



Board of Commissioners Meeting

Wednesday, June 17, 2020

LOCATION: Virtual Meeting



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dacheballi

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

**Board of Commissioners Meeting
Wednesday, June 17, 2020**

Table of Contents

1. Agenda
2. Minutes from Previous Meeting
3. Response to Public Forum
4. Resolutions
5. HR/Employee of the Month (Page 6-7*)
6. PPS/Geraldine Barnes Award Recipient (Page 15*)
7. Financial Reporting
8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs, Notices and Updates, Calendar (Page 2*)
15. Legal

Note to Commissioners:

Find Employee of the Month, Barnes Award Recipient and
Calendar on left inside pocket of your binder.

June 17, 2020

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

THIS MEETING IS BEING CONDUCTED TELEPHONICALLY OR ELECTRONICALLY PURSUANT TO EXECUTIVE ORDER NUMBERS 20-52, 20-68 AND 20-69 SIGNED BY GOVERNOR DESANTIS AND GUIDANCE PROVIDED BY LEGAL COUNSEL. MORE IMPORTANTLY, BASED ON WHAT WE KNOW NOW ABOUT THE CORONAVIRUS PANDEMIC AND PRUDENT PRECAUTIONS AS A RESULT THEREOF, IT IS BEING CONDUCTED IN A WAY TO PROVIDE THE MAXIMUM AMOUNT OF PROTECTION TO OUR COMMISSIONERS, STAFF, RESIDENTS AND THE PUBLIC. WE APOLOGIZE FOR ANY INCONVENIENCE TO ANYONE, BUT WE ASK YOUR UNDERSTANDING AND COMPLIANCE TEMPORARILY. THANK YOU.

I. VIRTUAL MEETING

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

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

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

II. APPROVAL OF MINUTES

- Regular/Virtual Board Meeting of May 20, 2020

III. PUBLIC FORUM

- Maximum three-minute limit per speaker
- Website: <https://zoom.us/j/397951596?pwd=SWlZNEJpdDNwaStzNWdybDc2anRnZz09>
Or dial in +1 301 715 8592 US -- Meeting ID: 397951596

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

- Administration ~ [Vincent Clarke](#)
- Properties ~ [Urias Baez](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Sandra Elliot](#)

AGENDA FOR THE VIRTUAL BOARD MEETING

VI. RESOLUTIONS

2020-4163 | A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER'S
[Margaret Jones](#) | ADMINISTRATIVE PLAN DUE TO COVID-19.

VII. PRESIDENT/CEO'S REPORT

- Finance and Related Entities** ~ [Susi Begazo-McGourty](#)
Operations and Real Estate Development ~ [Leroy Moore](#)
- Department of Human Resources ~ [Kenneth Christie](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

- Repeat Public Forum
- <https://zoom.us/j/397951596?pwd=SWIZNEJpdDNwaStzNWdybDc2anRnZz09>
Or dial in +1 301 715 8592 US -- Meeting ID: 397951596

XII. ADJOURNMENT

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

May 20, 2020

I. MEETING

Chairman James Cloar called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:30 a.m. Also present online for this virtual meeting were Commissioners Bemetra Salter Liggins, Ben Dachevall, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin and Legal Counsel Ricardo Gilmore.

Before proceeding with virtual meeting, Chairman Cloar reminded everyone that this meeting was being conducted telephonically or electronically pursuant to executive orders 20-52, 20-68 and 20-69 signed by Governor DeSantis and with guidance by Legal Counsel. More importantly, based on what we know now about the Coronavirus pandemic and prudent precautions as a result thereof, it is being conducted in a way to provide the maximum amount of protection to our commissioners, staff residents and the public. We apologize for any inconvenience to anyone, but we ask your understanding and compliance temporarily.

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

Attorney Ricardo Gilmore asked Board members to remember to state their name when making motions.

II. MINUTES

A motion to approve the Minutes of the regular Board meeting of April 15, 2020 with changes requested by the Chair and Commissioner Johnson-Griffin, was made by Commissioner Johnson-Griffin, seconded by Commissioner Salter Liggins and passed:

Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes	Commissioner Hardwick	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Present

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

None to come before this forum (another opportunity was provided towards the end of this agenda)

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Evelyn Valentin](#)
- Recipient ~ [Dwight Murray](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Ozzie Rubin](#)

VI. RESOLUTIONS

Attorney Gilmore presented the first resolution number 2020-4161. This resolution was initially tabled due to technical difficulties, it was brought back to the board after the next resolution was presented.

2020-4161	COVID-19 PANDEMIC PROCEDURAL CHANGES FOR PUBLIC MEETINGS OF THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE CITY OF TAMPA.
-----------	--

A motion was made by Commissioner Salter Liggins, seconded by Commissioner Hardwick and passed:

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

Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes	Commissioner Hardwick	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes

The Sr. VP/CFO, Ms. Susi Begazo-McGourty proceeded to present resolution 2020-4162. The CFO stated that as customary one on one meetings with Commissioners had taken place to answer questions regarding resolution 2020-4162; a summarized presentation addressed answers by Commissioners, a hard copy of the presentation was included in the Board meeting information packet.

2020-4162	A RESOLUTION TO ADOPT THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2021, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.
-----------	--

A motion was made by Commissioner Johnson-Griffin subject to correction, seconded by Commissioner Homans and passed:

Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachevall	Yes	Commissioner Hardwick	Yes
Commissioner Salter Liggins	Yes	Commissioner Homans	Yes

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

Due to only one month of financial activity, no financials were presented at this time.

An answer to Vice-Chair Salter Liggins' question regarding the number or statistics indicating how much help is needed for residents, during the pandemic, will be provided by Assisted Housing Director, Ms. Margaret Jones, said the Sr. VP/COO, Mr. Leroy Moore.

Operations and Real Estate Development

Mr. Moore's update began with Encore's lot 12, the grocery store was well under design, which he hoped to share with the Board soon. Transwestern's lot 9 was well under construction, named the Independent at Encore; a privately owned, market rate, rental apartment building of 266 units. Lot 11 was due to close by the end of this month to Legacy Partners out of Atlanta. In the coming months, the COO will provide more updates regarding the Technology Park's landscaping to be converted to a more Florida landscaping plan, hoping to expand throughout the entirety of Encore, in particular along Ray Charles Boulevard, with the help and support of the Community Development District.

West River currently had a lot of activity, said the COO. The Renaissance and the Mary Bethune High Rise were due to be completed and start lease-up this year; the T3 parcel, the A, B and C, known as Tower 1, 2 and 3 was well under construction, starting on its second floor vertical. The D building, known as Tower 4 along with a row of Townhomes, north of T2A, were due to start before the end of the year. T4 Phase 1 parcel will close by early 2021; all these developments are already funded, said Mr. Moore, over 927 units total of mixed income housing.

Staff was still pursuing funding for the T4 Phase 3 building, as well as for the T5 parcel as the whole block had been replotted into four parcels; a resolution may be brought to the Board in June for a grocer at West River on lot A. Letters of intent were on hand for C and D parcels, renamed T5 Phases 3 and 4, with interest by two companies to purchase one or both lots; negotiations should conclude for one of those two lots by end of the current week and hoped to have a signed LOI by the following week.

Staff was back negotiating with the Townhomes developer, T8 and T7 parcels; the COO hoped to a close-in on a contract for the purchase of these two lots.

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

Zion update included an announcement of the completed relocation of families affected by the cemetery; the fence was up around vacated buildings. The COO showed images of decorative banners on the fence that will be around the site. The fence will provide information to educate the community regarding everything related to Zion, as well as a list of the people that were laid to rest there. The archeological assessment of the site, the actual scraping of the grounds to confirm anomalies shown by the ground penetration radar, will begin May 21st after a virtual meeting with the committee.

Different department directors provided updates of the COVID-19 response, the agency's workforce and how THA has continued to serve its resident families through the quarantine period. The first to speak was the Human Resources Director Mr. Kenneth Christie followed by the Assisted Housing Director Ms. Margaret Jones, the Asset Management Director Mr. Lorenzo Bryant and the Public Safety Director Mr. Bill Jackson.

At the request of the Chair, Ms. Jones provided an update regarding Tampa Park Apartments; the owner had opted out of the project-base HUD contract. Last year, THA relocated 170 TPA families, this year it will be difficult, although staff was ready for the challenge. However, said Ms. Jones, her department had not received notice from HUD to relocate the 32 families that will require assistance. TPA property manager reached out to Ms. Jones, the PM was asked to provide names and addresses for THA to begin preparing.

The Director of Program and Property Services, Ms. Stephanie Brown-Gilmore responded to the Chair's question regarding unemployed families, as well as issues with the unemployment application process in Florida. Ms. Brown-Gilmore stated that an assessment was done early on to determine how many THA families had access to WiFi and/or online services, which resulted in staff downloading the unemployment application, copies were printed and delivered to everyone that needed it, said the director. Assistance was also provided in mailing, when to apply online, some families were provided Job Coaches and a Job Developer to assist with job searching, etc.

The Chair reminded Board members and staff of the Directors meetings immediately following this meeting.

After Mr. Jackson's update, the President/CEO, Mr. Jerome Ryans addressed Board members to acknowledge that "our staff never really went home" and "has been working since day one, whether they've been working from the office or working from their homes." While most agencies continue to be closed, THA had continued to serve its families "we never stopped working."

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Today marked attorney Gilmore's 46th virtual meeting, in the last two and a half months as this would likely be a new normal. A group of government lawyers were preparing to ask the Florida Attorney General and the Governor to permanently suspend the need for a physical quorum, for governmental entities to meet. Although he agreed, the attorney warned against getting too comfortable with this format. One of the reasons why there are meetings, said the attorney, given the restrictions we will need to have, is so that the public can be in the room along with everyone else, to see exactly the process. As a result of now looking at a new normal, and why he was clean shaven, with a new haircut and in a suit, for the first time in two months, was because some housing authorities feel that they can do social distancing and conduct physical meetings with all the parameters that are needed. In the months ahead, there will surely be some discussion about whether a physical meeting may take place, in the future, at this housing authority that the Board may need to consider.

In response to Commissioner Johnson-Griffin's question regarding regular Board meetings on the calendar of events, Mr. Ryans clarified that Board meetings will continue to take place virtually.

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

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

The Chair offered a second opportunity for public comments and once again there was none to come before this forum.

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:01 a.m.

Approved this 17th day of June 2020,

Chairperson

Secretary

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2020-4163</u> The Board of Commissioners is requested to approve the above-referenced resolution in order to: <u>Approve waivers related to the administration of the HCV program</u>
--

2. Who is making request:

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

3. Cost Estimate (if applicable):

Narrative:

PIH Notice 2020-05 provides guidance and waiver authorization to PHAs that may have been affected by COVID-19 stay at home orders.

h:\rgilmore\forms\resolutionsummarysheetform.doc

RESOLUTION 2020-4163

A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER'S ADMINISTRATIVE PLAN DUE TO COVID-19

WHEREAS, 24 CFR 982.54(a) require each PHA to adopt a written administrative plan that establishes local policies for administering the housing choice voucher (HCV) program; and the plan and any revisions to the plan must be formally adopted by the PHA's board of commissioners;

WHEREAS, PIH Notice 2020-05, provides guidance on the relief provided to PHAS due to COVID-19. Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing program, Housing Choice Voucher (HCV) program. This notice also provides information on additional actions HUD is taking, including the temporary suspension of the Section Eight Management Assessment Program (SEMAP);

WHEREAS, the regulation requires that any revisions of the PHA's administrative plan must be formally adopted by the PHA Board of Commissioners or other authorized PHA officials. Recognizing the foreseeable difficulties in complying with this requirement in light of the COVID-19 emergency, HUD is waiving the requirement to allow the PHA administrative plan to be revised on a temporary basis without Board approval. As an alternative requirement any informally adopted revisions under this waiver authority must be formally adopted as soon as practicable;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the revisions to the Housing Choice Voucher Program's Administrative Plan

ADOPTED THIS 17th Day of June, 2020

Chairperson

Secretary

This chart summarizes the waivers authorized under this notice and the availability period for each. As stated in Section 5, PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, PHAs may but are not required to utilize the last two columns to record this information.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> Varies based on FYE 7/31/20 		
PH and HCV-2 Family income and composition – delayed annual reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	<ul style="list-style-type: none"> 12/31/20 	04/10/2020	
PH and HCV-3 Annual	<u>Regulatory Authority</u> § 5.233(a)(2)	<ul style="list-style-type: none"> Waives the requirements to use the income 	<ul style="list-style-type: none"> 7/31/20 	04/10/2020	

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
reexamination Income Verification	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<p>hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification</p> <ul style="list-style-type: none"> • PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 			
PH and HCV-4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 7/31/20 	04/10/2020	
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u>	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> • 7/31/20 		

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
	PIH Notice 2018-18				
PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> 12/31/20 	04/10/2020	
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> Waives public notice requirements for opening and closing waiting list Requires alternative process 	<ul style="list-style-type: none"> 7/31/20 		
HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	04/10/2020	
HQS-2: <u>PBV Pre-HAP Contract Inspections, PHA acceptance of completed units</u>	<u>Statutory Authority:</u> Section 8(o)(8)(A) <u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)	<ul style="list-style-type: none"> Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> 7/31/20 10/31/20 		

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<ul style="list-style-type: none"> 7/31/20 		
HQS-4 Initial HQS - Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> 7/31/20 10/31/20 		
HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections All delayed biennial inspections must be completed as soon as reasonably possible but 	<ul style="list-style-type: none"> 10/31/20 		

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
		by no later than October 31, 2020.			
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> • Waives the requirement for the PHA to conduct interim inspection and requires alternative method • Allows for repairs to be verified by alternative methods 	<ul style="list-style-type: none"> • 7/31/20 		
HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> • Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies • Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 		
HQS-8: <u>PBV</u> <u>HAP Contract –</u> <u>HQS</u> <u>Inspections to</u> <u>Add or</u> <u>Substitute Units</u>	<u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	<ul style="list-style-type: none"> • Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies • Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 		

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> 10/31/20 	04/10/2020	
HQS--10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. 	Remains in effect one year from lease term or date of notice, whichever is longer		
HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments Requires family to obtain independent professional inspection 	<ul style="list-style-type: none"> 7/31/20 		
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> Waives the requirement to adopt revisions to the admin plan 	<ul style="list-style-type: none"> 7/31/20 	04/10/2020	
HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3) § 983.252(a)	<ul style="list-style-type: none"> Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing 	<ul style="list-style-type: none"> 7/31/20 	04/10/2020	

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority § 982.303(b)(1)</u>	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy • 	<ul style="list-style-type: none"> • 7/31/20 	04/10/2020	
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority § 982.305(c)</u>	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> • 7/31/20 	04/10/2020	
HCV-5 Absence from unit	<u>Regulatory Authority § 982.312</u>	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days 	<ul style="list-style-type: none"> • 12/31/20 		
HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority § 982.455</u>	<ul style="list-style-type: none"> • Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. 	<ul style="list-style-type: none"> • 12/31/20 		

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so. 	<ul style="list-style-type: none"> 12/31/20 		
HCV-8 Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 		
HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling 	<ul style="list-style-type: none"> 7/31/20 	04/10/2020	
HCV-10 FUP	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	<ul style="list-style-type: none"> 12/31/20 	04/10/2020	
PH-1 Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA		
PH-2 Total	<u>Regulatory Authority</u> § 905.314(c)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting 	Applies to development		

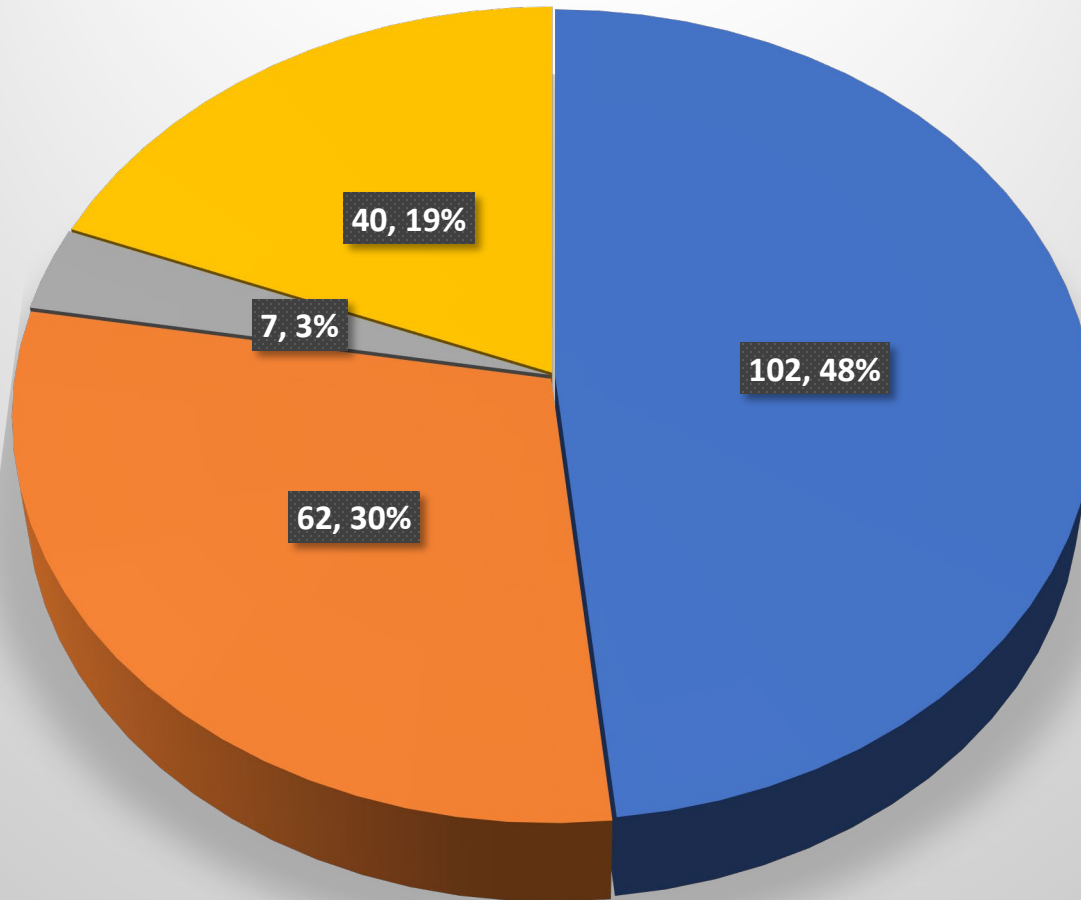
May 2020

THA Employee Statistics

FTE Make-up	
Regular FT	184
Temp FT	24
Temp Part Time	3
Total Employees:	211
Residents on Payroll	12 - 5.7%

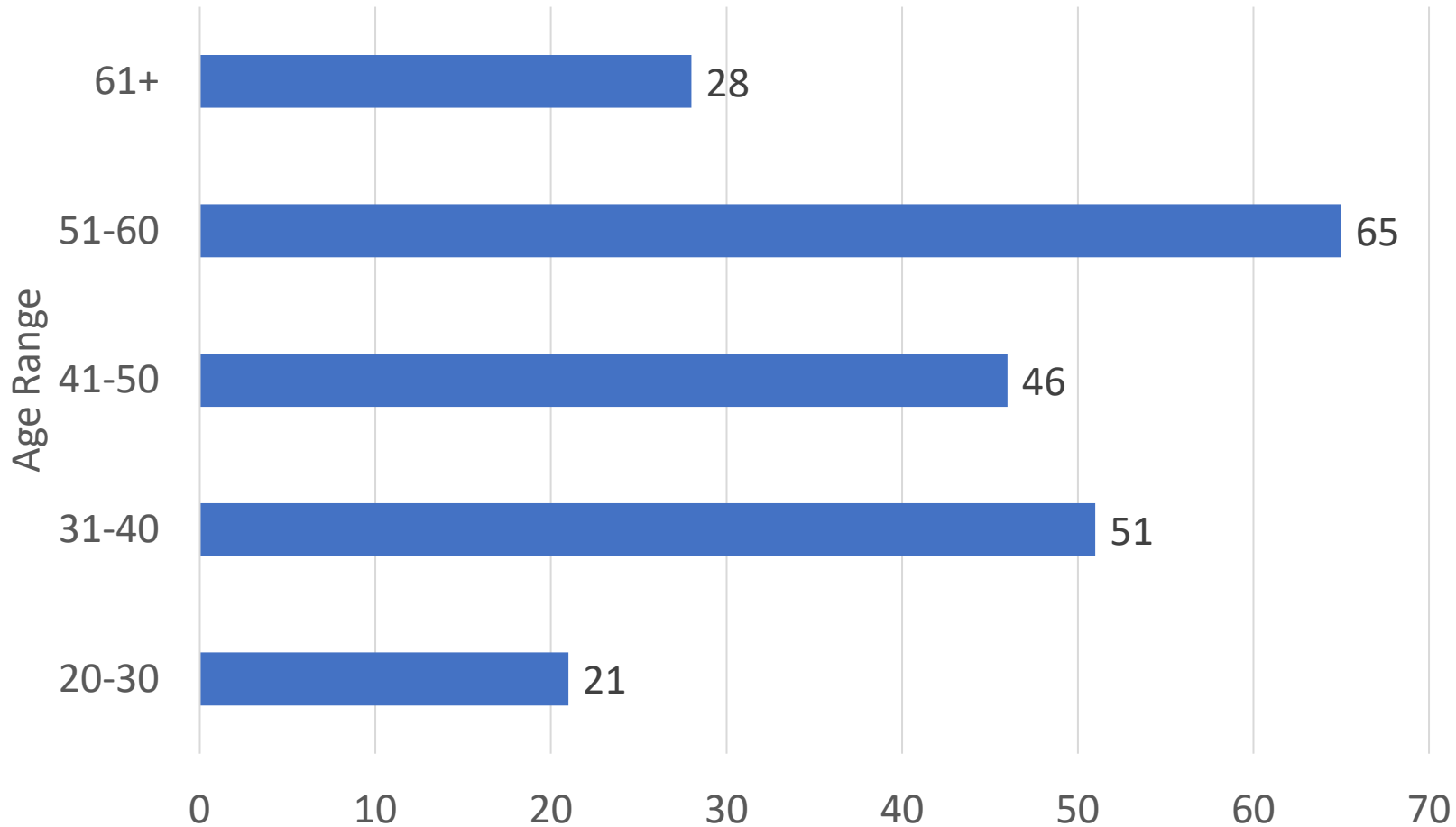
THA Employee Diversity

Staff Racial Make-up

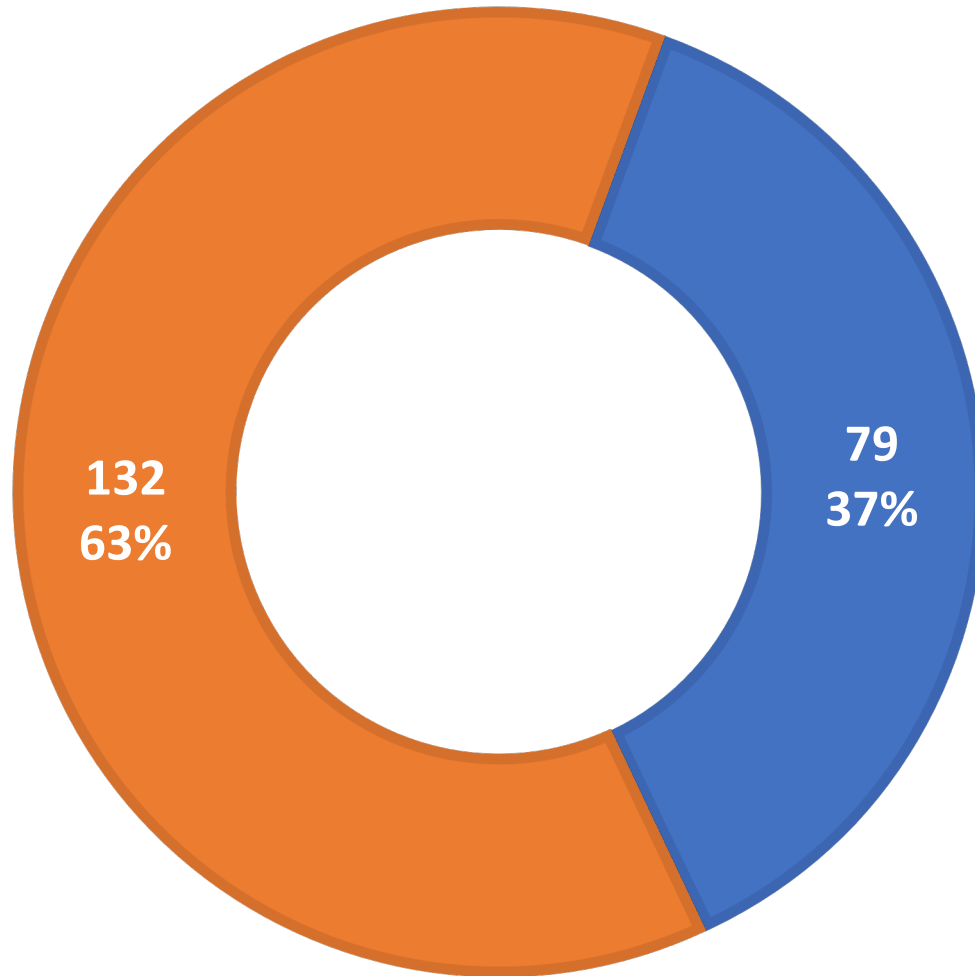


THA Employee Diversity Con't

Employees by Age Range



THA Employee Gender Diversity



Housing Residents Employed by THA

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>Hire Date</i>
<i>Assisted Housing</i>			
	Section 8	FSS Counselor	10/28/2019
	Section 8	Customer Care Representative	10/02/2017
	Shimberg Estates	Support Specialist	06/25/2012
	Section 8	Support Specialist	06/19/2017
<i>Program & Property Services</i>			
	Section 8	Youth Program Manager	11/05/2003
	Moses White	Youth Counselor	02/14/2011
	ORCC	ORCC Service Coordinator	07/18/2011
	Robles Park	Jobs Plus Community Coach	06/05/2017
	Robles Park	Jobs Plus Community Coach	06/19/2017
	C. Blythe Andrews	Sustainability Ambassador Coach	07/29/2019
	Section 8	Youth Counselor	02/24/2020
<i>Asset Management</i>			
	Section 8	Property Associate	07/24/2006
Human Resources			Page 5 of 7
TOTAL PUBLIC HOUSING RESIDENTS EMPLOYED: 12			

JUNE Employee of the Month **ADMINISTRATION**



June's Employee of the Month nomination from the Program and Property Services department is Prodigy Site Manager Urias Baez.

Urias Baez is a young man who embodies all that the Tampa Housing Authority represents. He was a resident in Riverview Terrace Housing Projects when he started with the agency. He volunteered for 3 years before he was officially hired. His work ethic and job well done during his time as a volunteer that grabbed the attention of Ms. Stephanie Brown-Gilmore and lead to his employment.

Under the mentorship and guidance of Kevin Knox and Kenneth Bryant, Urias has grown over the years not only professionally but personally. He is currently the Program Manager for the Prodigy Grant (a role that he successfully occupied for 3 years. He has gone from being an introvert to being a very vocal and a proactive advocate for the youth in the program.

He is a great employee, always willing to assist with any program that the ORCC has and goes over and beyond his regular duties to lend a helping hand and to make sure that things are running smoothly. Urias rarely misses a day of work and when asked why, his reply is that "I believe in the work this agency is doing and also the path that God has set me on to assist the youth in our community".

Urias is an integral part of the ORCC program and a great asset to the Tampa Housing Authority.



Urias Baez

JUNE Employee of the Month **PROPERTIES**



June's Employee of the Month nomination is from the Facilities department, and is Maintenance Mechanic III for Northern Scattered Sites, Vincent Clarke.



Vincent Clarke

Vincent Clarke is responsible for C. Blythe and Azzarelli. He is very knowledgeable on A/C and knows his properties like the back of his hand.

He is very prideful in all that he does. Rarely does he take a day off, and he is always punctual. He is neat in appearance, and polite in manner.

Mr. Clarke's properties are always in Tip-Top shape; and he is willing to go to other sites to give other mechanics a helping hand.

We appreciate his work, and are proud to name Vincent Clarke as June's Employee of the Month.

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

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

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

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

Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	4%
YouthBuild (YB)	\$1,075,749	31%
YouthBuild-USA Mentoring	\$29,850	12%
Citi Foundation	\$70,000	91%
Florida Network of Youth and Family Services (FLNET)	\$191,724	80%
Village Link-Up	\$137,345	61%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	31%
Prodigy	\$45,000	24%
Jobs Plus Initiative (JPI)	\$2,500,000	60%
City of Tampa Housing Counseling	\$61,567.50	52%
Wells Fargo Financial Literacy	\$12,000	14%
Johnson Controls	\$50,000	79%

ELDERLY SERVICES

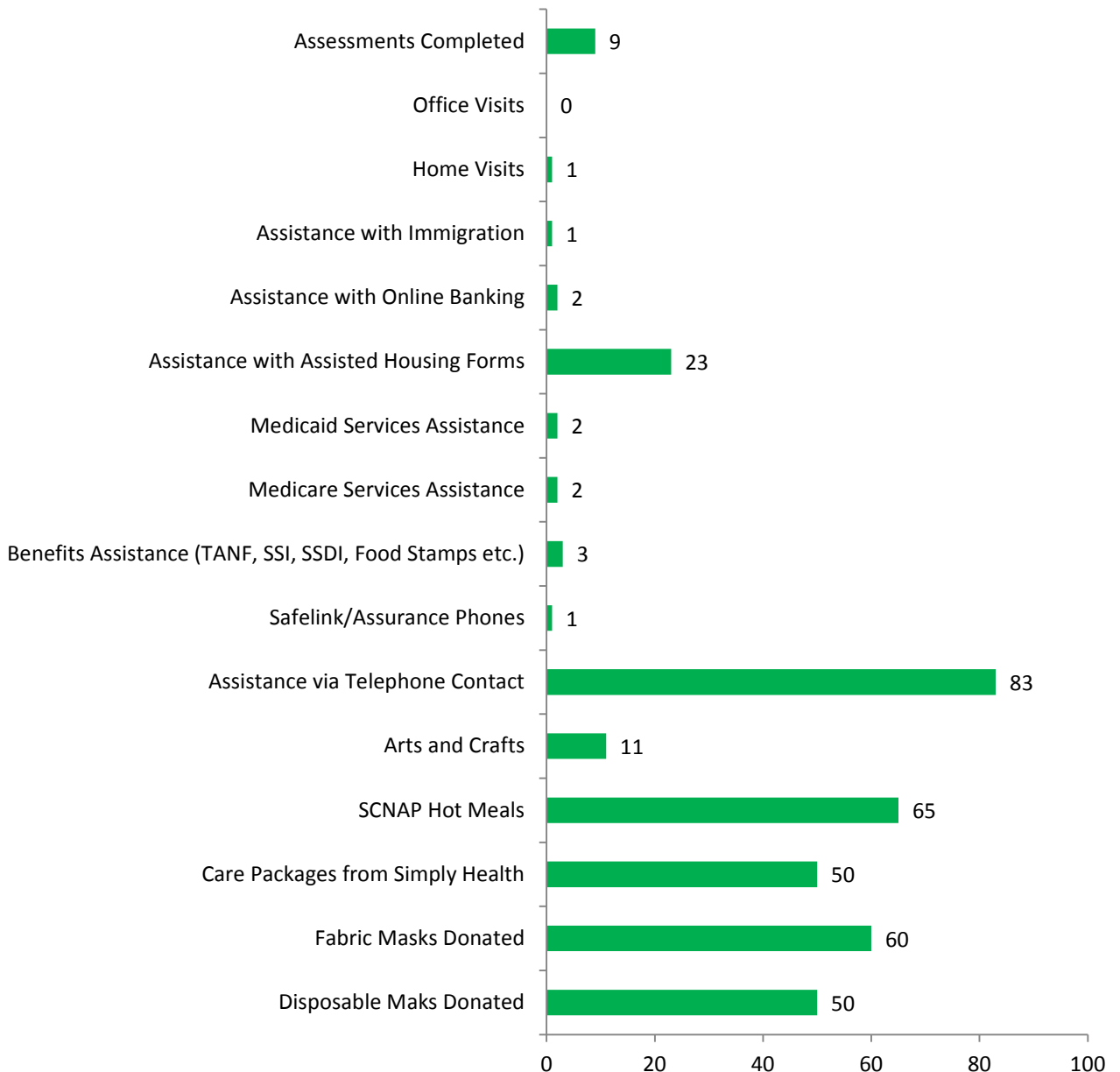
MAY 2020

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

Monthly Activities and Resident Participation

JL Young - 475 Residents

Nutrition Services - 440



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

MAY 2020

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

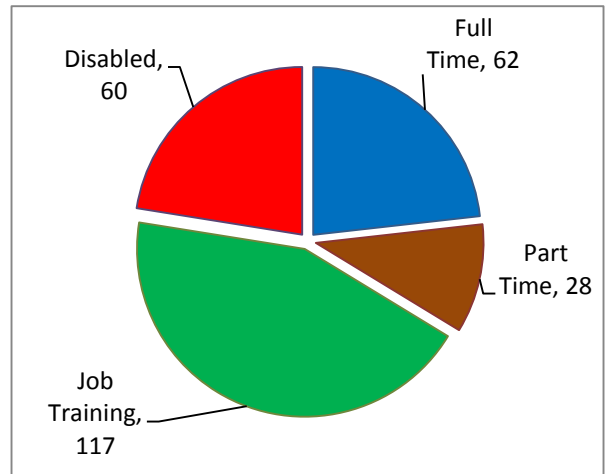
625 Participants Enrolled

170 Active Families

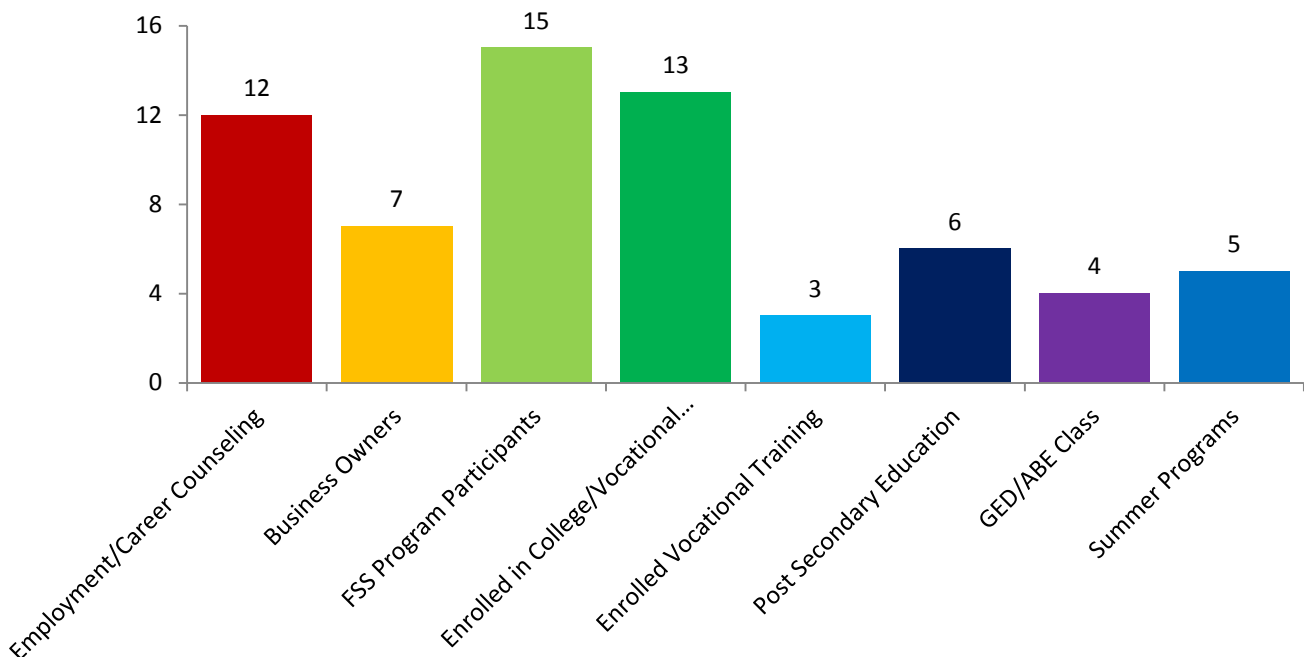
Original Residents who moved back to Encore (30)

Newly Targeted Residents at the Encore (916)

- Ella – 120
- Reed – 204
- Trio – 245
- Tempo – 347



Participant Services

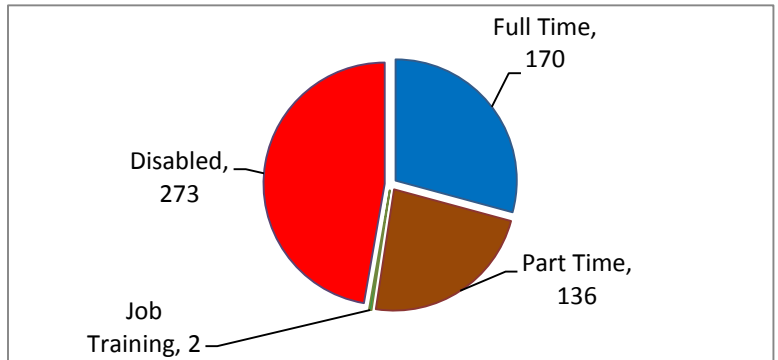


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM MAY 2020

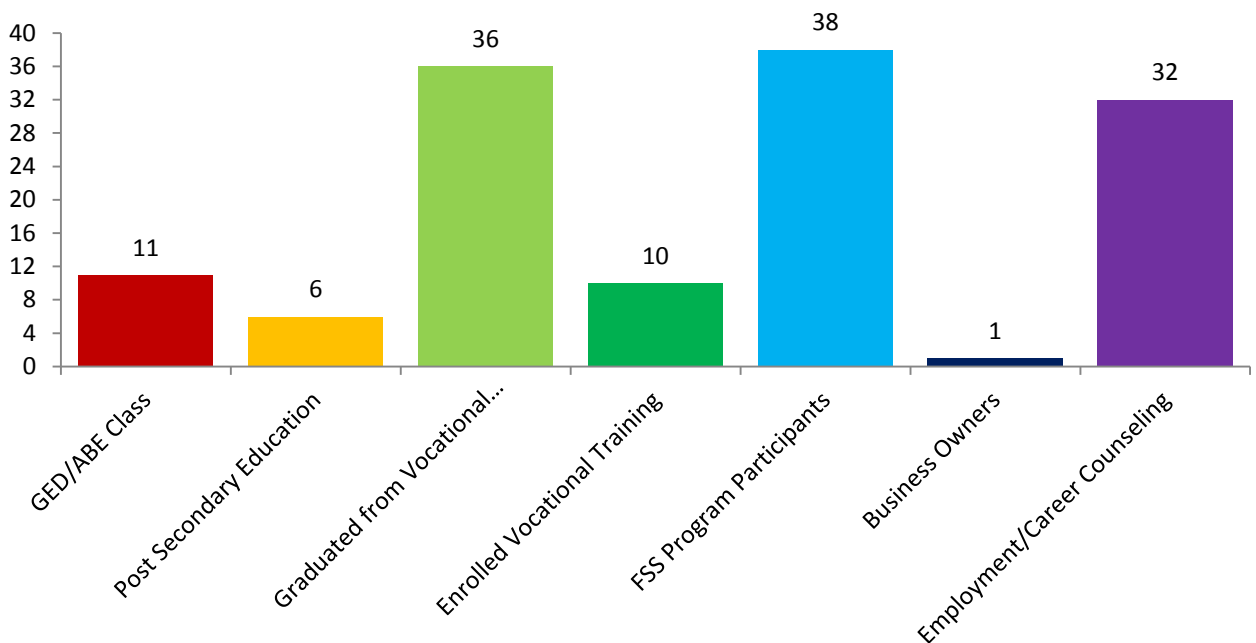
West River Initiative

Participant Enrollment

1639 Participants Enrolled
646 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

- Weekly workshops: Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Ongoing assistance is provided for afterschool program through the Boys & Girls Club, Robles Park Resource Center and various afterschool programs.
 - Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services
 - Weekly meal deliveries to the residents

YOUTHBUILD MAY 2020

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

Grant Amount: \$1,075,749

Completion Rate: 31%

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	16	17	18	2	
GED/H.S Attainments	75%	5	2	1	4	8
Literacy and Numeracy Gains	65%	6 Students	5	7	0	
Attainment of Degree/ Certification	85%	NCCER – 12, NCA – 4, Phlebotomy – 1	CAN		0	
Placements Employment/ Secondary Education	74%	11	7		1	
Additional Certifications:		OSHA 12 Forklift 5			0	

Monthly Highlights:

- THA YB Students D. Peck, Q. Wright, V. Hopps and Z. Floyd earned their GED/High School Diploma
- D. Peck earned employment with Zaxby
- Assisted Students with more Tablets to work online and virtually
- YB Program Manager worked on a return to work plan for all staff and Students
- YB Staff Completed quarterly report for YB USA
- YB Staff Met with Job Developer to discuss how to engage the youth better
- YB staff continued to help guide the students through virtual classes.
- YB Staff attended SBIRT Motivational Training as well as Mentorship and AmeriCorps meetings
- YB Manager Spoke maintenance in reference to a leak at the site from the tiles falling off outside of the building
- Worked with AmeriCorps for a budget modification
- All staff returned back to work after working remotely
- Mentorship coordinator created a proposal for some class sessions in regards to different life skills
- Completed the Vista MOU and VAD and hired a new vista that will start June 8th.

Upcoming Events:

- Set up Phase 2 to return to work for YouthBuild students
- Complete Bathroom project when students return

Grant Period: July 1st, 2019 – June 30th, 2020

Grant Amount: \$191,724

Completion Rate: 80%

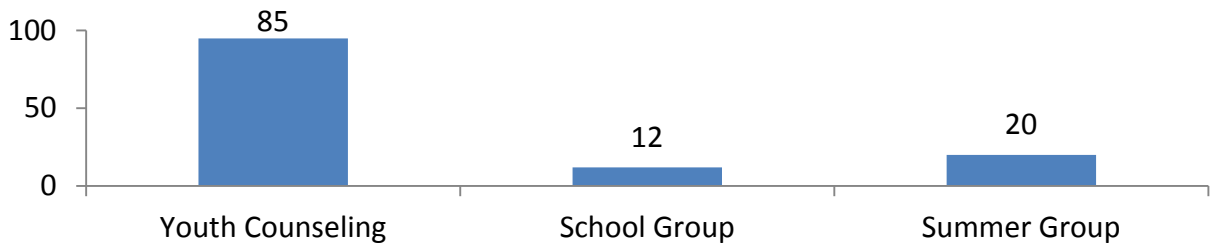
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors 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, 2020

Accomplishments:

- One hundred twenty-seven (127) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- May 12 - Case Staffing Committee Telephonic Meeting
- May 12th, 19th, 28th – Florida Network COVID-19 Conference Call
- May 18 - Return to Cypress Office
- May 21 – FLNET Neighborhood Partner’s Conference Call
- May 27 – Student Interns begin summer field placement
- FLNET/VLU Staff Meetings - Every Monday & Friday
- PPS Manager's Meetings - Every Tuesday & Thursday
- PPS Departmental Meetings - Every Wednesday

Upcoming Events:

- June 1 – June 5 – FLNET Virtual Annual Meeting
- June 3 - Florida Race Equity Informational Session
- June 5 – Ana G. Mendez University Field Placement Virtual Meeting
- June 9 – Case Staffing Committee Telephonic Meeting
- June 16th, 23rd, 30th - Florida Network COVID-19 Conference Call
- Planning Virtual Summer Youth Group Sessions

Location: Robles Park VillageGrant Period: October 1st, 2019 – September 30th, 2020

Grant Amount: \$137,345

Completion Rate: 61%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

- Enroll at least 50 Families (46 Currently Enrolled)
- At least **80%** of a minimum of 50 families have improved family wellbeing (2/2 Completed)
- At least **85%** of a minimum of 50 families have increased social supports (1/2 Completed)
- At least **85%** of a minimum of 50 families have increased concrete supports (41/42 Completed)
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (17/17 Completed)

Monthly Highlights:

- May 4th – Project Link, Inc. Parent Workshop Planning Meeting
- May 6th, 13th, 20th – Free4Ever International, Inc. Parent Workshop
- May 14th – Project Link, Inc. Parent Workshop – “Parent Rights”
- FLNET/VLU Staff Meetings - Every Monday & Friday
- PPS Manager's Meetings - Every Tuesday & Thursday
- PPS Departmental Meetings - Every Wednesday
- STEAM Planning Meeting – Every Tuesday

Upcoming Events:

- June 2nd – Children's Board Contract Development & Management Training (Virtual Meeting)
- June 4th – “Project You” Coaching – facilitated by Free4Ever International, Inc.
- June 10th – Free4Ever International, Inc. Parent Workshop – “Real Talk for Today”
- June 17th – CBHC Data Integrity/ASO Monitoring Review
- June 24th – Free4Ever International, Inc. Parent Workshop – “Real Talk-What Do We Tell Our Kids”
- June 29th - July 3rd – “Girls in Charge” STEAM Initiative

OAKS AT RIVERVIEW COMMUNITY CENTER MAY 2020

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

Due to the Corvid-19 Pandemic ***All Programing has been canceled as of March 16th***

- Outreach phone calls, emails, and text messages (41 Families)
 - Providing Job Opportunity
 - Check ups
 - Information on Class schedule via Zoom
 - Prodigy (Dance Class) Via Zoom – 4 Youth

Summer/After School Services Program MAY 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 87%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



MAY 2020

Location: Oaks at Riverview Community Center
 Grant Period: October 1st, 2019 – September 30th, 2020
 Grant Amount: \$45,000
 Completion Rate: 24%

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
May	5
Total	10



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

Weekly Participation

Location	Registered	5/4	5/11	5/18/	5/25
Robles Park Cubs – 804	25	-	-	-	-
Oaks at Riverview Cubs – 803	2	-	-	-	-
Belmont Phase Cubs - 4275	10	-	-	-	-
Moses White/Seminole Cubs - 807	12	-	-	-	-
C. Blythe Andrews Cubs - 806	13	-	-	-	-
Scouts BSA	14	4	-	5	-

The cub scout meetings have been cancelled due to COVID-19. Scouts BSA meetings have been held via Zoom.

Highlights

- The Cub Scout activity packets have been created and are being distributed on the properties. One packet went out for April and a second one for May. We look forward to beginning meetings again and are planning a recruitment as soon as we can safely.

Looking Forward

- We are holding weekly virtual meetings for Scouts BSA.
- We are contacting each Scouting family across the properties each week. We are checking the following:
 - How are they doing?
 - Do they have the current information from the School system for meals?
 - All Scouts BSA families are contacted the week of the meetings with information to attend.
- We are delivering home-based cub activities to our younger scouting families.

JOBS PLUS INITIATIVE MAY 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

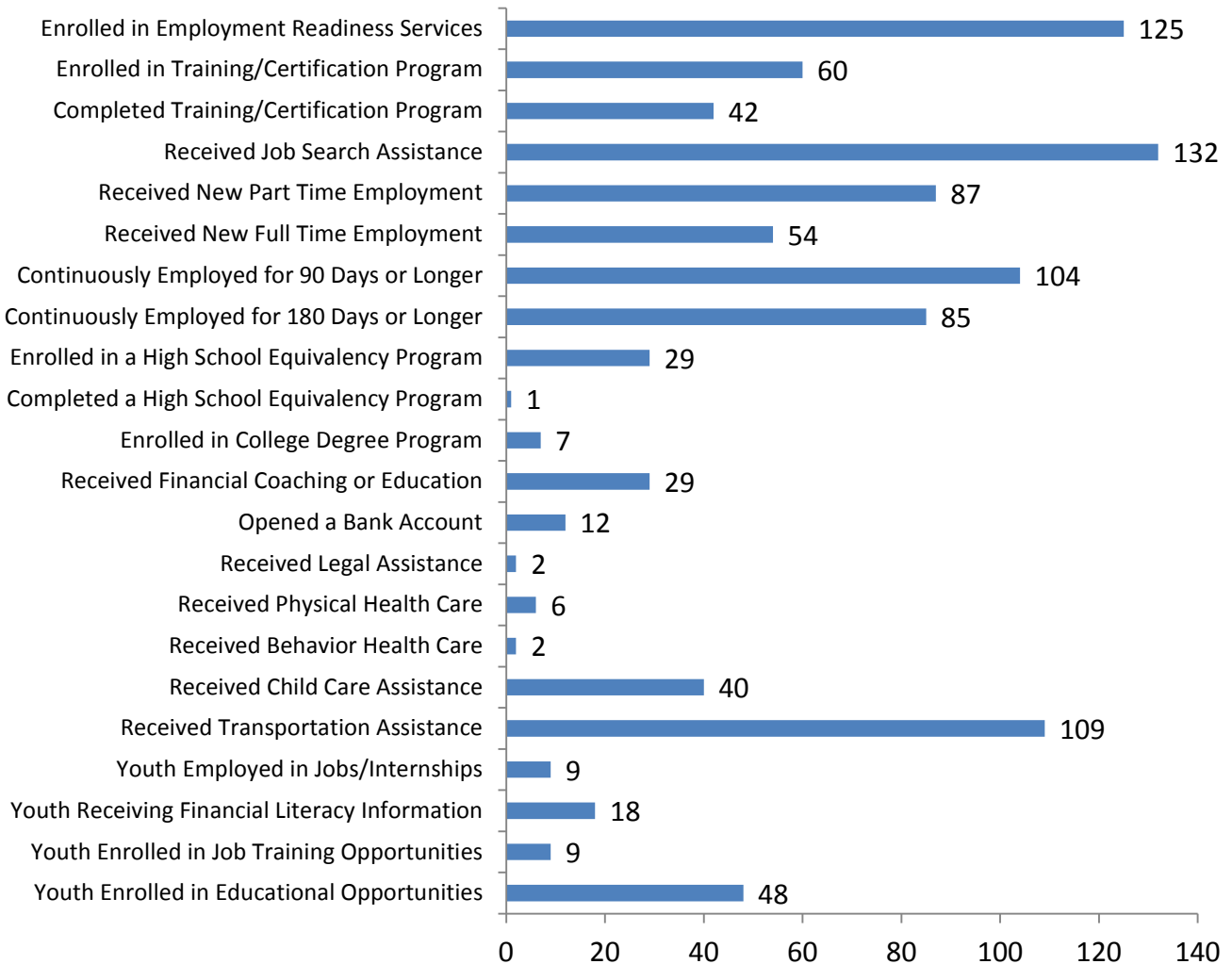
Completion Rate: 60%

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

- 301 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property)
- 78 14-17 year old Youths are participating in the JPI Program (61 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) MAY 2020

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.

Monthly Highlights:

Provided *Information for Students* and Tampa Housing Authority households on, The **CARES Act Higher Education Emergency Relief Fund-IHE/Student Aid** provides funding to institutions to provide emergency financial aid grants to students whose lives have been disrupted, many of whom are facing financial challenges and struggling to make ends meet. Students cannot apply for assistance directly from the U.S. Department of Education but should contact their institutions for further information and guidance. *Institutions have the responsibility of determining how grants will be distributed to students, how the amount of each student grant is calculated, and the development of any instructions or directions that are provided to students about the grant.*

- (16) Job Developer 1-on-1 Career Assessments and Coaching Sessions provided to Program Participants

Job Opportunities:

JMG Realty, The Bristol, Hampton Inn, Coalition Recovery, Youth Summer Employment Opportunities, Maximus, All Florida Appliance & Air Conditioning, City of Tampa, Dick's sporting Goods, Cricket Wireless, Chilis, and RaceTrac.

Vendor Partnerships:

- All Florida Appliance & Air Conditioning
- Pipeline Construction, LLC

Upcoming Plans

- Meeting with Asst. Director to discuss expanding Job Developer presence on THA Community Properties & Sites.
- June 3rd - Job Development Team Meeting
- June 4th - Job Fair at GANDY Civic Center
- June 4th - Conference Call with YouthBuild
- Every Monday Job Developer on Location at Robles
- Every Wednesday Job Developer on Location at YouthBuild



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 79%
May 2020

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

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

- The focus was to continue to provide awareness and purpose of the program by reaching out to residents who have participated in previous workshops and/or expressed interest in becoming an ambassador and having conversations about energy and water conservation during the COVID-19 pandemic

- Maintain Sustainability Ambassadors Program Facebook page which includes; daily posts, song of the day, video of the day, company of the month -Johnson Controls, Inc., and many other insightful videos and information on sustainability



Geraldine Barnes Award Winner: Sandra Elliot

Exceptional Volunteerism

Congratulations to Ms. Sandra Elliot on winning the Geraldine Barnes Resident Award for the month of May 2020. Ms. Elliot has been a resident of JL Young since 2014 and during her time has been a very active member of the community.

Ms. Elliot began our Stress Free Adult Coloring Classes in January 2020 and continued doing classes every Tuesday until COVID-19 caused classes to end. Ms. Elliot has also participated with many events at JL Young including our first Annual Black History Celebration and Fashion Show and also ran and won the Resident Council Vice President position. Ms. Elliot also helped volunteer with Seniors in Service for Veterans Day by honoring our JL Young Seniors and interviewed and completed an oral History with one of our JL Young veterans. Ms. Elliot also is also part of the Hillsborough County Nutrition Advisory Council. Ms. Elliot is someone to always help out whenever it is needed. All they have to do is let her know and she will try to assist in whatever way she can.

Ms. Elliot is also an active participant with all events at JL Young organized through PPS and also encourages her friends and neighbors to participate and makes sure they are aware of all activities.

It is with great honor to nominate Ms. Sandra Elliot for the Geraldine Barnes Award for the category of Community Service.

Nominators Name: Nadia Palomino

Occupation: Elderly Services Support Coordinator

Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: June 9, 2020
RE: Financial Reporting for the Month of May 2020

Financial Highlights

May 31, 2020

Rental Assistance Demonstration (RAD)

For the Two Months Ended May 31, 2020

- With the change in fiscal year end for JL Young which was approved by the board last fiscal year you will now notice that the summary report now includes this property.
- As of May 31, 2020, the RAD properties generated net cash from operations in the amount of \$428,340 after deducting the Operating Reserves in the amount of \$59,560; PPS, Youth, and Resident Enrichment funding in the amount of \$162,063; Transfers to the Corporate Overhead in the amount of \$59,560, and Replacement Reserves of \$197,792.
- The total RAD rents and other revenues budgeted for this period year to date was \$2,316,992 with actual revenues earned of \$2,405,372. This \$88,380 positive variance is primarily attributable to Robles Park tenant rental revenue collections. The Year-to-date (YTD) expenses total is \$1,447,034 which represents \$305,517, or 17.4%, less than YTD budgeted expenses. This amount includes \$11,864 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- The above expenses include \$751 in surveying costs at Robles Park, LLC, related to Zion Cemetery. While significant expenditures were incurred during the 2019-20 FY we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Two Months Ended May 31, 2020

- The Voucher utilization for March 31, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$3,189,749 and YTD Voucher Revenue was \$16,830,973 which represents a total positive variance of \$3,627,431 compared to YTD budget. YTD operating expenditures were \$1,176,766 which represents a positive variance of \$169,806 compared to the YTD budget. The YTD net income was \$3,580,670.

5301 West Cypress St., Tampa, Florida

- Administrative revenues include and additional \$1.4 million received related to the CARES act. These funds, while received, may only be used for specific COVID-19 related expenses. Any unused funds as of December 31, 2020, are eligible for re-capture.

Business Activities

Palm Terrace ALF (PALM)

For the One Month Ended April 30, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 93.2% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$23,937.
- Operating Cash Balance was \$113,711.
- Replacement Reserves Cash Balance was \$111,836.

Cedar Pointe (CPNT)

For the Two Months Ended May 31, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 98.8% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$71,519 for both phases combined.
- Replacement Reserve for both phases combined was \$253,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Two Months Ended May 31, 2020

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance Based Contract Administration (“PBCA”). The contract includes the administration of approximately 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 (Loss) for the fiscal YTD (after donations to affiliated entities) was \$474,938.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Meridian River Development Corporation (MRDC)

For the Four Months Ended April 30, 2020

- MRDC's communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.7% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$630,125.
- Operating Cash Balance was \$5,526,407.
- Replacement Reserves Cash Balance was \$378,718.

Related Entities

The Ella at Encore (ELLA)

For the Four Months Ended April 30, 2020

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 99.4% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$64,475.
- Operating Cash Balance was \$256,033.
- Replacement Reserve Cash Balance was \$355,569.

The Trio at Encore (TRIO)

For the Four Months Ended April 30, 2020

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 99.3% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$49,626.
- Operating Cash Balance was \$594,206.
- Replacement Reserve Cash Balance was \$247,348.

The Reed at Encore (REED)

For the Four Months Ended April 30, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 100% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$148,472.
- Operating Cash Balance was \$844,998.
- Replacement Reserve Cash Balance was \$226,205.

The Tempo at Encore (Tempo)

For the Four Months Ended April 30, 2020

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 100% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$237,554.
- Operating Cash Balance was \$940,802.
- Replacement Reserve Cash Balance was \$41,459.

The Gardens at South Bay (GSB)

For the Four Months Ended April 30, 2020

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 94.4% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(50,959). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,231,356.
- Replacement Reserves Cash Balance was \$349,559.

Osborne Landing LTD (OSB)

For the Five Months Ended May 31, 2020

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 100% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$13,637.
- Operating Cash Balance was \$178,793.
- Replacement Reserves Cash Balance was \$52,500.

Tampa Housing Authority
 RAD Properties Summary 1,489 Units
 For the Second Month Ended May 31, 2020

Occupancy Percentage: 93.1%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	JL Young Apartments	YTD Actual	2 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 108,083	\$ 86,442	\$ 77,180	\$ 81,151	\$ 52,301	\$ 218,620	\$ 623,777	\$ 513,048	\$ 110,729	\$ 3,078,287	\$ 209
HAP Payments	551,595	233,413	187,191	195,231	170,227	420,560	1,758,217	1,775,180	(16,963)	10,651,078	590
Other Revenue	12,056	1,718	6,791	2,584	28	201	23,378	28,764	(5,387)	172,586	8
Total Revenue	\$ 671,734	\$ 321,573	\$ 271,162	\$ 278,966	\$ 222,556	\$ 639,381	\$ 2,405,372	\$ 2,316,992	\$ 88,380	\$ 13,901,951	\$ 808
Admin Salaries / Benefits	59,650	33,614	25,274	44,921	27,883	51,911	243,254	270,525	27,271	1,623,150	82
Administrative Expenses	23,923	3,737	4,005	3,408	1,473	4,613	41,159	101,836	60,677	611,013	14
Management Fees	48,699	25,037	21,196	21,996	18,056	50,376	185,360	185,360	-	1,112,162	62
Tenant Services Salary / Benefits	4,448	1,024	4,308	3,908	2,425	13,423	29,536	33,274	3,738	199,643	10
Tenant Service Expenses	526	-	-	-	-	-	526	7,208	6,682	43,250	-
Utilities	24,182	7,153	14,879	10,617	10,187	37,655	104,674	175,488	70,814	1,052,930	35
Maintenance Salary / Benefits	123,085	49,918	36,077	36,357	25,649	98,372	369,459	369,284	(175)	2,215,702	124
Maintenance Expenses	30,639	6,770	10,195	10,033	6,053	11,578	75,268	124,499	49,231	746,993	25
Contracted Maintenance Services	24,310	17,594	52,463	24,973	23,781	44,241	187,363	283,006	95,644	1,698,038	63
Protective Services Salary and Benef	5,576	2,272	2,065	2,065	1,446	5,783	19,208	20,131	924	120,788	6
Protective Service Expenses	19,363	-	15,246	-	-	20,331	54,941	36,780	(18,161)	220,680	18
General Expenses	37,278	21,511	18,571	14,812	12,501	19,749	124,423	122,009	(2,414)	732,057	42
Bad Debt	5,570	-	620	810	654	4,210	11,864	23,150	11,286	138,900	4
Total Expenses	\$ 407,250	\$ 168,630	\$ 204,900	\$ 173,901	\$ 130,111	\$ 362,242	\$ 1,447,034	\$ 1,752,551	\$ 305,517	\$ 10,515,306	\$ 486
Net Operating Income	\$ 264,484	\$ 152,942	\$ 66,262	\$ 105,065	\$ 92,446	\$ 277,139	\$ 958,338	\$ 564,441	\$ 393,897	\$ 3,386,644	\$ 322
Operating Reserves	15,960	7,640	6,760	6,600	4,640	17,960	59,560	59,560	-	357,360	20
Transfer to Corporate Overhead	-	19,653	14,988	15,893	14,498	45,552	110,583	110,583	-	663,500	37
Resident Enrichment Programs	-	2,174	-	1,995	8,925	10,298	23,392	23,392	-	140,350	8
Oaks at Riverview Youth Programs	-	11,071	6,116	13,654	14,630	25,795	71,266	71,266	-	427,598	24
Funding of PPS Salaries	-	9,104	6,457	10,654	12,197	28,993	67,405	67,405	-	404,428	23
Replacement Reserves	87,612	17,886	16,079	15,299	10,756	50,161	197,792	197,792	-	1,186,754	66
Total Other Out Flows	\$ 103,572	\$ 67,528	\$ 50,400	\$ 64,096	\$ 65,645	\$ 178,759	\$ 529,998	\$ 529,998	\$ -	\$ 3,179,990	\$ 178
Net Cash From Operations	\$ 160,912	\$ 85,415	\$ 15,863	\$ 40,969	\$ 26,801	\$ 98,380	\$ 428,340	\$ 34,442	\$ 393,897	\$ 206,654	\$ 144

Tampa Housing Authority

Robles Park, LLC 399 Units

For the Second Month Ended May 31, 2020

Occupancy Percentage: 81.7 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 50,288	\$ 18,767	\$ 31,521	\$ 108,083	\$ 37,534	\$ 70,549	\$ 225,205	\$ 135
HAP Payments	256,008	280,568	(24,560)	551,595	561,137	(9,542)	3,366,820	691
Other Revenue	5,547	5,033	514	12,056	10,067	1,989	60,400	15
Total Revenue	\$ 311,843	\$ 304,369	\$ 7,474	\$ 671,734	\$ 608,737	\$ 62,997	\$ 3,652,425	\$ 842
Admin Salaries / Benefits	28,942	39,656	10,714	59,650	79,312	19,662	475,873	75
Administrative Expenses*	21,150	15,375	(5,775)	23,923	30,750	6,826	184,501	30
Management Fees	24,350	24,350	-	48,699	48,699	-	292,194	61
Tenant Services Salary / Benefits	2,250	2,312	61	4,448	4,621	173	27,726	6
Tenant Service Expenses	470	900	430	526	1,800	1,274	10,800	1
Utilities	5,149	22,021	16,872	24,182	44,041	19,859	264,244	30
Maintenance Salary / Benefits	63,975	62,204	(1,771)	123,085	124,409	1,324	746,452	154
Maintenance Expenses	23,575	19,233	(4,342)	30,639	38,467	7,828	230,800	38
Contracted Maintenance Services	9,249	30,458	21,209	24,310	60,917	36,606	365,500	30
Protective Services Salary and Benefits	2,830	2,825	(5)	5,576	5,645	69	33,866	7
Protective Service Expenses	9,837	9,167	(671)	19,363	18,333	(1,030)	110,000	24
General Expenses	19,333	18,206	(1,127)	37,278	36,411	(867)	218,466	47
Bad Debt	(294)	5,833	6,127	5,570	11,667	6,097	70,000	7
Total Expenses	\$ 210,816	\$ 252,540	\$ 41,724	\$ 407,250	\$ 505,071	\$ 97,820	\$ 3,030,422	\$ 510
Net Operating Income	\$ 101,027	\$ 51,828	\$ 49,199	\$ 264,484	\$ 103,667	\$ 160,817	\$ 622,003	\$ 331
Operating Reserves	7,980	7,980	-	15,960	15,960	-	95,760	20
Replacement Reserves	43,806	43,806	-	87,612	87,612	-	525,672	110
Total Other Out Flows	\$ 51,786	\$ 51,786	\$ -	\$ 103,572	\$ 103,572	\$ -	\$ 621,432	\$ 130
Net Cash From Operations	\$ 49,241	\$ 42	\$ 49,199	\$ 160,912	\$ 95	\$ 160,817	\$ 571	\$ 202

*Includes Surveying Costs of \$751 related to Zion Cemetery

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Second Month Ended May 31, 2020

Occupancy Percentage: 96.9 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 41,363	\$ 39,435	\$ 1,928	\$ 86,442	\$ 78,871	\$ 7,571	\$ 473,225	\$ 226
HAP Payments	117,381	115,960	1,421	233,413	231,919	1,494	1,391,516	611
Other Revenue	1,182	1,088	94	1,718	2,175	(457)	13,050	4
Total Revenue	\$ 159,926	\$ 156,483	\$ 3,443	\$ 321,573	\$ 312,965	\$ 8,607	\$ 1,877,791	\$ 842
Admin Salaries / Benefits	17,429	18,793	1,364	33,614	37,566	3,952	199,537	88
Administrative Expenses	2,188	9,062	6,873	3,737	17,873	14,136	108,240	10
Management Fees	12,519	12,519	-	25,037	25,037	-	150,223	66
Tenant Services Salary / Benefits	518	629	111	1,024	1,256	233	7,541	3
Tenant Service Expenses	-	431	431	-	861	861	5,175	-
Utilities	83	8,117	8,034	7,153	16,233	9,080	97,402	19
Maintenance Salary / Benefits	25,133	24,819	(314)	49,918	49,625	(293)	297,756	131
Maintenance Expenses	3,470	7,468	3,998	6,770	14,937	8,167	90,760	18
Contracted Maintenance Services	5,159	23,085	17,926	17,594	47,570	29,976	264,103	46
Protective Services Salary and Benefits	1,153	1,306	153	2,272	2,606	334	15,635	6
Protective Service Expenses	-	640	640	-	1,280	1,280	7,680	-
General Expenses	11,169	10,759	(411)	21,511	21,517	6	129,112	56
Bad Debt	-	2,117	2,117	-	4,233	4,233	25,400	-
Total Expenses	\$ 78,821	\$ 119,743	\$ 40,921	\$ 168,630	\$ 240,595	\$ 71,965	\$ 1,398,564	\$ 441
Net Operating Income	\$ 81,105	\$ 36,740	\$ 44,365	\$ 152,942	\$ 72,370	\$ 80,572	\$ 479,227	\$ 400
Operating Reserves	3,820	3,820	-	7,640	7,640	-	45,840	20
Transfer to Corporate Overhead	9,826	9,826	-	19,653	19,653	-	117,917	51
Resident Enrichment Programs	1,087	1,087	-	2,174	2,174	-	13,041	6
Oaks at Riverview Youth Programs	5,535	5,535	-	11,071	11,071	-	66,423	29
Funding of PPS Salaries	4,552	4,552	-	9,104	9,104	-	54,626	24
Replacement Reserves	8,943	8,943	-	17,886	17,886	-	107,318	47
Total Other Out Flows	\$ 33,764	\$ 33,764	\$ -	\$ 67,528	\$ 67,528	\$ -	\$ 405,165	\$ 177
Net Cash From Operations	\$ 47,341	\$ 2,976	\$ 44,365	\$ 85,415	\$ 4,843	\$ 80,572	\$ 74,062	\$ 224

Tampa Housing Authority
Seminole Park Apartments, LLC 169 Units
For the Second Month Ended May 31, 2020

Occupancy Percentage: 99.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,247	\$ 40,199	\$ 48	\$ 77,180	\$ 80,398	\$ (3,218)	\$ 482,386	\$ 228
HAP Payments	94,342	89,483	4,859	187,191	178,967	8,225	1,073,799	554
Other Revenue	5,904	2,792	3,112	6,791	5,583	1,207	33,500	20
Total Revenue	\$ 140,493	\$ 132,474	\$ 8,019	\$ 271,162	\$ 264,947	\$ 6,214	\$ 1,589,685	\$ 802
Admin Salaries / Benefits	12,654	12,652	(2)	25,274	25,301	27	151,798	75
Administrative Expenses	2,152	5,658	3,506	4,005	11,317	7,312	67,900	12
Management Fees	10,598	10,598	-	21,196	21,195	(1)	127,175	63
Tenant Services Salary / Benefits	2,179	2,259	80	4,308	4,523	215	27,126	13
Tenant Service Expenses	-	352	352	-	704	704	4,225	-
Utilities	923	16,465	15,541	14,879	32,930	18,050	197,586	44
Maintenance Salary / Benefits	19,037	16,953	(2,084)	36,077	33,908	(2,169)	201,385	107
Maintenance Expenses	8,898	9,500	602	10,195	19,000	8,805	116,064	30
Contracted Maintenance Services	30,927	20,513	(10,414)	52,463	41,026	(11,437)	246,153	155
Protective Services Salary and Benefits	1,048	1,040	(9)	2,065	2,078	13	12,470	6
Protective Service Expenses	7,407	-	(7,407)	15,246	-	(15,246)	-	45
General Expenses	9,485	8,950	(535)	18,571	17,901	(671)	107,407	55
Bad Debt	-	542	542	620	1,083	463	6,500	2
Total Expenses	\$ 105,308	\$ 105,482	\$ 173	\$ 204,900	\$ 210,965	\$ 6,066	\$ 1,265,789	\$ 606
Net Operating Income	\$ 35,184	\$ 26,992	\$ 8,192	\$ 66,262	\$ 53,982	\$ 12,280	\$ 323,896	\$ 196
Operating Reserves	3,380	3,380	-	6,760	6,760	-	40,560	20
Transfer to Corporate Overhead	7,494	7,494	-	14,988	14,988	-	89,925	44
Oaks at Riverview Youth Programs	3,058	3,058	-	6,116	6,116	-	36,697	18
Funding of PPS Salaries	3,229	3,229	-	6,457	6,457	-	38,742	19
Replacement Reserves	8,039	8,039	-	16,079	16,079	-	96,473	48
Total Other Out Flows	\$ 25,200	\$ 25,200	\$ -	\$ 50,400	\$ 50,400	\$ -	\$ 302,397	\$ 149
Net Cash From Operations	\$ 9,984	\$ 1,792	\$ 8,192	\$ 15,863	\$ 3,583	\$ 12,280	\$ 21,499	\$ 47

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Second Month Ended May 31, 2020

Occupancy Percentage: 95.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 38,554	\$ 33,257	\$ 5,297	\$ 81,151	\$ 66,513	\$ 14,638	\$ 399,080	\$ 246
HAP Payments	98,771	101,777	(3,006)	195,231	203,554	(8,323)	1,221,326	592
Other Revenue	840	2,434	(1,594)	2,584	4,868	(2,284)	29,206	-
Total Revenue	\$ 138,165	\$ 137,468	\$ 697	\$ 278,966	\$ 274,935	\$ 4,031	\$ 1,649,612	\$ 845
Admin Salaries / Benefits	22,266	21,738	(528)	44,921	43,467	(1,455)	260,797	136
Administrative Expenses	2,174	6,607	4,433	3,408	13,214	9,806	79,282	10
Management Fees	10,998	10,998	-	21,996	21,996	-	131,974	67
Tenant Services Salary / Benefits	1,978	3,102	1,124	3,908	6,199	2,291	37,194	12
Tenant Service Expenses	-	344	344	-	688	688	4,125	-
Utilities	3,169	8,352	5,183	10,617	16,704	6,087	100,223	32
Maintenance Salary / Benefits	19,181	19,045	(136)	36,357	38,083	1,726	228,493	110
Maintenance Expenses	6,250	7,146	897	10,033	14,293	4,259	85,755	30
Contracted Maintenance Services	10,630	16,221	5,591	24,973	32,442	7,469	194,656	76
Protective Services and Benefits	1,048	1,250	202	2,065	2,493	428	14,960	6
General Expenses	7,558	7,186	(372)	14,812	14,372	(441)	86,231	45
Bad Debt	-	667	667	810	1,333	523	8,000	2
Total Expenses	\$ 85,252	\$ 102,656	\$ 17,404	\$ 173,901	\$ 205,281	\$ 31,380	\$ 1,231,690	\$ 527
Net Operating Income	\$ 52,913	\$ 34,812	\$ 18,102	\$ 105,065	\$ 69,654	\$ 35,411	\$ 417,922	\$ 318
Operating Reserves	3,300	3,300	-	6,600	6,600	-	39,600	20
Transfer to Corporate Overhead	7,946	7,946	-	15,893	15,893	-	95,357	48
Resident Enrichment Programs	998	998	-	1,995	1,995	-	11,972	6
Oaks at Riverview Youth Programs	6,827	6,827	-	13,654	13,654	-	81,926	41
Funding of PPS Salaries	5,327	5,327	-	10,654	10,654	-	63,925	32
Replacement Reserves	7,649	7,649	-	15,299	15,299	-	91,793	46
Total Other Out Flows	\$ 32,048	\$ 32,048	\$ -	\$ 64,096	\$ 64,096	\$ -	\$ 384,573	\$ 194
Net Cash From Operations	\$ 20,865	\$ 2,764	\$ 18,102	\$ 40,969	\$ 5,559	\$ 35,411	\$ 33,349	\$ 124

Tampa Housing Authority
 Scruggs Manor, LLC 116 Units
 For the Second Month Ended May 31, 2020

Occupancy Percentage: 99.1 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 26,293	\$ 24,542	\$ 1,751	\$ 52,301	\$ 49,084	\$ 3,217	\$ 294,506	\$ 225
HAP Payments	85,396	86,857	(1,461)	170,227	173,714	(3,487)	1,042,283	734
Other Revenue	-	1,453	(1,453)	28	2,905	(2,877)	17,430	-
Total Revenue	\$ 111,689	\$ 112,852	\$ (1,163)	\$ 222,556	\$ 225,703	\$ (3,147)	\$ 1,354,219	\$ 959
Admin Salaries / Benefits	13,921	14,066	145	27,883	28,133	249	168,792	120
Administrative Expenses	1,079	4,158	3,079	1,473	8,315	6,842	49,890	6
Management Fees	9,028	9,028	-	18,056	18,056	-	108,338	78
Tenant Services Salary / Benefits	1,227	1,264	37	2,425	2,527	101	15,157	10
Tenant Service Expenses	-	643	643	-	1,284	1,284	7,700	-
Utilities	3,053	7,486	4,433	10,187	14,972	4,785	89,834	44
Maintenance Salary / Benefits	13,510	11,852	(1,658)	25,649	23,702	(1,947)	142,224	111
Maintenance Expenses	2,919	6,685	3,766	6,053	13,371	7,317	80,225	26
Contracted Maintenance Services	9,044	13,393	4,348	23,781	26,785	3,004	160,711	103
Protective Services and Benefits	734	729	(5)	1,446	1,454	8	8,725	6
General Expenses	6,449	6,129	(320)	12,501	12,258	(243)	73,549	54
Bad Debt	-	750	750	654	1,500	846	9,000	3
Total Expenses	\$ 60,964	\$ 76,183	\$ 15,219	\$ 130,111	\$ 152,357	\$ 22,246	\$ 914,145	\$ 561
Net Operating Income	\$ 50,725	\$ 36,669	\$ 14,056	\$ 92,446	\$ 73,346	\$ 19,099	\$ 440,074	\$ 398
Operating Reserves	2,320	2,320	-	4,640	4,640	-	27,840	20
Transfer to Corporate Overhead	7,249	7,249	-	14,498	14,498	-	86,988	62
Resident Enrichment Programs	4,462	4,462	-	8,925	8,925	-	53,548	38
Oaks at Riverview Youth Programs	7,315	7,315	-	14,630	14,630	-	87,780	63
Funding of PPS Salaries	6,098	6,098	-	12,197	12,197	-	73,180	53
Replacement Reserves	5,378	5,378	-	10,756	10,756	-	64,534	46
Total Other Out Flows	\$ 32,823	\$ 32,823	\$ -	\$ 65,645	\$ 65,645	\$ -	\$ 393,870	\$ 283
Net Cash From Operations	\$ 17,902	\$ 3,846	\$ 14,056	\$ 26,801	\$ 7,701	\$ 19,099	\$ 46,204	\$ 116

Tampa Housing Authority
 JL Young Apartments, Inc. 449 Units
 For the Second Month Ended May 31, 2020

Occupancy Percentage: 96.7 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 110,977	\$ 100,324	\$ 10,653	\$ 218,620	\$ 201,148	\$ 17,473	\$ 1,203,885	\$ 243
HAP Payments	211,345	212,945	(1,600)	420,560	425,889	(5,329)	2,555,334	468
Other Revenue	75	1,583	(1,508)	201	2,667	(2,465)	19,000	-
Total Revenue	\$ 322,397	\$ 314,852	\$ 7,546	\$ 639,381	\$ 629,703	\$ 9,678	\$ 3,778,219	\$ 712
Admin Salaries / Benefits	24,425	30,532	6,107	51,911	61,059	9,149	366,353	58
Administrative Expenses	3,690	10,017	6,327	4,613	20,033	15,421	121,200	5
Management Fees	25,188	25,188	-	50,376	50,376	-	302,258	56
Tenant Services Salary / Benefits	6,797	7,077	280	13,423	14,150	727	84,900	15
Tenant Service Expenses	-	935	935	-	1,871	1,871	11,225	-
Utilities	17,240	25,304	8,064	37,655	50,608	12,953	303,641	42
Maintenance Salary / Benefits	50,123	49,949	(174)	98,372	99,899	1,527	599,392	110
Maintenance Expenses	9,106	11,583	2,477	11,578	27,063	15,485	143,389	13
Contracted Maintenance Services	25,267	38,910	13,642	44,241	77,819	33,578	466,915	49
Protective Services Salary and Benefits	2,935	2,931	(4)	5,783	5,856	73	35,132	6
Protective Service Expenses	10,166	8,583	(1,582)	20,331	17,167	(3,165)	103,000	23
General Expenses	10,209	9,774	(435)	19,749	19,549	(200)	117,292	22
Bad Debt	-	1,667	1,667	4,210	3,333	(877)	20,000	5
Total Expenses	\$ 185,146	\$ 222,451	\$ 37,305	\$ 362,242	\$ 448,783	\$ 86,541	\$ 2,674,697	\$ 403
Net Operating Income	\$ 137,251	\$ 92,401	\$ 44,850	\$ 277,139	\$ 180,920	\$ 96,219	\$ 1,103,522	\$ 309
Operating Reserves (1 Month)	8,980	8,980	-	17,960	17,960	-	107,760	20
Transfer to Corporate Overhead	22,776	22,776	-	45,552	45,552	-	273,313	51
Resident Enrichment Programs	5,149	5,149	-	10,298	10,298	-	61,789	11
Oaks at Riverview Youth Programs	12,898	12,898	-	25,795	25,795	-	154,772	29
Funding of PPS Salaries	14,496	14,496	-	28,993	28,993	-	173,955	32
Replacement Reserves	25,080	25,080	-	50,161	50,161	-	300,964	56
Total Other Out Flows	\$ 89,379	\$ 89,379	\$ -	\$ 178,759	\$ 178,759	\$ -	\$ 1,072,553	\$ 199
Net Cash From Operations	\$ 47,872	\$ 3,022	\$ 44,850	\$ 98,380	\$ 2,161	\$ 96,219	\$ 30,969	\$ 110

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations for the Two Months Ended May 31, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ -	\$ 15,620,040	\$ 15,620,040	\$ 14,331,720	\$ 1,288,320	\$ 85,990,320
S8 Administrative Fees	2,932,435	-	2,932,435	1,164,829	1,767,606	6,988,979
Port In (vpti)	252,626	-	252,626	300,668	(48,042)	1,804,017
RAPS (Rehab Assistance)	-	1,208,518	1,208,518	577,054	631,464	3,462,324
Other Revenue	4,688	2,415	7,103	19,020	(11,917)	114,120
Total Revenue	\$ 3,189,749	\$ 16,830,973	\$ 20,020,722	\$ 16,393,291	\$ 3,627,431	\$ 98,359,760
Expenses						
Administrative						
Salaries & Benefits	711,952	-	711,952	801,906	89,954	4,811,445
Management Fees	387,851	-	387,851	387,850	(1)	2,327,103
Administrative other	43,184	-	43,184	130,140	86,956	780,840
Total Administrative	1,142,987	-	1,142,987	1,319,896	176,909	7,919,388
Tenant and Social Services	185	-	185	500	315	3,000
Maintenance & Operation	1,682	-	1,682	2,960	1,278	17,760
General Expenses	31,912	-	31,912	23,216	(8,696)	139,296
Total Operating Expenses	\$ 1,176,766	\$ -	\$ 1,176,766	\$ 1,346,572	\$ 169,806	\$ 8,079,444
Other Expenses						
Escrow Payments	-	70,998	70,998	83,864	12,866	503,190
HAP Utility Assistance Payment	-	233,350	233,350	251,594	18,244	1,509,569
Hsg Assist/Landlord Pymnt	-	14,526,852	14,526,852	13,813,432	(713,420)	82,880,598
Hsg Assist Pymts-Port Out	-	183,880	183,880	186,830	2,950	1,120,963
Hsg Assist Pymts-Port In	248,206	-	248,206	285,702	37,496	1,714,217
RAPS Disbursements	-	-	-	577,054	577,054	3,462,324
Total Other Expenses	\$ 248,206	\$ 15,015,080	\$ 15,263,286	\$ 15,198,476	\$ (64,810)	\$ 91,190,861
Net Income	\$ 1,764,777	\$ 1,815,893	\$ 3,580,670	\$ (151,757)	\$ 3,732,427	\$ (910,545)

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

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 92,680	\$ 92,680	\$ -	\$ 185,360	\$ 185,360	\$ -	\$ 1,112,162
Mgmt Fees - RAD HCV	193,925	193,925	-	387,851	387,851	-	2,327,103
Mgmt Fees - Related Entities	59,137	59,137	-	118,274	118,274	-	709,644
Total Revenue	\$ 345,742	\$ 345,742	\$ -	\$ 691,485	\$ 691,485	\$ -	\$ 4,148,909
Admin Salaries / Benefits	264,145	280,327	16,182	513,649	560,654	47,005	3,363,927
Administrative Expenses	26,647	50,131	23,484	46,063	124,262	78,199	730,604
Tenant Services Salary / Benefits	-	-	-	-	-	-	-
Tenant Service Expenses	-	-	-	-	-	-	-
Utilities	6,794	8,500	1,706	6,963	17,000	10,037	102,000
Maintenance Salary / Benefits	19,852	19,123	(729)	37,965	38,247	281	229,480
Maintenance Expenses	2,920	7,988	5,068	7,309	15,975	8,666	95,850
Contracted Maintenance Services	13,994	15,696	1,702	22,539	31,391	8,852	189,132
Protective Services Salary and Benefits	13,974	13,852	(122)	29,770	27,704	(2,066)	166,222
Protective Service Expenses	-	583	583	-	1,167	1,167	7,000
General Expenses	6,184	7,505	1,321	14,857	15,009	152	90,057
Total Expenses	\$ 354,509	\$ 403,704	\$ 49,195	\$ 679,116	\$ 831,409	\$ 152,293	\$ 4,974,272
Contribution to Assisted Housing Reserve	41,667	41,667	-	83,333	83,333	-	500,000
Total Contribution to Assisted Housing Reserve	\$ 41,667	\$ 41,667	\$ -	\$ 83,333	\$ 83,333	\$ -	\$ 500,000
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	110,583	110,583	-	663,500
Transfer from NTHD	55,155	55,155	-	110,311	110,311	-	661,863
Total Contributions from Other Sources	\$ 110,447	\$ 110,447	\$ -	\$ 220,894	\$ 220,894	\$ -	\$ 1,325,363
Net Income or (Loss)	\$ 60,014	\$ 10,818	\$ 49,195	\$ 149,930	\$ (2,363)	\$ 152,293	\$ 0

Tampa Housing Authority
Palm Terrace Assisted Living Facility 75 Units
For the One Month Ended April 30, 2020

Occupancy Percentage: 93.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rent Income / Long Term Care	\$ 132,748	\$ 120,100	\$ 12,648	\$ 132,748	\$ 120,100	\$ 12,648	\$ 1,441,200	\$ 884
Section 8 Subsidies	38,515	36,000	2,515	38,515	36,000	2,515	432,000	95
Adult Day Care Services	1,533	6,518	(4,985)	1,533	6,518	(4,985)	77,618	-
Other Income	321	125	196	321	125	196	1,600	-
Total Revenue	\$ 173,117	\$ 162,743	\$ 10,375	\$ 173,117	\$ 162,743	\$ 10,375	\$ 1,952,418	\$ 210
Expenses								
Administration	22,304	23,826	1,522	22,342	23,908	1,565	313,684	138
Food Service	32,329	28,002	(4,327)	32,329	28,002	(4,327)	337,484	63
Residential Programs	59,407	51,494	(7,913)	59,407	51,494	(7,913)	627,588	53
Maintenance	8,553	15,065	6,512	8,553	15,065	6,512	184,476	9
Utilities	11,327	12,605	1,279	11,327	12,605	1,279	152,871	69
Management Fee - 3rd Party Management	7,975	8,125	150	7,975	8,125	150	97,500	104
Management Fee - THA	1,863	1,863	-	1,863	1,863	-	22,360	57
Insurance	3,233	5,265	2,032	3,233	5,265	2,032	63,180	140
Total Expense	\$ 146,991	\$ 146,246	\$ (745)	\$ 147,030	\$ 146,328	\$ (702)	\$ 1,799,143	\$ 178
Net Income	\$ 26,126	\$ 16,497	\$ 9,629	\$ 26,087	\$ 16,415	\$ 9,672	\$ 153,275	\$ 32
Replacement Reserve	2,188	2,188	-	2,188	2,188	-	26,250	42
Cash Flow	\$ 23,939	\$ 14,309	\$ 9,629	\$ 23,900	\$ 14,227	\$ 9,672	\$ 127,025	\$ 29

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

Occupancy Percentage: 98.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 47,613	\$ 49,207	\$ (1,594)	\$ 96,054	\$ 98,415	\$ (2,361)	\$ 590,490	\$ 572
Subsidy / Grant Income	7,419	5,526	1,893	16,547	11,052	5,495	66,311	98
Other Income	(235)	-	(235)	(272)	-	(272)	-	(2)
Total Revenue	\$ 54,797	\$ 54,733	\$ 64	\$ 112,329	\$ 109,467	\$ 2,863	\$ 656,801	\$ 936
Expenses								
Admin Salaries / Benefits	11,199	13,669	2,470	22,300	27,338	5,038	164,029	133
Administrative Expenses	678	7,072	6,394	1,481	14,143	12,662	84,860	9
Management Fees	4,334	4,334	-	8,669	8,669	-	52,011	52
Tenant Services Expenses	-	583	583	-	1,167	1,167	7,000	-
Utilities	4,377	6,120	1,742	4,377	12,240	7,862	73,437	26
Maintenance Salary and Benefits	5,300	6,018	718	13,755	12,037	(1,718)	72,220	82
Maintenance Expenses	1,173	4,040	2,866	2,300	8,079	5,779	48,475	14
Contracted Maintenance services	6,162	7,116	954	11,102	14,233	3,130	85,395	66
Protective Services Salary and Benefits	419	415	(4)	826	831	5	4,986	5
General Expenses	4,694	5,654	960	9,000	11,307	2,307	67,843	54
Total Expense	\$ 38,337	\$ 55,021	\$ 16,684	\$ 73,810	\$ 110,042	\$ 36,232	\$ 660,256	\$ 615
Net Income	\$ 16,460	\$ (288)	\$ 16,748	\$ 38,519	\$ (576)	\$ 39,095	\$ (3,455)	\$ 321
Capital Improvements	-	9,487	9,487	-	18,973	18,973	113,840	-
Replacement Reserve	3,500	3,500	-	7,000	7,000	-	42,000	42
Cash Flow Before Debt	\$ 12,960	\$ 5,699	\$ 7,261	\$ 31,519	\$ (26,549)	\$ 58,068	\$ (159,295)	\$ 188
Cash Flow	\$ 12,960	\$ 5,699	\$ 7,261	\$ 31,519	\$ (26,549)	\$ 58,068	\$ (159,295)	\$ 263

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For the Two Months Ended May 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 1,040,862	\$ 1,050,444	\$ (9,583)	\$ 2,082,718	\$ 2,100,889	\$ (18,171)	\$ 12,605,333
Other Revenue	166	-	166	1,847	-	1,847	-
Total Revenue	\$ 1,041,028	\$ 1,050,444	\$ (9,416)	\$ 2,084,564	\$ 2,100,889	\$ (16,325)	\$ 12,605,333
Expenses							
Administrative Staff Support	23,026	29,323	6,297	45,552	58,646	13,094	351,876
Administrative Operating Costs	1,032	5,837	4,805	1,434	11,675	10,241	70,050
Legal Fees	-	8,333	8,333	643	16,667	16,024	100,000
Audit Fees	-	1,625	1,625	-	3,250	3,250	19,500
Insurance	12,514	12,507	(8)	25,029	25,013	(16)	150,078
Management Fees	8,333	8,333	-	16,667	16,667	-	100,000
Service Provider Contract Costs	677,439	623,119	(54,321)	1,356,381	1,246,238	(110,144)	7,477,426
Total Expenses	\$ 722,346	\$ 689,078	\$ (33,268)	\$ 1,445,706	\$ 1,378,155	\$ (67,550)	\$ 8,268,930
Net Operating Income (Loss)	\$ 318,682	\$ 361,367	\$ (42,685)	\$ 638,858	\$ 722,734	\$ (83,875)	\$ 4,336,403
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	81,849	163,964	82,114	163,921	327,927	164,007	2,446,438
Affiliated Entities Operational Funding	\$ 81,849	\$ 163,964	\$ 82,114	\$ 163,921	\$ 327,927	\$ 164,007	\$ 2,446,438
Net Income after Affiliated Funding	\$ 236,833	\$ 197,403	\$ 39,430	\$ 474,938	\$ 394,806	\$ 80,132	\$ 1,889,965

*See detail breakdown on next page.

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For the Two Months Ended May 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
Funding for Encore Developments							
Items earmarked from prior year Budget	\$ -	\$ 54,167	\$ 54,167	\$ -	\$ 108,333	\$ 108,333	\$ 650,000
THA - Encore CDD Funding	-	-	-	-	-	-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding	-	25,000	25,000	-	50,000	50,000	300,000
THA - Encore Ella - Art Project	-	-	-	-	-	-	120,000
Total Encore Developments	\$ -	\$ 79,167	\$ 79,167	\$ -	\$ 158,333	\$ 158,333	\$ 1,270,000
THA Operations - Corporate Overhead							
THA - THA Wellness Committee	-	696	696	-	1,392	1,392	8,352
THA - Transfer to AHDC	-	-	-	-	-	-	18,873
THA - Executive Salaries and Benefits Funding	24,275	24,275	-	48,549	48,549	-	291,296
THA - Funding of Corporate Overhead	30,881	30,881	-	61,761	61,761	-	370,567
THA - Annual Employee Business Meeting	-	-	-	-	-	-	40,000
THA - Employee Appreciation Committee	-	1,392	1,392	-	2,784	2,784	16,704
THA - Partnership Sponsorship/Benevolence Fund	224	1,083	859	670	2,167	1,497	13,000
Total THA Operations - CO	\$ 55,379	\$ 58,327	\$ 2,947	\$ 110,980	\$ 116,653	\$ 5,673	\$ 758,792
THA Operations - Resident Services							
THA - Funding of EnVision Center	-	-	-	-	-	-	100,000
THA - Funding of ORCC	2,218	2,218	-	4,436	4,436	-	26,618
THA - Funding of PPS	17,933	17,933	-	35,866	35,867	-	215,200
THA - Funding of Boys Club Building	6,319	6,319	-	12,638	12,638	-	75,828
Total THA Operations - Resident Services	\$ 26,470	\$ 26,471	\$ -	\$ 52,941	\$ 52,941	\$ -	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 81,849	\$ 163,964	\$ 82,114	\$ 163,921	\$ 327,927	\$ 164,006	\$ 2,446,438

Tampa Housing Authority

Meridian River Development Corporation - Consolidated 700 Units

For the Four Months Ended April 30, 2020

Occupancy Percentage: 97.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 476,738	\$ 474,334	\$ 2,404	\$ 1,916,958	\$ 1,890,127	\$ 26,831	\$ 5,722,776	\$ 685
Vacancy Loss	(16,860)	(23,717)	6,857	(64,168)	(94,505)	30,337	(286,139)	(23)
Delinquent/Prepaid/Other	-	(2,470)	2,470	-	(9,880)	9,880	(30,440)	-
Total Rental Income	\$ 459,877	\$ 448,147	\$ 11,730	\$ 1,852,790	\$ 1,785,742	\$ 67,048	\$ 5,406,197	\$ 662
Other Income	17,453	13,446	4,007	77,209	51,534	25,675	154,202	28
Total Income	\$ 477,331	\$ 461,593	\$ 15,738	\$ 1,929,999	\$ 1,837,276	\$ 92,723	\$ 5,560,399	\$ 689
Administrative Salaries / Benefits	35,446	41,390	5,944	142,705	165,560	22,855	496,731	51
Maintenance Salaries / Benefits	25,124	29,224	4,100	97,251	116,896	19,645	350,688	35
Advertising and Promotion	3,389	6,447	3,058	19,509	25,638	6,129	76,781	7
Maintenance Expenses	29,475	56,665	27,190	152,362	196,410	44,048	581,495	54
Administrative Expenses	9,837	20,576	10,739	47,923	81,212	33,289	291,478	17
Utilities	25,786	29,575	3,789	114,444	115,700	1,256	344,500	41
Professional Fees	8,273	9,546	1,273	30,796	38,184	7,388	62,952	11
Management Fees	14,535	13,847	(688)	58,567	55,118	(3,449)	166,836	21
Management Fees - THA	50,840	25,835	(25,005)	103,340	103,320	(20)	310,000	37
Insurance	31,044	31,054	10	124,176	124,216	40	372,648	44
Taxes	13,811	13,811	-	55,244	55,244	-	165,732	20
Total Expenses	\$ 247,559	\$ 277,970	\$ 30,411	\$ 946,318	\$ 1,077,498	\$ 131,180	\$ 3,219,841	\$ 338
Net Operating Income	\$ 229,772	\$ 183,623	\$ 46,149	\$ 983,681	\$ 759,778	\$ 223,903	\$ 2,340,558	\$ 351
Debt Service (Principal, Interest, and Fees)	68,735	68,742	7	274,941	274,968	27	824,904	98
Capital Expenditures/Replacement Reserve	23,630	185,459	161,829	78,615	506,316	427,701	967,468	28
Net Income	\$ 137,406	\$ (70,578)	\$ 207,984	\$ 630,125	\$ (21,506)	\$ 651,631	\$ 548,186	\$ 225

Tampa Housing Authority

Meridian River Development Corporation - River Pines 300 Units

For the Four Months Ended April 30, 2020

Occupancy Percentage: 97.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 164,710	\$ 160,795	\$ 3,915	\$ 652,057	\$ 641,335	\$ 10,722	\$ 1,934,815	\$ 543
Vacancy Loss	(6,570)	(8,040)	1,470	(16,905)	(32,067)	15,162	(96,741)	(14)
Delinquent/Prepaid/Other	-	(1,345)	1,345	-	(5,380)	5,380	(16,940)	-
Total Rental Income	\$ 158,140	\$ 151,410	\$ 6,730	\$ 635,152	\$ 603,888	\$ 31,264	\$ 1,821,134	\$ 529
Other Income	3,104	3,773	(669)	10,353	15,092	(4,739)	45,276	9
Total Income	\$ 161,244	\$ 155,183	\$ 6,061	\$ 645,505	\$ 618,980	\$ 26,525	\$ 1,866,410	\$ 538
Administrative Salaries / Benefits	10,447	12,416	1,969	42,047	49,664	7,617	148,992	35
Maintenance Salaries / Benefits	10,712	12,041	1,329	43,009	48,164	5,155	144,492	36
Advertising and Promotion	1,312	2,417	1,105	6,113	8,918	2,805	26,704	5
Maintenance Expenses	5,685	13,695	8,010	40,197	55,015	14,818	159,490	33
Administrative Expenses	3,546	8,377	4,831	15,909	31,651	15,742	90,875	13
Utilities	14,711	17,655	2,944	64,511	70,620	6,109	211,860	54
Professional Fees	2,759	3,340	581	11,110	13,360	2,250	40,080	9
Management Fees	4,852	4,655	(197)	19,431	18,570	(861)	56,016	16
Management Fees - THA	21,780	11,070	(10,710)	44,280	44,280	-	132,840	37
Insurance	8,852	8,853	1	35,408	35,412	4	106,236	30
Taxes	1,560	1,560	-	6,240	6,240	-	18,720	5
Total Expenses	\$ 86,217	\$ 96,079	\$ 9,862	\$ 328,255	\$ 381,894	\$ 53,639	\$ 1,136,305	\$ 274
Net Operating Income	\$ 75,028	\$ 59,104	\$ 15,924	\$ 317,250	\$ 237,086	\$ 80,164	\$ 730,105	\$ 264
Debt Service (Principal, Interest, and Fees)	11,472	11,473	1	45,886	45,892	6	137,676	38
Capital Expenditures/Replacement Reserve	10,886	113,589	102,703	35,253	245,476	210,223	428,348	29
Net Income	\$ 52,670	\$ (65,958)	\$ 118,628	\$ 236,111	\$ (54,282)	\$ 290,393	\$ 164,081	\$ 197

Tampa Housing Authority

Meridian River Development Corporation - River Place 120 Units

For the Four Months Ended April 30, 2020

Occupancy Percentage: 99.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 89,116	\$ 92,102	\$ (2,986)	\$ 365,132	\$ 366,587	\$ (1,455)	\$ 1,114,903	\$ 761
Vacancy Loss	(3,830)	(4,605)	775	(17,503)	(18,328)	825	(55,745)	(36)
Total Rental Income	\$ 85,286	\$ 87,497	\$ (2,211)	\$ 347,629	\$ 348,259	\$ (630)	\$ 1,059,158	\$ 724
Other Income	1,899	2,764	(865)	14,878	10,206	4,672	30,218	31
Total Income	\$ 87,185	\$ 90,261	\$ (3,076)	\$ 362,507	\$ 358,465	\$ 4,042	\$ 1,089,376	\$ 755
Administrative Salaries / Benefits	10,543	12,423	1,880	42,949	49,692	6,743	149,076	89
Maintenance Salaries / Benefits	7,219	8,734	1,515	26,157	34,936	8,779	104,808	54
Advertising and Promotion	806	1,553	747	4,728	6,362	1,634	19,186	10
Maintenance Expenses	5,449	10,190	4,741	27,486	31,175	3,689	93,345	57
Administrative Expenses	2,158	3,139	981	9,600	12,286	2,686	36,648	20
Utilities	3,253	4,500	1,247	18,999	15,400	(3,599)	43,600	40
Professional Fees	2,757	2,467	(290)	9,492	9,868	376	29,604	20
Management Fees	2,743	2,708	(35)	10,729	10,754	25	32,681	22
Management Fees - THA	8,720	4,430	(4,290)	17,720	17,720	-	53,160	37
Insurance	11,986	11,995	9	47,944	47,980	36	143,940	100
Taxes	2,682	2,682	-	10,728	10,728	-	32,184	22
Total Expenses	\$ 58,316	\$ 64,821	\$ 6,505	\$ 226,533	\$ 246,901	\$ 20,368	\$ 738,232	\$ 472
Net Operating Income	\$ 28,869	\$ 25,440	\$ 3,429	\$ 135,974	\$ 111,564	\$ 24,410	\$ 351,144	\$ 283
Debt Service (Principal, Interest, and Fees)	9,160	9,161	1	36,639	36,644	5	109,932	76
Capital Expenditures/Replacement Reserve	1,528	11,070	9,542	6,338	25,840	19,502	51,720	13
Net Income	\$ 18,181	\$ 5,209	\$ 12,972	\$ 92,997	\$ 49,080	\$ 43,917	\$ 189,492	\$ 194

Tampa Housing Authority

Meridian River Development Corporation - Meridian 280 Units

For the Four Months Ended April 30, 2020

Occupancy Percentage: 97.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 222,912	\$ 221,437	\$ 1,475	\$ 899,769	\$ 882,205	\$ 17,564	\$ 2,673,058	\$ 803
Vacancy Loss	(6,460)	(11,072)	4,612	(29,760)	(44,110)	14,350	(133,653)	(27)
Delinquent/Prepaid/Other	-	(1,125)	1,125	-	(4,500)	4,500	(13,500)	-
Total Rental Income	\$ 216,451	\$ 209,240	\$ 7,211	\$ 870,009	\$ 833,595	\$ 36,414	\$ 2,525,905	\$ 777
Other Income	12,450	6,909	5,541	51,978	26,236	25,742	78,708	46
Total Income	\$ 228,901	\$ 216,149	\$ 12,752	\$ 921,987	\$ 859,831	\$ 62,156	\$ 2,604,613	\$ 823
Administrative Salaries / Benefits	14,455	16,551	2,096	57,709	66,204	8,495	198,612	52
Maintenance Salaries / Benefits	7,193	8,449	1,256	28,085	33,796	5,711	101,388	25
Advertising and Promotion	1,271	2,477	1,206	8,668	10,358	1,690	31,074	8
Maintenance Expenses	18,341	32,780	14,439	84,679	110,220	25,541	328,810	76
Administrative Expenses	4,133	9,060	4,927	22,415	37,275	14,861	112,355	20
Utilities	7,822	7,420	(402)	30,934	29,680	(1,254)	89,040	28
Professional Fees	2,757	3,739	982	10,194	14,956	4,762	44,868	9
Management Fees	6,939	6,484	(455)	28,406	25,794	(2,612)	78,138	25
Management Fees - THA	20,340	10,335	(10,005)	41,340	41,320	(20)	124,000	37
Insurance	10,206	10,206	-	40,824	40,824	-	122,472	36
Taxes	9,569	9,569	-	38,276	38,276	-	114,828	34
Total Expenses	\$ 103,026	\$ 117,070	\$ 14,044	\$ 391,530	\$ 448,703	\$ 57,173	\$ 1,345,585	\$ 350
Net Operating Income	\$ 125,875	\$ 99,079	\$ 26,796	\$ 530,457	\$ 411,128	\$ 119,329	\$ 1,259,028	\$ 474
Debt Service (Principal, Interest, and Fees)	48,104	48,108	4	192,416	192,432	16	577,296	172
Capital Expenditures/Replacement Reserve	11,215	60,800	49,585	37,025	235,000	197,975	487,400	33
Net Income	\$ 66,556	\$ (9,829)	\$ 76,385	\$ 301,016	\$ (16,304)	\$ 317,320	\$ 194,332	\$ 269

Tampa Housing Authority

The Ella at Encore, LP 160 Units

For the Four Months Ended April 30, 2020

Occupancy Percentage: 99.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 137,488	\$ 134,023	\$ 3,465	\$ 533,428	\$ 529,390	\$ 4,038	\$ 1,632,790	\$ 833
Vacancy	(4,497)	(3,824)	(673)	(13,767)	(15,095)	1,328	(46,623)	(22)
Total Rental Revenue	\$ 132,991	\$ 130,199	\$ 2,792	\$ 519,661	\$ 514,295	\$ 5,366	\$ 1,586,167	\$ 812
Other Non-Rental Income	682	650	32	5,039	3,560	1,479	11,730	8
Total Revenue	\$ 133,673	\$ 130,849	\$ 2,824	\$ 524,700	\$ 517,855	\$ 6,845	\$ 1,597,897	\$ 820
Salaries Expense	26,918	30,532	3,614	108,846	120,234	11,388	359,912	170
Administration Expense	7,214	7,741	527	26,019	33,741	7,722	92,609	41
Management Fee	5,267	5,234	(33)	21,173	20,714	(459)	63,915	33
Legal & Professional	10,030	10,030	-	10,870	10,870	-	14,038	17
Utilities	24,548	23,045	(1,503)	93,655	90,925	(2,730)	316,566	146
Maintenance Supplies & Contracts	13,528	12,028	(1,500)	66,936	75,434	8,497	156,389	105
Property Insurance & Taxes	8,961	10,120	1,159	36,023	40,483	4,460	120,206	56
Total Expenses	\$ 96,466	\$ 98,730	\$ 2,264	\$ 363,522	\$ 392,401	\$ 28,878	\$ 1,123,635	\$ 568
Net Operating Income	\$ 37,207	\$ 32,119	\$ 5,088	\$ 161,178	\$ 125,454	\$ 35,723	\$ 474,262	\$ 252
Bond / Mortgage Interest	5,985	6,030	45	23,941	24,120	179	72,360	37
THA Land Note	5,076	5,076	-	20,305	20,304	(1)	60,912	32
THA NSP2	21	21	-	84	84	-	252	-
THA Equity	2,614	2,614	-	10,457	10,456	-	31,368	16
THA RHF Funds	41	41	-	163	164	1	492	-
City Home Loan	21	21	-	82	84	2	252	-
NSP1 - City of Tampa	8	9	1	33	36	3	108	-
FHLBSF AHP Funds	8	9	1	33	36	3	108	-
Debt Service Fees	5,702	5,723	21	22,809	22,892	83	68,676	36
Replacement Reserves	4,795	4,816	21	18,796	19,264	468	57,792	29
Total Non-Operating - Revenue and Expenses	\$ 24,271	\$ 24,360	\$ 88	\$ 96,703	\$ 97,440	\$ 739	\$ 292,320	\$ 151
Net Income after Non-Operating Expenses	\$ 12,936	\$ 7,759	\$ 5,000	\$ 64,475	\$ 28,014	\$ 34,984	\$ 181,942	\$ 101

Tampa Housing Authority
The Trio at Encore, LP 141 Units
For the Four Months Ended April 30, 2020

Occupancy Percentage: 99.3%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Revenue	\$ 152,362	\$ 143,489	\$ 8,873	\$ 605,217	\$ 568,734	\$ 36,483	\$ 1,794,079	\$ 1,073
Vacancy	(3,150)	(6,439)	3,290	(25,998)	(26,934)	936	(75,820)	(46)
Total Rental Revenue	\$ 149,213	\$ 137,050	\$ 12,163	\$ 579,219	\$ 541,800	\$ 37,419	\$ 1,718,259	\$ 1,027
Other Income	9,077	11,843	\$ (2,766)	39,104	46,522	(7,418)	138,716	(46)
Total Revenue	\$ 158,290	\$ 148,893	\$ 9,397	\$ 618,323	\$ 588,322	\$ 30,001	\$ 1,856,975	\$ 1,096
Salaries	29,122	30,805	1,683	110,749	123,870	13,121	377,490	196
Administration Expense	6,158	6,976	818	28,947	33,651	4,704	87,938	51
Management Fee	6,661	5,956	(705)	24,929	23,533	(1,396)	74,278	44
Legal / Professional	9,997	9,997	-	10,737	11,388	651	14,664	19
Utilities	30,025	21,200	(8,825)	109,770	81,925	(27,845)	270,450	195
Maintenance Supplies and Contracts	12,798	14,192	1,394	55,353	69,449	14,096	169,728	98
Property Insurance / Taxes	12,311	12,845	534	52,538	55,065	2,527	161,393	93
Total Expenses	\$ 107,072	\$ 101,971	\$ (5,101)	\$ 393,022	\$ 398,881	\$ 5,859	\$ 1,155,941	\$ 697
Net Operating Income	\$ 51,218	\$ 46,922	\$ 14,498	\$ 225,300	\$ 189,441	\$ 24,142	\$ 701,034	\$ 399
New Perm Note - Interest	13,589	13,590	1	54,358	54,360	2	162,456	96
THA Land Note	2,850	2,850	-	11,400	11,400	-	34,200	20
THA NSP2	28	28	-	113	113	-	336	-
THA Equity	5,603	5,603	-	22,412	22,412	-	67,236	40
THA RHF Funds	22	22	-	88	88	-	264	-
City Home Loan	1,534	1,534	-	6,136	6,136	-	18,408	11
FHLBSF AHP Funds	4,125	4,125	-	16,500	16,500	-	49,500	29
Debt Service	4,162	4,163	1	17,821	16,692	(1,129)	110,622	32
Replacement Reserves	8,333	8,333	-	33,332	33,332	-	99,996	59
Total Non Operating Expenses	\$ 40,247	\$ 40,248	\$ 1	\$ 162,159	\$ 161,032	\$ (1,126)	\$ 543,018	\$ 697
Net Income (Loss)	\$ 10,971	\$ 6,674	\$ 14,496	\$ 63,141	\$ 28,409	\$ 25,268	\$ 158,016	\$ 112

Tampa Housing Authority
The Reed at Encore, LP 158 Units
For the Four Months Ended April 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 151,278	\$ 149,410	\$ 1,868	\$ 600,033	\$ 593,512	\$ 6,521	\$ 1,920,833	\$ 949
Vacancy	(1,125)	(4,474)	3,349	(6,044)	(17,772)	11,728	(57,523)	(10)
Total Rental Revenue	\$ 150,153	\$ 144,936	\$ 5,217	\$ 593,989	\$ 575,740	\$ 18,249	\$ 1,863,310	\$ 940
Other Non-Rental Income	417	2,076	(1,659)	3,734	6,629	(2,895)	17,862	6
Total Revenue	\$ 150,570	\$ 147,012	\$ 3,558	\$ 597,722	\$ 582,369	\$ 15,353	\$ 1,881,172	\$ 946
Salaries Expense	26,119	29,415	3,296	100,194	116,321	16,127	349,945	159
Administrative Expense	5,577	6,617	1,040	21,255	29,111	7,856	79,124	34
Management Fee	5,904	5,880	(24)	23,961	23,295	(666)	75,248	38
Legal / Professional	8,777	8,777	-	9,606	10,072	466	12,288	15
Utilities	16,636	23,776	7,140	73,428	92,223	18,795	284,399	116
Maintenance Supplies and Contracts	12,220	9,500	(2,720)	46,848	63,156	16,308	154,891	74
Property Insurance and Taxes	10,362	10,295	(67)	39,874	42,053	2,179	127,689	63
Total Expenses	\$ 85,595	\$ 94,260	\$ 8,664	\$ 315,166	\$ 376,231	\$ 61,065	\$ 1,083,584	\$ 499
Net Operating Income (Loss)	\$ 64,975	\$ 52,752	\$ 12,222	\$ 282,557	\$ 206,138	\$ 76,419	\$ 797,588	\$ 447
New Perm Note - Interest	16,363	16,364	1	64,557	64,559	2	192,438	102
THA Land Note	3,691	3,691	-	14,762	14,764	2	44,292	23
THA Equity	3,523	3,523	-	14,092	14,092	-	42,276	22
THA RHF Funds	5,560	5,560	-	22,241	22,240	(1)	66,720	35
Replacement Reserves	4,608	4,608	-	18,432	18,432	-	55,296	29
Total Non-Operating Expenses	\$ 33,745	\$ 33,746	\$ 1	\$ 134,085	\$ 134,087	\$ 2	\$ 401,022	\$ 212
Net Income (Loss)	\$ 31,230	\$ 19,007	\$ 12,222	\$ 148,472	\$ 72,051	\$ 76,417	\$ 396,566	\$ 235

Tampa Housing Authority
The Tempo at Encore, LP 203 Units
For the Four Months Ended April 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 247,033	\$ 218,948	\$ 28,085	\$ 890,394	\$ 860,386	\$ 30,008	\$ 2,713,250	\$ 1,409
Vacancy	(12,097)	(8,818)	(3,279)	(51,813)	(34,810)	(17,003)	(103,396)	(82)
Total Rental Revenue	\$ 234,936	\$ 210,130	\$ 24,806	\$ 838,581	\$ 825,576	\$ 13,005	\$ 2,609,854	\$ 1,327
Other Non-Rental Income	7,125	16,344	(9,219)	48,085	63,916	(15,831)	190,698	76
Total Revenue	\$ 242,061	\$ 226,474	\$ 15,587	\$ 886,667	\$ 889,492	\$ (2,825)	\$ 2,800,552	\$ 1,403
Salaries Expense	28,344	37,610	9,266	105,443	153,075	47,632	444,783	167
Administrative Expense	9,551	9,428	(123)	33,872	46,149	12,277	117,760	54
Management Fee	9,078	9,059	(19)	34,506	35,580	1,074	112,021	55
Legal / Professional	9,355	9,355	-	10,671	10,914	243	15,236	17
Utilities	23,460	17,600	(5,860)	80,113	70,400	(9,713)	211,200	127
Maintenance Supplies and Contracts	11,207	15,278	4,070	65,712	73,301	7,588	163,889	104
Property Insurance and Taxes	18,248	20,464	2,216	73,252	82,356	9,104	248,586	116
Total Expenses	\$ 109,244	\$ 118,794	\$ 9,550	\$ 403,568	\$ 471,775	\$ 68,206	\$ 1,313,475	\$ 639
Net Operating Income (Loss)	\$ 132,817	\$ 107,680	\$ 25,137	\$ 483,098	\$ 417,717	\$ 65,381	\$ 1,487,077	\$ 764
Interest On Mortgage/Bonds Payable	27,226	27,226	-	108,903	108,904	1	325,292	170
Debt Service Fees	20,413	102,190	81,777	93,502	210,536	117,034	572,903	146
Replacement Reserves	5,930	5,921	(9)	23,693	23,684	(9)	71,052	37
Total Non-Operating Expenses	\$ 53,569	\$ 135,337	\$ 81,768	\$ 226,098	\$ 343,124	\$ 117,026	\$ 969,247	\$ 358
Net Income (Loss)	\$ 79,247	\$ (27,657)	\$ 106,904	\$ 257,000	\$ 74,593	\$ 182,407	\$ 517,830	\$ 407

Tampa Housing Authority
The Gardens at South Bay, LTD 216 Units
For the Four Months Ended April 30, 2020

Occupancy Percentage: 94.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 190,000	\$ 183,600	\$ 6,400	\$ 749,552	\$ 728,400	\$ 21,152	\$ 2,197,200	\$ 868
HUD Subsidy	4,880	5,000	(120)	22,518	19,350	3,168	59,350	26
Capital Fund	3,000	3,000	-	12,000	12,000	-	36,000	14
Vacancy Loss	(12,096)	(6,000)	(6,096)	(35,244)	(24,000)	(11,244)	(72,000)	(41)
Concessions	(300)	(600)	300	(1,300)	(2,400)	1,100	(7,200)	(2)
Total Rental Income	\$ 185,484	\$ 185,000	\$ 484	\$ 747,527	\$ 733,350	\$ 14,177	\$ 2,213,350	\$ 865
Other Income	1,471	6,200	(4,729)	18,198	26,325	(8,127)	82,825	21
Total Income	\$ 186,955	\$ 191,200	\$ (4,245)	\$ 765,725	\$ 759,675	\$ 6,050	\$ 2,296,175	\$ 886
Administrative Salaries / Benefits	9,949	15,383	5,434	43,175	61,532	18,357	184,596	50
Maintenance Salaries / Benefits	7,092	14,430	7,338	45,743	57,720	11,977	173,160	53
Maintenance Expenses	17,535	27,830	10,295	87,653	93,795	6,142	289,995	101
Administrative Expenses	5,602	10,714	5,113	34,723	48,541	13,818	154,728	40
Utilities	6,962	9,350	2,388	33,707	37,400	3,693	112,200	39
Professional Fees	3,733	9,050	5,317	22,919	32,600	9,681	74,900	27
Land Lease	1,420	1,420	-	5,680	5,680	-	17,040	7
Insurance and Taxes	18,741	18,741	-	74,964	74,964	-	224,892	87
Management Fees	6,661	6,900	239	26,720	27,600	880	82,800	31
Management Fees - THA	1,903	1,950	47	7,634	7,800	166	23,400	9
Total Expenses	\$ 79,598	\$ 115,768	\$ 36,170	\$ 382,917	\$ 447,632	\$ 64,715	\$ 1,337,711	\$ 443
Net Operating Income	\$ 107,357	\$ 75,432	\$ 31,925	\$ 382,808	\$ 312,043	\$ 70,765	\$ 958,464	\$ 443
Debt Service (Principal, Interest, and Fees)	104,652	104,653	1	418,607	418,609	2	1,255,832	484
Replacement Reserve	3,790	3,790	-	15,160	15,160	-	45,480	18
Total Non Operating Expenses	108,442	108,443	1	433,767	433,769	2	1,301,312	502
Net Income (Loss)	\$ (1,084)	\$ (33,011)	(31,927)	\$ (50,959)	\$ (121,726)	70,767	\$ (342,848)	\$ (59)

Tampa Housing Authority

Osborne Landing, LTD 43 Units

For the Five Months Ended May 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 24,061	\$ 23,691	\$ 370	\$ 118,055	\$ 118,457	\$ (402)	\$ 284,296	\$ 549
Vacancy Loss	-	(917)	917	-	(4,583)	4,583	(11,000)	-
Section 8 Subsidy	8,710	8,333	377	41,627	41,665	(37)	99,995	194
Total Revenue	\$ 32,771	\$ 31,108	\$ 1,663	\$ 159,682	\$ 155,538	\$ 4,144	\$ 373,291	\$ 743
Admin Salaries / Benefits	4,194	4,306	112	20,596	21,532	935	51,552	96
Administrative Expenses	867	2,912	2,045	9,651	14,558	4,908	35,065	45
Management Fees	2,489	2,489	-	12,444	12,443	-	29,863	58
Tenant and Social Services	-	67	67	-	333	333	800	96
Utilities	1,009	1,615	606	4,434	8,077	3,643	19,384	21
Maintenance Salary / Benefits	4,054	4,481	427	25,880	22,407	(3,473)	53,776	120
Maintenance Expenses	1,190	2,354	1,165	17,962	11,771	(6,192)	28,250	84
Contracted Maintenance Services	9,466	5,121	(4,345)	37,151	25,604	(11,547)	61,450	173
Protective Services Salaries/Benefits	314	292	(23)	1,557	1,459	(99)	3,501	96
General Expenses	3,187	1,887	(1,300)	11,353	9,433	(1,920)	22,640	53
Total Expenses	\$ 26,769	\$ 25,523	\$ (1,245)	\$ 141,029	\$ 127,616	\$ (13,412)	\$ 306,280	\$ 656
Net Operating Income	\$ 6,002	\$ 5,584	\$ 418	\$ 18,653	\$ 27,922	\$ (9,269)	\$ 67,011	\$ 87
Replacement Reserve	1,254	1,254	-	6,271	6,271	-	15,050	29
Operating Income after Reserves	\$ 4,748	\$ 4,330	\$ 418	\$ 12,382	\$ 21,651	\$ (9,269)	\$ 51,961	\$ 58

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

As we continue to conform and work through the COVID-19 pandemic, our properties have been working diligently on maintaining the level of service we provide to our residents while following CDC measures to practice safe and social distancing. Following a Stage 2 re-opening of the agency, all our property managers and associates returned to their workstations on site while still taking the necessary precautions to minimize the level of contact between department personnel and residents/public. However, in doing so we have maintained our ability to serve our residents at full capacity. Rent Collections at our properties have been received at a steady rate during this period.

Despite the unpredictable environment currently, the Asset Management Department's goal to establish quality control initiatives to monitor and track the residents experience, and to ensure that operations at all RAD sites are consistent has been on the forefront. The newest marketing initiative we have set in motion, is a plan to construct visuals of each property along with their available units. We want to place them on the THA website for the public to see and this will also be facilitated throughout all RAD properties along with Cedar Point Apartments and Osborne Landings. The purpose of this marketing strategy is to give new rental prospects an enhanced experience as to what the community, amenities and all the surrounding neighborhoods has to offer. We have started implementing screens for sites that don't already have this amenity and will soon be presenting relevant property information at the leasing offices.

The Asset Management Department has received funding through the CARES ACT program administered by the Department of Housing and Urban Development (HUD), this has been allocated for mainly the related entities, however, Cedar Pointe has received some of this funding. Most of our sites continue to maintain a good curb appeal and management is taking the necessary actions to prepare the properties for the upcoming hurricane season. THA and the Asset Management Department aims to ensure that residents at all RAD sites have a collective voice and are part of our overall mission to deliver outstanding customer service and provide the best resident experience possible.

Encore Properties

During the month of May, all Encore properties; Reed, Ella, Trio and Tempo also continued to work diligently to serve their residents despite the COVID-19 environment. Encore's staff delivered over 4000 meals to the residents during this month. A large donation from our Encore community development made it possible for residents to receive dinners at the communities. This included meals provided by Puff n Stuff, Publix and Boston Market. Lilly's Pharmacy brought masks and hand sanitizer for our Trio residents.

In partnership with The Hendrickson Company and Metropolitan Ministries, we are set to receive rental assistance for certain residents at Encore who have faced hardship during the COVID-19 pandemic. The

management teams will receive funding for each property. Along with this, Tempo was allocated funding through the CARES Act administered by HUD.

Belmont Heights Estates

RAD conversion project at Belmont Heights Phase I & II has been set in motion and with the help of the property management team we plan to set up two informative resident meetings in June 2020. A RAD consultant came aboard the team to assist in the application processes required by HUD for this project and so far, we do not anticipate any resident relocation related to this project.

In partnership with The Hendrickson Company and Metropolitan Ministries, we are set to receive rental assistance for certain residents who have faced hardship during the COVID-19 pandemic. The management teams will receive funding for each property. Along with this, Belmont Heights I, II & III were allocated funding through the CARES Act administered by HUD.

Oaks at Riverview

The Oaks at Riverview was also allocated funding through the CARES Act administered by HUD.

MRDC Properties & Gardens at South Bay

During the month of May, all offices have been back on full schedule while still complying with CDC guidelines. The property pools and amenities have opened with social distancing rules in effect.

River Place's proposed exterior renovations is currently under final review and revision by bidding contractors.

River Pines have completed full upgrade renovation on 144 units to date. Proposed renovation to Electrical meter centers is currently under final review and revision by bidding contractors.

Meridian is scheduled to start renovation to gutters/downspouts and building exteriors repair in June 2020. Gardens at South Bay have completed all scheduled renovations for building exterior renovation.

In partnership with The Hendrickson Company and Metropolitan Ministries, we are set to receive rental assistance for certain residents who have faced hardship during the COVID-19 pandemic. The management teams will receive funding for each property. Along with this, Gardens at South Bay was allocated funding through the CARES Act administered by HUD.

Palm Terrace Assisted Living Facility

Palm Terrace successfully managed to operate without any reported cases of COVID-19 amongst residents and staff. In the month of May, all residents and staff were tested for COVID-19 and all test results were negative. Their leasing processes have been altered to over the phone and the facility was still closed to visitors to protect the residents. Meals, snacks and beverages were being delivered to residents in their apartments on a daily basis to continuously provide the services for residents while staying safe.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021

MAY 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	93.37%	96.65%
Robles, LLC	69.01%	81.61%
Scruggs Manor, LLC	89.04%	99.14%
Azzarelli	90.13%	100.00%
Scruggs Manor	88.54%	98.84%
Seminole, LLC	92.45%	99.41%
Seminole Park	88.65%	99.00%
Moses White Estates	97.15%	100.00%
Shimberg, LLC	94.68%	95.76%
Shimberg Estates	94.68%	96.15%
Squire Villa	98.72%	93.33%
C. Blythe Andrews	98.94%	96.49%
Arbors, LLC	93.83%	96.86%
Arbors at Padgett Estates	95.36%	98.32%
Azeele	99.89%	100.00%
Bay Ceia Apartments	88.82%	92.50%
Soho Place Apartments	91.14%	92.86%
St. Louis/St. Conrad	100.00%	100.00%
RAD Overall Average	90.38%	93.07%
Cedar Pointe	92.34%	98.80%
Osborne	98.42%	100.00%

May-20

RAD Tenant Accounts Receivable

Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Over 90 Days	PAST Bad Debt/ Over 90 Days	Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$218,620.15	\$19,079.50	\$4,586.00	\$16,191.70	\$0.00	\$0.00	\$14,493.50	93.37%
Robles Park, LLC	\$118,819.00	\$68,785.18	\$31,965.61	\$63,999.51	\$0.00	\$0.00	\$36,819.57	69.01%
Scruggs Manor, LLC	\$52,226.00	\$6,063.30	\$341.00	\$4,270.27	\$0.00	\$0.00	\$5,722.30	89.04%
Azzarelli	\$16,561.00	\$1,634.50	\$0.00	\$210.12	\$0.00	\$0.00	\$1,634.50	90.13%
Scruggs Manor	\$35,665.00	\$4,428.80	\$341.00	\$4,060.15	\$0.00	\$0.00	\$4,087.80	88.54%
Seminole Park, LLC	\$83,970.76	\$7,949.96	\$1,612.00	\$21,599.71	\$0.00	\$0.00	\$6,337.96	92.45%
Seminole Park	\$46,422.36	\$6,804.96	\$1,537.00	\$12,846.44	\$0.00	\$0.00	\$5,267.96	88.65%
Moses White Estates	\$37,548.40	\$1,145.00	\$75.00	\$8,753.27	\$0.00	\$0.00	\$1,070.00	97.15%
Shimberg, LLC	\$83,735.00	\$2,587.00	\$167.00	\$23,868.48	\$0.00	\$0.00	\$2,420.00	97.11%
Shimberg Estates	\$35,323.00	\$2,047.00	\$167.00	\$12,758.48	\$0.00	\$0.00	\$1,880.00	94.68%
Squire Villa	\$12,380.00	\$158.00	\$0.00	\$1,480.00	\$0.00	\$0.00	\$158.00	98.72%
C.B. Andrews	\$36,032.00	\$382.00	\$0.00	\$9,630.00	\$0.00	\$0.00	\$382.00	98.94%
Arbors, LLC	\$88,148.80	\$5,761.99	\$320.00	\$25,755.17	\$0.00	\$9,110.00	\$5,441.99	93.83%
Arbors at Padgett	\$52,167.80	\$2,742.29	\$320.00	\$15,428.43	\$0.00	\$0.00	\$2,422.29	95.36%
Azeele	\$3,607.00	\$3.90	\$0.00	\$0.00	\$0.00	\$2,419.00	\$3.90	99.89%
Bay Ceia Apartments	\$23,926.00	\$2,675.80	\$0.00	\$4,563.94	\$0.00	\$6,691.00	\$2,675.80	88.82%
Soho Place	\$3,838.00	\$340.00	\$0.00	\$5,741.80	\$0.00	\$0.00	\$340.00	91.14%
St. Louis/St. Conrad	\$4,610.00	\$0.00	\$0.00	\$21.00	\$0.00	\$0.00	\$0.00	100.00%
RAD Totals	\$645,519.71	\$110,226.93	\$38,991.61	\$155,684.84	\$0.00	\$9,110.00	\$62,125.32	90.38%
Cedar Pointe	\$ 96,054.42	\$ 9,044.23	\$ 1,681.94	\$ 22,549.84	\$ -	\$ -	\$7,362.29	92.34%
Osborne	\$ 120,090.00	\$ 2,853.34	\$ 954.99	\$ 9,934.58	\$ -	\$ -	\$1,898.35	98.42%

Reporting Month: MAY 2020
RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	449	1	0	0	448	433	15	2	96.65%
Robles, LLC	399	1	1	0	397	324	73	2	81.61%
Scruggs Manor, LLC	116	0	0	0	116	115	1	2	99.14%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	85	1	2	98.84%
Seminole Park, LLC	169	0	0	0	169	168	1	1	99.41%
Seminole Park	100	0	0	0	100	99	1	1	99.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	158	7	1	95.76%
Shimberg Estates	78	0	0	0	78	75	3	0	96.15%
Squire Villa	30	0	0	0	30	28	2	0	93.33%
C.B. Andrews	57	0	0	0	57	55	2	1	96.49%
Arbors, LLC	191	0	0	0	191	185	6	1	96.86%
Arbors at Padgett	119	0	0	0	119	117	2	0	98.32%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	37	3	1	92.50%
Soho Place	14	0	0	0	14	13	1	0	92.86%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,489	2	1	0	1,486	1,383	103	9	93.07%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

93.07%



Agency Wide	Apr-20	May-20
Total Units	1,489	1,489
Service/Non-Dwelling	2	2
Fire Casualty	1	1
Conversion units	0	0
Demolition units	0	0
Modernization	0	0
Available	1,486	1,486
Occupied	1,388	1,383
Vacant	98	103
% Occupancy Rate	93.41%	93.07%

Cedar Pointe	84	1	0	0	83	82	1	0	98.80%
Osborne	43	1	1	0	41	41	0	0	100.00%

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

Department of Assisted Housing
Margaret Jones, Director

The Assisted Housing Team returned to work June 1st and June 2nd. The biggest barrier of return was locating childcare as some of the establishments were closed. Those having daycare issues were given an extension on the telecommuting with the hope of securing reliable childcare.

The AH department has processed an increasing number of interims since April. The average number of interims processed per month is 275. April and May, the team has processed an average of 446 per month. Due to the interims and delays in termination, housing assistance payment has increased from \$717 to \$760 since January 2020.

THA received three NAHRO awards for the tenant scanning kiosks, the owners sign in Kiosk, and staff trainer. Since the NAHRO meetings have been cancelled there will be no formal presentation.

THA was awarded an additional 40 Mainstream vouchers in the amount of \$361,284 effective July 1st, 2020 which brings the total amount to 172.

Through PIH Notice 2020-08, HUD has authorized approximately 1.4 million dollars in administrative fee funding that may be used by public housing agencies (PHAs) for administrative expenses and other expenses related to coronavirus. So far HUD has approved expenses of automatic entryway doors, air filtering system for Cypress, printers for Robles Park community center, computer labs/scanning stations at the properties, increased child-care expense for staff members, personal protection equipment, security deposit/application fees, infrared temperature reading devices for all properties, equipment to allow telecommuting, housing navigator (temp), and overtime expenses.

Notice of Funding for the HCV program was released April 1st, 2020 which allotted the agency an amount of \$89,247,444 which is at 99% pro-rata.

HOPWA grant was submitted prior to deadline with a requested amount for approval of \$650,000 to assist approximately 75 individuals/families afflicted with HIV/AIDS.

Initiating an owner/manager working group to discuss process improvements as well as outreach to outlier areas in Hillsborough County. Working towards changing the “face” and negative stigma of the HCV program. This will start after the safer at home order is lifted.

Ardexo continues to purge the RAD/PB waitlist of over 39,000 with an ending date of July 31st, 2020. To date, Ardexo has performed 9,472 updates for responsive households

and removed over 12,000 non-responsive or explicitly no-longer-interested households. The remaining purge deadlines will continue to expire/respond at a rate of 500 per day from here on out.

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

Current baseline is now at 10,312 with approximately 78 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	368
Workshops	None at this time
Escrows	220
Graduates	0
Homeownership	0
Escrow	60%

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. New funding award has been released in the amount of \$700,000 effective October 1st, 2019. Grant submitted May 15th, 2020.

Permanent Supportive Housing grants were successfully submitted 09/2019 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 \$540,545 March, 2020.

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

40 additional mainstream vouchers were awarded July 1st 2020. 55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution. Mainstream is now 99 percent leased. 77 were awarded for February 2020.

PORTABILITY

The agency currently administers 140 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 18 families a month

The current attrition rate for VREG is 47 families a month

Average HAP is \$745 (Increase due to delay in terminations and increased interims)

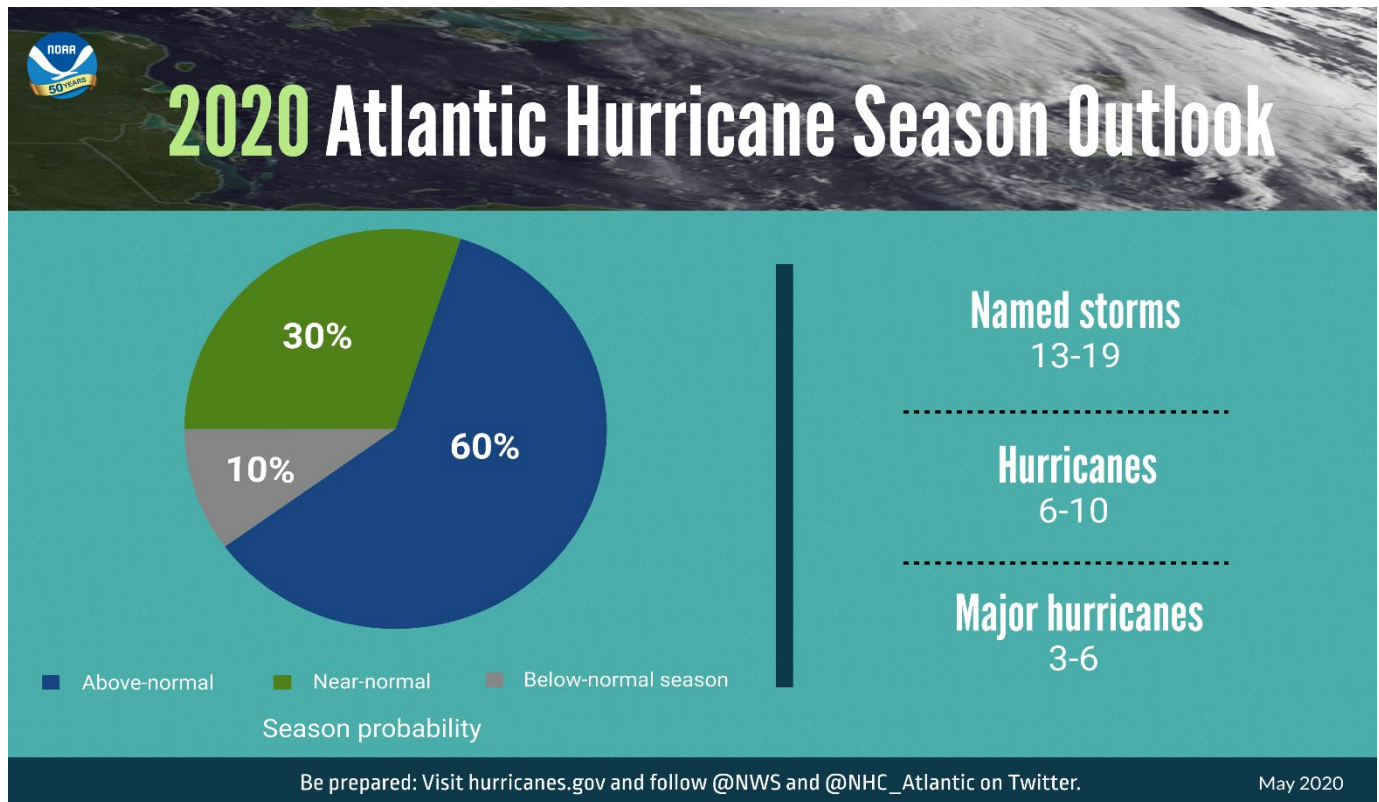
<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,535	99% Monthly	
RAD	1,601	1,430	89% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,548,144	\$7,434,089	98%	98%

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
May 2020**

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

Public Safety Department Updates

The Public Safety Department has been out in the field preparing for the 2020 hurricane season. NOAA hurricane and other forecasters predicts a busy 2020 hurricane season.



Our Emergency Hurricane Disaster Plan was updated for the 2020 Hurricane Season to reflect the proper personnel and contact numbers at every level. In the last two weeks this department has completed an inventory of all our hurricane supply rooms. Property managers have been provided a list of items that they need to replenish, or restock. Some of the items includes medical supplies, water, Meals Ready to Eat MRE(s) and construction materials. Property Managers have been asked to have their hurricane supply rooms re-stocked by June 30, 2020. After this date, the PSD will re-inspect the supply rooms to ensure they are full stocked and ready to go. I also continue to verify our generators are in good working order, they have been properly serviced, and they continue to be tested and started up once a month to ensure we will be able to use them if and when and emergency situation were to arise.

During the Month of June, the PSD will be conducting resident hurricane preparedness meetings at all our properties. Below are just a few things we will be going over at these meetings.

Develop an Emergency Communications Plan

In case family members are separated from one another during a disaster (a real possibility during the day when adults are at work and children are at school), have a plan for getting back together. Ask an out-of-state relative or friend to serve as the "family contact." After a disaster, it is often easier to call long distance; make sure everyone in the family knows the name, address, and phone number of the contact person.

Make sure that all family members know how to respond after a hurricane. Teach children how and when to call 9-1-1, police, or fire department and which radio station to tune to for emergency information.

During A Hurricane Watch

- Listen to a battery-operated radio or television for hurricane progress reports.
- Check emergency supplies.
- Fuel car.
- Bring in outdoor objects such as lawn furniture, toys, and garden tools and anchor objects that cannot be brought inside. City residents can pick up sandbags from three locations around the city if needed to help prevent rising waters from entering homes or businesses.
- Turn refrigerator and freezer to coldest settings, open only when absolutely necessary.
- Store drinking water in clean bathtubs, jugs, bottles, and cooking utensils.
- Review evacuation plan.

If Officials Indicate Evacuation of Your Zone

- Leave as soon as possible, avoid flooded roads and watch for washed-out bridges.
- Secure your home by unplugging appliances and turning off electricity.
- Tell someone outside of the storm area where you are going.
- If time permits, and you live in an identified surge zone, elevate furniture to protect it.
- Take important papers with you, including driver's license, special medical information.
- Bring pre-assembled emergency supplies and warm protective clothing.
- Take blankets and sleeping bags to shelter, lock up home and leave.

During the Storm

- Stay inside away from windows, skylights, and glass doors.
- Find the safest place in the house to ride out the storm, generally some place in the interior.
- Keep a supply of flashlights and extra batteries handy. Avoid open flames.
- If power is lost, turn off major appliances to reduce power "surge" when electricity is restored.

After the Storm

- Re-entry. Be Patient. Access to affected areas will be controlled. You will not be able to return to your home until search and rescue operations are complete and safety hazards, such as downed trees and power lines, are cleared. It may take 2-4 weeks before utilities are restored.
- Return home only after authorities advise that it is safe to do so.
- Stay tuned to local radio and TV for information.
- Have a valid ID, security operations will include checkpoints.
- Help injured or trapped persons.
- Give first aid where appropriate.
- Do not move seriously injured persons unless they are in immediate danger, call for help.
- Avoid loose or dangling power lines and report them immediately to the police, or fire department.
- Enter your home with caution.
- Beware of snakes, insects, and animals driven to higher ground by floodwater.
- Open windows and doors to ventilate and dry your home.
- Check refrigerated foods for spoilage.
- Take pictures of the damage, both to the house and its contents and for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads and washed-out bridges.
- Use telephone only for emergency calls.
- **Hurricane Hazards, Warnings, Advisories, Categories and Evacuation Zones and routes.**

The Public Safety Department will be going around to each individual office at 5301 West Cypress with the purpose of providing everyone with a detailed walkthrough on how to download our Facility Dude App, how to use it and how to access the Hurricane Emergency Disaster plans. We will be doing this for all THA personnel that work at the properties or out in the field as well. Depending on my staffing my goals is to have this completed by June 30, 2020.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

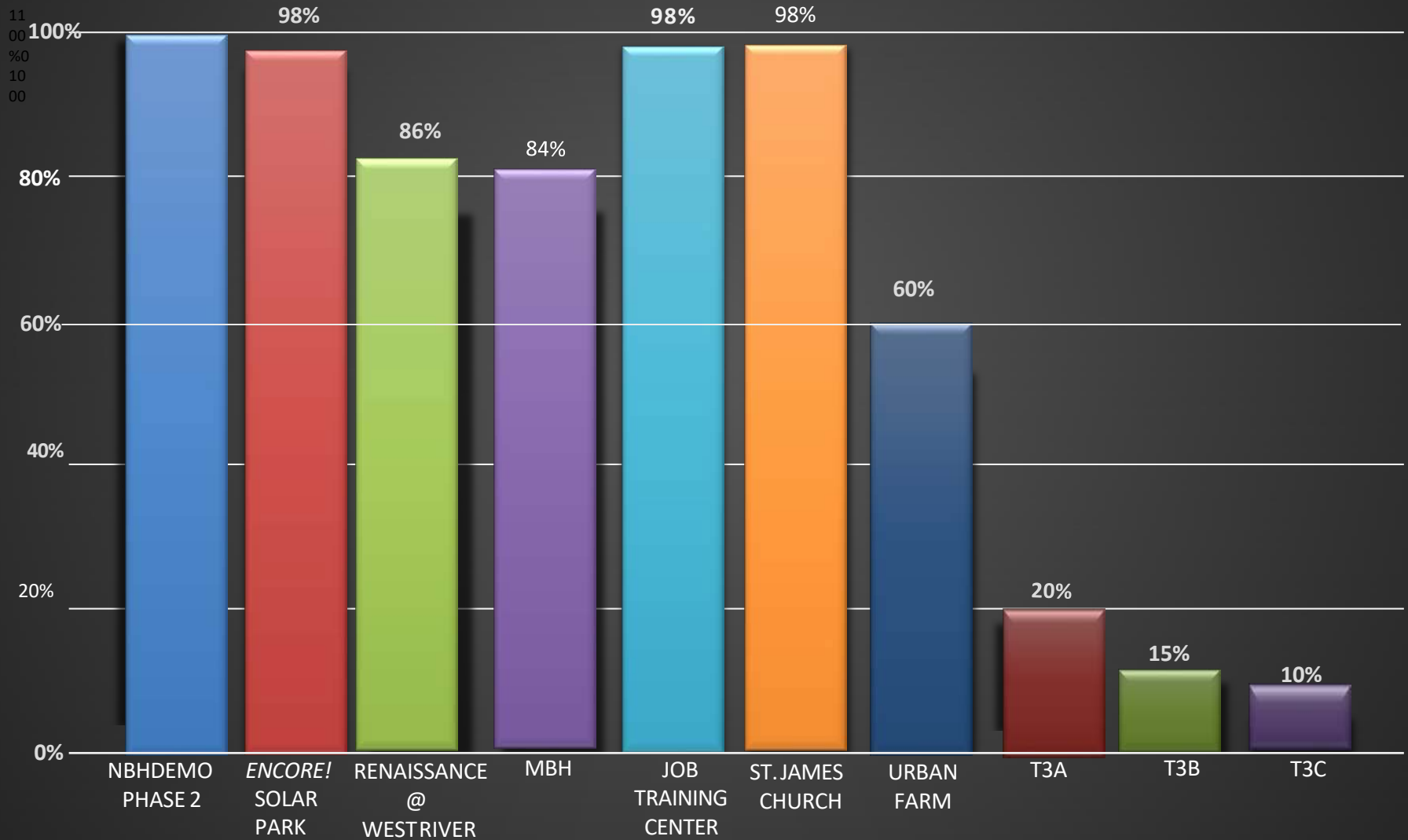
POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	5/01/2020	5/01/2020	20-192380	Public Safety Dept
Confidential	5/01/2020	5/01/2020	18-330447	Public Safety Dept.
Confidential	5/20/2020	5/20/2020	20-92924	Public Safety Dept.
Confidential	5/20/2020	5/20/2020	20-249011	Public Safety Dept.
Confidential	5/20/2020	5/20/2020	20-249491	Public Safety Dept.
Confidential	5/20/2020	5/20/2020	20-242175 & 20-242199	Public Safety Dept.
Confidential	5/21/2020	5/21/2020	20-253732	Public Safety Dept.

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
ROBLES PARK	KIA	N/A	BLACK	HYKK91	ILLEGAL PARKING	N/A	5/01/2020
ROBLES PARK	KIA	N/A	GREY	EMJT52	ILLEGAL PARKING	N/A	5/30/2020

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	5/20/2020	5/20/2020	5410 Inverness Lane #296	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	8711 Meadowview Cir.	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/20/2020	5/20/2020	No Records Found	Eckerd
Confidential	5/29/2020	5/29/2020	3108 W Lambright St.	Eckerd
Confidential	5/29/2020	5/29/2020	No Records Found	Eckerd
Confidential	5/29/2020	5/29/2020	No Records Found	Eckerd
Confidential	5/29/2020	5/29/2020	No Records Found	Eckerd
Confidential	5/29/2020	5/29/2020	No Records Found	Eckerd

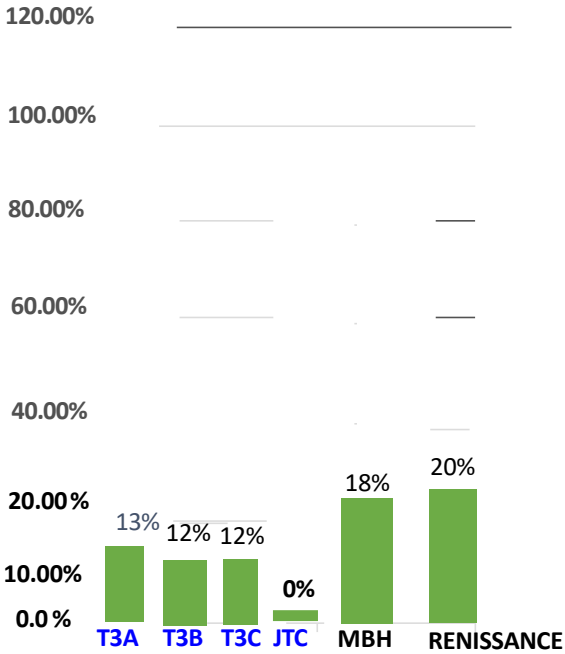
2222

MAJOR ACTIVE PROJECTS

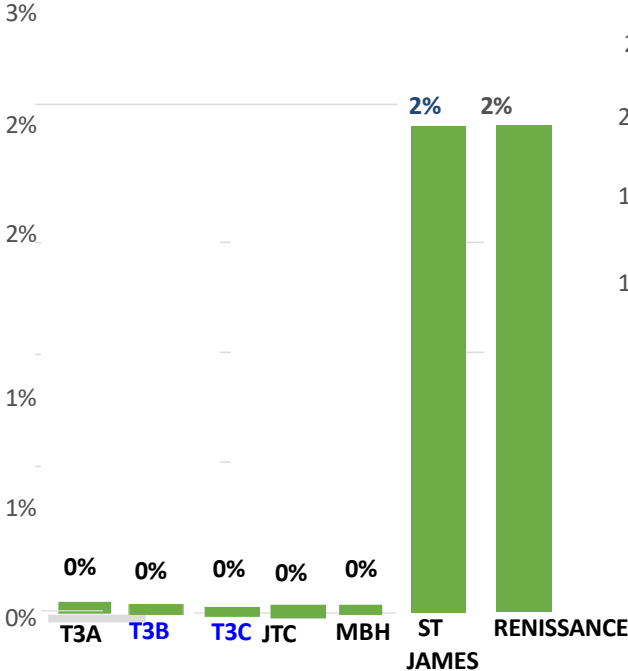


MBE & HUD Section3 Contractors & Individuals

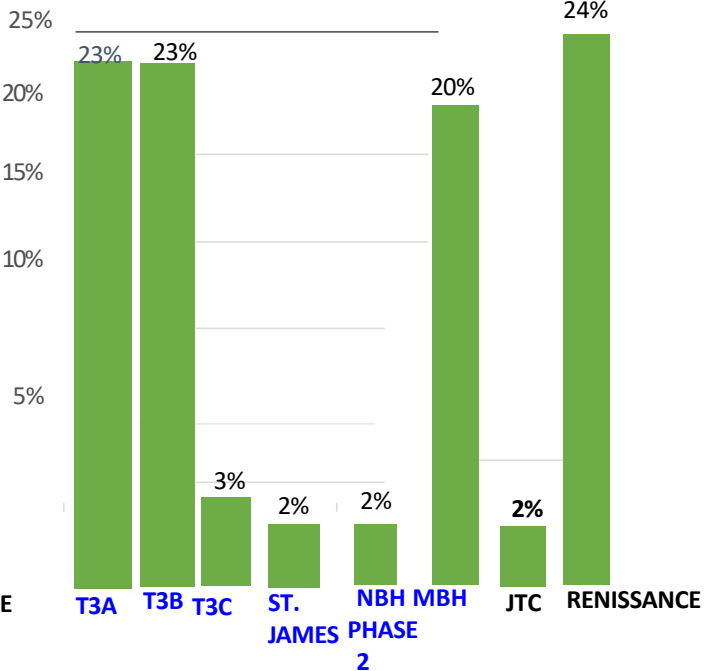
MBE CONTRACTS



**SECTION3
BUSINESS CONTRACTS**



**SECTION3
NEW HIRES**



Coming to Encore

Lot 9 – Independence 288 Multi-Family Market Rate Units

Lot 11- Legacy -228 Multi –Family Market Rate Units

Lot 12- Mixed Use Development –Grocery and 100 Units



Lot 11 – Design in progress
RED



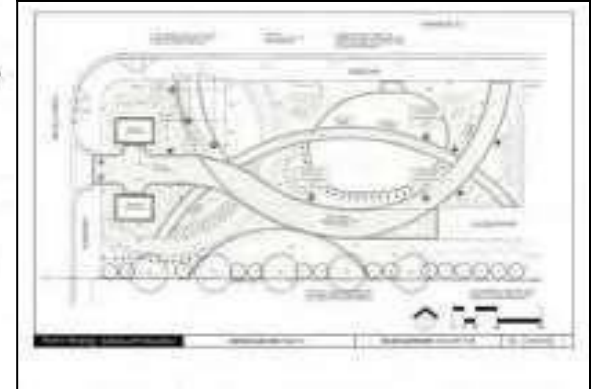
Lot 9 underground utilities and support columns

ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

Art pieces are installed. Three drums in place. Electrical layout, fabrication design and installation are completed. Permanent power on site. Night-lights activated on art pieces. Shade structure in place to encourage park visitation in warmer months. Design and construction supplied by University Of South Florida. **Punchout in progress.**
Project is in closeout phase.

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-consisting of Drywall, Electrical, Floor covering, Mechanical, interior finishes and Plumbing are currently being installed. Punchout is now in progress. **Currently, Phase 3 is substantially complete and in punchout phase.***

Church Interior Framing



Urban Farm Carport



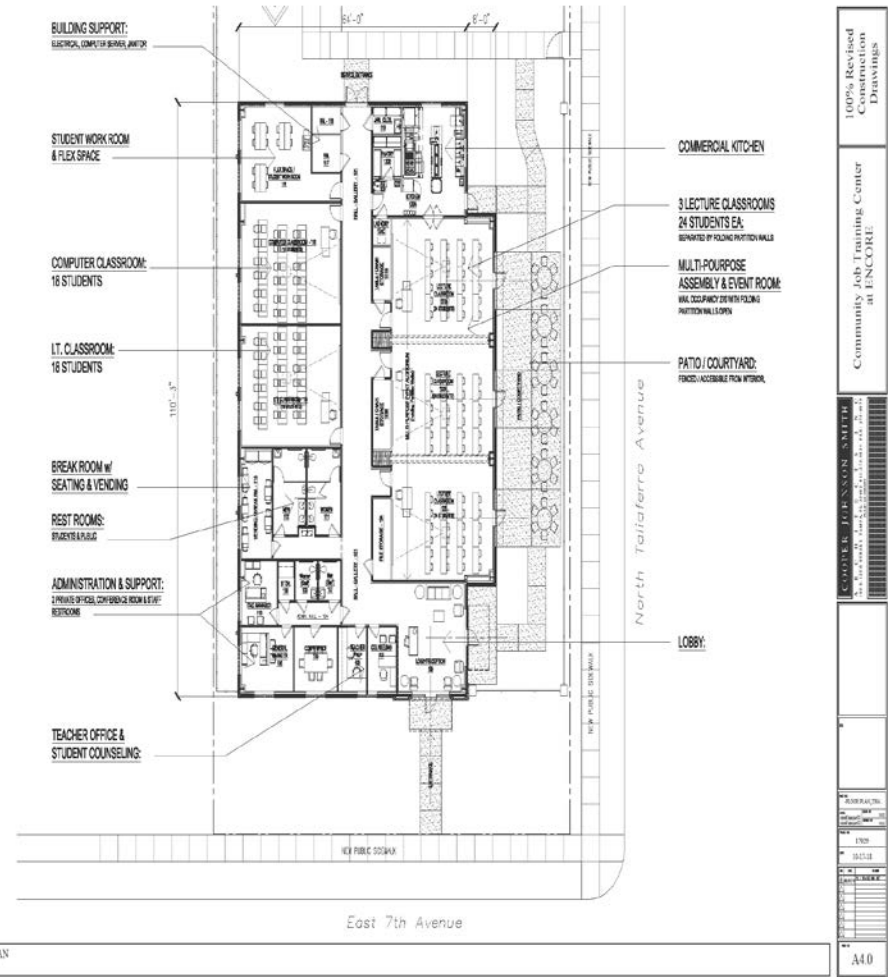
Storage Facility and Farm Stand



Urban Farm – Greenhouse plans, and specs have been certified to meet Florida building and wind codes. **Land clearing and Well Drilling are now complete. Foundation pads for three (3) Green houses and metal building in place. Farm site planting preparation to begin Summer 2020. Project is 60% complete.**

RED

Community Job Training Center



Interior metal framing is complete and MEP(Mechanical Electrical Plumbing) final is being installed. Time extension issued due to school board fire alarm monitoring Company, kitchen equipment and Corona virus shutdown. **Project is 98 % complete.**

Completion is scheduled for July 2020

RED

Boulevard Villas and The Boulevard



T2 A -NORTH TOWNHOMES ELEVATION



T2 A -NORTH TOWNHOMES STREETVIEW



T3 A-TOWER1



T3 B-TOWER3



T3 B-WITHGARAGE



T3 C-TOWER2

* T3 D-(Boulevard Tower 4) in Schematic designphase.



T3A-TOWER 1



T3A- PERIMETER WALLS BEING INSTALLED

RED



T3A 1st CEILING AND FRAMING



T3 B-TOWER 3



T3 B-WITH GARAGE



T3 C -TOWER 2



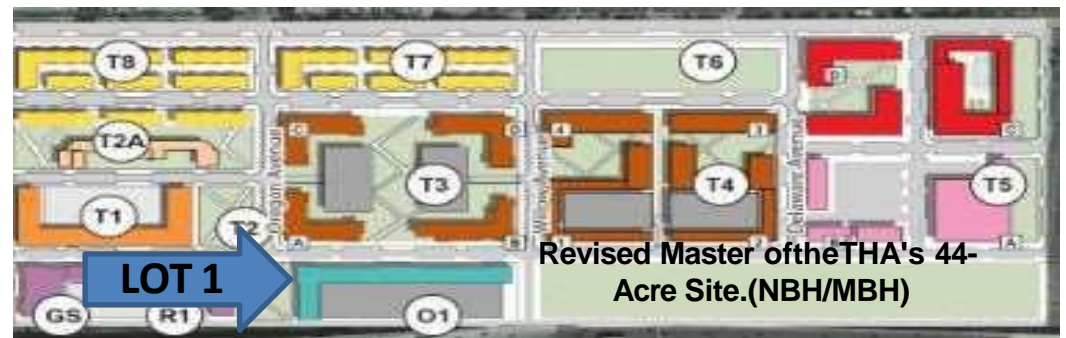
T3B 2ND FLOOR PERIMETER WALLS INSTALLED



T3C PAD, FOOTER AND 1ST FLOOR WALLS

West River Re-Development

- T1-Renaissance at West River, 160 units, under construction with DPR. Currently **86% complete**. **Completion is expected for August 2020**.
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Completion date **September 2020**. Project is currently **84% complete**.
- T2A North (Town homes) 32 Town homes units for sale. Documents and Drawings- In permitting.
- T3A-(Boulevard Tower 1) Site work and building foundation in progress. Funded 9% Tax Credit, 119 units. General Contractor, Suffolk Construction. **2nd /3rd Floor perimeter walls being installed. Project is 20% complete.**
- T3B- (Boulevard Tower 3) Funded 9% Tax Credit, 133 units. Site work and building foundation in progress. **1st/2nd Floor perimeter walls installed. Project is 15% complete.**
- T3C- (Boulevard Tower 2) Construction Documents and permits approved. NTP issued March 10, 2020. General Contractor, Suffolk Construction. Funded 4% Tax Credit, 119 units. **1st Floor perimeter walls being installed. Pre-Construction held Jan 9th, 2020. Project is 10% complete.**
- T3D- (Boulevard Tower 4) 102 units in Schematic design phase. Multi-Family Development. **In permitting.**
- T4- Phase 1 -selected for funding 9/19/19 to FHFC for 112 Units. Received BOD approval on 4/17. To be awarded \$8 million of CDBG Disaster Recovery Funding from FHFC. Undergoing 21-day review period. Zyscovich Architects proposal reviewed. Zyscovich has been selected for T4 Phase 1. Project is in the schematic phase
- T4- Phase 2 (107) Units) and T4- Phase 3 (119) units submitted application and for SAIL funding.



- T4 Phase Three-Submitted T4 Phase 3 for 2020 SAIL/Workforce RFA. **Submitted applications 3/30/20. Still waiting for response.**
- Lot 1 - Task Order issued to Design Styles for 80,000 sf. Building.
- Retail/Potential Grocery Store- White Development is potential Developer for Grocery Lot T5. **Negotiation is in progress. LOI signed on 5/7/2020. White Development preparing PSA.**
- Townhouse Lots (T7 & T8) Received new LOI from Lennar 5/11.

WEST RIVER DEVELOPMENT



Progress Photos

West River Development Mary Bethune & Renaissance

Below: Mary Bethune Hi Rise Building



Below: Renaissance Building



Above: Renaissance-Side Elevation



Above: Renaissance in construction phase

T1- Renaissance at West River- 160 -Senior Housing Units



T2A- Mary Bethune Highrise 150–Senior Housing Units



T3A-119 Units Mixed-used Multi-Family Development



T3C-West River 119Units Mixed use Multi-Family Development

TEMPO THEATRE/RESTAURANT

Designed by GLE. Interior Build-out in design Phase. General Contractor in negotiations for Tempo Theatre and Restaurant Build-out. Power stories selected as Theatre Operator. Searching for Operator.

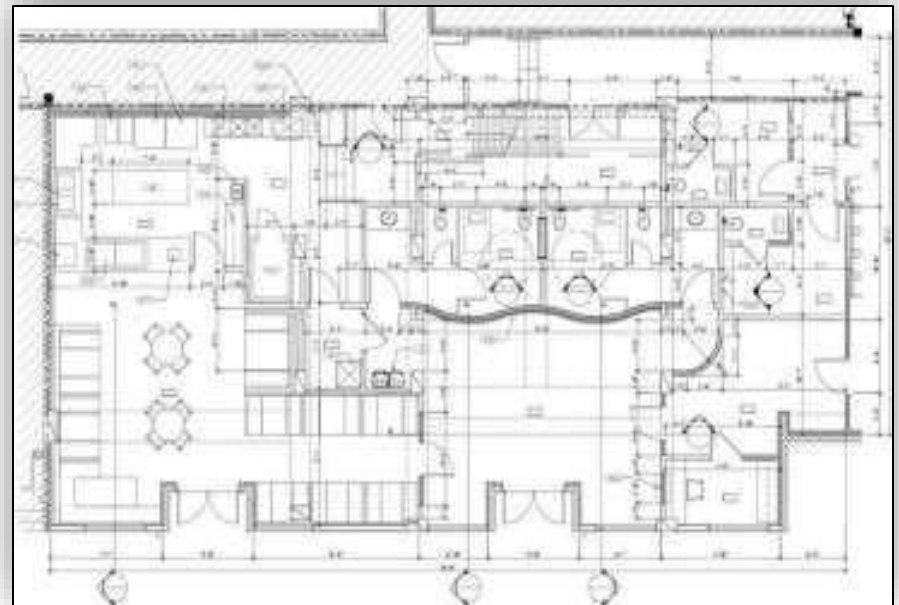
BELOW: SOUTHEAST ELEVATION- THEATRE LOCATION



BELOW: TEMPO THEATRE/RESTAURANT



ABOVE: THEATRE INTERIOR



ABOVE: SCHEMATIC LAYOUT GROUND FLOOR

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

May 2020

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

Maintenance is back to full staff and functions. We require our maintenance staff to honor the 6-foot separation rule and to wear a face mask and gloves upon entering a resident's apartment; if a 6-foot separation cannot be maintained staff is to leave the work area. The Maintenance staff, are busy catching up on the CGI annual inspections

Encore Chiller Plant

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

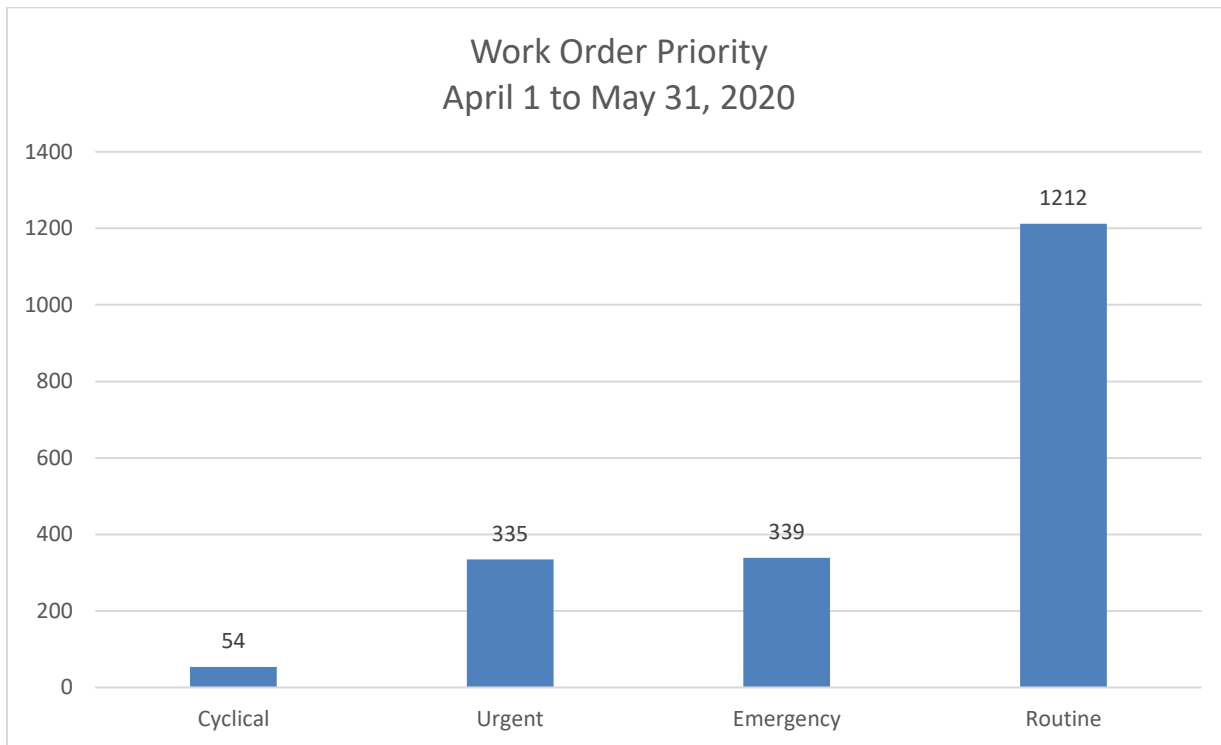
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase 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:

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



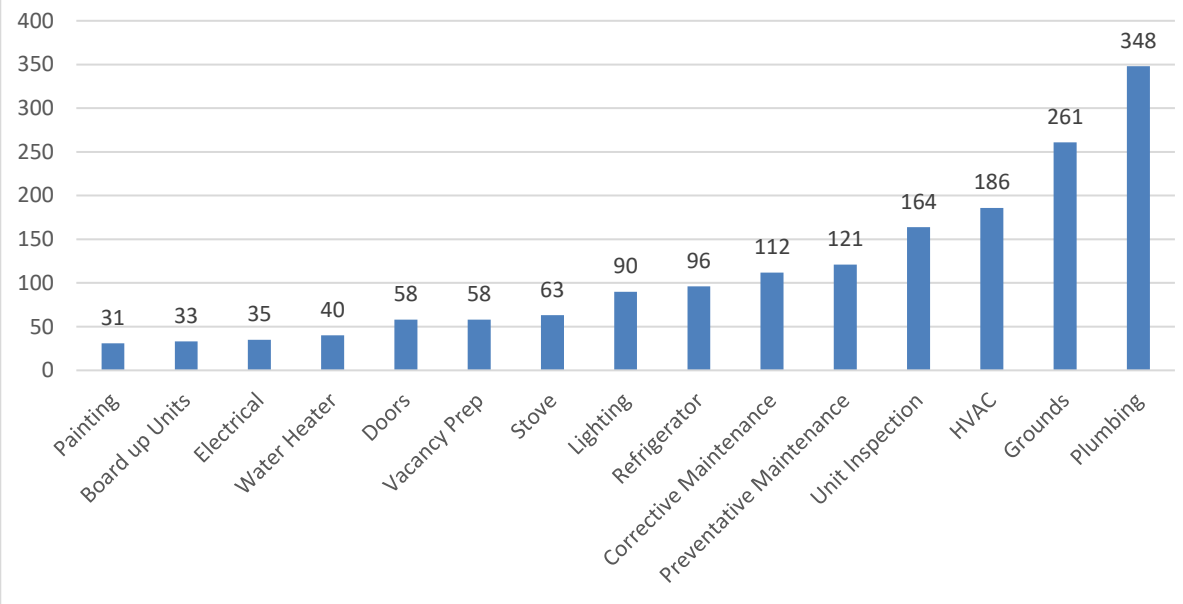
Emergency = Immediate action is required as it presents a threat to life, asset/property, security, or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

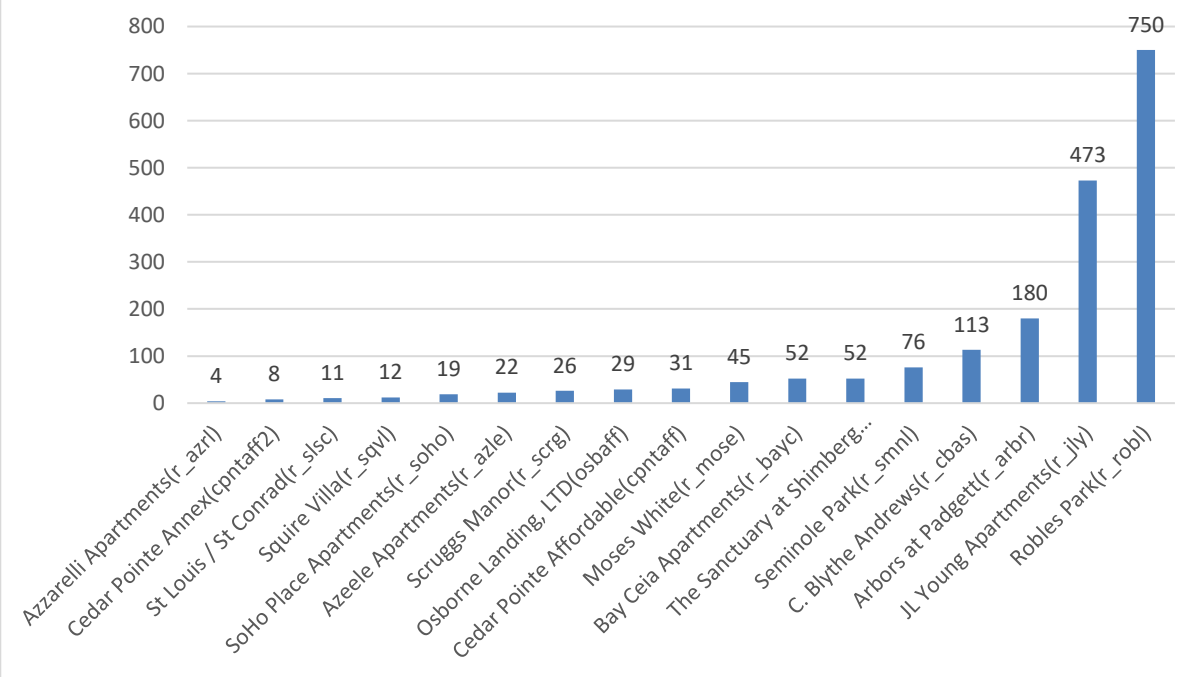
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

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

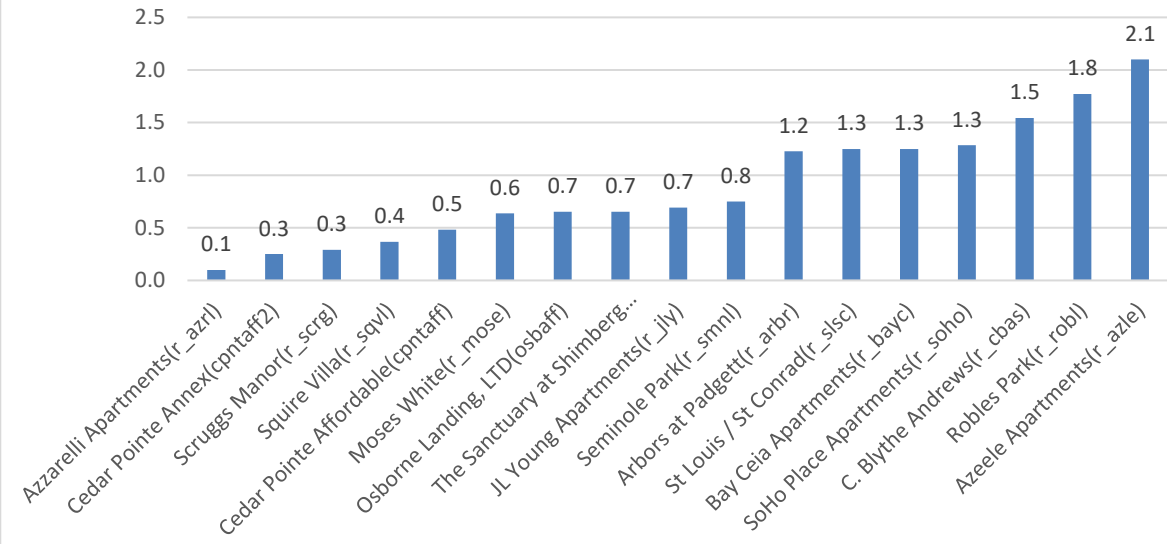
15 Top Work Order Categories April 1 to May 31, 2020



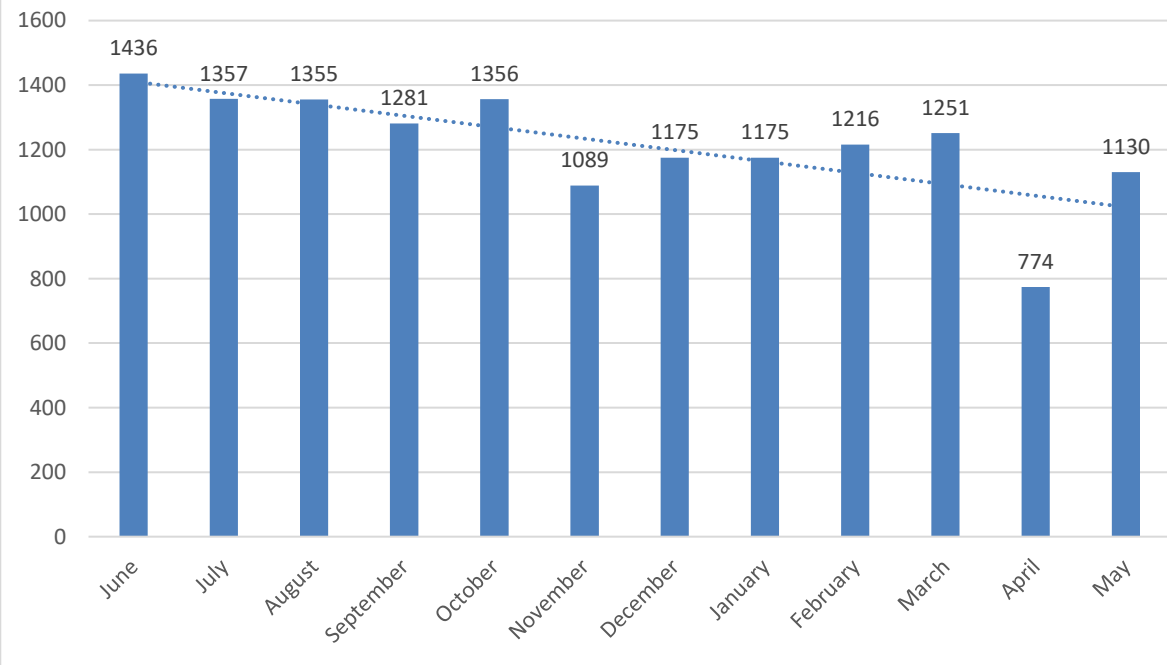
Work Orders per Property April 1 to May 31, 2020



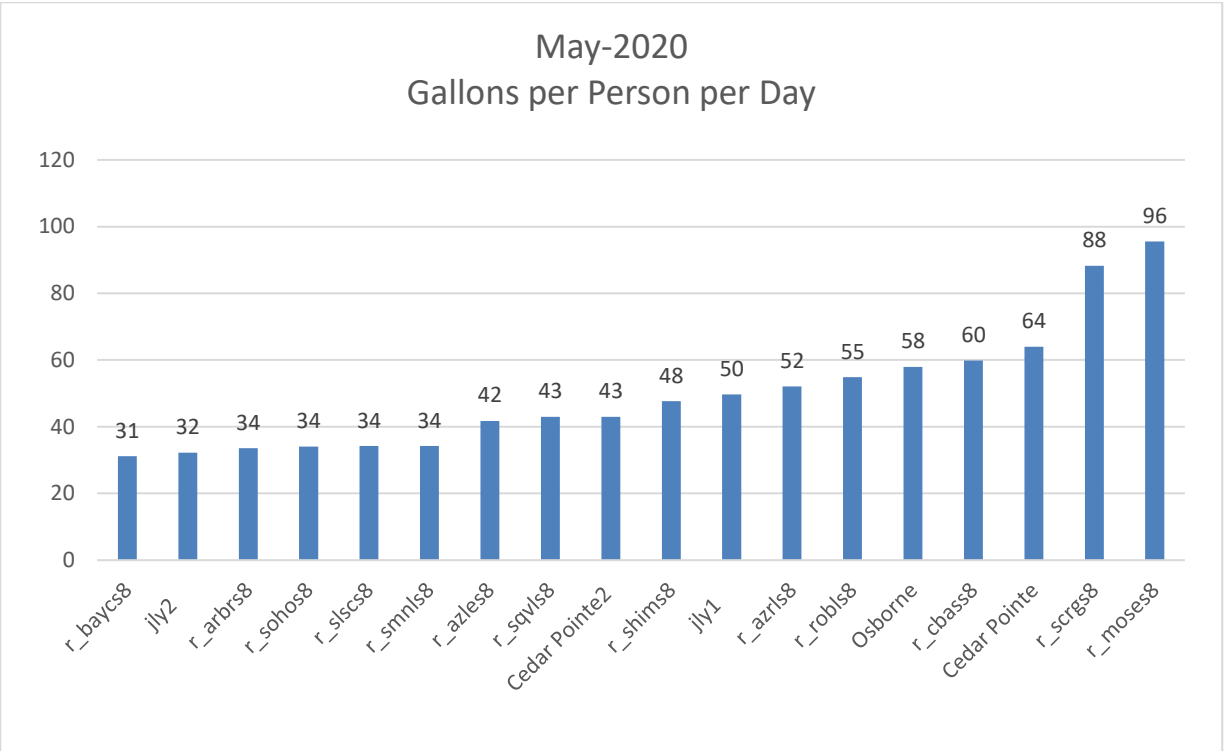
Work Orders per Unit Without Grounds Pickup April 1 to May 31, 2020



Total Work Orders per Month June 2019 to May 2020



Average = 1216/Month



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 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2020	\$400,000.00	\$246,246.00	0.00		\$153,754.00	61.56%	\$144,384.00	36.00%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$207,915.00	\$344,745.00	\$232,415.01	\$440,330.01	\$95,585.01	78.29%	\$175,415.00	54.00%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$71,216.22	0.00		\$50,295.06	58.61%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$0.00	0.00		\$1,500,000.00	0.00%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$1,250.00	0.00		1,498,750.00	0.08%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$0.00	0.00		\$1,500,000.00	0.00%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$74,744.90	\$83,940.00	\$384,830.00	\$310,085.10	19.43%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44	0.00		\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$136,900.02	\$165,454.00	\$74,220.00	\$211,120.02	\$45,666.02	78.37%	\$211,120.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$34,157.72	0.00		\$45,824.28	42.72%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$146,324.59	0.00		\$194,837.41	42.89%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	5/1/2019	3/31/2021	\$22,800.00	28,500.00	\$22,800.00	\$45,600.00	\$17,100.00	63%	\$45,600.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2021	\$54,000.00	\$45,000.00	\$54,000.00	\$108,000.00	\$63,000.00	41.67%	\$108,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2021	\$26,400.00	19,800.00	\$26,400.00	\$52,800.00	\$33,000.00	37.50%	\$52,800.00	100.00%

Contract Register May 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2021	\$30,000.00	\$26,237.00	\$30,000.00	\$60,000.00	\$33,763.00	43.72%	\$60,000.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2021	\$55,736.55	\$36,312.00	\$55,736.55	\$111,473.10	\$75,161.10	32.57	\$111,473.10	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2021	\$1,920.00	\$170.00	\$1,920.00	\$3,840.00	\$3,670.00	4.43	\$3,670.00	100.00%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$23,425.35	0.00		\$6,574.65	78.08%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$8,095.00	0.00		\$5,995.00	56.38%	\$14,090.00	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$2675.41	\$7,500.00	\$15,000.00	\$12,324.59	17.83%		
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$186,160.00	0.00		\$76,240.00	70.95%		
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$15,090.00	\$3,000.00	0.00		\$12,090.00	19.88%	\$18,090.00	100.00%
Cane Construction	St. James Church	7/31/2019	4/1/2020	\$488,153.00	\$364,448.35	\$51,821.00	\$539,974.00	\$175,525.65	57.99%		
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.89%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$40,600.00	\$68,200.00	\$148,600.00	\$104,400.00	29.74%	\$148,600.00	100.00%
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	4/1/2020	\$1,939,292.84	\$1,408,972.64	-\$581.00	\$1,938,710.90	\$529,738.26	72.67%		
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$5,145.60	0.00	\$0.00	\$25,688.00	16.68%	\$30,873.60	100.00%

Contract Register May 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Florida Pest Control	Professional Pest Control	4/1/2020	3/31/2021	\$19,500.00	\$0.00	0.00	\$0.00	\$19,500.00	0.00%		
Kenya Woodard, LLC	Event Cordinator	3/2/2020	3/1/2021	\$5,000.00	\$0.00	0.00	\$0.00	\$5,000.00	0.00%	\$5,000.00	100.00%
ADP	Time Mangement Services	12/18/2019	12/30/2024	\$55,525.40	\$0.00	0.00	\$0.00	\$55,525.40	0.00%		
Ring Central	Cloud Base Phone Services	3/18/2020	3/21/2025	\$102,093.00	\$0.00	0.00	\$0.00	\$102,093.00	0.00%	\$1,398,531.69	
R6 Enterprise, LLC	Florida Native Landscaping Consultant	5/29/2020	10/31/2020	\$5,250.00	\$0.00	0.00	\$0.00	\$5,250.00	0.00%		
McKenzie Contracting, LLC	Semionle Park Water Main Replacement	3/24/2020	7/24/2020	\$363,590.00	\$20,850.00	\$7,851.69	\$0.00	\$371,441.69	5.61%	\$371,441.69	100.00%

Total Contract Amount:

\$11,600,028.99 \$3,690,283.57

Total MBE Contract's Amount:

3,055,267.08

36.21%

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

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

Keeping the agency involved with our community is a key element in terms of engagement. By participating in community activities, events, meetings and others, 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; these 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.

THA BOARD MEETINGS ARE STILL BEING HELD VIRTUALLY

Board of Commissioners meetings will continue to be held virtually. Information regarding how to join the virtual meeting will be included on the agenda, as well as on the public notice sent to everyone on our media lists, such as community organizations, elected officials and a myriad of other contacts.

Daily virtual COVID meetings continue each day at 3:30 p.m. for all Executive Staff as we continue to be hard at work for our residents and clients.

*Most community events as well as travel are canceled due to the Coronavirus pandemic; the norm seems to be conducting business via ZOOM or other video and audio-conferencing tools.

2020 CALENDAR OF EVENTS

June		
Thursday, June 4, 2020	9:00 AM	Risk Management Committee, Teams meeting
Thursday, June 4, 2020	9:30 AM	Pension/Retirement Consultation, Zoom meeting
Monday, June 8, 2020	10:00 AM	RingCentral Office Training, Virtual meeting
Tuesday, June 9, 2020	11:00 AM	RingCentral Office Training, Virtual meeting
Friday, June 12, 2020	11:00 AM	COVID-10 Work Practices, Zoom meeting
Wednesday, June 17, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Thursday, June 18, 2020	12:00 PM	Men's Health, TBD
Wednesday, June 24, 2020	1:30 PM	Landlord Workshop, TBD
Sunday, June 21, 2020	all day	Father's Day
July		
Thursday, July 2, 2020	9:00 AM	Risk Management Committee, Teams meeting
Thursday, July 2, 2020	9:30 AM	Pension/Retirement Consultation, Zoom meeting
Friday, July 3, 2020	all day	Independence Day
Thursday, July 9, 2020	9:00 AM	Health Fair, TBD
Wednesday, July 15, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Wednesday, July 22, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, July 23, 2020	8:00 AM	Bay Area Apt Assoc Education Seminar, TBD
Monday, July 27, 2020	all week	Mecham Urban Farm (tentatively completed by end of month)
August		
Thursday, August 6, 2020	9:00 AM	Risk Management Committee, Teams meeting
Thursday, August 6, 2020	9:30 AM	Pension/Retirement Consultation, Zoom meeting
Tuesday, August 18, 2020	5:30 PM	GTE Financial Workshop, TBD
Wednesday, August 19, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Thursday, August 20, 2020	12:00 PM	Skin Health, TBD
Wednesday, August 26, 2020	1:30 PM	Landlord Workshop, TBD
September		
Thursday, September 3, 2020	9:00 AM	Risk Management Committee, Teams meeting
Thursday, September 3, 2020	9:30 AM	Pension/Retirement Consultation, Zoom meeting
Monday, September 7, 2020	all day	Labor Day
Wednesday, September 16, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Wednesday, September 23, 2020	1:00 PM	Landlord Workshop, TBD

- X Board Meetings
- X National Holidays
- X Events of higher interest for Commissioners
- X THA Events by Staff and other agencies/businesses*

Artist's scholarship program for African-American students perseveres despite coronavirus

After the pandemic forces cancellation of an auction, Jane Bunker will sell her paintings online to raise funds for the Dr. Carter G. Woodson African American Museum's scholarship program.

Tampa Bay Times, Waveney Ann Moore | Published May 17, 2020

ST. PETERSBURG — Last school year, her first as a college student, food didn't quite fit into Lauryn Latimer's budget.

Latimer, 19, said it was weeks before she could afford a meal plan at Florida State University, where financial aid and a \$5,000 scholarship from the Dr. Carter G. Woodson African American Museum were making it possible for her to be the first in her family to attend college.

For Zakaria White and her mom, the Woodson scholarship was a godsend.

"It took a weight off my mom's shoulders, because she really didn't have to worry about how to fund extra things, like food and books and everything," said White, 19, who attends the University of Central Florida.

"I cried, because I knew that going to college had been her goal since she was a little girl. And we realized how much money it was going to be once she was accepted." said Nicole White, a housing specialist for the [Tampa Housing Authority](#). "The scholarship helped out tremendously."



Artist Jane Bunker [Jane Bunker]



Zakaria White [Jane Bunker]

Such stories are of Gulfport and Cape Cod artist Jane Bunker's making. Bunker proposed establishing a scholarship program for African-American students three years ago. She would produce a portfolio of paintings and work with the Woodson Museum to sell them to raise funds.

She initially painted 21 paintings, and 17 of them sold. The effort, supplemented with donations, raised \$43,000 for 17 scholarships. Students got \$5,000, \$3,000 or \$250 awards.

Demetrius Williams received one of last year's scholarships and hopes to get another one for the upcoming school year.

"For me, it really helped with getting books," said Williams, 19, who attends the University of Miami, where he is majoring in business. "I think what she is doing is amazing, and I really feel like I have a connection to her."



Demetrius Williams [Jane Bunker]

This year, Bunker painted another 19 pieces for an auction that was to take place in April. The coronavirus forced its cancellation, and the pieces are being sold online, at [bunkerscholarshipauction.com](#). The hope is to raise enough money to help send the original Woodson Warriors Scholarship winners on to their second year of college. Money raised after May 31 will be put into next year's fund.

Bunker is a retired psychologist. She began studying art as a young child, but did not return to painting until about 25 years ago, after she retired.

"From my perspective," she said of her work, "it feels very spiritual and luminous and somewhat of a photo realist. It goes way beyond photographic. It's sort of dreamy." It has been represented by galleries in New York, Santa Fe, Aspen, Boise and Cape Cod. Her one-woman show, *Illumination*, at the New Britain Museum of American Art in Connecticut, featured mostly landscapes. Works from that era also are being sold for the scholarship program at [janebunkerartist.com](#).

Artist’s scholarship program for African-American students perseveres despite coronavirus

After the pandemic forces cancellation of an auction, Jane Bunker will sell her paintings online to raise funds for the Dr. Carter G. Woodson African American Museum’s scholarship program.

Tampa Bay Times, Waveney Ann Moore | Published May 17, 2020

Three years ago, Bunker and her husband, Mason Morfit, a graphic designer and photographer, designed and built a house in Gulfport. She began volunteering at the Woodson Museum and the idea of the scholarships was born.

“When I lost my mother in 2017, she wanted desperately to do something for me, and she offered to create a scholarship in my mother’s name,” said Terri Lipsey Scott, the museum’s executive director.

“I loved the idea of a scholarship,” Scott said, but suggested that it be named for the museum, rather than her mother, Dessie Lipsey, who had been active in education in her hometown of Savannah, Ga.

The paintings for the scholarship program, a series of lilies, Bunker decided, would be “a bouquet of appreciation of love and gratitude for the African-American community.”

This year, the museum hopes to sell at least five paintings, priced from \$3,000 to \$5,000 each. About \$30,000 has been raised so far. Respect 90, a foundation of Major League Baseball manager Joe Maddon, donated \$1,000. Louise Del Basso, owner of Galleria Misto and who displays artwork at the Mahaffey Theater, has given Bunker’s paintings exposure over the past two years.



Terri Lipsey Scott, executive director of the Dr. Carter G. Woodson Museum [Times]



Lauryn Latimer [Jane Bunker]

Nine students have applied for scholarships to help them return to college. “They are absolutely outstanding. They wrote essays about their first year,” Bunker said.

“College has been a wake-up call for me and has made me realize that not everything will be easy, and that there is no substitute for discipline and hard work,” wrote Latimer, who has held on to her job at Publix.

Diamond Scrivens, who attends Florida State University, said college has broadened her world. “A lot of times, I felt lonely. It was a different cultural setting to me. I had to adapt,” she said during a telephone interview.

“It shows that the people that care about you don’t have to look like you,” she said of Bunker.



According to the Centers for Disease Control and Prevention, “people who are homeless are a particularly vulnerable group” for COVID-19.

Many communities around the country have taken one step to reduce homelessness during the coronavirus: stopping the practice of evicting tenants from their homes.

But in Florida, there is no outright ban on evictions, despite an executive order from the governor pausing new eviction administrative procedures.

So how are the courts and Sheriff’s departments in the different counties in the Tampa Bay area handling evictions?

[Pinellas County Sheriff Bob Gualtieri](#). [By Janelle Irwin/WMNF News](#). It turns out some have temporarily stopped evictions and others, like Pinellas Sheriff **Bob Gualtieri**, continue to facilitate evictions that were in the system before the pandemic.

“So the executive order actually prevented the Clerk’s Office from taking certain eviction filings as it relates to people who don’t have the ability to pay. It’s not across the board. It is not a prohibition or a moratorium on those evictions that were in the pipeline. Remember it takes a long time for the eviction process. So those people that are now subject to what is the final act, which is called a writ of possession, that’s the final order that’s issued by the judge where the person is actually removed from the property. A lot of those have been in play and been in the legal process for maybe six, seven months. So that’s not related to COVID.

“So right now is, the only way that that would not proceed is if the judge who issued that writ of possession decided to stay the writ of possession. I have no authority over that. Once the court issues the order, and the court issues the writ of possession, then we have to serve it.

“There have been some judges that have stayed writs of possession and some have not. It gets into some very sensitive areas and some of it is controversial to a degree because it affects property owners’ rights. And while everybody wants to be sensitive to and cognizant of the renters, sometimes there’s more at play other than somebody lost their job and inability to pay. Some people aren’t doing the right thing by the landlord and some people are causing problems and there’s other issues there. So I think that’s why the governor’s order was limited but it was billed as some big huge moratorium on evictions where evictions can’t move forward. That’s simply not the case. It’s pretty narrow and it really affects those today forward or the time it was entered forward and their inability to pay.”

Some other Tampa Bay area Sheriff’s offices are also serving evictions handed down by a judge.

A spokesperson for the Sarasota Sherriff says, “The decision whether or not to enforce or serve evictions is made by the chief administrative judge. For that reason, you might consider reaching out to the 12th circuit.”

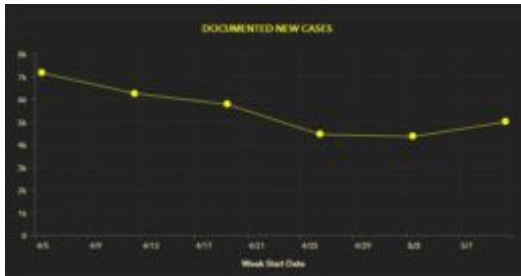
But in some counties, the chief judge or Sheriff have decided to stop evictions during the pandemic.

A spokesperson for the Hillsborough Sheriff says the Sheriff and the county’s chief judge are “not executing any writs of possession.”

A spokesperson for the Pasco Sheriff’s says, “We are not currently serving evictions in the spirit of the Governor’s and court’s orders.”

A spokesperson for the Polk Sheriff says, “We have not served any—they have essentially stopped.”

WMNF did not get a response from the Manatee County Sheriff’s Office by deadline.



According to the Florida Department of Health website, there have been 2,144 COVID-19 deaths in Florida, more than 8,900 hospitalizations, and more than 48,600 total positive coronavirus cases in the state. The number of new infections in Florida this week was even more than last week. States are supposed to show declining numbers of new infections before reopening. Fewer than 4% of Floridians have been tested for coronavirus.

Below is Florida’s Executive Order 20-94, which has since been extended to June 2nd:

STATE OF FLORIDA
OFFICE OF THE GOVERNOR
EXECUTIVE ORDER NUMBER 20-94

(Emergency Management – COVID-19 – Mortgage Foreclosure and Eviction Relief)

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

WHEREAS, on March 1, 2020, I issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, I issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, on March 18, 2020, President Donald J. Trump announced that the Department of Housing and Urban Development (“HUD”) authorized the Federal Housing Administration (“FHA”) to implement an immediate foreclosure and eviction moratorium for FHA-insured single-family mortgages for 60 days due to the COVID-19 emergency; and

WHEREAS, on March 18, 2020, the Federal Housing Finance Agency (“FHFA”) directed Fannie Mae and Freddie Mac to suspend foreclosures and evictions for Enterprise-backed single-family mortgages for at least 60 days due to the COVID-19 emergency; and

WHEREAS, I find that this emergency has impacted the ability of many Floridians with single-family mortgages to make their mortgage payments; and

WHEREAS, I find that providing targeted, temporary relief to Floridians with single-family mortgages is in the best interest of the state and its people; and

WHEREAS, I find that this emergency has impacted the ability of many Floridians with residential tenancies to make their rent payments; and

WHEREAS, I find that providing targeted, temporary relief to Floridians with residential tenancies is in the best interest of the state and its people; and

WHEREAS, as Governor, I am responsible for meeting the dangers presented to this state and its people by this emergency.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby suspend and toll any statute providing for a mortgage foreclosure cause of action under Florida law for 45 days from the date of this Executive Order, including any extensions.

Section 2. I hereby suspend and toll any statute providing for an eviction cause of action under Florida law solely as it relates to non-payment of rent by residential tenants due to the COVID-19 emergency for 45 days from the date of this Executive Order, including any extensions.

Section 3. Nothing in this Executive Order shall be construed as relieving an individual from their obligation to make mortgage payments or rent payments.

The Changing Face of Tampa: city seeks grant to expand Riverwalk

The city is applying for a \$24 million grant to expand the Riverwalk along the west side of the Hillsborough River and north through Tampa Heights.

Author: Emerald Morrow | Published: 3:45 PM EDT May 22, 2020

TAMPA, Fla. — Plans to expand the downtown Tampa Riverwalk are escalating to the federal Department of Transportation, where the city is applying for a \$24 million Better Utilizing Infrastructure to Leverage Developments (BUILD) grant.

The grant will help the city expand the downtown Riverwalk to the West River neighborhood in West Tampa.

According to a letter of support from the West Tampa Community Redevelopment Area chair Joe Robinson, the project will include a 12.2-mile path separate from automobile traffic. A draft map shows proposed Riverwalk segments on the west side of the Hillsborough River south of Kennedy Boulevard, as well as near Tampa Preparatory School just south of the newly renovated Julian B. Lane Park. There are also proposed segments along the river north of Blake High School to Rome and Columbus. The extension would continue east over the Columbus Street bridge and south to the end of the current Riverwalk along Cruis A Cade Place.

"The redevelopment around here, that is what the community wants," said Robinson, who added that for years, his neighborhood has been the stepchild of the city.

"We don't want slum and blighted. We don't want crime. We don't want any of that. We want to have a community just like everybody else," he said.

As head of the West Tampa Community Redevelopment Area, Robinson has played a key role in helping transform the neighborhood. The last few years have brought major change with new developments from the **Tampa Housing Authority**, and now, a city proposal to expand the popular downtown Riverwalk to the west side of the water.



"Moving the Riverwalk to the west side of the river in a parallel effort, that's huge. That's about as big as Tom Brady coming to the Buccaneers," said Robinson.

The goal is to reimagine abandoned parts of the waterfront and transform the West River area—an effort previous mayor Bob Buckhorn championed.

"It will create a development that is focused on the waterfront that is mixed-use, that is activating an area that has long been abandoned, and I think will change the face of West Tampa in a positive way," Buckhorn told 10 Tampa Bay in 2018.

With this grant, Mayor Castor is continuing that push to redevelop West Tampa and open up the waterfront for the entire city.

"I been waiting 40-50 years for this," said Robinson.

There might be a few hurdles to clear first, though. Robinson said the city also needs to revive old conversations with Hillsborough County Schools and the housing authority about a possible land swap so more property in the area is available along the river.

"We don't need to do it right now, but we need to get it into the planning documents for the school district," said Robinson.

District spokesperson Tanya Arja said there are no new conversations about land swaps at the moment.

City spokesperson Ashley Bauman said the grant application was submitted this week. The grant proposal includes a local match of 20 percent or \$6,000,000, to bring the total cost of the project to \$30,000,000.

Judges dismiss lawsuit filed by St. Pete housing agency board members removed from office

Three-judge panel dismisses claims by former St. Petersburg **Housing Authority** board members that they were denied due process

Tampa Bay Times, Christopher O'Donnell | Published May 25, 2020 | Updated May 26, 2020



Former St. Petersburg Housing Authority Board Chairman Harry Harvey listens during a 2019 meeting. A panel of three judges last week dismissed a lawsuit filed by Harvey and two other board members against the city of St. Petersburg seeking to reverse their removal from office.

ST. PETERSBURG — A panel of judges has ruled that the city of St. Petersburg followed the law when officials removed three housing agency board members from office in 2019.

In a ruling released last week, the three circuit court judges said the city met due process standards when City Council members backed Mayor Rick Kriseman's recommendation to remove the three former St. Petersburg Housing Authority board members for lax oversight of the agency. Judges also dismissed claims that the city had not provided the board members — Harry Harvey, Delphinia Davis and Ann Sherman-White — with sufficient notice about the special hearing when council members approved the sanction.

None of the three, nor their attorneys, attended the May 2019 hearing where they were removed. One month later, they sued the city, asking to be reinstated and claiming they had no opportunity to defend themselves because the city failed to inform them about the hearing. Their lawsuit also claimed that their removal was a "pretext," so Kriseman could appoint commissioners who would carry out his agenda to fire then agency Chief Executive Officer Tony Love.

The judges' six-page order highlights that the hearing was publicly noticed, and its date was published in the *Tampa Bay Times*. Copies of documents detailing six counts of misconduct or neglect of duty were sent to the housing agency and to the official email addresses of the former board members. The ruling did not address the merits of the city's case for removal.

Assistant City Attorney Brett Pettigrew said he hopes the decision marks the end of the controversy.

"These former commissioners refused to participate in the process and then tried to bootstrap that refusal into a claim that the process was somehow unfair," Pettigrew said. "The court refused to accept that."

The former board members, who served on a voluntary basis, can request a rehearing from the three-judge panel or take their case to appellate court. Ross Nabatoff, the Washington, D.C. attorney representing the former board members, could not be reached for comment.

Harvey, who was board chairman when he was removed, declined to comment. Davis and Sherman-White did not return calls seeking comment.

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 his staff reported that he bullied and belittled them. Some board members also complained that they were asked to vote even though 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. At the time, he was earning \$140,000 per year.



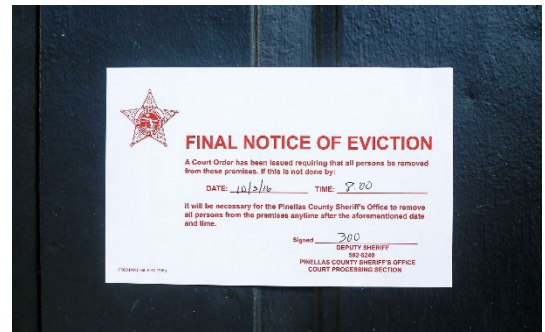
St. Petersburg Housing Authority CEO Tony Love speaks during an August 2018 meeting. [DIRK SHADD | Times]

A rent and eviction crisis is looming next week | Column

Here are some ways to keep renters in their homes, write two local advocates.
Tampa Bay Times, Tim Dutton and Randall H. Russell | Published May 26, 2020

On June 2, the moratorium on evictions issued by Gov. Ron DeSantis expires, and a rent crisis that could impact thousands of local families is at hand. Like many states, Florida is on the cusp of a significant housing crisis that has been radically worsened by the pandemic COVID-19. For many, rent for both April, May and June will soon be past due. Local legal aid organizations (Gulfcoast Legal Services and Bay Area Legal Services) are gearing up for a rush of evictions even as the economy is restarting.

How big is this problem? According to the Turner Center for Housing at the University of California Berkeley, Florida has the fourth largest number of renter-households (nearly 1 million) most likely impacted by the economic shuttering. Furthermore, in Florida over 50% of these households were already struggling with rent payments before the pandemic -- second only to Washington, D.C., and 8 points higher than the national average.



An eviction sign is posted on a door at the Mosley Motel in St. Petersburg in Sept. 2016. [Times (2016)]



Randall H. Russell, president and CEO of Foundation for a Healthy St. Petersburg [Randall H. Russell]



Tim Dutton [SCOTT KEELER / Tampa Bay Times]

In the St. Petersburg-Tampa metro area, where a dire shortage of **affordable housing** was an important topic of concern even before the current crisis, it is estimated that there are more than 144,000 renter-households with at least one worker likely impacted by the COVID-related economic decline. Nearly 70,000 of those households (more than 175,000 people) were already rent burdened — paying more than 30% of their income on rent-- before the pandemic. Based on national estimates, Latinx and black households are disproportionately more likely to be impacted by this renter crisis.

This crisis has made visible the racial inequities that our systems have generated. But it can also be the clarion call for transformation at the federal, state and local levels. There is no single solution to this crisis, but it is clear that in both the short and long-term it should be a national priority.

What can be done? For starters, we can learn from examples of promising local-scale housing efforts emerging across the country. These include Kansas City Tenants, focusing on tenant-landlord policy changes, and efforts in Oakland, Calif., where professionals and institutions responded to and followed the lead of residents. Our own city of St. Petersburg has committed \$1 million for rent, mortgage and utility assistance. The crisis is far-reaching, and so, too, should be the range of response.

The Urban Institute has developed a five-point strategy for how state and local entities can maximize new federal funding and opportunities related to COVID-19 that could help stabilize the situation and protect individuals and families at risk.

- **Take full advantage of US Department of Housing and Urban Development (HUD) waivers.** In addition to more funding, HUD has begun to put waivers in place for rental assistance programs and grant administration (PDF).
- **Identify opportunities across the program spectrum to provide rental assistance.** The Housing Choice Voucher Program and the Emergency Solutions Grants are “go-to” vehicles as existing rental assistance programs, but there are opportunities with both Home Investment Partnership Program (HOME) and the Community Development Block Grants (CDBG) to provide rental assistance.

A rent and eviction crisis is looming next week | Column

Here are some ways to keep renters in their homes, write two local advocates.

Tampa Bay Times, Tim Dutton and Randall H. Russell | Published May 26, 2020

Page | 2

- **Maximize resources to provide housing for people experiencing unsheltered homelessness.** The Emergency Services Grants is a powerful resource for addressing homelessness.
- **Think holistically about all funding sources with an emphasis on need.** State and local entities can layer on different funding sources and their eligible uses. Incentivizing private investments into low-income housing as a policy shift, for example.
- **Be flexible and act quickly.** Waiver use still requires notifying HUD. For efficiency, Public Housing Authorities and entities administering state and local grants can consider submitting an “all-inclusive” set of emergency policies and procedures.

Though the long-term answers require a fundamental shift to viewing safe housing as a right, significant short-term financial relief is needed. The Emergency Renter Assistance Act has been passed in Congress to cancel rent, cover landlords’ losses, and finance the purchase of rental properties to be used for affordable housing. Additional ideas are being considered as well. Let us pay close attention so that the best of these can muster local support that could help frame a large-scale response.

Only with speedy federal financial relief with ramped up local advocacy can this emergency be averted and a permanent solution achieved. While those will best be developed by the many people directly impacted, who understand the challenges that need to be overcome, the breadth of systemic changes required will engage all sectors.

Finally, this crisis has raised broader awareness of the disproportionate impact that natural disasters and crises levy on communities of color. A healthy region cannot be achieved without stable affordable housing options; solutions must prioritize race equity and acknowledge and confront the conditions that systems and structures that perpetuate racial discrimination.

There is no business playbook for navigating the novel coronavirus pandemic. Here's a start.

Tampa Bay Business Journal, Alexis Muellner – Editor | 5/28/20, 8:17am EDT, Updated 5/28/20, 11:47am EDT

Our team chose the eight businesses profiled in this special edition because they represent a wide range of local industries, exposures, and experiences with Covid-19.

It has been quite a journey since mid-March, marked by distinct phases.

First, it was all about focus and just thinking straight. Then it was a transition to virtual work while maintaining any sense of team unity that many businesses need to thrive. Then there were hard decisions around layoffs, cost-cutting, and closure — in some cases for good.

Now, there's a broad air of uncertainty around reopening. Is it too soon? How are businesses finding the right balance under the stress and pressure of down sales and revenue, and safety and liability?

The goal in each of our American City Business Journals markets was to choose a handful of local small businesses and keep in close contact with them from the early days of the shutdown to now — and we all know it has felt like a few eras in a more than two-month period.

Restaurant leaders like Ferrell Alvarez took a high human toll but have found creative ways to save jobs and keep demand high for his sought-after cuisine.

Florida Aquarium CEO Roger Germann had to channel his inner entrepreneur as he made strategic decisions around hiring, and then being among the first in his class to reopen nationally. CBIZ is a larger business and was well-positioned for remote work, but it has had a front-row seat to the plight and concerns of a client base that needs all of the accounting firm's advice and expertise to bridge the gap to recovery.

This is a historic moment.

The Tampa Bay Business Journal is well-positioned to build on the value we have provided since the early 1980s in Tampa Bay: to help businesses grow, foster career growth, and simplify professional lives.

The eight Tampa Bay businesses profiled in this issue are part of a national project coordinated among our more than 40 sister business journals from Boston to San Francisco. Across the country, there is much to be mined in a rich trove of small business profiles, with diversity in geography, stories and outcomes.

It's a testament to the relationship-based approach of our reporting. We did not want to just document the plight of Tampa Bay small businesses, but we wanted to do so with a specific intent: to impart best practices and decision-making tactics, and share personal experiences and microdetails.

These are valuable insights at a moment in time when uncertainty is the only certain thing.

This report — nationally and locally — will serve to remind business leaders they are not alone with the emotional and mental costs of Covid-19, and that ingenuity and collaboration will get us through.

Hillsborough begins \$20 million affordable housing work

Seven groups are picked to build low-income apartments and single-family homes.

Tampa Bay Times, C.T. Bowen | Published May 29, 2020

TAMPA — Last year, Hillsborough County commissioners said they would budget \$10 million to expand affordable housing. Last week, they voted to start spending it.

The commission selected seven private groups to develop both owner-occupied homes and rental units targeting low and very low income tenants as part of a nearly \$20 million investment in affordable housing around the county.

Commissioner Kimberly Overman called affordable housing “the greatest need we have, in addition to transportation.”

“I’ve been on the board for three and a half years and I think this is one of the most important things we’ve moved forward for lifting up so many people’s lives in Hillsborough County,” agreed Commissioner Pat Kemp.

Much of the funding, \$12.6 million, came from the county’s HOPE trust fund financed by local property taxes. It is named for Hillsborough Organization for Progress and Equality, the faith-based agency that spent six years pressing the county to expand its affordable housing options. The commission agreed to put \$10 million in that account for the current fiscal year. The rest of the allocation is a mix of federal and state dollars.

The effort is intended to help people like Terry Lofton, 62, a former security guard who now lives on a \$962 monthly Social Security disability check. He lost his West Tampa studio apartment a year ago after the landlord raised the rent.

He ended up homeless, crashing at a cousin’s place and now is living in the Falkenburg Road area, assisting his former pastor, who is recovering from recent surgery. Lofton, a HOPE board member, shared his plight with county officials last year and again in a recent interview with the *Tampa Bay Times*.

“I still can’t find a place to go,” he said. “It’s too bad that I don’t have my own place at 62 years old. I’m independent. I don’t depend on anybody. I like to be my own person.”

“I wasn’t ashamed, but it was embarrassing to have to tell people about your situation so they could reach out to help others,” he said about his public testimony to county officials.

There are plenty of others facing the potential of being priced out of housing. The United Way’s 2019 report on the working poor showed nearly 200,000 Hillsborough County households, 39 percent of the county, live in poverty or are not earning enough to cover the basic needs of food, housing and transportation.

A National Low-Income Housing Coalition 2017 report said an hourly wage of \$19.50 or \$40,560 annually is needed to afford 2-bedroom apartment costing an average of \$1,014 Hillsborough County,

Five of the private agencies tabbed by the county plan to build two-bedroom apartment units with monthly rents ranging from \$403 up to \$791.



A team of volunteers carries a wooden truss to affix to the roof of a Habitat for Humanity of Hillsborough County project in the Williams Glen community in north Brandon in this 2018 photo. Habitat is one of seven private groups selected by Hillsborough County to build affordable housing under a nearly \$20 million investment approved by commissioners May 20. Courtesy of Joyce McKenzie

Hillsborough begins \$20 million affordable housing work

Seven groups are picked to build low-income apartments and single-family homes.

Tampa Bay Times, C.T. Bowen | Published May 29, 2020

The awards and approximate dollar amounts went to: University Area Community Development Corporation, \$5.82 million; New Vision Communities and Wendover Housing Partners, \$5 million; East Tampa Business and Civic Association, \$3.577 million; Catholic Charities Diocese of St. Petersburg, Inc., \$2.443 million; New Life Village Inc., \$1.737 million; Volunteers of America of Florida Inc., \$668,000 and Habitat for Humanity of Hillsborough County, \$515,827. The county still must negotiate final contracts with the agencies before construction begins, so move-in dates for future tenants are still a ways away.

Commissioners Mariella Smith, Kemp and Overman all lauded the work of HOPE in creating public awareness of the county's affordable housing crunch.

"I really don't know that we would have understood the need" without HOPE, said Kemp.

Char Lerch, a HOPE board member and chairwoman of its affordable housing committee, watched the commission vote last week.

"I actually cried. It was tears of joy, but all seven of them said, 'Yes,' " said Lerch.

The decision last year to budget \$10 million showed the public attitude had turned, she said.

"It's almost as if they realized, yes, the need is so great here and, yes, it's time we do something."

OPINION

St. Pete housing agency board members were rightfully removed. Good thing judges agree. | Editorial

The board members failed to properly oversee the actions of the housing authority's former CEO.
Tampa Bay Times Editorial Board | Published May 29, 2020

If there were ever a justifiable firing, the dismissal of the former chief executive officer of the St. Petersburg Housing Authority, Tony Love, and the removal of three board members who allowed his abuses to carry on for so long would certainly fit. That's why it's a good thing three circuit court judges ruled last week that the city followed due process when the three board members were removed at a special hearing in May.



St. Petersburg Housing Authority board member Harry Harvey (left), and St. Petersburg Housing Authority CEO Tony Love (right), during a Committee of the Whole All Council meeting.

The board members were removed after a *Tampa Bay Times* investigation found the board had approved a 7 percent pay raise for Love, despite reviews of his bullying and belittling from staff. Love also lived in an apartment intended for low-income residents without paying, while his furniture and electricity bills were subsidized by the agency. Following an agency review, the board members were removed at a May special hearing by City Council members. But they sued the city one month later, saying they had not been able to defend themselves and did not know about the hearing.

The ruling indicates that the board members were given ample notice before the special hearing. The meeting was publicly noticed, and documents showing the six counts of misconduct or neglect of duty were left at the housing agency and to the email addresses of the accused board members. That would be sufficient notice by even the most exacting standards.

It is good to put this issue to rest. The firing of Love and the three board members who supported him was more than necessary. The housing authority has the ability to put money in the hands of those who need it most and give them a place to live. That is awesome power, but it also must be used wisely. Those who cannot meet their responsibilities should deserve to be removed.

Editorials are the institutional voice of the Tampa Bay Times. The members of the Editorial Board are Times Chairman and CEO Paul Tash, Editor of Editorials Tim Nickens, and editorial writers Elizabeth Djinis, John Hill and Jim Verhulst. Follow @TBTimes_Opinion on Twitter for more opinion news.

St. Pete housing agency to hire CEO who is on paid leave from Alabama agency

The St. Petersburg Housing Authority has hired Michael Lundy as its new chief executive officer, even as he negotiates his early exit from Birmingham housing agency following concerns about safety.

Tampa Bay Times, Christopher O'Donnell | Published June 1, 2020



Michael Lundy is the former executive director of the Housing Authority of Birmingham Division. He has been picked as the new leader of the St. Petersburg Housing Authority. [BOB FARLEY/F8PHOTO | Bob Farley/f8Photo]

ST. PETERSBURG — Just two months after being placed on paid leave by a housing agency in Birmingham, Ala., Michael Lundy is the pick of the St. Petersburg Housing Authority as its new leader.

Housing Authority board members on Thursday approved a three-year contract for Lundy that will pay him \$170,800 per year. He is in negotiations to terminate his contract with the Housing Authority of Birmingham District after the board there voted to put him on paid leave in March.

Birmingham Board Chairman Cardell Davis said that the decision was “necessary to move HABD’s leadership in a different direction in order to meet our commitment to the residents,” according to a *Birmingham Times* report.

Lundy, 69, had faced criticism in 2019 for being too slow to react to a spate of crime in the city’s public housing. In June, a 4-year-old girl was struck and killed by a stray bullet. Four months later, a 3-year-old was snatched from a birthday party on a housing complex and later found dead.

During that period, the agency took almost six months to agree on a \$3.6 million contract for the Birmingham Police Department to assign additional officers to patrol public housing, according to news reports. The agency also took 18 months to fill the vacant director of public safety position.

Lundy was one of about a half-dozen candidates that St. Petersburg board members interviewed by video-conference in April. They were told prior to his interview that he could not speak about why he was put on paid leave because it was a pending legal matter.

He emerged as the first choice of three of the five St. Petersburg board members who conducted the interviews. Chairwoman Stephanie Owens said board members had received information in individual meetings with agency attorney Ricardo Gilmore that there were other issues behind his departure. She said she could not provide more details.

“It was the board’s understanding that those tragedies that occurred were not the impetus for Mr. Lundy’s paid leave,” Owens said.

Board members also spoke with former Birmingham board members listed by Lundy as references and may have been swayed by a letter of recommendation from Birmingham Mayor Randall Woodfin.

“(Lundy) served our community with strong leadership qualities, high ethical values and had a significant knowledge of affordable housing systems,” Woodfin wrote.

But the controversy around Lundy’s fallout with his board is a concern for board member Jerri Evans. She said the Housing Authority is still recovering from the turbulent ouster of former leader Tony Love, who was fired in August after a spate of missteps that led to the agency facing a federal review.

St. Pete housing agency to hire CEO who is on paid leave from Alabama agency

The St. Petersburg Housing Authority has hired Michael Lundy as its new chief executive officer, even as he negotiates his early exit from Birmingham housing agency following concerns about safety.

Tampa Bay Times, Christopher O'Donnell | Published June 1, 2020

"I think he comes with too much baggage, based on what has just occurred within our own housing authority," she said.

Lundy could not be reached for comment. A request for an interview with him made through Gilmore did not receive a response. The *Tampa Bay Times* made two requests for an interview with Davis, the chairman of the Birmingham housing agency. He did not respond.

Lundy's new salary is the maximum the U.S. Department of Housing and Urban Development allows to be paid using federal funds. Some agencies, including the **Tampa Housing Authority**, use other income to increase their top executive's salary. The Tampa chief executive officer, Jerome Ryans, is paid \$249,000. He has led the agency for 22 years.

Lundy also will receive a \$750 monthly car allowance, health insurance and a pension. He will get a one-time \$10,000 payment for his relocation expenses.

Still, the job means a substantial pay cut. According to his job application, Lundy was making \$247,000 in Birmingham, which is a much larger agency with 4,737 public housing units. St. Petersburg, by contrast, has just under 400 homes.

Nonetheless, Lundy's salary was an issue for St. Petersburg board member C. Knox LaSister III, who questioned why the new CEO would get paid more than Love. Agency records show Love was being paid about \$165,000. LaSister added that the salary would be far in excess of the next highest paid agency employee.

"I think it is clearly an exorbitant salary for the level of responsibility," he said.

But the salary is comparable to similarly sized housing agencies. Debbie Johnson, the head of the Pinellas County Housing Authority, is paid about \$167,000.

Lundy has worked in public housing since 1994 and served as the top executive at several, including in Chester County, Pennsylvania, and Huntsville, Alabama. He was an unsuccessful applicant to lead the Pasco Housing Authority in 2012.

He was appointed as Birmingham's CEO in 2016. Among other projects, he led the redevelopment of Loveman Village, a 500-unit public housing site, into an affordable housing site.

One of his first challenges will be to revive the stalled redevelopment of Jordan Park. The agency moved residents out of the complex's historic village more than two years ago, but has yet to finalize a financing plan for its redevelopment.

"He is a very well-rounded leader in those areas as a board we have previously identified as being important," Owens said. "His ability to rapidly redevelop public housing and affordable housing over his entire tenure as a director of a housing authority is extraordinary."

Developer to add first market-rate apartment complex to Tampa urban renewal project

The Independent at Encore gives fresh impetus to Tampa Housing Authority's efforts to complete the Encore project on the edge of downtown, officials say.

Tampa Bay Times, Christopher O'Donnell | June 2, 2020

TAMPA — In the eight years since its first apartment complex was dedicated, about 660 apartments have been built in Encore, a 28-acre urban renewal project on the edge of downtown Tampa. But the development, which replaced the Central Park Village public housing complex, still lacks the restaurants, hotels, businesses and a grocery store that were promised to residents.

Tampa Housing Authority officials are optimistic that is set to change with construction of the community's first privately built apartment complex now underway and construction on another vacant lot about to be sold. The Independent at Encore — a five-story building with 266 apartments — is being built by Transwestern. The Houston-based developer paid \$4.6 million for the 2.1-acre lot.

And California-based Legacy Partners on Monday put pen to paper on a \$4.1 million purchase of another Encore lot, said Leroy Moore, the Housing Authority's chief operating officer. Legacy is planning a 224-unit apartment complex. The two buildings will be the first in Encore with all apartments rented at market rate. The community's other four buildings were constructed with a mix of public and private funds and include subsidized housing and low-cost accommodation for seniors. "This signifies the private sector buying into the brand of Encore, literally buying into the brand we've created," Moore said. Those who have lived at Encore for several years have endured several false starts.

Publix considered buying two Encore lots in 2013, but decided against the project. Two years later, Publix decided to build a 37,600-square-foot store less than a half mile away at Twiggs Street and Meridian Avenue in Channelside. Walmart entered into talks for two lots at Encore in 2014, but Housing Authority officials balked at the retail giant's request to fill a neighboring lot with parking spaces. Developers interested in buying Encore lots for a hotel and a grocery store also have come and gone. A barbershop and a pizzeria came to Encore, and in 2018, renowned Cuban sandwich-maker Michelle Faedo opened a 1,450-square-foot diner selling signature dishes, such as deviled crabs, empanadas, yellow rice, black beans and Cuban sandwiches. But her relationship with the Housing Authority turned sour when the diner closed earlier this year.

Faedo's Tampeño Cuisine stopped paying rent soon after she opened a second location in the lobby of the Hillsborough County center on Kennedy Boulevard, Moore said. Faedo said she was forced to give up on the Encore location because of numerous problems that the Housing Authority failed to address. Residents took up all the diner's parking spots, she said, and there were no signs to let motorists know the restaurant was there. The diner's air-conditioning also did not work, she said. "I don't think they're ready for retail," she said. "We were doomed from the beginning." Faedo said she wanted to make the diner work and said the addition of new apartments will help Encore. "I wish them the best," she said.

Instead of looking for a developer to build a grocery store, the Housing Authority plans to build its own store with about 100 apartments on top. The agency will look for a retailer to lease the store during construction, Moore said. Sixty of the apartments will be designated as affordable housing. Transwestern's apartment building will include street-level retail units. The developer also is behind a 490,000-square-foot logistics center built in Lakeland.

Housing Authority officials believe growing the community and the promise of nearby development will help draw more interest to its remaining vacant lots. That includes Ybor City developer Darryl Shaw's purchase of 12 acres of neighboring Tampa Park Apartments. "He has touted his development as a linchpin. I think Encore works in that same capacity," said Jim Cloar, chairman of the Housing Authority's governing board. "Collectively, it will help tie downtown and Ybor City together."



An architect's rendering of The Independent at Encore, a new five-story, market-rate apartment complex planned for the Encore urban renewal project in Tampa. [Transwestern]

Archaeologists confirm 70 African American graves found on Clearwater business property

This comes amid ongoing questions about what happened to lost cemeteries in the Tampa Bay area.

10 News, WTSP, Emerald Morrow | Published: 12:28 PM EDT June 3, 2020



CLEARWATER, Fla — *Editor's Note: The video above is from a 2019 piece about graves from Zion Cemetery.*

An archaeologist with the University of South Florida confirmed on Wednesday about 70 African American graves from a lost cemetery had been found at the FrankCrum Staffing firm along Missouri Avenue in Clearwater.

This comes a few months after archaeologists found a few dozen graves on Pinellas County Schools property near Holt Avenue and Engman Street in Clearwater.

Neighbors in the African American community had questions about what happened to two segregation-era cemeteries in the community and reached out to the NAACP for help. USF archaeologists searched both sites for graves.

These findings came amid multiple searches across the Tampa Bay area for lost African American graves. Hundreds of graves have been discovered over the last year at the **Tampa Housing Authority's** Robles Park Village and King High School in Tampa. There is also a search for lost African American graves underway at MacDill Air Force Base.

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 1



David McNew/Getty Images

A deteriorating bank-owned house, Moreno Valley, California, August 2008

“They control the people through the people’s own money.”

—Louis Brandeis

In an alternate reality, the one progressives wanted, the government wouldn’t have bailed out the banks during the 2008 crash. When mortgage-backed securities began catching flame like newspaper under logs, the government would have prioritized struggling homeowners instead. It would have created a corporation to buy back the distressed mortgages and then worked to refinance those mortgages—lowering monthly payments to reflect the real underlying values of the homes or adding years to the mortgages to make the monthly payments more manageable. If a homeowner missed mortgage payments,

rather than initiating a foreclosure after two months, as was done by many banks during the recession, the government would have held off for an entire year, maybe more. In the event the homeowner still couldn’t keep up, the government would have acquired the home, fixed it up, and rented it out until another person bought it.

Who could ever dream up such wild ideas? Franklin Delano Roosevelt, for one. To stanch foreclosures during the Great Depression, FDR created the Home Owners’ Loan Corporation (HOLC), which bought more than a million distressed mortgages from banks and modified them. When modification didn’t work, it sold the foreclosed homes—200,000 of them—to individuals. While the program was costly, in the end it pretty much paid for itself: because homes weren’t dumped on the market all at once, they almost always sold for close to the amount of the original loan. The New Deal—which also created the Federal Housing Administration (FHA), to guarantee mortgages with banks, and the US Housing Authority, to build public housing—inaugurated the golden era of homeownership and middle-class prosperity. It wasn’t without significant problems—the HOLC invented redlining, only providing FHA-backed loans to white people purchasing in white neighborhoods—but if you were white, this was a stabilizing and egalitarian response that held speculators at bay.

Homewreckers, Aaron Glantz’s recent book about the investors who exploited the 2008 financial crisis, is essential reading as we plunge headlong into a new financial catastrophe. Glantz, a senior reporter for the Center for Investigative Reporting’s public radio show, *Reveal*, has written books on the mishandling of the Iraq War (*How America Lost Iraq*) and the neglect of veterans that followed (*The War Comes Home*). He observes that there are two ways a government can respond to a crisis caused by reckless speculation: by stepping in or by stepping aside. Roosevelt stepped in; Ronald Reagan, dealing with the savings-and-loan crisis, stepped aside. Starting in 1986, as a result of Reagan’s deregulation, countless savings-and-loan associations had run amok with other people’s money, taking risky bets; 747 of them imploded.¹ But rather than restructuring the toxic debt, the Reagan administration sold it to “vulture investors,” those who profit off disaster by swooping in to gobble up the cheapest, most troubled assets from failing entities. The government sold at firesale prices with lucrative loss-share agreements: whatever money an investor recovered on the debt was its to keep, but losses would be guaranteed by the government. The deals cost the US government more than \$124 billion in subsidies.

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 2

The George W. Bush and Barack Obama administrations, alas, hewed closer to Reagan's example, spending \$700 billion on the Wall Street bailout and frantically trying to attract investors to the collapsed housing market by auctioning off delinquent mortgages at low prices and with loss-share agreements that essentially guaranteed that the investors wouldn't lose money. These policies not only provided firms with financial incentives to pursue foreclosures but also enabled an enormous and permanent transfer of wealth from homeowners to private equity firms, as thousands of homes were flipped or converted to single-family rental homes and rented at above-market prices.

Glantz's book is an unabashedly partisan tale of how some extremely wealthy investors—many of them now Trump's cronies—preyed on panic at the expense of middle-class homeowners. *Homewreckers* opens with two such victims in 2005: Dick and Patricia Hickerson, seventy-nine and seventy-seven, with liver cancer and Alzheimer's. After seeing a television ad for a reverse mortgage, a financial product that allowed seniors to borrow cash against their homes without repayment during their lifetimes, the couple called the number on the screen and were pressured into signing by a pushy salesman working on commission. They didn't understand the price their daughter Sandy, who had quit her job and moved home to take care of them, would pay.

The interest rates and fees were so high that by the time they died, in 2011, their \$80,000 loan had ballooned to a debt of \$300,000. Their \$500,000 home went to foreclosure auction, where it was bought by a private equity-backed real estate investment trust. The Hickerson's mortgage had been \$600 per month. Now the private equity company was offering to rent the home back to Sandy for \$2,400, a rent 30 percent higher than that of other properties in the area. Too overwhelmed to move, she signed the lease. It included a variety of fees (such as a \$141 monthly fee to rent the house month to month) and left her responsible for typical landlord duties, like landscaping. In return, the company shirked maintenance, at one point declining to fix a broken water pipe, sticking Sandy with a \$586 water bill and a \$450 repair. (As I've noted in *The New York Times Magazine*, minimizing maintenance costs and maximizing service fees are integral to single-family rental companies' business models because private equity generally seeks double-digit returns within ten years.²)

This exploitation of a regular family may seem like a minor story. But as Glantz shows, it happened over and over in similar ways across the country, systematically turning middle-class homeownership into immiseration and corporate profits, facilitated at every stage by the federal government.

2.

By February 2008 the subprime mortgage problem was evident—housing prices were plummeting—but Bear Stearns was still a month away from collapse. Connecticut senator Christopher Dodd and former vice chairman of the Federal Reserve Alan Blinder were calling for a revival of the Home Owners' Loan Corporation to lend homeowners between \$200 billion and \$400 billion. "I was laughed out of court," Blinder told Glantz. Instead, eight months later, Congress approved a \$700 billion bailout of the banks.

The first FDIC-insured bank to fail had been IndyMac, on July 11, 2008, after an eleven-day bank run resulting in \$1.3 billion in withdrawals. The day it failed, FDIC employees reluctantly boarded a flight from Washington, D.C., to Los Angeles. They seized control of the Pasadena-based bank, a notorious generator of reverse mortgages (including the one the Hickersons signed) and Alt-A mortgages (riskier than prime but less risky than subprime), and sought a buyer. They hoped it would take days; it took nearly nine months, the value of the bank decreasing with every passing week.³

That's when a band of billionaires stepped in. Exploiting the Fed's angst about continuing to manage IndyMac, the group, which included George Soros, Michael Dell, John Paulson, J.C. Flowers, and Steve Mnuchin (the only nonbillionaire of the bunch), offered to invest \$1.6 billion in the bank in exchange for all of its assets—its branches,

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 3

real estate deposits, and loans, which were valued at more than \$20 billion. Concerned about the appearance of a prolonged federal takeover and thus anxious to close the deal, the government also agreed to extend a generous loss-share agreement: If, for instance, a homeowner owed \$300,000 on an FHA-insured mortgage, but the home only sold at foreclosure auction for \$100,000, the government agreed to reimburse the rest, all \$200,000. While the sale technically required the company to continue the FDIC's limited loan modification, as Glantz writes, the loss-share agreement "effectively removed economic incentives that would have otherwise caused Mnuchin's group to think twice about foreclosing on homeowners." Upon acquiring IndyMac, Mnuchin and his group renamed it OneWest and proceeded to foreclose on more than 77,000 households, including those of 35,000 Californians.

The California attorney general's office put together a robust report against the bank, detailing widespread misconduct, which included backdating false documents, performing foreclosure actions without legal authority, and violating proper foreclosure notification practices. "If the state of California found that OneWest violated those rules," Glantz writes, the loss-share payments could stop—saving both homeowners, since the bank would have much less incentive to foreclose if it wasn't being paid when it did so, and government money. But the attorney general at the time, Kamala Harris, did nothing.

With its loads of recovered debt, OneWest—which newly billed itself as a "community" bank—could begin to offer loans. But rather than financing community initiatives or middle-class mortgages (it denied both in great numbers), it lent vast sums to the investors' friends, like Thomas Barrack, the private equity titan, Trump megadonor, and founder of Colony Capital.⁴ Barrack, in turn, used the money to pursue a new idea. Starting in 2012, he began to buy foreclosed homes in bulk—to turn them into rental properties and keep them forever, or for as long as he retained interest. He targeted heavily discounted houses in areas with high employment, good transportation, and strong school districts. His hometown of Los Angeles certainly fit the bill. He scooped up more than three thousand houses there, including the Hickersons', which would eventually be managed under a Colony subsidiary, Colony American Homes.

As Eileen Appelbaum, the codirector for the Center for Economic and Policy Research, told me:

This industry of rental homes at this kind of scale is a product of government policy. I know that the private sector says they don't like government interfering, but in fact they love the government in their business.

Or, as Barrack has said, "Anytime the government is intervening in our business, if you buy, you will be successful." Overdue and panicked government intervention is the vulture investor's best friend.

3.

Barrack wasn't the only one. Across the Sunbelt—from California to Florida—investors had the same idea. In Las Vegas, Phoenix, and California's Inland Empire, the prices of millions of starter homes (those under two thousand square feet) had dropped by more than half since their 2006 peak. Private equity firms snapped them up. Barry Sternlicht, the founder and CEO of Starwood Capital Group and a veteran of the savings-and-loan crisis, amassed thousands. B. Wayne Hughes, the multibillionaire founder of Public Storage, the country's largest self-storage company, started American Homes 4 Rent, which now operates 54,000 houses. But the biggest buyer was Blackstone, the nation's largest private equity firm, which funded a subsidiary called Invitation Homes whose representatives traveled with cases full of cashier's checks to auctions around the country, spending as much as \$100 million per week. In 2017 Invitation Homes merged with Waypoint, which had bought Colony two years before, creating the largest single-family rental company in the country, with more than 80,000 houses. No longer were these homes a way for the middle class to accrue savings—now they were lucrative investments for the very rich.

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 4

The Obama administration facilitated the transfer of wealth from homeowners to private equity firms in two ways. A house that goes to foreclosure auction but doesn't sell is repossessed by the bank that holds its mortgage, becoming what is bewilderingly referred to as a real estate owned home, or REO. By August 2011, the federal government owned 248,000 repossessed and unsold properties, nearly a third of the nation's REOs. In 2012 the HUD launched the Real Estate Owned-to-Rental pilot program, encouraging investors to buy bundles of the government-owned REOs if they agreed to maintain them as rental units. The pilot put 2,500 homes in Chicago, Riverside, Los Angeles, Atlanta, Las Vegas, Phoenix, and various cities in Florida up for auction in batches. Meg Burns, senior associate director of housing and regulatory policy for the Federal Housing and Finance Authority, said the program was intended to "gauge investor appetite" for single-family housing and to "stimulate" the housing market by "attracting large, well-capitalized investors." Treasury Secretary Timothy Geithner, meanwhile, argued that creating new options for selling foreclosed properties would "expand access to affordable rental housing"; this turned out to be gravely mistaken.

In a congressional hearing on the program, Michigan congressman Bill Huizenga asked, "How are we going to do this in a way that makes sense and doesn't do further harm?" But some, like Congressman David Schweikert, who represented hard-hit Maricopa County in Arizona and identified himself as "the largest buyer of single-family homes in the southwest," balked because only a tiny fraction of homes were made available to investors. "I can take you through neighborhoods that have been devastated by foreclosures and look better today than they have in 30 years," he said. "Because one, two, three, four, foreclosure, investor bought it, new roof; one, two, three, four, foreclosure, new family, new landscaping. It has become almost an urban renewal."

Barrack's Colony Capital was one of the biggest winners in the HUD auction, outbidding five other investors to acquire the largest bundles—970 houses. (According to the Paradise Papers, financing came from a Japanese bank and investors ranged from South Korea's National Pension Service to an investment company in Qatar, and a plethora of shell companies in California, the Cayman Islands, and the British Virgin Islands.) While the pilot program didn't originate the idea of the single-family rental, it gave the government's imprimatur to the concept and signaled that the government wouldn't intercede.

The second way in which the Obama administration facilitated the rise of the single-family rental industry is more complicated. The government took on \$5 trillion worth of bad FHA-insured mortgages when it assumed ownership of Fannie Mae and Freddie Mac in 2008, then auctioned that debt off through the Distressed Asset Stabilization Program (DASP) with almost no safeguards. Notably, the investors were not required to offer the floundering homeowner a principal reduction to reflect the decreased value of the home, or to work out any other reasonable loan modification, or to offer the homeowner first dibs on the property if it went to sale. The next act is, by now, familiar, a mirror of what happened at OneWest. By the end of 2016, Fannie Mae and Freddie Mac had auctioned more than 176,760 delinquent mortgages at fire-sale prices, as much as 95 percent of them to Wall Street investors; the mortgage terms these investors subsequently offered homeowners were terrible, because pushing homes through foreclosure was the most expedient way to cash in on the investment.

How many of these mortgaged homes ended up in foreclosure auctions, where they were then scooped up by private equity? Glantz doesn't have the figures (they are nearly impossible to get), but he draws our attention to the larger, underlying problem: how the one percent has managed to monopolize credit.

4.

"The great monopoly in this country is the money monopoly," Woodrow Wilson said in 1911, while campaigning for the presidency. "So long as that exists, our old variety and freedom and individual energy of development are out of the question. A great industrial nation is controlled by its system of credit." Glantz quotes this not once but twice, for obvious reasons.

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 5

In 2013 Blackstone's Invitation Homes created a new financial tool to unleash even more credit: the single-family rental securitization. It was a mix between commercial real estate-backed securities, which are backed by expected rental income, and residential mortgage-backed securities (the ones we most commonly hear about), which are backed by the home value. The single-family rental securitization was backed by both. Colony American and other single-family rental home companies followed suit. More than ten companies have entered into the market, together owning some 260,000 single-family homes and generating seventy securitizations totaling \$35.6 billion.

Mortgage-backed securities aren't inherently bad. In fact, they are a government invention, born out of the New Deal. Prior to that, banks only offered loans for three to five years with 50 percent down, limiting property ownership to the rich. By enabling banks to sell mortgage debt as bonds, the government allowed banks to distribute risk among investors, making long-term, low-interest loans possible. The result was the thirty-year mortgage, a distinctly American product (to this day, Denmark is the only other country where it's available; other countries typically offer five-to-ten-year loans with balloon payments due at the end of the term, which can then be refinanced.) With the thirty-year mortgage, middle-class families could slowly build wealth and secure housing stability. But there needs to be oversight, and the incentives ought to align with the interests of the public.

Like the subprime mortgage-backed securities that precipitated the 2008 crash, single-family-rental-backed securities are effectively unregulated. And until now, they've been extremely stable: a company isn't apt to default on a mortgage, especially when rental demand is so strong that rental income can easily cover the mortgage, maintenance, and interest—and still leave a solid profit. Moreover, if a renter defaults, it's somewhat easier to address than if a homeowner defaults. Eviction takes an average of thirty to sixty days. Foreclosure takes six months to a year. Since 2013, single-family-rental-backed securities have reliably created large sums of credit for the predatory investors who needed it least, enabling them to extract as liquid funds the appreciation from their properties. "Their level of risk is very low. It would take something really cataclysmic to cause a loss," Jade Rahmani, one of the first analysts to follow the single-family rental market, told me last fall. (That something may be Covid-19, which has driven record-breaking unemployment, a decrease in the share of people able to pay rent, and rent strikes in some high-cost cities, like New York and Los Angeles. Commercial real estate securities will fare even worse, and vulture investors have already raised vast sums of money to snatch up distressed malls and office buildings.)

The chilling power of *Homewreckers* is the way in which Glantz shows that credit is, in the end, all about connections. Remember the arrangement between OneWest Bank and Colony American Homes? "This line of credit created a financial revolving door, as Colony bought OneWest's foreclosures using a loan from OneWest," Glantz writes. "By the end of 2014, OneWest's commitment to Colony had grown to \$45 million—more than all the money it made available to African American and Latino home buyers over five years." When those with access to credit fail, they fail up.

Meanwhile, nearly 10 million Americans were foreclosed on between 2006 and 2014. Some bought more than they could afford. Some were targeted by predatory products, subprime loans, or reverse mortgages. Others fell victim to predatory ideas ("There's been a lot of talk about a real estate bubble," Trump told students of Trump University in an audio recording in October 2006, Glantz notes. "That kind of talk could scare you off real estate and cut you out of some great opportunities.")

The Obama administration's response to the foreclosure crisis was its greatest failing. It could have mandated principal reduction on mortgages and reformed bankruptcy law so that it would protect a person's primary residence. The government had a chance to convert the FHA-insured homes that had gone through foreclosure into something that served the public good, like public housing, or to sell them to individuals, as with the Home Owners'

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 6

Loan Corporation. At the very least, the government could have wiped clean people's credit scores, absolving victims of predatory mortgage products from the accompanying scarlet letter that compounded their misfortune.

Instead, the administration put forth an insufficient program to modify mortgages in 2009; it was implemented after those who were dealt the worst subprime products—many of them black and Latino—had already lost their houses. The Home Affordable Modification Program set aside \$28 billion, meant to aid four million homeowners, but the program was overly complicated; 70 percent of those who applied were rejected, and only 1.6 million were assisted, a third of whom defaulted anyway because the average monthly mortgage reduction was only \$500. Meanwhile, banks frequently claimed to have lost homeowners' paperwork or wrongly told homeowners they didn't qualify, and the Treasury didn't force banks to abide by the rules quickly enough. Wall Street was too big to fail (and executive compensation wasn't limited, because Treasury Secretary Hank Paulson feared banks wouldn't accept government aid if it came with such a stipulation), but individuals who made poor home investments had their credit docked for the next ten years.

With wages stagnant since 1971, the nation's homeownership has hit its lowest rate in fifty-one years. Renters now outnumber homeowners in nearly half of all major cities, up from only 21 percent a decade earlier. Some of those renters sign checks to one of the single-family rental companies. Though these companies own less than 1 percent of the rental housing available in the country, they have saturated many of the country's most desirable cities. The major single-family rental companies own 11.3 percent of single-family rental homes in Charlotte, 9.6 percent in Tampa, and 8.4 percent in Atlanta.

The "explosive growth of the single-family rental market has been a defining characteristic of the housing bust and recovery," wrote Patrick Simmons, Fannie Mae's director of strategic planning. "Starter-home shortage...appears to be slowing the return of first-time buyers to the housing market." So long as competition for housing remains fierce in these cities, companies have no incentive to invest in their products or cater to their customers. The Better Business Bureau has received hundreds of complaints about these companies, and Glantz notes their higher-than-market rents and rampant maintenance issues. The Atlanta Federal Reserve found that a third of all Atlanta tenants of Colony American Homes received eviction notices, and that one of the greatest predictors of eviction was the percentage of black people in a community.

"The data tell a damning story," Glantz writes.

During the boom years, IndyMac charged high interest rates (defined by the government as more than 3 percentage points above prime) to 24 percent of its white borrowers, but 36 percent of Hispanics and 43 percent of African Americans.

This discrimination was repeated at banks across the country. When the recession hit, people of color saddled with higher interest rates on their monthly mortgages were more vulnerable to foreclosure. Communities of color suffered the greatest rates of foreclosure, and now they're experiencing the greatest rates of single-family rental saturation and the greatest rates of ruthless corporate eviction.

5.

Last April I spent several afternoons driving around low-slung neighborhoods on the outskirts of Los Angeles County, knocking on doors to see if the stories I had heard about single-family rental companies were the exception or the norm. These were communities that had been hit hard during the foreclosure crisis—East Pasadena, Woodland Hills, Van Nuys—communities that outsiders would seldom have reason to drive through. Thanks to Meredith Abood, who analyzed Los Angeles County assessment records while researching the rise of the single-family rental industry at the Massachusetts Institute of Technology, I had a spreadsheet with more than four hundred addresses of Invitation Homes properties, a mere 5 percent of the company's eight thousand homes in Southern California

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 7

and less than half a percent of the company's 80,000 homes across the United States. I plugged them into my phone at random. I passed lawns and driveways and the cerulean-white sparkles of pools flickering through the slats of a fence.

Of the dozen tenants who opened the door, all were people of color save for a pair of Jehovah's Witnesses I interrupted one night during prayer. And almost everyone had had serious trouble with Invitation Homes. (No one felt safe having his or her name in print, fearing retribution.) A Latina paralegal told me she called the company every time she submitted rent to make sure it was received, having once come home to an eviction notice posted to her door when her rent was in fact sitting unopened in the Invitation Homes office's mailbox. After disputing the fees on a pool that had been broken and drained for months without any response, a Filipino-American tenant and her foreign husband e-mailed to notify the company that if they continued to be charged, they would sue. Invitation Homes employee Chris Warren allegedly told them, "I go to court all the time, and I always win." (Warren could not be reached for comment, but several other tenants shared similar stories.)

A Samoan woman I met who was raising her grandchildren had filled two journals documenting her home's roof and plumbing problems, the mold that blossomed on her walls and ceilings, the endless service calls she'd made to try to resolve the problems. For the mold on the ceiling alone, she had had to stay home to receive four different servicemen who had inspected her roof without fixing it; the fourth explained that the roof needed to be replaced, but Invitation Homes was only allowing \$600 worth of repairs, so he would only be able to patch it. (The other servicemen, he suspected, had left because they refused to do the work for that paltry amount.) While living in the home, the Samoan woman's husband developed a lung infection and died. Throughout his visitation, which the woman held in her living room and for which his relatives had traveled from Fiji to attend, water poured out of a leak that had sprung from her ceiling into a bucket she'd set on the floor.

The only couple to say they were generally happy with Invitation Homes, the Jehovah's Witnesses, also said that they would be moving to Oregon as soon as their youngest son graduated from high school. They felt that the management company made repairs easier, and they appreciated being able to pay online. But they hated the automatic annual rent increases. The wife had successfully negotiated them down by as much as half, but even so, their rent went from \$1,700 to \$2,860 per month over six years. The company made no improvements, however, and refused to fix the peeling paint. Just across the street, another Invitation Homes property was being rented out to a family that had recently immigrated from Sinaloa. In the driveway, an old gray Honda was stuffed to the roof with plastic recycling, which they would trade in for nickels and dimes to put toward their rent.

This is what the recovery from the 2008 crash looks like. People scrambling to pay rent for decrepit houses, houses that let everyone cash in except the occupants: the company that bought the home, the investors that financed that company, the bank that securitized the home's debt, the bondholders who bought those securities, and the speculators who make bets on whether the bonds will pay out or not.

Glantz juxtaposes the investors' way of life with his own. He knows he's been lucky. During the recession, he and his wife bought a foreclosed home in San Francisco that had previously been owned by hucksters who were flipping houses among one another to profit from the appreciation. His parents helped him with the down payment, as did his wife's parents. Now he can afford to live in the least affordable place in the country. Though he doesn't plan to move anytime soon, he knows that in the event of an emergency, he could always cash out his home. It's an insurance policy that enables him and his wife to work as journalists.

Homewreckers amounts to a sort of middle-class manifesto. To his credit, Glantz doesn't just tally inequities and abuses. He also suggests some solutions. The government needs to "change economic incentives so that the profits come more easily when [companies] provide home ownership opportunities to middle-class families," he writes. This, he notes, has proven successful with even the most exploitative businessmen in the past—even Donald

The Housing Vultures

Homewreckers: How a Gang of Wall Street Kingpins, Hedge Fund Magnates, Crooked Banks, and Vulture Capitalists Suckered Millions Out of Their Homes and Demolished the American Dream.

The New York Review, Francesca Mari | JUNE 11, 2020 ISSUE | by Aaron Glantz, Custom House, 398 pp., \$27.99

Page | 8

Trump's father, Fred. When the National Housing Act unleashed lots of credit for the FHA-backed purchase of high-quality construction, high-quality construction is what Fred Trump produced. When the government switched to supporting apartment complexes, so too did Fred Trump. One good thing about amoral money hounds is that they welcome manipulation so long as there's money to be made.

There's no question that the financial system needs resetting. Unfortunately another financial crisis has arrived first. And what's terrifying, as Glantz's damning book demonstrates, is that the vultures who exploited the last crisis are dictating the bailout of this one.

1. Savings and loans, or "thrifts," like the Bailey Bros. Building and Loan Association featured in *It's a Wonderful Life*, are geared to consumers rather than businesses and by law must have 65 percent of their lending portfolio tied up in consumer loans. They generally focus on checking and savings accounts as well as home loans. [D]
2. "A \$60 Billion Housing Grab by Wall Street," March 4, 2020. [D]
3. During this time, the FDIC worked with 8,500 borrowers on loan modifications—but they could only help the lucky borrowers whose mortgages hadn't been carved up into mortgage-backed securities and sold on the bond market. [D]
4. Colony Capital was in fact the first vulture firm created during the savings-and-loan crisis. Barrack's acquisition of American Savings and Loan turned out to be one of the most expensive bailouts at the time, costing at least \$4.8 billion in government subsidies. He then sold the bad loans back to their original investors for a \$400 million profit. [D]

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
