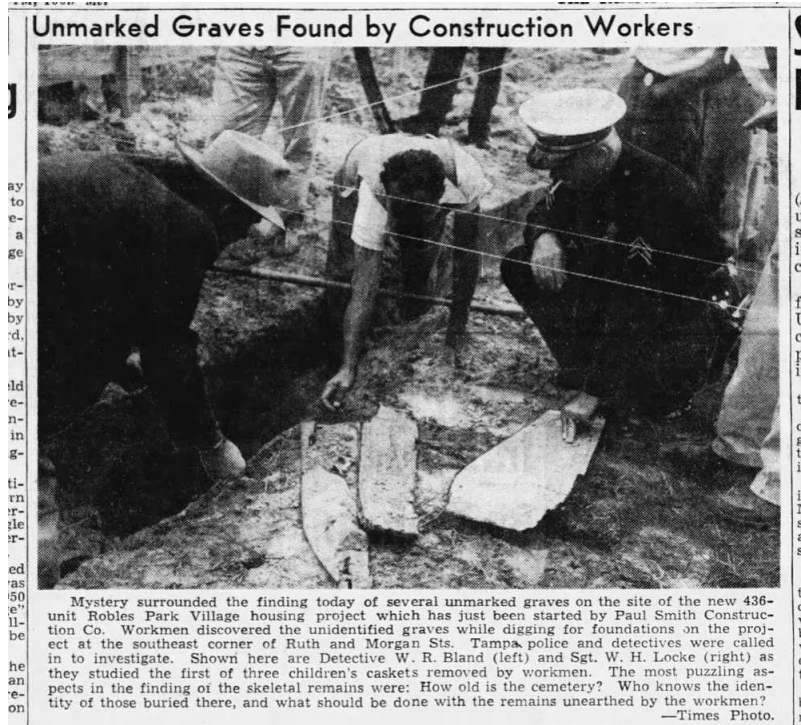
The only mention the Times found of relocating remains from Zion was a handwritten letter sent in 1989 from the late Leland Hawes of the Tampa Tribune to Cantor Brown, who has written books on the city's African-American history. Hawes said the mother of the late civil rights activist Robert Saunders once told him African-American bodies from a "burial ground in an area north of downtown called Robles Pond" were moved to "parts unknown."

Brown said he cannot imagine where they might have gone.

* * *

The men buried in Zion would have been laborers, primarily, and the women domestic workers — people whose "tears and blood" helped build Tampa in its pioneering years, said Lewis with the NAACP.

Around 20 percent of those whose death certificates the Times located were born before the end of the Civil War in 1865, either in Florida or another southern state.



An article from the Nov. 16, 1951, edition of the Tampa Daily Times describes the discovery of unmarked graves during construction of Robles Park Village. The bodies were from the old Zion Cemetery, relocated in 1925, according to the article. There are no other indications in a search of historical records that the move ever happened.

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Some of them rated stories in the newspapers when they died, like Caroline Hicks, a servant for the sheriff, and L.G. Caro, a minister who helped found Bethel Baptist Church and was considered a key political endorsement for white politicians.

Still, their community would have wielded little of the power needed to protect the cemetery during the years it faded from sight.

"The mid-20s are the high-water mark of the Klu Klux Klan in the 20th century," said Andy Huse, a librarian with the University of South Florida Special Collections Department. "They would parade around quite openly."

African-Americans, Huse said, "had no voice at all."

Many might have chosen to head north, away from Tampa, cutting off their connections here, said Joseph with New South Associates.

"With them went the memory of where their burial grounds were," he said.

Communities across the country often forget their African-American cemeteries, Joseph said. He provided a dozen examples where headstones but not bodies were removed from cemeteries in the years before the civil rights movement of the 1960s.

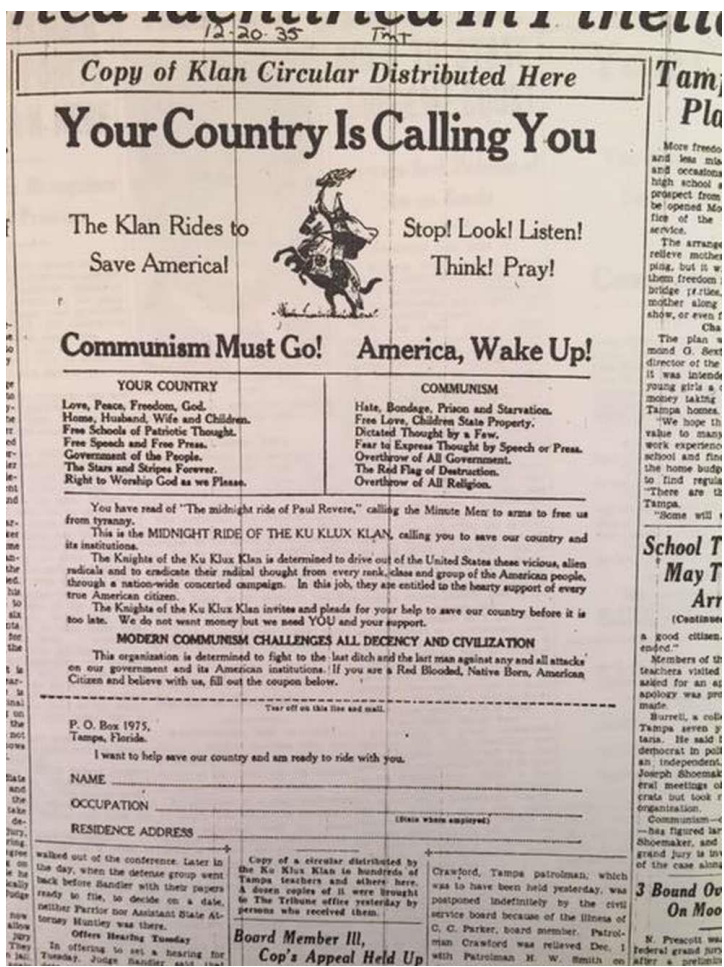
Last year, the skeletal remains of 95 African-Americans were discovered at a school construction site in Fort Bend County, Texas, and 13 years ago, the remains of nearly 400 African-Americans were uncovered during construction at Hunter Army Airfield outside Savannah, Ga.

U.S. Rep. Alma S. Adams, a North Carolina Democrat, has introduced the African-American Burial Grounds Network Act to create a government-funded database of known and potential grave sites.

One afternoon in May, a handful of people with a stake in the rediscovery of Zion Cemetery toured areas of the property that they could reach.

One recalled hearing church elders speak of the cemetery when he was a little boy. Another remembered hearing a story from a fellow parishioner.

All wondered whether the bodies still remain.



A Ku Klux Klan flyer distributed throughout the Tampa area was later featured in a 1935 article in the Tampa Tribune. The Klan was at its 20th century peak in the 1920s, when the Zion Cemetery serving Tampa's African-American community disappeared.

HILLSBOROUGH COUNTY

Community demands answers on hundreds of missing graves in Tampa’s first black cemetery

Hundreds of people found their final resting place at Zion Cemetery in the early 1900s. In the decades since, the cemetery was forgotten.

10 News WTSP, Emerald Morrow, emorrow@wtsp.com. 10:23 PM EDT June 24, 2019

TAMPA, Fla. — It's believed hundreds of bodies from Tampa's first African American cemetery could be buried underneath a part of a public housing complex in Tampa.

“The fact that Zion Cemetery could be so quickly covered up and its memory extinguished really goes to show what life was like in the 1920s for African Americans,” said Rodney Kite-Powell of the Tampa Bay History Center.

“The lack of any kind of political strength, the kind of helplessness...that the community would have felt to prevent something like this from happening, just shows how truly powerless African Americans were not just in Tampa, but in this country during that time period.”

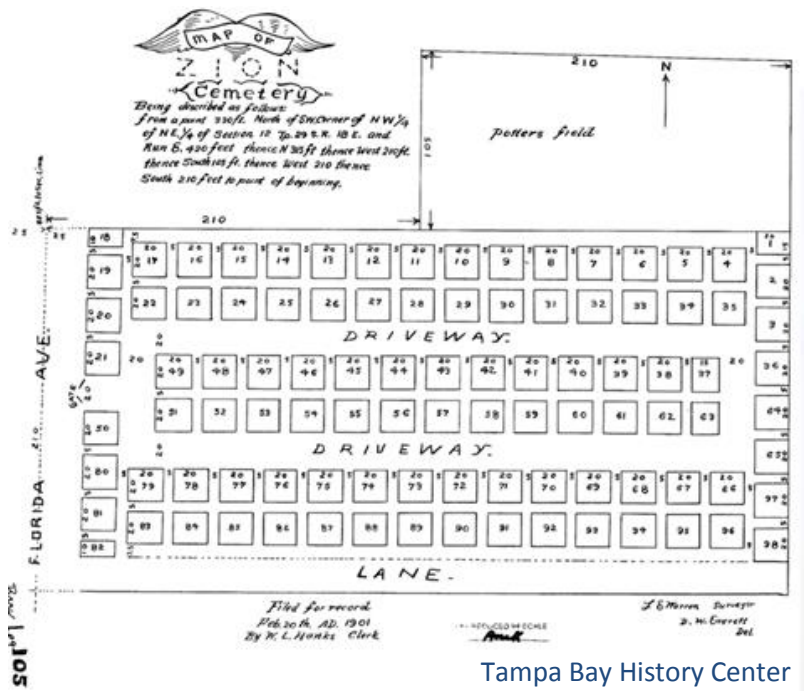
In the early 1900s, hundreds of African American men and women found their final resting place at the Zion Cemetery along Florida Avenue in Tampa.

However, when the **Tampa Housing Authority** built Robles Park Village in 1951, some of those bodies were likely permanently encased underneath the development, and the memory of that cemetery was forgotten – until now.

“It is unconscionable, even based on 1951-era standards, that land was developed upon without having confirmed all bodies were properly removed,” said Leroy Moore, chief operating officer of the Tampa Housing Authority in a statement. “From the reporting, there seems to be legitimate reason to believe that could have happened.

"We will find out as soon as we proceed with our archaeological assessment and will always seek to be responsible and respectful of what we discover.”

Community leaders who learned about the lost cemetery said the discovery was a painful reminder of a dark chapter in Tampa’s history.



Tampa Bay History Center

"I couldn't do nothing but cry," said Yvette Lewis of the Hillsborough NAACP. "When someone is laying to rest, that's just it. They are laying to rest. "And for you to go back and to disturb them, they're not at rest."

Lewis said she wants to see the city be proactive in rectifying what she calls an injustice.

“We’re going to ask that the city of Tampa put together a task force to help explain to the community, put up a placard, put up some information record this in the history of Tampa," she said.

"Let people know that we were a part of the history of Tampa.”

Historian Fred Hearn echoed that sentiment: "My gosh, we've got to make this as right as we can, right now. It's frustrating because as we look at this part of history...it makes me wonder how many other significant things in black history were kept from us.

"Tampa's part of the deep South, and we know that segregation, racism ran rampant and that black lives did not always matter."

The Tampa Housing Authority said the agency is “in the process of advancing its environmental, historical and archaeological assessment process of Robles Park Village” to further gather facts about the site.

“Let’s right this wrong,” Lewis said. “Let’s fix it.”

Actions

Technology tracks sound of gunshots goes live in Tampa, hopes to track crime

ABC Action News, Nicole Grigg | Updated: 5:57 AM, Jun 24, 2019

TAMPA, Fla. -- A technology used to track the sound of gunfire in hopes of responding to a scene or a gunshot victim quicker is now live in Tampa.

On Friday, at 11 a.m., the *ShotSpotter* technology was turned on to help the department track the sound waves of gun shots.

The technology will help officers determine if there is shooting and will help respond to an area in case a 911 call is not made.

Tampa police has sensors hidden in the city in an undisclosed location. The areas remain anonymous to protect the crime-fighting technology.

If a gunshot is detected, the location of the sound alerts officers on the streets and dispatchers instantly. The hope is to help respond quicker to the shooting, and to a possible gunshot victim.

Captain Paul Luscyski said the department is not listening to people or their conversations.

"There is no surveillance involved with the gunshot detection," he said.

Luscyski, a veteran on the force for 29 years said it's frustrating to hear gunshots but not able to find them.

"I've heard shots fired but I have no idea where they're coming from because I'm inside the car." Luscyski said.

Advocates like Reva Iman in the **Robles Park** community say they applaud the City of Tampa in bringing ShotSpotter to Tampa.

Iman, who is with Organize Florida, is dedicated to bringing communities together.

She lives in the crime-ridden area and said she can hear gunshots often.

"You would never understand it until you're really just over here in this area," she said. "It's a constant fear."

Although we don't know if the technology is being used inside Robles Park, or near it, Iman applauds the city.

As of now, the police department has a two-year grant for the program, and they are exploring other options.

Luscyski said the department is looking to expand it by looking into a grant that would purchase 30 cameras that would actually pan to where a shooting is in the deployment area.



The hope is to help respond quicker to the shooting, and to a possible gunshot victim.

PERSONAL FINANCE

This is how many full-time jobs a minimum wage worker needs to afford an apartment

“Our rental housing needs have worsened considerably over the past 30 years, leaving housing out of reach for millions of low-wage workers.”

LADDERS, CW Headley, cheadley@theladders.com | JUNE 24, 2019

America’s minimum wage system isn’t really working. The hard truth is, even with the recent increase issued by The Raise The Wage Act of 2017, the current rate doesn’t effectively cover the rent anywhere in the US. To rent a modest one bedroom apartment in this country a person would need to earn a minimum of \$17.90 an hour, and \$22.10 an hour to secure a two bedroom apartment. These figures come courtesy of the annual report published by the National Low Income Housing Coalition.

The federal government mandated a national minimum wage of \$7.25 an hour, has been officially succeeded by 29 states in America. Unfortunately, these rates rarely proffer stable incomes for low wage earners in the U.S, as The NLHC reports that it would actually take more than three times the federal minimum wage to meet the national housing wage for a two bedroom apartment.

The national housing crisis

The National Low Income Housing Coalition has been surveying minimum wage and housing costs for nearly three decades now.

“Our rental housing needs have worsened considerably over the past 30 years, leaving housing out of reach for millions of low-wage workers,” said Diane Yentel, president and CEO of the National Low Income Housing Coalition in a press statement.

Last year’s report went on to reveal that there are only five states wherein minimum wage employees can afford a one bedroom apartment: Arizona, California, Colorado, Oregon, and Washington, all of which employ rates that exceed the federal minimum of \$7.25. The rest of the country doesn’t fare as successfully, as millions of minimum wage workers are being forced out of their apartments by rising housing costs instated all across the nation.

More than 11 million families dedicate more than half of their small incomes to rent and utilities. Most housing advocates suggest spending no more than 30% of your income on housing to avoid succumbing to debt.

“Clearly the country is in the grip of a pervasive affordable housing crisis affecting rural, urban and suburban communities alike,” she said.

The Coalition’s newest report, which was published just this past Tuesday offers a sobering insight into the impractical standards placed on low-income earners. In order to afford a two-bedroom apartment, a Florida minimum wage worker earning \$8.46 a week would have to work 108 hours a week or take on nearly three full-time jobs. Mind you, the average two-bedroom apartment in Florida is about \$1, 133 a month.

The Tampa Bay Times, recently covered the Coalition’s latest release, highlighting the tragedy of the failed system by detailing the experiences of several local low wage earners.

First there was Ashley East, a 33-year-old single mother of three that makes \$10 an hour as a housekeeper. She and her three children are forced to share a two bedroom apartment with East’s mother, as a more suitable living situation is beyond her grasp on her current wage, and a second job would certainly mean even less time with her young children. Or take Jeffrey Jones, a cancer-stricken man that is forced to sleep on a concrete floor every night because his wage has made it impossible to secure proper housing. Currently, Jones is one of the nearly 1,800 people awaiting section 8 housing from the **Tampa Housing Authority**, alongside the 22,000 denizens awaiting subsidized housing.

A Times editorial

Help create housing for low-wage workers

Tampa Bay Times, June 25, 2019

Three jobs to put a roof over your head? A new national study shows how far housing prices are beyond the reach of many working Floridians. It's an alarming snapshot of the economy that highlights the struggle for low-income families, and it underscores the need for state and local governments to do more to expand access to affordable homes.

A worker making Florida's minimum hourly wage of \$8.46 would have to work 108 hours a week - close to the equivalent of three full-time jobs - to afford a modestly priced two-bedroom apartment in the state, according to a study released this month by the National Low Income Housing Coalition, a Washington advocacy group. A report by the *Tampa Bay Times*' Christopher O'Donnell found a similar story in the Tampa Bay region, where the \$1,133 average rent for a two-bedroom apartment is well beyond the reach of minimum wage and other low-paid workers. A person would need to earn \$21.79 an hour - more than \$13 above the state's minimum wage - for that rent to be 'affordable.' That figure is based on households spending no more than 30 percent of their income on rent, a threshold recommended by housing advocates to avoid families spiraling into debt.

The housing crisis extends beyond Florida. Millions of families across the United States have been priced out of the private rental market. Even in states with a minimum wage higher than the \$7.25 an hour federal standard, the study found, there is nowhere a full-time minimum-wage worker can afford the average rent of a modest two-bedroom home. The crisis affects urban and rural communities alike. In Florida, which ranked 15th most expensive, the average rent statewide for a two-bedroom apartment was \$1,189. Even to afford a one-bedroom place, a minimum wage worker would have to work an 87-hour week.

The study captures the hopelessness of many working families and the hurdles state and communities face in making a significant dent in the problem. While Tampa's new mayor, Jane Castor, has made an expansion of affordable housing a priority, the backlog in needs is daunting. The **Tampa Housing Authority** has about 1,800 people waiting for subsidized housing vouchers and 22,000 people waiting for some form of housing assistance.

Castor is forming an affordable housing transition team to help her craft a strategy. Next year, the city will build 60 homes with nonprofit partners, almost double this year's total. Castor's first budget is also expected to include more than \$1 million to help low-income residents buy homes. And the city is looking at creative ideas, such as using tiny homes, container units and converted motel space in the urban core to expand the affordable inventory. In Pinellas County, the county and the city of St. Petersburg have allocated millions in Penny for Pinellas dollars for additional affordable housing.

The Florida Legislature, though, continues to undermine these efforts. Lawmakers again this year swept hundreds of millions of dollars from the affordable housing trust fund for other purposes - a practice dating more than a decade at a loss of more than \$2 billion for affordable housing. Lawmakers also passed a bill making it harder and more expensive for cities and counties to induce builders to include affordable units as part of their developments.

Castor and other local officials will need to continue lobbying their legislative delegations to restore the affordable housing funding. They also need to be creative about using city property and incentives in working with developers to meet more demand from working families. The last thing a growing region needs is to price-out an essential workforce.

Names linked to lost graves

A historian says more bodies may have been at a Tampa African-American cemetery.

Times Staff Writer, Paul Guzzo, atpguzzo@tampabay.com, June 25, 2019

TAMPA - The lost Zion Cemetery's burial population might have been nearly double the 382 that has been reported thus far.

Last fall, hobbyist cemetery historian Ray Reed told the *Tampa Bay Times* that he had come upon a few death certificates for an unknown Tampa burial ground called Zion. He asked for help in discovering its story.

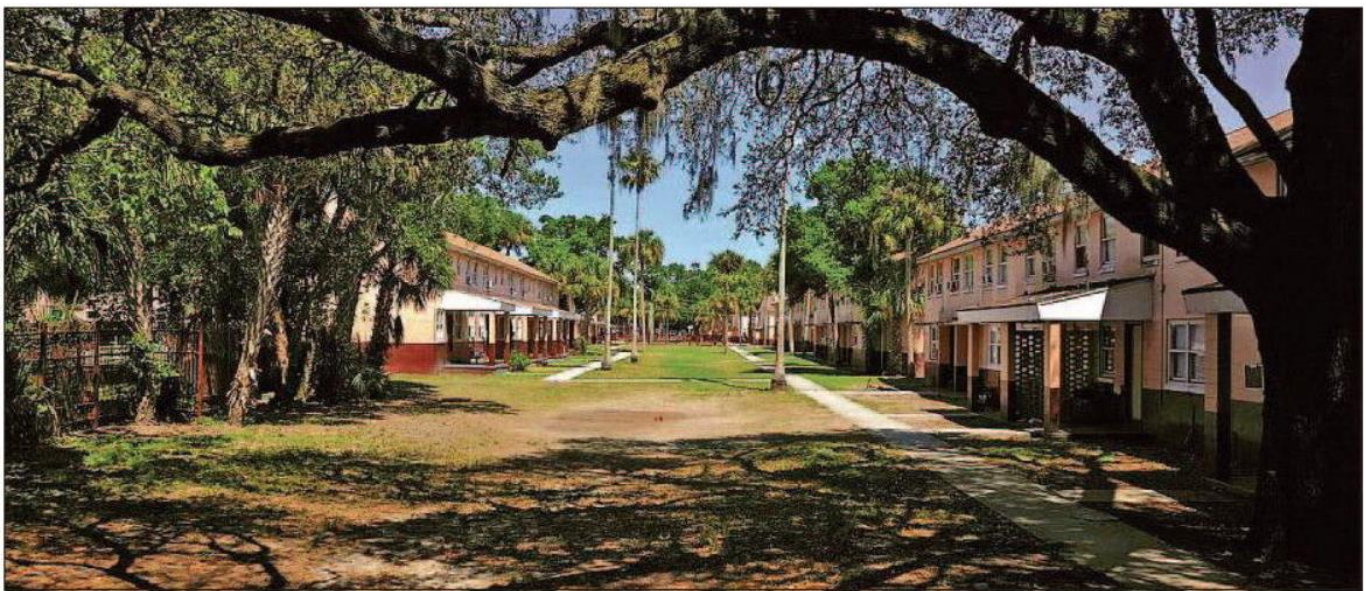
After nine months of research, the *Times* reported on Sunday that Zion was the first African-American cemetery recognized by the city of Tampa, existed from 1901 through the 1920s and was located on the corner of Florida and Virginia avenues.

The *Times* also discovered 382 death certificates for Zion.

The *Times* determined that 13 of the bodies were moved, leaving open the possibility that all or some of the other 369 remain on the property that today makes up part of Robles Park Apartments and land on which Richard Gonzmart of the Columbia Restaurant Group wants to develop a culinary school.

Reed says that in the past few weeks he dedicated nearly all his waking hours to searching for Zion records.

He claims to have found names for 747 buried in Zion.



LUIS SANTANA | Times

In 1951 when Robles Park Village in Tampa was being built, workers dug up three bodies near where this photo was taken in April. Newspaper accounts from the time said the bodies were buried in Zion Cemetery and should have been moved in 1925.

Regardless of the actual number, Tampa City Council member Orlando Gudes, who represents the Tampa Heights district where the former Zion land is located, said the city needs to discuss how it can help locate the remains of those once interred there.

'We need to make this right,' he said. 'You always want to start with a conversation. Let's see what can be done, and we can go from there.'

The *Times* has not independently verified Reed's findings, but he listed the 747 names on the findagrave.com website under Zion and attached scans of some of the death records for evidence.

He wants to add scans of all the records but said it is a time-consuming task.

'I hope some kind souls from somewhere will assist in attaching the image of the death certificate and/or the burial permit record' to the remaining names, Reed said in an email.



Ray Reed

Names linked to lost graves

A historian says more bodies may have been at a Tampa African-American cemetery.

Times Staff Writer, Paul Guzzo, atpguzzo@tampabay.com, June 25, 2019

What's more, historians now wonder if records from that era listing another African-American cemetery are related to Zion.

There are death certificates and news archives that reference Robles Pond Cemetery.

But there is no listing for Robles Pond Cemetery in city directories or on maps from that time, and obituaries for that burial ground say it was located on Florida Avenue, which was where Zion was.

'My intuition tells me that there would not be two African-American cemeteries in the same area,' said Rodney Kite-Powell, curator of the Tampa Bay History Center.

The records, he said, might have cited the burial ground by its location at Robles Pond.

In the search for Zion death certificates, the *Times* found dozens for Robles Pond Cemetery.

'So now it is a question of space,' Kite-Powell said. 'Did the cemetery have that much room?' A map of the 2.5-acre Zion Cemetery filed with the Hillsborough County Clerk's Office in February 1901 has it split into 98 sections.

Rebecca O'Sullivan of the Florida Public Archaeology Network at the University of South Florida said each section could fit up to eight graves. Plus, half an acre of the cemetery was a potter's field - an area to bury unidentified and indigent people.

A 1912 article about Zion said it had not been 'used as a cemetery for some time.' A 1923 article later described Zion as one of the city's 'most prominent and greatly used burial places.' 'It could have been filled in the teens as the city grew,' curator Kite-Powell said.

In 1951 when the **Tampa Housing Authority** was constructing Robles Park Apartments on the former Zion property, three caskets were uncovered. The city told reporters at the time that the Zion graves had been moved in 1925 by someone who purchased the cemetery that year.

Neither the name of that owner nor where the remains were moved was reported.

There is no mention in Housing Authority minutes of a further investigation.

Leroy Moore, chief operating officer of the Housing Authority, previously told the *Times* that he would welcome one now.

Yvette Lewis, president of the NAACP in Hillsborough County, said that examination needs to include searching other cemetery records for a mass re-interment of the remains and using ground penetrating radar on the former Zion property to find out if graves are still there.

'Let's all have a candid conversation and talk about this,' she said. 'Let's figure out a way to right this.' Ashley Bauman, spokesman for Tampa Mayor Jane Castor said, 'We've reached out to USF to work with them on a process to determine if and where the bodies may be on the private property. We've also reached out to The Columbia Group, and the Housing Authority to ensure we're all on the same page and that if found, the remains are properly interred and given the proper burial and markings they deserve.' Regardless of whether the bodies are there or not, or if they are one day found, Luis Viera, the councilman representing the North Tampa area, says a memorial honoring Zion Cemetery and its history must be erected.

'Tampa should honor the stories and names of those forgotten souls, and work with proper local institutions like (the University of South Florida) to get all of the information necessary to respect and honor these names,' he said. 'These are the hands that built America - often against their will. Let's give them the respect that they are due.'

Tampa's first black cemetery mysteriously disappeared – until now

Part of the cemetery site now sits under a Robles Park Village, a public housing development in Tampa.
10News WTSP, Emerald Morrow, emorrow@wtsp.com | Updated: 11:21 PM EDT June 26, 2019

TAMPA, Fla. — Historian Rodney Kite-Powell of the Tampa Bay History Center believes the Zion Cemetery was the first cemetery for African Americans in Tampa.

However, much of it was paved over and forgotten until now.

Part of the cemetery site now sits under a **Robles Park Village**, a public housing development in Tampa.

The housing authority found a few bodies when it built the development in 1951, but today's leaders say no due diligence was done to properly survey the site before construction.

10News' Emerald Morrow sat down with Kite-Powell to discuss this lost history.

This interview has been edited for clarity and content.

REPORTER: How did the Zion Cemetery come to be?

KITE-POWELL: This was established for Tampa's African American community. And so, [Zion] survived as a cemetery from around 1901 to the middle 1920s. But then shortly after, the land was re-platted, which means there was a new plat created for, in this case, development, and the property was put for sale to be developed.

In the later '20s, a five-store storefront was built, and opened on Florida Avenue. And from that point on, any memory of Zion Cemetery was lost.

REPORTER: What does that say to you as a historian?

KITE-POWELL: The fact that Zion Cemetery could be so quickly covered up, and its memory extinguished, really goes to show what life was like in the 1920s for African Americans.

The lack of any kind of political strength, the kind of helplessness, for lack of a better term, that the community would have felt to prevent something like that from happening, just shows how truly powerless African Americans were not just in Tampa, but in this country in that time period.

There would have been fear of retribution if someone would have said something. Physical retribution, certainly, but also economic retribution. So, it really goes to show how difficult a time it was for African Americans in the United States in the 1920s.

REPORTER: What does it say about the value that we place on life and space for the African American community?

KITE-POWELL: I think in general, both white and black, while cemeteries have always been a place of reverence, there also is...a difference in caring on how we feel today. It's not completely surprising that a cemetery property could be repurposed. In this case, it's an African American cemetery, so you can see other reasons why that could have happened, but honestly, I wouldn't be really surprised if we were talking about this and it was a cemetery of mostly or entirely Anglos, or white people. Because the sentimentality that we have today just didn't exist in the same way in the early part of the 20th century. There were no laws that really governed that kind of stuff. That didn't come out until World War II.

So, it goes to show how different the time was for everybody as it relates to the sentimentality of the past of previous generations. But it's further evidence of the disenfranchisement of African Americans at the same time.

REPORTER: Now that we do have a different perspective today, what is the right approach [to rectifying this]?

KITE-POWELL: Of course, now, in the 21st century, we do have an entirely different way of thinking about the past, about these cemeteries than people did a century ago. Plus, just the curiosity. You want to know what's there. The thing to remember about this, there is really no written proof that the cemetery is still there. There's no written proof that it's not still there. That the remains of those buried are not still there. It is very, very likely that most of those that were interred there, it's very likely that they're still there. There is some evidence that some of the people that were buried there, their remains were removed and taken to other cemeteries, but almost because there's that evidence says to me that there really is a great likelihood that that cemetery is still where it was.

Tampa's first black cemetery mysteriously disappeared – until now

Part of the cemetery site now sits under a Robles Park Village, a public housing development in Tampa.
10News WTSP, Emerald Morrow, emorrow@wtsp.com | Updated: 11:21 PM EDT June 26, 2019

REPORTER: As a historian, what would you like to see done now?

KITE-POWELL: The preservation of that memory, that is a really tricky question because you have so much time that has passed, and the owners of the property, there are several owners of the property, had no idea — I guess aside from the housing authority when they were building Robles Park Apartments, they actually did find a couple sets of remains. But nobody else had any idea this was on their property. Now the property owners are being affected by this. And so, do they lose the right to their property? Do they lose access to their property? So, there are legal issues that are involved in this. You certainly would like to see a historical marker, a memorial garden or something like that as a way to remember these people who came before us and passed away years and years past.

REPORTER: How large was the cemetery?

KITE-POWELL: The cemetery is listed as about 2.5 acres in size. There were about 98 large plots. But each one of those plots was about 20 feet square, and so they would have been sold to families. And so, of course, you could have multiple burials within those plots. So, the archaeologists at USF I think calculated that the platted part of Zion would hold just under 800 sets of remains.

There are people in the Tampa Bay area today, I'm certain, who have family that are buried there. At the end of the day, these are people who were once alive living here in Tampa. And they have families still, and we really want to be respectful of that as we talk about this.

Woman, 96, recalls placing flowers on graves before Zion Cemetery disappeared from memory

As many as 800 people might have been buried at the cemetery based on records from the early 1900s, but what became of the bodies remains a mystery.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com, 6/26/19

TAMPA — Eunive Massey said she was there when the men came for the bodies at Zion Cemetery. It was around 1933. The neighborhood kids watched as cranes and shovels dug up the plots.

In the evenings and on weekends, boys climbed into the holes to rummage through exposed remains for valuables. Bones discarded by workers were in the sand near graves. Massey estimates the workers were at the site for weeks.

Established in 1901, Zion was the first African American cemetery recognized by the city of Tampa. As many as 800 people might have been buried there based on death certificates from the era, but what became of the bodies remains a mystery.

Massey came forward after reading a special report Sunday in the Tampa Bay Times called The Forgotten — chronicling the disappearance of Zion Cemetery in the 3700 block of North Florida Avenue and asking for information from anyone who might remember it.

Her recollections from the time she was a young girl, living adjacent to the cemetery property, shed light on the mystery. She describes what appears to be an attempt at exhuming and relocating some bodies, but a disorganized one. “Where did the bodies get moved?” said Rebecca O’Sullivan, with the Florida Public Archaeology Network at the University of South Florida. Massey does not know.

Shelby Bender, who authored the book Tampa’s Historic Cemeteries, added, “We have not found evidence of a methodical approach for graves being removed from Zion and re-interred. We need ground penetrating radar there.”

Massey's memory of her old neighborhood, then known as Robles Pond, remains sharp. She recalled the names of neighbors and businesses, all verified by the Times through old city directories and maps. Massey says she was one of nine siblings raised at 214 E Nordica Ave. in the early 1930s.



Fig. 1: Eunive Massey, 96, remembers visiting Zion Cemetery behind her house. And she remembers men digging up some of the graves, but she was too little to know what became of them.

[JAMES BORCHUCK | Times]

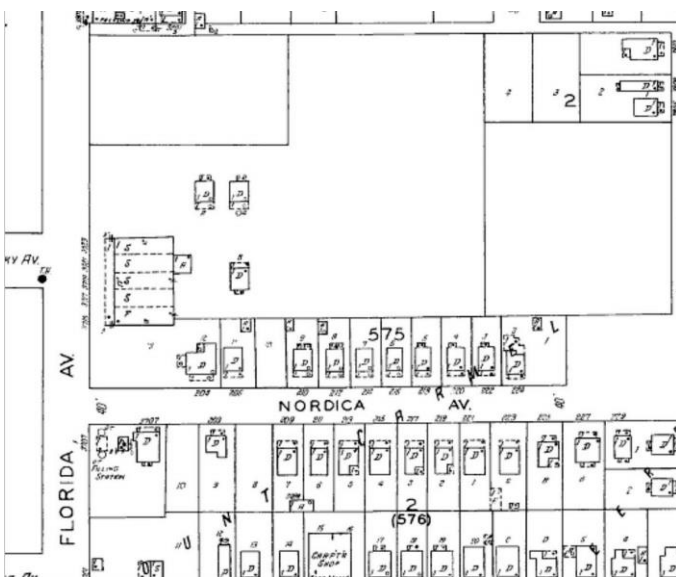


Fig. 2: A 1931 insurance company map shows the area around the long-forgotten Zion Cemetery, including a storefront along North Florida Avenue and three houses behind it that are no longer there. [Sanborn Fire Insurance]

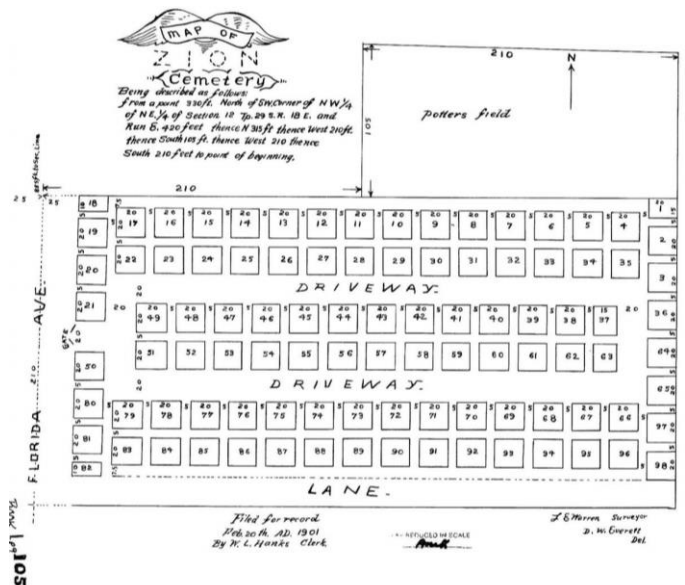


Fig. 3: A map filed with the Hillsborough County Clerk in February 1901 shows the entrance to Zion Cemetery along North Florida Avenue. A woman who lived next door 30 years later said the entrance at that time was along Ruth Avenue. [Hillsborough County Clerk]

Woman, 96, recalls placing flowers on graves before Zion Cemetery disappeared from memory

As many as 800 people might have been buried at the cemetery based on records from the early 1900s, but what became of the bodies remains a mystery.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com, 6/26/19

"Zion was right in the back of my house," she said. "I could walk the length of a car and be right in it. There was no fence." The cemetery sign was on the southern end of the property along Ruth Avenue, she said. Painted on wood, it showed two white crosses flanking the words "Zion Cemetery" in black.

Along intersecting North Florida Avenue was a storefront that included a bakery and furniture shop. Behind that, there were three homes and then the cemetery. "We would walk through it, collect little wild daisies and put them on the graves," Massey said.

A 1931 map shows the stores and homes. But the space behind it, described as a part of the cemetery on maps from a decade earlier, is not labelled. The *Times* found 382 death certificates from the early 1900s and other records that identify Zion Cemetery as a burial ground for Tampa's African American community.

But Massey said she and her friends thought it was an abandoned white cemetery. "If it was for blacks, people we knew who died would have been buried there," she said. The last of the 382 death certificates was in 1920, three years before Massey was born.

The *Times* did account for 13 of the bodies — seven relocated to the African American Memorial Park Cemetery and three to Woodlawn Cemetery. Both burial grounds are in Tampa. Another three were uncovered inadvertently as workers started building the Robles Park complex in 1951. "I wouldn't remember something that happened when I was 2," Massey said. "I saw the bodies moved in the 30s. I was around 10."

The city of Tampa told reporters in 1951 that Zion's other graves had been relocated in 1925. But no records confirm that. In fact, no reference to a cemetery there appears in documents after 1923, the *Times* reported Sunday. But based on information from Massey, a new search this week revealed a reference in March 1929. That's when City Council minutes show that H.P. Kennedy, who purchased the land in 1926, petitioned to have the taxes he owed on the property suspended because — as a cemetery — it was exempt.

Also in 1929, according to news archives, Kennedy built the storefront Massey remembers along the North Florida Avenue side of the property. A 1901 map of Zion Cemetery shows burial plots across the entire 2 1/2-acre property and a cemetery entrance along the North Florida Avenue sign.

The property was subdivided for development in 1912, splitting off what would later become the storefront area, according to news archives. Perhaps no one was ever buried in what became the storefront area, said O'Sullivan of USF, or the bodies were moved. Or perhaps bodies remain there, underneath the long-abandoned row of stores.

Maybe all the bodies spread across that piece of the property were moved in 1925, as the city — three decades later — would claim they were. But if so, said Rodney Kite-Powell, curator of the Tampa History Center, "Where are the records?"

Kite-Powell also questioned where the records are for the work Massey witnessed in 1933. She doesn't recall seeing any caskets loaded onto trucks. "We might need to start thinking in terms of a mass grave somewhere," Kite-Powell said.

Following publication of the *Times* story Sunday, four institutions with a stake in the cemetery began discussing how to coordinate a search there. They are USF, the city of Tampa, and the two property owners — the **Tampa Housing Authority** and the Columbia Restaurant Group. "Who knows what was left behind," USF's O'Sullivan said. "I like to go with the premise that once something is a cemetery, it is always a cemetery."

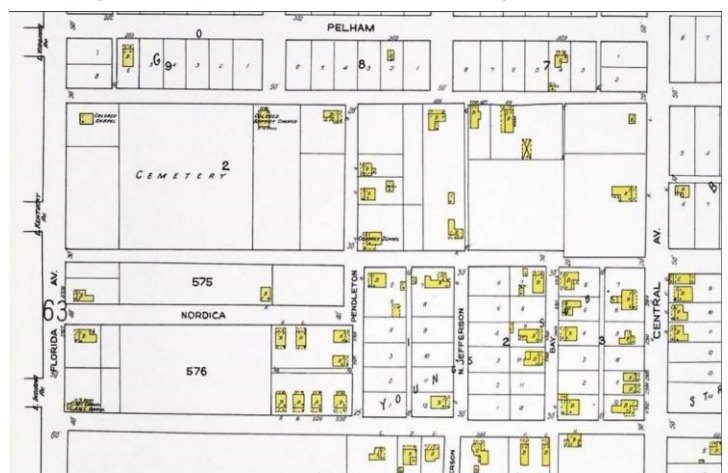
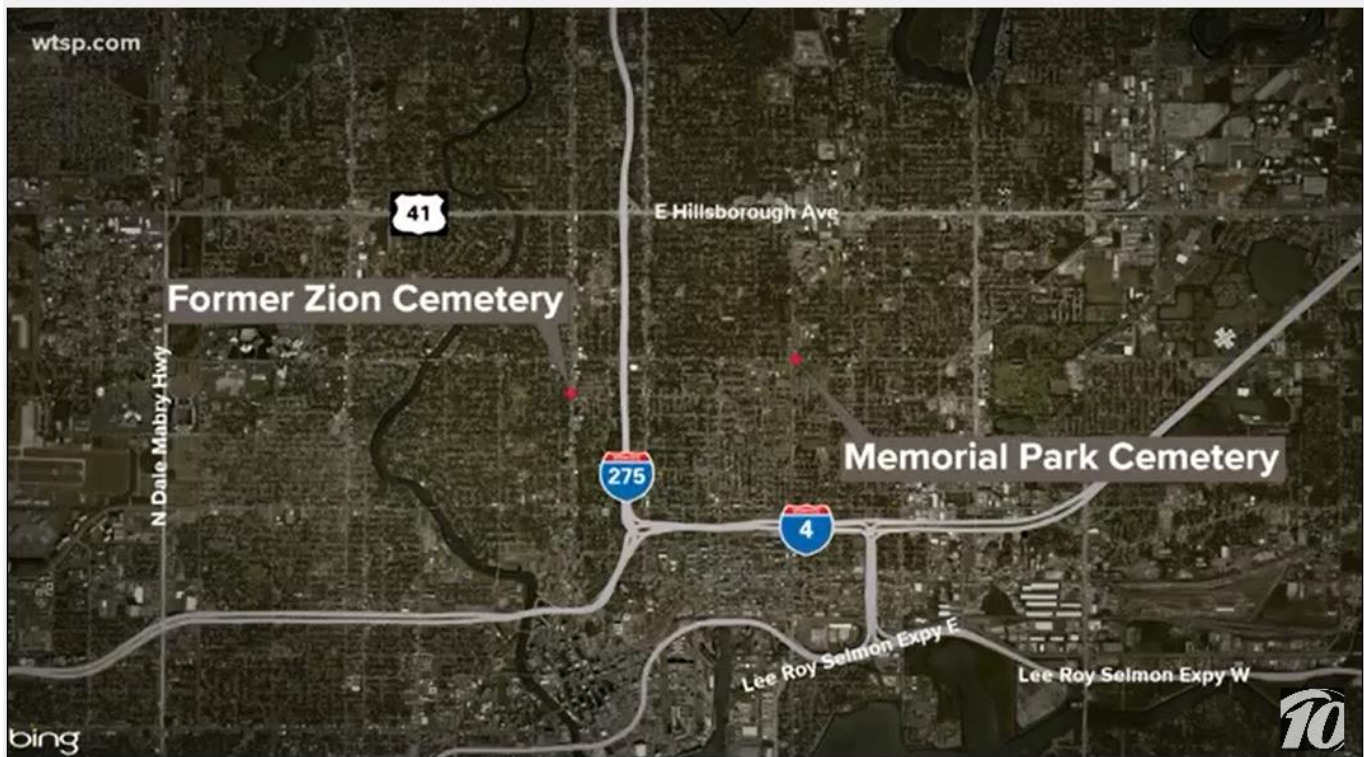


Fig. 4: A 1922 insurance company map shows that the original Zion Cemetery property was later subdivided for development along North Florida Avenue. [Sanborn Fire Insurance]

Councilman calls for better policies after questions about missing graves come up

10 News WTSP from YouTube, Published: 5:43 PM EDT June 27, 2019



The discovery of a lost African American cemetery from the early 1900s that might still exist underneath a **public housing** development has prompted councilman Orlando Gudes to take action.

At Tampa's Thursday city council meeting, he asked the legal department to research the city's policies on land development to prevent what happened to Zion Cemetery from happening in the future.



Feds eye housing agency

The St. Petersburg **Housing Authority** faces a review over suits against mayor, city.

Times Staff Writer, Christopher O'Donnell, Tampa Bay Times | June 28, 2019

The St. Petersburg Housing Authority faces a federal review of its spending after it failed to notify the U.S. Department of Housing and Urban Development that it was suing Mayor Rick Kriseman and the city of St. Petersburg. Housing Authority CEO Tony Love should have told the department about the lawsuit, federal officials said, which is required to prevent housing authorities from wasting federal funds intended to help housing for low-income families.

Instead, the Housing Authority board - which authorized the lawsuit with the votes of three members that Kriseman planned to remove from office - filed it at the end of April. It was quickly dismissed by a judge in the city's favor, leaving the Housing Authority with at least \$27,000 in legal fees. Concerned that federal dollars would be used to cover those legal costs, the agency ordered the Housing Authority to obtain advance approval before drawing upon any government funds. Federal officials also plan to review the Housing Authority's operations and expenditures, said Ellis Wilson-Henri, the department's public housing regional director for the southeast.

'We have been closely watching what has been transpiring here, quietly watching,' Wilson-Henri said at the Housing Authority's board meeting Thursday. 'I've asked for a review of the Housing Authority to make sure the new board starts out with a clean slate.' Love did not attend the meeting. He took a medical leave starting Wednesday.

Housing Authority chief financial officer Dennis Lohr told the *Tampa Bay Times* that no federal funds were used to pay legal costs. He said it used revenue generated from rent collected from two affordable housing complexes.

The lawsuit was filed in an attempt to prevent Kriseman from removing board members Harry Harvey, Delphinia Davis and Ann Sherman-White from office. State law gives the mayor the authority to recommend to City Council who should be appointed and removed from the Housing Authority board. Removal is permitted in cases of 'inefficiency or neglect of duty or misconduct in office.' Housing Authority legal counsel Charley Harris, an attorney with the Trenam Law firm in St. Petersburg, recommended to board members that the agency go to court to protect its autonomy, saying it was clear Kriseman planned to appoint new board members who would carry out his wish to fire Love.

The Housing Authority's legal argument got short shrift from Pinellas-Pasco Circuit Judge Patricia Muscarella, who dismissed the case - and expressed puzzlement that the case was brought to her court. The housing agency paid almost \$18,000 to the Tampa law firm of Johnson, Cassidy, Newlon, and DeCort to sue the city, according to invoices obtained in a public records request. There may be more invoices awaiting payment. Trenam Law has also billed the Housing Authority about \$11,500 for work done on the case, invoices show.

The flurry of legal action has already drained the Housing Authority's annual legal budget for 2019. Board members on Thursday decided against increasing that budget until they have had the chance to review all of the agency's legal expenses. New Housing Authority board chairwoman Stephanie Owens expressed her concerns about the legal advice the board had received in the past. 'Our legal support has been less than stellar,' she told Harris.

The St. Petersburg City Council approved Kriseman's recommendation to remove the three from office after a review of a city report that detailed six allegations that the members were engaged in either misconduct, neglect or inefficiency. One of the allegations is that the Housing Authority board allowed Love to live rent-free for nine months in an apartment for low-income families. One count was against Harvey and Davis for failing to disclose to other board members reports from senior staff complaining that Love shouted and bullied them - before the full board voted to raise Love's pay.

Sherman-White also missed 40 percent of the agency's regularly scheduled meetings last year. Housing Authority board members voted Thursday not to appeal Muscarella's decision or to file an amended lawsuit, effectively ending the agency's legal challenge against Kriseman, who has already filled one of the three vacancies.

But the former board members are still seeking to be reinstated through a separate lawsuit filed on their behalf by Washington D.C. lawyer Ross Nabatoff. It's unclear who is paying their legal bills.

Neighbors express dismay after learning about forgotten cemetery under property

Zion Cemetery was the first cemetery for African Americans in Tampa.

10 News WTSP, Emerald Morrow, emorrow@wtsp.com | Published: 6:17 PM EDT June 28, 2019



TAMPA, Fla. — When Tony Polite found out his building at Robles Park Village sits on top of the old Zion Cemetery, he said he was deeply troubled.

“That feels like there's no respect to the ones that was buried,” he said. “Now we live [on] them so, it's disrespectful. But what can you do?”

Historian Rodney Kite-Powell believes the Zion Cemetery was the first cemetery for African Americans in Tampa. It existed for the first couple of decades of the 20th century, but after the Tampa Housing Authority

built Robles Park Village in 1951, its memory faded.

“Just the mere fact that a cemetery did exist here, should have resulted in a revision of the plan,” said Leroy Moore, chief operating officer of the Tampa Housing Authority.

The cemetery was recently rediscovered through a tip first given to the Tampa Bay Times.

Historians independently confirmed the cemetery did exist along Florida Avenue where the Robles Park public housing development sits today.

“In 1951, [housing authority minutes] report that the construction crew did unearth three caskets, and then it was silent going forward from that point, which is very concerning and disturbing that something like that would be reported in one board meeting and never heard from again in future board meetings,” Moore said. “It certainly gives me a reason to question whether there was an interest back in those days of determining if indeed there were more caskets before completing the building of this site.”

Moore said the housing authority is currently conducting an environmental site assessment and hopes to soon learn if there are still bodies underground.

“Right now, we're going through the next 60 to 90 days of actually completing this phase two environmental site assessment, which would actually look for evidence of what's underground here through the ground-penetrating radar, possibly through some excavation,” Moore said. He added there will also be biological assessments if indications of remaining graves are found.

“All the parties today are working to right that wrong. But why should it matter? Because it's history. It's Tampa's history. It's black history. it's just the dignified, appropriate thing to do at any period of time.”

State lawmakers move to identify, preserve forgotten African-American burial sites

Two state senators introduced legislation to seek out forgotten cemeteries, citing a Tampa Bay Times investigation. Tampa Bay Times, Aaron Holmes, Times Staff Writer, aholmes@tampabay.com or 706-347-1880 | July 1, 2019



This is an aerial view of Robles Park Village in Tampa taken by drone on April 24, 2019. In 1951 when these projects were being built, workers dug up three bodies near the top left building. Newspaper accounts from the time said the bodies were buried in Zion Cemetery and should have been moved in 1925. [LUIS SANTANA | Times]

Nobody knows how many African-American cemeteries are scattered across the state, christened during segregation then forgotten by history.

Two state lawmakers aim to fix that.

Florida state Sen. Janet Cruz, D-Tampa, and Audrey Gibson, D-Jacksonville, the Senate's minority leader, announced Friday that they were drafting legislation that would form a task force to identify unmarked African-American cemeteries. It would ensure the burial sites are recognized and preserved.

Their announcement follows a Tampa Bay Times investigation this week that revealed that Tampa's first African-American burial ground, Zion Cemetery, had mysteriously disappeared. The *Times* located death certificates for nearly 400 people who were buried in the 3700 block of N Florida Ave. from 1913 to 1920.

There is no sign that there was ever a cemetery there. The land has since repeatedly changed hands and is now home to the Robles Park Village public housing complex.

What became of the bodies once buried at Zion Cemetery is unknown. A woman who grew up in the area, Eunive Massey, 96, told the *Times* last week that she recalls workers digging up the grounds and removing bodies in the 1930s.

"Every person's story deserves to be told," Cruz said in a statement. "They need to be memorialized and as a state we must come together to identify these historical burial sites so we can remember all those who were an integral part of Florida's history."

Lawmakers say the task force would prioritize cataloguing the cemeteries, disseminating information about them to local governments and erecting historical markers to identify burial grounds.

African-American leaders in Tampa have already begun to call for a historical marker at Zion Cemetery, and for the city to account for what happened to the bodies buried there. The **Tampa Housing Authority**, which owns much of the land, has said it would welcome an investigation.

Zion is now registered as a historical cemetery site. What does that mean for future development?

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com, Published July 1, 2019

TAMPA — Restaurateur Richard Gonzmart has big plans for the 1.3 acres along the 3700 block of N. Florida Ave. that he purchased in 2016.

He wants to build a culinary school to train people in the low-income area for careers that can set them on a path to a better life.

There is no timetable, but moving forward now will prove more difficult than he expected.

In the early 20th century, the property constituted about half of the Zion Cemetery — an African American burial with room for some 800 interments.

But no one knows where the bodies are today, whether they were moved before development began there or whether they might still lie beneath the land.

Since the history of the property was revealed June 24 in a special report by the *Tampa Bay Times*, the University of South Florida has moved to ensure that any future owners of the land will not be blindsided like Gonzmart was.

Last week, Rebecca O'Sullivan of USF's Florida Public Archaeology Network registered the land as a historic cemetery site with the state.

"It doesn't block development," O'Sullivan said. "It puts a dot on the map so the story is not again forgotten."

Gonzmart has told the *Times* his company researched the property as far back as 50 years. "Nothing in any of those searches indicated any of this tragic part of Tampa's history," he said.

He did not return requests for comment on the USF action.

Work is under way by those with a stake in the Zion Cemetery to determine whether there are still bodies there. Those taking part include USF, the city of Tampa, Gonzmart and the **Tampa Housing Authority**. The Housing Authority owns the other half of the property, the back portion of the sprawling Robles Park Apartments.

The City Council wants to know by August how to proceed.

The next steps could include a survey using ground penetrating radar, but O'Sullivan warned that the results won't provide all the answers.

Even if the work reveals bodies there, it might not find all of them — especially considering that structures have been built through the decades on land identified as cemetery plots in an original 1901 map.

The recollections of a woman who once lived next-door, 96-year-old Eunive Masse, also raise questions about what a survey might find. Masse told the *Times* she remembers as a girl around 1933 seeing men digging up the area and bones left lying in the sand, describing what appears to be a disorganized attempt at exhuming and relocating bodies.

To O'Sullivan, Masse's memories could "mean that bones might be found outside of coffins or burial features. So, it is very important that any work that disturbs the ground is done in a very careful way."

Potential property owners will now learn about this thanks to its listing as a historic cemetery site.

Marc Maseman didn't know.

His family owned the 3700 block of Florida Ave. for nearly 20 years, making condiments and drink bases in a warehouse there through their International Foodsource company.

They considered redeveloping the site before selling it to Gonzmart for \$690,000.

Maseman considered the land's greatest historical value to be Lister's Furniture, operated there for half a century.

"I am shocked," Maseman said. "I can't believe we owned that property for all those years and never learned its history."

By contrast, developers were aware they had to deal with another historic cemetery that has made headlines in Tampa recently.



A field and warehouse off North Florida Avenue now occupy part of the former Zion Cemetery. [LUIS SANTANA | Times]

Zion is now registered as a historical cemetery site. What does that mean for future development?

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com, Published July 1, 2019

Strategic Property Partners knew that a burial grounds dating to the 1830s once was located on a portion of the downtown property that makes up their \$3 billion Water Street redevelopment project. The company was formed by Tampa Bay Lightning owner Jeff Vinik and billionaire Bill Gates' Cascade Investment.

So, before ground was broken on the section north of modern day Channelside Drive, archaeologists excavated the land. They discovered grave shafts.

The Tampa City Council wants a report on what they've found July 18.

In fact, an archeological assessment is required before any building permit is issued in the downtown area, birthplace of what became the city of Tampa, because there is always the potential of finding human remains there.

The Zion Cemetery property has no such protection.

Still, state law forbids developers from knowingly disturbing or destroying human remains, O'Sullivan said. Now that Zion is "back on the map" following the *Times* report, she said, any construction there will face increased scrutiny.

That's especially true for the Housing Authority property, where more construction is planned in the coming years.

"If that gets developed using any federal money, it would be subject to review under the National Historic Preservation Act," O'Sullivan said. "They would probably have to do some investigation before any construction in the area."

Whether or not human remains are found there, the Housing Authority plans to erect a monument engraved with the names of those once buried in Zion.

The *Times* found 382 death certificates with the burial place listed as Zion Cemetery. Ray Reed, a cemetery historian, claims to have found 747.

"History is important," said Leroy Moore, chief operating officer with the Housing Authority. "We've always endeavored to preserve and present history for future generations as we revitalize communities."



Ground penetrating radar won't provide all the answers on whether bodies still are buried at Zion Cemetery, said Rebecca O'Sullivan, a public archaeology coordinator with the Florida Public Archaeology Network at the University of South Florida. [JAMES BORCHUCK | Times]

Zion Cemetery just one of many in need of protections legislation would offer, researcher says

State Sens. Janet Cruz and Audrey Gibson announced last week they are drafting legislation to form a task force to identify and preserve Florida's African-American cemeteries.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com | July 3, 2019

TAMPA — A state measure that would help identify and preserve African-American cemeteries promises to see wide application across the Tampa Bay area.

Historical researcher Ray Reed, whose tip led to a special report in the *Tampa Bay Times* about the forgotten Zion Cemetery, said he believes there are a number of other lost burial grounds in the area, too.

"I can state without hesitation," Reed said, "that Zion was not the only case here of a non-white cemetery being re-purposed as residential and/or commercial property."

It was Reed who came across death records pointing to a place he had never heard of called Zion Cemetery.

Following a nine-month examination, the *Times* determined that Zion was the first African-American cemetery recognized by the city of Tampa and had room for some 800 burials. It was established in 1901 along the 3700 block of Florida Ave. in the Robles Pond neighborhood.

But no one knows where the bodies are today — whether they were moved before development began or whether they might still lie beneath the land that is home to warehouses and Robles Park Apartments.

Reacting to the *Times'* report, state Sens. Janet Cruz, D-Tampa, and Audrey Gibson, D-Jacksonville, the Senate's minority leader, announced last week they are drafting legislation to form a task force to identify and preserve African-American cemeteries throughout the state.

Reed, a retired director of Hillsborough County's Division of Health and Financial Services, welcomed the news and pointed to evidence he has found about other cemeteries.

It includes death certificates indicating people were interred at an African-American burial grounds called St. Joseph's Aid Cemetery. The death certificates span a period from 1910-1939. Reed hopes one day to compile a complete list of names.

Reed has not found a location yet but said it might have been in the back portion of a white Catholic Cemetery once located on North Florida Avenue just a few blocks from Zion, "because Catholic Cemetery was so large, and Robles Pond was a place in town a black person could own property,".

In May 1926, the *Tampa Tribune* reported that 400 people buried in Catholic Cemetery were later moved to Myrtle Hill Cemetery — a whites-only burial ground during that era.

"Perhaps they took the whites but left the other section for a while longer," Reed said

Reed would also like to learn more about a place identified on death certificates as Robles Pond Cemetery. Historians believe it's the same place as Zion, using the name of the neighborhood rather than the burial ground, but Reed wants proof of that before he gives up on the idea that there may be another forgotten cemetery.

The task force might help.



Figure 1 This field and warehouse off North Florida Avenue are where Tampa's black community once buried its dead. Zion Cemetery was lost to history after hundreds of bodies were buried there. [LUIS SANTANA | Times]



Figure 2 Robles Park Village in Tampa. In 1951 when these projects were being built, workers dug up three bodies near the spot where this photo was taken. [LUIS SANTANA | Times]

Zion Cemetery just one of many in need of protections legislation would offer, researcher says

State Sens. Janet Cruz and Audrey Gibson announced last week they are drafting legislation to form a task force to identify and preserve Florida's African-American cemeteries.

Tampa Bay Times, Paul Guzzo, pguzzo@tampabay.com | July 3, 2019

"Responsible treatment of burial sites, as state law mandates, includes investigating where they are located," Sen. Cruz said in a news release.

The task force would disseminate information about the cemeteries to local governments, work with Florida's Department of State to find a proper place for re-interment if needed, and place a memorial marker on the original site.

Still, Cruz said, the legislation is a work in progress.

Lou Claudio hopes the task force protects an endangered African American cemetery he looks after.

Since 1996, Claudio has been part of a team of volunteers who clean the Whispering Souls African American Cemetery at 2698 South Drive in Clearwater. It has 20 visible headstones but at least 130 people are buried there, Claudio said, with the first interment in 1896 and the last one in 1973.

In 1953, Claudio said, the St. Paul Home Helping Hand Society of Safety Harbor sold the cemetery for \$1 to the vaguely identified "Safety Harbor Colored Community." The non-profit Whispering Souls African American Cemetery Inc. is trying to obtain the deed.

The cemetery is three-fourths of an acre in the suburban Ehle Subdivision. Claudio points out that laws today prevent simply paving over cemeteries, but he is concerned Whispering Souls will one day be moved to make way for development in a community where available land is disappearing.

"The site has escaped the fate of so many other African-American cemeteries here and across the country," Claudio said. "Those interred there rest in peace and we want to keep it that way."

Claudio also hopes the task force can help the nonprofit put up a historic marker.

Meanwhile, the city and the University of South Florida are working with the two current owners of the 2 1/2 acres that were the Zion Cemetery – the **Tampa Housing Authority** and restaurateur Richard Gonzmart.

"Zion Cemetery is the starting point to honor those who are an integral part of Florida's history," Sen. Cruz said.

Claudio would not be shocked to learn there are more African-American cemeteries under local developments.

"It is always a possibility," Claudio said. "As we see in cases like Zion, records disappear. That could happen anywhere. There may be one under a parking lot someplace."

As for Reed, who also documents the forgotten buried in Hillsborough County's Cemetery for All People, he becomes emotional when contemplating how his hunch about Zion might help bring dignity to people whose lives have been forgotten.

"Maybe, just maybe, my life maybe has meant something," he said. "I can't stop crying hard."



Figure 3 Ray Reed stands among headstones dating back to the 20th century at the Cemetery for All People in Tampa. Reed's passion in retirement is researching old cemeteries. [Times (2018)]

NEWS/HERNANDO

County agency agrees to manage the Brooksville Housing Authority

The executive director of the Hernando County Housing Authority would run the Brooksville agency.

Tampa Bay Times, Barbara_Behrendt, bbehrendt@tampabay.com, (352) 848-1434 | Published July 9, 2019



Summit Villas, a property of the Brooksville Housing Authority. Times

BROOKSVILLE — The Hernando County Housing Authority on Monday agreed to take over management of the Brooksville Housing Authority by approving a tentative inter-local agreement. The agencies are still finalizing some details.

The Brooksville Housing Authority agreed to pay \$1,500 a month for Hernando County Housing Authority executive director Donald Singer to take over management duties as the Brooksville agency goes through transitions required by the U.S. Department of Housing and Urban Development.

The federal agency stopped funding Brooksville's executive director position earlier this year at about the same time the Brooksville Authority found a buyer for its abandoned Hillside Estates community.

The Brooksville agency hopes to use proceeds from that sale to redevelop its other abandoned property in Brooksville, Summit Villas. The plan is to raze the existing structure and build new structures on that site and an adjacent parcel the agency owns.

The boards of the two agencies hope to finalize the inter-local agreement in the coming weeks, Brooksville Housing Authority chairman Randy Woodruff said Monday.

Outstanding issues include insurance and where to house the Brooksville agency's 11 filing cabinets of historical documents. The Hernando County Housing Authority also is seeking legal assurances that it would not be held accountable for past actions of the Brooksville Housing Authority. Hernando County Authority chairman Paul Sullivan had questions about past financial issues with the Brooksville agency, including past-due water bills and the recent severance agreement with its director, Tommy Brooks.

Ricardo Gilmore, attorney for the Brooksville Housing Authority, said those concerns were settled. The Brooksville agency meets next week to discuss and possibly approve the agreement.

15. LEGAL

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

