

## Board of Commissioners Meeting

Wednesday, June 19, 2019

LOCATION:

THA ADMINISTRATION OFFICES  
5301 WEST CYPRESS STREET  
TAMPA, FLORIDA 33607





**BOARD OF  
COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Ben Dachepalli

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

**Jerome D. Ryans**  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

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

**Board of Commissioners Meeting  
Wednesday, June 19, 2019**

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5. HR/Employee of the Month (Page 5 & 6)\*
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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 & Updates\*
15. Legal

\* **Commissioner's Note:**

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







June 19, 2019

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

**I. REGULAR MEETING**

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

## **MISSION STATEMENT**

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

**II. APPROVAL OF MINUTES**

- Regular Board Meeting of April 30, 2019

**III. PUBLIC FORUM**

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

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

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

**V. RECOGNITIONS**

- Geraldine Barnes Award Recipient ~ [Wanda Armstrong](#)

**VI. RESOLUTIONS (none submitted this month)**

**VII. PRESIDENT/CEO'S REPORT**

- **Finance and Related Entities** ~ [Susi Begazo-McGourty](#)
  - Information Technologies ~ [Kevin Janes](#)
- **Operations and Real Estate Development** ~ [Leroy Moore](#)
  - Assisted Housing ~ [Janice Justiniano](#)

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

- 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 15, 2019

### I. MEETING

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

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

### II. MINUTES

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

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

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

None to come before this forum

### IV. EMPLOYEES OF THE MONTH

- Administration ~ [Kevin Kelly](#)

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

- Recipient ~ [Tiarrah Neal](#)

### VI. RESOLUTIONS

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

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

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

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

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

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

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

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

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

### VII. PRESIDENT/CEO'S REPORT

#### Finance and Related Entities

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

#### Operations and Real Estate Development

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

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

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

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

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

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

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

### VIII. NOTICES AND UPDATES

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

### IX. LEGAL MATTERS

None to come before this forum

### X. UNFINISHED BUSINESS

None to come before this forum

### XI. NEW BUSINESS

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

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

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

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**XII. ADJOURNMENT**

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:07 a.m.

Approved this 19th day of June 2019,

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Chairperson

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Secretary



### **3. PUBLIC FORUM**

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





#### **4. RESOLUTIONS**

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

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

Regular Full-Time Employees	181
Temporary Full-Time Employees	26
Temporary Part-Time Employees	6
<b>Total Employees</b>	<b>213</b>

***GENDER***

Male	87
Female	126
<b>Total Employees</b>	<b>213</b>

***ETHNIC ORIGIN***

African American	117
Caucasian	28
Hispanic	62
Other	6

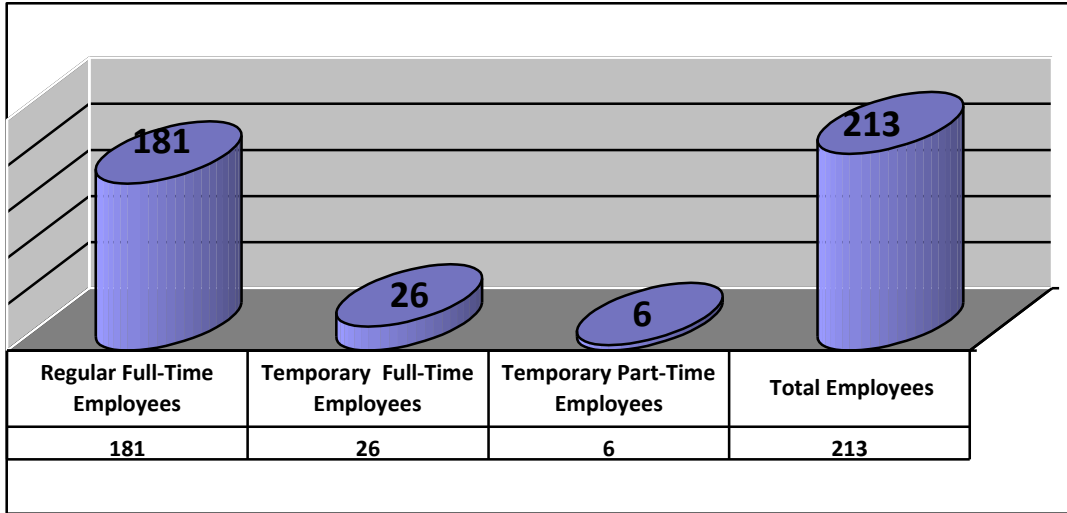
<b>Total Employees</b>	<b>213</b>
<b>Residents Employment</b>	<b>(11) = 5.2%</b>

	<b>May</b>	<b>FY19</b>
<b>NEW HIRES</b>	1	3
<b>PROMOTIONS</b>	0	0
<b>TERMINATIONS</b>	2	2
<b>RESIGNATIONS</b>	3	5
<b>RETIREMENTS</b>	0	0

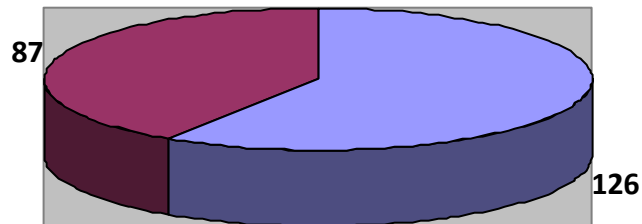
**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE**

<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
<b><u>Asset Management</u></b>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
<b>TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS</b>			<b>11</b>

## TOTAL STAFFING



## GENDER



Female Male

# Total Employees at Tampa Housing Fiscal Year 2020

Total  
Employees

## Total Employees Fiscal Year 2020



# JUNE EMPLOYEE OF THE MONTH

## ADMINISTRATION - ASSISTED HOUSING



Corinna Bacon

- ✘ The Assisted Housing Department has chosen VASH Housing Specialist Corinna Bacon for the recognition of Employee of the Month. During the seven years that she has been with the agency, Corinna has shown significant growth and development. She started with the agency in 2012 as a Support Specialist and was promoted to VASH Housing Counselor in 2016.
- ✘ Corinna has become an adept VASH Counselor, addressing the special needs of veterans and working closely with the VA staff. However, it is Corinna's successful determination to learn and grow in her position that makes her stand-out.
- ✘ Faced with the challenges of utilizing File Vision and Yardi 7, Corinna was determined to master both, and improve her Quality Control (QC) score. With resolve and motivation, she increased her QC score such that she has consistently scored over 85% the past year and was recently recognized for having a 100% rating two consecutive months. At a recent monthly staff meeting, Corinna who doesn't like to speak in public, shared her approach to improving her QC rate and stressed that "it can be done." We would like to recognize her for her work ethic and the inspiration she brings to others.

# JUNE EMPLOYEE OF THE MONTH

## PROPERTIES - FACILITIES



Heriberto Velazquez  
(Eddie)

- ✘ Heriberto Velazquez (Eddie) has been part of the Tampa Housing Authority family since October 18, 1999, which as of this year makes him a THA employee for twenty years.
- ✘ Heriberto greets people with open arms ready to assist in any way possible. He truly goes above and beyond with his work and makes sure he does it right the first time. His sense of humor keeps the Preventative Maintenance team smiling and filled with laughter, which makes work a lot smoother and enjoyable. He routinely volunteers without hesitation for special projects.
- ✘ When you have an employee who helps willingly to make sure all tasks are complete, it makes the jobs easier. It is a joy and privilege to not only work with Heriberto but to have such a reliable and trustworthy person as part of the team.



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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	75%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative <b>(CNI)</b>	\$30,000,000	N/A
YouthBuild <b>(YB)</b>	\$1,075,472	0%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services <b>(FLNET)</b>	\$191,724	58%
Village Link-Up	\$143,774	52%
Oaks at Riverview Community Center <b>(ORCC)</b>	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative <b>(JPI)</b>	\$2,500,000	36%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	37%

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

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

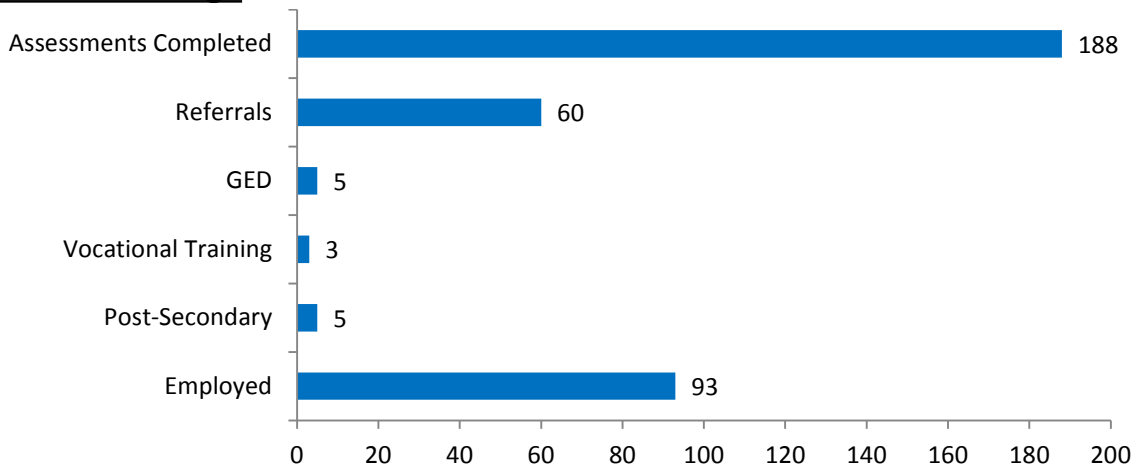
Grant Period: March 24<sup>th</sup>, 2016 – March 31<sup>st</sup>, 2020

Grant Amount: \$682,560.00

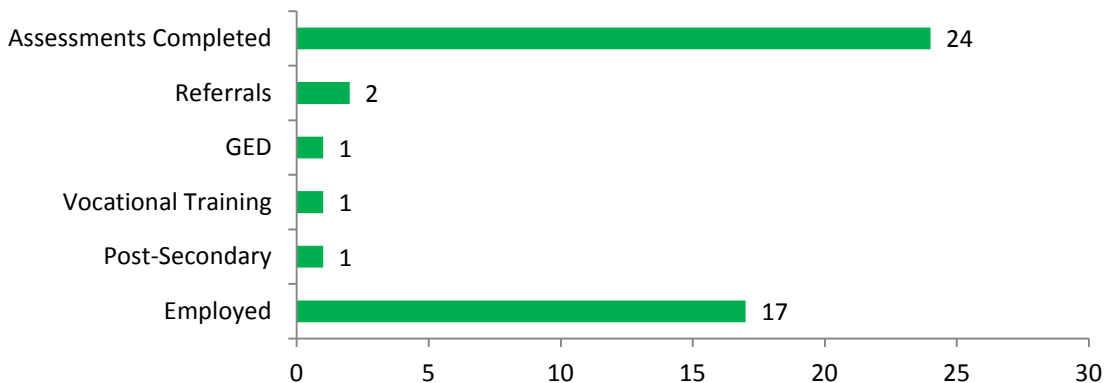
Completion Rate: 75%

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

**Robles Park Village**



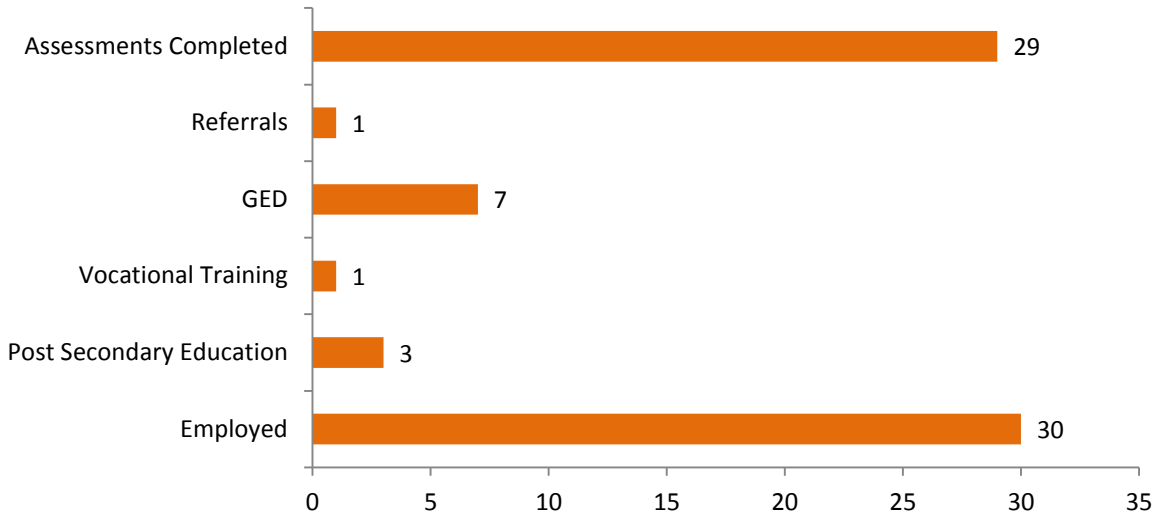
**Arbors at Padgett Estates**



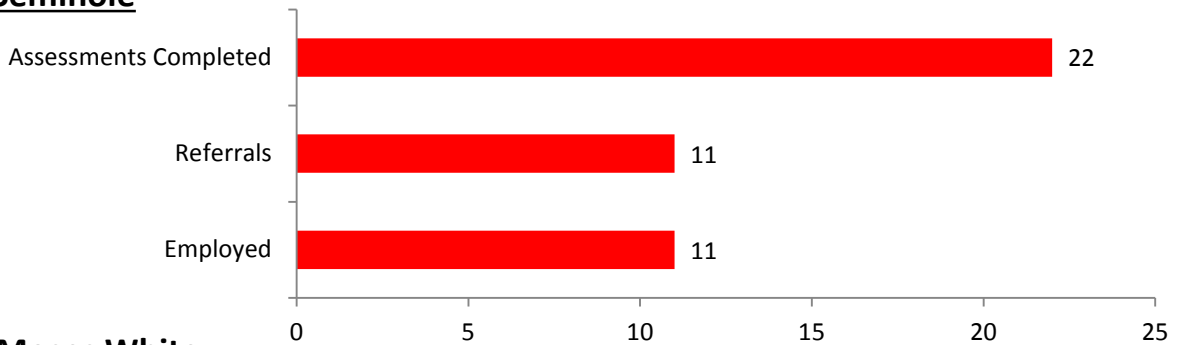
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
MAY 2019**

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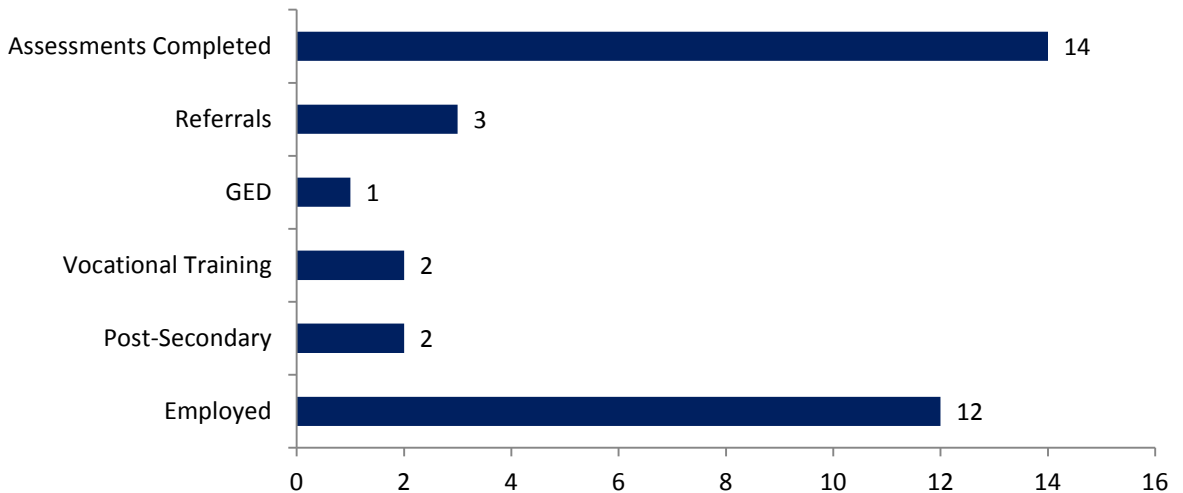
**C. Blythe Andrews**



**Seminole**



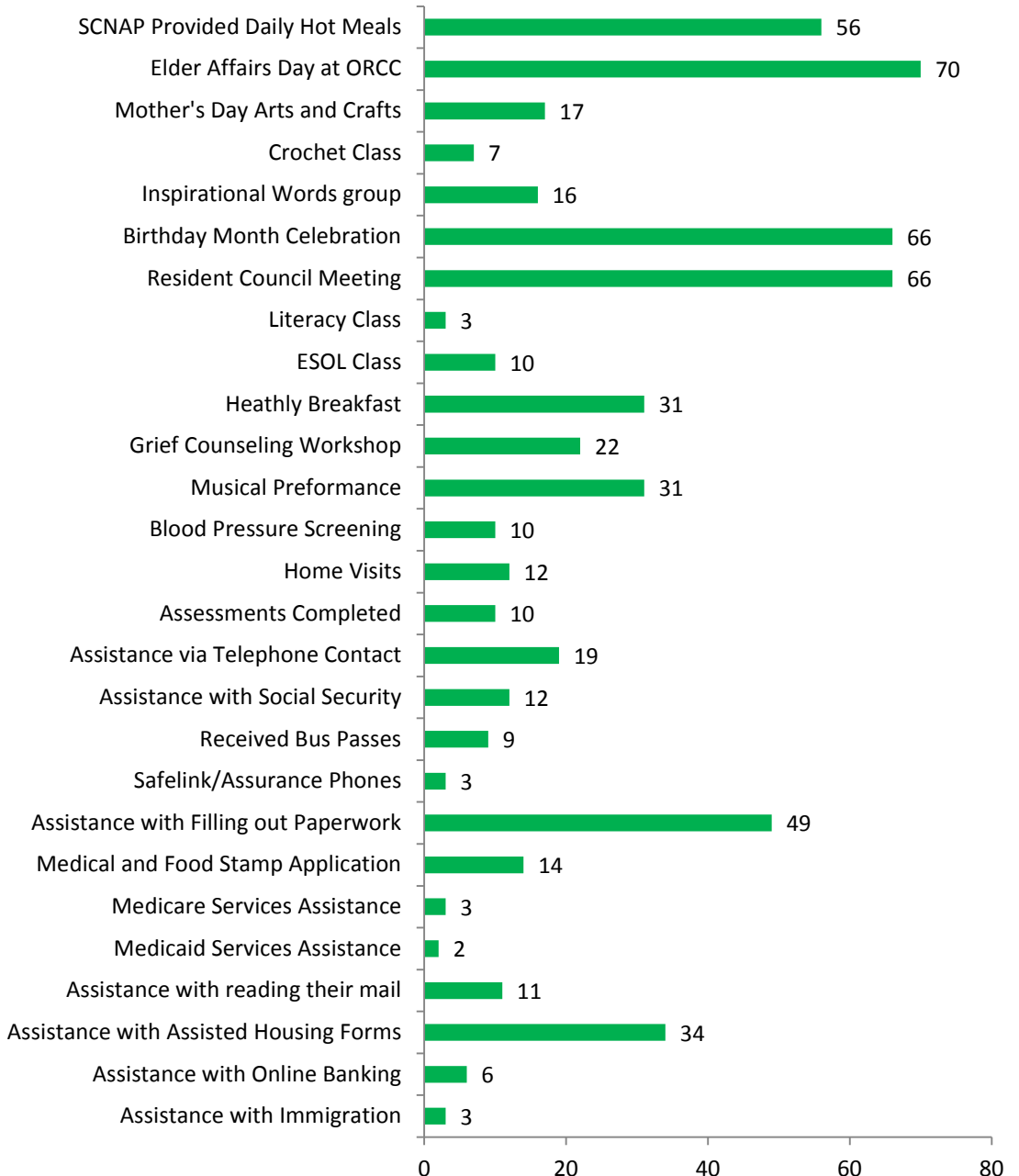
**Moses White**



## ELDERLY SERVICES MAY 2019

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

### Monthly Activities and Resident Participation JL Young - 450 Units, 75 Office Visits



# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM MAY 2019

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

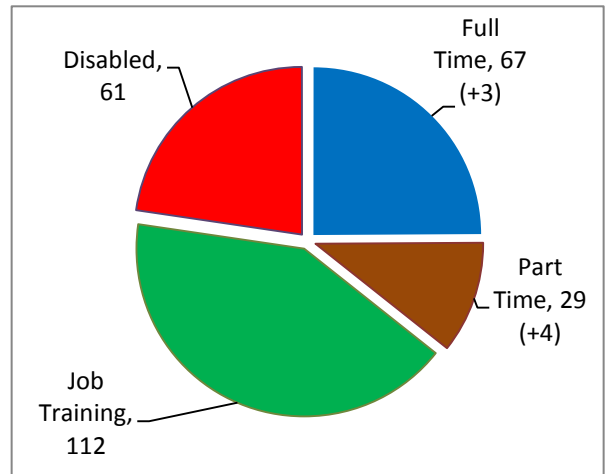
## Choice Neighborhood Initiative (CNI)

### Participant Enrollment

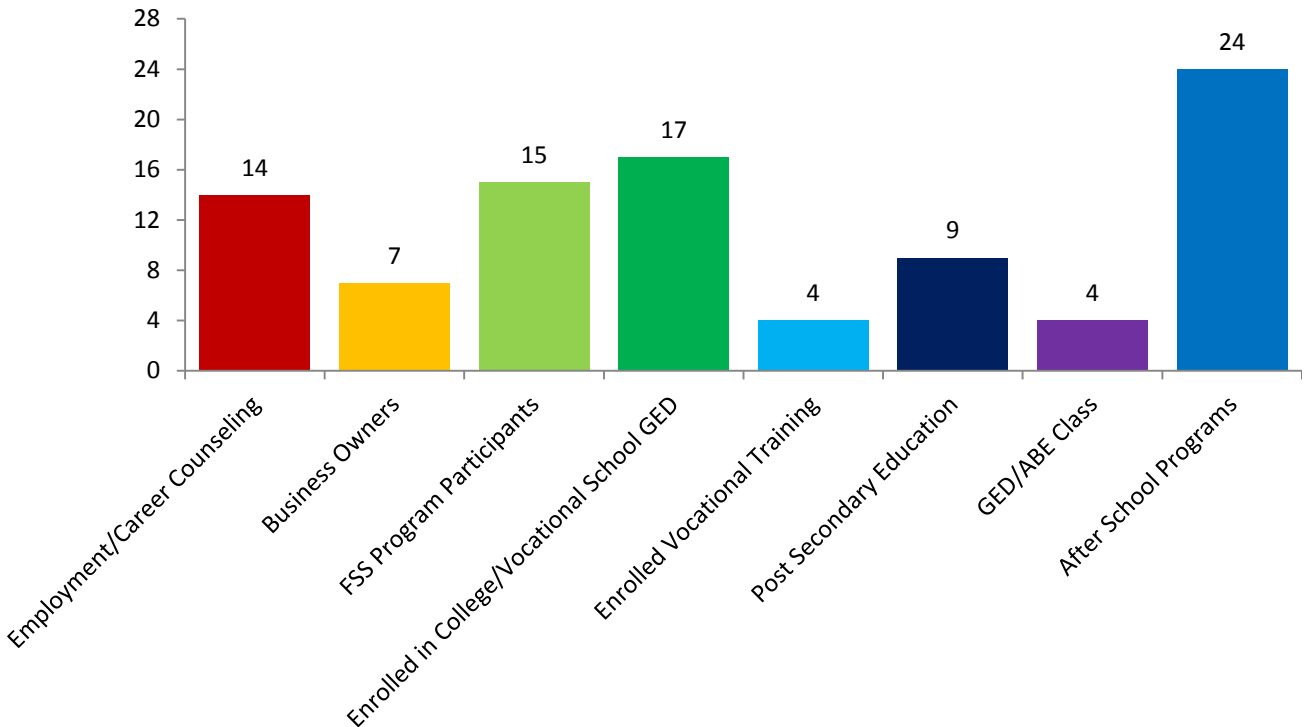
642 Participants Enrolled  
177 Active Families

Original Residents who moved back to Encore (26)  
Newly Targeted Residents at the Encore (755)

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



### Participant Services

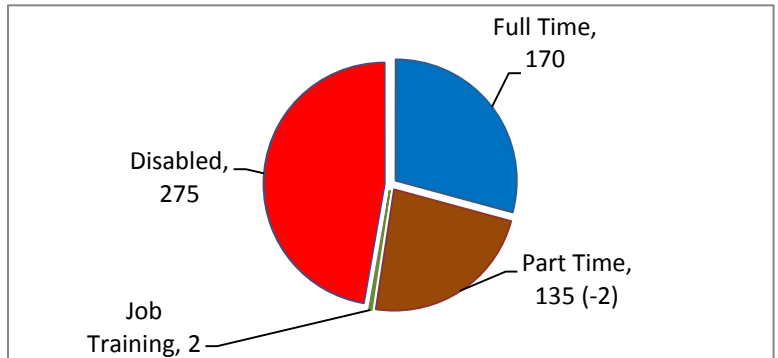


# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM MAY 2019

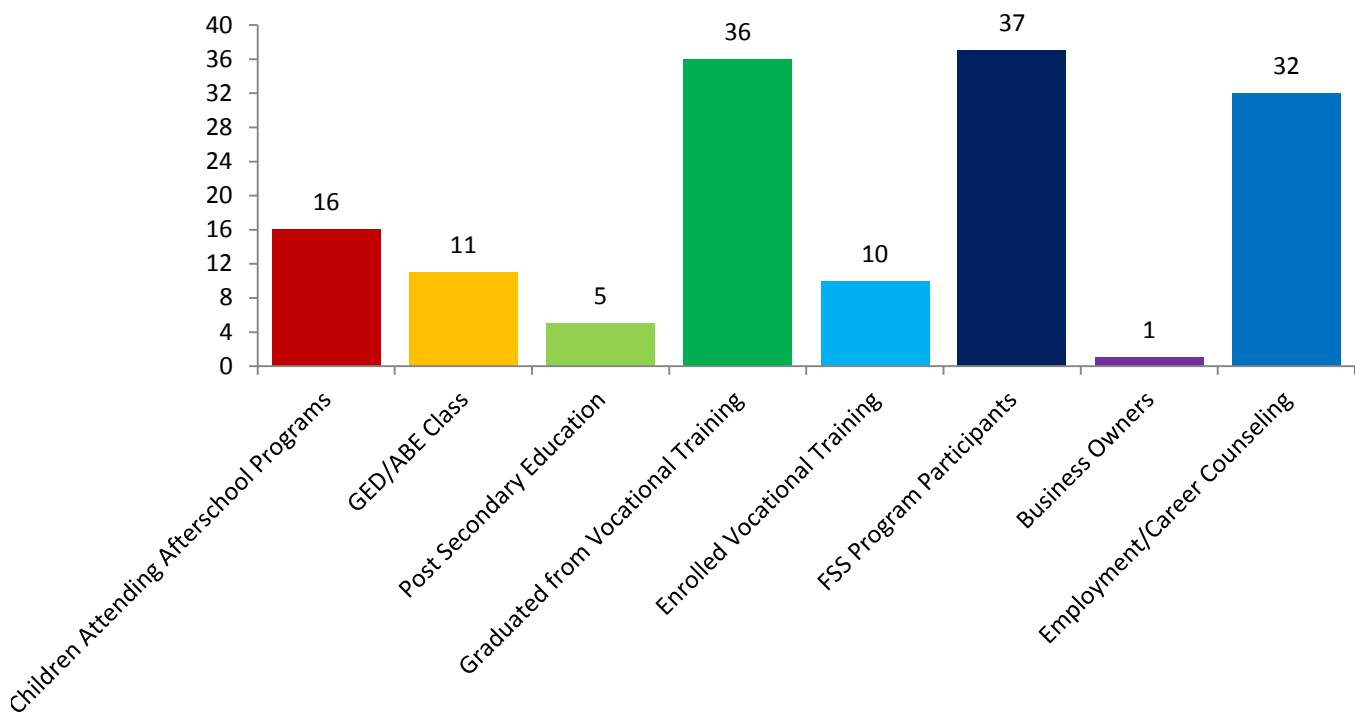
## West River Initiative

### Participant Enrollment

1682 Participants Enrolled  
666 Active Families



### Participant Services



### III. SCHEDULED EVENTS/ACTIVITIES

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

# YOUTHBUILD MAY 2019

Grant Period: February 1, 2019 – May 31, 2022  
Grant Amount: \$1,075,472  
Completion Rate: 0%

## **Program Description:**

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	15				
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%					
Attainment of Degree/ Certification	85%					
Placements Employment/ Secondary Education	74%					
Additional Certifications:						

## **Monthly Highlights:**

- YB Students worked on a community service project where they built a ramp for an elderly couple.
- New Students in need of GED began online classes
- YB Program Manager and Director Attended the YB Directors Conference
- YB Program Manager and Fiscal Manager attended the Smart Training 2.0
- Students began attending Leadership Workshops
- Students began working on their NCCER Construction Certification
- All students did their drug test, background check and fingerprints
- Students assisted the Elderly Affairs Day

## **Upcoming Events:**

- Habitat volunteer hours will begin in June

**Location: Hillsborough County**

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

Grant Amount: \$191,724

Completion Rate: 58%

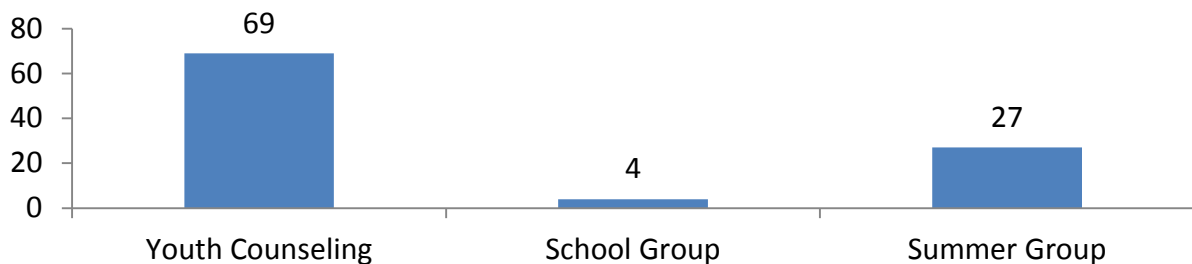
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

**Service Goal:**

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

**Accomplishments:**

- One hundred (100) active cases in 2018-2019 Fiscal Year.



**Monthly Highlights:**

- May 17<sup>th</sup> - DJJ Circuit Advisory Board Meeting
- May 21<sup>st</sup> - Case Staffing Committee
- May 23<sup>rd</sup> - Oaks at Riverview Community Forum (Facilitated by Student Interns) - "Know Your Rights: Do You Know What They Are?"
- May 28<sup>th</sup> - Florida Network Annual Meeting & Awards Ceremony - Palm Coast, FL

**Upcoming Events:**

- June 10<sup>th</sup> – 12<sup>th</sup> - Florida Network "Bridging the Gap - Supervisory Training" - Palm Coast
- Planning & Recruitment for Summer Group Sessions at CDC of Tampa, Robles Park Village, & C. Blythe Andrews.



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

Grant Amount: \$143,774

Completion Rate: 52%

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

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

**Empowerment Evaluation Matrix/Work Plan Outcomes**

Enroll at least 50 Families (48 of 50 Completed)

At least **80%** of a minimum of 50 families have improved family wellbeingAt least **85%** of a minimum of 50 families have increased social supportsAt least **85%** of a minimum of 50 families have increased concrete supports (14 of 14 completed)At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (6 of 6 completed)**Monthly Highlights:**

- May 8<sup>th</sup> – ASO Monitoring Visit
- May 15<sup>th</sup> – “5 Love Languages – Children & Teens” Parent Workshop facilitated by Free 4 Ever International, Inc.
- May 16<sup>th</sup> – Children's Board Quarter 2 Site Visit
- May 29<sup>th</sup> – “Within Your Reach” Parent Workshop facilitated by Free 4 Ever International, Inc.

**Upcoming Events:**

- June 6<sup>th</sup> – FY2020 Contract Development & Management Training
- June 6<sup>th</sup> – Data Integrity Monitoring Visit

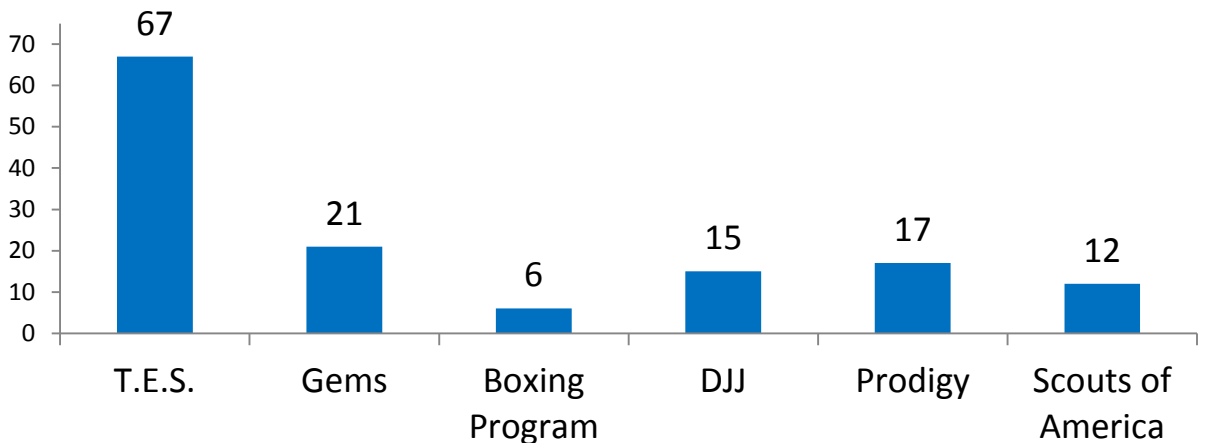
## OAKS AT RIVERVIEW COMMUNITY CENTER MAY 2019

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

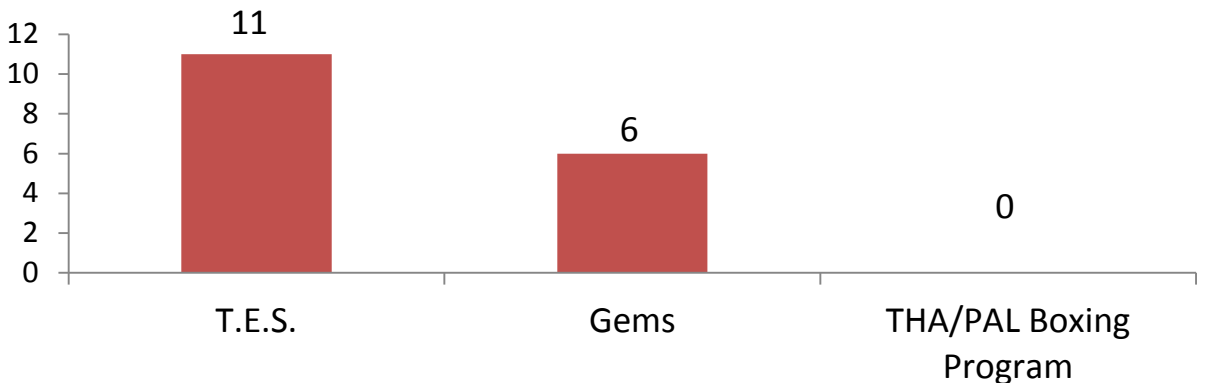
### **Oaks at Riverview Community Center Participation – Total Attendance – 155**

Average Daily Participation - 78 (67 Elementary, 11 Middle/High School)

#### **Elementary Afterschool Programs - 138**



#### **Middle/High School Programs - 17**



## Summer/After School Services Program MAY 2019

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**Location: Oaks at Riverview Community Center**

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

Grant Amount: \$61,377

Completion Rate: 72%

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

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

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

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



## MAY 2019

**Location: Oaks at Riverview Community Center**

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

Grant Amount: \$60,000

Completion Rate: 48%

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

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

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

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

Month	Number of Students Enrolled during Month
December	7
January	20
February	9
March	4
April	17
May	17
<b>Total (Unduplicated)</b>	<b>33</b>



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

### May Monthly Participation

	Property	# Registered Scouts	# Attended
Pack 803	Trio	26	9
Crew 803	Trio	9	7
Pack 804	Robles	57	45
Troop 804	Robles	48	27
Troop 804G	Robles	5	5
Pack 805	North Blvd	39	5
Troop 805	North Blvd	6	3
Pack 806	C. Blythe Andrews	10	6
Troop 806	C. Blythe Andrews	17	6
Pack 807	ORCC	12	10
Troop 807	ORCC	9	4
Troop 807G	ORCC	6	6
<b>Total</b>		<b>244</b>	<b>133</b>

### Looking Forward

- June 8<sup>th</sup> - Awards Day at Robles
- June 12<sup>th</sup> - Bowling Day
- June 17<sup>th</sup> – 21<sup>st</sup> - Cub Scout Day Camp
- June 30<sup>th</sup> – July 3<sup>rd</sup> - Webelos Resident Camp
- July 5<sup>th</sup> – 8<sup>th</sup> - Scouts BSA Camp

# JOBS PLUS INITIATIVE MAY 2019

## Location: Robles Park Village

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

Grant Amount: \$2,500,000

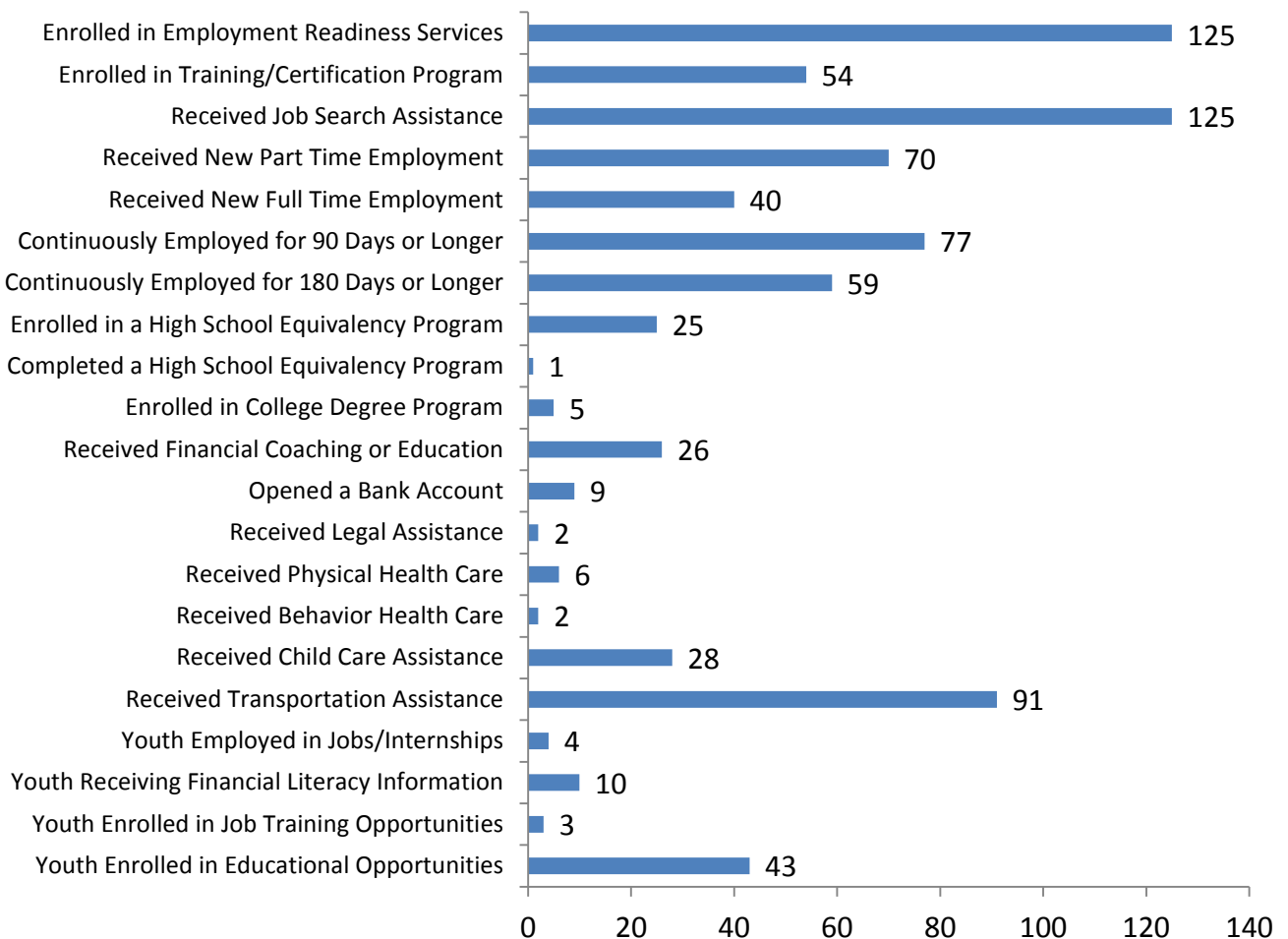
Completion Rate: 36%

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

### Participant Enrollment

- 274 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 5 Participant enrolled in May
- 43 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)
- 20 Jobs Plus Events were held in April (361 during the Program Grant Period)

### Participant Services



# JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

## MAY 2019

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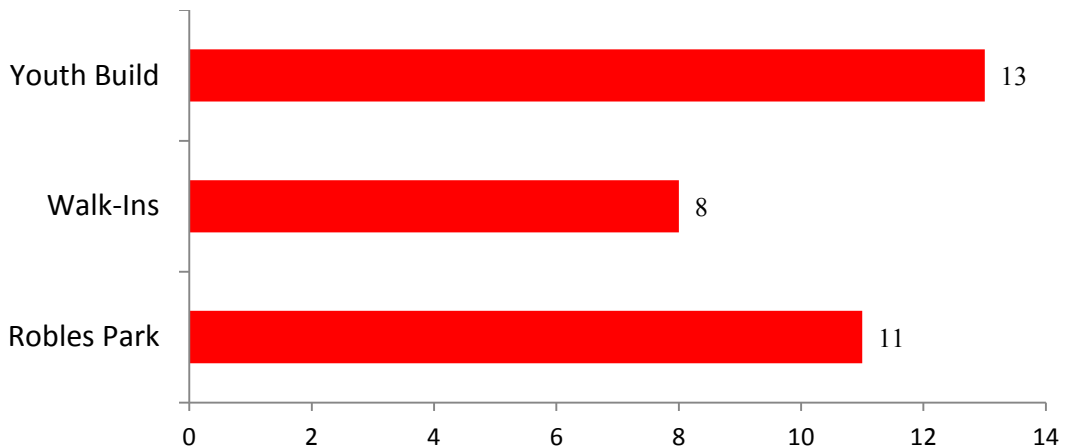
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

### **Job Development Workshop Attendance**



### **Monthly Highlights**

- Hosted JPI Job Development Workshops on Mondays
- Hosted workshops for Youth Build
- Met with Coca Cola, Progressive, Chase, June and July employment workshops
- Met with and toured The Wave to set opportunity for entrepreneurs program
- Met Ty Mathen about teaching entrepreneurs workshops
- Met with Starbucks about partnerships

### **Looking Forward**

- Every Monday Job Development Workshops
- Every Tuesday we will transport to a job fair

# CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

## MAY 2019

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### Homebuyer Education

For the month of May, the CFAH had Twenty-Six (26) complete Homebuyer Education class.

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

### Pre-Purchase, Credit and Budget Counseling

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

For the month of May, Twenty (20) people received pre-purchase counseling.

### Foreclosure Intervention and Default Counseling

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

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14	19	19	28								79
FTHB* Graduates	21	7	14	19	26								61
FTHB* Counseling	16	16	21	25	22								62
Foreclosure Counseling	0	0	0	0	0								0
Total Clients Served	16	16	21	25	22								62
FTHB New Clients	16	16	21	25	22								62
Foreclosure New Clients	0	0	0	0	0								0
Total New Clients	16	16	21	25	22								62
Non-Section 8 Purchased Home	2	0	0	0	0								2
Public Housing FTHB Attendees	0	0	0	1	2								1
Section 8 FTHB Attendees	2	0	0	2	2								4
Outreach and Distribution	30	36	45	56	60								165





Johnson Control's Foundation  
Sustainability Ambassadors Grant Program  
May 2019

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

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

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

**Program Goals:**

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

**May Highlights**

- Repost of Sustainability Ambassador Coach vacant position
- One (1) resident approved to become new Sustainability Ambassador

**Upcoming Events:**

- National Energy Foundation Train the Trainer will be held in June or July
- TECO Energy Workshop scheduled at JL Young on June 20<sup>th</sup> and Robles Park on June 25<sup>th</sup>

# Fundraising and Special Projects

## May 2019

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### THA Monthly Raffle – May

Winners from the May Raffle to win Mother’s Day Gift package was Cheryl Joseph. Total raised in May was \$195

### THA Monthly Raffle – June

The June THA Monthly Raffle winner will receive \$55 Nike Gift Card and 2 Tickets to Tampa IMPROV, raffle ends June 13th.

### Tampa Bay Lightning Partnership



The Tampa Bay Lightning Community Hockey Program has kicked off at ORCC. Youth ages K-12 are now being taught how to play hockey during the summer program. A beautification project to remodel the THA Hockey rink is also underway.





## **Geraldine Barnes Award Winner Wanda Armstrong**

### **Community Service**

Wanda Armstrong has been feeding the community in the Tampa Bay Area for over 20 years. However for the last year and a half she has dedicated her time to her church's ministry of feeding the homeless. Wanda attends Tabernacle of Hope and is in charge of the food ministry. She feeds approximately 60 people Monday thru Friday beginning at 12pm a hot lunch that is prepared by Metropolitan Ministries. She reports that when she first started she use to cook everything herself from donated items that she would receive from churches in the community who knew that she had a passion of serving others; until she wasn't able to continue cooking on a daily basis.

When she is not serving the homeless out of Tabernacle of Hope she can be found driving throughout the neighborhoods that are heavily populated with elderly or homeless handing out plates of food to those in need. Wanda reports finding joy in serving others as she says this is what she looks forward to everyday when she wakes up, and no matter how bad she may be feeling this is what keeps her going.

Nominators Name: Ashley McKenzie

Occupation: Case Manager



# Tampa Housing Authority Elderly Affairs Day May 17<sup>th</sup>, 2019



# Memorandum



**TO:** Board of Commissioners  
**FM:** Susi Begazo-McGourty, SVP / CFO  
**CC:** Jerome D. Ryans, President / CEO  
**DATE:** June 11, 2019  
**RE:** Financial Reporting for the Month of May 2019

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## Financial Highlights

May 31, 2019

### Rental Assistance Demonstration (RAD)

#### For the Two Months Ended May 31, 2019

- As of May 31, 2019, the RAD properties with a March 31<sup>st</sup> fiscal year end generated net cash from operations in the amount of \$249,945 after deducting the Operating Reserves in the amount of \$120,660; PPS, Youth, and Resident Enrichment funding in the amount of \$135,694; Transfers to the Corporate Overhead in the amount of \$77,961, and Replacement Reserves of \$148,887.
- The total RAD rents and other revenue budgeted for this period year to date was \$1,835,255 with actual revenues earned of \$1,923,796. This \$88,541 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$1,313,596 which represents \$122,948, or 9.4%, less than YTD budgeted expenses. This amount includes \$46,152 of bad debt write-offs which were not previously budgeted for.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.

### Assisted Housing

#### For the Two Months Ended May 31, 2019

- The Voucher utilization for May 31, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue is \$1,124,582 which represents a negative variance of \$31,799. YTD Expenditures are \$1,138,815 which represents a positive variance of \$38,425 compared to the YTD budget. The YTD net income is \$6,626.
- In August 2017 the agency was asked to provide RAD leased unit and HAP cost information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

## Business Activities

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

#### **For the Two Months Ended May 31, 2019**

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$1,539).
- Operating Cash Balance was \$166,669.
- Replacement Reserves Cash Balance was \$91,003.

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

#### **For the Two Months Ended May 31, 2019**

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$52,048.
- Replacement Reserve was \$211,000.

## Blended Components

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

#### **For the Two Months Ended May 31, 2019**

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

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$44,473.

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

#### **For the Four Months Ended April 30, 2019**

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 98.1% occupied.
- The Net Income for the fiscal YTD after debt service was \$576,098.
- Operating Cash Balance was \$4,074,433.
- Replacement Reserves Cash Balance was \$378,726.

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



## Related Entities

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

#### **For the Four Months Ended April 30, 2019**

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 100% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$59,211.
- Operating Cash Balance was \$154,632.
- Replacement Reserve Cash Balance was \$299,019.

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

#### **For the Four Months Ended April 30, 2019**

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 95.7% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$52,072.
- Operating Cash Balance was \$290,232.
- Replacement Reserve Cash Balance was \$197,546.

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

#### **For the Four Months Ended April 30, 2019**

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 99.4% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$111,244.
- Operating Cash Balance was \$878,444.
- Replacement Reserve Cash Balance was \$170,658.

### **The Tempo at Encore (Tempo)**

#### **For the Four Months Ended April 30, 2019**

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 81.9% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$19,979.
- Operating Cash Balance was \$209,444.
- Replacement Reserve Cash Balance has not yet been established.

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

### **The Gardens at South Bay (GSB)**

#### **For the Four Months Ended April 30, 2019**

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.9% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(108,612).
- A total of \$584,286 has been collected related to a construction defect settlement fiscal year to date of which \$526,868 has been used to perform repairs on the property.
- Operating Cash Balance was \$294,697.
- Replacement Reserves Cash Balance was \$370,483.

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

#### **For the Five Months Ended May 31, 2019**

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$10,503.

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



# Tampa Housing Authority

RAD Properties Summary 1,073 Units

Net Operating Income

For the Two Months Ended May 31, 2019

Occupancy Percentage:	<b>97.48%</b>
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	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	2 Month Budget	Variance	Annual Budget	PUM
<b>Total Revenue</b>	<b>\$ 777,969</b>	<b>\$323,972</b>	<b>\$291,893</b>	<b>\$ 296,888</b>	<b>\$233,073</b>	<b>\$ 1,923,796</b>	<b>\$ 1,835,255</b>	<b>\$ 88,541</b>	<b>\$ 11,011,532</b>	<b>\$ 896</b>
Admin Salaries / Benefits	80,896	30,190	26,477	32,741	23,542	193,845	187,322	(6,523)	1,123,931	\$ 90
Administrative Expenses	12,888	5,153	3,775	3,269	1,999	27,084	90,163	63,080	540,979	\$ 13
Management Fees	62,432	24,984	20,834	21,722	17,460	147,432	147,432	-	884,589	\$ 69
Tenant Services Salary / Benefits	4,367	1,004	4,231	3,837	2,381	15,821	13,035	(2,786)	78,208	\$ 7
Tenant Service Expenses	700	44	-	-	-	744	10,542	9,797	63,249	\$ 0
Utilities	53,642	9,883	17,762	14,651	14,916	110,854	124,945	14,092	785,396	\$ 52
Maintenance Salary / Benefits	142,173	51,778	39,455	36,512	25,637	295,556	273,885	(21,671)	1,643,310	\$ 138
Maintenance Expenses	37,838	16,858	22,104	8,946	8,799	94,544	98,938	4,394	593,630	\$ 44
Contracted Maintenance Services	61,143	25,282	27,874	18,779	15,992	149,070	210,114	61,043	1,264,858	\$ 69
Protective Services Salary and Benefits	23,667	2,283	2,075	2,076	1,453	31,554	53,812	22,259	82,875	\$ 15
General Expenses	29,298	14,326	13,346	10,898	9,799	77,667	80,586	2,919	628,616	\$ 36
Bad Debt	26,812	-	8,978	6,101	4,262	46,152	21,989	(24,163)	120,000	\$ 22
Other Expenses	-	326	-	-	-	326	833	508	5,000	\$ 0
<b>Total Expenses</b>	<b>\$ 535,856</b>	<b>\$ 182,112</b>	<b>\$ 186,910</b>	<b>\$ 159,532</b>	<b>\$ 126,239</b>	<b>\$ 1,190,649</b>	<b>\$ 1,313,596</b>	<b>\$ 122,948</b>	<b>\$ 7,814,641</b>	<b>\$ 555</b>
<b>Net Operating Income</b>	<b>\$ 242,114</b>	<b>\$ 141,861</b>	<b>\$ 104,983</b>	<b>\$ 137,356</b>	<b>\$ 106,833</b>	<b>\$ 733,147</b>	<b>\$ 521,659</b>	<b>\$ 211,488</b>	<b>\$ 3,196,891</b>	<b>\$ 342</b>
Operating Reserves	49,634	20,399	19,695	17,849	13,084	120,660	120,660	-	723,962	\$ 56
Transfer to Corporate Overhead	31,388	13,878	12,279	11,988	8,428	77,961	77,961	-	467,763	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	8,012	2,934	2,969	2,899	2,038	18,853	18,853	-	113,116	\$ 9
Oaks at Riverview Youth Programs	29,355	12,021	11,224	10,959	7,704	71,263	71,263	-	427,578	\$ 33
Funding of PPS Salaries	19,370	7,094	7,179	7,009	4,927	45,578	45,578	-	273,466	\$ 21
Replacement Reserves	90,616	17,655	15,288	14,926	10,403	148,887	148,887	-	893,323	\$ 69
<b>Total Other Out Flows</b>	<b>\$ 228,375</b>	<b>\$ 73,980</b>	<b>\$ 68,633</b>	<b>\$ 65,629</b>	<b>\$ 46,584</b>	<b>\$ 483,202</b>	<b>\$ 483,201</b>	<b>\$ -</b>	<b>\$ 2,899,208</b>	<b>\$ 225</b>
<b>Net Cash From Operations</b>	<b>\$ 13,739</b>	<b>\$ 67,880</b>	<b>\$ 36,350</b>	<b>\$ 71,727</b>	<b>\$ 60,249</b>	<b>\$ 249,945</b>	<b>\$ 38,457</b>	<b>\$ 211,488</b>	<b>\$ 297,683</b>	<b>\$ 116</b>

# Tampa Housing Authority

Robles Park, LLC 432 Units  
Net Operating Income

For the Two Months Ended May 31, 2019

Occupancy Percentage: 95.13%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 373,700</b>	<b>\$ 386,377</b>	<b>\$ (12,677)</b>	<b>\$ 777,969</b>	<b>\$ 772,754</b>	<b>\$ 5,215</b>	<b>\$ 4,636,525</b>	<b>\$ 900</b>
Admin Salaries / Benefits	40,661	38,240	(2,421)	80,896	76,479	(4,417)	458,874	\$ 94
Administrative Expenses	5,264	16,768	11,505	12,888	33,537	20,649	201,221	\$ 15
Management Fees	31,216	31,216	-	62,432	62,432	-	374,589	\$ 72
Tenant Services Salary / Benefits	2,228	749	(1,479)	4,367	1,497	(2,870)	8,983	\$ 5
Tenant Service Expenses	700	2,105	1,405	700	4,211	3,511	25,264	\$ 1
Utilities	19,375	17,269	(2,106)	53,642	34,538	(19,104)	226,621	\$ 62
Maintenance Salary / Benefits	71,714	61,027	(10,687)	142,173	122,053	(20,120)	732,319	\$ 165
Maintenance Expenses	16,359	16,222	(137)	37,838	32,444	(5,394)	194,663	\$ 44
Contracted Maintenance Services	34,553	33,746	(807)	61,143	67,492	6,348	404,949	\$ 71
Protective Services Salary and Benefits	2,864	2,993	129	5,604	5,987	383	35,919	\$ 6
Protective Service Expenses	18,063	20,000	1,937	18,063	40,000	21,937	120,000	\$ 21
General Expenses	14,690	13,949	(741)	29,298	27,899	(1,400)	172,063	\$ 34
Bad Debt	27,261	6,209	(21,052)	26,812	12,418	(14,394)	74,508	\$ 31
<b>Total Expenses</b>	<b>\$ 284,947</b>	<b>\$ 260,492</b>	<b>\$ (24,455)</b>	<b>\$ 535,856</b>	<b>\$ 520,985</b>	<b>\$ (14,871)</b>	<b>\$ 3,029,973</b>	<b>\$ 620</b>
<b>Net Operating Income</b>	<b>\$ 88,753</b>	<b>\$ 125,885</b>	<b>\$ (37,132)</b>	<b>\$ 242,114</b>	<b>\$ 251,769</b>	<b>\$ (9,656)</b>	<b>\$ 1,606,552</b>	<b>\$ 280</b>
Operating Reserves	24,817	24,817	-	49,634	49,634	-	297,806	\$ 57
Transfer to Corporate Overhead	15,694	15,694	-	31,388	31,388	-	188,326	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	
Resident Enrichment Programs	4,006	4,006	-	8,012	8,012	-	48,072	\$ 9
Oaks at Riverview Youth Programs	14,678	14,678	-	29,355	29,355	-	176,132	\$ 34
Funding of PPS Salaries	9,685	9,685	-	19,370	19,370	-	116,217	\$ 22
Replacement Reserves	45,308	45,308	-	90,616	90,616	-	543,698	\$ 105
<b>Total Other Out Flows</b>	<b>\$ 114,188</b>	<b>\$ 114,188</b>	<b>\$ -</b>	<b>\$ 228,375</b>	<b>\$ 228,375</b>	<b>\$ -</b>	<b>\$ 1,370,251</b>	<b>\$ 264</b>
<b>Net Cash From Operations</b>	<b>\$ (25,435)</b>	<b>\$ 11,697</b>	<b>\$ (37,132)</b>	<b>\$ 13,739</b>	<b>\$ 23,394</b>	<b>\$ (9,656)</b>	<b>\$ 236,302</b>	<b>\$ 16</b>

# Tampa Housing Authority

Arbors Estates, LLC 191 Units

Net Operating Income

For the Two Months Ended May 31, 2019

Occupancy Percentage: 97.99%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 157,692</b>	<b>\$ 156,153</b>	<b>\$ 1,539</b>	<b>\$ 323,972</b>	<b>\$ 312,305</b>	<b>\$ 11,667</b>	<b>\$ 1,873,830</b>	<b>\$ 848</b>
Admin Salaries / Benefits	15,613	14,494	(1,120)	30,190	28,987	(1,203)	173,923	\$ 79
Administrative Expenses	3,026	8,706	5,680	5,153	17,413	12,260	104,477	\$ 13
Management Fees	12,492	12,492	-	24,984	24,984	-	149,906	\$ 65
Tenant Services Salary / Benefits	512	491	(20)	1,004	983	(21)	5,897	\$ 3
Tenant Service Expenses	44	973	928	44	1,945	1,901	11,670	\$ 0
Utilities	8,591	7,950	(641)	9,883	15,900	6,017	101,449	\$ 26
Maintenance Salary / Benefits	27,060	25,633	(1,427)	51,778	51,266	(513)	307,594	\$ 136
Maintenance Expenses	13,492	10,790	(2,703)	16,858	21,579	4,721	129,475	\$ 44
Contracted Maintenance Services	22,600	19,242	(3,359)	25,282	38,483	13,201	235,075	\$ 66
Protective Services Salary and Benefits	1,167	1,133	(34)	2,283	2,265	(18)	13,593	\$ 4
General Expenses	7,064	9,362	2,298	14,326	18,724	4,398	114,760	\$ 38
Bad Debt	-	2,583	2,583	-	5,167	5,167	31,000	\$ -
Other Expenses	-	417	417	326	833	508	5,000	\$ 1
<b>Total Expenses</b>	<b>\$ 111,662</b>	<b>\$ 114,265</b>	<b>\$ 2,603</b>	<b>\$ 182,112</b>	<b>\$ 228,529</b>	<b>\$ 46,418</b>	<b>\$ 1,383,818</b>	<b>\$ 477</b>
<b>Net Operating Income</b>	<b>\$ 46,030</b>	<b>\$ 41,888</b>	<b>\$ 4,142</b>	<b>\$ 141,861</b>	<b>\$ 83,776</b>	<b>\$ 58,085</b>	<b>\$ 490,012</b>	<b>\$ 371</b>
Operating Reserves	10,200	10,200	-	20,399	20,399	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	13,878	13,878	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	2,934	2,934	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	12,021	12,021	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	7,094	7,094	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	17,655	17,655	-	105,928	\$ 46
<b>Total Other Out Flows</b>	<b>\$ 36,990</b>	<b>\$ 36,990</b>	<b>\$ -</b>	<b>\$ 73,980</b>	<b>\$ 73,980</b>	<b>\$ -</b>	<b>\$ 443,881</b>	<b>\$ 194</b>
<b>Net Cash From Operations</b>	<b>\$ 9,040</b>	<b>\$ 4,898</b>	<b>\$ 4,142</b>	<b>\$ 67,880</b>	<b>\$ 9,796</b>	<b>\$ 58,085</b>	<b>\$ 46,131</b>	<b>\$ 178</b>

**Tampa Housing Authority**  
 Seminole Park Apartments, LLC 169 Units  
 Net Operating Income

For the Two Months Ended May 31, 2019

Occupancy Percentage:	<b>97.55%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 138,772</b>	<b>\$ 130,211</b>	<b>\$ 8,561</b>	<b>\$ 291,893</b>	<b>\$ 260,422</b>	<b>\$ 31,471</b>	<b>\$ 1,562,532</b>	<b>\$ 864</b>
Admin Salaries / Benefits	13,642	13,205	(437)	26,477	26,410	(67)	158,462	\$ 78
Administrative Expenses	2,981	6,116	3,135	3,775	12,232	8,457	73,393	\$ 11
Management Fees	10,417	10,417	-	20,834	20,834	-	125,002	\$ 62
Tenant Services Salary / Benefits	2,157	2,138	(19)	4,231	4,276	44	25,655	\$ 13
Tenant Service Expenses	-	824	824	-	1,647	1,647	9,883	\$ -
Utilities	5,422	19,642	14,221	17,762	39,285	21,523	235,708	\$ 53
Maintenance Salary / Benefits	21,609	18,622	(2,987)	39,455	37,244	(2,211)	223,464	\$ 117
Maintenance Expenses	18,688	10,034	(8,654)	22,104	20,068	(2,036)	120,407	\$ 65
Contracted Maintenance Services	22,879	21,314	(1,565)	27,874	42,628	14,754	255,767	\$ 82
Protective Services Salary and Benefits	1,061	1,030	(31)	2,075	2,059	(16)	12,356	\$ 6
General Expenses	6,107	6,461	353	13,346	12,922	(424)	79,684	\$ 39
Bad Debt	8,978	542	(8,436)	8,978	1,084	(7,894)	6,500	\$ 27
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 113,940</b>	<b>\$ 110,344</b>	<b>\$ (3,596)</b>	<b>\$ 186,910</b>	<b>\$ 220,688</b>	<b>\$ 33,779</b>	<b>\$ 1,326,281</b>	<b>\$ 553</b>
<b>Net Operating Income</b>	<b>\$ 24,832</b>	<b>\$ 19,867</b>	<b>\$ 4,965</b>	<b>\$ 104,983</b>	<b>\$ 39,734</b>	<b>\$ 65,250</b>	<b>\$ 236,251</b>	<b>\$ 311</b>
Operating Reserves	9,847	9,847	-	19,695	19,695	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	12,279	12,279	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,485	1,485	-	2,969	2,969	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	11,224	11,224	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	7,179	7,179	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	15,288	15,288	-	91,725	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 34,317</b>	<b>\$ 34,317</b>	<b>\$ -</b>	<b>\$ 68,633</b>	<b>\$ 68,633</b>	<b>\$ -</b>	<b>\$ 411,798</b>	<b>\$ 203</b>
<b>Net Cash From Operations</b>	<b>\$ (9,484)</b>	<b>\$ (14,450)</b>	<b>\$ 4,965</b>	<b>\$ 36,350</b>	<b>\$ (28,900)</b>	<b>\$ 65,250</b>	<b>\$ (175,548)</b>	<b>\$ 108</b>

# Tampa Housing Authority

Shimberg Estates, LLC      165 Units  
 Net Operating Income

For the Two Months Ended May 31, 2019

<b>Occupancy Percentage:</b>	<b>98.40%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 141,558</b>	<b>\$ 135,760</b>	<b>\$ 5,798</b>	<b>\$ 296,888</b>	<b>\$ 271,520</b>	<b>\$ 25,368</b>	<b>\$ 1,629,122</b>	<b>\$ 900</b>
Admin Salaries / Benefits	16,868	16,162	(705)	32,741	32,325	(417)	193,947	\$ 99
Administrative Expenses	2,286	7,077	4,791	3,269	14,154	10,885	84,924	\$ 10
Management Fees	10,861	10,861	-	21,722	21,722	-	130,330	\$ 66
Tenant Services Salary / Benefits	1,956	1,937	(19)	3,837	3,874	37	23,245	\$ 12
Tenant Service Expenses	-	804	804	-	1,608	1,608	9,649	\$ -
Utilities	6,973	10,608	3,635	14,651	21,217	6,566	133,646	\$ 44
Maintenance Salary / Benefits	18,666	18,791	125	36,512	37,581	1,069	225,489	\$ 111
Maintenance Expenses	7,113	6,901	(213)	8,946	13,802	4,856	82,810	\$ 27
Contracted Maintenance Services	13,521	18,058	4,537	18,779	36,116	17,336	216,694	\$ 57
Protective Services and Benefits	1,061	1,030	(31)	2,076	2,059	(16)	12,357	\$ 6
General Expenses	5,212	5,712	500	10,898	11,423	525	70,935	\$ 33
Bad Debt	6,101	911	(5,190)	6,101	1,821	(4,280)	10,928	\$ 18
<b>Total Expenses</b>	<b>\$ 90,618</b>	<b>\$ 98,851</b>	<b>\$ 8,233</b>	<b>\$ 159,532</b>	<b>\$ 197,702</b>	<b>\$ 38,170</b>	<b>\$ 1,194,954</b>	<b>\$ 483</b>
<b>Net Operating Income</b>	<b>\$ 50,940</b>	<b>\$ 36,909</b>	<b>\$ 14,031</b>	<b>\$ 137,356</b>	<b>\$ 73,818</b>	<b>\$ 63,538</b>	<b>\$ 434,167</b>	<b>\$ 416</b>
Operating Reserves	8,924	8,924	-	17,849	17,849	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	11,988	11,988	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	2,899	2,899	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	10,959	10,959	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	7,009	7,009	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	14,926	14,926	-	89,555	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 32,815</b>	<b>\$ 32,815</b>	<b>\$ -</b>	<b>\$ 65,629</b>	<b>\$ 65,629</b>	<b>\$ -</b>	<b>\$ 393,776</b>	<b>\$ 199</b>
<b>Net Cash From Operations</b>	<b>\$ 18,125</b>	<b>\$ 4,094</b>	<b>\$ 14,031</b>	<b>\$ 71,727</b>	<b>\$ 8,189</b>	<b>\$ 63,538</b>	<b>\$ 40,392</b>	<b>\$ 217</b>

# Tampa Housing Authority

Scruggs Manor, LLC      116 Units  
 Net Operating Income

For the Two Months Ended May 31, 2019

Occupancy Percentage: 98.33%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$111,105</b>	<b>\$109,127</b>	<b>\$ 1,978</b>	<b>\$233,073</b>	<b>\$218,254</b>	<b>\$14,819</b>	<b>\$1,309,523</b>	<b>\$ 1,005</b>
Admin Salaries / Benefits	12,081	11,560	(521)	23,542	23,121	(421)	138,724	\$ 101
Administrative Expenses	1,258	6,414	5,156	1,999	12,827	10,829	76,964	\$ 9
Management Fees	8,730	8,730	-	17,460	17,460	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,214	1,202	(11)	2,381	2,405	24	14,429	\$ 10
Tenant Service Expenses	-	565	565	-	1,131	1,131	6,783	\$ -
Utilities	8,805	7,003	(1,802)	14,916	14,006	(909)	87,972	\$ 64
Maintenance Salary / Benefits	13,106	12,870	(235)	25,637	25,741	104	154,445	\$ 111
Maintenance Expenses	8,245	5,523	(2,722)	8,799	11,046	2,247	66,275	\$ 38
Contracted Maintenance Services	11,528	12,698	1,170	15,992	25,396	9,403	152,373	\$ 69
Protective Services and Benefits	743	721	(22)	1,453	1,442	(11)	8,650	\$ 6
General Expenses	4,673	4,809	136	9,799	9,618	(180)	59,238	\$ 42
Bad Debt	4,262	750	(3,512)	4,262	1,500	(2,762)	9,000	\$ 18
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 74,643</b>	<b>\$ 72,846</b>	<b>\$ (1,797)</b>	<b>\$ 126,239</b>	<b>\$ 145,692</b>	<b>\$ 19,453</b>	<b>\$ 879,614</b>	<b>\$ 544</b>
<b>Net Operating Income</b>	<b>\$ 36,461</b>	<b>\$ 36,281</b>	<b>\$ 181</b>	<b>\$ 106,833</b>	<b>\$ 72,562</b>	<b>\$ 34,272</b>	<b>\$ 429,909</b>	<b>\$ 460</b>
Operating Reserves	6,542	6,542	-	13,084	13,084	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	8,428	8,428	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	2,038	2,038	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	7,704	7,704	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	4,927	4,927	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	10,403	10,403	-	62,417	44.84
<b>Total Other Out Flows</b>	<b>\$ 23,292</b>	<b>\$ 23,292</b>	<b>\$ -</b>	<b>\$ 46,584</b>	<b>\$ 46,584</b>	<b>\$ -</b>	<b>\$ 279,507</b>	<b>\$ 201</b>
<b>Net Cash From Operations</b>	<b>\$ 13,169</b>	<b>\$ 12,989</b>	<b>\$ 181</b>	<b>\$ 60,249</b>	<b>\$ 25,977</b>	<b>\$ 34,272</b>	<b>\$ 150,402</b>	<b>\$ 260</b>



# Tampa Housing Authority

JL Young Apartments, Inc.      449 Units  
Net Operating Income

<b>Occupancy Percentage: 97.55%</b>
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**For the Five Months Ended May 31, 2019**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	103,284	95,334	7,950	527,602	476,671	11	1,144,011	\$ 235
Subsidies / Grant Income	206,206	206,556	(350)	1,033,194	1,032,780	(137)	2,490,998	\$ 460
Other Revenue	-	-	-	13,690	-	13,690	-	\$ 6
<b>Total Revenue</b>	<b>\$ 309,490</b>	<b>\$ 301,890</b>	<b>\$ 7,600</b>	<b>\$ 1,574,486</b>	<b>\$ 1,574,486</b>	<b>\$ 16,023</b>	<b>\$ 3,635,009</b>	<b>\$ 701</b>
Admin Salaries / Benefits	31,791	34,808	3,017	132,879	174,038	41,159	417,691	\$ 59
Administrative Expenses	6,124	13,892	7,768	47,538	69,458	21,920	166,700	\$ 21
Management Fees	24,233	24,233	-	121,167	121,167	-	290,801	\$ 54
Tenant Services Salary / Benefits	6,785	6,866	82	32,028	34,331	2,303	82,395	\$ 14
Tenant Service Expenses	650	2,190	1,540	(878)	10,952	11,830	26,285	\$ (0)
Utilities	20,302	22,879	2,577	112,508	114,396	1,888	280,184	\$ 50
Maintenance Salary / Benefits	61,509	58,812	(2,697)	289,268	294,060	4,792	705,744	\$ 129
Maintenance Expenses	14,593	10,602	(3,991)	50,988	53,011	2,023	127,226	\$ 23
Contracted Maintenance Services	57,538	43,995	(13,543)	228,735	219,974	(8,761)	527,937	\$ 102
Protective Services Salary and Benefits	2,970	2,882	(88)	13,965	14,412	447	34,589	\$ 6
Protective Service Expenses	4,529	8,583	4,054	34,297	42,917	8,619	103,000	\$ 15
General Expenses	5,473	7,496	2,023	25,842	37,075	11,232	89,903	\$ 12
Bad Debt	3,479	1,773	(1,706)	3,672	8,866	5,194	21,279	\$ 2
Other Expenses	-	-	-	17	-	(17)	-	\$ 0
<b>Total Expenses</b>	<b>\$ 239,976</b>	<b>\$ 239,012</b>	<b>\$ (963)</b>	<b>\$ 1,092,025</b>	<b>\$ 1,194,657</b>	<b>\$ 102,631</b>	<b>\$ 2,873,734</b>	<b>\$ 486</b>
<b>Net Operating Income</b>	<b>\$ 69,515</b>	<b>\$ 62,878</b>	<b>\$ 6,636</b>	<b>\$ 482,461</b>	<b>\$ 379,830</b>	<b>\$ 118,654</b>	<b>\$ 761,274</b>	<b>\$ 215</b>
Operating Reserves (1 Month)	21,996	21,996	-	109,978	109,978	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	81,557	81,557	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	19,723	19,723	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	47,680	47,680	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	122,343	122,343	-	293,624	\$ 54
<b>Total Other Out Flows</b>	<b>\$ 76,256</b>	<b>\$ 76,256</b>	<b>\$ -</b>	<b>\$ 381,281</b>	<b>\$ 381,281</b>	<b>\$ -</b>	<b>\$ 915,075</b>	<b>\$ 170</b>
<b>Net Cash From Operations</b>	<b>\$ (6,742)</b>	<b>\$ (13,378)</b>	<b>\$ 6,636</b>	<b>\$ 101,180</b>	<b>\$ (1,452)</b>	<b>\$ 102,631</b>	<b>\$ (153,801)</b>	<b>\$ 45</b>

**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Statement of Operations- Administrative  
 For the Two Months Ended May 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	551,675	561,054	(9,379)	1,105,857	1,121,131	(15,275)	6,785,409
Other revenue	4,450	17,625	(13,175)	18,726	35,250	(16,524)	211,492
<b>Total Revenue</b>	<b>\$ 556,125</b>	<b>\$ 578,679</b>	<b>\$ (22,554)</b>	<b>\$ 1,124,582</b>	<b>\$ 1,156,381</b>	<b>\$ (31,799)</b>	<b>\$ 6,996,901</b>
Admin Salaries / Benefits	345,454	370,079	24,625	711,565	739,758	28,193	4,436,546
Administrative Expenses	70,792	62,568	(8,224)	113,574	124,836	11,262	748,500
Management Fees	149,731	149,731	-	299,462	299,462	-	1,796,768
Tenant Service Expenses	-	-	-	-	-	-	10,000
Maintenance Expenses	1,543	1,508	(35)	2,636	3,016	380	18,100
General Expenses	6,484	5,084	(1,400)	11,578	10,168	(1,410)	85,006
<b>Total Expenses</b>	<b>\$ 574,004</b>	<b>\$ 588,970</b>	<b>\$ 14,966</b>	<b>\$ 1,138,815</b>	<b>\$ 1,177,240</b>	<b>\$ 38,425</b>	<b>\$ 7,094,920</b>
<b>Net Income</b>	<b>\$ (17,879)</b>	<b>\$ (10,291)</b>	<b>\$ (7,588)</b>	<b>\$ (14,233)</b>	<b>\$ (20,859)</b>	<b>\$ 6,626</b>	<b>\$ (98,019)</b>



**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Balance Sheet

For the Two Months Ended May 31, 2019

Assets		Liabilities and Equity	
<b>Cash</b>		<b>Current Liabilities</b>	
Admin Cash - Unrestricted	7,209,311	Accrued Liabilities	787,040
Family Self-Sufficiency Escrow	1,125,252	Accrued Wages	239,889
<b>Total Cash</b>	<b>\$ 8,334,563</b>	<b>Total Current Liab</b>	<b>\$ 1,026,928</b>
<b>Receivables</b>		<b>Restricted Liabilities</b>	
Receivables - Fraud	757,947	FSS Liability	1,115,486
Other Receivables	994,962	<b>Total Restricted Liab</b>	<b>\$ 1,115,486</b>
Receivables - Landlord/Tenant	805,742		
Allowance for Doubtful Accts - Land/Tenant	(426,238)	<b>Total Long Term Liab</b>	<b>\$ 156,627</b>
Allowance for Doubtful Accts - Fraud	(757,947)		
<b>Total Receivables</b>	<b>\$ 1,374,467</b>	<b>Total Liabilities</b>	<b>\$ 2,299,042</b>
<b>Prepaid Expenses</b>		<b>Fund Equity</b>	
Prepaid Expenses	59,523	Invested in Capital Assets	7,651
<b>Total Prepaid Expenses</b>	<b>\$ 59,523</b>	Restricted Retained Earnings	979,152
<b>Fixed Assets</b>		Unrestricted Retained Earnings	6,494,606
Furniture Equipment Machinery	163,788	<b>Total Fund Equity</b>	<b>\$ 7,481,410</b>
Accumulated Depreciation	(151,889)	<b>Total Liabilities and Equity</b>	<b>\$ 9,780,451</b>
<b>Total Fixed Assets</b>	<b>\$ 11,899</b>		
<b>Total Assets</b>	<b>\$ 9,780,451</b>		

**Tampa Housing Authority**  
**Central Office Cost Center Income And Operating Expenses**  
**For the Two Months Ended May 31, 2019**

	YTD Actual	YTD Budget	Variance	Annual
Management Fees RAD	196,162	196,162	-	1,176,973
Management Fees Assisted Housing	299,461	299,461	-	1,796,768
Management Fees Related Entities	104,201	104,201	-	625,205
<b>Total Revenue</b>	<b>\$ 599,824</b>	<b>\$ 599,824</b>	<b>\$ -</b>	<b>\$ 3,598,946</b>
Admin Salaries / Benefits	531,497	548,915	17,418	3,293,493
Administrative Expenses	58,989	92,177	33,188	553,061
Tenant and Social Services	1,767	2,497	730	14,980
Utilities	9,369	16,579	7,210	99,475
Ord Maint & Operation	52,343	79,950	27,606	479,699
Protective Services	30,513	27,098	(3,415)	162,587
General Expenses	1,655	12,956	11,302	77,737
Other Expenses	8,090	8,333	243	50,000
<b>Total Expenses</b>	<b>\$ 694,222</b>	<b>\$ 788,505</b>	<b>\$ 94,283</b>	<b>\$ 4,731,032</b>
Contribution from other Entities				
Transfer In - NTHD	78,098	78,098	-	468,586
Transfers from RAD Properties	110,583	110,583	-	663,500
Transfer In - EPC Savings	-	-	-	-
<b>Total Contributions from Other Sources</b>	<b>188,681</b>	<b>188,681</b>	<b>-</b>	<b>1,132,086</b>
<b>Net Income or (Loss)</b>	<b>\$ 94,283</b>	<b>\$ (0)</b>	<b>\$ 94,283</b>	<b>\$ (0)</b>

# Tampa Housing Authority

Palm Terrace Assisted Living Facility

For the Month Ended April 30, 2019

Occupancy Percentage: 100%

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Revenues</b>							
Long term Care	52,104	46,500	5,604	52,104	46,500	5,604	714
Adult Daycare Services	4,773	6,518	(1,745)	4,773	6,518	(1,745)	65
Rental Income	21,222	22,000	(778)	21,222	22,000	(778)	291
Operating Income	50,415	49,700	715	50,415	49,700	715	691
Section 8 HAP	32,716	36,000	(3,284)	32,716	36,000	(3,284)	448
Personal Needs Allowances	(3,399)	(4,000)	601	(3,399)	(4,000)	601	(47)
Vacancy Los	-	(5,000)	5,000	-	(5,000)	5,000	0
<b>Total Tenant Revenues</b>	<b>157,832</b>	<b>151,718</b>	<b>6,114</b>	<b>157,832</b>	<b>151,718</b>	<b>1,114</b>	<b>\$ 2,078</b>
Other Non-Rental Income	709	675	34	709	675	(34)	10
<b>Total Revenues</b>	<b>158,541</b>	<b>152,393</b>	<b>6,149</b>	<b>158,541</b>	<b>152,393</b>	<b>1,080</b>	<b>\$ 2,088</b>
<b>Expenses</b>							
Salaries Expense	86,674	76,377	10,296	86,674	76,377	10,296	1,187
Administration	3,018	3,313	(295)	3,018	3,313	(295)	41
Utilities	12,638	14,548	(1,911)	12,638	14,548	(1,911)	173
Maintenance	5,873	11,546	(5,673)	5,873	11,546	(5,673)	80
Advertising & Marketing	2,310	1,000	1,310	2,310	1,000	1,310	32
Management Fee	7,882	7,620	263	7,882	7,620	263	108
Asset Management Fee	1,863	1,863	-	1,863	1,863	-	26
Reserve for Replacement	2,150	2,150	-	2,150	2,150	-	29
Audit/Accounting Fees	17,658	3,159	14,499	17,658	3,159	14,499	242
Legal Fees	-	150	(150)	-	150	(150)	0
Insurance	6,425	4,210	2,215	6,425	4,210	2,215	88
Food Service	10,344	10,519	(174)	10,344	10,519	(174)	142
Adult Day Care	520	854	(334)	520	854	(334)	7
Residential Programs	2,725	4,187	(1,462)	2,725	4,187	(1,462)	37
Bad Debt	-	1,000	(1,000)	-	1,000	(1,000)	0
<b>Total Expenses</b>	<b>160,080</b>	<b>142,497</b>	<b>18,584</b>	<b>160,080</b>	<b>142,497</b>	<b>(17,584)</b>	<b>\$ 1,482</b>
<b>Net Operating Income</b>	<b>(1,539)</b>	<b>9,896</b>	<b>11,435</b>	<b>(1,539)</b>	<b>9,896</b>	<b>52,891</b>	<b>\$ 91</b>

**Tampa Housing Authority**  
 Cedar Pointe Apartments                      84 Units  
 For the Two Months Ended May 31, 2019

<b>Occupancy Percentage: 100%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	51,226	50,734	492	108,524	101,467	7,057	608,804	\$ 904
Subsidy / Grant Income	5,110	6,899	(1,789)	10,242	13,798	(3,556)	82,787	\$ 85
<b>Total Revenue</b>	<b>\$ 56,336</b>	<b>\$ 57,633</b>	<b>\$ (1,297)</b>	<b>\$ 118,766</b>	<b>\$ 115,265</b>	<b>\$ 3,501</b>	<b>\$ 691,591</b>	<b>\$ 990</b>
<b>Expenses</b>								
Admin Salaries / Benefits	6,369	4,441	(1,928)	10,459	8,883	(1,576)	53,296	\$ 87
Administrative Expenses	4,388	11,574	7,186	5,974	23,148	17,174	138,887	\$ 50
Management Fees	3,165	3,165	-	6,330	6,330	-	37,980	\$ 53
Asset Management Fees	518	518	-	1,036	1,036	-	6,216	\$ 9
Utilities	2,276	6,139	3,863	3,723	12,279	8,556	73,671	\$ 31
Maintenance Salary and Benefits	6,998	7,122	124	12,352	14,243	1,891	85,459	\$ 103
Maintenance Expenses	3,314	3,984	670	4,640	7,968	3,328	47,805	\$ 39
Contracted Maintenance services	6,678	7,826	1,148	8,449	15,652	7,203	93,914	\$ 70
General Expenses	3,316	4,366	1,050	6,756	8,614	1,858	52,269	\$ 56
<b>Total Expense</b>	<b>\$ 37,022</b>	<b>\$ 49,135</b>	<b>\$ 12,112</b>	<b>\$ 59,719</b>	<b>\$ 98,152</b>	<b>\$ 38,433</b>	<b>\$ 589,497</b>	<b>\$ 498</b>
<b>Net Income</b>	<b>\$ 19,314</b>	<b>\$ 8,498</b>	<b>\$ 10,816</b>	<b>\$ 59,048</b>	<b>\$ 17,113</b>	<b>\$ 41,935</b>	<b>\$ 102,094</b>	<b>\$ 492</b>
Capital Improvements	-	833	833	-	1,667	1,667	10,000	\$ -
Replacement Reserve	3,500	3,500	-	7,000	7,000	-	42,000	\$ 58
<b>Cash Flow</b>	<b>\$ 15,814</b>	<b>\$ 4,165</b>	<b>\$ 9,983</b>	<b>\$ 52,048</b>	<b>\$ 8,447</b>	<b>\$ 40,268</b>	<b>\$ 50,094</b>	<b>\$ 434</b>

**Tampa Housing Authority**  
 North Tampa Housing Development Corporation (NTHDC)  
 For the Two Months Ended May 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
HUD Administrative Fees	1,014,257	1,007,047	7,210	2,021,445	2,014,093	7,352	12,084,560
<b>Total Revenue</b>	<b>\$ 1,014,257</b>	<b>\$ 1,007,047</b>	<b>\$ 7,210</b>	<b>\$ 2,021,445</b>	<b>\$ 2,014,093</b>	<b>\$ 7,352</b>	<b>\$ 12,084,560</b>
<b>Expenses</b>							
Administrative Salaries	23,719	22,844	(876)	46,421	45,687	(733)	274,124
Admin Operating Costs	2,659	5,992	3,332	2,916	11,983	9,068	54,600
Maintenance	132.04	133.33	1	79.04	266.66	188	1,000
Management Fees	8,333	8,333	0	16,667	16,667	0	100,000
Audit Fees	-	1,625	1,625	-	3,250	3,250	19,500
Legal Fees	54	4,583	4,529	174	9,167	8,992	55,000
Insurance Costs	12,270	12,223	(48)	24,370	24,445	75	148,610
Service Provider Contract Costs	660,818	615,580	(45,237)	1,317,711	1,231,161	(86,551)	7,386,964
<b>Total Expenses</b>	<b>\$ 707,986</b>	<b>\$ 671,313</b>	<b>\$ (36,673)</b>	<b>\$ 1,408,338</b>	<b>\$ 1,342,627</b>	<b>\$ (65,711)</b>	<b>\$ 8,039,798</b>
<b>Net Operating Income</b>	<b>\$ 306,271</b>	<b>\$ 335,733</b>	<b>\$ (29,463)</b>	<b>\$ 613,108</b>	<b>\$ 671,467</b>	<b>\$ (58,359)</b>	<b>\$ 4,044,762</b>
<b>Affiliated Entities Operational Funding</b>							
THA - Other Operational Funding Pending*	507,048	457,507	(49,542)	568,649	521,534	(47,115)	3,459,611
<b>Affiliated Entities Operational Funding</b>	<b>\$ 507,048</b>	<b>\$ 457,507</b>	<b>\$ (49,542)</b>	<b>\$ 568,649</b>	<b>\$ 521,534</b>	<b>\$ (47,115)</b>	<b>\$ 3,459,611</b>
<b>Net Income after Affiliated Funding</b>	<b>\$ (200,778)</b>	<b>\$ (121,773)</b>	<b>\$ (79,005)</b>	<b>\$ 44,459</b>	<b>\$ 149,933</b>	<b>\$ (105,474)</b>	<b>\$ 585,151</b>

\*See detail breakdown on next page.

**Tampa Housing Authority**  
North Tampa Housing Development Corporation (NTHDC)  
For the Two Months Ended May 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Affiliated Entities Operational Funding</b>							
THA - THA Employee Programs	2,318	2,777	458	2,668	5,553	2,885	47,984
THA - Executive Salaries and Benefits Funding	25,092	25,092	(0)	50,184	50,184	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	0	22,752	22,752	0	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	27,914	27,914	-	167,483
THA - Funding of PPS	10,826	10,826	(0)	21,652	21,652	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	140,879	140,879	(0)	140,879	140,879	(0)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	2,600	2,600	-	2,600	2,600	-	262,500
Transfer to AHDC	-	-	-	-	-	-	65,223
THA - Encore - Member Loans CPDG LLC	300,000	250,000	(50,000)	300,000	250,000	(50,000)	250,000
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	-	-	-	290,000
<b>Affiliated Entities Operational Funding</b>	<b>\$ 507,048</b>	<b>\$ 457,507</b>	<b>\$ (49,542)</b>	<b>568,649</b>	<b>521,534</b>	<b>(47,115)</b>	<b>\$ 3,459,611</b>

**Tampa Housing Authority**  
 Meridian River Development Corporation - Consolidated  
 For the Four Months Ended April 30, 2019

**Occupancy Percentage: 98.13%**

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues:</b>								
Gross Potential Rent	\$456,543	\$452,290	\$4,253	\$1,815,073	\$1,799,560	\$15,513	5,501,480	\$651
(Loss) Gain to Lease	785	-	785	1,318	-	1,318	-	0
Vacancy	(12,907)	(24,227)	11,320	(46,581)	(96,429)	49,848	(293,127)	(17)
Bad Debt	(236)	(3,650)	3,414	(7,926)	(14,600)	6,674	(43,800)	(3)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	17,695	10,565	7,130	61,062	43,485	17,577	110,755	22
<b>Total Revenues</b>	<b>\$461,880</b>	<b>\$434,978</b>	<b>\$26,902</b>	<b>\$1,822,612</b>	<b>\$1,732,016</b>	<b>\$90,596</b>	<b>\$5,275,308</b>	<b>\$654</b>
<b>Expenses:</b>								
Administrative Salaries	33,464	42,583	9,119	129,392	170,332	40,940	510,996	46
Advertising & Promotion	5,074	7,091	2,017	20,670	28,839	8,169	86,142	7
Maintenance	77,446	69,364	(8,082)	276,042	303,763	27,721	982,636	99
Turnover Expense	15,412	22,425	7,013	93,163	91,575	(1,588)	380,973	33
Administrative	7,397	10,167	2,770	44,067	44,843	776	125,149	16
Utilities	18,435	37,625	19,190	100,112	151,800	51,688	446,200	36
Management Fees	31,167	30,440	(727)	123,876	121,760	(2,116)	365,280	44
Professional Fees	7,975	16,341	8,366	39,790	65,364	25,574	154,092	14
Insurance and Taxes	36,116	39,006	2,890	144,464	156,024	11,560	468,072	52
<b>Total Expenses</b>	<b>\$232,486</b>	<b>\$275,042</b>	<b>\$42,556</b>	<b>\$971,576</b>	<b>\$1,134,300</b>	<b>\$162,724</b>	<b>\$3,519,540</b>	<b>\$348</b>
<b>Net Operating Income</b>	<b>\$229,394</b>	<b>\$159,936</b>	<b>\$69,458</b>	<b>\$851,036</b>	<b>\$597,716</b>	<b>\$253,320</b>	<b>\$1,755,768</b>	<b>\$305</b>
Debt Services	68,735	68,744	9	274,938	274,976	38	824,928	99
<b>Income After Debt Services</b>	<b>\$160,659</b>	<b>\$91,192</b>	<b>\$69,467</b>	<b>\$576,098</b>	<b>\$322,740</b>	<b>\$253,358</b>	<b>\$930,840</b>	<b>\$207</b>

# Tampa Housing Authority

Meridian River Development Corporation - River Pines

For the Four Months Ended April 30, 2019

**Occupancy Percentage: 98%**

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
<b>Revenues:</b>							
Gross Potential Rent	\$156,615	\$154,265	\$2,350	\$622,758	\$614,210	\$8,548	1,877,430
(Loss) Gain to Lease	-	-	\$0	-	-	-	-
Vacancy	(2,293)	(8,353)	\$6,060	(19,078)	(33,271)	14,193	(100,953)
Bad Debt	(4,422)	(2,500)	(\$1,922)	(3,249)	(10,000)	6,751	(30,000)
Concessions	-	-	\$0	(334)	-	(334)	-
Other Income	3,909	3,210	\$699	11,655	12,840	(1,185)	32,120
<b>Total Revenues</b>	<b>\$153,809</b>	<b>\$146,622</b>	<b>\$7,187</b>	<b>\$611,752</b>	<b>\$583,779</b>	<b>\$27,973</b>	<b>\$1,778,597</b>
<b>Expenses:</b>							
Administrative Salaries	11,391	14,857	3,466	41,559	59,428	17,869	178,284
Advertising & Promotion	1,766	2,211	445	7,561	9,794	2,233	29,332
Maintenance	23,530	25,822	2,292	83,527	111,395	27,868	320,742
Turnover Expense	3,892	8,075	4,183	46,960	33,250	(13,710)	205,498
Administrative	2,750	3,201	451	10,226	13,869	3,643	36,027
Utilities	15,863	21,275	5,412	65,191	85,100	19,909	255,300
Management Fees	12,115	11,885	(230)	48,101	47,540	(561)	142,620
Professional Fees	2,590	7,783	5,193	13,294	31,132	17,838	82,196
Insurance and Taxes	8,370	8,413	43	33,480	33,652	172	100,956
<b>Total Expenses</b>	<b>\$82,267</b>	<b>\$103,522</b>	<b>21,255</b>	<b>\$349,899</b>	<b>\$425,160</b>	<b>\$75,261</b>	<b>\$1,350,955</b>
<b>Net Operating Income</b>	<b>\$71,542</b>	<b>\$43,100</b>	<b>\$28,442</b>	<b>\$261,853</b>	<b>\$158,619</b>	<b>\$103,234</b>	<b>\$427,642</b>
Debt Services	11,472	11,474	2	45,886	45,896	10	137,688
<b>Income After Debt Services</b>	<b>\$60,070</b>	<b>\$31,626</b>	<b>\$28,444</b>	<b>\$215,967</b>	<b>\$112,723</b>	<b>\$103,244</b>	<b>\$289,954</b>



**Tampa Housing Authority**  
 Meridian River Development Corporation - Meridian  
 For the Four Months Ended April 30, 2019

**Occupancy Percentage: 98.2%**

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
<b>Revenues:</b>							
Gross Potential Rent	\$213,808	\$212,858	\$950	\$850,254	\$846,122	\$4,132	2,588,846
(Loss) Gain to Lease	753	-	753	1,489	-	1,489	-
Vacancy	(7,087)	(11,578)	4,491	(19,166)	(46,046)	26,880	(140,262)
Bad Debt	4,186	(900)	5,086	(4,717)	(3,600)	(1,117)	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	9,531	5,250	4,281	36,862	20,400	16,462	54,500
<b>Total Revenues</b>	<b>\$221,191</b>	<b>\$205,630</b>	<b>\$15,561</b>	<b>\$864,722</b>	<b>\$816,876</b>	<b>\$47,846</b>	<b>\$2,492,284</b>

<b>Expenses:</b>							
Administrative Salaries	11,264	15,819	4,555	44,488	63,276	18,788	189,828
Advertising & Promotion	2,505	2,830	325	7,898	10,720	2,822	31,560
Maintenance	37,563	21,678	(15,885)	128,054	121,762	(6,292)	455,516
Turnover Expense	6,096	12,500	6,404	35,293	49,700	14,407	149,700
Administrative	2,746	4,138	1,392	22,814	18,542	(4,272)	53,766
Utilities	(1,411)	11,500	12,911	21,918	49,400	27,482	141,400
Management Fees	13,438	13,049	(389)	53,585	52,196	(1,389)	156,588
Professional Fees	2,885	4,245	1,360	13,924	16,980	3,056	30,940
Insurance and Taxes	18,021	16,999	(1,022)	72,084	67,996	(4,088)	203,988
<b>Total Expenses</b>	<b>\$93,107</b>	<b>\$102,758</b>	<b>\$9,651</b>	<b>\$400,058</b>	<b>\$450,572</b>	<b>\$50,514</b>	<b>\$1,413,286</b>

<b>Net Operating Income</b>	<b>\$128,084</b>	<b>\$102,872</b>	<b>\$25,212</b>	<b>\$464,664</b>	<b>\$366,304</b>	<b>\$98,360</b>	<b>\$1,078,998</b>
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Debt Services	48,104	48,109	5	192,414	192,436	22	577,308
<b>Income After Debt Services</b>	<b>\$79,980</b>	<b>\$54,763</b>	<b>\$25,217</b>	<b>\$272,250</b>	<b>\$173,868</b>	<b>\$98,382</b>	<b>\$501,690</b>

# Tampa Housing Authority

Meridian River Development Corporation - River Place

For the Four Months Ended April 30, 2019

**Occupancy Percentage: 98.3%**

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
<b>Revenues:</b>							
Gross Potential Rent	\$86,120	\$85,167	\$953	\$342,061	\$339,228	\$2,833	1,035,204
(Loss) Gain to Lease	32	-	32	(171)	-	(171)	-
Vacancy	(3,527)	(4,296)	769	(8,337)	(17,112)	8,775	(51,912)
Bad Debt	-	(250)	250	40	(1,000)	1,040	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	4,255	2,105	2,150	12,545	10,245	2,300	24,135
<b>Total Revenues</b>	<b>\$86,880</b>	<b>\$82,726</b>	<b>\$4,154</b>	<b>\$346,138</b>	<b>\$331,361</b>	<b>\$14,777</b>	<b>\$1,004,427</b>
<b>Expenses:</b>							
Administrative Salaries	10,809	11,907	1,098	43,345	47,628	4,283	142,884
Advertising & Promotion	803	2,050	1,247	5,211	8,325	3,114	25,250
Maintenance	16,353	21,864	5,511	64,461	70,606	6,145	206,378
Turnover Expense	5,424	1,850	(3,574)	10,910	8,625	(2,285)	25,775
Administrative	1,901	2,828	927	11,027	12,432	1,405	35,356
Utilities	3,983	4,850	867	13,003	17,300	4,297	49,500
Management Fees	5,614	5,506	(108)	22,190	22,024	(166)	66,072
Professional Fees	2,500	4,313	1,813	12,572	17,252	4,680	40,956
Insurance and Taxes	9,725	13,594	3,869	38,900	54,376	15,476	163,128
<b>Total Expenses</b>	<b>\$57,112</b>	<b>\$68,762</b>	<b>\$11,650</b>	<b>\$221,619</b>	<b>\$258,568</b>	<b>\$36,949</b>	<b>\$755,299</b>
<b>Net Operating Income</b>	<b>\$29,768</b>	<b>\$13,964</b>	<b>\$15,804</b>	<b>\$124,519</b>	<b>\$72,793</b>	<b>\$51,726</b>	<b>\$249,128</b>
Debt Services	9,159	9,161	2	36,638	36,644	6	109,932
<b>Income After Debt Services</b>	<b>\$20,609</b>	<b>\$4,803</b>	<b>\$15,806</b>	<b>\$87,881</b>	<b>\$36,149</b>	<b>\$51,732</b>	<b>\$139,196</b>

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

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

Physical Occupancy **100.00%**  
 Ending Cash **\$154,632** Payables **\$0**  
 Accruals **\$11,502**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$56,060.00	\$54,244.00	\$1,816	3%	\$223,683.00	\$216,976.00	\$6,707	3%
Rent Rev - Tenant Subsidy Payment	\$66,731.00	\$60,260.00	\$6,471	11%	\$262,615.00	\$239,681.00	\$22,934	10%
<b>TOTAL MARKET RENT</b>	<b>\$122,791.00</b>	<b>\$114,504.00</b>	<b>\$8,287</b>	<b>7%</b>	<b>\$486,298.00</b>	<b>\$456,657.00</b>	<b>\$29,641</b>	<b>6%</b>
Rent Rev - Foregone (Lost) Rent	(\$5,493.00)	(\$6,309.00)	\$816	13%	(\$24,000.00)	(\$26,595.00)	\$2,595	10%
Rent Rev - Excess Income	\$3,874.00	\$3,532.00	\$342	10%	\$16,278.40	\$14,128.00	\$2,150	15%
<b>GROSS POSSIBLE</b>	<b>\$121,172.00</b>	<b>\$111,727.00</b>	<b>\$9,445</b>	<b>8%</b>	<b>\$478,576.40</b>	<b>\$444,190.00</b>	<b>\$34,386</b>	<b>8%</b>
Vacancy - Apartments	(\$1,868.00)	(\$3,435.00)	\$1,567	46%	(\$7,472.00)	(\$13,700.00)	\$6,228	45%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$1,868.00)</b>	<b>(\$3,435.00)</b>	<b>\$1,567</b>	<b>46%</b>	<b>(\$7,472.00)</b>	<b>(\$13,700.00)</b>	<b>\$6,228</b>	<b>45%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$119,304.00</b>	<b>\$108,292.00</b>	<b>\$11,012</b>	<b>10%</b>	<b>\$471,104.40</b>	<b>\$430,490.00</b>	<b>\$40,614</b>	<b>9%</b>
Laundry & Vending Rev	\$389.75	\$483.00	(\$93)	19%	\$1,659.50	\$1,962.00	(\$303)	15%
Tenant Charges	\$100.00	\$290.00	(\$190)	66%	(\$5,714.27)	\$1,560.00	(\$7,274)	466%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$103.33	\$0.00	\$103	100%	\$1,006.99	\$0.00	\$1,007	100%
Misc Rev	\$32.91	\$355.00	(\$322)	91%	\$3,135.87	\$820.00	\$2,316	282%
<b>TOTAL OTHER REVENUE</b>	<b>\$625.99</b>	<b>\$1,128.00</b>	<b>(\$502)</b>	<b>45%</b>	<b>\$88.09</b>	<b>\$4,342.00</b>	<b>(\$4,254)</b>	<b>98%</b>
<b>3 TOTAL REVENUE</b>	<b>\$119,929.99</b>	<b>\$109,420.00</b>	<b>\$10,510</b>	<b>10%</b>	<b>\$471,192.49</b>	<b>\$434,832.00</b>	<b>\$36,360</b>	<b>8%</b>
4 Administrative Exp	\$21,828.63	\$23,554.00	\$1,725	7%	\$55,651.04	\$61,423.00	\$5,772	9%
5 Payroll Exp	\$24,381.62	\$29,050.00	\$4,668	16%	\$101,275.28	\$114,761.00	\$13,486	12%
6 Utilities Exp	\$25,325.72	\$18,644.00	(\$6,682)	36%	\$84,782.45	\$82,942.00	(\$1,840)	2%
7 Supplies & Repairs	\$2,621.82	\$3,260.00	\$638	20%	\$9,323.79	\$11,607.00	\$2,283	20%
8 Contract Services	\$1,397.88	\$3,821.00	\$2,423	63%	\$25,928.41	\$31,767.00	\$5,839	18%
9 Turnkey/Lease Exp	\$0.00	\$1,910.00	\$1,910	100%	\$1,468.07	\$4,245.00	\$2,777	65%
10 Other Operating Exp	\$2,797.99	\$2,444.00	(\$354)	14%	\$17,062.81	\$7,743.00	(\$9,320)	120%
11 Taxes & Insurance	\$8,465.13	\$8,683.00	\$218	3%	\$34,040.52	\$35,232.00	\$1,191	3%
<b>12 COST OF OPERATIONS</b>	<b>\$86,818.79</b>	<b>\$91,366.00</b>	<b>\$4,547</b>	<b>5%</b>	<b>\$329,532.37</b>	<b>\$349,720.00</b>	<b>\$20,188</b>	<b>6%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$33,111.20</b>	<b>\$18,054.00</b>	<b>\$15,057</b>	<b>83%</b>	<b>\$141,660.12</b>	<b>\$85,112.00</b>	<b>\$56,548</b>	<b>66%</b>
14 Financial Expenses	\$19,606.09	\$19,864.00	\$258	1%	\$78,424.36	\$79,488.00	\$1,064	1%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$4,023.78	\$4,000.00	(\$24)	1%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$12,505.11</b>	<b>(\$2,810.00)</b>	<b>\$15,315</b>	<b>545%</b>	<b>\$59,211.98</b>	<b>\$1,624.00</b>	<b>\$57,588</b>	<b>3546%</b>
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$233,312.80	\$233,312.00	(\$0)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$45,823.09)</b>	<b>(\$61,138.00)</b>	<b>\$15,315</b>	<b>25%</b>	<b>(\$174,100.82)</b>	<b>(\$231,688.00)</b>	<b>\$57,587</b>	<b>25%</b>
20 Reserves	\$212.37	(\$465.00)	(\$677)	146%	\$886.67	(\$1,858.00)	(\$2,745)	148%
<b>21 NET CASH SURPLUS</b>	<b>(\$46,035.46)</b>	<b>(\$60,673.00)</b>	<b>\$14,638</b>	<b>24%</b>	<b>(\$174,987.49)</b>	<b>(\$229,830.00)</b>	<b>\$54,843</b>	<b>24%</b>
22 Capital Expenditure	\$0.00	\$5,000.00	\$5,000	100%	\$13,746.55	\$31,191.00	\$17,444	56%

**ECONOMIC OCCUPANCY**

**101.34%**

**101.61%**

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

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

Physical Occupancy **95.70%**  
 Ending Cash **\$290,232** Payables **\$361**  
 Accruals **\$14,063**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$86,741.98	\$73,775.00	\$12,967	18%	\$341,005.98	\$294,720.00	\$46,286	16%
Rent Rev - Tenant Subsidy Payment	\$59,835.02	\$64,669.00	(\$4,834)	7%	\$245,110.02	\$258,676.00	(\$13,566)	5%
<b>TOTAL MARKET RENT</b>	<b>\$146,577.00</b>	<b>\$138,444.00</b>	<b>\$8,133</b>	<b>6%</b>	<b>\$586,116.00</b>	<b>\$553,396.00</b>	<b>\$32,720</b>	<b>6%</b>
Rent Rev - Foregone (Lost) Rent	(\$6,284.98)	(\$8,856.00)	\$2,571	29%	(\$27,519.98)	(\$35,804.00)	\$8,284	23%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>GROSS POSSIBLE</b>	<b>\$140,292.02</b>	<b>\$129,588.00</b>	<b>\$10,704</b>	<b>8%</b>	<b>\$558,596.02</b>	<b>\$517,592.00</b>	<b>\$41,004</b>	<b>8%</b>
Vacancy - Apartments	(\$6,401.00)	(\$6,922.00)	\$521	8%	(\$19,435.79)	(\$27,669.00)	\$8,233	30%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$2,500.00)	(\$2,500.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$7,026.00)</b>	<b>(\$7,547.00)</b>	<b>\$521</b>	<b>7%</b>	<b>(\$21,935.79)</b>	<b>(\$30,169.00)</b>	<b>\$8,233</b>	<b>27%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$133,266.02</b>	<b>\$122,041.00</b>	<b>\$11,225</b>	<b>9%</b>	<b>\$536,660.23</b>	<b>\$487,423.00</b>	<b>\$49,237</b>	<b>10%</b>
Laundry & Vending Rev	\$145.00	\$350.00	(\$205)	59%	\$455.00	\$1,430.00	(\$975)	68%
Tenant Charges	\$1,155.00	\$1,990.00	(\$835)	42%	\$3,490.00	\$8,044.00	(\$4,554)	57%
Tenant Charges - Water Sewer Reimb	\$6,183.15	\$9,984.00	(\$3,801)	38%	\$30,588.73	\$39,526.00	(\$8,937)	23%
Damages & Cleaning	\$619.02	\$350.00	\$269	77%	\$2,662.93	\$1,400.00	\$1,263	90%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$492.87	\$0.00	\$493	100%
Misc Rev	\$340.55	\$450.00	(\$109)	24%	\$3,697.33	\$1,200.00	\$2,497	208%
<b>TOTAL OTHER REVENUE</b>	<b>\$8,442.72</b>	<b>\$13,124.00</b>	<b>(\$4,681)</b>	<b>36%</b>	<b>\$41,386.86</b>	<b>\$51,600.00</b>	<b>(\$10,213)</b>	<b>20%</b>
<b>3 TOTAL REVENUE</b>	<b>\$141,708.74</b>	<b>\$135,165.00</b>	<b>\$6,544</b>	<b>5%</b>	<b>\$578,047.09</b>	<b>\$539,023.00</b>	<b>\$39,024</b>	<b>7%</b>
4 Administrative Exp	\$22,281.52	\$22,303.00	\$21	0%	\$64,048.61	\$64,393.00	\$344	1%
5 Payroll Exp	\$26,373.43	\$29,720.00	\$3,347	11%	\$103,947.36	\$119,501.00	\$15,554	13%
6 Utilities Exp	\$23,994.26	\$17,826.00	(\$6,168)	35%	\$85,514.63	\$79,081.00	(\$6,434)	8%
7 Supplies & Repairs	\$1,482.67	\$2,160.00	\$677	31%	\$11,918.75	\$10,450.00	(\$1,469)	14%
8 Contract Services	\$4,074.73	\$5,013.00	\$938	19%	\$24,640.40	\$23,241.00	(\$1,399)	6%
9 Turnkey/Lease Exp	\$8,610.29	\$400.00	(\$8,210)	2053%	\$12,618.75	\$2,950.00	(\$9,669)	328%
10 Other Operating Exp	\$2,095.67	\$0.00	(\$2,096)	100%	\$3,961.14	\$3,490.00	(\$471)	13%
11 Taxes & Insurance	\$15,619.14	\$16,573.00	\$954	6%	\$62,656.56	\$64,988.00	\$2,331	4%
<b>12 COST OF OPERATIONS</b>	<b>\$104,531.71</b>	<b>\$93,995.00</b>	<b>(\$10,537)</b>	<b>11%</b>	<b>\$369,306.20</b>	<b>\$368,094.00</b>	<b>(\$1,212)</b>	<b>0%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$37,177.03</b>	<b>\$41,170.00</b>	<b>(\$3,993)</b>	<b>10%</b>	<b>\$208,740.89</b>	<b>\$170,929.00</b>	<b>\$37,812</b>	<b>22%</b>
14 Financial Expenses	\$37,191.47	\$38,942.00	\$1,751	4%	\$149,937.38	\$155,769.00	\$5,832	4%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$4,000.00	\$4,000.00	\$0	0%
16 Insurable Losses	\$12,081.25	\$0.00	(\$12,081)	100%	\$2,731.18	\$0.00	(\$2,731)	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>(\$13,095.69)</b>	<b>\$1,228.00</b>	<b>(\$14,324)</b>	<b>1166%</b>	<b>\$52,072.33</b>	<b>\$11,160.00</b>	<b>\$40,912</b>	<b>367%</b>
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$228,756.00	\$212,000.00	(\$16,756)	8%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$70,284.69)</b>	<b>(\$51,772.00)</b>	<b>(\$18,513)</b>	<b>36%</b>	<b>(\$176,683.67)</b>	<b>(\$200,840.00)</b>	<b>\$24,156</b>	<b>12%</b>
20 Reserves	(\$10,067.96)	(\$15,395.00)	(\$5,327)	35%	(\$40,271.84)	(\$61,581.00)	(\$21,309)	35%
<b>21 NET CASH SURPLUS</b>	<b>(\$60,216.73)</b>	<b>(\$36,377.00)</b>	<b>(\$23,840)</b>	<b>66%</b>	<b>(\$136,411.83)</b>	<b>(\$139,259.00)</b>	<b>\$2,847</b>	<b>2%</b>
22 Capital Expenditure	\$0.00	\$23,333.00	\$23,333	100%	(\$13,910.00)	\$64,832.00	\$78,742	121%
<b>ECONOMIC OCCUPANCY</b>	<b>104.48%</b>				<b>104.93%</b>			

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

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

Physical Occupancy **99.36%**  
 Ending Cash **\$878,444** Payables **\$0**  
 Accruals **\$14,935**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>	<b>\$0.00</b>	<b>\$0.00</b>						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$47,261.00	\$31,810.00	\$15,451	49%	\$193,678.64	\$127,240.00	\$66,439	52%
Rent Rev - Tenant Subsidy Payment	\$100,767.00	\$100,157.00	\$610	1%	\$398,667.00	\$400,628.00	(\$1,961)	0%
<b>TOTAL MARKET RENT</b>	<b>\$148,028.00</b>	<b>\$131,967.00</b>	<b>\$16,061</b>	<b>12%</b>	<b>\$592,345.64</b>	<b>\$527,868.00</b>	<b>\$64,478</b>	<b>12%</b>
Rent Rev - Foregone (Lost) Rent	(\$15,451.03)	(\$16,565.00)	\$1,114	7%	(\$63,291.68)	(\$66,260.00)	\$2,968	4%
Rent Rev - Excess Income	\$18.00	\$0.00	\$18	100%	\$26.00	\$0.00	\$26	100%
<b>GROSS POSSIBLE</b>	<b>\$132,594.97</b>	<b>\$115,402.00</b>	<b>\$17,193</b>	<b>15%</b>	<b>\$529,079.96</b>	<b>\$461,608.00</b>	<b>\$67,472</b>	<b>15%</b>
Vacancy - Apartments	(\$929.00)	(\$3,959.00)	\$3,030	77%	(\$3,266.99)	(\$15,836.00)	\$12,569	79%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$27.94)	\$0.00	(\$28)	100%
<b>TOTAL VACANCIES</b>	<b>(\$929.00)</b>	<b>(\$3,959.00)</b>	<b>\$3,030</b>	<b>77%</b>	<b>(\$3,294.93)</b>	<b>(\$15,836.00)</b>	<b>\$12,541</b>	<b>79%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$131,665.97</b>	<b>\$111,443.00</b>	<b>\$20,223</b>	<b>18%</b>	<b>\$525,785.03</b>	<b>\$445,772.00</b>	<b>\$80,013</b>	<b>18%</b>
Laundry & Vending Rev	\$450.00	\$446.00	\$4	1%	\$1,618.00	\$1,814.00	(\$196)	11%
Tenant Charges	\$125.00	\$130.00	(\$5)	4%	\$500.00	\$1,030.00	(\$530)	51%
Tenant Charges - Water Sewer Reimb	\$245.00	\$0.00	\$245	100%	\$245.00	\$0.00	\$245	100%
Damages & Cleaning	\$400.00	\$0.00	\$400	100%	\$400.00	\$0.00	\$400	100%
Misc Rev	\$557.24	\$722.00	(\$165)	23%	\$2,509.77	\$1,888.00	\$622	33%
<b>TOTAL OTHER REVENUE</b>	<b>\$1,777.24</b>	<b>\$1,298.00</b>	<b>\$479</b>	<b>37%</b>	<b>\$5,272.77</b>	<b>\$4,732.00</b>	<b>\$541</b>	<b>11%</b>
<b>3 TOTAL REVENUE</b>	<b>\$133,443.21</b>	<b>\$112,741.00</b>	<b>\$20,702</b>	<b>18%</b>	<b>\$531,057.80</b>	<b>\$450,504.00</b>	<b>\$80,554</b>	<b>18%</b>
4 Administrative Exp	\$17,257.94	\$20,151.00	\$2,893	14%	\$48,934.07	\$56,949.00	\$8,015	14%
5 Payroll Exp	\$21,109.37	\$27,754.00	\$6,645	24%	\$89,255.37	\$110,678.00	\$21,423	19%
6 Utilities Exp	\$24,169.35	\$20,901.00	(\$3,268)	16%	\$89,065.48	\$79,985.00	(\$9,080)	11%
7 Supplies & Repairs	(\$428.90)	\$1,595.00	\$2,024	127%	\$3,816.22	\$10,745.00	\$6,929	64%
8 Contract Services	\$4,395.37	\$7,947.00	\$3,552	45%	\$23,544.70	\$29,243.00	\$5,698	19%
9 Turnkey/Lease Exp	\$445.00	\$605.00	\$160	26%	\$984.65	\$1,560.00	\$575	37%
10 Other Operating Exp	\$1,669.50	\$0.00	(\$1,670)	100%	\$4,502.67	\$4,312.00	(\$191)	4%
11 Taxes & Insurance	\$9,864.03	\$9,547.00	(\$317)	3%	\$39,399.53	\$38,806.00	(\$594)	2%
<b>12 COST OF OPERATIONS</b>	<b>\$78,481.66</b>	<b>\$88,500.00</b>	<b>\$10,018</b>	<b>11%</b>	<b>\$299,502.69</b>	<b>\$332,278.00</b>	<b>\$32,775</b>	<b>10%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$54,961.55</b>	<b>\$24,241.00</b>	<b>\$30,721</b>	<b>127%</b>	<b>\$231,555.11</b>	<b>\$118,226.00</b>	<b>\$113,329</b>	<b>96%</b>
14 Financial Expenses	\$29,441.54	\$54,550.00	\$25,108	46%	\$116,310.88	\$216,678.00	\$100,367	46%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$4,000.00	\$4,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$24,520.01</b>	<b>(\$31,309.00)</b>	<b>\$55,829</b>	<b>178%</b>	<b>\$111,244.23</b>	<b>(\$102,452.00)</b>	<b>\$213,696</b>	<b>209%</b>
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$264,216.00	\$264,216.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$41,533.99)</b>	<b>(\$97,363.00)</b>	<b>\$55,829</b>	<b>57%</b>	<b>(\$152,971.77)</b>	<b>(\$366,668.00)</b>	<b>\$213,696</b>	<b>58%</b>
20 Reserves	(\$2,087.87)	\$9,844.00	\$11,932	121%	(\$7,042.65)	\$39,376.00	\$46,419	118%
<b>21 NET CASH SURPLUS</b>	<b>(\$39,446.12)</b>	<b>(\$107,207.00)</b>	<b>\$67,761</b>	<b>63%</b>	<b>(\$145,929.12)</b>	<b>(\$406,044.00)</b>	<b>\$260,115</b>	<b>64%</b>
22 Capital Expenditure	\$1,979.03	\$0.00	(\$1,979)	100%	\$4,570.93	\$12,600.00	\$8,029	64%

**ECONOMIC OCCUPANCY**

**111.64%**

**111.96%**

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

## Tempo at Encore Monthly Executive Summary

Physical Occupancy **81.80%**  
 Ending Cash **\$209,444** Payables **\$3,817**  
 Accruals **\$282,224**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$141,772.27	\$197,139.00	(\$55,367)	28%	\$661,001.74	\$788,556.00	(\$127,554)	16%
Rent Rev - Tenant Subsidy Payment	\$56,391.73	\$0.00	\$56,392	100%	\$131,654.26	\$0.00	\$131,654	100%
<b>TOTAL MARKET RENT</b>	<b>\$198,164.00</b>	<b>\$197,139.00</b>	<b>\$1,025</b>	<b>1%</b>	<b>\$792,656.00</b>	<b>\$788,556.00</b>	<b>\$4,100</b>	<b>1%</b>
Rent Rev - Foregone (Lost) Rent	(\$1,599.64)	(\$685.00)	(\$915)	134%	(\$4,848.45)	(\$2,740.00)	(\$2,108)	77%
Rent Rev - Excess Income	\$2,573.20	\$0.00	\$2,573	100%	\$8,368.10	\$0.00	\$8,368	100%
<b>GROSS POSSIBLE</b>	<b>\$199,137.56</b>	<b>\$196,454.00</b>	<b>\$2,684</b>	<b>1%</b>	<b>\$796,175.65</b>	<b>\$785,816.00</b>	<b>\$10,360</b>	<b>1%</b>
Vacancy - Apartments	(\$50,927.00)	(\$32,134.00)	(\$18,793)	58%	(\$426,568.65)	(\$361,553.00)	(\$65,016)	18%
Admin Rent Free Unit	\$0.00	(\$1,300.00)	\$1,300	100%	\$0.00	(\$5,200.00)	\$5,200	100%
Rental Concessions	(\$893.36)	(\$350.00)	(\$543)	155%	(\$18,494.19)	(\$6,050.00)	(\$12,444)	206%
<b>TOTAL VACANCIES</b>	<b>(\$51,820.36)</b>	<b>(\$33,784.00)</b>	<b>(\$18,036)</b>	<b>53%</b>	<b>(\$445,062.84)</b>	<b>(\$372,803.00)</b>	<b>(\$72,260)</b>	<b>19%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$147,317.20</b>	<b>\$162,670.00</b>	<b>(\$15,353)</b>	<b>9%</b>	<b>\$351,112.81</b>	<b>\$413,013.00</b>	<b>(\$61,900)</b>	<b>15%</b>
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Tenant Charges	\$2,350.00	\$940.00	\$1,410	150%	\$9,625.00	\$7,885.00	\$1,740	22%
Tenant Charges - Water Sewer Reimb	\$735.00	\$10,658.00	(\$9,923)	93%	\$2,065.00	\$34,258.00	(\$32,193)	94%
Damages & Cleaning	(\$600.00)	\$0.00	(\$600)	100%	(\$600.00)	\$0.00	(\$600)	100%
Misc Rev	\$265.00	\$0.00	\$265	100%	\$2,675.00	\$0.00	\$2,675	100%
<b>TOTAL OTHER REVENUE</b>	<b>\$2,750.00</b>	<b>\$11,598.00</b>	<b>(\$8,848)</b>	<b>76%</b>	<b>\$13,765.00</b>	<b>\$42,143.00</b>	<b>(\$28,378)</b>	<b>67%</b>
<b>3 TOTAL REVENUE</b>	<b>\$150,067.20</b>	<b>\$174,268.00</b>	<b>(\$24,201)</b>	<b>14%</b>	<b>\$364,877.81</b>	<b>\$455,156.00</b>	<b>(\$90,278)</b>	<b>20%</b>
4 Administrative Exp	\$14,229.69	\$19,066.00	\$4,836	25%	\$57,958.05	\$64,187.00	\$6,229	10%
5 Payroll Exp	\$41,869.00	\$34,701.00	(\$7,168)	21%	\$133,016.50	\$136,499.00	\$3,483	3%
6 Utilities Exp	(\$3,884.42)	\$27,067.00	\$30,951	114%	\$57,281.06	\$109,427.00	\$52,146	48%
7 Supplies & Repairs	\$1,144.42	\$735.00	(\$409)	56%	\$9,376.54	\$4,990.00	(\$4,387)	88%
8 Contract Services	\$5,508.25	\$4,864.00	(\$644)	13%	\$11,232.27	\$14,396.00	\$3,164	22%
9 Turnkey/Lease Exp	\$1,856.55	\$535.00	(\$1,322)	247%	\$1,985.35	\$760.00	(\$1,225)	161%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,525.00	\$28,525.00	\$0	0%	\$96,649.03	\$114,398.00	\$17,749	16%
<b>12 COST OF OPERATIONS</b>	<b>\$89,248.49</b>	<b>\$115,493.00</b>	<b>\$26,245</b>	<b>23%</b>	<b>\$368,400.90</b>	<b>\$444,657.00</b>	<b>\$76,256</b>	<b>17%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$60,818.71</b>	<b>\$58,775.00</b>	<b>\$2,044</b>	<b>3%</b>	<b>(\$3,523.09)</b>	<b>\$10,499.00</b>	<b>(\$14,022)</b>	<b>134%</b>
14 Financial Expenses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
15 Corp/Partnership Rev	\$5,119.20	\$10,000.00	\$4,881	49%	(\$23,502.14)	\$40,000.00	\$63,502	159%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$55,699.51</b>	<b>\$48,775.00</b>	<b>\$6,925</b>	<b>14%</b>	<b>\$19,979.05</b>	<b>(\$29,501.00)</b>	<b>\$49,480</b>	<b>168%</b>
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	<b>\$55,699.51</b>	<b>\$48,775.00</b>	<b>\$6,925</b>	<b>14%</b>	<b>\$19,979.05</b>	<b>(\$29,501.00)</b>	<b>\$49,480</b>	<b>168%</b>
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>21 NET CASH SURPLUS</b>	<b>\$55,699.51</b>	<b>\$48,775.00</b>	<b>\$6,925</b>	<b>14%</b>	<b>\$19,979.05</b>	<b>(\$29,501.00)</b>	<b>\$49,480</b>	<b>168%</b>
22 Capital Expenditure	\$258,370.31	\$0.00	(\$258,370)	100%	\$306,746.52	\$0.00	(\$306,747)	100%

**ECONOMIC OCCUPANCY** **99.51%**

**99.56%**

**Tampa Housing Authority**  
 The Gardens at Southbay 216 Units  
 For for the Four Months Ended April 30, 2019

**Occupancy Percentage: 94.9%**

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Revenues</b>							
Gross Potential Rent	\$ 178,380	178,500	\$ (120)	\$ 710,381	714,000	\$ (3,619)	\$ 822
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(8,883)	(5,000)	(3,883)	(29,481)	(20,000)	(9,481)	(34)
<b>Economic Rent</b>	<b>\$ 169,497</b>	<b>173,500</b>	<b>(4,003)</b>	<b>680,900</b>	<b>694,000</b>	<b>(13,100)</b>	<b>788</b>
HUD Public Housing Subsidy	7,213	8,000	(787)	30,507	32,000	(1,493)	35
Concessions	(918)	(750)	(168)	(1,858)	(3,000)	1,142	(2)
Other Non-Rental Income	5,601	5,925	(324)	24,074	25,175	(1,101)	28
Bad Debt	(8,681)	(3,900)	(4,781)	(18,580)	(15,100)	(3,480)	(22)
<b>Total Rental Revenue</b>	<b>\$ 172,711</b>	<b>\$ 182,775</b>	<b>\$ (10,064)</b>	<b>\$ 715,042</b>	<b>\$ 733,075</b>	<b>\$ (18,033)</b>	<b>\$ 828</b>
Interest Income	3,128	-	3,128	3,403	-	3,403	4
<b>Total Revenue</b>	<b>\$ 175,840</b>	<b>\$ 182,775</b>	<b>\$ (6,935)</b>	<b>\$ 718,446</b>	<b>\$ 733,075</b>	<b>\$ (14,629)</b>	<b>\$ 832</b>
<b>Expenses</b>							
Salaries	14,297	15,658	1,361	56,294	62,632	6,338	65
Advertising & Promotion	1,652	2,049	397	4,522	6,346	1,824	5
Maintenance	37,442	39,335	1,893	128,877	149,565	20,688	149
Administrative	6,055	12,465	6,410	24,594	33,900	9,306	28
Turnover Expenses	9,075	10,600	1,525	28,108	41,200	13,092	33
Utilities	6,127	8,800	2,673	30,198	35,200	5,002	35
Professional Fees	9,292	4,200	(5,092)	39,494	16,800	(22,694)	46
Insurance and Taxes	15,654	15,995	341	62,067	63,980	1,913	72
Management Fee	8,359	8,850	491	34,105	35,400	1,295	39
<b>Total Expenses</b>	<b>\$ 107,953</b>	<b>\$ 117,952</b>	<b>\$ 9,999</b>	<b>\$ 408,260</b>	<b>\$ 445,023</b>	<b>\$ 36,763</b>	<b>\$ 473</b>
<b>Net Operating Income</b>	<b>\$ 67,887</b>	<b>\$ 64,823</b>	<b>\$ 3,064</b>	<b>\$ 310,185</b>	<b>\$ 288,052</b>	<b>\$ 22,133</b>	<b>\$ 359</b>
Debt Service - (Mortgage Principle)	19,224	19,506	282	76,896	77,458	562	89
Interest	53,460	45,612	(7,848)	212,956	183,015	(29,941)	246
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,088	(5,358)	113,785	92,352	(21,433)	132
Replacement Reserves	3,790	3,790	-	15,160	15,160	-	18
Building Improvements	-	-	-	-	-	-	-
<b>Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves</b>	<b>\$ (37,034)</b>	<b>\$ (27,173)</b>	<b>\$ 15,988</b>	<b>\$ (108,612)</b>	<b>\$ (79,933)</b>	<b>\$ (28,679)</b>	<b>\$ (126)</b>



**Tampa Housing Authority**  
 Osborne Landing, LTD. 43 Units  
 For the Five Months Ended May 31, 2019

<b>Occupancy Percentage: 97.70%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 23,416	\$ 20,401	\$ 3,015	\$ 116,901	\$ 102,003	\$ 14,898	\$ 244,808	\$ 544
Subsidies / Grant Income	7,477	9,583	(2,106)	39,945	47,917	(7,972)	115,000	\$ 186
Other Revenue	-	-	-	2,118	-	2,118	-	\$ 10
<b>Total Revenue</b>	<b>\$ 30,893</b>	<b>\$ 29,984</b>	<b>\$ 909</b>	<b>\$ 158,964</b>	<b>\$ 149,920</b>	<b>\$ 9,044</b>	<b>\$ 359,808</b>	<b>\$ 739</b>
<b>Expenses</b>								
Admin Salaries / Benefits	4,670	4,206	(464)	21,815	21,032	(783)	50,477	\$ 101
Administrative Expenses	2,221	3,505	1,283	11,849	17,524	5,675	38,550	\$ 55
Management Fees	1,676	1,360	(316)	7,139	6,800	(339)	16,320	\$ 33
Utilities	818	782	(37)	4,191	3,908	(283)	9,380	\$ 19
Maintenance Salary / Benefits	5,271	4,505	(766)	23,298	22,525	(773)	54,061	\$ 108
Maintenance Expenses	5,952	2,125	(3,827)	13,418	10,625	(2,793)	25,500	\$ 62
Contracted Maintenance Services	4,480	4,400	(80)	21,007	21,999	991	52,797	\$ 98
General Expenses	1,478	8,664	7,185	39,473	29,317	(10,156)	109,296	\$ 184
<b>Total Expenses</b>	<b>\$ 26,567</b>	<b>\$ 29,546</b>	<b>\$ 2,979</b>	<b>\$ 142,190</b>	<b>\$ 133,731</b>	<b>\$ (8,460)</b>	<b>\$ 356,382</b>	<b>\$ 661</b>
<b>Net Operating Income</b>	<b>\$ 4,326</b>	<b>\$ 438</b>	<b>\$ 3,888</b>	<b>\$ 16,774</b>	<b>\$ 16,190</b>	<b>\$ 585</b>	<b>\$ 3,426</b>	<b>\$ 78</b>
Replacement Reserve	1,254	1,254	-	6,271	6,271	-	15,050	\$ 29
<b>Operating Income after Reserves</b>	<b>\$ 3,071</b>	<b>\$ (816)</b>	<b>\$ 3,888</b>	<b>\$ 10,503</b>	<b>\$ 9,919</b>	<b>\$ 585</b>	<b>\$ (11,624)</b>	<b>\$ 49</b>



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

**Department of Asset Management**

**Leonard Burke, Director of Asset Management**

**Tampa Housing Authority RAD Project Based Properties**

During the month of May 2019, the Asset Management Department partnered with the Department of Program and Property Services on a resident council meeting to discuss conflict resolution by bridging the gap between the residents and management.

The Asset Management department collaborated with the Assistant Housing department on conducting an informational bus tour of THA's RAD properties, Encore and West River Tampa development with the City of Tampa Human Rights Department. The tour was designed to help educate the City's Human Right Dept. of the properties THA has an ownership interest in so that they can better educate the public. Hillsborough County Commissioner Mariella Smith also participated in a bus tour of THA's communities.

**Encore Properties**

Management of the Tempo at Encore has successfully moved one hundred eighty-four (184) families (91% occupied), including all sixty-one (61) market units into their new home. The property has started the process of converting the construction financing to permanent financing which should be completed in 90 days.

**Cedar Pointe Apartments**

Recently completed and fully occupied Cedar Pointe Phase II installed twenty-four (24) computers into all the residential units. Cedar Pointe Apartments was designated as one of THA's SMART liveable community. As part of this designation, the decision was made to equip every unit with a personal computer and access to free WiFi.

**Belmont Heights Estate**

The Tampa Housing Authority applied to the Public Facility RFP CDBG grant with the City of Tampa and received notification that the application was approved. The application was for the Wilbert Davis Boys & Girls Club located within Belmont Heights Estates Phase II and will be used to replace the roof, upgrade the hvac system, upgrade the lighting, replace the flooring, etc.

**West River**

West River Tampa branding consultant has been changed from Prismatic to the Walker Brand Group. Walker Brand is a local Tampa company, that has worked on previous projects for Tampa Housing Authority and has decades of experience in the PR/Marketing industry. For example, the Encore at downtown Tempo District was one of the projects Walker Brand was a part of. A rebranding meeting was organized with Walker Brand, that included representatives from Tampa Housing Authority, Related Urban Group, Historian Fred Hurns and former NBH and Bethune Hi-Rise residents to create a new branding direction for the redevelopment.

# ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2020

May-19

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
<b>J. L. Young, Inc.</b>	<b>98.64%</b>	<b>97.55%</b>
<b>Robles, LLC</b>	<b>86.60%</b>	<b>95.13%</b>
<b>Scruggs Manor, LLC</b>	<b>95.77%</b>	<b>99.13%</b>
Azzarelli	98.96%	96.67%
Scruggs Manor	92.57%	100.00%
<b>Seminole, LLC</b>	<b>95.03%</b>	<b>97.63%</b>
Seminole Park	95.31%	98.00%
Moses White Estates	94.74%	97.10%
<b>Shimberg, LLC</b>	<b>93.39%</b>	<b>98.18%</b>
Shimberg Estates	97.76%	98.72%
Squire Villa	99.41%	100.00%
C. Blythe Andrews	83.00%	96.49%
<b>Arbors, LLC</b>	<b>96.33%</b>	<b>95.81%</b>
Arbors at Padgett Estates	97.08%	94.96%
Azeele	99.96%	100.00%
Bay Ceia Apartments	92.60%	95.00%
Soho Place Apartments	98.40%	100.00%
St. Louis/St. Conrad	100.00%	100.00%
<b>Overall Average</b>	<b>94.29%</b>	<b>96.84%</b>

**May-19**

**Tenant Accounts Receivable**

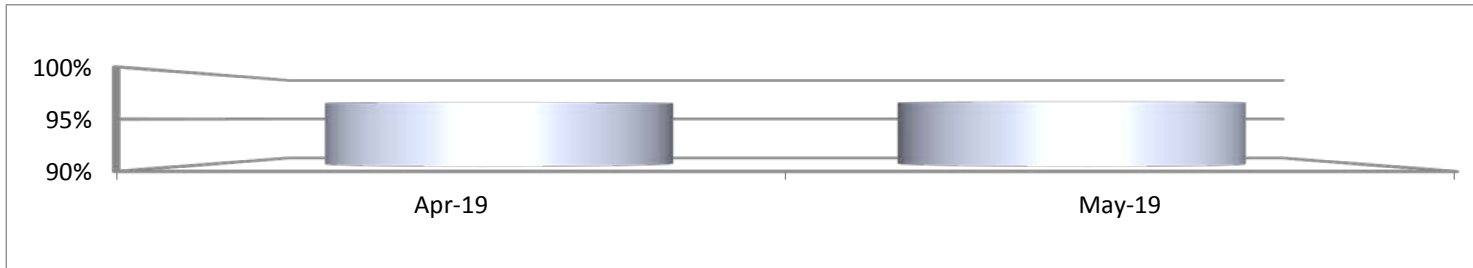
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
<b>J L Young, Inc.</b>	<b>\$211,040.00</b>	<b>\$3,130.00</b>	<b>\$102.00</b>	<b>\$0.00</b>	<b>\$157.00</b>	<b>\$2,871.00</b>	<b>98.64%</b>
<b>Robles Park, LLC</b>	<b>\$95,725.00</b>	<b>\$22,187.00</b>	<b>\$8,168.00</b>	<b>\$0.00</b>	<b>\$1,189.00</b>	<b>\$12,830.00</b>	<b>86.60%</b>
<b>Scruggs Manor, LLC</b>	<b>\$55,070.00</b>	<b>\$2,996.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,996.00</b>	<b>95.77%</b>
Azzarelli	\$17,119.00	\$178.00	\$0.00	\$0.00	\$0.00	\$178.00	98.96%
Scruggs Manor	\$37,951.00	\$2,818.00	\$0.00	\$0.00	\$0.00	\$2,818.00	92.57%
<b>Seminole Park, LLC</b>	<b>\$89,272.00</b>	<b>\$4,849.00</b>	<b>\$458.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,391.00</b>	<b>95.03%</b>
Seminole Park	\$53,282.00	\$2,721.00	\$224.00	\$0.00	\$0.00	\$2,497.00	95.31%
Moses White Estates	\$35,990.00	\$2,128.00	\$234.00	\$0.00	\$0.00	\$1,894.00	94.74%
<b>Shimberg, LLC</b>	<b>\$82,301.00</b>	<b>\$6,058.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,058.00</b>	<b>93.39%</b>
Shimberg Estates	\$39,611.00	\$887.00	\$0.00	\$0.00	\$0.00	\$887.00	97.76%
Squire Villa	\$12,713.00	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00	99.41%
C.B. Andrews	\$29,977.00	\$5,096.00	\$0.00	\$0.00	\$0.00	\$5,096.00	83.00%
<b>Arbors, LLC</b>	<b>\$87,923.00</b>	<b>\$6,040.00</b>	<b>\$167.00</b>	<b>\$0.00</b>	<b>\$2,647.00</b>	<b>\$3,226.00</b>	<b>96.33%</b>
Arbors at Padgett	\$50,391.00	\$2,461.00	\$90.00	\$0.00	\$900.00	\$1,471.00	97.08%
Azeele	\$2,231.00	\$1.00	\$0.00	\$0.00	\$0.00	\$1.00	99.96%
Bay Ceia Apartments	\$22,207.00	\$2,562.00	\$77.00	\$0.00	\$841.00	\$1,644.00	92.60%
Soho Place	\$6,886.00	\$1,016.00	\$0.00	\$0.00	\$906.00	\$110.00	98.40%
St. Louis/St. Conrad	\$6,208.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
<b>Totals</b>	<b>\$621,331.00</b>	<b>\$45,260.00</b>	<b>\$8,895.00</b>	<b>\$0.00</b>	<b>\$3,993.00</b>	<b>\$32,372.00</b>	<b>94.29%</b>

**Reporting Month: May 2019  
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
<b>J L Young, Inc.</b>	<b>450</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>449</b>	<b>438</b>	<b>11</b>	<b>10</b>	<b>97.55%</b>
<b>Robles, LLC</b>	<b>433</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>431</b>	<b>410</b>	<b>21</b>	<b>10</b>	<b>95.13%</b>
<b>Scruggs Manor, LLC</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>115</b>	<b>1</b>	<b>1</b>	<b>99.13%</b>
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	86	0	0	100.00%
<b>Seminole Park, LLC</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>165</b>	<b>4</b>	<b>4</b>	<b>97.63%</b>
Seminole Park	100	0	0	0	100	98	2	2	98.00%
Moses White Estates	69	0	0	0	69	67	2	2	97.10%
<b>Shimberg, LLC</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>162</b>	<b>3</b>	<b>3</b>	<b>98.18%</b>
Shimberg Estates	78	0	0	0	78	77	1	1	98.72%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	55	2	2	96.49%
<b>Arbors, LLC</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>	<b>183</b>	<b>8</b>	<b>8</b>	<b>95.81%</b>
Arbors at Padgett	119	0	0	0	119	113	6	6	94.96%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	38	2	2	95.00%
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>0</b>	<b>1,521</b>	<b>1,473</b>	<b>48</b>	<b>36</b>	<b>96.84%</b>

**AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING**

**96.84%**



<b>Agency Wide</b>	<b>Apr-19</b>	<b>May-19</b>
Total Units	3,043	3,043
Service/Non-Dwelling	2	2
Fire Casualty	1	1
Conversion units	0	0
Demolition units	821	821
Modernization	0	0
Available	1,521	1,521
Occupied	1,472	1,473
Vacant	49	48
<b>% Occupancy Rate</b>	<b>96.77%</b>	<b>96.84%</b>



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

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

An RFP will be released to project based HUDVASH vouchers. THA currently has two different PB contracts and has worked extremely well for the clients and case management. RFP is due June 24<sup>th</sup>, 2019.

Scanners at the KISOKs went live and will be adding the four other scanners. It took some testing to get the scanners to where we believe will be suitable for document scanning. THA is moving forward with pilot testing of a scanning KIOSK for participants. This will allow customers to scan documents into the system. It will start off with one scanning doc then if it appears to be beneficial, will move forward with offsite scanners at the properties. Company implementing the scanners is ARDEXO. Installation of the equipment begins March 16<sup>th</sup>, 2019. There will be a trial period of testing. If it goes well then there will be a total of 4 scanning stations in the customer service area.

Janice Justiniano and Donald MacInnis have been working on a more accessible sign-in system for the customer service area. It should be ready for launching by the end of March 2019.

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

Tentatively discussing a public meeting July 23<sup>rd</sup> 2019 to discuss the merging of all of the Tampa Housing Authority waitlists into one central system.

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

**FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP**

Participants	369
Workshops	2
Escrows	220
Graduates	2
Homeownership	63
Escrow	60%
Escrow Payment	\$26,406

**SPECIAL GRANT PROGRAMS**

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three year grant instead of one year as previously awarded. Permanent Supportive Housing grants were successfully submitted 08/2018 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families. Grant was awarded to the agency for \$483,029.

## **PROGRAMS FUNDED UNDER THE HCV PROGRAM**

### **FUP**

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

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

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

The baseline for the FUP program is 485 vouchers.

### **HUD-VASH**

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

### **NED**

250 designated housing vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose.

The family does not have to be listed on the PHA's voucher waiting list. Instead they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

### **SECTION 811 MAINSTREAM VOUCHERS**

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

### **PORTABILITY**

The agency currently administers 187 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

### **LEASING AND FUNDING**

The current attrition rate for VASH is 14 families a month  
The current attrition rate for RAD is 15.5 families a month  
The current attrition rate for VREG is 46 families a month  
Average HAP is \$692



<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8655	100% Monthly	
RAD	1,601	1,513	95% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,207,074	\$6,770,284	94%	96%

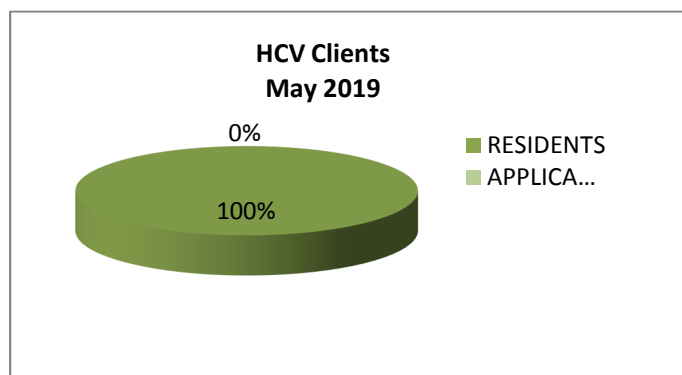
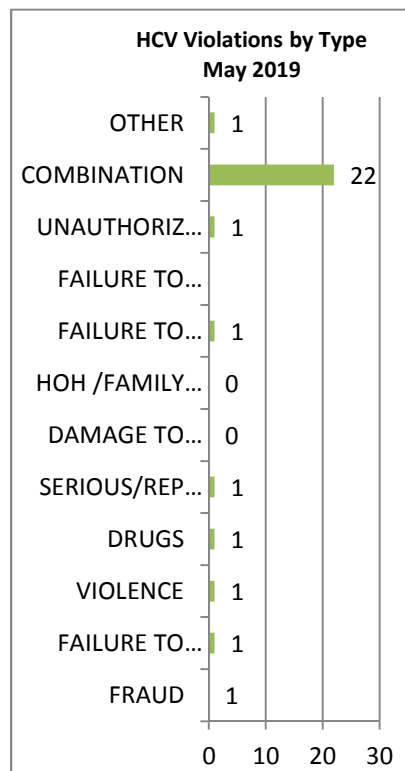
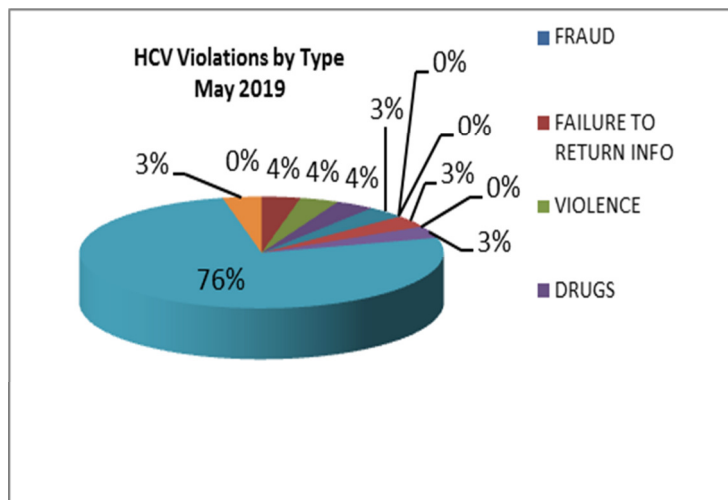
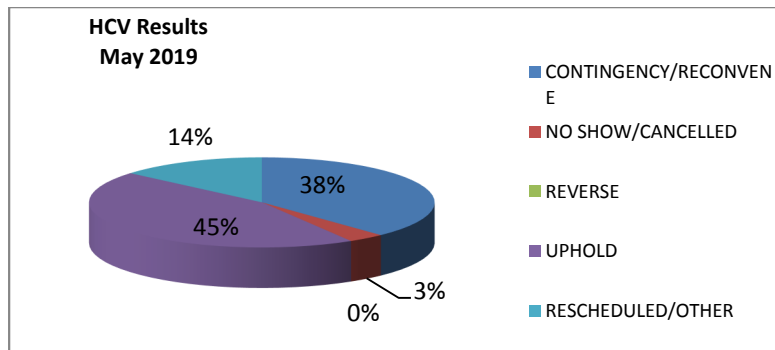
**SEMAP REVIEW**

	Possible Points	FY2019-20120 April
<b>Indicator 1: Selection from the Waiting List</b>	<b>15</b>	<b>15</b>
<b>Indicator 2: Rent Reasonableness</b>	<b>20</b>	<b>20</b>
<b>Indicator 3: Determination of Adjusted Income</b>	<b>20</b>	<b>20</b>
<b>Indicator 4: Utility Allowance Schedule</b>	<b>5</b>	<b>5</b>
<b>Indicator 5: HQS Quality Control Inspections</b>	<b>5</b>	<b>5</b>
<b>Indicator 6: HQS Enforcement</b>	<b>10</b>	<b>10</b>
<b>Indicator 7: Expanding Housing Opportunities</b>	<b>5</b>	<b>5</b>
<b>BONUS Indicator: De-concentration</b>	<b>0</b>	<b>0</b>
<b>Indicator 8: Payment Standards</b>	<b>5</b>	<b>5</b>
<b>Indicator 9: Annual Reexaminations</b>	<b>10</b>	<b>10</b>
<b>Indicator 10: Correct Tenant Rent Calculations</b>	<b>5</b>	<b>0</b>
<b>Indicator 11: Pre-Contract HQS Inspections</b>	<b>5</b>	<b>5</b>
<b>Indicator 12: Annual HQS Inspections</b>	<b>10</b>	<b>5</b>
<b>Indicator 13: Lease-Up</b>	<b>20</b>	<b>20</b>
<b>Indicator 14: Family Self-Sufficiency (FSS)</b>	<b>10</b>	<b>10</b>
<b>TOTALS</b>	<b>145</b>	<b>140</b>
	<b>100%</b>	<b>93.1%</b>

HCV HEARINGS	
CONTINGENCY/RECONVENE	11
NO SHOW/CANCELLED	1
REVERSE	0
UPHOLD	13
RESCHEDULED/OTHER	4
<b>TOTAL</b>	<b>29</b>

FRAUD	0
FAILURE TO RETURN INFO	1
VIOLENCE	1
DRUGS	1
SERIOUS/REPEATED LEASE VIOLATIONS	1
DAMAGE TO UNIT	0
HOH /FAMILY MEMBER AWAY FROM UNIT	0
FAILURE TO MAINTAIN HQS	1
FAILURE TO MAINTAIN UTILITIES	
UNAUTHORIZED PERSON/MOVE	1
COMBINATION	22
OTHER	1
<b>TOTAL</b>	<b>29</b>

RESIDENTS	29
APPLICANTS	
<b>TOTAL</b>	<b>29</b>



**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
**BOARD SUMMARY REPORT**  
**May 2019**

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

**Public Safety Department Updates**

We are currently having Safety Day events throughout the summer months at all THA communities. THA's Program and Property Services, Property Managements, THA's Public Safety, Tampa Police Department, Tampa Fire Department, and THA Properties Resident Councils will be participating in these events. The Safety Day events will include games for the children, educational seminars for both adult and children alike and refreshments.

The topics being offered at the Safety Day events include, but are not limited to resident's legal rights and responsibilities, property management's legal rights and responsibilities, neighborhood safety, personal safety, fire safety, gun safety, and proper disposal of medication.

The proper disposal of medication is being presented at the request of PPS due, in large part because many of our elderly residents are unaware that by giving their pain medication away, or other controlled medication to anyone without any money exchanging hands, including to friends and family members is still considered felony drug trafficking.

The kid's safety educational seminars include how to report bullying, stranger danger, what to do when you find a weapon and/or gun, and what to do when someone tries to 'sell you drugs'. The Safety Day events are open to the public.

Sean Mahabir, from the Special Incident Management Unit of the Special Operations Division will be coming to the Tampa Housing Authority's Central Office and presenting the Active Shooter Seminar to all of our employees on September 26, 2019; this is the third such training that has been offered for all THA employees since 2017.

We have completed all annual fire inspections at the properties with the Fire Marshal's Office. The annual inspections are a requirement to ensure the fire alarm systems meet with all federal, state and local regulations. I am happy to report all properties passed their inspection.

The Public Safety Department and the Tampa Police Department are currently doing risk assessments on all THA property management offices using Digital Sandbox software. Once done with the assessment the final recommendations will be presented to the THA Executive Staff for consideration.

**POLICE REPORT REQUEST**

The Public Safety Department receives court orders from various agencies and departments requesting THA 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**

THA's Department of Human Resource and THA's Department of Public Safety 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 Department of Public Safety continues to work with THA Property Management to reduce the unauthorized and junk vehicles parked in THA 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 Department of Public Safety 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 THA public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on THA public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all THA public housing properties are reported to the Department of Public Safety. Residents, residents’ family members and residents’ guests arrested on THA public housing properties are subject to the “One Strike, You’re out” HUD policy.

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	PERSON REQUESTING
Wanda Torres	05/11/2019	05/12/2019	10-614011	Public Safety Dept.
4943 Moses White (service call )	05/11/2019	No record found	No record found	Public Safety Dept.
Missoliny Sossous	05/05/2019	05/06/2019	19-826555	Public Safety Dept.
5908 N Rome #30	05/08/2019	05/11/2019	19-0079924	Public Safety Dept.
Celida Veronica Gonzales	05/12/2019	05/14/2019	19-629339	Public Safety Dept.
Deroy Ivory Mack	05/12/2019	05/16/2019	19-629373	Public Safety Dept.
Candi Burton	05/18/2019	05/19/2019	19-614933	Public Safety Dept.
Alphonso Lee Horne	05/18/2019	05/20/2019	19-789758	Public Safety Dept.
Azeele	05/18/2019	05/20/2019	19-578559	Public Safety Dept.
Azzarelli	05/18/2019	Under investigation	19-559299	Public Safety Dept.
C.B Andrews	05/18/2019	Under investigation	19-576004	Public Safety Dept.
Trio Encore	05/18/2019	Under investigation	19-625224	Public Safety Dept.
Jeffrey Paige	05/18/2019	05/20/2019	19-670616	Public Safety Dept.
10105 N 10 <sup>th</sup> Apt. B	05/19/2019	05/20/2019	19-525436	Public Safety Dept.
8308 N Alaska St	05/24/2019	05/27/2019	19-470313	Public Safety Dept.
Wanda Torres Acevedo	05/25/2019	05/27/2019	19-650888	Public Safety Dept.
411 E Gould Ct.#312	05/26/2019	05/27/2019	No record	Public Safety Dept.

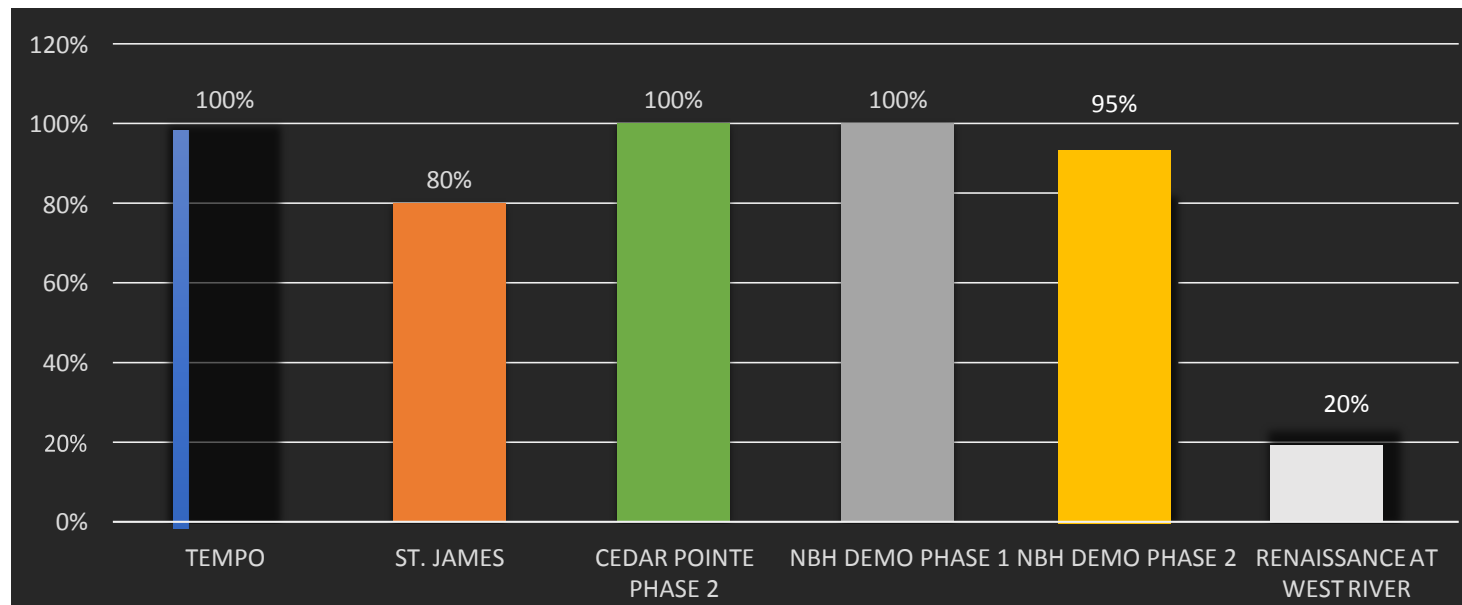
TAG & TOW PROGRAM							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
Robles Park	Dodge		Blue		Flat tire	05/11/2019	N/A
Robles Park	Maxima		Beige		No Tag	05/14/2019	05/14/2019
Cedar Pointe	Camry		White	961TYT	Expired tag	05/18/2019	05/18/2019
Moses White	Buick		Red	HNLL14	Unauthorized vehicle	05/21/2019	05/24/2019

DILIGENT SEARCHES FOR CHILDREN AT RISK				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
N/A	05/23/2019	05/23/2019	No Record Found	HCSO
N/A	05/24/2019	05/24/2019	No Record Found	HCSO
N/A	05/31/2019	05/31/2019	No Record Found	HCSO

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

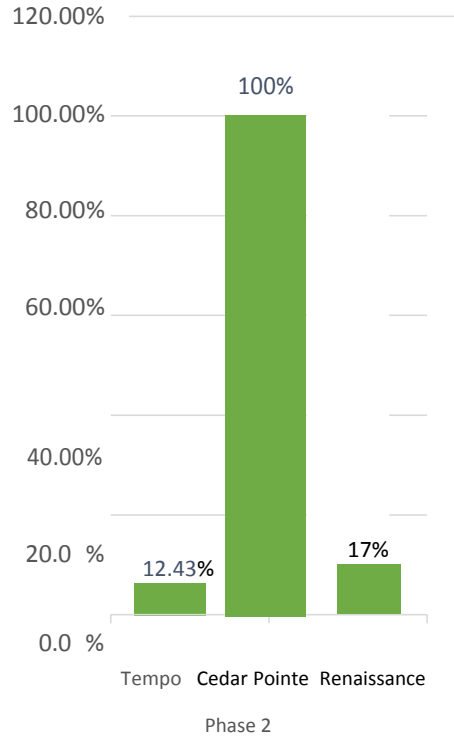
Department of Real Estate Development  
David Iloanya, Director

**MAJOR ACTIVE PROJECTS**

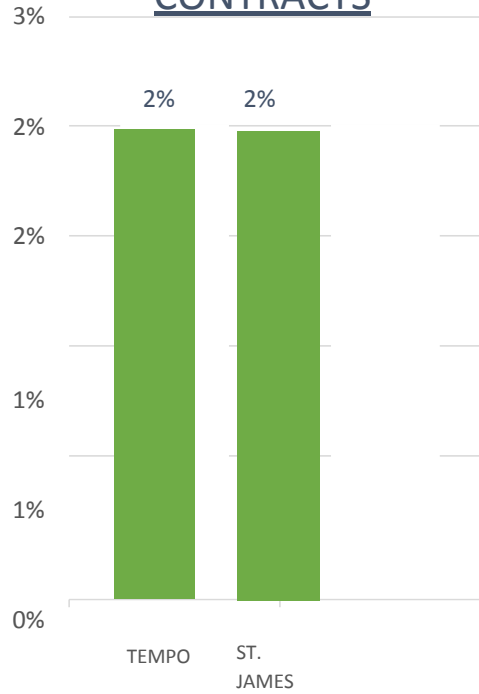


# MBE and HUD Section 3 Contractors & Individuals

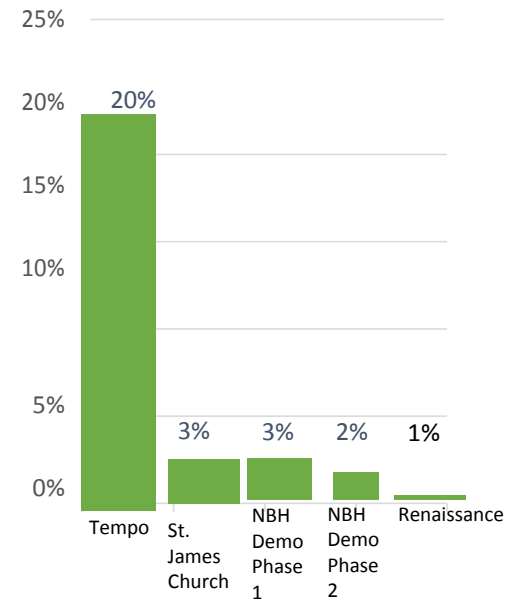
## MBE CONTRACTS



## SECTION 3 BUSINESS CONTRACTS



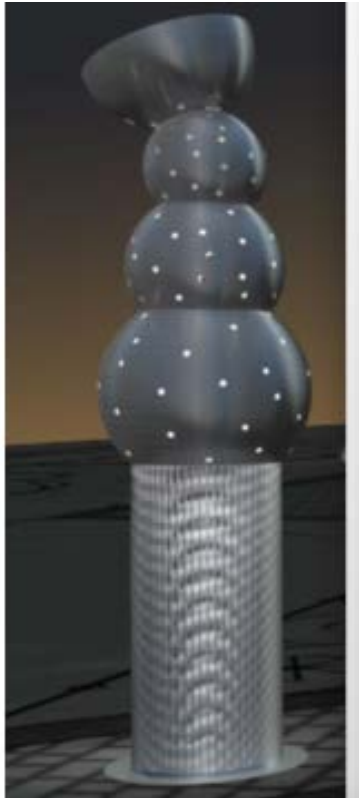
## SECTION 3 NEW HIRES





# 3-D View of Encore Development

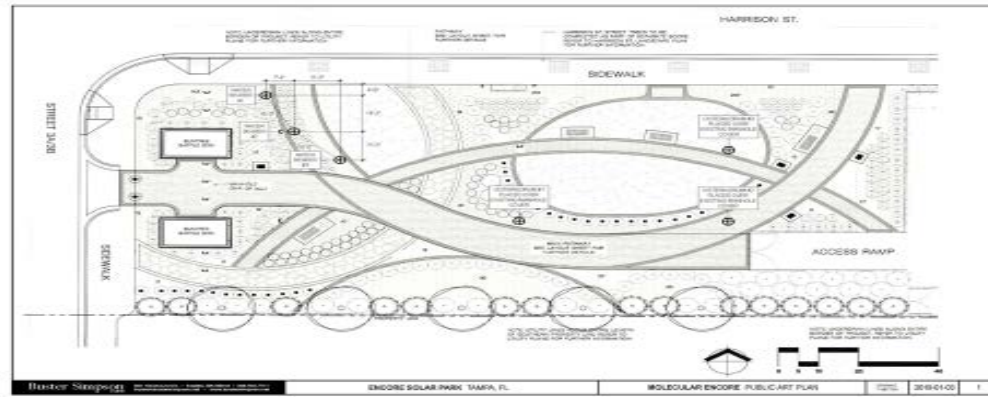




USF unveiled the final design of the sun shade on May 01, 2019. Art pieces are being fabricated. Fabrication and installation are scheduled to be completed in July 2019.

## ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



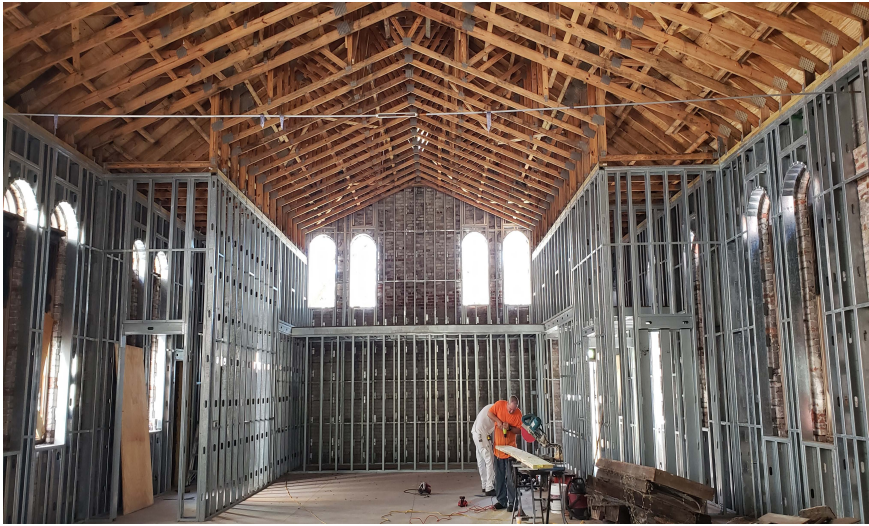


Front doors and glass transom now fully restored, per City of Tampa historic preservation ARC requirements

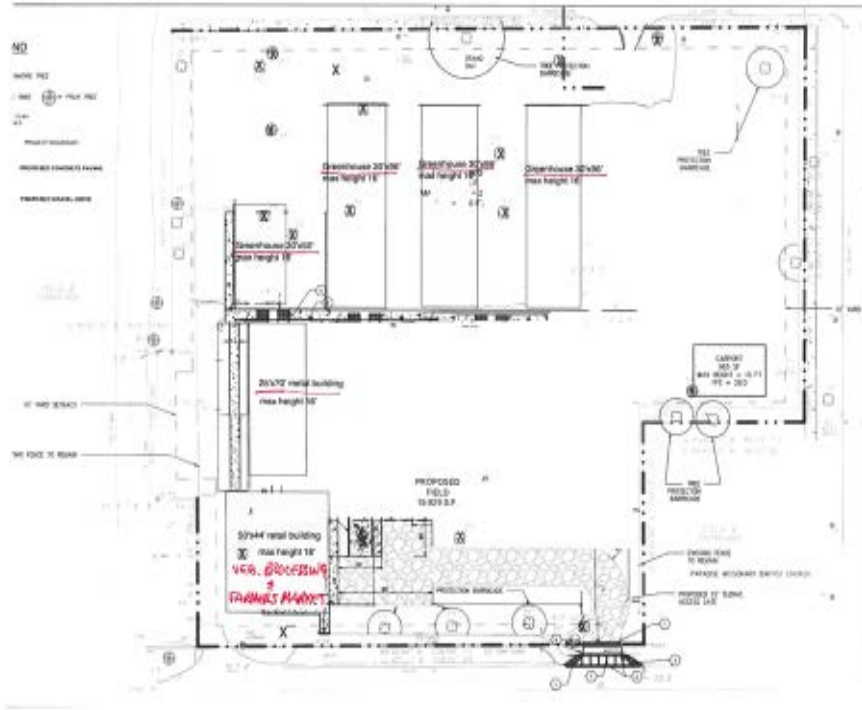


*St. James Church- Phase 3( Final Phase). Out for bid week of June 10th. Final Phase consist of Drywall, Electrical, Floor covering, Mechanical, Paint and Plumbing. Project completion by late September 2019.*

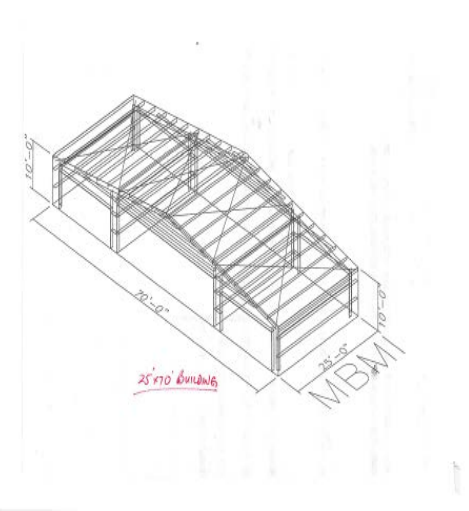
**Church Interior Framing**



# COMMUNITY URBAN FARM AT ENCORE LOT 1



Schematic of Student Classroom



Student Classroom



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

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## *TEMPO AT ENCORE DEVELOPMENT*

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**Tempo – Construction is complete. In Close-out Phase. Final punch out in progress. 203 Units -187 Occupied.**



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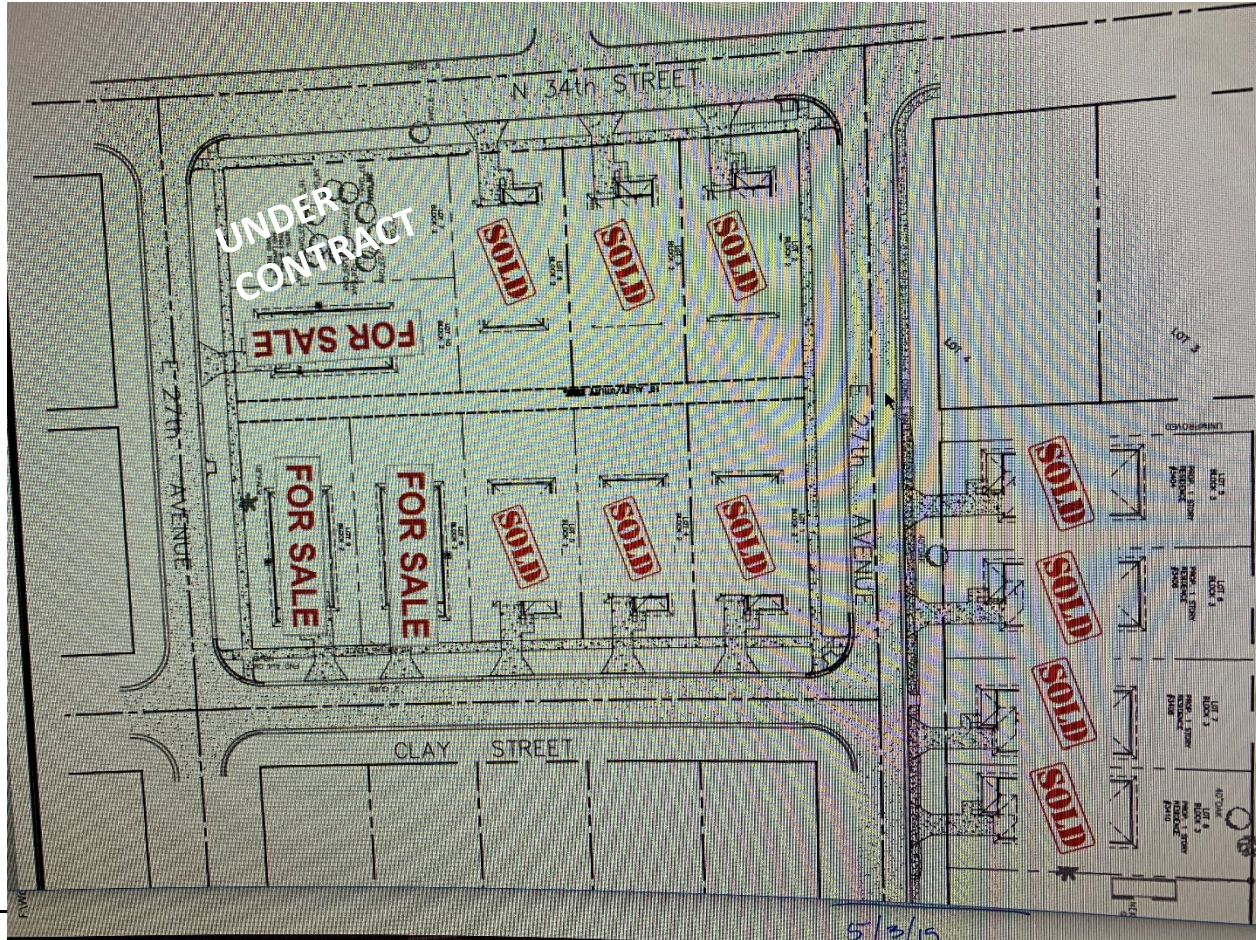
## COMMUNITY JOB TRAINING CENTER

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

# 34<sup>th</sup> Street Site







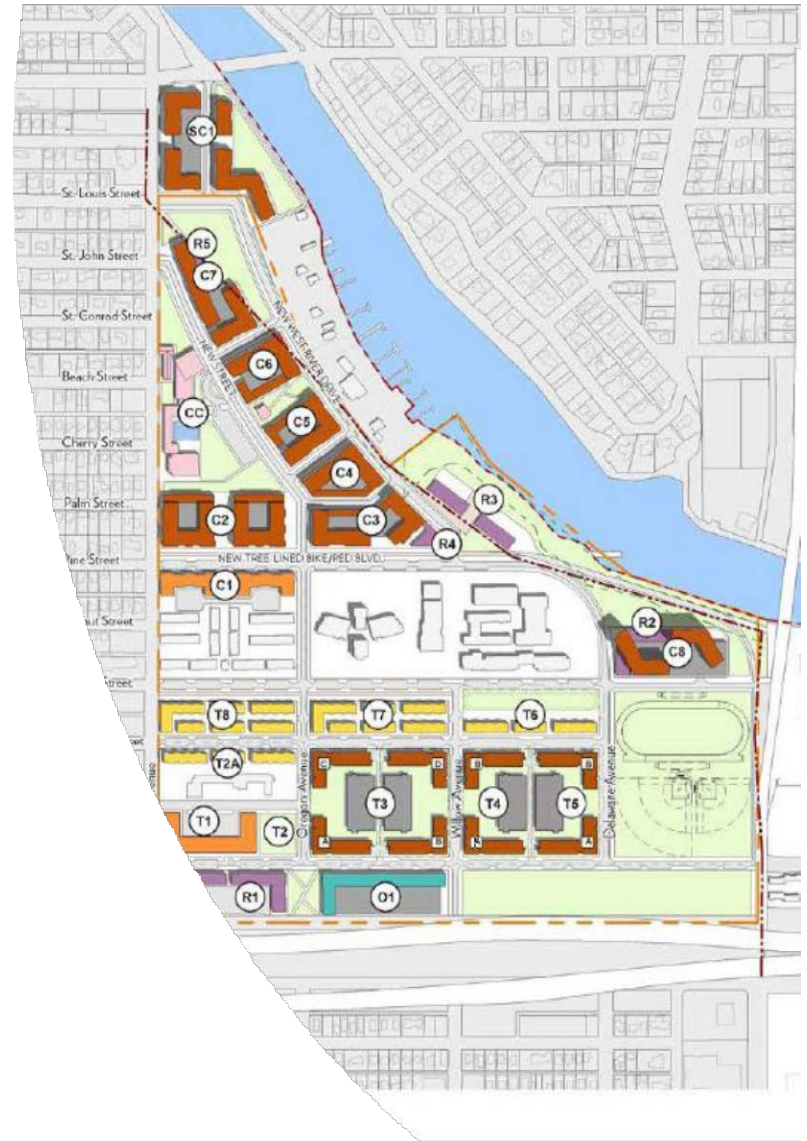
## 34<sup>th</sup> Street Redevelopment with the CDC of Tampa

- 
- Last three homes built
  - One under contract



# West River Redevelopment

- **T1-Renaissance at West River, 160 units, under construction with DPR is currently 25% complete. Completion is expected for March 2020.**
- **T2A-Mary Bethune, is under pre-construction for 150 senior housing units. Development partner, Related Group. General Contractor, Hennessey Construction. Construction is scheduled to start the end of June.**
- **T3A-Funded 9% Tax Credit, 118 units. In design phase. General Contractor, Suffolk Construction. Construction documents will be completed in July.**
- **T3B-Funded 9% Tax Credit, 130 units. In design phase. Design under review.**
- **T3C-Funded 4% Tax Credit, 118 units. Schematic design phase.**
- **T3D-100 units in design phase.**
- **T4-Under contract, 310 units – Third party development.**
- **T5-Developed by partnership with Related Group.**
- **R1-Under contract, hotel.**



**T2A- Mary Bethune Highrise, 150 -Senior Housing Units**



**T1- The Renaissance at West River - 160 Senior Housing**



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



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



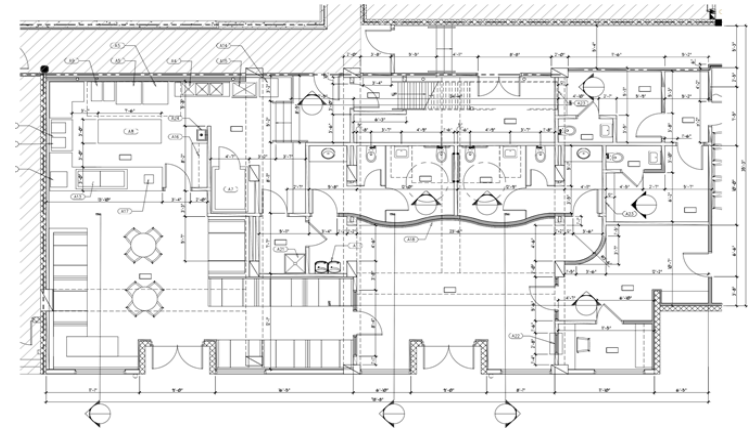
# TEMPO THEATRE / RESTAURANT

Designed by GLE. Interior buildout in design phase "Prepared to go into construction phase June 12, 2019. General contractor interview for Tempo Theatre and Restaurant in the building." " "

## SOUTHEAST ELEVATION THEATRE LOCATION BOTTOM FLOOR



**THEATRE INTERIOR**



**SCHEMATIC LAYOUT GROUND FLOOR**



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

**May 2019**

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

**Energy Services Department Activities:**

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

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

**Encore Chiller Plant**

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

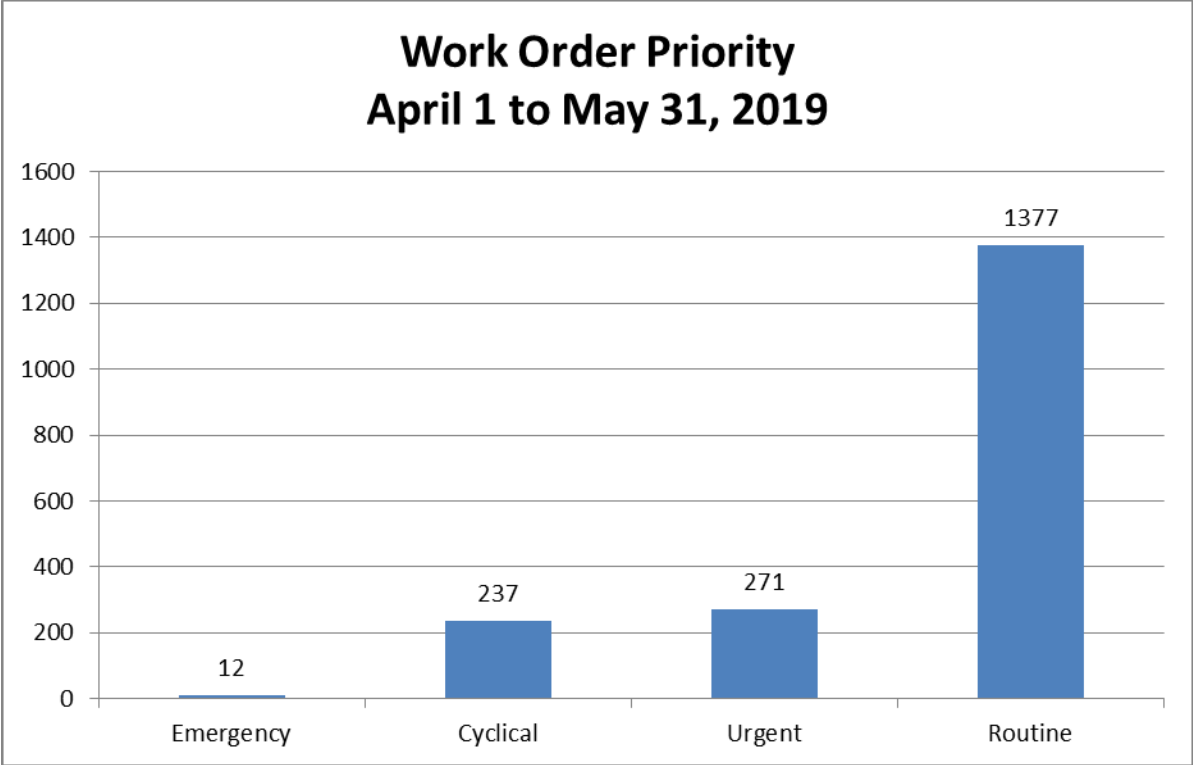
**Educating Residents & Staff:** A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an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

**Special Project Activities:**

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

**Facilities:**

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



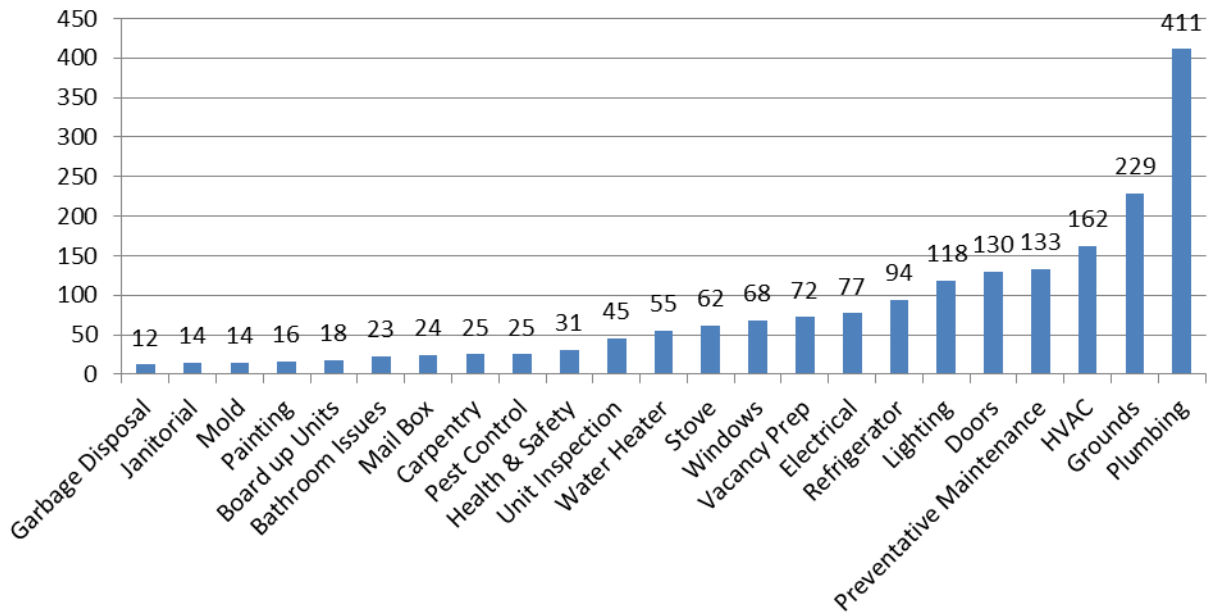
**Emergency = Immediate action** is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

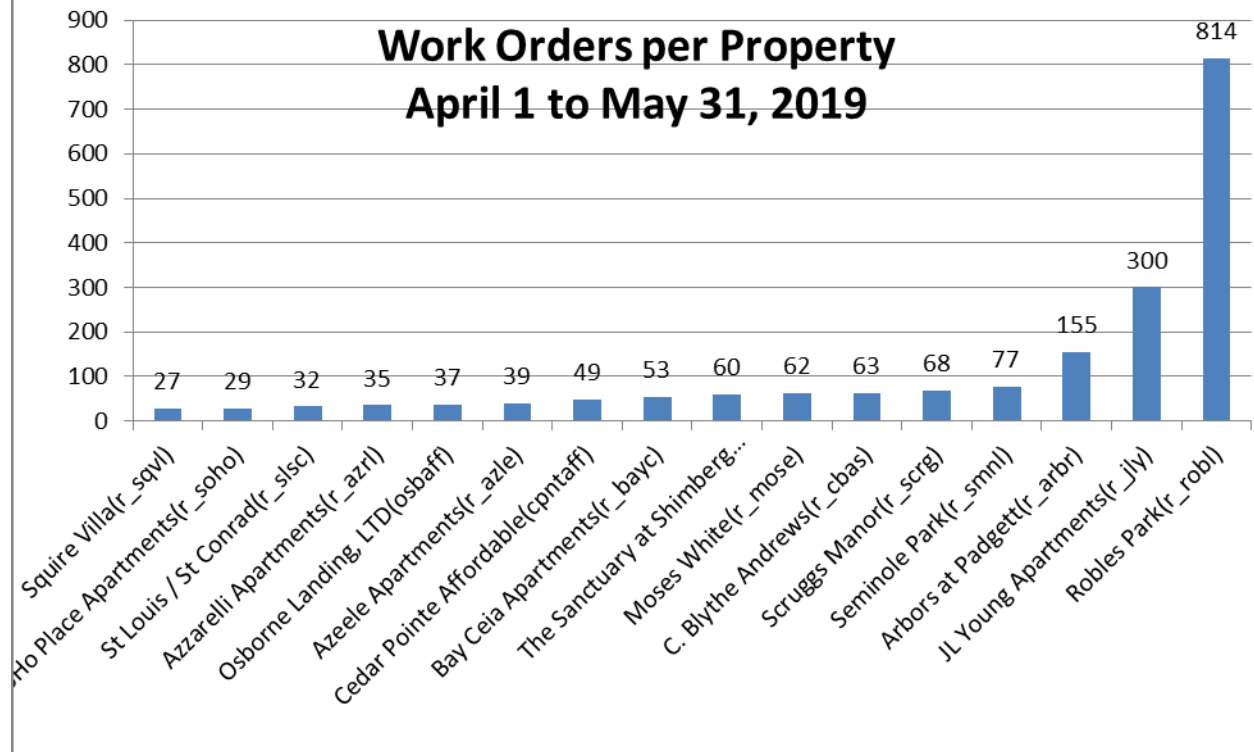
**Routine** = Expedited situations do not pose an immediate risk to the apartment assets and/or property, and will be responded to within **24 to 48 hours**.

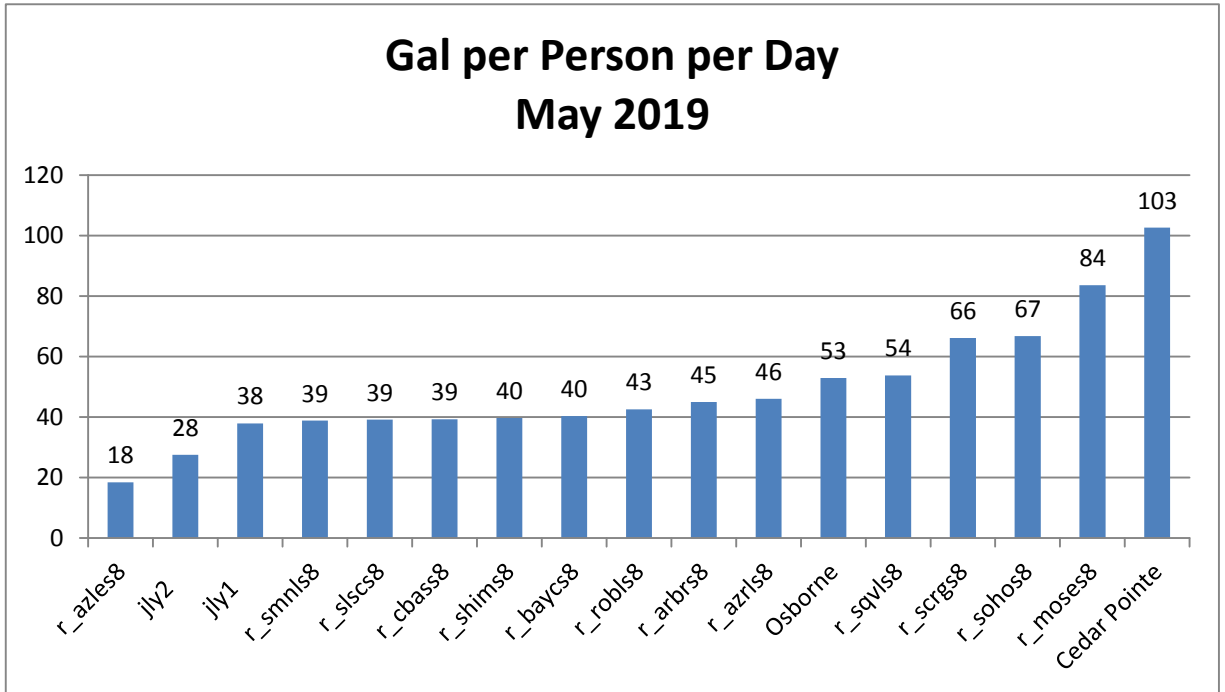
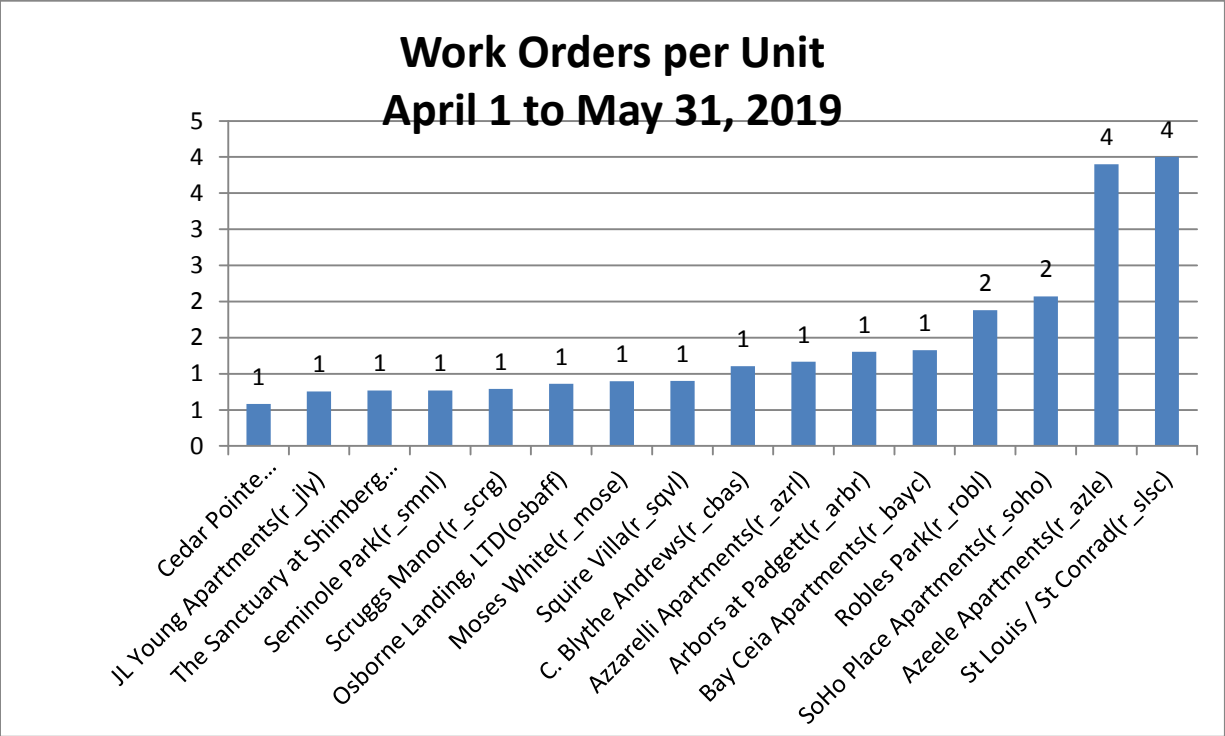
**Scheduled/Preventative Maintenance** = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

## Work Order Category April 1 to May 31, 2019



## Work Orders per Property April 1 to May 31, 2019





THA average number of Gallons per Person per Day (GPD) for May is 49. The average Tampa Single-family residential customer uses an estimated 76 GPD

**Contract Register May 2019**

<b>Contractor</b>	<b>Description</b>	<b>Start Date</b>	<b>End Date</b>	<b>Contract Amount</b>	<b>Change Orders</b>	<b>Revised Amount</b>	<b>Amount Paid</b>	<b>Amount Left</b>	<b>% Complete</b>	<b>MBE</b>
Cooper Johnson Smith Architects	A&E Services for Job Training Center Facility	12/13/2013	7/13/2019	<b>\$89,932.00</b>	\$70,742.66	\$160,674.66	<b>\$122,633.77</b>	<b>\$38,040.89</b>	76.32%	
CGI Federal Inc.	PBCA Contract Administration	10/31/2017	4/30/2020	<b>\$1,900,000.00</b>	\$0.00	\$1,900,000.00	<b>\$867,683.00</b>	<b>\$1,032,317.00</b>	45.67%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	<b>\$175,415.00</b>	\$20,000.00	\$195,415.00	<b>\$190,245.00</b>	<b>\$5,170.00</b>	97.35%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	9/1/2019	<b>\$200,000.00</b>	\$0.00	\$200,000.00	<b>\$20,200.00</b>	<b>\$179,800.00</b>	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	<b>\$300,000.00</b>	\$10,150.00	\$310,150.00	<b>\$1,750.00</b>	<b>\$308,400.00</b>	0.56%	
Howard Jimmie LLC	Phase 2 Demolition of North Boulevard Homes	5/7/2018	7/31/2019	<b>\$1,920,000.09</b>	\$0.00	\$1,920,000.09	<b>\$1,920,000.09</b>	<b>\$0.00</b>	100.00%	Y
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	<b>\$148,275.00</b>	\$0.00	\$148,275.00	<b>\$51,843.50</b>	<b>\$96,431.50</b>	34.96%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	<b>\$500.00</b>	\$0.00	\$500.00	<b>\$0.00</b>	<b>\$500.00</b>	0.00%	Y
GLE Associates, Inc	Indefinite Quantities for AE Services	9/1/2017	9/1/2020	<b>\$200,000.00</b>	\$57,287.50	\$257,287.50	<b>\$57,287.50</b>	<b>\$200,000.00</b>	22.26%	
CVR Associates Inc	Consulting services to facilitate & update THA business plan	4/1/2018	3/31/2022	<b>\$136,900.02</b>	\$74,220.00	\$211,120.02	<b>\$165,454.00</b>	<b>\$45,666.02</b>	78.36%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	6/28/2019	<b>\$80,000.00</b>	\$0.00	\$80,000.00	<b>\$23,735.72</b>	<b>\$56,264.28</b>	29.67%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	<b>\$341,162.00</b>	\$0.00	\$341,162.00	<b>\$23,094.93</b>	<b>\$318,067.07</b>	6.77%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	<b>\$300,000.00</b>	(\$11,192.75)	\$288,807.25	<b>\$0.00</b>	<b>\$288,807.25</b>	0.00%	
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	<b>\$97,787.99</b>	\$0.00	\$97,787.99	<b>\$19,647.50</b>	<b>\$78,140.49</b>	20.29%	

**Contract Register May 2019**

<b>Contractor</b>	<b>Description</b>	<b>Start Date</b>	<b>End Date</b>	<b>Contract Amount</b>	<b>Change Orders</b>	<b>Revised Amount</b>	<b>Amount Paid</b>	<b>Amount Left</b>	<b>% Complete</b>	<b>MBE</b>
TCC Enterprise Inc.	Landscaping Services for THA Headquarters and Facilities	5/1/2019	3/31/2020	<b>\$22,800.00</b>	\$0.00	\$22,800.00	<b>\$1900.00</b>	<b>\$20,900.00</b>	8.33%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	<b>\$54,000.00</b>	\$0.00	\$54,000.00	<b>\$4500.00</b>	<b>\$49,500.00</b>	8.33%	Y
TCC Enterprise Inc.	Landscaping Services for Robles Park	5/1/2019	3/31/2020	<b>\$26,400.00</b>	\$0.00	\$26,400.00	<b>\$0.00</b>	<b>\$26,400.00</b>	0.00%	Y
Promise Care LLC	Landscaping Services For J L Young & Annex	5/1/2019	3/31/2020	<b>\$15,648.00</b>	\$0.00	\$15,648.00	<b>\$0.00</b>	<b>\$15,648.00</b>	0.00%	Y
Promise Care LLC	Landscaping South Scattered Sites	5/1/2019	3/31/2020	<b>\$54,736.55</b>	\$0.00	\$54,736.55	<b>\$0.00</b>	<b>\$54,736.55</b>	0.00%	Y
Golden Sun LLC	Landscaping Services for Vacant Lots And Occupied Home	5/1/2019	3/31/2020	<b>\$1,920.00</b>	\$0.00	\$1,920.00	<b>\$0.00</b>	<b>\$1,920.00</b>	0.00%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2019	<b>\$15,000.00</b>	\$0.00	\$15,000.00	<b>\$14,687.85</b>	<b>\$312.15</b>	97.92%	Y
Greater Tampa Bay Area Council	Public Housing Youth Services	4/1/2018	7/31/2019	<b>\$30,000.00</b>	\$0.00	\$30,000.00	<b>\$22,500.00</b>	<b>\$7,500.00</b>	75.00%	
Iraida V. Carrion	Clinical Supervision	10/1/2018	9/30/2019	<b>\$15,000.00</b>	\$0.00	\$15,000.00	<b>\$4,525.00</b>	<b>\$10,475.00</b>	30.17%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	<b>\$14,090.00</b>	\$0.00	\$14,090.00	<b>\$5,095.00</b>	<b>\$8,995.00</b>	36.16%	Y
JMG Realty, Inc.	Construction Management Services for water main replacement at Seminole Apartments	2/27/2019	7/27/2019	<b>\$12,600.00</b>	\$0.00	\$12,600.00	<b>\$0.00</b>	<b>\$12,600.00</b>	0.00%	Y
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	6/30/2019	<b>\$262,400.00</b>	\$0.00	\$262,400.00	<b>\$66,160.00</b>	<b>\$196,240.00</b>	25.21%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	<b>\$18,090.00</b>	\$0.00	\$18,090.00	<b>\$500.00</b>	<b>\$17,590.00</b>	2.76%	Y



**Contract Register May 2019**

<b>Contractor</b>	<b>Description</b>	<b>Start Date</b>	<b>End Date</b>	<b>Contract Amount</b>	<b>Change Orders</b>	<b>Revised Amount</b>	<b>Amount Paid</b>	<b>Amount Left</b>	<b>% Complete</b>	<b>MBE</b>
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	<b>\$75,000.00</b>	\$0.00	\$75,000.00	<b>\$0.00</b>	<b>\$75,000.00</b>	0.00%	Y
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	<b>\$75,000.00</b>	\$0.00	\$75,000.00	<b>\$0.00</b>	<b>\$75,000.00</b>	0.00%	Y
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	9/30/2019	<b>\$1,748,882.00</b>	\$0.00	\$1,748,882.00	<b>\$0.00</b>	<b>\$1,748,882.00</b>	0.00%	

**Total Contract's** **\$8,331,538.65**  
**Total MBE Contract's Amount** **\$2,320,784.60** **27.9%**



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

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

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

**NEW DEAN AT STETSON LAW SCHOOL**

Michelle Alexandre is the new Dean at the Stetson Law School. Staff attended the reception welcoming her to the Tampa Bay community and had the opportunity to speak with her. Alexandre was the former Associate Dean at the University of Mississippi's School of Law. She is the first African American to hold the esteemed position of Dean at Stetson Law School, following a nationwide search. In her reception remarks, Alexandre said that she was looking forward to becoming a part of the fabric of the Stetson community, which means establishing connections and looking for opportunities for collaborations and partnerships. We look forward to working with her and continuing our association with the Stetson Law Center here in Tampa.

**KRUNK FOR CHRIST MOTHER'S DAY EXTRAVAGANZA**

The Tampa Housing Authority has supported this event for the past four years, recognizing mothers by entertaining them, providing a wonderful meal and an awesome program; mothers should be honored and praised. More than 100 mothers were recognized at this event.

**HILLSBOROUGH COUNTY COMMISSIONER MARIELLA SMITH VISITS THE TAMPA HOUSING AUTHORITY AND TOURED THE SOUTHERN SCATTERED SITE PROPERTIES**

County Commissioner Mariella Smith and her aide, Amanda Brown, a former Tampa Housing Authority employee met with the Executives who introduced themselves and briefly spoke regarding their duties. Commissioner Smith jumped right in and began speaking about her journey to the Commissioner's seat. She said that she had always been a community activist and was concerned regarding situations that caused her to enter the race for the County Commission seat. They were provided with an agency overview via a power-point presentation, after which their questions/concerns were answered. The southern-scattered sites property tours began after this brief meeting. As always, our visitors are always impressed with our portfolio and Commissioner Smith was no exception. She was excited and pleased with what she saw; plans for a tour of the northern scattered sites will take place very soon. Commissioner Smith expressed that she was interested in touring the north scattered sites with Commissioner Kemp, whose office has been notified; we are working on finalizing this request.

### **THE LEAGUE OF WOMEN VOTERS HONOR FORMER THA BOARD MEMBER, FRAN DAVIN**

Tampa Housing Authority supported this event honoring distinguished leaders in our community. As an involved citizen and as an elected or appointed official serving on the Hillsborough County Board of Commissioners and the Tampa City Council, Fran Davin was and remains, a pioneer in government and civic affairs, an environmental leader supporting growth management, an early champion of women's rights, an advocate for citizens with disabilities, and a valued former member of the Tampa Housing Authority Board of Commissioners. Davin received the Lifetime Achievement Award. Two other distinguished individuals were also recognized at this event; Gary and Jane Gibbons who have worked diligently to make our community protective of at-risk children, accessible to those with disabilities, welcoming the LGBTQ community, environmentally sustainable and politically active-issues are what this couple is known for in this community. They received the Sydney and Thalia Potter Civic Leadership Award. The League of Women voters of Hillsborough County is a non-partisan political organization that encourages the informed and active participation of citizens in government; the league also works to increase understanding of major policy issues and influences public policy through education and advocacy.

## 2019 THA Calendar of Events

June		
Tuesday, June 04, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress (3 days)
Thursday, June 13, 2019	11:30 AM	Westshore Alliance Luncheon, Tampa Marriott Westshore, 1001 N West Shore Blvd, Tampa
Friday, June 14, 2019	12:00 PM	Men's Health, THA Cypress
Friday, June 14, 2019	all day	HUD Strong Families Initiative, THA Oaks at Riverview CC, 110 E Kirby St, Tampa
Saturday, June 15, 2019	8:30 AM	Homebuyer's Education, THA Cypress
<b>Sunday, June 16, 2019</b>	<b>all day</b>	<b>Father's Day</b>
Monday, June 17, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, June 18, 2019	10:00 AM	Tampa Urban League, THA Cypress
Tuesday, June 18, 2019	5:00 PM	Homebuyer's Education, THA Cypress
<b>Wednesday, June 19, 2019</b>	<b>8:30 AM</b>	<b>THA Board of Commissioners Meeting, THA Boardroom</b>
Wednesday, June 19, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, June 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Friday, June 21, 2019	11:30 AM	Juneteenth Award Luncheon, TPepin's Hospitality Centre, 4121 N 50th St, Tampa
<b>Sunday, June 23, 2019</b>	<b>all day</b>	<b>SERC NAHRO Annual Conference, Orlando FL (4 days)</b>
<b>Thursday, June 27, 2019</b>	<b>all day</b>	<b>FAHRO Annual Conference, Orlando FL (3 days)</b>
July		
<b>Thursday, July 04, 2019</b>	<b>all day</b>	<b>Independence Day</b>
Tuesday, July 16, 2019	10:00 AM	Cedar Pointe Open House, 6926 Temple Palms Avenue, Tampa *TENTATIVE*
Tuesday, July 16, 2019	6:00 PM	Urban League Planning, THA Cypress
<b>Wednesday, July 17, 2019</b>	<b>8:30 AM</b>	<b>THA Board of Commissioners Meeting, THA Boardroom</b>
Thursday, July 18, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Thursday, July 18, 2019	10:00 AM	Cedar Pointe Open House, 6926 Temple Palms Avenue, Tampa *TENTATIVE*
Friday, July 19, 2019	10:00 AM	Cedar Pointe Open House, 6926 Temple Palms Avenue, Tampa *TENTATIVE*
Friday, July 19, 2019	9:00 AM	Health Fair, THA Cypress
Tuesday, July 23, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, July 24, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, July 25, 2019	1:30 PM	Bay Area Apt Assoc Board of Directors Meeting, THA Cypress
August		
Thursday, August 08, 2019	12:00 PM	Boy Scouts of America/ Eagle Scout Banquet, USF Embassy Sts, 3705 Spectrum Blvd, Tampa
Thursday, August 15, 2019	6:00 PM	Recipe Revamp, THA Training
Tuesday, August 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
<b>Wednesday, August 21, 2019</b>	<b>8:30 AM</b>	<b>THA Board of Commissioners Meeting, THA Boardroom</b>
Thursday, August 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Friday, August 23, 2019	12:00 PM	Estate Planning, Wills and Trusts, THA Cypress
Saturday, August 24, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, August 26, 2019	1:00 PM	Crime Prevention, THA Cypress
Thursday, August 29, 2019	1:30 PM	Bay Area Apt Assoc Education Seminar, THA Cypress
September		
<b>Monday, September 02, 2019</b>	<b>all day</b>	<b>Labor Day</b>
Thursday, September 12, 2019	9:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, September 17, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, September 17, 2019	5:00 PM	Homebuyer's Education, THA Cypress
<b>Wednesday, September 18, 2019</b>	<b>8:30 AM</b>	<b>THA Board of Commissioners Meeting, THA Boardroom</b>
Thursday, September 19, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, September 21, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, September 25, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, September 26, 2019	12:00 PM	Cancer Fundraiser, WC, THA Cypress



## PUBLIC NOTICE

### BOARD OF COMMISSIONERS

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Ben Dacheballi

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

[www.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 19, 2019 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 meeting:

*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 12<sup>th</sup> day of June 2019**

***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.

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



JUNE 1 - AUGUST 31, 2019

# SUMMER BLAST PASS



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Community Affairs/Notices and Updates  
Distribution of this information does not imply endorsement of this activity or event by Hillsborough County Public Schools.



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Tampa, FL 33602

**HART University Area Transit Center**  
13110 N. 27th Street  
Tampa, FL 33612

**HART Administrative Office**  
1201 E. 7th Avenue  
Tampa, FL 33605





# Working together for workforce housing

The Tampa Bay 100 | May 9, 2019



*Palms of Pinellas has many appealing family-friendly amenities like a pool and gym.*

What can agencies, municipalities and real estate developers do to get more workforce housing built in the Tampa Bay area?

One answer is public-private partnerships, like the one behind the new Palms of Pinellas apartment community in Largo.

Palms of Pinellas resulted from a partnership involving the Pinellas County Housing Authority, Norstar Development and Valley Bank. The mixed-income, 92-unit project is the first of its kind in Largo.

Workforce housing is a key component for a good quality of life, providing affordable places to live for people who work in our tourism and services industries, as examples.

– David Ogburn, Valley Bank



## A Times editorial

# A step forward on affordable housing

Hillsborough County commissioners have taken a modest but important step to redouble their efforts on affordable housing. The \$10 million annual spending target won't come close to ending the local housing crisis, but it will help a significant number of new families and foster closer collaboration between the public and private sectors. Tampa Mayor Jane Castor, who made housing a top priority in her campaign, should look for ways the city could participate.

Commissioners voted in April to create a \$10 million annual fund to be used for building, preserving and rehabilitating affordable housing. That roughly doubles local spending on housing efforts compared to last year. The money will fill a critical gap as Hillsborough and other counties grapple with increased demands for housing in the face of devastating state cuts in recent years.

The commitment brings real money to the table, considering the county's one-time allocation of \$3 million last year and a state contribution that dropped to \$1.3 million in 2018 from \$6.3 million in 2016. More broadly, the commission's move signals a long-term commitment to housing that could leverage new dollars from other public and private sources. The county has an opportunity to leverage money, land and development incentives to expand the inventory of affordable homes and to locate workforce housing close to the growing jobs base.

Commissioners will consider a specific spending plan as part of annual budget deliberations this summer. The need is so great it will require a targeted approach. Four in 10 households in Hillsborough are already considered "cost burdened" — meaning they spend more than 30 percent of their annual income on housing. Some 22,000 people are on the [Tampa Housing Authority's](#) waiting list for subsidized apartments or vouchers. As the *Tampa Bay Times'* Anastasia Dawson reported, a national housing report this year found that the Tampa-St. Petersburg-Clearwater metropolitan area offers only a fraction of affordable homes for those most in need. A growing population will further strain the housing market, as new residents search for affordable options as rents and purchase

prices continue to rise.

The county will consider building new apartments and working with developers on innovative designs that maximize a home's square footage. Tampa officials have explored using so-called "tiny homes" and prefabricated units to make more efficient use of valuable land and living space. The county will need to be creative and reach out to other communities and partners for proven ideas. It should explore incentives and changes to local codes that could locate workforce housing closer to major employers, enabling residents to redirect transportation expenses to housing.

This problem is not unique to Hillsborough; advocates say more than 16,000 families are on waiting lists for affordable housing in Pinellas. Both Pinellas County and St. Petersburg are committing additional millions for affordable housing with money from the Penny for Pinellas. Yet the state continues to shirk its responsibility. While lawmakers assigned about \$200 million for low-interest loans and housing funds in the 2019-20 budget, most of that money is going to help the Panhandle recover from Hurricane Michael. About \$85 million is going to the rest of the state — far short of the \$338 million total package Gov. Ron DeSantis had requested.

The Legislature continues to shortchange affordable housing programs, forcing local governments to close the gap. Hillsborough has stepped up, and Tampa's new mayor and City Council have committed to make housing a priority just as Pinellas and St. Petersburg have done. Stable housing is a bedrock of stable society. It will take collaboration and follow-through to make that a reality for thousands of bay area families.



# City Council Votes to Remove St. Pete Housing Authority Members

Bay News 9 | Trevor Pettiford | UPDATED 4:56 PM ET May. 16, 2019

**ST. PETERSBURG, Fla.** — The St. Petersburg City Council voted Thursday to remove three housing authority board members, as suggested by Mayor Rick Kriseman.

Housing authority board members Ann Sherman-White, Harry Harvey and Delphinia Davis were informed they were being removed in a letter in late April.

The Council approved that recommendation at Thursday's meeting.

The board members are accused of neglecting their duties and withholding information from the public.

The commissioners are not paid but are expected to make decisions that will benefit the residents who need affordable housing. According to a 31-page report obtained by Spectrum Bay News 9, from 1995 to 2018 the authority didn't submit required annual reports to the city.



The St. Petersburg City Council voted Thursday on removing three housing authority board members, as suggested by Mayor Rick Kriseman. (Trevor Pettiford/Spectrum Bay News 9)



Harvey served for 23 of the 24 years the reports weren't filed.


Meanwhile, the mayor said Shermin-White was absent from 40 percent of the regular board meetings in 2018.

And Davis approved a nine-month, rent-free stay for Housing Authority CEO Tony Love in an apartment owned by the authority. Harvey also voted to approve that.

The mayor doesn't have the authority to remove Love from his position. Only the commissioners are able to do that, which they voted to do Thursday.

The only commissioners left to serve on the board are Terri Scott and Gabriell Davis, who is also a housing residents.

The mayor will recommend three new commissioners, and that board will decide the fate of embattled CEO Tony Love.

 **Trevor Pettiford**  
@TrevorPettiford 

Possible sweeping changes at St. Pete Housing Authority Board as @StPeteFL city council considers approving @Kriseman recommendation to remove three more housing commissioners. (left column) Two other commissioners (bottom right) were not reappointed last month. @BN9

♥ 1 2:49 PM - May 16, 2019

## Housing board reaches end

*The St. Petersburg City Council is set to vote today whether to remove three members.*

**BY CHRISTOPHER O'DONNELL**, Times Staff Writer | Published: May 16, 2019

ST. PETERSBURG - Despite an appeal to the courts, time is running out for three St. Petersburg Housing Authority board members that Mayor Kick Kriseman wants to remove from office for lax oversight of the agency.

With the City Council scheduled to vote on his recommendation today, Pinellas County Circuit Judge Patricia Ann Muscarella this week said the housing agency's emergency motion to halt the vote does not qualify as an emergency. That request was part of a lawsuit filed against Kriseman and the city accusing the mayor of wanting to stack the board with members who will fire Tony Love, the agency's beleaguered chief executive.

City attorneys have filed their own response accusing the Housing Authority of making 'hyperbolic claims.' 'This lawsuit actually represents a desperate and secretive attempt by the Authority to thwart the legitimate exercise of the removal authority explicitly provided to the City by the Florida Statutes,' the brief states.

Kriseman is seeking to remove board chairman Harry Harvey and board members Delphinia Davis and Ann Sherman White for what he deemed 'misconduct' and 'neglect of duty.' On April 29, the city sent a report to all three detailing a set of 'six charges,' including allowing the agency's chief executive to live in an apartment designated for low-income families and failing to follow Florida's Government in the Sunshine law. Harvey and Davis also failed to disclose complaints made by senior staff about bullying by Love when they recommended his annual pay raise, the report states.

Sherman White's removal is, in part, based on repeated absences from meetings. She was appointed by Kriseman in 2017 but missed five meetings in 2018 and was late twice.

She declined to comment Wednesday. Davis and Harvey did not return calls seeking comment.

The three this week hired Washington, D.C., lawyer Ross Nabatoff to represent them in the removal process. In a letter sent to city attorneys Wednesday, Nabatoff said his clients deny all allegations of misconduct and are requesting a 30-day postponement to allow them time to be heard by their counsel.

It was unclear late Wednesday if the city would grant the delay.

State law allows a mayor to remove board members for 'inefficiency or neglect of duty or misconduct in office.' But the law does not specify how the city should do that other than requiring the mayor provide a copy of the 'charges' at least 10 days prior to giving the board member an opportunity to be heard in person or by counsel.

With no one at City Hall able to remember the city ever previously removing a housing agency board member, city legal staff drew up their own process for today's vote, which will be considered a quasi-judicial hearing.

Each side will be given up to 30 minutes to make a presentation to council. Members will then be asked to vote individually on each count against a board member.

'We just want to provide as much due process as possible,' said Kevin King, Kriseman's chief of staff. 'We want to make sure everyone has ample opportunity, including the commissioners and the public, to be heard.' Kriseman earlier this year replaced two other members of the seven-person board by declining to renew them for a second term. The decision followed a review by the city's legal staff of the board's performance after a *Tampa Bay Times* investigation found it approved a 7 percent raise for Love in 2017 even though some members complained they hadn't seen his evaluation.

The *Times* also found that in 2016, Love lived rent-free for nine months in an apartment designated for low-income families and used agency funds to pay for his furniture and electric bills. The board chief was earning \$140,000 a year at the time.

# Three housing board members removed by vote

**The St. Petersburg City Council does so as a result of charges of neglect and misconduct.**

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

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Published: May 17, 2019

ST. PETERSBURG - Three St. Petersburg Housing Authority board members were removed from office Thursday for their roles

in allowing the chief executive officer to live in the agency's own low-income housing for free, failing to follow the state's Government in the Sunshine law and other issues with their oversight of the agency responsible for providing housing for the city's poorest families.

City Council members voted to accept the recommendation of Mayor Rick Kriseman to remove the housing agency's board chairman, Harry Harvey, and board members Delphinia Davis and Ann Sherman White.

The mayor made that recommendation after a city report found those board members committed six counts of either misconduct, neglect or inefficiency. One count was against Harvey and Davis for failing to disclose to other board members reports from senior staff complaining that chief Tony Love shouted and bullied them before the full board voted to raise Love's pay.

Sherman White was removed in part because she voted on that pay raise even though the board was not given a copy of Love's evaluation, on which the pay increase was supposed to be based. She also missed 40 percent of the agency's regularly scheduled meetings last year. The Housing Authority also failed to provide the city with annual progress reports as required by state law, even after city leaders reminded them of that obligation in 2016.

What most galled some council members was the board's role in allowing Love to stay rent-free in an apartment designated for low-income families. He also used agency funds to pay his furniture and electric bills while earning a \$140,000 salary.

The home could have been used by a needy family and allowing the CEO to stay there for nine months amounted to misuse of the agency's property, the city's report stated.

'To me this really is so troubling and so embarrassing and really epitomizes how tone-deaf the executive director and some of the commissioners have become,' Council member Darden Rice said.

Last month the Housing Authority filed a lawsuit to try and block the removal of those members. But this week a circuit judge decided not to intervene before Thursday's vote.

None of the three board members nor their attorney, Ross Nabatoff, attended the council meeting to speak in their defense. Only a handful of residents spoke at the hearing, most in support of the three board members.

NAACP St. Petersburg president Maria Scruggs called the city's actions as 'an egregious attempt of tyranny.' In recent weeks, she has accused the city of wanting to take control of the housing agency and its redevelopment of Jordan Park.

'To take an action that will dismantle the St. Petersburg Housing Authority puts this project in jeopardy,' she said. 'It's a direct impact on low-income residents in south St. Petersburg, the majority of whom happen to be African-American.' Basha Jordan Jr., the grandson of Elder Jordan, after whom Jordan Park is named, became so animated that he continued shouting at council after his allotted three minutes elapsed. He also served on the housing agency board until March, when Kriseman declined to reappoint him and former board member Jo Ann Nesbitt to second terms.

'I am concerned about this whole process,' Basha Jordan said. 'I look at it as a complete smokescreen for the powers that be to want to have total control of the Housing Authority.' State law gives a mayor the authority to appoint or remove board members with the approval of city council. Other than that, the agency is autonomous. The only oversight is provided by the agency's seven board members, and Kriseman has already appointed two members and will soon appoint three more.

# Three housing board members removed by vote

The St. Petersburg City Council does so as a result of charges of neglect and misconduct.

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Published: May 17, 2019



The St. Petersburg City Council voted to remove, from left, the housing agency's board chairman, Harry Harvey, and board members Delphinia Davis and Ann Sherman White.

The removal of three of Love's staunchest supporters has fueled speculation about his future. In February, the mayor said he would be looking to fill the board with people who are 'equally troubled by Mr. Love's job performance.' Kriseman ordered a review of the agency board's performance after a *Tampa Bay Times* investigation found it approved a 7 percent pay raise for Love in 2017 even though some members complained they hadn't seen his evaluation.

The *Times* also found that in 2016, Love lived rent-free for nine months in an apartment designated for low-income families and used

agency funds to pay for his furniture and electric bills despite his six-figure salary.

Love said his stay in a low-income apartment was in lieu of his contract's relocation package, which required the agency to pay his rent for six months. The **U.S. Department of Housing and Urban Development** didn't agree and cited the agency for misuse of low-income housing.



## Five missteps that led to the removal of St. Petersburg Housing Authority board members

*A series of controversies has eroded confidence in the housing agency.*

Tampa Bay Times, May 21, 2019

City Hall veterans can't remember officials ever removing a St. Petersburg Housing Authority board member from office. Now Mayor Rick Kriseman has replaced five of the seven-member voluntary board in just the past three months including three who were removed from office Thursday. Here's a look at the missteps that have dogged the agency over the past year:

### 1. Relocation of residents from Jordan Park



The bungalows of Jordan Park sit empty behind a gate put up to enclose the properties.

The Housing Authority's plan to demolish rather than renovate the last original structures of the historic African-American community was controversial enough. Then it relocated about 31 families from the complex even though there was no financing in place to redevelop it. Displaced residents complained they had been moved into deplorable housing, leading prominent community leaders including School Board Chairwoman Renee Flowers and City Council member Lisa

Wheeler-Bowman to call for new board members that would challenge agency CEO Tony Love.

### 2. Charging its own board member for public records



St. Petersburg Housing Authority board member Terri Lipsey Scott received an email from the agency she oversees stating she must pay up to \$400 for records she wants to review. The agency said her list of 14 different requests would take considerable staff time to produce. Other Tampa Bay housing authorities say they provide board members any records free of charge. CHRIS URSO | Times

meetings, staff evaluations of Love, and travel and legal invoices. By the time St. Petersburg City Council Chairman Charlie Gerdes decided he would intervene and pay for the records, the cost had risen to \$900. The agency eventually returned Gerdes' check and provided Scott the records for free.

## Five missteps that led to the removal of St. Petersburg Housing Authority board members

*A series of controversies has eroded confidence in the housing agency.*

Tampa Bay Times, May 21, 2019

### 3. Allowing CEO Tony Love to live for nine months in low-income housing



St. Petersburg Housing Authority CEO Tony Love lived in a second-floor unit at Saratoga Apartments for nine months in 2016. The agency was originally required to pay his rent for six months as part of his relocation package. It also paid for \$3,000 in furniture and his monthly electric bills.

When it hired Love in 2016, the Housing Authority agreed to pay his rent for six months as part of a relocation package. Love, instead, decided it made more sense for him to live in a vacant agency apartment than for the Housing Authority to pay for a privately owned one. He moved into a complex restricted to low-income families. Love, who at the time was earning \$140,000, also billed the agency \$3,000 to furnish the apartment and \$625 for his electric bills, items that were not listed in his relocation benefits. The perk didn't end after six months. Board members retroactively agreed to extend his stay for an extra three months. A *Tampa Bay Times* report exposing the misuse of agency resources led to the agency being cited by the U.S. Department of Housing and Urban Development in March.

### 4. Failing to disclose complaints about the CEO to board members voting on his \$10,000 pay raise

St. Petersburg Housing Authority CEO Tony Love was awarded a \$10,000 raise in 2017. Some board members said they were never shown his evaluation but voted for the raise nonetheless.



Love's first evaluation as agency CEO was conducted in 2017 by the agency's personnel committee, which included board members Harry Harvey and Delphinia Davis. It included questionnaires filled in by about eight senior agency staffers about their boss. At least two of employees described a leader who bullied and belittled his workers and ordered some to work on preparations for his fraternity's golf event. The complaints were serious enough for the agency to pay \$3,600 for a consultant to work with Love on his people skills. But none of those reports nor the consultant's report were forwarded to other board members who were asked later that year to approve raising Love's yearly salary to \$150,000. Board members approved the hike even though some questioned how they could vote on an evaluation they hadn't seen.

### 5. Board members held emergency meeting in violation of Florida's "Government in the Sunshine" act

With Kriseman's pledge to remove three board members hanging over them, Board Chairman Harvey scheduled an emergency meeting April 10 for the board to authorize taking legal action against the city. Ironically, the meeting ended up making its way into the "charges" the city used to justify removing Harvey and Ann Sherman White from office.

The only public notice of the meeting was made to board members via an email sent by Love at 7:14 p.m. the night before it took place. State law says "reasonable notice" must be made to the public before such meetings are held, and that they must be open to the public. The meeting was attended by only three board members, too few to establish a quorum required by state law for board action. Nonetheless, the board voted to authorize suing the city. Concern about the legality of the action led agency attorney Charley Harris to recommend the board redo the vote at its next regular board meeting.



## Opinion

### Editorial: DeSantis should veto yet another irresponsible raid of affordable housing funds

By The Palm Beach Post Editorial Board | Wednesday 5/22/19 7:01 AM

“Our position is that all the housing trust fund money should be used for housing.” That was Gov. Ron DeSantis earlier this year upon presenting his proposed 2019-20 budget to Florida lawmakers before this year’s legislative session.

The governor needs to make good on this statement -- a statement that won him cheers from long-frustrated affordable housing advocates. Advocates who have watched in frustration for the better part of a decade as legislators, with the help of Gov. Rick Scott, swept more than \$2.2 billion meant for affordable housing initiatives into general revenue. DeSantis gave proponents of affordable housing hope that these wrong-headed annual raids would finally end.



Well, here’s his chance. He should use his line-item veto power to reject the Legislature’s plan to sweep another \$125 million from the Sadowski Trust Funds, a (supposedly) dedicated pool of money created from a real estate documentary stamp tax for state and local affordable housing programs. The trust funds are named after a progressive former secretary of the state Department of Community Affairs, Bill Sadowski, who was killed in a plane crash in 1992. DeSantis certainly doesn’t get the blame for where things are now. He made his wishes clear, after all. In his budget proposal, he showed that he recognized the dire lack of affordable housing for low-wage families and, increasingly, middle-class families in Florida.

During the 2019 legislative session, the Senate agreed, and rightly backed an initial spending plan that left affordable housing dollars untouched. The House, not so much. Members said the money -- an estimated \$338 million -- should go only to the Panhandle, still recovering from Hurricane Michael. The two chambers eventually compromised: \$115 million for counties affected by Hurricane Michael; \$85 million for the rest of the state, split between two programs: the State Apartment Incentive Loan program (SAIL), which provides “gap financing” for developers to build rental units that lower-wage families can afford; and the State Housing Initiatives Partnership (SHIP), a program that offers counties flexibility depending on community needs. For instance, money can help make desperately needed home repairs; or retrofit a house for a disabled resident; or bolster a first-time homebuyer’s down payment.

But the last provision of the negotiated legislation was a slap in the face: \$125 million would be “swept” into general revenue to be used for ... whatever. That last part riled the Sadowski Coalition, a statewide group of 32 affordable housing advocacy organizations. The coalition penned and hand-delivered a letter to DeSantis imploring him to stand up to the Legislature and veto that line item.

“With a veto of that sweep, the housing funds would remain in the Sadowski State and Local Housing Trust Funds to be used for affordable housing in the future,” wrote Jamie A. Ross, facilitator of the Sadowski Coalition and CEO of the Florida Housing Coalition. It cannot be understated the significance of this opportunity for DeSantis to show leadership on an intractable issue seemingly affecting every corner our state. Even as the Florida economy chugs along at an enviable clip, the number of middle- and lower-income workers who cannot afford a home grows apace.

As we’ve noted previously, Palm Beach County’s median single-family home price of \$340,000 remains out of reach for many white-collar workers, as well as many college-educated, 30-something millennials who businesses hope to attract and employ. The median monthly rent in the county is now above \$1,900. As a result, more than 40 percent of households in the county paid more than 30 percent of their household income for housing, and over 20 percent paid over 50 percent. That’s what makes continuing to use the Sadowski housing funds for other purposes so reprehensible. Last year, Palm Beach County should have received \$15.4 million but received less than \$1.9 million, according to Suzanne P. Cabrera, president and CEO of the county’s Housing Leadership Council.

This year, she added, if the Legislature would have used the housing trust fund monies solely for housing, Palm Beach County would have received approximately \$17.2 million. “It is time for (lawmakers) to recognize this crisis and use the Housing Trust Funds for housing,” Cabrera wrote in April. We agree. It’s clear that Florida is in the midst of an affordable housing crisis -- from Miami to Mexico Beach. We thought Gov. DeSantis, when he proposed his budget to the legislature, understood how this dilemma impacts so many of our state’s communities. He needs to assure hard-working Florida residents struggling to buy a home that he does, and veto this irresponsible sweep of affordable housing funds.



## Tarpon Springs to replace Mango Circle apartments

A new **affordable housing** development will go up in their place

Tampa Bay Times, By Jeff Rosenfield, Tampa Bay Newspapers | May 23, 2019



[The City Commission has paved the way for a new affordable housing development in the city. \[City of Tarpon Springs\]](#)

TARPON SPRINGS — The City Commission has paved the way for a new affordable housing development in the city.

The commission voted 4-0 recently in favor of a site plan application, as well as a right-of-way vacation, that will allow a developer to replace the 61 Mango Circle Apartments units with a new development featuring 71 units and a clubhouse. That development is named as Eagle Ridge Apartments, a multifamily redevelopment project of the Tarpon Springs Housing Authority.

According to Planning and Zoning Director Heather Urwiller, the project consists of “a complete teardown and renovation” of the property, off U.S. 19 just south of E Martin Luther King Jr. Drive.

With Commissioner Rea Sieber absent, the four commissioners present were all in favor of the application. This is a project the city needs in order to have affordable housing, Mayor Chris Alahouzos said.

## TAMPA BAY

### St. Pete City Council approves first board member replacement at embattled housing authority

*James Dates was encouraged to be “bold and courageous.”*

Florida Politics (blog) By Janelle Irwin Taylor on May 30, 2019

St. Petersburg City Council’s Housing, Land Use and Transportation Committee on Wednesday approved the first of three new board members to the city’s Housing Authority.

James Dates, regional vice president for WestCare Gulf Coast in St. Petersburg, is the first appointee to replace ousted board members following an agency scandal.

WestCare is a statewide social services agency that provides a variety of services ranging from substance abuse and addiction to transitional housing.

Dates also previously served as the Assistant County Administrator for Pinellas County.

“Your resume is very impressive. When I read it, it was a series of ‘wow’ type of experiences,” City Council member Ed Montanari said, echoing other members of council.

But Dates has a tough road ahead as a volunteer board member for the authority. St. Pete City Council ousted three board members earlier this month after a series of controversies rocked the agency.

Board members allowed the agency’s CEO, Tony Love, to live rent free in a unit meant for low-income housing despite the leader’s \$140,000 income. They also approved a raise for Love despite ongoing complaints about his management style and failed to follow certain procedural guidelines.

“This is a time where there are opportunities for new leadership to emerge for the agency. It’s not going to be easy but I’m confident you see how the work can be rewarding,” City Council member Gina Driscoll said.

Another council member, Charlie Gerdes, asked Dates to promise him to be “bold and courageous” with housing authority leadership to ensure its constituents are better served than they have been in the past.

“I’ve been in elected office for 7 ½ years and one of the saddest experiences that I’ve had was to find out that residents of housing provided by the St. Petersburg Housing Authority were afraid that if they brought something up, or complained, or were negative in any way, that they would be shown the door very quickly,” Gerdes said.

Dates said his first move would be to improve transparency and access in the community.

“I’ve taken some time to review minutes I could find. They’re kind of scant,” Dates said. “These meetings are really inconvenient for the residents. I think that’s where you start.”

City Council member Steve Kornell said he hoped Dates and whoever else joins the board after him will work to ensure the inspection process for public housing improves.

One of his constituents “has five children and is homeless, living in a van, and has a section 8 voucher,” Kornell said.

“The house was so bad that she chose to live in the van,” Kornell said. “I just think everything I’ve seen about you and heard about you leads me to believe that you’ll go in and do well.”



Jordan Park affordable housing was at the center of debate over three embattled St. Pete Housing Authority board members.



## Brooksville Housing Authority gets a buyer for Hillside Estates

*Pasco County company wants to buy long-vacant, low-income housing development for \$1.7 million.*

By Barbara Behrendt, bbehrendt@tampabay.com, tel. (352) 848-1434 / Published June 4, 2019; Updated June 4, 2019

BROOKSVILLE — The Brooksville Housing Authority has accepted a \$1.7 million offer from a Pasco County company that wants to buy the 13.4-acre Hillside Estates community, which has sat vacant for more than seven years.

U.S. Department of Housing and Urban Development is reviewing the offer, but has not finalized it or set a closing date, according to public affairs specialist Gloria Shanahan.

A sale may help lead to more public housing for low-income residents in the Brooksville area and resolve other issues with the federal agency.

For years, the agency has negotiated with the Brooksville Housing Authority over problems with Hillside Estates and Summit Villas. Both developments were closed to residents in 2012 because of poor conditions.



Housing units that once housed low-income families in Brooksville at Hillside Estates have been abandoned for years. At the urging of the U.S. Department of Housing and Urban Development, the Brooksville Housing Authority recently accepted a bid for purchasing the development.

Recently, Brooksville Housing Authority members have discussed selling Hillside Estates, a 52-unit development on Continental Drive, and using the money to re-develop Summit Villas, a three-building, single-story apartment complex on 2 acres on Dr. Martin Luther King Boulevard. The authority owns another acre alongside Summit Villas.

Earlier this year, the federal agency expressed concern that too much time was passing without progress. It notified the Brooksville Housing Authority that it must bring its management under the oversight of another agency and that federal funding for its executive director Tommy Brooks would end May 31.

Brooks left the job last week and was granted a six-month severance package, according to minutes of the April 16 Brooksville Housing Authority meeting. A specific dollar figure for the package was not immediately available, but budget records show that Brooks received an annual salary of \$54,642 in 2017.

The Brooksville Housing Authority held a special meeting on May 21 and approved the sale of Hillside Estates. There were seven bids on the property, which is valued at \$2,376,798 by the county's property appraiser. The bids ranged from \$300,000 to the \$1.7 million offered by bidder Premier Housing Investments, LLC. That bid was the one accepted by the authority.

Premier Housing Investments has a Zephyrhills mailing address and its manager is Chadwick Pettinato, according to state corporate records. Also during the special meeting, Brooksville Housing Authority member Eric Sangvic expressed concern about Brooks' management of the properties. The agency is left with an outstanding city water bill of \$46,253.69 for Hillside Estates, plus a \$596.65 penalty for failure to pay the bill on time.

## Brooksville Housing Authority gets a buyer for Hillside Estates

*Pasco County company wants to buy long-vacant, low-income housing development for \$1.7 million.*

By Barbara Behrendt, bbehrendt@tampabay.com, tel. (352) 848-1434 / Published June 4, 2019; Updated June 4, 2019

Members said they knew there were water leaks, and Brooks said he walked the site with the city manager, trying to identify where the leak was located.

The problem "has been going on for years," Sangvic said, and could have been solved by shutting off the water, rather than running up the bill. Homeless people may have been living in the units, he said, further running up the costs.

Brooksville Housing Authority members said they would be sure all the locks were working and ask for extra patrols by the Hernando County Sheriff's Office.

The Authority did not cut Brooks' severance package because of the way he handled the water leak.

"I agree that our property manager in the city of Brooksville should have been more responsive to the board," said Brooksville Housing Authority member Cliff Manuel. He said he would ask the city to consider reducing the bill or the fine.

Federal officials will review the sale of Hillside Estates. If they approve it, they will decide how much of the money they will return to the Brooksville Housing Authority.

Brooksville Housing Authority attorney Ricardo Gilmore said he will attend the June 10 meeting of the Hernando County Housing Authority to discuss the idea of having the county's authority management of Brooksville Housing Authority. The county agency has a paid director and staff.

Donald Singer, executive director of the county's authority, said there have been initial conversations about the idea.

"We're willing to talk more and see how it goes," he said.

Gilmore also suggested that Brooksville talk to the **Tampa Housing Authority** about managing the Brooksville agency, but Manuel said he was not in favor of that.

Francine Ward, another Brooksville Housing Authority member, said she hoped the county authority would take over.

Several years ago, the Hernando County Housing Authority built a public housing project called Magnolia Gardens in Brooksville, which has been well received.

Providing public housing "is a part of him," Ward said of Singer, "and it's an opportunity for them ... to get a feather in their cap for making another expansion."

**OPINION/EDITORIALS**

**Editorial: The St. Petersburg Housing Authority’s sweet deal for Love**

*The housing authority’s CEO got a pay raise and other perks in a contract never approved by the full board. That’s not right.*

Tampa Bay Times, Published June 7, 2019

They just did not like following the rules at the St. Petersburg Housing Authority. The latest outrage involves the two most senior members of its board deciding CEO Tony Love should get a raise and other perks in a revised contract that never has been approved by the full board. That’s even more evidence that St. Petersburg Mayor Rick Kriseman and the City Council acted correctly by removing those board members and seeking a thorough housecleaning.

As the *Tampa Bay Times*’ Christopher O’Donnell reported this week, former board members Harry Harvey and Delphina Davis recommended last year that Love receive a 5 percent pay raise, an increase in his car allowance and a monthly payment of about \$800 into his retirement account. Those perks were added into a new three-year contract for Love that Davis signed as board chairwoman in January but that the full board still has not approved.

That is not the way government works. A lawyer for the **Tampa Housing Authority** says Love’s new contract should not have been signed unless it was approved by the full board. One of the St. Petersburg Housing Authority’s new board members agrees that it appears the contract “was approved outside of the process of the bylaws.” No kidding.

There is every reason to question the validity of this contract, which is perhaps the most egregious in a long list of improper actions at the housing authority.

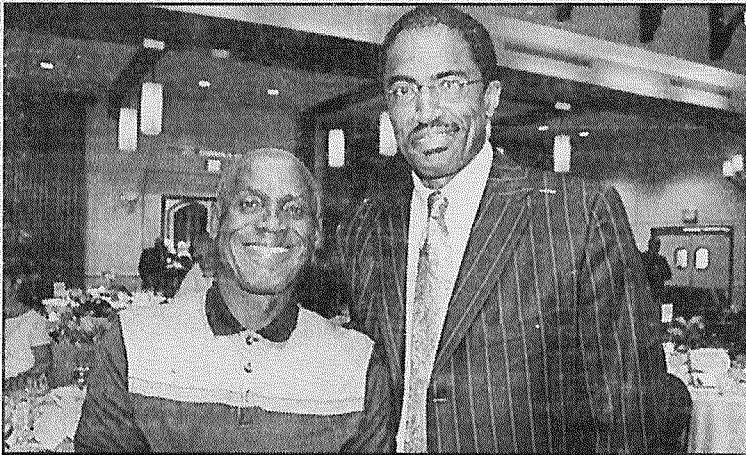
Fortunately, Kriseman has moved to replace five of the seven board members. The new board will have its hands full, and rejecting Love’s latest contract and finding a new CEO should be at the top of its agenda.



**DIRK SHADD | Times (2018)** Former St. Petersburg Housing Authority board Chairperson Delphina Davis, left, during a 2018 meeting. Davis has been removed from the board by the City Council at the recommendation of Mayor Rick Kriseman.



# A Night Of Comedy Raises Funds For Innocence Project



ATTY. LANSING C. SCRIVEN AND JAMES BAIN, who was exonerated after spending 35 in prison.

BY GWEN HAYES  
Sentinel Editor

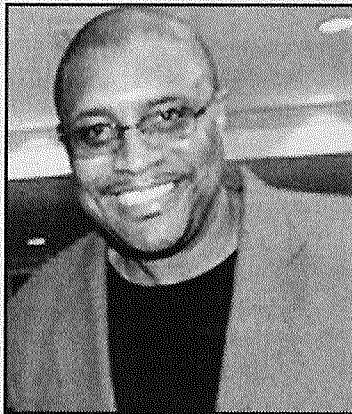
“Stand Up For Comedy, a night of comedy benefitting the Innocence Project of Florida, was held last month. Thee well-attended comedy show was held at the Friday Morning Musicale. All Sports Community Service (ASCS) and the Junior Buccaneers were sponsors of the event. Featured during the evening were: **Karen Bergreen, Andy Pitz and Owen Smith.**

Instead of taking its annual trip to the Civil Rights Museum in Montgomery, AL, **Tyrone Keys**, founder ASCS, said, “We felt it would be a good opportunity for the ASCS alumni o meet personally, the men who would be in attendance, who have survived decades of injustices and celebrate them. These men have been locked away in prison for decades with no hope of ever getting out.”

The goal of the Innocence Project of Florida is to find and free the staggering number of those who are innocent housed in Florida prisons, and to reform the system responsible for their unjust imprisonment.

Proceeds from the event will provide critical funding for the Innocence Project’s litigation efforts on behalf of the wrongly convicted, explained **Atty. Lansing C. Scriven.**

“Since the inception of the Innocence Project in 2003, 20 persons have been freed from Florida’s prisons, primarily through DNA evidence, which proved their actual innocence,” **Atty.**



TYRONE KEYS

**Scriven** continued. Those individuals collectively served over 430 years in prison.

“In March 2019, the Innocence Project of Florida helped secure the exoneration of **Hubert Myers** and **Clifford Williams** in Duval County. The men served almost 43 years in prison.

**Atty. Scriven**, who serves on the Board of Directors of the Innocence Project, said the Project helped a gentleman named **James Bain**, with whom he has kept in contact.

“At the time of his exoneration in 2009, **Mr. Bain’s** 35 years in prison was the longest time served by any DNA exoneree in the entire country. **Mr. Bain** is now a Tampa resident and doing well.”

**Bain** was 19 when he went to prison in 1974, and 54 when he was released.

Among those who contributed to the success of the comedy event were: **Atty. Scriven, Jamal Jefferson, Junior Buccaneers’ Debbie Berkovits, Baigrie, Heather Castle, Randall Tucker, Sergio Perez and Andre Kirwan.**

## **15. LEGAL**

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

