



**BOARD OF  
COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

**Jerome D. Ryans**  
President/CEO

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Tampa, Florida 33607

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## Board of Commissioners Meeting Wednesday, June 20, 2018

### Table of Contents

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





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

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June 20, 2018

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

**I. REGULAR MEETING**

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

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**MISSION STATEMENT**

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

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**II. APPROVAL OF MINUTES**

- Board Meeting of May 16, 2018

**III. PUBLIC FORUM**

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

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

- Administration ~ [Nathaniel Mattox](#)
- Properties ~ [Michael Colon](#)

**V. SPECIAL RECOGNITIONS**

- Geraldine Barnes Award Recipients ~ [Yamesha Walton](#)

## AGENDA FOR THE REGULAR BOARD MEETING

### Of The Housing Authority of the City of Tampa, Florida

#### VI. RESOLUTION

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

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

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

- **Program & Property Services** ~ [Stephanie Brown-Gilmore](#)

#### VIII. NOTICES AND UPDATES

#### IX. LEGAL MATTERS

#### X. UNFINISHED BUSINESS

#### XI. NEW BUSINESS

#### XII. ADJOURNMENT



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

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May 16, 2018

## I. REGULAR MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:40 a.m. Other Board members present were Hazel Harvey, Rubin Padgett, James Clor, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Bemetra Simmons was not present for this meeting.

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

## II. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of April 18, 2018 was made by Commissioner Clor and seconded by Commissioner Johnson-Griffin:

Commissioner Harvey	Present	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Clor	Yes		

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

None to come before this forum

## IV. EMPLOYEES OF THE MONTH

- Administration ~ [Rudy Garrett](#)
- Properties ~ [Jimmy Urtecho](#)

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

- Recipient ~ [Yan Liu](#)

## VI. RESOLUTIONS

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2018-4093.

No. 2018-4093	A RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING MARCH 31, 2018.
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A motion was made by Commissioner Clor and seconded by Commissioner Johnson-Griffin:

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

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2018-4094.

No. 2018-4094	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA ("AUTHORITY") TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING VACANT LAND LOCATED AT 1724 GREEN RIDGE ROAD TAMPA, FL 33619 TO HILLSBOROUGH COUNTY.
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A motion was made by Commissioner Clor and seconded by Commissioner Padgett:

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

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

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The Sr. VP/CFO, Ms. Susi Begazo-McGourty presented resolution 2018-4095.

No. 2018-4095	A RESOLUTION TO APPROVE THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2019, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

### VII. PRESIDENT/CEO'S REPORT

#### Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty will have a financial report to present for next month's Board meeting.

Commissioner Cloar asked what the implications would be for THA financially, as well as in terms of the supply and demand, referring to an article regarding HUD Secretary Carson's proposal to increase public housing rents. Mr. Ryans responded that it was something that needed to be looked at comprehensively, adding that he did not know if Carson's proposal would pass.

#### Operations and Real Estate Development

The Sr. VP of Banc of America, CDC, Ms. Eileen M. Pope was introduced by Mr. Moore for a brief update on the Tempo building at Encore. In her comments, Ms. Pope stated that "we had to move backwards to move forward" in order to tackle the 108 deficiencies identified; as of April 30<sup>th</sup> the Tempo building was 70% complete. Partial certificates of occupancy were anticipated for September when people can start moving in; a full certificate of occupancy was projected for October; stabilization was expected to be achieved by second quarter of 2019.

The Barber Shop at Encore will be open for business May 17<sup>th</sup>, said Mr. Moore. The prospective buyer for lot 5, next to the Reed building, was in contract negotiations to build a fitness center and dance type studio on the ground floor, as well as residential and other uses for the above floors. Lot 9 was also in contract negotiations for a mid-rise residential building.

Cedar Pointe had undergone a Phase II construction for the last nine months plus and was coming to completion June 15<sup>th</sup>; this was for 24 additional units to the 60 units already there, said the COO. There were already 24 families ready to move in to the units.

Mr. Moore also briefed Board members on the West River Groundbreaking Ceremony of the Renaissance building; a closing was scheduled for early to mid-June. A second groundbreaking for the Bethune High-Rise building may take place in August. The Boulevard at West River, parcel T3A, will be the first family building with 118 units. Both the Renaissance and the Bethune High-Rise buildings will be for the elderly.

The second Strategic Planning meetings sessions were scheduled for May 17<sup>th</sup> and 18<sup>th</sup>; these were all day sessions at Stetson Law Center; first sessions were in April. After the last June 21<sup>st</sup> and 22<sup>nd</sup> sessions, either in July or August, Mr. Moore will bring a recommended business plan for consideration.

### VIII. NOTICES AND UPDATES

None to come before this forum

### IX. LEGAL MATTERS

Attorney Ricardo Gilmore reminded Commissioners that the time had come for Mr. Ryans evaluation period again; sometime within the next month the attorney will be sending out the evaluation forms to begin the process.

### X. UNFINISHED BUSINESS

None to come before this forum

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

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**XI. NEW BUSINESS**

The Director of Program and Property Services, Ms. Stephanie Brown-Gilmore stated that her staff had sent out invitations for the upcoming Older Americans Month Celebration, scheduled for May 18<sup>th</sup> at the Oak at Riverview Community Center at 10 a.m.

**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 9:30 a.m.

Approved this 20<sup>th</sup> day of June 2018,

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Chairperson

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Secretary



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

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

**Re: FY2018-4096**

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to negotiate and award an indefinite delivery joint venture partnership agreement for energy performance contracting with Johnson Controls, Inc.

**2. Requestor:**

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

**3. Cost Estimate (if applicable):**

**Purchase price:** NA

**Narrative:**

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

**Attachments (if applicable):**

Resolution Summary Sheet

Memo

Resolution

**Attachments:**

Energy Services evaluation

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M E M O R A N D U M

Date: June 13, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

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

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

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

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

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

**RESOLUTION 2018-4096**

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

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

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

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

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

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

Adopted this 20<sup>th</sup> day of June 2018.

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Chairperson

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Secretary



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

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

*Nicholas Dickerson*  
Contracting Officer's Signature

*[Signature]*  
Evaluator's Signature

*[Signature]*  
Evaluator's Signature

*[Signature]*  
Evaluator's Signature



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

Regular Full-Time Employees	191
Temporary Full-Time Employees	24
Temporary Part-Time Employees	8
<b>Total Employees</b>	<b>223</b>

***GENDER***

Male	88
Female	135
<b>Total Employees</b>	<b>223</b>

***ETHNIC ORIGIN***

African American	120
Caucasian	31
Hispanic	66
Other	6
<b>Total Employees</b>	<b>223</b>

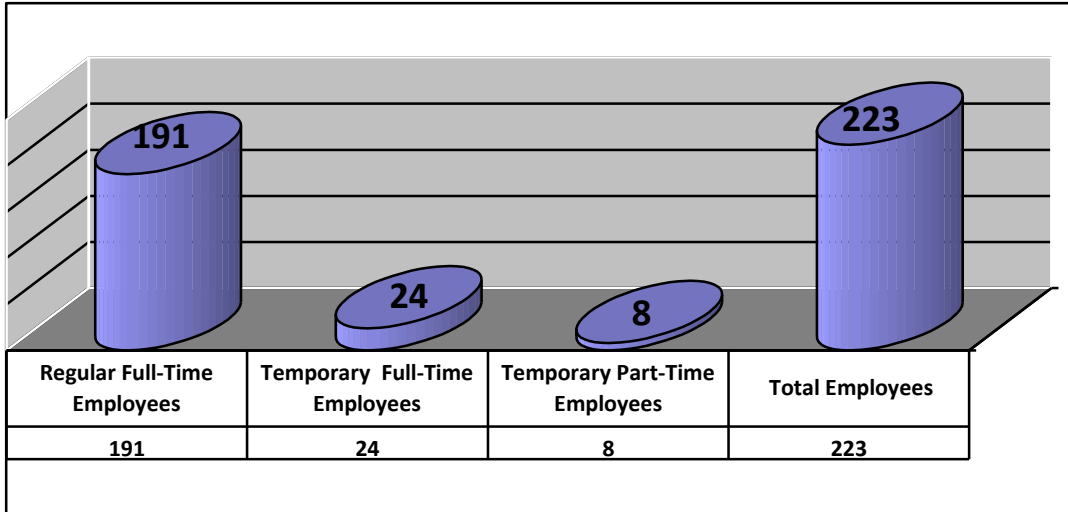
**Residents Employment** (14) = 6.3%

	<b>May</b>	<b>FY18</b>
<b>NEW HIRES</b>	3	8
<b>PROMOTIONS</b>	2	3
<b>TERMINATIONS</b>	1	2
<b>RESIGNATIONS</b>	2	2
<b>RETIREMENTS</b>	1	2

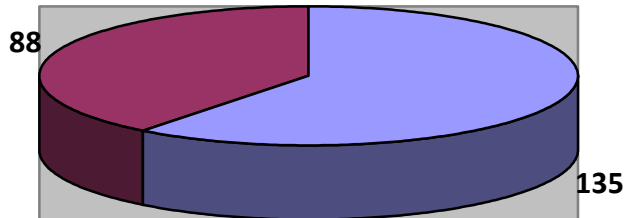
**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE**

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

## TOTAL STAFFING



## GENDER



Female Male

# Total Employees at Tampa Housing Fiscal Year 2019

Total  
Employees

## Total Employees Fiscal Year 2019



# JUNE EMPLOYEE OF THE MONTH

## ADMINISTRATION - ACCOUNTING



Nathaniel Mattox

The Accounting/Finance Department would like Mr. Nathaniel Mattox to be recognized as June's employee of the month. His hard work, attitude, level of professionalism and his success in "getting it done!" makes him a viable candidate for this recognition.

Within the last thirty days, Mr. Mattox has completed his regular duties; finished 19 bank reconciliations; filed grant reimbursement report; and began the year-end closings. Mr. Mattox had no reservations in assisting the Property Managers with the posting of payments to the properties account receivables. In looking for better way to refine our process, Mr. Mattox has engaged the Property Managers and assisting in finding ways to improve the process of posting payments to their residents account. Mr. Mattox has also worked with Risk Management in providing financial information and assisting in the completion of the varied insurance applications during the past month. Mr. Mattox is well deserving of this recognition.

# JUNE EMPLOYEE OF THE MONTH

## PROPERTIES - NORTHERN SCATTERED SITES



Michael Colon

Mr. Michael Colon has been selected as our June employee of the month. His hard work and dedication has not gone unnoticed by Tampa Housing Authority staff nor its residents. THA has received calls from Northern Scattered Sites residents complimenting Mr. Colon on his professional interactions at the properties with them. Mr. Colon assures that work orders are completed in a timely fashion; he was also noted for his successful involvement in resident conflict resolutions.

At the Northern Scattered Sites properties we are very happy to have Mr. Colon as part of the team. We also look forward to future positive impacts that Mr. Colon will bring to the Scruggs/Azzarelli Community.





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

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

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

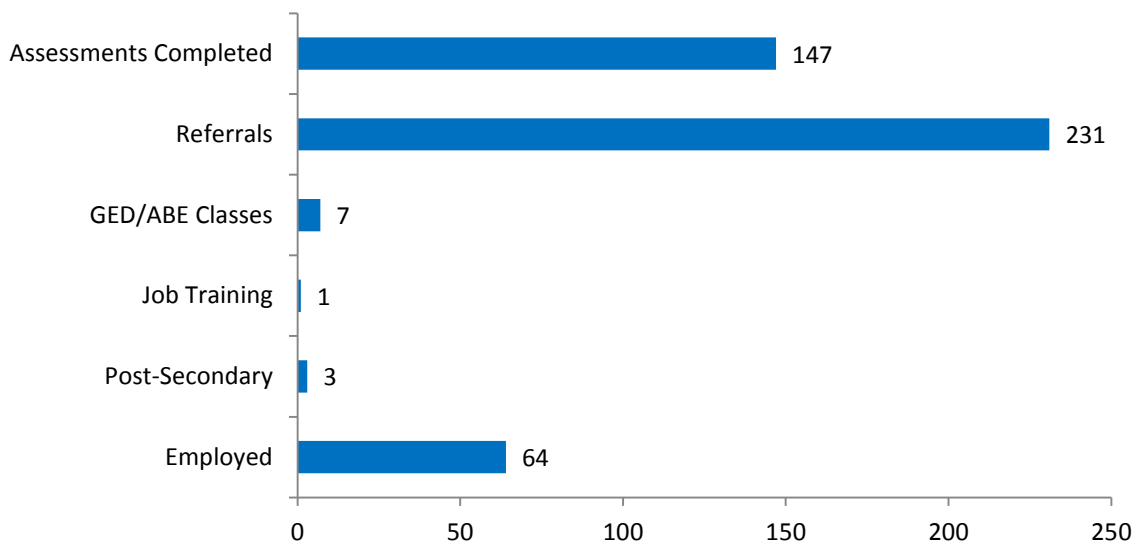
The programs listed below are outlined in detail on the following pages:

<b>Program</b>	<b>Award Amount</b>
ROSS Service Coordinator	\$682,560
Elderly Services	N/A
Choice Neighborhood Initiative <b>(CNI)</b>	\$30,000,000
YouthBuild <b>(YB)</b>	\$1,068,849
Florida Network of Youth and Family Services <b>(FLNET)</b>	\$192,753
Oaks at Riverview Community Center <b>(ORCC)</b>	N/A
Jobs Plus Initiative <b>(JPI)</b>	\$2,500,000
Neighborhood Networks Computer Reading and Learning <b>(NNC)</b>	N/A
PRODIGY	\$45,954
DJJ Afterschool Program	\$61,377.92

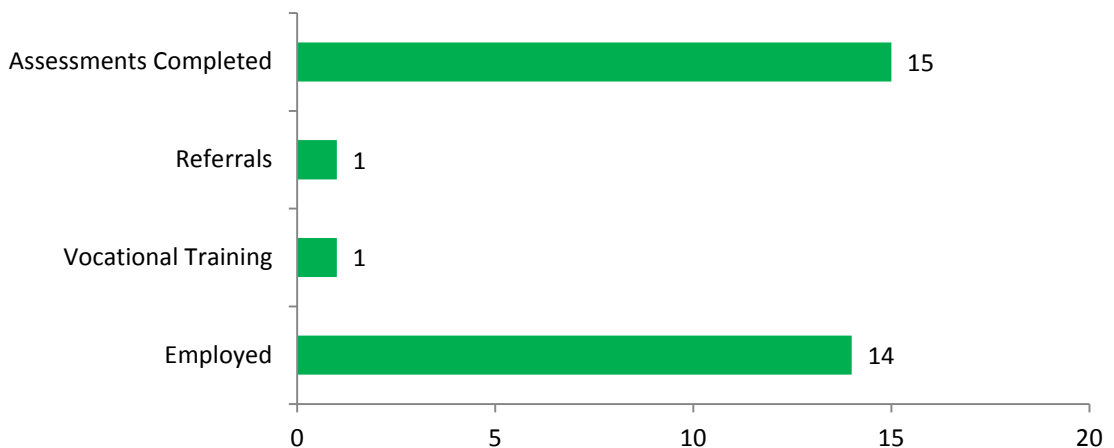
## RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS) SERVICE COORDINATORS (SC) MAY 2018

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

### Robles Park Village



### Arbors at Padgett Estates

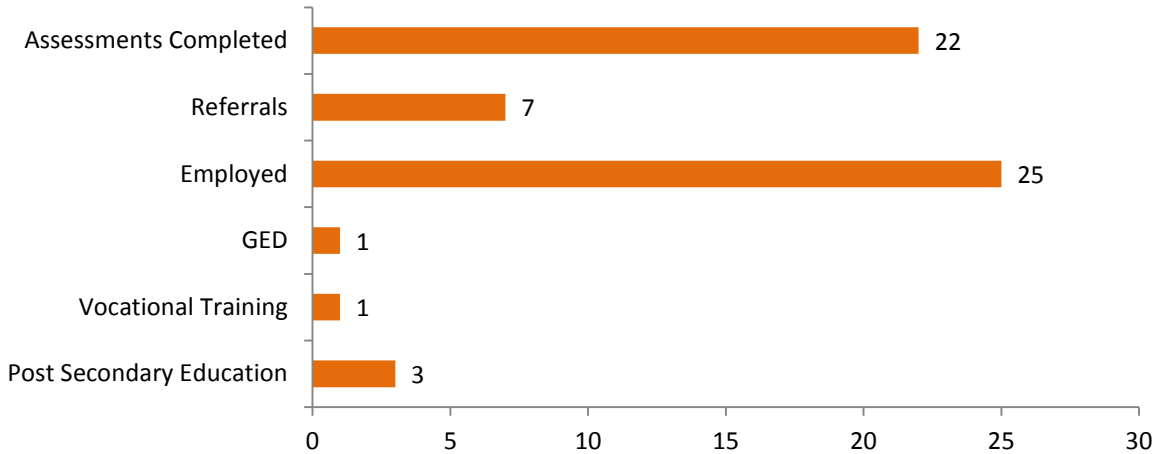




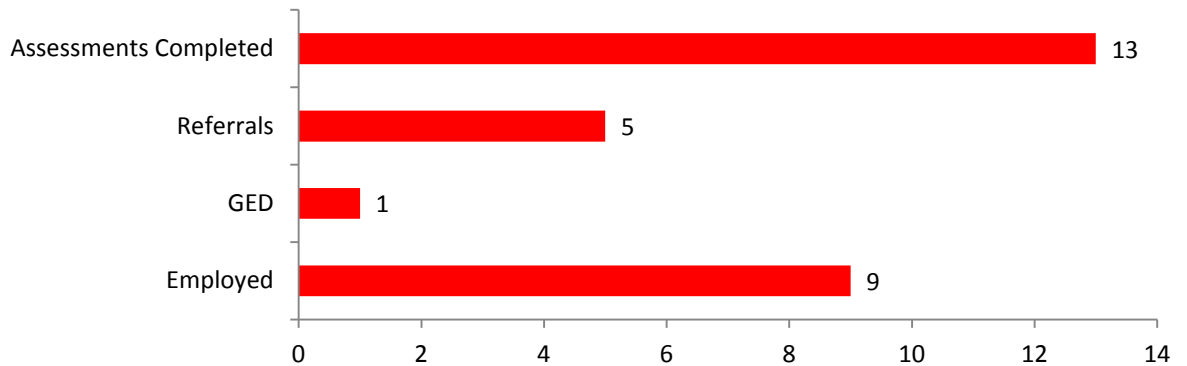
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS) SERVICE COORDINATORS (SC)  
MAY 2018**

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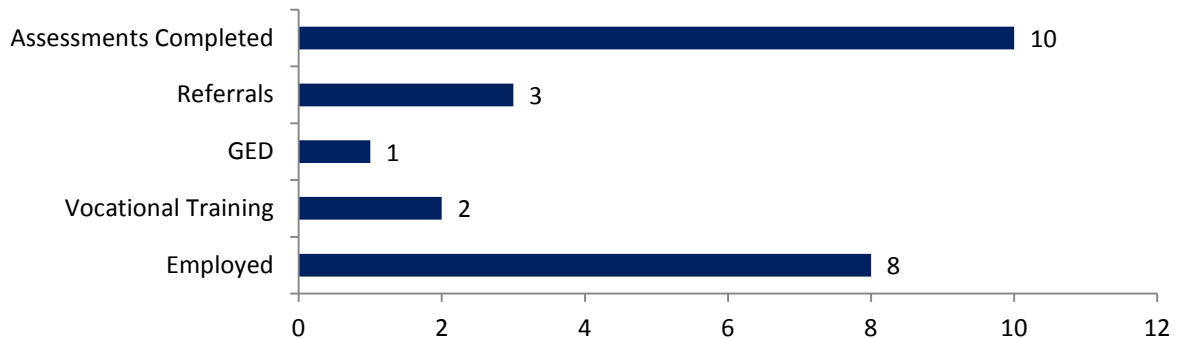
**C. Blythe Andrews**



**Seminole**



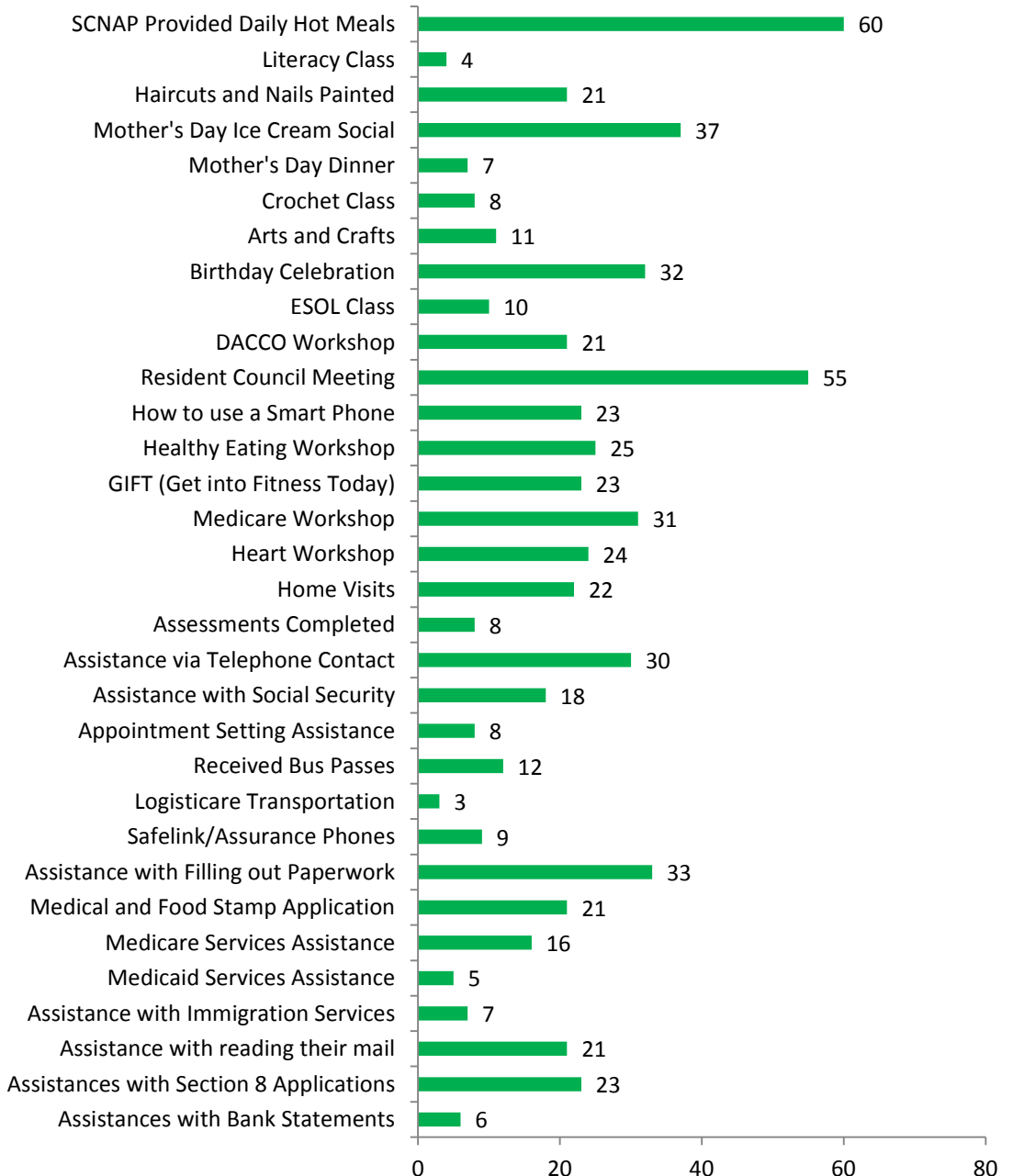
**Moses White**



## ELDERLY SERVICES MAY 2018

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

### Monthly Activities and Resident Participation JL Young - 450 Units, 81 Office Visits



# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM MAY 2018

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

## Choice Neighborhood Initiative (CNI)

### Participant Enrollment

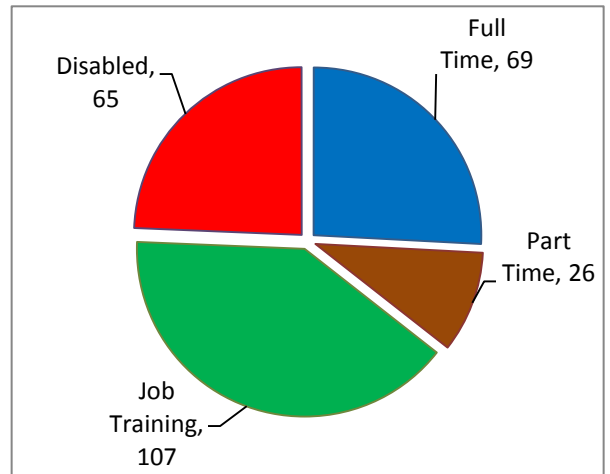
689 Participants Enrolled

189 Active Families

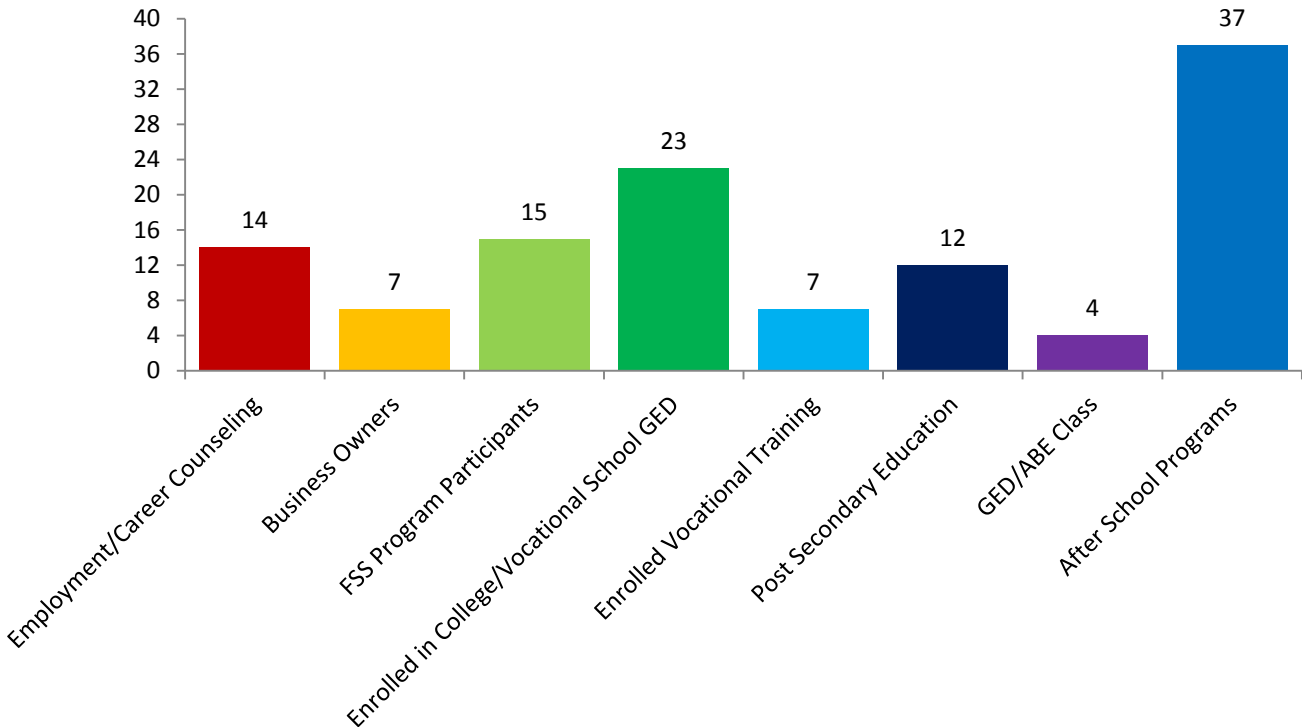
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (550)

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



### Participant Services

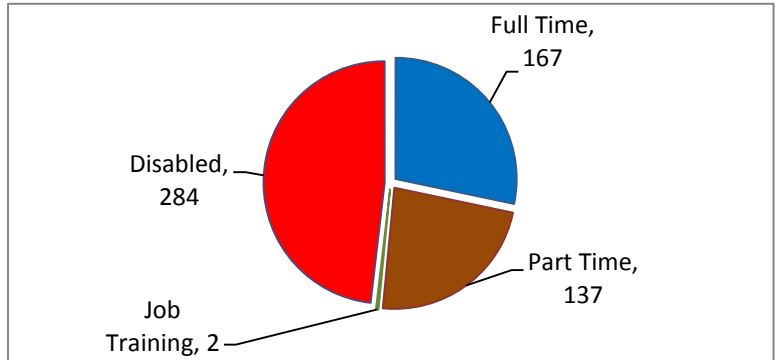


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM  
MAY 2018**

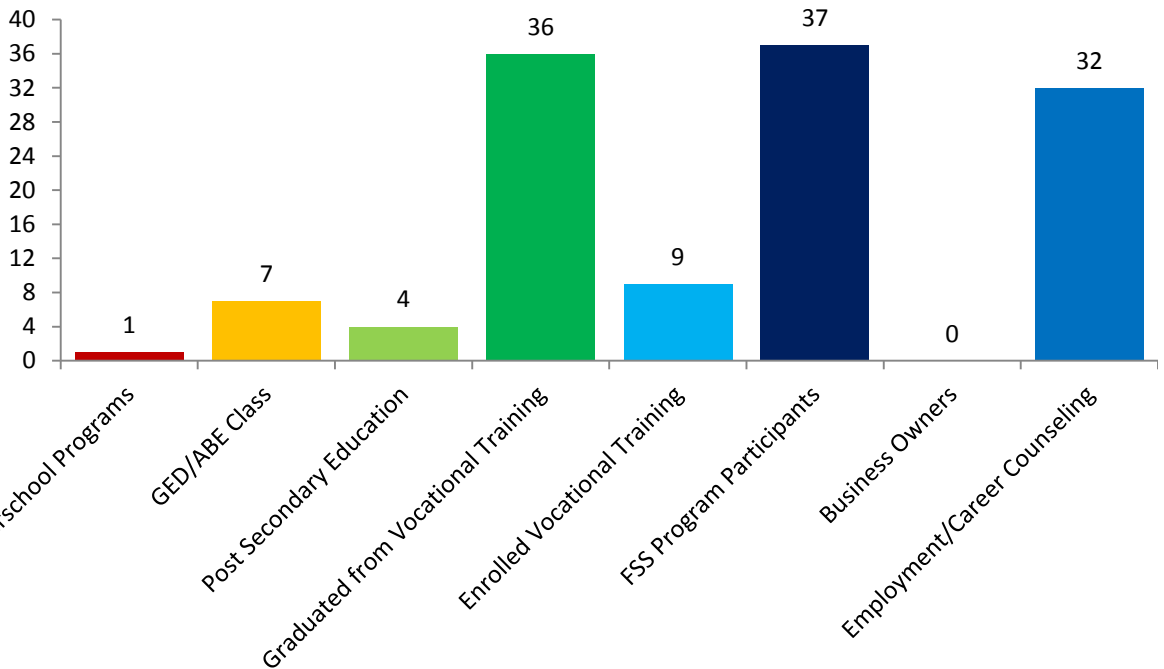
**West River Initiative**

**Participant Enrollment**

1733 Participants Enrolled  
690 Active Families



**Participant Services**



**III. SCHEDULED EVENTS/ACTIVITIES**

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

# JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

## MAY 2018

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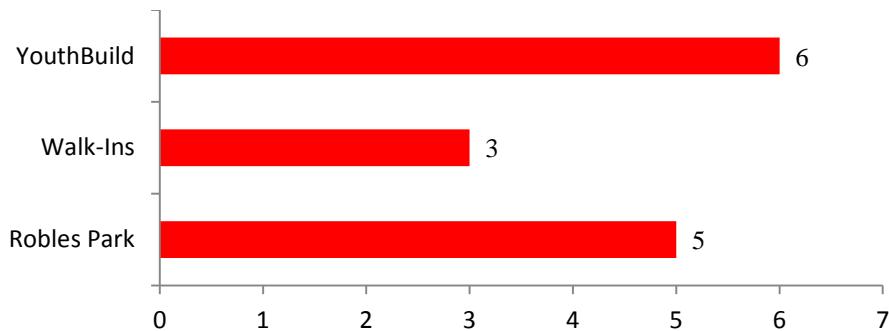
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

Total Number of Residents Serviced: **1,373** with **314** 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**



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

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

Here are the workshop topics:

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

# YOUTHBUILD MAY 2018

## Program Description:

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

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	26	16	18	1	63
GED/H.S Attainments	75%	11	9	2	3	26
Literacy and Numeracy Gains	65%	45%	41%	60%		60%
Attainment of Degree/ Certification	85%	17	10	18	2	44
Placements Employment/ Secondary Education	74%	17	1	4	4	39
Additional Certifications:		23	14			37

## Monthly Highlights:

- Met with Career Source to discuss future collaborations and partnerships
- Budget for Citi Grant has been approved
- M. Wiley Began HCC for Nursing
- D. Powell from Cohort 1 received his GED

## Upcoming Events:

- Annual YB Graduation
- Group Mentoring Training June 18-19
- Hiring of Mentorship Coordinator
- Complete YB Application for new round of funding

# FLORIDA NETWORK OF YOUTH & FAMILY SERVICES

## MAY 2018

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

### Service Goal:

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

### Accomplishments:

- One hundred forty-two (148) active cases in 2017-2018 Fiscal Year.

Referral Source	Group Clients	Individual Counseling	Case Management	Parent & Anger Management Class	Family Counseling
THA Staff	38	16	54	0	0
Juvenile Diversion Program	0	3	3	0	0
Parent/Guardian	5	12	17	0	2
Schools	38	36	74	0	0
Other Sources	0	0	0	0	0

### Monthly Highlights:

- May 4 – Close – Out session for Plant City High School Group
- May 15 – Close – Out session for Sligh MS Group
- May 25 – Restarted Anger Management Classes at YouthBuild (New Students)
- May 30 – June 1 – Florida Network Annual Meeting & Awards Luncheon – Contracted Case Manager, Dainara Acevedo, received “Outstanding Counselor” award and the program was one of two recipients of the “Agency of the Year” award
- Initiated assessments at Cedar Pointe families

### Upcoming Events:

- Planning begins for “Fun Friday” group sessions at THA properties and/or community centers
- Planning one week youth camp at C. Blythe Andrews property

## FLORIDA NETWORK OF YOUTH & FAMILY SERVICES

Congratulations to Diane Lindsay and her entire team for winning “Agency of the Year” and to Dainara Acevedo for winning “Counselor of the Year” at the 2018 Florida Network Annual Meeting and Awards Ceremony.





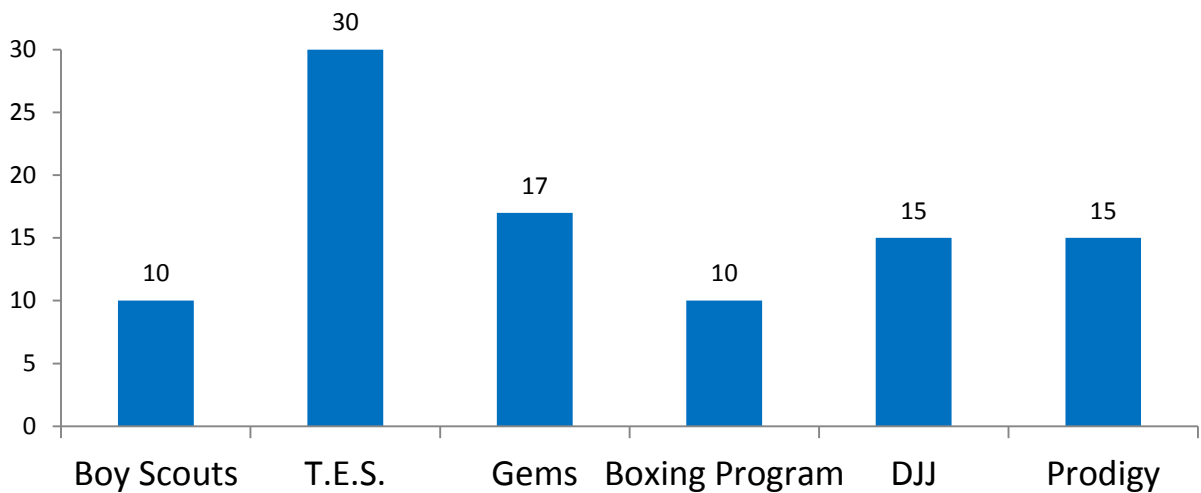
## OAKS AT RIVERVIEW COMMUNITY CENTER MAY 2018

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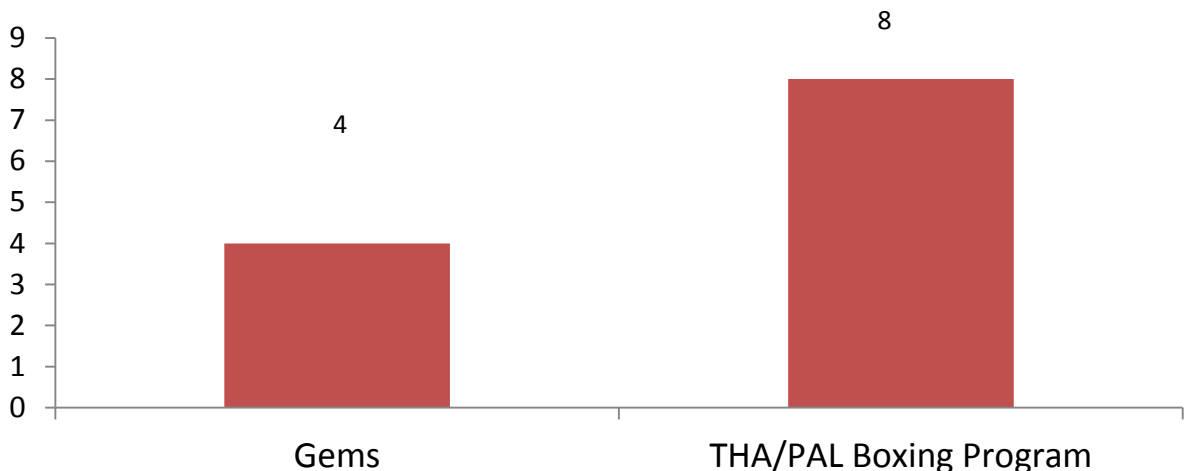
The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a sound proof 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 – 74**

#### **Elementary Afterschool Programs - 62**



#### **Middle/High School Programs - 12**



## JOBS PLUS INITIATIVE MAY 2018

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

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

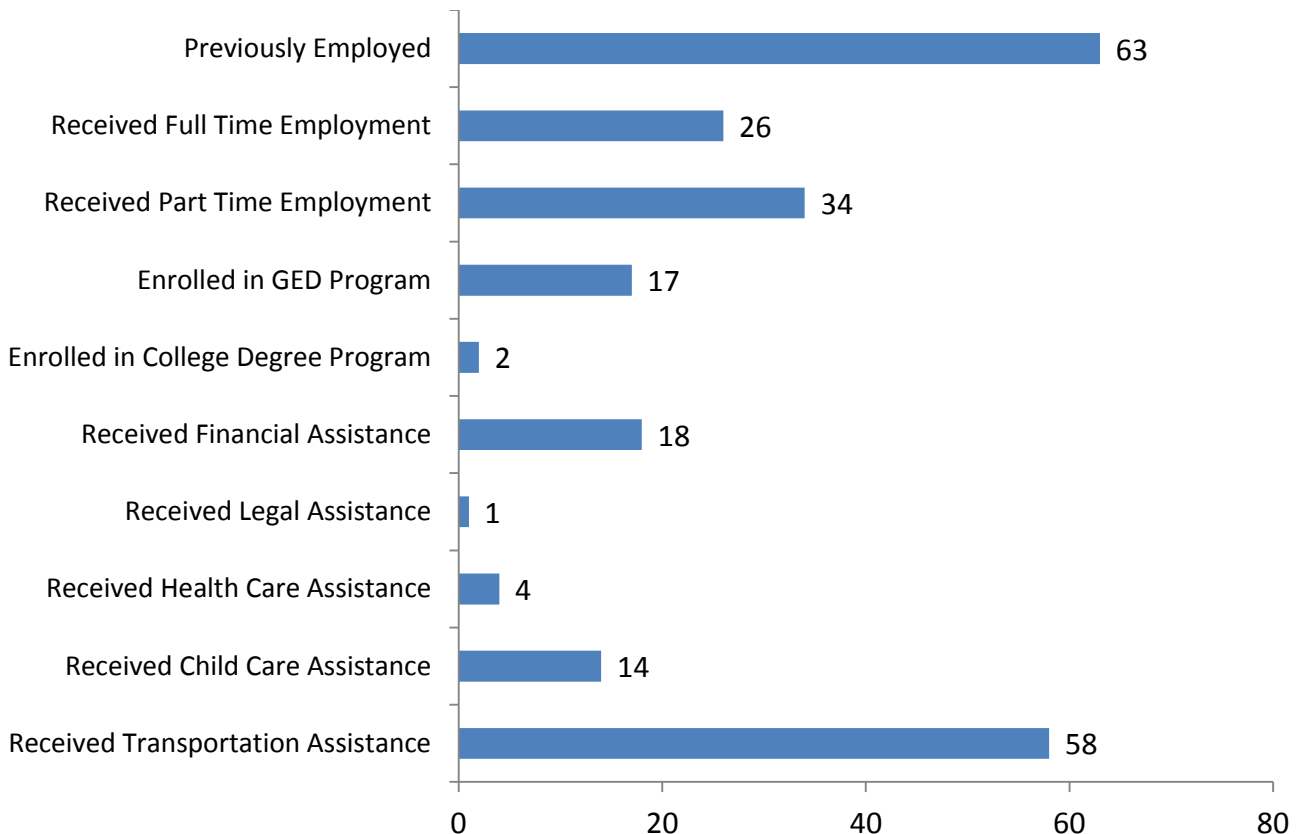
- 1) Employment-Related Service
- 2) Financial Incentives
- 3) Community Support for Work

### **Participant Enrollment**

186 Participants enrolled since the beginning of the Program (11 Left Development)

9 Participants enrolled in May

### **Participant Services**





Jobs Plus Initiative in collaboration with Connect Home:

Four (4) residents have completed the Microsoft Word Specialist Prep class and will begin the “Exam Cram” for their certification on June 17, 2018.

ConnectHome is currently requiring Robles Park residence for the next certification class in Digital Literacy. Upon completion, the residence will receive a certification from Microsoft in Digital Literacy. This class is re-scheduled for June 19<sup>th</sup> – June 21<sup>st</sup>, 018.

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

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

## Local Partners

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

## National Partners

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

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

**Center for Affordable Homeownership (CFAH)**

**Homebuyer Education**

For the month of May, the CFAH had Sixteen (16) 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, Eleven (11) 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	18	33	28	41	19								139
FTHB* Graduates	15	30	19	30	16								110
FTHB* Counseling	10	17	12	22	36								97
Foreclosure Counseling	0	0	0	0	0								0
Total Clients Served	10	17	12	22	36								97
FTHB New Clients	10	17	12	22	36								97
Foreclosure New Clients	0	0	0	0	0								0
Total New Clients	10	17	12	22	36								97
Non-Section 8 Purchased Home	2	0	0	1	6								9
Public Housing FTHB Attendees	0	0	0	0	0								0
Section 8 FTHB Attendees	3	2	0	1	2								8
Outreach and Distribution	43	56	44	60	40								243



## MAY 2018

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

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

**Programming Location: Oaks at Riverview Community Center (ORCC)**

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

**Classes Offered – (Provided for 6 weeks):**

- **Food Staging Class (04/10/2018-05/17/2018) - grade levels include Middle/High School (Tuesdays & Thursdays – 10:00am – 11:30am)**
- **Music Production Class (04/10/2018-05/17/2018) –grade levels include Elementary School (Tuesdays & Thursdays – 9:30am – 10:00pm)**

Month	Number of Students Enrolled
January	0
February	0
March	0
April	40
May	16
<b>Total</b>	<b>56</b>

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

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

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

**Programming Location: Oaks at Riverview Community Center (ORCC)**

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

Month	Number of Students Enrolled
August	0
September	0
October	4
November	10
December	15
January	15
February	15
March	15
April	21
May	21



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

### Monthly Participation – May 2018

	Property	# Registered Scouts	# Attended
Pack 803	Trio	12	4
Crew 803	Trio	9	9
Pack 804	Robles	21	10
Troop 804	Robles	13	13
Pack 805	North Blvd	24	1
Troop 805	North Blvd	19	3
Pack 806	C. Blythe Andrews	25	15
Troop 806	C. Blythe Andrews	7	6
Pack 807	ORCC	23	23
Troop 807	ORCC	6	0
Total		159	84

## Johnson Control's Foundation Sustainability Ambassadors Grant Program

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

### Program Goals:

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

### May Highlights:

The National Energy Foundation was brought in to facilitate the annual Sustainability Ambassadors / Train the trainer Seminar on May 9<sup>th</sup>. The Sustainability Ambassador Coach and several of the Resident Sustainability Ambassador volunteers attended the daylong meeting to learn about the fundamentals of energy production and energy conservation measures. They will take these skills back to their properties and help their fellow residents on how to save energy.



National Energy Foundation facilitator, Kelly Flowers, shows JL Young resident ambassador, Mr. Chris, how solar power works.





## **Geraldine Barnes Award Winner: Yamesha Walton**

### Success without Boundaries

Ms. Walton left school with an 8<sup>th</sup> grade education. Since the age of 17 she has faced and overcome a number of life challenges hindering her abilities to becoming a successful scholar. As a single mother of 2 young daughters (age 6 and 3), it is only now that she is beginning to realize the fruits of her labors.

Having lost her home and a pizza business, she began waitressing at Olive Garden. At age 32, and after four years of service she was on her way to management but was unable to pursue the position as a result of pregnancy. Although this was a happy event for her, this caused her to reflect upon her goals in relation to: education, career, and savings. But she also encountered difficulties in finding suitable housing, and it was not until 2013 that she would be offered a unit at N. Boulevard Homes.

By training and securing employment in security she was able to work as a subcontractor for the housing authority. Within three years she was promoted to director of operations. After two years, she became pregnant a second time. Without a support system, she decided to give up the job to stay at home to care for her children while simultaneously studying for a GED online. This proved challenging. It was not until age 38 when she finally attained a GED, and was on the path to a college diploma.

She researched four colleges passing each of their admissions tests, which grew her confidence in her abilities. Ms. Walton was now envisioning herself in a nursing career and out of assisted housing. She studied hard to take the programs math and reading entry tests hoping she would pass the required 70% to begin the LPN program at Jersey College. To her surprise she achieved 96% on the math and 95% on the reading, and was able to register for the RN program. However, she struggled to find the required \$500 fee to enroll onto the program. Fortunately her relocation case manager was able to connect her with the community partner LOVE Inc. whom, after meeting with her, paid the fee. Ms. Walton begins the nursing program on August 14<sup>th</sup> 2018. Ms. Walton states: "by the time her youngest starts kindergarten, her mother will be a Registered Nurse."

Nominators Name: Norlan McKenzie

Occupation: Case Manager

# Annual Elderly Affairs Day – May 18th, 2018



# Memorandum



**TO:** Board of Commissioners  
**FM:** Susi Begazo-McGourty, SVP / CFO  
**CC:** Jerome D. Ryans, President / CEO  
**DATE:** May 20, 2018  
**RE:** Financial Reporting for the Month of May 31, 2018

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## Financial Highlights

May 31, 2018

### Rental Assistance Demonstration (RAD)

- **For the Two Months Ended May 31, 2018**
- As of May 31, 2018 the RAD properties generated net cash from operations in the amount of \$400,497 after deducting the operating reserves in the amount of \$114,197, PPS funding in the amount of \$59,860, transfer to the Corporate Overhead in the amount of \$154,743 and Replacement Reserves of \$137,796.
- The total RAD rents and other revenue budgeted for this period was \$1,762,439 with the actual revenue earned in the amount of \$1,890,996. This \$128,557 is primarily attributable to property vacancies. The Year-to-date expenses total is \$1,023,903. This approximately 16.8% less than budgeted, or with a positive variance of \$208,657.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$2,350,592 in Capital Improvements projects included in the FY2019 Budget.

### Assisted Housing

#### For the Two Months Ended May 31, 2018

- The Voucher utilization for May 31, 2018 remains excellent near 100%; additionally HUD increased administrative fee subsidy in May. A final 2018 budget has not been set by HUD.
- Voucher revenues are \$722.7 thousand above plan. Extra revenues are covering the added voucher cost for 100% utilization versus plan utilization at 98%. Also, the average rental cost is \$677 per unit versus prior year and plan average cost of \$650 per unit.
- The Assisted Housing Program YTD Administrative Revenue is \$4,733 over plan and expenditures are \$34,483 over plan. This is attributable to higher professional services, specifically inspection costs, increased Salaries/Benefits, Hardware/Software Maintenance, Maintenance Expenses, and General Expenses. The monthly loss is \$13,333 and the annual loss is \$26,555. Fraud income is above plan expectation.
- In August 2017 the agency has been asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization. Additionally, HUD requested updated information on RAD utilization in September 2017 resulting in a reduction of the HUD payment to \$655 thousand; which is

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

### **Business Activities**

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

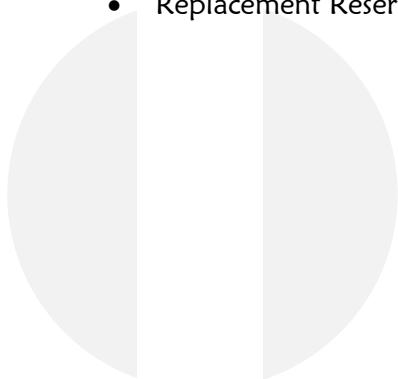
##### **For the One Month Ended April 30, 2018**

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds and was 89% occupied.
- The Statement of Operations was \$(7,218.)
- Operating Cash Balance was \$249,924.
- Replacement Reserves Cash Balance was \$63,053.

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

##### **For the Two Months Ended May 31, 2018**

- Operates 60 units. 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units.
- The Statement of Operations \$952,682.
- Replacement Reserve was \$169,000.





## **Blended Components**

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

#### **For the Two Months Ended May 31, 2018**

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

- The Statement of Operations (after donations to affiliated entities) was \$101,304.
- Operating Cash Balance was \$9,702,8644.

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

#### **For the Four Months Ended April 30, 2018**

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.3% occupied.
- The Statement of Operations after debt service was \$501,660.
- Operating Cash Balance was \$2,770,379.
- Replacement Reserves Cash Balance was \$378,684.

## **Related Entities**

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

#### **For the Four Months Ended April 30, 2018**

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 96.9% occupied.
- The Statement of Operations was \$30,344.
- Operating Cash Balance was \$88,503.
- Replacement Reserve Cash Balance was \$238,089.

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

#### **For the Four Months Ended April 30, 2018**

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 98.6% occupied.
- The Statement of Operations was \$22,017.
- Operating Cash Balance was \$39,556.
- Replacement Reserve Cash Balance was \$148,102.

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

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

#### **For the Four Months Ended April 30, 2018**

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 97.5% occupied.
- The Statement of Operations after debt and replacement reserves was \$96,882.
- Operating Cash Balance was \$575,569.
- Replacement Reserve Cash Balance was \$115,221.

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

#### **For the Four Months Ended April 30, 2018**

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 99.8% occupied.
- The Statement of Operations after Debt and Replacement Reserves was (\$82,967).
- Operating Cash Balance was \$251,652.
- Replacement Reserves Cash Balance was \$408, 873.

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

#### **For the Five Months Ended May 31, 2018**

- Osborne Landing operates a 43 unit affordable housing apartment development in Tampa, Florida.
- The Statement of Operations was \$1,662.

**Tampa Housing Authority**  
RAD Properties Summary  
Net Operating Income  
For the Two Months Ended May 31, 2018

	<b>Robles Park, LLC</b>	<b>Arbors Estate, LLC</b>	<b>Seminole Park, LLC</b>	<b>Shimberg Estates, LLC</b>	<b>Scruggs Manor, LLC</b>	<b>YTD Total</b>	<b>2 Month Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
RAD Rents	\$ 768,225	\$ 340,134	\$ 219,012	\$ 295,993	\$ 233,544	\$ 1,856,908	\$ 1,743,212	\$ 113,697	\$ 10,459,270
Other Revenue	24,321	9,767				34,088	\$ 19,227	14,861	115,361
<b>Total Revenue</b>	<b>\$ 792,546</b>	<b>\$ 349,901</b>	<b>\$ 219,012</b>	<b>\$ 295,993</b>	<b>\$ 233,544</b>	<b>\$ 1,890,996</b>	<b>\$ 1,762,439</b>	<b>\$ 128,558</b>	<b>\$ 10,574,631</b>
Admin Salaries / Benefits	82,090	30,617	14,253	34,216	23,599	184,775	184,155	(620)	1,104,929
Administrative Expenses	32,872	13,697	3,773	5,603	3,349	59,295	72,628	13,333	435,767
Management Fees	64,993	24,116	13,672	21,107	16,807	140,695	146,807	6,112	880,844
Tenant Services Salary / Benefits	4,242	976	2,829	3,728	2,313	14,088	15,319	1,232	91,916
Tenant Service Expenses	1,719	648	587	888	462	4,303	18,163	13,860	108,977
Utilities	16,799	8,034	3,976	12,517	5,761	47,087	101,986	54,899	611,914
Maintenance Salary / Benefits	123,210	48,631	20,518	34,781	24,570	251,710	268,129	16,419	1,608,773
Maintenance Expenses	46,766	4,285	8,139	7,456	5,988	72,634	111,517	38,882	669,100
Contracted Maintenance Services	66,456	16,445	20,997	35,570	14,522	153,990	211,954	57,963	1,271,722
Protective Services Salary and Benefits	5,243	2,136	1,165	1,942	1,359	11,845	15,529	3,683	93,171
General Expenses	26,626	22,212	14,660	10,501	9,481	83,481	86,374	2,893	518,244
<b>Total Expenses</b>	<b>\$ 471,016</b>	<b>\$ 171,796</b>	<b>\$ 104,570</b>	<b>\$ 168,308</b>	<b>\$ 108,212</b>	<b>\$ 1,023,903</b>	<b>\$ 1,232,560</b>	<b>\$ 208,657</b>	<b>\$ 7,395,357</b>
<b>Net Operating Income</b>	<b>\$ 321,530</b>	<b>\$ 178,105</b>	<b>\$ 114,442</b>	<b>\$ 127,685</b>	<b>\$ 125,332</b>	<b>\$ 867,093</b>	<b>\$ 529,879</b>	<b>\$ 337,214</b>	<b>\$ 3,179,274</b>
Operating Reserves	48,302	19,114	17,134	17,068	12,579	114,197	114,196	-	685,178
PPS Fundng	38,451		14,261		7,147	59,860	59,860	-	359,158
Transfer to Corporate Overhead	28,462	50,379	4,904	35,000	35,998	154,743	154,743	-	928,460
Replacement Reserves	83,952	16,044	14,196	13,860	9,744	137,796	137,796	-	826,776
<b>Total Other Out Flows</b>	<b>\$ 199,167</b>	<b>\$ 85,537</b>	<b>\$ 50,495</b>	<b>\$ 65,928</b>	<b>\$ 65,468</b>	<b>\$ 466,596</b>	<b>\$ 466,595</b>	<b>\$ -</b>	<b>\$ 2,799,572</b>
<b>Net Cash From Operations</b>	<b>\$ 122,363</b>	<b>\$ 92,568</b>	<b>\$ 63,947</b>	<b>\$ 61,757</b>	<b>\$ 59,864</b>	<b>\$ 400,497</b>	<b>\$ 63,284</b>	<b>\$ 337,214</b>	<b>\$ 379,702</b>

**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Statement of Operations-Administration  
 For the Two Months Ended May 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Subsidy / Grant Income	\$ 558,425	\$ 540,761	\$ 17,664	\$ 1,079,587	\$ 1,081,523	\$ (1,936)	\$ 4,866,853
Other Revenue	8,770	3,667	5,103	14,002	7,333	6,669	33,000
<b>Total Revenue</b>	<b>\$ 567,195</b>	<b>\$ 544,428</b>	<b>\$ 22,767</b>	<b>\$ 1,093,589</b>	<b>\$ 1,088,856</b>	<b>\$ 4,733</b>	<b>\$ 4,899,853</b>
Admin Salaries / Benefits	370,127	351,911	(18,216)	696,541	703,823	7,282	3,167,203
Administrative Expenses	90,130	71,079	(19,051)	187,571	142,157	(45,414)	639,707
Management Fees	110,554	110,554	-	221,108	221,108	-	994,985
Tenant Service Expenses	-	833	833	-	1,667	1,667	7,500
Maintenance Expenses	907	417	(490)	907	833	(74)	3,750
Contracted Maintenance Services	1,093	1,233	140	2,187	2,467	280	11,101
General Expenses	7,717	6,803	(914)	11,830	13,606	1,776	61,225
<b>Total Expenses</b>	<b>\$ 580,528</b>	<b>\$ 542,830</b>	<b>\$ (37,698)</b>	<b>\$ 1,120,144</b>	<b>\$ 1,085,661</b>	<b>\$ (34,483)</b>	<b>\$ 4,885,471</b>
<b>Net Income</b>	<b>\$ (13,333)</b>	<b>\$ 1,598</b>	<b>\$ (14,931)</b>	<b>\$ (26,555)</b>	<b>\$ 3,195</b>	<b>\$ (29,750)</b>	<b>\$ 14,382</b>
Operating Transfers In - FDS 1001				-4,298		4,298	
Operating Transfers Out - FDS 1002				577		-577	
<b>Total Other Financing</b>				<b>3,721</b>		<b>3,721</b>	
<b>Cash Flow</b>	<b>\$ 567,195</b>	<b>\$ 1,598</b>	<b>\$ (14,931)</b>	<b>\$ (22,834)</b>	<b>\$ 3,195</b>	<b>\$ (26,029)</b>	<b>\$ 14,382</b>



# Tampa Housing Authority

## Palm Terrace Assisted Living Facility

Statement of Operations for the One Month Ended April 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Rental Income / Long term Care / Other Incom	\$ 102,445	\$ 106,520	\$ (4,075)	\$ 102,445	\$ 106,520	\$ (4,075)	\$ 1,271,640	\$ 1,403
Adult Daycare Services	9,514	9,000	514	\$9,514	9,000	514	141,000	130
Section 8 HAP	32,914	32,500	414	\$32,914	32,500	414	414,000	451
<b>Total Tenant Revenues</b>	<b>\$ 144,872</b>	<b>\$ 148,020</b>	<b>\$ (3,148)</b>	<b>\$ 144,872</b>	<b>\$ 148,020</b>	<b>\$ (3,148)</b>	<b>\$ 1,826,640</b>	<b>\$ 1,985</b>
Other Non-Rental Income	171	1,052	(881)	171	1,052	(881)	1,819	2
<b>Total Revenues</b>	<b>\$ 145,043</b>	<b>\$ 149,072</b>	<b>\$ (4,029)</b>	<b>\$ 145,043</b>	<b>\$ 149,072</b>	<b>\$ (4,029)</b>	<b>\$ 1,828,459</b>	<b>\$ 1,987</b>
<b>Expenses</b>								
Salaries Expense	85,024	75,493	(9,531)	85,024	75,493	(9,531)	1,039,172	1,165
Administration	4,376	4,783	407	4,376	4,783	407	66,098	60
Utilities	11,241	12,945	1,704	11,241	12,945	1,704	156,603	154
Maintenance	18,919	10,075	(8,844)	18,919	10,075	(8,844)	119,700	259
Advertising and Marketing	860	1,115	255	860	1,115	255	6,228	12
Management Fee	7,585	7,461	(124)	7,585	7,461	(124)	91,423	104
Asset Management Fee	1,863	1,917	54	-	1,917	1,917	23,004	-
Audit / Accounting Fees	1,950	3,200	1,250	1,950	3,200	1,250	38,400	27
Legal Fees	-	150	150	-	150	150	1,800	-
Insurance	4,029	5,100	1,071	4,029	5,100	1,071	61,200	55
Food Service	9,528	12,250	2,722	9,528	12,250	2,722	150,500	131
Adult Day Care Expenses	-	1,345	1,345	-	1,345	1,345	16,940	-
Residential Programs	3,450	2,630	(820)	3,450	2,630	(820)	31,400	47
Bad Debt	3,150	-	3,150	3,150	-	(3,150)	-	43
<b>Total Expenses</b>	<b>\$ 151,975</b>	<b>\$ 138,464</b>	<b>\$ (10,361)</b>	<b>\$ 150,112</b>	<b>\$ 138,464</b>	<b>\$ (11,648)</b>	<b>\$ 1,802,468</b>	<b>\$ 2,056</b>
<b>Net Operating Income</b>	<b>\$ (6,932)</b>	<b>\$ 10,608</b>	<b>\$ (17,540)</b>	<b>\$ (5,068)</b>	<b>\$ 10,608</b>	<b>\$ (15,676)</b>	<b>\$ 25,991</b>	<b>\$ (69)</b>
Replacement Reserves	2,150	2,150	-	2,150	2,150	-	25,800	29
<b>Cash Flow from Operations</b>	<b>\$ (9,082)</b>	<b>\$ 8,458</b>	<b>\$ (17,540)</b>	<b>\$ (7,218)</b>	<b>\$ 8,458</b>	<b>\$ (15,676)</b>	<b>\$ 191</b>	<b>\$ (99)</b>

# Tampa Housing Authority

## Cedar Pointe Apartments

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

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 38,920	\$ 50,254	\$ (11,335)	\$ 76,842	\$ 100,509	\$ (23,667)	\$ 603,054	\$ 640
Subsidy / Grant Income	4,005	6,725	(2,720)	8,671	13,450	(4,779)	80,700	\$ 72
<b>Total Revenue</b>	<b>\$ 42,925</b>	<b>\$ 56,979</b>	<b>\$ (14,055)</b>	<b>\$ 85,513</b>	<b>\$ 113,959</b>	<b>\$ (28,446)</b>	<b>\$ 683,754</b>	<b>\$ 713</b>
<b>Expenses</b>								
Admin Salaries / Benefits	9,584	4,540	(5,044)	15,989	9,080	(6,909)	54,479	\$ 133
Administrative Expenses	5,466	8,447	2,980	7,040	16,893	9,853	96,777	\$ 59
Management Fees	2,655	3,097	442	4,550	6,194	1,644	37,161	\$ 38
Asset Management Fees	379	518	139	758	1,036	278	6,216	\$ 6
Utilities	1,137	5,387	4,250	1,818	10,775	8,957	64,649	\$ 15
Maintenance Salary and Benefits	5,959	7,608	1,649	11,942	15,216	3,273	91,294	\$ 100
Maintenance Expenses	3,155	3,720	565	3,155	7,441	4,285	44,643	\$ 26
Contracted Maintenance services	4,018	7,211	3,193	4,018	14,422	10,404	86,531	\$ 33
General Expenses	2,169	7,032	4,864	4,337	14,065	9,728	55,588	\$ 36
<b>Total Expense</b>	<b>\$ 34,522</b>	<b>\$ 51,060</b>	<b>\$ 9,538</b>	<b>\$ 53,607</b>	<b>\$ 102,120</b>	<b>\$ 41,513</b>	<b>\$ 579,338</b>	<b>\$ 447</b>
								\$ -
<b>Net Income</b>	<b>\$ 8,403</b>	<b>\$ 5,919</b>	<b>\$ (4,516)</b>	<b>\$ 31,906</b>	<b>\$ 11,839</b>	<b>\$ 20,067</b>	<b>\$ 104,416</b>	<b>\$ 266</b>
								\$ -
Replacement Reserve	2,500	2,500	-	5,000	5,000	-	30,000	\$ 42
<b>Cash Flow</b>	<b>\$ 5,903</b>	<b>\$ 3,419</b>	<b>\$ 2,484</b>	<b>\$ 26,906</b>	<b>\$ 6,839</b>	<b>\$ 20,067</b>	<b>\$ 74,416</b>	<b>\$ 224</b>

# Tampa Housing Authority

## North Tampa Housing Development Corporation (NTHDC) Statement of Operations for the Two Months Ended May 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
HUD Administrative Fees	\$ 946,400	\$ 897,255	\$ 49,145	\$ 1,907,626	\$ 1,794,511	\$ 113,116	\$ 10,767,064
Interest Income	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 946,400</b>	<b>\$ 897,255</b>	<b>\$ 49,145</b>	<b>\$ 1,907,626</b>	<b>\$ 1,794,511</b>	<b>\$ 113,116</b>	<b>\$ 10,767,064</b>
<b>Expenses</b>							
Administrative Salaries	22,927	21,944	(984)	44,557	43,888	(670)	263,327
Admin Operating Costs	2,020	4,719	2,700	3,272	9,439	6,166	56,632
Management Fees	8,333	8,333	0	16,667	16,667	(0)	100,000
Audit Fees	-	-	-	-	-	-	19,500
Legal Fees	-	-	-	-	-	-	55,000
Insurance Costs	11,853	11,853	-	23,705	23,705	-	142,230
Service Provider Contract Costs	629,838	583,216	(46,622)	1,166,432	1,166,432	-	6,998,592
<b>Total Expenses</b>	<b>\$ 674,970</b>	<b>\$ 630,065</b>	<b>\$ (44,905)</b>	<b>\$ 1,254,634</b>	<b>\$ 1,260,130</b>	<b>\$ 5,496</b>	<b>\$ 7,635,281</b>
<b>Net Operating Income</b>	<b>\$ 271,430</b>	<b>\$ 267,190</b>	<b>\$ 4,240</b>	<b>\$ 652,993</b>	<b>\$ 534,381</b>	<b>\$ 118,612</b>	<b>\$ 3,131,783</b>
<b>Affiliated Entities Operational Funding</b>							
THA - Other Operational Funding Pending*	183,834	182,474	(1,360)	551,689	587,297	35,609	3,769,143
<b>Affiliated Entities Operational Funding</b>	<b>\$ 183,834</b>	<b>\$ 182,474</b>	<b>\$ (1,360)</b>	<b>\$ 551,689</b>	<b>\$ 587,297</b>	<b>\$ 35,609</b>	<b>\$ 3,769,143</b>
<b>Net Income after Affiliated Funding</b>	<b>\$ 87,596</b>	<b>\$ 84,716</b>	<b>\$ 2,880</b>	<b>\$ 101,304</b>	<b>\$ (52,917)</b>	<b>\$ 154,221</b>	<b>\$ (637,360)</b>

\*See detail breakdown on next page.

**Tampa Housing Authority**  
The Meridian Properties - Consolidated  
Statement of Operations for the Four Months Ended April 30, 2018

	Meridian - 279 Units		Riverpines - 298 Units		Riverplace - 120 Units		Consolidated	
	YTD Actual	PUM	YTD Actual	PUM	YTD Actual	PUM	Annual	PUM
<b>Revenues</b>								
Rental Revenue	\$ 794,626	\$ 712	\$ 589,659	\$ 495	\$ 330,547	\$ 689	\$ 1,714,832	\$ 615
Gain or Loss to Lease	1,086	1	-	-	(7,855)	(16)	(6,769)	(2)
Vacancy	(8,917)	(8)	(22,849)	(19)	(10,732)	(22)	(42,498)	(15)
Bad Debt	(5,699)	-	(2,454)	(2)	(571)	(1)	(8,724)	(9)
<b>Total Rental Revenue</b>	<b>\$ 781,096</b>	<b>\$ 700</b>	<b>\$ 564,356</b>	<b>\$ 473</b>	<b>\$ 311,389</b>	<b>\$ 473</b>	<b>\$ 1,656,841</b>	<b>\$ 594</b>
Other Non-Rental Income	27,203	24	9,426	8	15,867	33	52,496	19
<b>Total Revenue</b>	<b>\$ 808,299</b>	<b>\$ 724</b>	<b>\$ 573,782</b>	<b>\$ 481</b>	<b>\$ 327,256</b>	<b>\$ 682</b>	<b>\$ 1,709,337</b>	<b>\$ 613</b>
<b>Expenses</b>								
Salaries Expense	41,816	37	38,049	32	43,100	90	122,965	44
Administration	14,043	13	8,171	7	6,772	14	28,986	10
Advertising	8,424	8	9,157	8	2,909	6	20,490	7
Utilities	35,301	32	70,039	59	9,455	20	114,795	41
Maintenance	121,482	109	81,526	68	67,518	141	270,526	97
Professional Fees	22,497	20	16,918	14	27,573	57	66,988	24
Management Fee	32,545	29	25,106	21	17,343	36	74,994	27
Turnover	40,295	36	42,335	36	4,615	10	87,245	31
Taxes and Insurance	72,084	65	33,480	28	40,185	84	145,749	52
<b>Total Expenses</b>	<b>\$ 388,487</b>	<b>\$ 348</b>	<b>\$ 324,781</b>	<b>\$ 272</b>	<b>\$ 219,470</b>	<b>\$ 457</b>	<b>\$ 932,738</b>	<b>\$ 335</b>
<b>Net Operating Income</b>	<b>\$ 419,812</b>	<b>\$ 376</b>	<b>\$ 249,001</b>	<b>\$ 209</b>	<b>\$ 107,786</b>	<b>\$ 225</b>	<b>\$ 776,599</b>	<b>\$ 279</b>
Debt Services	\$ 192,415	\$ 172	\$ 45,886	\$ 38	\$ 36,638	\$ 76	274,939	\$ 99
<b>Net Income after Debt Services</b>	<b>\$ 227,397</b>	<b>\$ 204</b>	<b>\$ 203,115</b>	<b>\$ 170</b>	<b>\$ 71,148</b>	<b>\$ 148</b>	<b>\$ 501,660</b>	<b>\$ 180</b>

**Tampa Housing Authority**  
The Encore Properties - Consolidated  
Statement of Operations for the Four Months Ended April 30, 2018

	Ella - 160 Units		Trio - 141 Units		Reed - 158 Units		Consolidated	
	YTD Actual	PUM	YTD Actual	PUM	YTD Actual	PUM	Annual	PUM
<b>Revenues</b>								
Rental Revenue	\$ 450,089	\$ 703	\$ 547,728	\$ 971	\$ 527,180	\$ 834	\$ 1,524,997	\$ 831
HUD Subsidy (at 85% funding level)	10,107	16	(11,495)	(20)	(1,997)	(3)	(3,385)	(2)
Vacancy	(15,715)	(25)	(21,184)	(38)	(7,018)	(11)	(43,917)	(24)
Rent Concessions	-	-	(1,597)	(3)	(126)	(0)	(1,723)	(1)
<b>Total Rental Revenue</b>	<b>\$ 444,481</b>	<b>\$ 695</b>	<b>\$ 513,452</b>	<b>\$ 910</b>	<b>\$ 518,039</b>	<b>\$ 910</b>	<b>\$ 1,475,972</b>	<b>\$ 804</b>
Other Non-Rental Income	5,575	9	39,194	69	6,229	10	50,997	28
<b>Total Revenue</b>	<b>\$ 450,056</b>	<b>\$ 703</b>	<b>\$ 552,645</b>	<b>\$ 980</b>	<b>\$ 524,268</b>	<b>\$ 830</b>	<b>\$ 1,526,969</b>	<b>\$ 832</b>
<b>Expenses</b>								
Salaries Expense	65,634	103	54,018	96	56,750	90	176,401	96
Administration	40,072	63	41,468	74	27,599	44	109,139	59
Utilities	81,153	127	76,912	136	73,475	116	231,540	126
Maintenance	48,857	76	53,901	96	46,966	74	149,724	82
Contract Services	30,741	48	25,737	46	24,278	38	80,757	44
Management Fee	17,824	28	22,592	40	20,892	33	61,309	33
Audit / Accounting Fees	12,640	20	12,507	22	11,626	18	36,773	20
Legal Fees	-	-	100	0	290	0	390	0
Taxes and Insurance	32,856	51	90,089	160	39,212	62	162,158	88
<b>Total Expenses</b>	<b>\$ 329,777</b>	<b>\$ 515</b>	<b>\$ 377,324</b>	<b>\$ 669</b>	<b>\$ 301,090</b>	<b>\$ 476</b>	<b>\$ 1,008,191</b>	<b>\$ 549</b>
<b>Net Operating Income</b>	<b>\$ 120,278</b>	<b>\$ 188</b>	<b>\$ 175,321</b>	<b>\$ 311</b>	<b>\$ 223,178</b>	<b>\$ 353</b>	<b>\$ 518,778</b>	<b>\$ 283</b>
Bond / Mortgage Interest	24,653	39	55,289	98	66,350	105	146,292	80
THA - Land, Equity, NSP, RHF, AHP Interest	31,074	49	51,299	91	51,096	81	133,469	73
City Home Funds - Interest	82	0	6,136	11	-	-	6,218	3
Bond - Facility, Issuer, Servicing Fee and Other	23,132	36	38,581	68	-	-	61,713	34
<b>Total Non-Operating - Revenue and Expenses</b>	<b>\$ 78,942</b>	<b>\$ 123</b>	<b>\$ 151,304</b>	<b>\$ 268</b>	<b>\$ 117,446</b>	<b>\$ 186</b>	<b>\$ 347,692</b>	<b>\$ 189</b>
Corp/Partnership Revenue & Expense	\$ 10,993	\$ 17	\$ 2,000	\$ 4	\$ 8,850	\$ 14	21,843	\$ 12
<b>Net Income after Non-Operating Expenses</b>	<b>\$ 30,344</b>	<b>\$ 47</b>	<b>\$ 24,017</b>	<b>\$ 43</b>	<b>\$ 105,732</b>	<b>\$ 167</b>	<b>\$ 160,093</b>	<b>\$ 87</b>

# Tampa Housing Authority

The Ella at Encore

Statement of Operations for the Four Months Ended April 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Rental Revenue	\$ 111,246	\$ 111,246	\$ -	\$ 450,089	\$ 444,984	\$ 5,105	\$ 1,334,952	\$ 703
Rent Revenue-Foregone Rent & Excess Income	1,146	3,404	(2,258)	10,107	12,881	(2,774)	44,513	16
Vacancy	(2,958)	(3,318)	360	(15,715)	(13,250)	(2,465)	(39,924)	(25)
<b>Total Rental Revenue</b>	<b>\$ 109,434</b>	<b>\$ 111,332</b>	<b>\$ (1,898)</b>	<b>\$ 444,481</b>	<b>\$ 444,615</b>	<b>\$ (134)</b>	<b>\$ 1,339,541</b>	<b>\$695</b>
Other Non-Rental Income	1,992	1,220	772	5,575	4,550	1,025	13,480	9
<b>Total Revenue</b>	<b>\$ 111,426</b>	<b>\$ 112,552</b>	<b>\$ (1,127)</b>	<b>\$ 450,056</b>	<b>\$ 449,165</b>	<b>\$ 891</b>	<b>\$ 1,353,021</b>	<b>\$703</b>
<b>Expenses</b>								
Salaries Expense	15,526	18,206	2,680	65,634	71,067	5,433	213,610	103
Administration	9,985	12,319	2,334	40,072	40,884	812	107,661	63
Utilities	18,236	21,889	3,653	81,153	84,933	3,780	304,260	127
Maintenance	12,743	13,900	1,157	48,857	52,505	3,648	150,855	76
Contract Services	5,108	4,704	(404)	30,741	30,819	78	83,591	
Management Fee	5,185	4,502	(683)	17,824	17,966	142	54,121	28
Audit / Accounting Fees	3,910	3,910	-	12,640	12,640	-	14,880	20
Legal Fees	-	-	-	-	464	464	928	-
Taxes and Insurance	7,566	8,904	1,338	32,856	36,116	3,260	108,316	51
<b>Total Expenses</b>	<b>\$ 78,260</b>	<b>\$ 88,334</b>	<b>\$ 10,074</b>	<b>\$ 329,777</b>	<b>\$ 347,394</b>	<b>\$ 17,617</b>	<b>\$ 1,038,222</b>	<b>\$515</b>
<b>Net Operating Income</b>	<b>\$ 33,166</b>	<b>\$ 24,218</b>	<b>\$ 8,948</b>	<b>\$ 120,278</b>	<b>\$ 101,771</b>	<b>\$ 18,507</b>	<b>\$ 314,799</b>	<b>\$188</b>
Bond / Mortgage Interest	6,163	6,252	89	24,653	25,031	378	74,961	39
THA - Land, Equity, NSP, RHF, AHP Interest	7,769	7,768	(1)	31,074	31,072	(2)	96,714	49
City Home Funds - Interest	21	21	0	82	82	(0)	250	0
Bond - Facility, Issuer, Servicing Fee and Other	5,783	5,823	40	23,132	23,303	171	69,829	36
<b>Total Non-Operating - Revenue and Expenses</b>	<b>\$ 19,735</b>	<b>\$ 19,864</b>	<b>\$ 129</b>	<b>\$ 78,942</b>	<b>\$ 79,488</b>	<b>\$ 546</b>	<b>\$ 241,754</b>	<b>\$123</b>
Corp/Partnership Revenue & Expense	\$ 1,000	\$ 1,000	\$ -	\$ 10,993	\$ 4,000	\$ -		
<b>Net Income after Non-Operating Expenses</b>	<b>\$ 12,431</b>	<b>\$ 3,354</b>	<b>\$ 8,819</b>	<b>\$ 30,344</b>	<b>\$ 18,283</b>	<b>\$ 17,961</b>	<b>\$ 73,045</b>	<b>\$ 47</b>

# Tampa Housing Authority

## The Trio at Encore

### Statement of Operations for the Four Months Ended April 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Rental Revenue	\$ 137,809	\$ 137,809	\$ -	\$ 547,728	\$ 551,236	\$ (3,508)	\$ 1,653,708	\$ 971
Rent Revenue-Foregone Rent & Excess Income	(4,585)	(3,903)	(682)	(11,495)	(16,223)	4,728	(25,236)	(20)
Vacancy	(3,723)	(7,320)	3,597	(21,184)	(29,251)	8,067	(88,925)	(38)
Rent Concessions	(13)	-	(13)	(1,597)	\$ -	(1,597)	-	(3)
<b>Total Rental Revenue</b>	<b>\$ 129,489</b>	<b>\$ 126,586</b>	<b>\$ 2,903</b>	<b>\$ 513,452</b>	<b>\$ 505,762</b>	<b>\$ 7,690</b>	<b>\$ 1,539,547</b>	<b>\$ 910</b>
Other Non-Rental Income	10,808	13,530	(2,722)	39,194	53,215	(14,021)	161,712	69
<b>Total Revenue</b>	<b>\$ 140,297</b>	<b>\$ 140,116</b>	<b>\$ 181</b>	<b>\$ 552,645</b>	<b>\$ 558,977</b>	<b>\$ (6,332)</b>	<b>\$ 1,701,259</b>	<b>\$ 980</b>
<b>Expenses</b>								
Salaries Expense	13,087	17,205	4,118	54,018	69,443	15,425	215,722	96
Administration	8,731	6,755	(1,976)	41,468	34,406	(7,062)	94,685	74
Utilities	17,258	23,198	5,940	76,912	90,318	13,406	320,963	136
Maintenance	10,634	14,512	3,878	53,901	60,028	6,127	177,552	96
Contract Services	6,197	6,910	713	25,737	28,986	3,249	93,731	46
Management Fee	5,643	5,605	(38)	22,592	22,359	(233)	68,049	40
Audit / Accounting Fees	3,877	3,877	0	12,507	12,508	1	14,484	22
Legal Fees	-	-	-	100	494	394	1,976	0
Taxes and Insurance	22,785	21,191	(1,594)	90,089	84,150	(5,939)	250,264	160
<b>Total Expenses</b>	<b>\$ 88,210</b>	<b>\$ 99,253</b>	<b>\$ 11,043</b>	<b>\$ 377,324</b>	<b>\$ 402,692</b>	<b>\$ 25,368</b>	<b>\$ 1,237,426</b>	<b>\$ 669</b>
<b>Net Operating Income</b>	<b>\$ 52,087</b>	<b>\$ 40,863</b>	<b>\$ 11,224</b>	<b>\$ 175,321</b>	<b>\$ 156,285</b>	<b>\$ 19,036</b>	<b>\$ 463,833</b>	<b>\$ 311</b>
Bond / Mortgage Interest	13,822	14,008	186	55,289	56,032	743	168,096	98
THA - Land, Equity, NSP, RHF, AHP Interest	12,816	13,901	1,085	51,299	55,605	4,306	169,108	91
City Home Funds - Interest	1,534	1,644	110	6,136	6,576	440	20,003	11
Bond - Facility, Issuer, Servicing Fee and Other	9,380	9,388	8	38,581	37,552	(1,029)	112,656	68
<b>Total Non-Operating - Revenue &amp; Expenses</b>	<b>\$ 37,553</b>	<b>\$ 38,941</b>	<b>\$ 1,388</b>	<b>\$ 151,304</b>	<b>\$ 155,765</b>	<b>\$ 4,461</b>	<b>\$ 469,863</b>	<b>\$ 268</b>
Corp/Partnership Revenue & Expense	1,000	1,000	-	2,000	4,000	2,000	12,000	11
<b>Net Income after Non-Operating Expenses</b>	<b>\$ 13,534</b>	<b>\$ 922</b>	<b>\$ 12,612</b>	<b>\$ 22,017</b>	<b>\$ (3,480)</b>	<b>\$ 25,497</b>	<b>\$ (18,030)</b>	<b>\$ 39</b>
Finance								



# Tampa Housing Authority

## The Reed at Encore

### Statement of Operations for the Four Months Ended April 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Rental Revenue	\$ 131,463	\$ 131,463	\$ -	\$ 527,180	\$ 525,852	\$ 1,328	\$ 1,577,556	\$ 834
Rent Revenue-Foregone Rent & Excess Income	(363)	-	(363)	(1,997)	(283)	(1,714)	(283)	(3)
Vacancy	(1,973)	(3,944)	1,971	(7,018)	(15,767)	8,749	(47,319)	(11)
Rent Concessions	-	-	-	(126)	\$ -	(126)	-	(0)
<b>Total Rental Revenue</b>	<b>\$ 129,127</b>	<b>\$ 127,519</b>	<b>\$ 1,608</b>	<b>\$ 518,039</b>	<b>\$ 509,802</b>	<b>\$ 8,237</b>	<b>\$ 1,529,954</b>	<b>\$ 820</b>
Other Non-Rental Income	1,390	1,151	239	6,229	4,352	1,877	12,934	10
<b>Total Revenue</b>	<b>\$ 130,517</b>	<b>\$ 128,670</b>	<b>\$ 1,847</b>	<b>\$ 524,268</b>	<b>\$ 514,154</b>	<b>\$ 10,114</b>	<b>\$ 1,542,888</b>	<b>\$ 830</b>
<b>Expenses</b>								
Salaries Expense	15,464	17,763	2,299	56,750	71,800	15,050	213,305	90
Administration	5,177	5,669	492	27,599	29,089	1,490	77,032	44
Utilities	17,245	21,725	4,480	73,475	75,228	1,753	273,169	116
Maintenance	12,679	11,566	(1,113)	46,966	49,919	2,953	146,987	74
Contract Services	7,119	7,261	142	24,278	23,330	(948)	74,943	38
Management Fee	5,137	5,147	10	20,892	20,567	(325)	61,716	33
Audit / Accounting Fees	2,907	3,907	1,000	11,626	12,628	1,002	14,844	18
Legal Fees	190	-	(190)	290	-	(290)	928	0
Taxes and Insurance	9,845	9,666	(179)	39,212	38,340	(872)	120,694	62
<b>Total Expenses</b>	<b>\$ 75,763</b>	<b>\$ 82,704</b>	<b>\$ 6,941</b>	<b>\$ 301,090</b>	<b>\$ 320,901</b>	<b>\$ 19,811</b>	<b>\$ 983,618</b>	<b>\$ 476</b>
<b>Net Operating Income</b>	<b>\$ 54,754</b>	<b>\$ 45,966</b>	<b>\$ 8,788</b>	<b>\$ 223,178</b>	<b>\$ 193,253</b>	<b>\$ 29,925</b>	<b>\$ 559,270</b>	<b>\$ 353</b>
Bond / Mortgage Interest	16,960	17,239	279	66,350	67,433	1,083	203,885	105
THA - Land, Equity, NSP, RHF, AHP Interest	12,774	37,311	24,537	51,096	149,245	98,149	454,950	81
<b>Total Non-Operating - Revenue and Expenses</b>	<b>\$ 29,734</b>	<b>\$ 54,550</b>	<b>\$ 24,816</b>	<b>\$ 117,446</b>	<b>\$ 216,678</b>	<b>\$ 99,232</b>	<b>\$ 658,835</b>	<b>\$ 186</b>
Corp/Partnership Revenue & Expense	7,850	1,000	6,850	8,850	4,000	-	-	-
<b>Net Income after Non-Operating Expenses</b>	<b>\$ 17,170</b>	<b>\$ (9,584)</b>	<b>\$ 26,754</b>	<b>\$ 96,882</b>	<b>\$ (27,425)</b>	<b>\$ 124,307</b>	<b>\$ (99,565)</b>	<b>\$ 153</b>



# Tampa Housing Authority

## The Gardens at Southbay

### Statement of Operations for The One and Four Months Ended April 30, 2018

	Current Month			Fiscal YTD			Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues</b>								
Gross Potential Rent	\$ 182,413	174,265	\$ 8,148	\$ 708,895	697,060	\$ 11,835	\$ 2,091,180	\$ 820
Vacancy Budget	(1,514)	(8,900)	7,386	(8,099)	(35,600)	27,501	(106,800)	(9)
<b>Economic Rent</b>	<b>\$ 180,899</b>	<b>165,365</b>	<b>15,534</b>	<b>700,796</b>	<b>661,460</b>	<b>39,336</b>	<b>1,984,380</b>	<b>811</b>
HUD Public Housing Subsidy	5,754	9,000	(3,246)	31,342	36,000	(4,658)	108,000	36
Concessions	(265)	(750)	485	(1,085)	(3,000)	1,915	(9,000)	(1)
Other Non-Rental Income	9,725	5,820	3,905	22,972	23,280	(308)	69,840	27
Bad Debt	(1,982)	(1,800)	(182)	(8,591)	(6,800)	(1,791)	(20,000)	(10)
<b>Total Rental Revenue</b>	<b>\$ 194,131</b>	<b>\$ 177,635</b>	<b>\$ 16,496</b>	<b>\$ 745,434</b>	<b>\$ 710,940</b>	<b>\$ 34,494</b>	<b>\$2,133,220</b>	<b>\$ 863</b>
Interest Income	450	-	450	1,608	-	1,608	-	2
<b>Total Revenue</b>	<b>\$ 194,581</b>	<b>\$ 177,635</b>	<b>\$ 16,946</b>	<b>\$ 747,042</b>	<b>\$ 710,940</b>	<b>\$ 36,102</b>	<b>\$2,133,220</b>	<b>\$ 865</b>
<b>Expenses</b>								
Salaries	11,074	15,800	4,726	48,524	63,200	14,676	189,600	56
Advertising & Promotion	1,325	1,205	(120)	8,696	9,282	586	16,822	10
Maintenance	25,308	28,626	3,318	103,319	110,689	7,370	354,057	120
Administrative	6,882	7,641	759	26,627	28,851	2,224	81,455	31
Turnover Expenses	5,797	8,200	2,403	25,108	39,510	14,402	108,865	29
Utilities	5,992	9,180	3,188	22,272	34,720	12,448	108,160	26
Professional Fees	6,453	4,000	(2,453)	21,003	16,000	(5,003)	48,000	24
Insurance and Taxes	11,550	15,582	4,032	46,200	62,328	16,128	186,984	53
Management Fee	8,792	8,070	(722)	34,499	32,280	(2,219)	96,840	40
<b>Total Expenses</b>	<b>\$ 83,173</b>	<b>\$ 98,304</b>	<b>\$ 15,131</b>	<b>\$ 336,248</b>	<b>\$ 396,860</b>	<b>\$ 60,612</b>	<b>\$1,190,783</b>	<b>\$ 389</b>
<b>Net Operating Income</b>	<b>\$ 111,408</b>	<b>\$ 79,331</b>	<b>\$ 32,077</b>	<b>\$ 410,794</b>	<b>\$ 314,080</b>	<b>\$ 96,714</b>	<b>\$ 942,437</b>	<b>\$ 475</b>
Debt Service - (Mortgage Principle)	18,134	18,719	585	72,536	74,876	2,340	224,628	84
Interest	52,803	51,899	(904)	211,745	207,596	(4,149)	622,788	245
Interest Accrual Dfd Devel. Fee and Leas	23,088	25,630	2,542	92,352	102,520	10,168	307,560	107
Replacement Reserves	3,790	3,790	-	15,160	15,160	-	45,480	18
Building Improvements	74,539	25,000	(49,539)	101,968	125,500	23,532	370,100	118
<b>Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves</b>	<b>\$ (60,946)</b>	<b>\$ (45,707)</b>	<b>\$ (15,239)</b>	<b>\$ (82,967)</b>	<b>\$ (211,572)</b>	<b>\$ 128,605</b>	<b>\$ (628,119)</b>	<b>\$ (96)</b>

# Tampa Housing Authority

Osborne Landing, LTD.

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

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
Tenant Revenue	\$ 20,139	\$ 20,015	\$ 124	\$ 100,419	\$ 100,075	\$ 344	\$ 240,181
Subsidies / Grant Income	9,890	10,000	(110)	50,099	50,000	99	120,000
Other Revenue	1,554	-	1,554	8,081	-	8,081	-
<b>Total Revenue</b>	<b>\$ 31,583</b>	<b>\$ 30,015</b>	<b>\$ 1,568</b>	<b>\$ 158,599</b>	<b>\$ 150,075</b>	<b>\$ 8,524</b>	<b>\$ 360,181</b>
<b>Expenses</b>							
Admin Salaries / Benefits	4,275	3,520	(755)	22,247	17,601	(4,646)	42,243
Administrative Expenses	13,519	2,907	(10,612)	19,858	14,533	(5,325)	34,888
Management Fees	1,333	1,333	-	6,670	6,667	(4)	16,000
Utilities	1,865	1,575	(290)	10,718	7,875	(2,843)	18,900
Maintenance Salary / Benefits	4,490	4,359	(131)	21,586	21,793	207	52,304
Maintenance Expenses	1,705	1,846	141	4,846	9,229	4,383	22,150
Contracted Maintenance Services	3,888	4,358	470	22,947	21,792	(1,156)	76,800
General Expenses	7,448	8,405	957	41,793	42,026	234	100,863
<b>Total Expenses</b>	<b>\$ 38,523</b>	<b>\$ 28,303</b>	<b>\$ (10,220)</b>	<b>\$ 150,666</b>	<b>\$ 141,516</b>	<b>\$ (9,150)</b>	<b>\$ 364,148</b>
<b>Net Operating Income</b>	<b>\$ (6,940)</b>	<b>\$ 1,712</b>	<b>\$ (8,652)</b>	<b>\$ 7,933</b>	<b>\$ 8,559</b>	<b>\$ (626)</b>	<b>\$ (3,967)</b>
Replacement Reserve	1,254	1,254	-	6,271	6,271	-	15,050
<b>Operating Income after Reserves</b>	<b>\$ (8,195)</b>	<b>\$ 458</b>	<b>\$ (8,652)</b>	<b>\$ 1,662</b>	<b>\$ 2,288</b>	<b>\$ (626)</b>	<b>\$ (19,017)</b>

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

**Department of Asset Management**

**Debbie Joyce, Director**

**Tampa Housing Authority RAD Project Based Properties**

Property Management staff from each RAD property attended a free training session conducted by Saxon-Gilmore on Lease Enforcement and Eviction Related Matters on May 24, 2018.

Southeastern Laundry Equipment Sales, Inc has been awarded an agreement to replace the existing washers and dryers with new washers and dryers in the laundry care centers at the Arbors Estates and Bay Ceia Apartments. The agreement will become effective June 11, 2018 with a contract term of 4 years. The equipment installation is expected to be started and completed in the month of July.

A solicitation to replace the laundry equipment in the laundry care centers at James Shimberg Estates, Squire Villa, Charles Scruggs Manor and Seminole Park Apartments will be issued during the month of June with responses due back within 30 days.

Exterior painting with a color change has been completed at James Shimberg Estates. The feedback from the residents about the project have been very positive.

A new landscaping design has been completed at Azele Apartments to improve the curb appeal of the property.

**Encore Properties**

The opening of B-Snipped Barber Shop at the Reed at Encore occurred as planned on May 17, 2018. B-Snipped Barber Shop is now open to the public for business.

The Tempo at Encore is tentatively scheduled to be opening at the end of August-beginning of September 2018. The office hours at the Tempo have changed effective May 14, 2018 to Monday through Friday 9am to 5pm. The management began making appointments with prospects from the waitlist to complete applications and provide security deposits.

**Cedar Pointe Apartments**

The construction turnover date for Cedar Pointe Phase II has been delayed and it is expected that the units will be ready for occupancy in August 2018. The applicants that have been approved to occupy the units have been informed of the delay. When completed, Cedar Pointe Phase II will consist of 24 one, two and three bedroom units.

**Other Updates**

The Tampa Housing Authority has received notification from the U. S. Department of HUD that REAC Inspections have been scheduled for Cedar Pointe Phase I on August 3, 2018 and Belmont Heights Phase II has been awarded August 23-24, 2018.

The Director of Asset Management and Property Management staff participated in the 2<sup>nd</sup> THA Business and Strategic Plan meeting held at Stetson Law School May 17-18, 2018 to provide input and suggestions in the formation of the agency-wide goals and objectives.

## ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

May-18

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
<b>J. L. Young, Inc.</b>	<b>98.60%</b>	<b>99.11%</b>
<b>Robles, LLC</b>	<b>80.28%</b>	<b>94.66%</b>
<b>Azzarelli, LLC</b>	<b>100.00%</b>	<b>97.17%</b>
Azzarelli	100.00%	96.67%
Scruggs Manor	100.00%	97.67%
<b>Seminole, LLC</b>	<b>99.15%</b>	<b>98.78%</b>
Seminole Park	98.30%	99.00%
Moses White Estates	100.00%	98.55%
<b>Shimberg, LLC</b>	<b>98.14%</b>	<b>98.13%</b>
Shimberg Estates	97.40%	96.15%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	97.03%	98.25%
<b>Arbors, LLC</b>	<b>96.26%</b>	<b>99.83%</b>
Arbors at Padgett Estates	96.80%	99.16%
Azeele	80.91%	100.00%
Bay Ceia Apartments	100.00%	100.00%
Soho Place Apartments	91.72%	100.00%
St. Louis/St. Conrad	100.00%	100.00%
<b>Overall Average</b>	<b>95.40%</b>	<b>97.95%</b>

**May-18**

**Tenant Accounts Receivable**

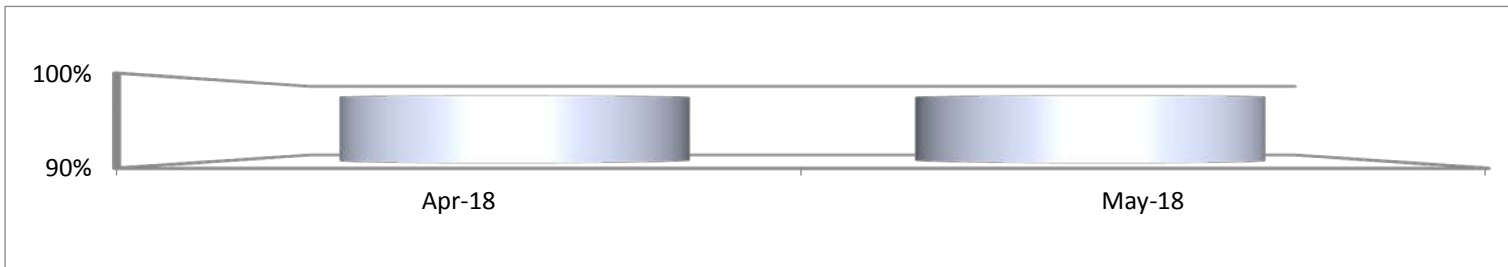
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
<b>J L Young, Inc.</b>	<b>\$205,395.00</b>	<b>\$7,497.00</b>	<b>\$3,937.00</b>	<b>\$0.00</b>	<b>\$643.00</b>	<b>\$2,917.00</b>	<b>98.60%</b>
<b>Robles Park, LLC</b>	<b>\$103,055.00</b>	<b>\$74,421.00</b>	<b>\$30,820.00</b>	<b>\$0.00</b>	<b>\$23,276.00</b>	<b>\$20,325.00</b>	<b>80.28%</b>
<b>Azzarelli, LLC</b>	<b>\$61,043.00</b>	<b>\$446.00</b>	<b>\$446.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>100.00%</b>
Azzarelli	\$17,619.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$43,424.00	\$446.00	\$446.00	\$0.00	\$0.00	\$0.00	100.00%
<b>Seminole Park, LLC</b>	<b>\$82,606.00</b>	<b>\$2,412.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,592.00</b>	<b>\$820.00</b>	<b>99.15%</b>
Seminole Park	\$48,249.00	\$1,187.00	\$0.00	\$0.00	\$367.00	\$820.00	98.30%
Moses White Estates	\$34,357.00	\$1,225.00	\$0.00	\$0.00	\$1,225.00	\$0.00	100.00%
<b>Shimberg, LLC</b>	<b>\$82,802.00</b>	<b>\$4,474.00</b>	<b>\$2,438.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,036.00</b>	<b>98.14%</b>
Shimberg Estates	\$36,913.00	\$3,399.00	\$2,438.00	\$0.00	\$0.00	\$961.00	97.40%
Squire Villa	\$9,719.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$36,170.00	\$1,075.00	\$0.00	\$0.00	\$0.00	\$1,075.00	97.03%
<b>Arbors, LLC</b>	<b>\$91,887.00</b>	<b>\$5,398.00</b>	<b>\$603.00</b>	<b>\$0.00</b>	<b>\$1,353.00</b>	<b>\$3,442.00</b>	<b>96.26%</b>
Arbors at Padgett	\$52,793.00	\$3,643.00	\$603.00	\$0.00	\$1,353.00	\$1,687.00	96.80%
Azeele	\$6,491.00	\$1,239.00	\$0.00	\$0.00	\$0.00	\$1,239.00	80.91%
Bay Ceia Apartments	\$20,191.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Soho Place	\$6,233.00	\$516.00	\$0.00	\$0.00	\$0.00	\$516.00	91.72%
St. Louis/St. Conrad	\$6,179.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
<b>Totals</b>	<b>\$626,788.00</b>	<b>\$94,648.00</b>	<b>\$38,244.00</b>	<b>\$0.00</b>	<b>\$26,864.00</b>	<b>\$29,540.00</b>	<b>95.40%</b>

**Reporting Month: May 2018  
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
<b>J L Young, Inc.</b>	<b>450</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>447</b>	<b>443</b>	<b>4</b>	<b>4</b>	<b>99.11%</b>
<b>Robles, LLC</b>	<b>433</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>431</b>	<b>408</b>	<b>23</b>	<b>16</b>	<b>94.66%</b>
<b>Azzarelli, LLC</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>113</b>	<b>3</b>	<b>3</b>	<b>97.17%</b>
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	84	2	2	97.67%
<b>Seminole Park, LLC</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>167</b>	<b>2</b>	<b>2</b>	<b>98.78%</b>
Seminole Park	100	0	0	0	100	99	1	1	99.00%
Moses White Estates	69	0	0	0	69	68	1	1	98.55%
<b>Shimberg, LLC</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>161</b>	<b>4</b>	<b>4</b>	<b>98.13%</b>
Shimberg Estates	78	0	0	0	78	75	3	3	96.15%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
<b>Arbors, LLC</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>	<b>190</b>	<b>1</b>	<b>1</b>	<b>99.83%</b>
Arbors at Padgett	119	0	0	0	119	118	1	1	99.16%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
<b>Total</b>	<b>1,524</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1,519</b>	<b>1,482</b>	<b>37</b>	<b>30</b>	<b>97.95%</b>

**AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING**

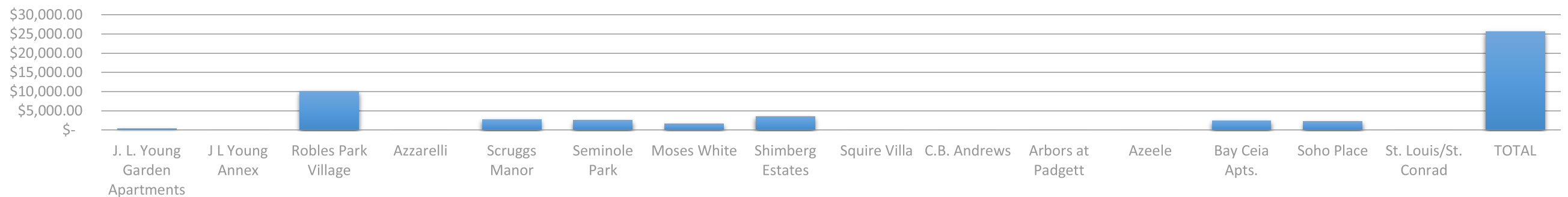
**97.95%**



Agency Wide	Apr-18	May-18
Total Units	3,043	3,043
Service/Non-Dwelling	2	2
Fire Casualty	1	1
Conversion units	0	0
Demolition units	821	821
Modernization	2	2
Available	1,519	1,519
Occupied	1,480	1,482
Vacant	39	37
% Occupancy Rate	<b>97.94%</b>	<b>97.95%</b>

FY 2019 WRITE OFF SUMMARY REPORT

Property Name	Monthly Write Off Summary FY 19												Total
	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	
J. L. Young, Inc.	\$ 3,848.00	\$ 7,785.00											\$ 11,633.00
Robles Park Village, LLC	\$ 77,817.00	\$ 108,637.00											\$ 186,454.00
Scruggs Manor, LLC	\$ 7,075.00	\$ 3,340.00											\$ 10,415.00
Azzarelli	\$ 4,181.00	\$ -											\$ 4,181.00
Scruggs Manor	\$ 2,894.00	\$ 3,340.00											\$ 6,234.00
Seminole Park, LLC	\$ 99.00	\$ -											\$ 99.00
Seminole Park	\$ -	\$ -											\$ -
Moses White	\$ 99.00	\$ -											\$ 99.00
Shimberg Estates, LLC	\$ 2,779.00	\$ 2,752.00											\$ 5,531.00
Shimberg Estates	\$ 314.00	\$ 2,752.00											\$ 3,066.00
Squire Villa	\$ -	\$ -											\$ -
C.B. Andrews	\$ 2,465.00	\$ -											\$ 2,465.00
Arbors at Padgett, LLC	\$ 1,665.00	\$ 603.00											\$ 2,268.00
Arbors at Padgett	\$ 1,665.00	\$ 603.00											\$ 2,268.00
Azeele	\$ -	\$ -											\$ -
Bay Ceia Apts.	\$ -	\$ -											\$ -
Soho Place	\$ -	\$ -											\$ -
St. Louis/St. Conrad	\$ -	\$ -											\$ -
<b>TOTAL</b>	<b>\$ 93,283.00</b>	<b>\$ 123,117.00</b>											<b>\$ 216,400.00</b>



## Resident Retention

Property Name	Monthly Recertifications	Completed Recertifications
<b>J L Young, Inc.</b>	<b>33</b>	<b>33</b>
<b>Robles Park Village, LLC</b>	<b>5</b>	<b>5</b>
<b>Azzarelli, LLC</b>	<b>6</b>	<b>6</b>
Azzarelli	0	0
Scruggs Manor	6	6
<b>Seminole Park, LLC</b>	<b>2</b>	<b>2</b>
Seminole Park	2	2
Moses White	0	0
<b>Shimberg Estates, LLC</b>	<b>0</b>	<b>0</b>
Shimberg Estates	0	0
Squire Villa	0	0
C.B. Andrews	0	0
<b>Arbors at Padgett, LLC</b>	<b>5</b>	<b>5</b>
Arbors at Padgett	3	3
Azeele	0	0
Bay Ceia Apts.	1	1
Soho Place	1	1
St. Louis/St. Conrad	0	0
<b>TOTAL</b>	<b>51</b>	<b>51</b>



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

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

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

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

The Funding Notice for CY 2018 was released May 21, 2018. Last year's HAP funding was pro-rated at 98%; however, CY 2018 funding has been pro-rated at 99%. Cy 2017 HAP expenses were a little over \$75 million dollars which served 99% of our baseline of 9,931. The administrative fees for the program remain at 76% which means for every unit leased THA will receive \$53.07.

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

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

**FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP**

Participants	463
Workshops	2
Escrows	264
Graduates	4
Homeownership	2
Escrow	57%
<b>Graduates</b>	Stephanie Walker \$4,455 Torusha Keels \$12,346 Tiffany Judge \$5,414 Linda Ferruggia \$3,758
<b>New Homeowners:</b>	Diane Lindsey Cierra Watkins

**SPECIAL GRANT PROGRAMS**

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

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

**PROGRAMS FUNDED UNDER THE HCV PROGRAM**

**FUP**

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

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

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

The baseline for the FUP program is 405 vouchers.

## **HUD-VASH**

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

## **NED**

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

## **PORTABILITY**

The agency currently administers **518** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

## LEASING AND FUNDING

The current attrition rate is 48 families a month and the average HAP is \$682

<i><b>PROGRAM</b></i>	<i><b>BUDGETED UNITS</b></i>	<i><b>LEASED UNITS</b></i>	<i><b>UTILIZATION RATE</b></i>	
HCV/VASH PROGRAM	8,330	8,076	97% Monthly	
RAD	1,601	1,555	97% Monthly	
<i><b>PROGRAM</b></i>	<i><b>AUTHORIZED ACC</b></i>	<i><b>UTILIZED ACC</b></i>	<i><b>MONTHLY</b></i>	<i><b>ANNUAL</b></i>
HCV/VASH/RAD PROGRAM	\$6,625,674	\$ 6,475,676	98%	100%

**TAMPA HOUSING AUTHORITY**

**SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)**

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

96.6%

96.6%

HIGH

High

**SEMAP SCORE AND OVERALL RATING**

90 or above High Performer

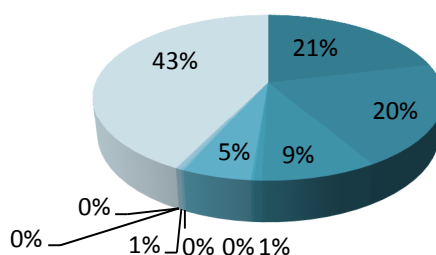
60 - 89 Standard Rating

Less than 60 Troubled Rating

<i>INSPECTION TYPE</i>	MONTHLY TOTAL
Annual Inspections Due	874
Annual Inspections Completed	831
Annual Re-Inspections	368
Special Inspections Completed	25
Special Re-inspections Completed	9
Initial Inspections Completed	220
Initial Re-Inspections	10
Quality Control Inspections Completed	16
Quality Control Re- inspections Completed	2
Homeownership Inspection Completed	0
<b>Total Inspections Completed</b>	<b>1751</b>

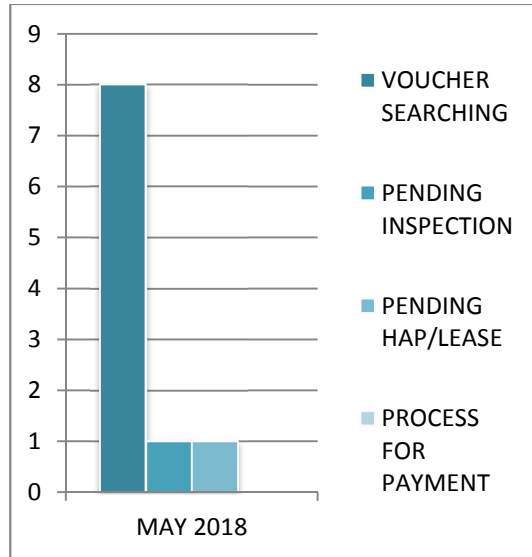
### MAY 2018

- INSPECTION TYPE
- Annual Inspections Due
- Annual Inspections Completed
- Annual Re-Inspections
- Special Inspections Completed
- Special Re-inspections Completed
- Initial Inspections Completed

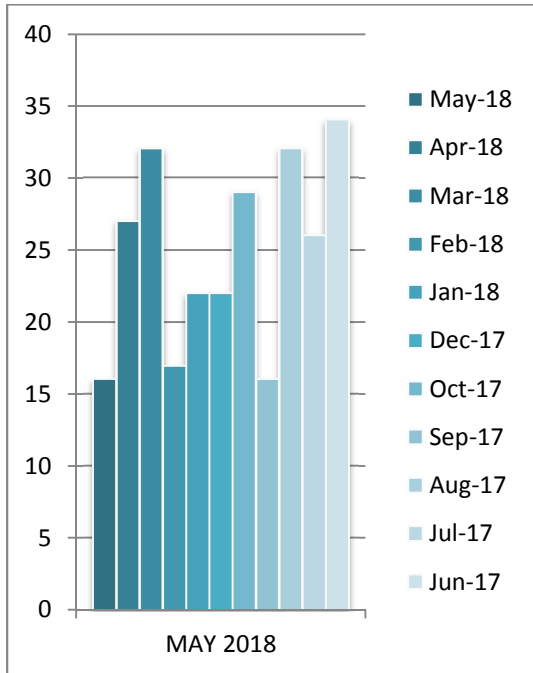


## WAITING LIST REPORT MAY 2018

VOUCHER SEARCHING	8
PENDING INSPECTION	1
PENDING HAP/LEASE	1
PROCESS FOR PAYMENT	0
To issue in 6/1/2018	3

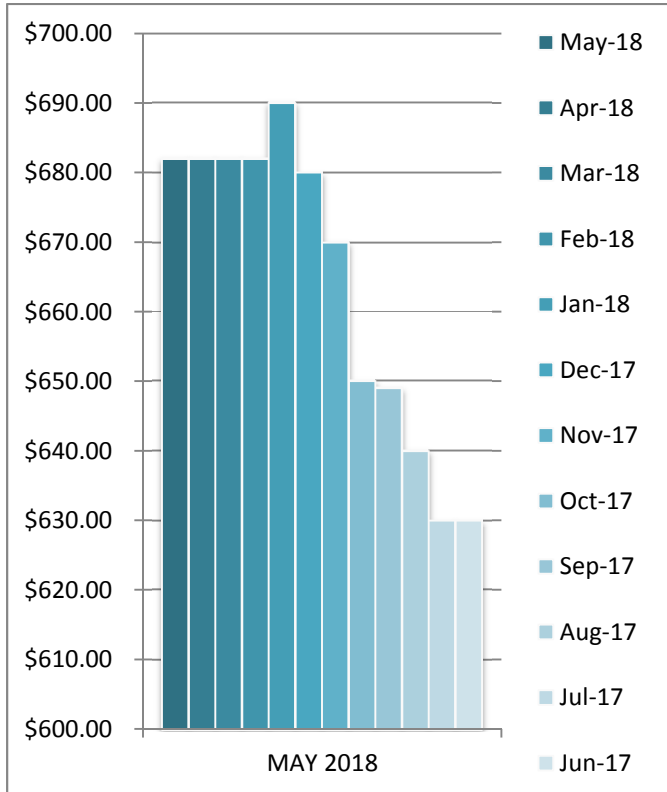


## NEW PARTICIPATING OWNERS



<b>MAY 2018</b>	<b>16</b>
<b>APRIL 2018</b>	<b>27</b>
<b>MARCH 2018</b>	<b>32</b>
<b>FEBRUARY 2018</b>	<b>17</b>
<b>JANUARY 2018</b>	<b>22</b>
<b>DECEMBER 2017</b>	<b>22</b>
<b>OCTOBER 2017</b>	<b>29</b>
<b>SEPTEMBER 2017</b>	<b>16</b>
<b>AUGUST 2017</b>	<b>32</b>
<b>JULY 2017</b>	<b>26</b>
<b>JUNE 2017</b>	<b>34</b>

## HOUSING ASSISTANCE PAYMENTS MAY 2018



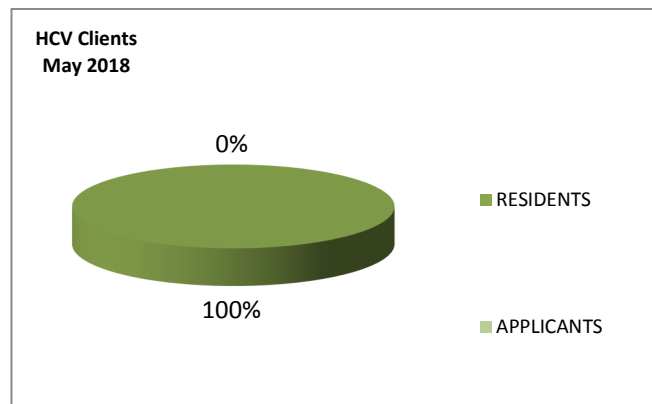
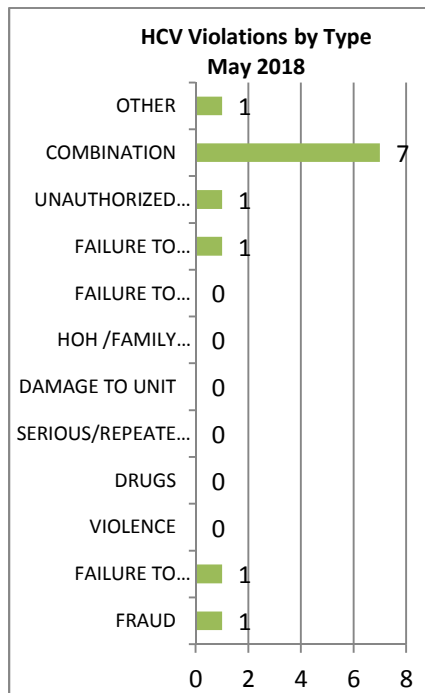
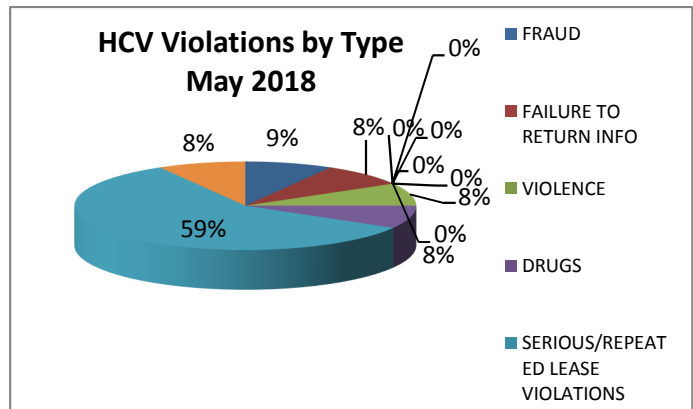
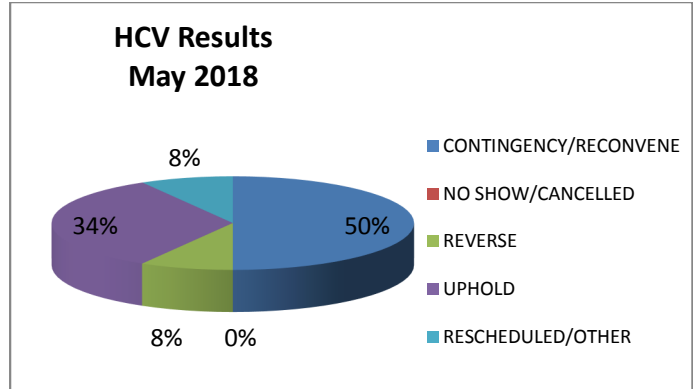
<b>MAY 2018</b>	<b>\$682.00</b>
<b>APRIL 2018</b>	<b>\$682.00</b>
<b>MARCH 2018</b>	<b>\$682.00</b>
<b>FEBRUARY 2018</b>	<b>\$682.00</b>
<b>JANUARY 2018</b>	<b>\$690.00</b>
<b>DECEMBER 2017</b>	<b>\$680.00</b>
<b>NOVEMBER 2017</b>	<b>\$670.00</b>
<b>OCTOBER 2017</b>	<b>\$650.00</b>
<b>SEPTEMBER 2017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



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

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

RESIDENTS	12
APPLICANTS	0
<b>TOTAL</b>	<b>12</b>





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

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

**Public Safety Department Updates**

In the past we have had incidences where individuals have been stuck in an inoperable elevator here at 5301 West Cypress. During these incidences some people have had to wait long periods of time until either KONE Elevator, or the Tampa Fire Department came on scene and addressed the issue. To minimize the time and safety risk involved I had KONE Elevator come out and conduct a training exercise on how to safely remove someone from an inoperable elevator on Tuesday, May 29, 2018. The training was supervised by Branch Manager, Steve Ryan and conducted by his elevator technicians. The training exercise consisted of a hands-on step by step walkthrough of the entire process. It was videotaped and posted on our public safety drive for future reference.

Due to the active shooter incidences that have been taking place in the United States the Public Safety Department continues to invite the Tampa Police Department to conduct Active Shooter training seminars throughout our agency. The next training is being held at our JL Young Community, June 19, 2018. This training is for our property management staff and maintenance staff. Tampa Police Officer, Sean Mahabir will be over seeing the training. Officer Mahabir and his team are part of the Tampa Police Department's Special Incident Management Unit and/or Special Operations Division. Their duties include addressing active shooter incidences and training the public on how to address these types of threats.

In preparation for the 2018 Hurricane Season the Public Safety Department conducted a 100% inventory control on all our property based hurricane rooms and on both our emergency operations centers located at 5301 West Cypress and at our Moses White complex. This is to ensure each room has the proper amount of food rations, water rations, tools, supplies and first aid equipment in case of an emergency situation. We also conduct monthly maintenance checks on our backup generators which include starting them up and letting them run for an hour to ensure they are fully functional. Records of these events can be found on our public safety drive.

Due to being on the City of Tampa's Emergency Operation Center team and in order to better prepare myself for Hurricane Season I will be participating in the City of Tampa Office of Emergency Management and the Department of Homeland Security Office Outdoor Tabletop Exercise, at the Tampa Convention Center on June 20, 2018. This particular tabletop exercise is designed to allow participants the opportunity to address key issues, threats, gaps and concerns affecting the City of Tampa and surrounding communities through a series of facilitated discussions. The focus of this exercise is to improve the overall planning, coordination, communication and the collective decision-making process. It is designed to be an open, thought-provoking exchange of ideas to help develop and expand existing knowledge of policies and procedures within the framework of incident response. It is not a test of detailed response procedures, but rather emphasizes emergency response coordination, communication, problem identification and resolution following the event.

## **POLICE REPORT REQUEST**

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

## **FRAUD HOT LINE**

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

## **PARKING POLICY ENFORCEMENT**

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

## **TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE**

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

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

<b>POLICE REPORT REQUEST</b>				
<b>NAME</b>	<b>DATE OF REQUEST</b>	<b>DATE RECEIVED</b>	<b>POLICE REPORT #</b>	<b>REQUESTING</b>
Seanna Goff	5/1/2018	5/4/2018	18-19021	Walter Guy
Nay'Kee Sesler	5/7/2018			Walter Guy
Rokima Walker	5/7/2018	5/14/2018	15-320727	Caitlyn Liberto
Latoya Boyd	5/9/2018	5/10/2018	17-723882	Melissa Pagan
Daia Acree/ Demarcus Sexeil	5/9/2018	5/10/2018	18-162813	Irving Hughes
Kaleena Bass	5/8/2018	5/10/2018	17-015759	Maria Lugo
Antoinette Lovett	5/15/2018	5/16/2018	16-473814	Melissa Pagan
Vichole Jordan	5/23/2018	5/24/2018	16-233765	Barbara Boeteng-Mireku
Keona Dunlop	5/24/2018	5/24/2018	18-128875	Ariel Montgomery
Jeffrey Leon Dukes	5/25/2018	6/1/2018	18-175996	Melissa Pagan
Shelquen Washington	5/30/2018	5/31/018		Melissa Pagan
Jermane Cotto	5/30/2018	5/30/2018	17-805018	Brittney Richards
Ardell Walker	5/30/2018	5/30/2018	18-158145	Melissa Pagan
Jaquay Williams	5/31/2018	5/30/2018	Under investigation	Krystal Westfall

TAG & TOW PROGRAM							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
ARBOR	Chevy	2012	Beige	135-6UV	Handicap	5/14/2018	5/22/2018
ARBOR	Chevy	2003	Gold		Flat	5/22/2018	5/30/2018
ROBLES	Buick	2001	Beige	No tag	Inoperable	5/14/2018	5/17/2018
ROBLES	Honda		Green	No tag	No tag	5/14/2018	5/30/2018
OAKS @ Riverview	Toyota	1999	Blue	No tag	No tag-manager request	5/16/2018	5/24/2018
OAKS @ Riverview	Hyundai	2001	Silver	IHL-J30	Illegally parked on the road	5/16/2018	5/24/2018

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Seth Allen Tomlinson	5/2/2018	5/2/2018	No record found	Heartland
Willis James Byrd	5/2/2018	5/2/2018	No record found	Heartland
Michael Pope	5/2/2018	5/2/2018	No record found	HCSO
Marlisa Rivas	5/2/2018	5/2/2018	No record found	HCSO
Jake Lorenzi	5/23/2018	5/23/2018	No record found	HCSO
Thomas Day	5/24/2018	5/24/2018	No record found	Pasco Sheriff's office
Reynaldo Ray Tirado	5/24/2018	5/24/2018	No record found	Eckerd
Israel Deleon	5/24/2018	5/24/2018	No record found	Eckerd
Allison Meadows	5/24/2018	5/24/2018	No record found	Eckerd
Orlando Velez	5/24/2018	5/24/2018	No record found	Eckerd
Beth Nepveu	5/24/2018	5/24/2018	No record found	Eckerd
Jessie Schilling	5/24/2018	5/24/2018	No record found	Eckerd
Olga Martinez	5/24/2018	5/24/2018	No record found	Eckerd
Terrance L. Lawrence	5/24/2018	5/24/2018	No record found	HCSO
Michael Burch	5/24/2018	5/24/2018	No record found	HCSO
Keith Damon Drever	5/24/2018	5/24/2018	No record found	HCSO
Shana Santiago	5/24/2018	5/24/2018	No record found	HCSO
George Donavan	5/24/2018	5/24/2018	No record found	Pasco Sheriff's Office
Rebecca Beglen	5/24/2018	5/24/2018	No record found	HCSO
Moises Hernandez	5/29/2018	5/29/2018	No record found	HCSO
Amanda Thurston	5/30/2018	5/30/2018	No record found	Eckerd

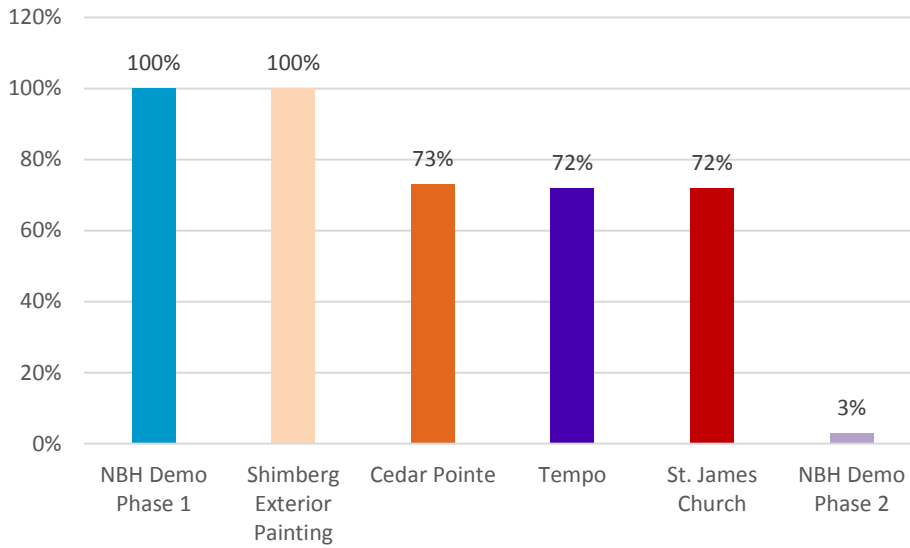


**HOUSING AUTHORITY of the CITY OF TAMPA  
BOARD SUMMARY REPORT  
May 2018**

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

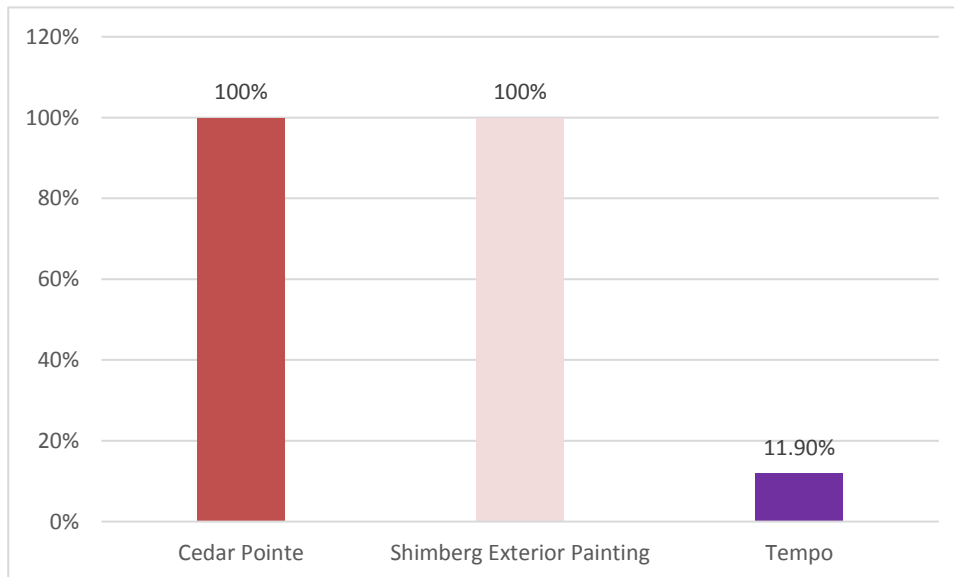
### Active Projects in Progress

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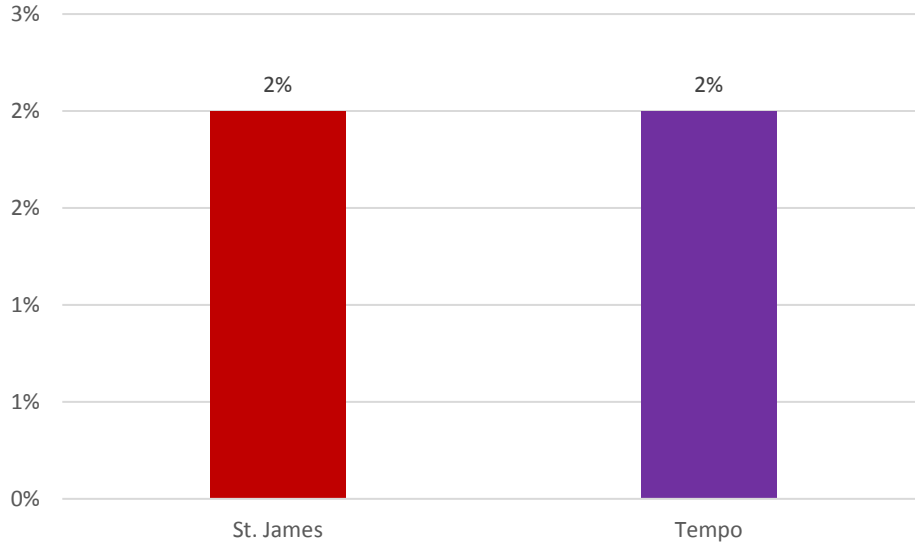
### MBE Contracts

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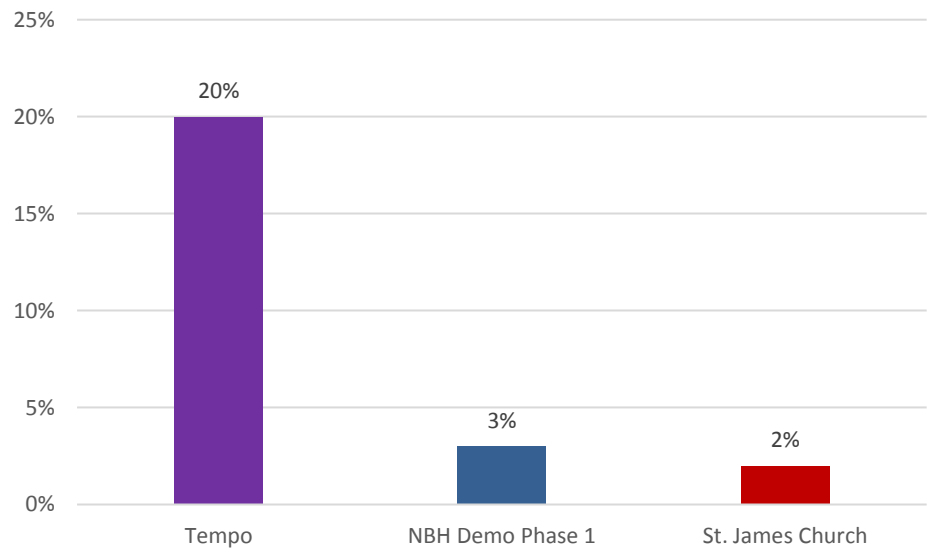
## Section 3 Business Contracts

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## Section 3 Individual New Hires

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**CNI / ENCORE DEVELOPMENTS:**



**Tempo at Encore LP –**

Is approximately 72% complete. The interior work is ongoing as the Contractor started Chilled Water on the 7th Floor in the corridors and is concentrating on unit buildout on floors 7, 6, 2 & 1.



**St. James Church Historic Preservation –**

Is 68 complete. The contractor is bracing the trusses and preparing to close the roof.

**RETAIL SPACE AT ENCORE:**

- **REED - Medical Center / BayCare – Urgent Care Center -**  
Questions answered regarding their Lease. Information is with BayCare’s Attorneys. Waiting for Lease Approval. BayCare has submitted their Cost Analysis for their requirements for necessary FF&E along with one of their typical floor plan requirements for their standard operations.
- **REED - The Barber Shop -**  
The Tenant declined to have a grand opening however the Barber Shop officially opened on May 17<sup>th</sup>, 2018.

**URBAN FARM -**

Survey field work is complete. Expect final survey this week. Finished survey will allow for final plans and permitting. Farm still on track of recently revised schedule. 1 planting this year and 1 harvest by late October/early November.

**JOB TRAINING FACILITY -**

City Council approved transfer of property. Waiting for the Mayors signature this week. The City will prepare conveyance document and property transfer from City to THA this month. Survey and Geo-Teck work is on-going. All trees found to be non-native or diseased. No building issues. No trees required disposal. Pre-development work to begin as soon as conveyance is complete.

**SOLAR TECHNOLOGY PARK -**

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

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

Site plans, energy calculations and house plans have all been submitted to the City Building Department and are awaiting approval. Once approved and building permits issued, we will immediately commence building 3 homes.

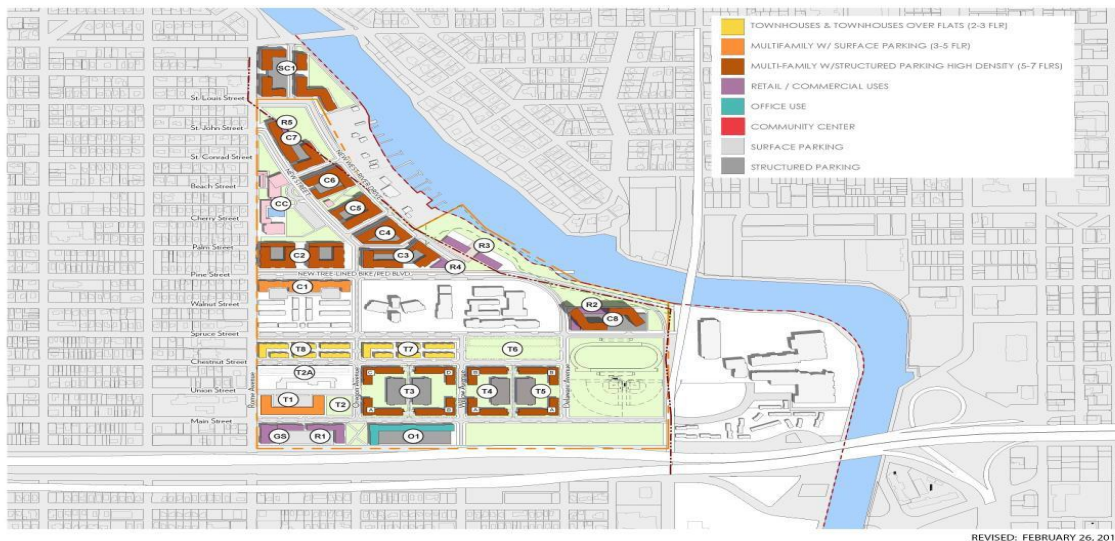
**WEST RIVER REDEVELOPMENT:**

**Mary Bethune High Rise Comprehensive Modernization -**

Is currently in design phase

**The Renaissance at West River -**

The ground breaking ceremony for The Renaissance at West River (160 affordable senior housing community) was held on May 10, 2018. The project is currently in mobilization phase.



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

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

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

**Parcel T3B** - In funding pursuit

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

**Parcel T3C** - In funding pursuit

**Parcel T3D** - In funding pursuit

- North Blvd Demolition phase 1 is substantially complete. The Project is in punch out phase.
- North Blvd Demolition Phase 2, Howard Jimmie was the awarded General Contractor. This project is in mobilization phase.

### **MODERNIZATION & CONSTRUCTION PROJECTS:**



#### **Cedar Pointe Apartments Phase 2 –**

Construction of two buildings with 24 units. The project is 73% complete.

Completion is scheduled for June 15, 2018.



**Shimberg Apartment Exterior Painting –**  
Project is in Close-Out phase.

**Palm Terrace HVAC Upgrades -**

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



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

**May 2018**

**Submitted by: Facilities**  
Terrance Brady: Director

**Energy Services Department Activities:**

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

**Encore Chiller Plant**

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

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

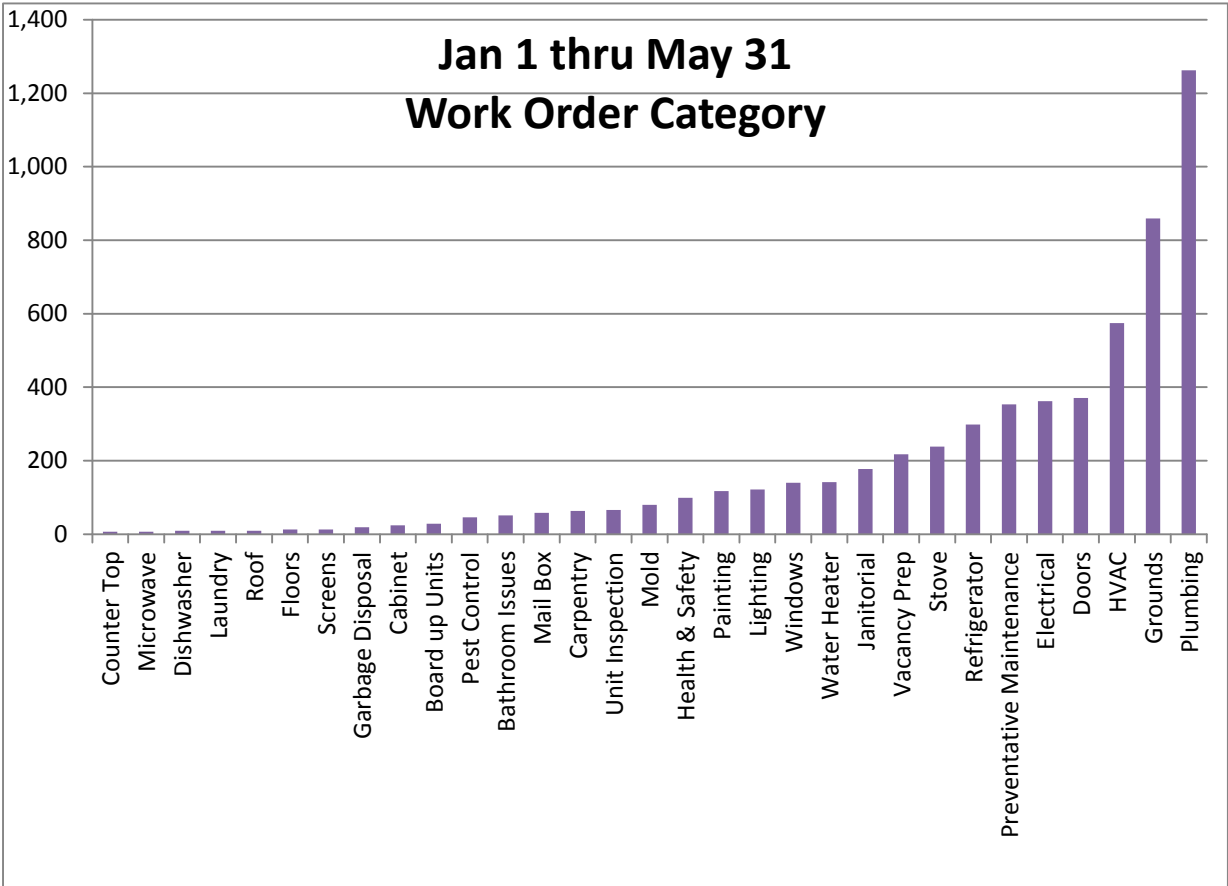
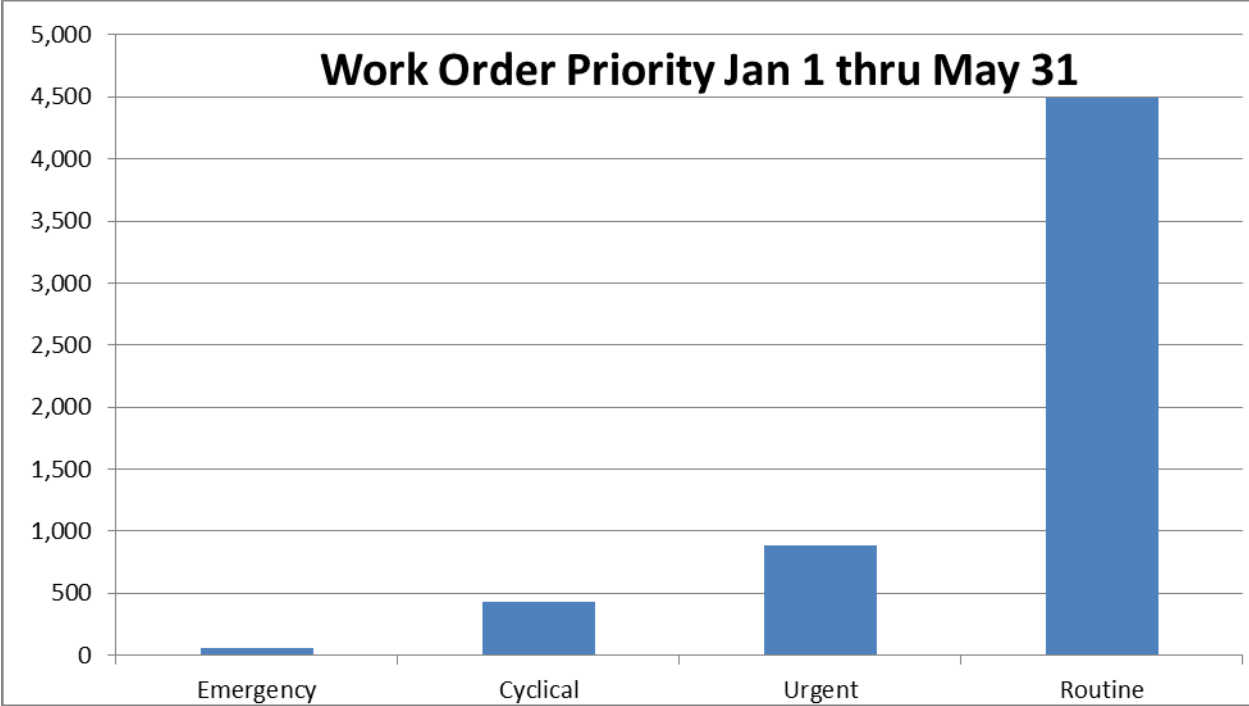
**Special Project Activities:**

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

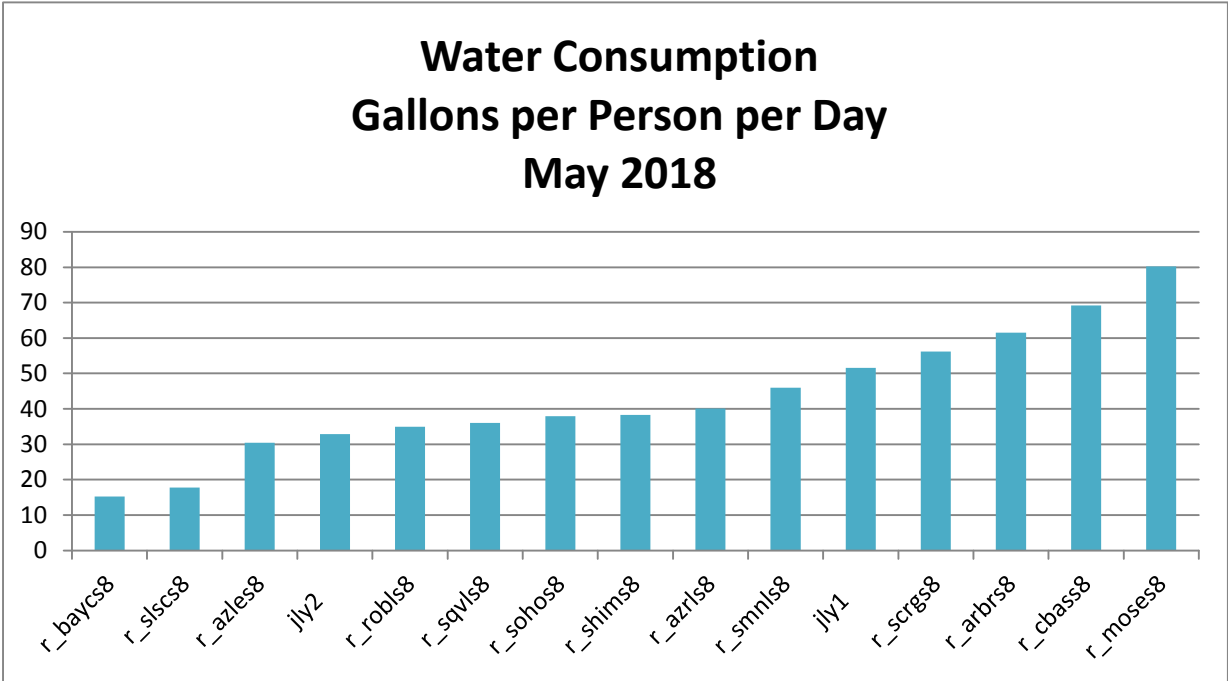
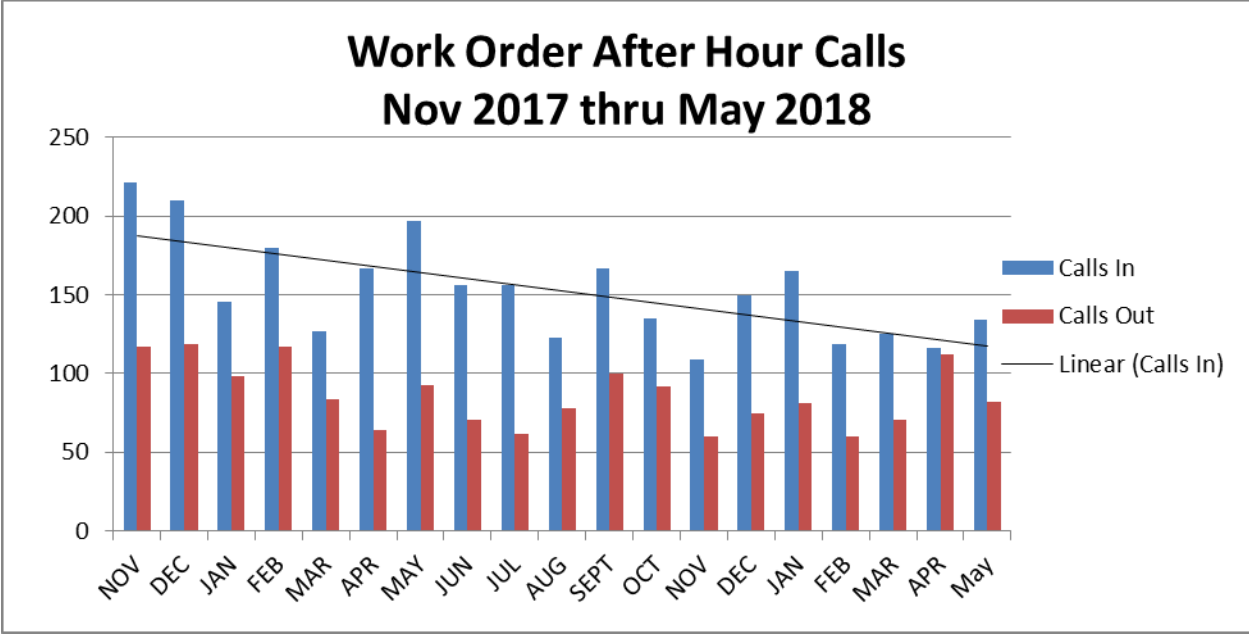
**Facilities:**

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

Facilities Board Report May 2018



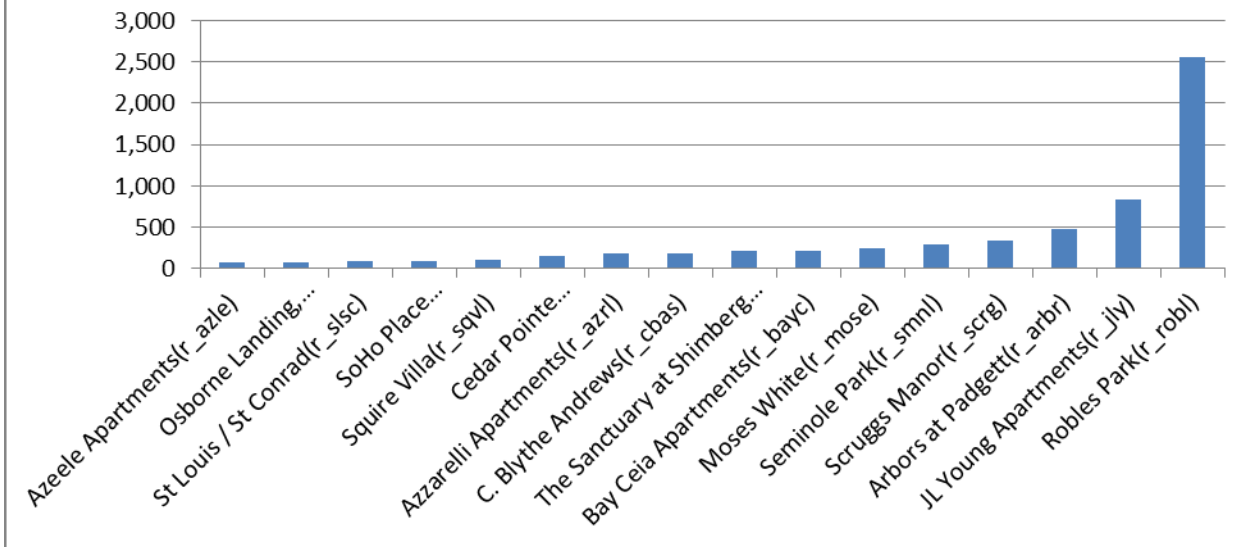
Facilities Board Report May 2018



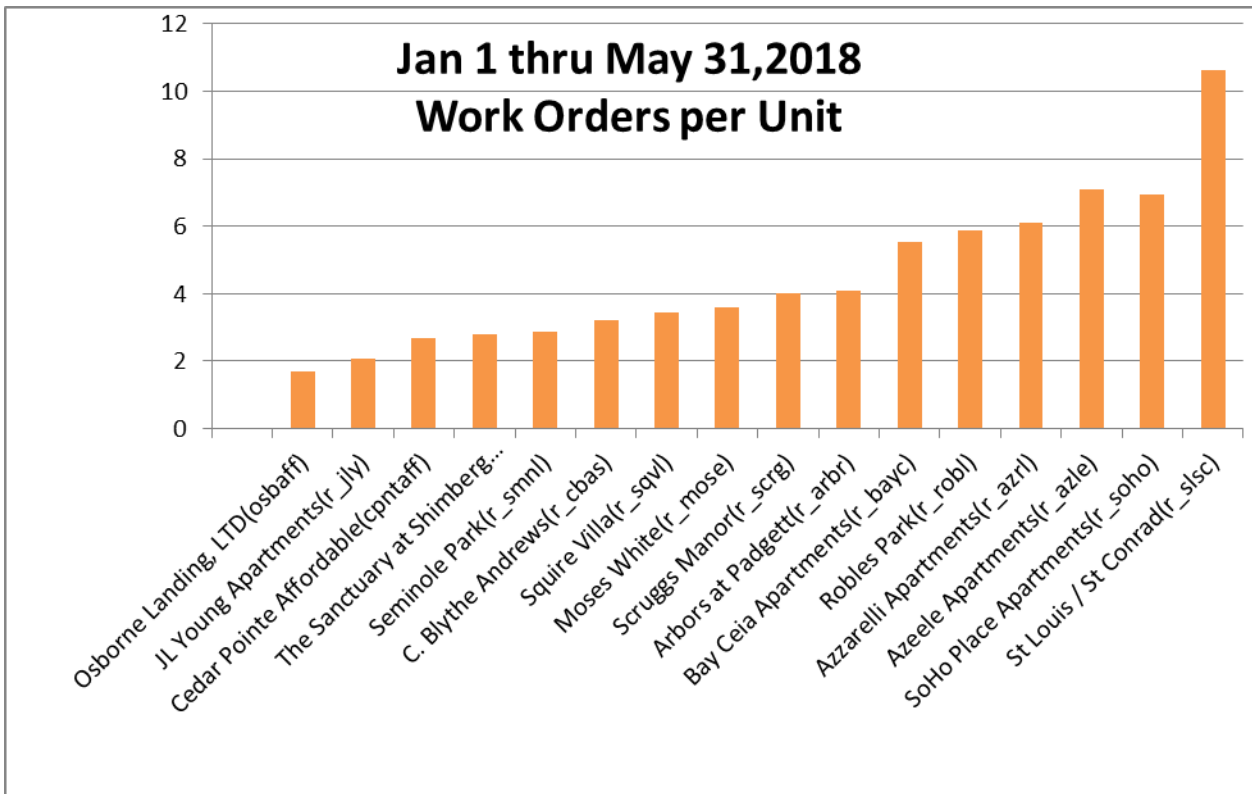
THA average number of Gallons per Person per Day (GPD) for May is 47

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

## Work Orders Per Property Jan 1 thru May 31, 2018



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



Facilities Board Report May 2018



**Contract Register June 2018**

Solicitation #	Start Date	End Date	Revised End Date	Vendor	Original Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete
The Trio at Encore	7/18/2012	12/30/2013	3/10/2014	The Trio at Encore, LP	\$5,336,374.00	\$0.00	\$5,336,374.00	\$4,347,209.89	\$989,164.11	81.46%
The Tempo at Encore				The Tempo at Encore, LP	\$18,527,530.00	\$0.00	\$18,527,530.00	\$13,512,312.54	\$5,015,217.46	72.93%
Fair Hsg Asmt 17/21	8/22/2016	4/1/2020		City Of Tampa-Land Development Coordinat	\$21,150.00	\$0.00	\$21,150.00	\$4,800.00	\$16,350.00	22.70%
Choice Partnership Agreement	12/18/2014	9/30/2018		City of Tampa Revenue & Finance	\$1,000,000.00	\$0.00	\$1,000,000.00	\$955,486.95	\$44,513.05	95.55%
Choice Partnership Agreement	5/13/2014	9/30/2018		St. Peter Claver Catholic Church	\$100,000.00	\$0.00	\$100,000.00	\$85,160.94	\$14,839.06	85.16%
FY12-IFB-02B Task 1/CNI	12/13/2013	7/13/2015	1/31/2019	Cooper Johnson Smith Architects & Town P	\$89,932.00	\$56,781.63	\$146,713.63	\$59,872.43	\$86,841.20	40.81%
FY14-MOA-09/CNI	5/13/2014	9/30/2018		Florida Education Fund, Inc.	\$375,000.00	\$0.00	\$375,000.00	\$283,676.97	\$91,323.03	75.65%
FY14-RFP-04/VADM	10/31/2017	10/30/2018		CGI Federal Inc.	\$475,000.00	\$0.00	\$475,000.00	\$356,376.00	\$118,624.00	75.03%
FY14-RFP-05D	5/1/2015		8/10/2018	Cooper Johnson Smith Architects & Town P	\$83,865.00	\$0.00	\$83,865.00	\$83,865.00	\$0.00	100.00%
FY14-RFP-10/RED	7/24/2015	10/24/2015	5/31/2018	Lambert Advisory, LLC	\$173,277.29	\$387,007.71	\$560,285.00	\$559,847.92	\$437.08	99.92%
FY16-MOA-04/CNI	10/1/2016	9/30/2017	9/30/2018	Success 4 Kids & Families	\$259,177.00	\$0.00	\$259,177.00	\$22,077.21	\$237,099.79	8.52%
FY16-RFP-01/ACCT	4/27/2016	4/26/2018		Berman Hopkins Wright & Laham, LLP	\$175,415.00	\$0.00	\$175,415.00	\$95,330.00	\$80,085.00	54.35%
FY16-RFP-02/MEDI	8/1/2016	7/31/2018		Vistra Communication s, LLC	\$79,710.00	\$58,920.00	\$138,630.00	\$139,600.02	(\$970.02)	100.70%
FY16-RFP-04/RED	6/1/2017	11/15/2017		Solar Source	\$200,000.00	(\$101,229.00)	\$98,771.00	\$0.00	\$98,771.00	0.00%
FY16-RFQ-04/RED	8/12/2016	1/2/2018		The Hayes Construction Co	\$1,150,000.00	\$0.00	\$1,150,000.00	\$653,117.00	\$496,883.00	56.79%
FY16-RFQ-08/ACCT	3/24/2017	3/23/2019		Fallon Advisory LLC	\$100,000.00	\$0.00	\$100,000.00	\$54,303.75	\$45,696.25	54.30%
FY17-IFB-01/RED	7/3/2017	7/2/2018		Pro-Fit Development Inc.	\$2,500,000.00	\$0.00	\$2,500,000.00	\$1,630,133.50	\$869,866.50	65.21%

**Contract Register June 2018**

Solicitation #	Start Date	End Date	Revised End Date	Vendor	Original Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete
FY17-IFB-03A	8/1/2017	7/31/2018		Atlas Eco Pest Control Lawn and Termite	\$2,880.00	\$0.00	\$2,880.00	\$1,200.00	\$1,680.00	41.67%
FY17-IFB-03B	8/1/2017	7/31/2018		Florida Pest Control & Chemical Co.	\$61,140.00	\$0.00	\$61,140.00	\$40,760.00	\$20,380.00	66.67%
FY17-IFB-06/RED	3/13/2018	5/13/2018		Global 360 Painting	\$71,500.00	\$0.00	\$71,500.00	\$57,200.00	\$14,300.00	80.00%
FY17-IFB-07-RED	5/7/2018	12/31/2018		Howard Jimmie LLC	\$1,920,000.00	\$0.00	\$1,920,000.00	\$0.00	\$1,920,000.00	0.00%
FY17-MOA-02/ORCC	4/24/2017	4/23/2018	4/24/2019	Johnson & Johnson Janitorial Service. I	\$23,620.00	\$0.00	\$23,620.00	\$11,700.00	\$11,920.00	49.53%
FY17-MOA-04/PPS	8/31/2017	8/16/2018		Dainara Acevedo	\$42,500.00	\$0.00	\$42,500.00	\$26,001.50	\$16,498.50	61.18%
FY17-MOA-05/PPS	8/15/2017	3/31/2021		CareerSource Tampa Bay	\$148,275.00	\$0.00	\$148,275.00	\$25,934.97	\$122,340.03	17.49%
FY17-MOA-06/YB	10/1/2017	6/30/2018		BONA5D Credit Consultants, LLC	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%
FY17-MOA-08/PPS	4/1/2017	3/31/2019		Project Link, Inc.	\$20,000.00	(\$3,250.00)	\$16,750.00	\$3,250.00	\$13,500.00	19.40%
FY17-MOA-14/PPS	9/1/2017	9/30/2018		Iraida V. Carrion	\$8,400.00	\$0.00	\$8,400.00	\$2,925.00	\$5,475.00	34.82%
FY17-MOA-18/PPS	9/1/2017	9/30/2018		Iraida V. Carrion	\$3,600.00	\$0.00	\$3,600.00	\$1,875.00	\$1,725.00	52.08%
FY17-MOA-20/PPS	4/1/2018	3/31/2019		City Plan, Inc.	\$18,916.00	\$0.00	\$18,916.00	\$9,458.00	\$9,458.00	50.00%
FY17-RFP-03A-FAC	2/15/2018	2/14/2019		GLE Associates, Inc	\$300,000.00	(\$15,050.00)	\$284,950.00	\$0.00	\$284,950.00	0.00%
FY18-SC-001/YARDIRENTC AFE	7/25/2016	8/31/2018		Yardi System, Inc.	\$22,737.98	\$0.00	\$22,737.98	\$0.00	\$22,737.98	0.00%

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

**Department of Community Affairs**

**Lillian. C. Stringer, Director**

**May, 2018**

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

We are proud to lend our voice, participation, time and energy towards improving the role of the Tampa Housing Authority in this community.

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

### ➤ **Athena Society Scholarship Award Luncheon**

*The Athena Society is an organization of Tampa Bay professional women who have demonstrated leadership in the community and committed themselves to promote equality and opportunity for women.*

This event honored scholarship recipients recognized by members of the Athena Society at its annual “Young Women of Promise Scholarship luncheon held at the Centre Club. 15 young women were recognized, treated to lunch and gifted with a beautiful floral arrangement and plaque. One recipient was one of our own employees, Dominique Cobb from the Human Resources office. She received \$1500 to support her educational pursuits.

### ➤ **The Renaissance @ West River Ground-breaking Ceremony**

This event was held on Thursday, May 10<sup>th</sup> with great community participation. Program participants included Mayor Buckhorn, James Field from Bank of America, Alesia Scott- Ford from the Jacksonville HUD office, Commissioner Susan Johnson-Velez who served as Mistress of Ceremony, The Reverend Greg Gray from Mount Olive Missionary Baptist Church and former Bethune High Rise resident, Mary Sturks.

### THA Calendar of Events

2018	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
June						1st	2nd
	3rd	4th	5th	6th	7th BAAA Meeting Retirement Training (WC)	8th	9th
	10th	11th	12th Homebuyers Ed. GTE Financial Literacy	13th	14th Homebuyers Ed. Men's Health (WC)	15th Strong Families Collaboration	16th
	17th <i>Father's Day</i>	18th	19th Active Shooter Training	20th June Birthdays Owner Meeting SAFMRs Board Mtg	21st Business Plan Strategic Planning @ TBD		23rd Homebuyers Ed.
	24th	25th	26th	27th	28th Bay Area Apt Assoc BOD Mtg	29th	30th

July	1st	2nd	3rd	4th <i>Independence Day</i>	5th	6th	7th
	8th	9th	10th	11th	12th Health Fair	13th	14th
	15th	16th	17th	18th Board Mtg	19th GTE Financial Literacy	20th	21st
	22nd	23rd	24th Homebuyers Ed. GTE Financial Literacy	25th Landlord Orientation	26th Homebuyers Ed.	27th	28th Homebuyers Ed.
	29th	30th	31st				

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



## PUBLIC NOTICE

### BOARD OF COMMISSIONERS

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

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

## OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the Board of Commissioners of the above identified Authority is scheduled for **Wednesday, June 20, 2018 at 8:30 a.m.** at the **Administration Offices, 5301 West Cypress Street, Tampa Florida 33607.**

The following Meetings of the **Board of Directors** *may* take place immediately following above meetings:

*Affordable Housing Development Corporation*

*Encore Affordable Housing Development Corporation*

*JL Young Apartments Incorporated*

*Mary Bethune Development Corporation*

*Meridian River Development Corporation*

*North Tampa Housing Development Corporation*

*Tampa Housing Authority Development Corporation*

*Tampa Housing Funding Corporation*

**Dated this 14<sup>th</sup> day of June 2018**

***All board meetings are open to the public.***

**NOTICE:** Any person, who might wish to appeal any decision made by the Board of Commissioners, with respect to any matter considered at this meeting, is advised that he/she will need a record of the proceedings; for such purpose, he/she may need to ensure that a verbatim record of the proceedings be made, which will include the testimony and evidence upon which the appeal is to be asked.



**BOARD OF COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice-Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

**Jerome D. Ryans**  
President/CEO

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

**Contact:** Lillian C. Stringer  
Director of Community Affairs  
813.341.9101 Ext. 3520  
[Lillian.Stringer@THAFL.com](mailto:Lillian.Stringer@THAFL.com)

**FOR IMMEDIATE RELEASE**

**MEDIA ALERT**  
**June 7, 2018**

**Tampa Housing Authority Hosts Annual Event Focusing on Strengthening Families**

*This initiative is part of “HUD Strong Families” which provides economic, educational and health resources to families residing in public housing communities.*

**WHAT:** The Tampa Housing Authority (THA) is set to host an event that emphasizes the importance of mothers and fathers in their children’s lives. This year’s theme is “Empowering Fathers, Mothers and Children.” The event will feature entertaining activities, food, free books, haircuts, and giveaways. Vendors will also be on site to offer a variety of resources regarding health, wellness, education, job training, employment, and homeownership. THA is expecting approximately 200 attendees, who live throughout its communities.

The fatherhood initiative began in 2010 under President Obama’s push for stronger families and was adopted and implemented by HUD, the Housing Authority’s governing body.

**WHY:** Formerly known as HUD’s Father’s Day Initiative, the HUD Strong Families Initiative helps PHAs host community Father’s Day events from May 1 until June 30, to celebrate and promote the benefits of parental involvement in children’s lives.

**WHERE:** Oaks at Riverview Community Center, 110 E. Kirby Street, Tampa, FL 33604

**WHEN:** Friday, June 15 from 10 a.m. until 3 p.m.

###

**About Tampa Housing Authority**

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





# Homeownership Event

presented by City of Tampa Housing and Community Development

New homes tour • Mortgage lender showcase  
HUD-approved housing counseling agencies  
Affordable housing builders/developers • Refreshments provided  
Prizes (must be present to win)

**Saturday, June 16, 2018**

**10 am – 2 pm**

Centro Asturiano de Tampa, Inc.  
1913 N. Nebraska Avenue  
Tampa, FL 33602



# Hillsborough County to explore creating new African-American art museum

By Christopher O'Donnell, Times Staff Writer | Published: May 16, 2018 | Updated: May 17, 2018 at 05:50 AM

Contact Christopher O'Donnell at [codonnell@tampabay.com](mailto:codonnell@tampabay.com) or (813) 226-3446. Follow @codonnell\_Times.



Hillsborough County is exploring establishing an African-American art museum, likely in Tampa. The idea was proposed Wednesday by Commissioner Les Miller.

TAMPA — Hillsborough County's last African-American art museum lasted only about six years before it closed in 1997 due to financial woes.

Now, county leaders want to try again.

County commissioners on Wednesday gave unanimous support to a proposal from Commissioner Les Miller to explore establishing a new museum, likely in downtown Tampa. It would showcase past and present African-American paintings, sculpture, jewelry, costume, and other art and crafts.

"This is something that is vitally important," said Miller, the county's only black commissioner. "It teaches a rich history of what happened in Hillsborough County."

The vote instructs county staffers to begin looking for potential sites on county and city of Tampa land or to seek land from a benefactor. They must also put together a plan for public outreach and efforts to get local philanthropists on board.

"I'm asking staff to turn over every rock they can to make it happen," Miller said.

Miller was a friend of Israel "Ike" Tribble, a black civic leader and former president of the Florida Education Fund who founded the African American Museum of Art in 1991 in a converted bank building on Marion Street.

The museum featured the Barnett-Aden African-American art collection, which the non-profit purchased in 1990 when it was valued at \$7 million. The collection depicted the culture and lifestyle of African-American people dating back to the 1850s.

The museum reported more than 60,000 visitors through the end of 1995. But two years later, it was losing \$250,000 a year and Tribble faced pressure to close it. It was shuttered later that year. It wasn't clear Wednesday what became of the collection.

Miller said a new museum will survive by partnering with the private sector. It could organize art events that coincide with Hillsborough's Black Heritage Festival and draw more visitors to the county.

"They didn't have that back in 1991," Miller said.

The Tampa Bay region already has an African-American cultural museum in St. Petersburg — the Dr. Carter G. Woodson African American Museum, opened in 2006. The museum includes artwork but few artifacts.

About 200 people per month view the museum or visit to take education programs, said executive director Terri Lipsey Scott. It relies heavily on donations and also grants, including \$32,000 from St. Petersburg.

In time, Lipsey Scott hopes the Woodson can become a regional museum. But she said she welcomes the addition of any other venues that highlight African-American culture and art.

The **Tampa Housing Authority** also has long-term plans for an African-American museum, focused on history.

In other action Wednesday, county commissioners:

- Approved the renaming of "Uncle Tom Road" in Riverview after Miller raised concerns about its racial connotation. After discussion with the one person who lives on the road, the county decided to rename it Tom Road.
- Gave preliminary approval for the county to move ahead with the creation of a Black Heritage and Cultural Council, to identify and preserve black history. Commissioner Victor Crist said the group is needed to save black history that's in danger of being lost.



## **HUD Planning Major Changes To Subsidized Housing**

**I** magine you are a single mother or father earning \$10 per hour or \$1,600 per month. Or suppose you live on Social Security monthly payments of \$800 per month. I

If you live in subsidized housing, a new policy is being discussed to tax 30 percent of your income towards your monthly rent, which would be \$480 and \$240 respectively.

Let's get real, this new policy wouldn't leave much money to buy food, pay your light bill, buy shoes, and clothing, school supplies, afford bus fare, or gas.

Planned reforms for subsidized housing by Dr. Ben Carson, Secretary of the Department of Housing and Urban Development (HUD) will pull another rug from under America's most vulnerable citizens – the elderly, working poor, minimum wage earners, and the unemployed.

The Center for Budget and Policy Priorities estimated that the rent increase could be raised as high as 44 percent.

HUD's plan is to raise the minimum rent of \$50 up to \$150, to eliminate deductions for medical care and child care before rent, and to increase the 30 percent of salary requirement.

By the way, renters must report not only income, but must also report pay raises, and monetary gifts. Essentially, that means that getting out of subsidized housing becomes a challenge because saving enough money to move out becomes more difficult as your salary increases.

There is no doubt, that persons living in subsidized housing should be registered voters and vote on Election Day.

Indeed, the squeaky wheel gets the grease . . . unless the sound of complaint is coldly misrepresented as a sigh of compromise.



# Public Housing Rent Increase Would Hurt Hundreds

BY IRIS B. HOLTON  
Sentinel City Editor

Last month, **Ben Carson**, Secretary for the Department of Housing and Urban Development, proposed a plan to increase the rent of those living in public housing. The proposal must be approved by Congress.

If it passes, it would affect millions of families across the United States. The proposal would raise the rent the residents pay to 35% of their income. Currently, they pay 30%. The plan would also eliminate deductions that could lower rent.

The plan would require evaluations every three years. Now, tenants are evaluated each year. **Carson** said the changes would not affect the elderly or the handicapped.

"The system we currently use to calculate a family's rental assistance is broken and holds back the very people we're supposed to be helping. The proposal would make current rent policies simpler, more transparent and predictable," **Carson** stated.

However, **Leroy Moore**, COO of the Tampa Housing Authority said, "The vast majority of our families will be paying more if this goes through."

**Moore** said he is concerned about a provi-



**LERROY MOORE**  
COO, Tampa  
Housing Authority

**BEN CARSON**  
HUD Secretary

sion to eliminate income deductions for families who pay medical or child care expenses.

"People are in public housing for a reason, they can't afford market rent. These people are struggling, making choices between buying medicine and feeding their children," **Moore** stated.

**Carson's** plan would also allow housing authorities and voucher landlords to set tougher work requirements for tenants.

The Tampa Housing Authority owns more than 3,000 public housing units. It also maintains 9,000 housing vouchers. Tenants are already required to be employed, in a job training program, or provide proof they are seeking employment.

## HUD's Capital Fund Program Sends \$68 Million to Florida

By Sunshine State News | May 23, 2018 - 8:30am



On Tuesday, the U.S. Department of Housing and Urban Development (HUD) announced it was sending almost \$68 million to housing authorities across the Sunshine State to help improve public housing but states with far less people claimed more funds.

The money--which comes to \$67.8 million for Florida--are part of HUD's Capital Fund Program, which, according to the department, "offers annual funding to approximately 3,100 public housing authorities to build, repair, renovate and/or modernize the public housing in their communities" which can be used to "complete large-scale improvements such as replacing roofs or making energy-efficient upgrades to replace old plumbing and electrical systems." More than \$2.6 billion is being sent by HUD to housing authorities across the nation.

The Miami Dade Public Housing and Community Development is getting \$17.3 million, making it the largest recipient of funds followed by the Jacksonville Housing Authority which is getting \$5.4 million. The Orlando Housing Authority is getting \$3.3 million while the **Tampa Housing Authority** is getting almost \$3 million. More than 70 other housing authorities across the Sunshine State will also be getting funds from HUD's Capital Fund Program.

Despite Florida being the third most populous state in the nation--and despite U.S. HUD Sec. Ben Carson having some ties to Florida and U.S. Rep. Mario Diaz-Balart, R-Fla., leading the U.S. House Housing and Urban Development Appropriations Committee, smaller states claimed more funds.

HUD awarded housing authorities in Alabama almost \$80 million while those in Georgia reeled in more than \$84 million. Groups in Illinois claimed more than \$143 million while those in Massachusetts took almost \$81 million and those in New Jersey got more than \$85 million. Housing authorities in New York got almost \$600 million while those in Ohio received more than \$103 million and those based in Pennsylvania were awarded almost \$162 million. The Puerto Rico Public Housing Administration was awarded more than \$151.5 million.



## Tampa Housing Authority unable to ring up sale on new grocer for Encore

By Christopher O'Donnell, Times Staff Writer | Published: May 31, 2018 | [codonnell@tampabay.com](mailto:codonnell@tampabay.com), (813) 226-3446.



Because of parking issues, Publix decided against locating a store in the Tampa Housing Authority's Encore project. Now, the supermarket chain is building a new store nearby in a Channelside residential tower. [ALESSANDRA DA PRA | Times]

TAMPA — Publix and Walmart have already passed on building a new store at the Encore public housing project. Now, a third effort to bring a grocery store to the downtown Tampa urban renewal project has stalled. St. Petersburg firm J Square Developers recently backed out of a \$2.2 million contract with the Tampa Housing Authority to build a midsize grocery store on a two-acre lot at the northwest corner of Nebraska Avenue and E Harrison Street. The deal was expected to bring a retailer that caters to lower-income shoppers, such as Lidl or Aldi. But J Square exercised a provision that allowed it to back out without penalty after a 120-day inspection period.

"The tenant we hoped to attract to the site simply didn't believe there were enough households in the immediate vicinity yet to support their business model," said Jay Miller, J Square president, who did not name the retailer because of confidentiality commitments. The decision is another setback for Encore, which was planned as a walkable community but has struggled to add stores and restaurants to its apartment block. The project, which replaces Central Park, includes two senior apartment blocks and another for families. The first apartment block opened in December 2012. It wasn't until January that people in Encore finally got a first restaurant when Michelle Faedo's Tampeno Cuisine opened for business. A grocery store is also seen as a priority for the more than 1,000 residents, many of whom are seniors without their own transportation.

It's disappointing they didn't proceed," said Leroy Moore, the housing authority's chief operating officer. "But we still have the land. The land is not getting cheaper." When complete, the community on the eastern edge of downtown near Ybor City will accommodate 2,030 residential units, 50,000 square feet of commercial retail space, 59,000 square feet of office space and a hotel. Moore said there is still a lot of interest in the grocery store lot. "We have never been in a hurry; we don't have any debt so we're patient," he said. Still, finding another retailer may be a challenge. To keep Encore walkable, the Housing Authority doesn't want a store that requires surface parking like a typical strip mall supermarket. That likely means the project will need to include a parking garage. Parking led Walmart to back out in 2014 after Housing Authority officials balked at the retail giant's request to fill a neighboring lot with parking spaces.

Publix also looked at buying two Encore lots in 2013 but decided against it. Instead, Publix opted to build a 37,600-square-foot store less than half a mile away at Twiggs Street and Meridian Avenue in Channelside. That store, which would be competition for any Encore grocer, is under construction. No opening date has been set. Another complication: To prevent the land from ending up in the hands of property speculators, the Housing Authority is requiring that the buyer design the store and break ground within one year. "We're only looking for serious offers," Moore said.

The Housing Authority does have some grounds for optimism at Encore, Moore said. An Ybor City site now touted by the Tampa Bay Rays as their choice for a new ballpark is just a third of a mile from the eastern edge of the Encore development. If a financial package for the ballpark is finalized, the surrounding land will become more highly prized by developers. "If we're still having these challenges after that, then certainly I think we have a pricing problem," Moore said. "Structured parking is a big cost for a smaller grocery store."