



# Board of Commissioners Meeting

Wednesday, March 18, 2020

LOCATION:

THA ADMINISTRATION OFFICES  
5301 WEST CYPRESS STREET  
TAMPA, FLORIDA 33607





**BOARD OF  
COMMISSIONERS**

James A. Cloar  
Chair

Bemetra Salter Liggins  
Vice-Chair

Ben Dachepalli

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

**Board of Commissioners Meeting  
Wednesday, March 18, 2020**

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8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs, Notices and Updates\*
15. Legal

\* **Commissioner's Note:**

Employees of the month, Geraldine Barnes award recipient information and THA Calendar of Events found in **left** inside pocket

\*\* Non-Profit information in **right** inside pocket

**(Board members will reconvene for a Director's meeting immediately after this meeting)**



March 18, 2020

**\* ALL SPEAKERS APPROACH THE MIC AND STATE YOUR NAME FOR THE RECORD \***

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

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## **MISSION STATEMENT**

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

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- II. APPROVAL OF MINUTES**
- Regular Board Meeting of February 19, 2020
  - Special Board Meeting of February 27, 2020
- III. PUBLIC FORUM**
- Maximum three-minute limit per speaker
  - Speakers must register prior to the Board Meeting with the form available at the entrance to the meeting room.
- IV. EMPLOYEES OF THE MONTH (Central Administration/Properties)**
- Administration ~ [Emily Cameron](#)
  - Properties ~ [Felix Bermudez](#)
- V. RECOGNITIONS**
- Geraldine Barnes Award Recipient ~ [Thelma "Astralia" Akbar](#)

**VI. RESOLUTIONS**

2020-4157 <a href="#">Terrance Brady</a>	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR THE WATER LINE REPLACEMENT AT SEMINOLE APARTMENTS.
2020-4158 <a href="#">Terrance Brady</a>	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO AN AGREEMENT FOR THE ACCEPTANCE OF THE CDBG GRANT TO ASSIST IN THE WATER LINE REPLACEMENT AT SEMINOLE APARTMENTS.

## AGENDA FOR THE REGULAR BOARD MEETING

- VII. **PRESIDENT/CEO's REPORT**  
**Finance and Related Entities** ~ [Susi Begazo-McGourty](#)  
**Operations and Real Estate Development** ~ [Leroy Moore](#)
- Department of Facilities ~ [Terrance Brady](#)
  - Department of Human Resources ~ [Kenneth Christie](#)
- VIII. **NOTICES AND UPDATES**
- IX. **LEGAL MATTERS**
- X. **UNFINISHED BUSINESS**
- XI. **NEW BUSINESS**
- XII. **ADJOURNMENT**

**(Board members will reconvene for a Director's meeting immediately after this meeting.)**

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

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February 19, 2020

## I. MEETING

Chairman James Cloar called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:44 a.m. Other Board members present were Parker Homans, Billi Johnson-Griffin and legal counsel Rhonda Stringer filling in for attorney Ricardo Gilmore. Commissioners Lorena Hardwick and Bemetra Salter Liggins were not present for this meeting. Commissioner Ben Dacheballi arrived during employees of the month and special recognitions.

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

Due to there being no quorum at roll call, the Chair moved on to other items on the agenda until Commissioner Dacheballi arrived to make quorum.

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

Resident Council President of Robles Park Village, Ms. Reva Iman addressed the Board regarding the parking situation at Robles Park. Ms. Iman provided a sample copy of the parking policy she thought should be implemented for RPV, although she thought it could still be tweaked to benefit RPV residents.

## III. EMPLOYEES OF THE MONTH

- Administration ~ [Dewan Morgan](#)
- Properties ~ [Germaine Thomas](#)

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

- Recipient ~ [Crystal Baker](#)

## V. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of January 15, 2020 was made by Commissioner Johnson-Griffin, seconded by Commissioner Dacheballi and passed without dissent:

Commissioner Homans	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes

A motion to approve the Minutes of the Annual Board Meeting of January 15, 2020 was made by Commissioner Johnson-Griffin, seconded by Commissioner Dacheballi and passed without dissent:

Commissioner Homans	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes

## VI. RESOLUTIONS

Sr. VP and COO, Mr. Leroy Moore presented resolution 2020-4155.

2020-4155 <a href="#">Leroy Moore</a>	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH VERTICA PARTNERS, LLC FOR THE ACQUISITION OF A SINGLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 1520 WEST SPRUCE STREET.
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A motion was made by Commissioner Johnson-Griffin, seconded by Commissioner Dacheballi and passed without dissent:

Commissioner Homans	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes

## VII. PRESIDENT/CEO'S REPORT

### Finance and Related Entities

Sr. VP and CFO, Ms. Susi Begazo-McGourty began her report with a presentation of the 3<sup>rd</sup> Quarter Key Financial Indicators for Fiscal Year 2019-2020; she then proceeded with a review of the two most profitable agency programs.

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

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Information Technologies Director, Mr. Mike Tepfer was on hand to answer questions regarding 2019's ransomware attack on the agency. The director offered to provide a summary of recommendations by next month's Board meeting, from the firm hired to perform security inspections for the agency.

The CFO introduced Finance Director, Mr. Eric Davis in advance, who later reviewed the budget process for the Board; additional information was provided for the Board in their information packet for this meeting.

### **Operations and Real Estate Development**

Mr. Moore began his report with West River, there were 927 units that were funded or under construction at this site already. A seventh building was pending funding for 113 or more units on Phase 2 of T4 parcel.

The Renaissance was under construction moving towards completion in August 2020, while the Mary Bethune Highrise was moving towards a June 2020 completion date and was well under construction. The COO showed images of the location of four buildings on one parcel, a groundbreaking ceremony for three buildings was scheduled for March 10, 2020. More details were included in the Board meeting information packet provided to Commissioners, specifically in Tab 11 page 11.

South of Main Street just south of the Renaissance building was fielding much interest in retail activities for some interesting office products that staff would pursue, said Mr. Moore.

Interest for commercial retail along Main Street and North Boulevard may result in a letter of intent for a grocer and retail, as well as more retail interest from developers for behind those two lots.

With building permits in hand, the new owner, Transwestern, for lot 9 at Encore will begin construction next week or first of March for approximately 244 units. Legacy's lot 11 was scheduled to close by April adding 5 units to their portfolio, for a total of 249 units.

Lot 12 at Encore was still under design for 100 residential units over the grocer. Vacant lots at Encore were recently receiving much interest from Superbowl LV promoters, although conditions will indicate cancellation to avoid delays if lots sell by that time in 2021.

The COO also informed Board members regarding an upcoming Urban League lease signing and a likely lease termination of the Faedo's restaurant. At the same time, the Tempo building was in very good negotiations with a restaurateur that was very interested in getting into the Encore soon.

In light of recent news regarding Tampa Park Apartments, Mr. Moore made comments on the matter to answer questions from Commissioner Cloar.

Updates regarding the solar artwork at the Technology Park Public Art at the Encore, as well as the Farm at Encore were provided by Grant Administrator, Mr. Dave Hollis.

A master planning process will take about four to five months to come up with a new vision to redevelop Robles Park. Mr. Moore hoped that the relocation process of Robles Park will begin by the end of 2020; a roadmap/flowchart handout was provided to Board members.

The COO informed Board members regarding a meeting and tour of THA properties for the two new Commissioners, scheduled for March 4, 2020 at 9am.

The Director of Assisted Housing, Ms. Margaret Jones was asked to update Board members regarding the upcoming purging and merging of THA waitlists.

Next, Mr. Davis provided information regarding the budget process, the director also updated Board members regarding some of the initiatives taking place in the Finance department.

### **VIII. NOTICES AND UPDATES**

Included in her report, the Director of Community Affairs, Ms. Lillian Stringer reviewed the calendar of events, as well as upcoming events, such as the annual Legislative Conference in Washington.

Acting Assistant Director of Program and Property Services, Mr. Kenneth Bryant invited Commissioners to an event at Robles Park for Remembering Zion, scheduled for February 27, 2020 at 5:30 pm.



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

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The President/CEO, Mr. Jerome Ryans also invited Commissioners to the Annual Fish Fry Lunch for Black History Month, February 21, 2020 at noon.

Commissioner Dachealli informed the Board that he will not be present for the March Board meeting, the meeting was scheduled during the spring break week.

**IX. LEGAL MATTERS**

None to come before this forum

**X. UNFINISHED BUSINESS**

None to come before this forum

**XI. NEW BUSINESS**

None to come before this forum

**XII. ADJOURNMENT**

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:42 a.m.

Approved this 18th day of March 2020,

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Chairperson

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Secretary



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

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February 27, 2020

## I. MEETING

Chairman James Cloar called the special meeting of the Tampa Housing Authority Board of Commissioners to order at 9:26 a.m. Other Board members present were Parker Homans, Ben Dacheballi, Bemetra Salter Liggins, and legal counsel Jozette Chack-On, in place of attorney Ricardo Gilmore. Commissioners Lorena Hardwick and Billi Johnson-Griffin were not present for this meeting.

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

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

None to come before this forum

## III. RESOLUTIONS

The D Sr. VP/COO, Mr. Leroy Moore presented resolution 2020-4156.

2020-4156	RESOLUTIONS APPROVING THE BOULEVARD TOWER 2 EQUITY, CONSTRUCTION LOANS AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
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A motion was made by Commissioner Salter Liggins, seconded by Commissioner Dacheballi and passed without dissent:

Commissioner Homans	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Salter Liggins	Yes

## IV. NOTICES AND UPDATES

Chairman Cloar stated that the scheduled regular Board meeting in March will stay on the calendar for now adding that Board members will be notified if the date changes or the meeting is cancelled.

## V. LEGAL MATTERS

None to come before this forum

## VI. UNFINISHED BUSINESS

None to come before this forum

## VII. NEW BUSINESS

None to come before this forum

## VIII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:30 a.m.

Approved this 18th day of March 2020,

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Chairperson

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Secretary



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

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

Re.: Resolution Number: **2020-4157**

The Board of Commissioners is requested to approve the above-referenced resolution in order to:

The Housing Authority of the City of Tampa Facilities Department is requesting approval from the THA Board of Commissioners to award a seven (7) month Agreement to McKenzie Contracting, LLC for the water line replacement at Seminole Apartment and further authorized the President/CEO to execute and administer the Agreement in accordance with the Authority's procurement policy.

**2. Who is making request:**

- A. Entity: TAMPA HOUSING AUTHORITY
- B. Project: WATER LINE REPLACEMENT AT SEMINOLE APARTMENTS
- C. Originator: TERRANCE BRADY, DIRECTOR, FACILITIES

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

**MCKENZIE CONTRACTING, LLC**

**\$363,590.00**

**Narrative:**

The Housing Authority of the City of Tampa Facilities Department through the Construction Management Services, JMG Realty, Inc. has solicited bids from qualified firms or individuals to provide services for the water line replacement at Seminole Apartments and in accordance with HUD Regulations 24 CFR 85.36(b)(5) and the policies and procedures of the Agency.

**RESOLUTION NO. 2020-4157**

**A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT FOR THE WATER LINE REPLACEMENT AT SEMINOLE APARTMENTS**

**Whereas**, the Housing Authority of the City of Tampa Facilities Department has solicited bids from qualified firms or individuals through the Construction Management Services, JMG Reality, LLC to provide services for the water line replacement at Seminole Apartments in accordance with HUD Regulations 24 CFR 85.36(b)(5) and the policies and procedures of the Agency; and

**Whereas**, the Authority received three (3) bids from qualified firms; and

Whereas, the Authority recommends the awarding of the bid to McKenzie Contracting, LLC, in the amount not to exceed \$363,590.00 during the seven (7 ) month contract.

**NOW THEREFORE BE IT RESOLVED THAT**

The Board of Commissioners of the Housing Authority of the City of Tampa approves the awarding of a seven (7) month agreement with McKenzie Contracting, LLC. for the replacement of the water line at Seminole Apartments and further authorizes the President/CEO to execute and administer the contracts in accordance with the Authority's procurement policy.

**ADOPTED THIS 18th DAY OF MARCH 2020**

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James A. Cloar, *Chairperson*

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Jerome D. Ryans, *President/CEO*

**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
*Contracting & Purchasing Department*  
**M E M O R A N D U M**

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**Date:**       **March 18, 2020**

**To:**           **Board of Commissioners**

**Through:** **Jerome D. Ryans, President/CEO**

**From:**       **Terrance Brady**

**Subject:**   ***Resolution* #2020-4157 “Water Line Replacement at Seminole Apartments**

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The Housing Authority of the City of Tampa Facilities Department through the Construction Management Services, JMG Realty, Inc. has solicited bids from qualified firms or individuals to provide services for the water line replacement at Seminole Apartments in accordance with HUD Regulations 24 CFR 85.36(b)(5) and the policies and procedures of the Agency.

After a thorough review of the three (3) bids received, the Authority is prepared to award an Agreement to McKenzie Contracting, LLC.

The Housing Authority of the City of Tampa Facilities Department is requesting Board approval to enter into a seven (7) month agreement with McKenzie Contracting, LLC to replace the water lines at Seminole Apartments, in an amount not to exceed \$363,590.00.

December 2, 2019

# PROPOSAL



## McKenzie Contracting, LLC

7712 E. Broadway Ave., Tampa, Florida 33619

Certified DBE / MBE / SBE

**Contact:** Charles Clough  
**Phone:** (727) 919-8118  
**Email:** [Charles.Clough@mckenziecontractingllc.com](mailto:Charles.Clough@mckenziecontractingllc.com)

Quote To: JMG Realty, Inc.  
Attn: Fred Collins  
Phone: 813-466-5720

Job Name: Seminole Park Apartments  
4706 Muskogee Ct. Tampa, FL  
Water Main Replacement

Email: [fcollins@jmgrealty.com](mailto:fcollins@jmgrealty.com)

THIS PROPOSAL IS BASED UPON THE PLANS PROVIDED FOR A LUMP SUM PRICE OF \$353,000.00, INCLUDED IN THIS PROPOSAL AS FOLLOWS

- MOBILIZATION / DEMOBILIZATION, PROJECT SIGNS, DENSITY TESTING
- SILT FENCE AND TREE PROJECTION
- DEMOLITION OF ASPHALT, BASE, EXISTING 4" GATE VALVES AND CONCRETE SIDEWALKS
- CONNECTION TO EXISTING 4" WATER MAIN
- INSTALLATION OF NEW 2" AND 4" WATER MAINS BY OPEN CUT AND HORIZONTAL DIRECTIONAL DRILLING
- INSTALLATION OF 4" GATE VALVES AND 2" WATER SERVICES
- PRESSURE TESTING AND CHLORINATION OF NEW WATER MAINS
- CONNECTIONS TO EXISTING SERVICES
- 4" CONCRETE SIDEWALKS AND BAHIA SOD IN DISTURBED AREAS

COST FOR PAYMENT AND PERFORMANCE BOND = \$10,590.00

### NOTES:

- DOES NOT INCLUDE PERMITS OF FEES OF ANY KIND
- DOES NOT INCLUDE ANY IMPORT OR EXPORT OF FILL MATERIAL
- DOES NOT INCLUDE SURVEY/AS-BUILTS
- CONTRACTOR ASSUMES THAT ALL EXCAVATED MATERIALS TO BE SUITABLE FOR STRUCTURAL FILL
- DOES NOT INCLUDE HANDLING OF ANY CONTAMINATES LIQUID OR SOLID

*Charles R. Clough* V.P. of Operations

Cc: Dan Fernandez Owner/Member



**Allstate Paving & Site Development  
5284 Patch Road  
Orlando, Florida 32822**

**Phone 407-277-5247**

**Fax 407-273-7146**

**Proposal**

Date: December 10, 2019

To: Fcollins@jmgrealty.com

Re: Seminole Park Apartments

**The following work is proposed:**

Mobilization	1 ls	\$ 72,000.00
Construction Layout	1 ls	\$ 27,600.00
Erosion Control	1 lf	\$ 13,800.00
MOT	1 ls	\$ 10,350.00
Tree Barricades	1 ls	\$ 6,105.90
Demo Sidewalk	1 ls	\$ 27,493.38
Tie into Existing	1 ea	\$ 2,716.53
4" PVC Main SDR9	2,300 lf	\$263,460.88
2" Poly Service + Fitting	1,030 lf	\$103,919.13
Meter Assy	30 ea	\$ 65,709.82
2" Directional Bore	120 lf	\$ 16,560.00
4" Gate Valve Assy	12 ea	\$ 20,791.00
Pressure Test & Tee Testing	1 ls	\$ 9,095.00
Repair Open Cut Sidewalks	1 ls	\$ 45,928.30

**Total Proposal** **\$685,529.94**

**Additional Mobilization \$ 2,000.00 unless otherwise noted**

**Exclusions:** permits, testing, bonds, asbuilts, removal of cars – towing charges, not responsible for existing conditions due to water site drainage, grass growing thru asphalts, cracking, thermoplastic, signage, striping of curbs, patching of side roads otherwise noted, additional mobilization, over runs, failures caused by the base, saw cutting, stenciling unless otherwise noted. If density testing fails, we are not responsible for correction, if not made aware of specification before project commences.

**Terms:** payable upon completion

**Note:** Scheduling will be provided upon acceptance of contract.

Thank you for your time. Please sign and return if in agreement.

Dan Phillips 407 948 3937  
Allstate Paving & Site Development

Accepted Date: \_\_\_\_\_ Accepted By: \_\_\_\_\_

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

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

Re.: Resolution Number: **2020-4158**

The Board of Commissioners is requested to approve the above-referenced resolution in order to:

The Housing Authority of the City of Tampa Facilities Department is requesting approval from the THA Board of Commissioners to approve the acceptance of the CDBG grant and further authorized the President/CEO to execute and administer the Agreement in accordance with the Authority's procurement policy.

**2. Who is making request:**

- A. Entity: TAMPA HOUSING AUTHORITY
- B. Project: CDBG GRANT APPROVAL
- C. Originator: TERRANCE BRADY, DIRECTOR, FACILITIES

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

**RESOLUTION NO. 2020-4158**

**A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO AN AGREEMENT FOR THE ACCEPTANCE OF THE CDBG GRANT TO ASSIST IN THE WATER LINE REPLACEMENT AT SEMINOLE APARTMENTS**

**Whereas**, the Housing Authority of the City of Tampa Facilities Department has secured a CDBG grant in the amount of \$216,920.00 to provide services for the water line replacement at Seminole Apartments in accordance with HUD Regulations 24 CFR 85.36(b)(5) and the policies and procedures of the Agency; and

**NOW THEREFORE BE IT RESOLVED THAT**

The Board of Commissioners of the Housing Authority of the City of Tampa approves the awarding of the CDGB grant for the replacement of the water line at Seminole Apartments and further authorizes the President/CEO to execute and administer the contracts in accordance with the Authority’s procurement policy.

**ADOPTED THIS 18th DAY OF MARCH 2020**

\_\_\_\_\_  
James A. Cloar, *Chairperson*

\_\_\_\_\_  
Jerome D. Ryans, *President/CEO*

**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
*Contracting & Purchasing Department*  
**M E M O R A N D U M**

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**Date:**       **March 18, 2020**

**To:**           **Board of Commissioners**

**Through:** **Jerome D. Ryans, President/CEO**

**From:**       **Terrance Brady**

**Subject:**    ***Resolution #-2020-4158* “CDBG Funds to Assist in the Water Line Replacement at Seminole Apartments**

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The Housing Authority of the City of Tampa Facilities Department has secured funds through the CDBG grant for the water line replacement at Seminole Apartments in the amount of \$216,920.00 and in accordance with HUD Regulations 24 CFR 85.36(b)(5) and the policies and procedures of the Agency.

The Housing Authority of the City of Tampa Facilities Department is requesting Board approval to approve the CDBG grant of \$216,920.00 to replace the water main lines at Seminole Apartments.



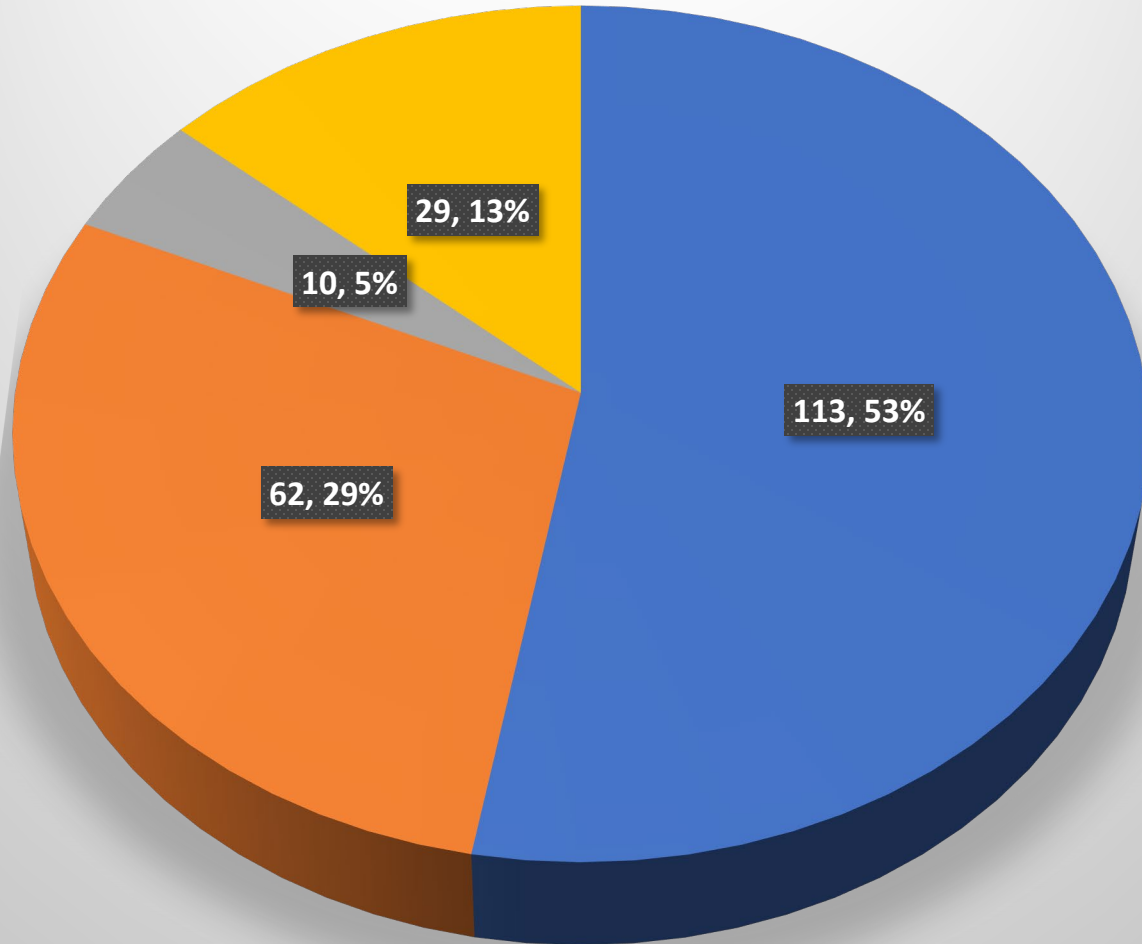
February 2020

# THA Employee Statistics

FTE Make-up	
Regular FT	182
Temp FT	27
Temp Part Time	5
Total Employees:	214
Residents on Payroll	12 -- 5.6%

# THA Employee Diversity

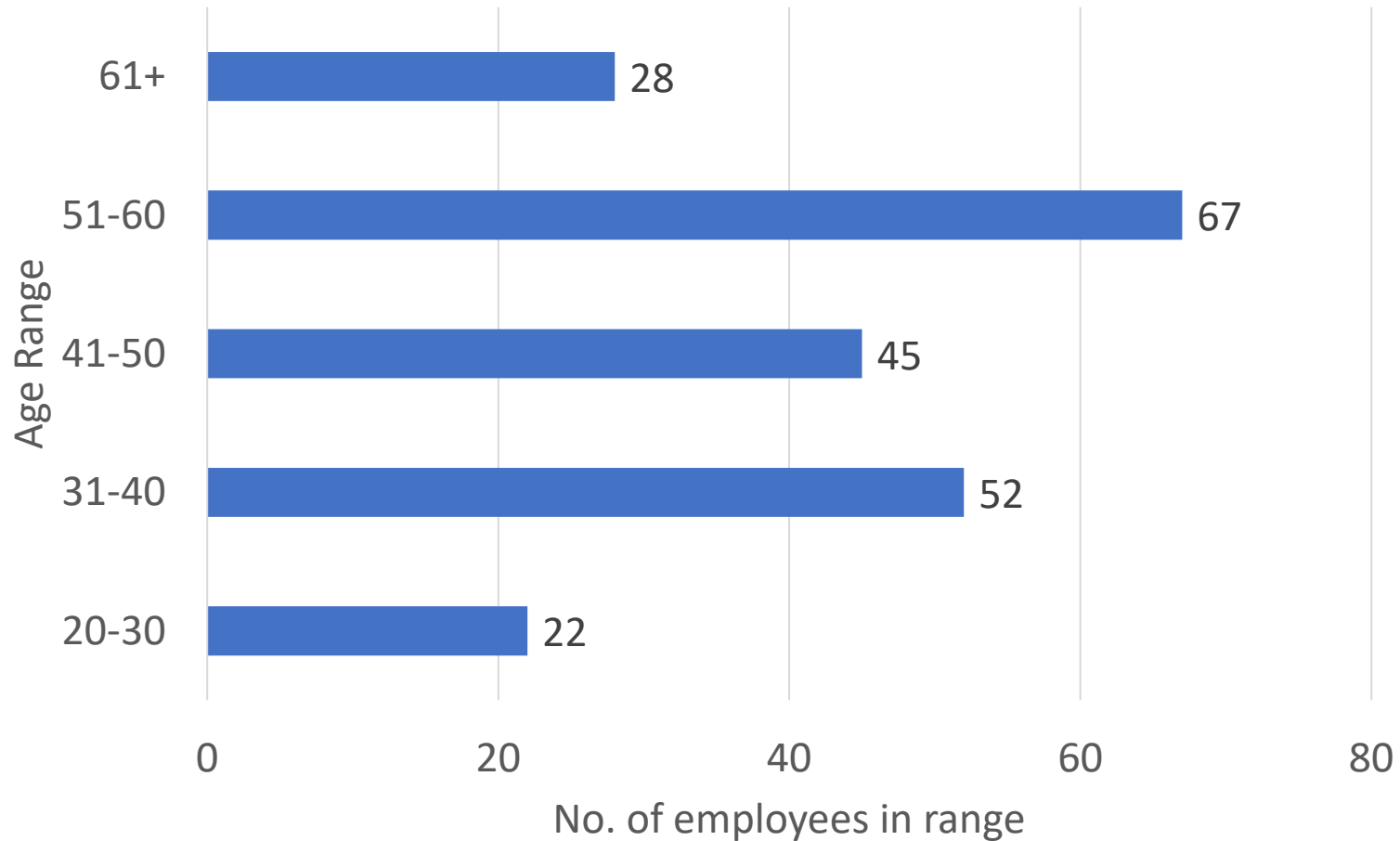
## Staff Racial Make-up



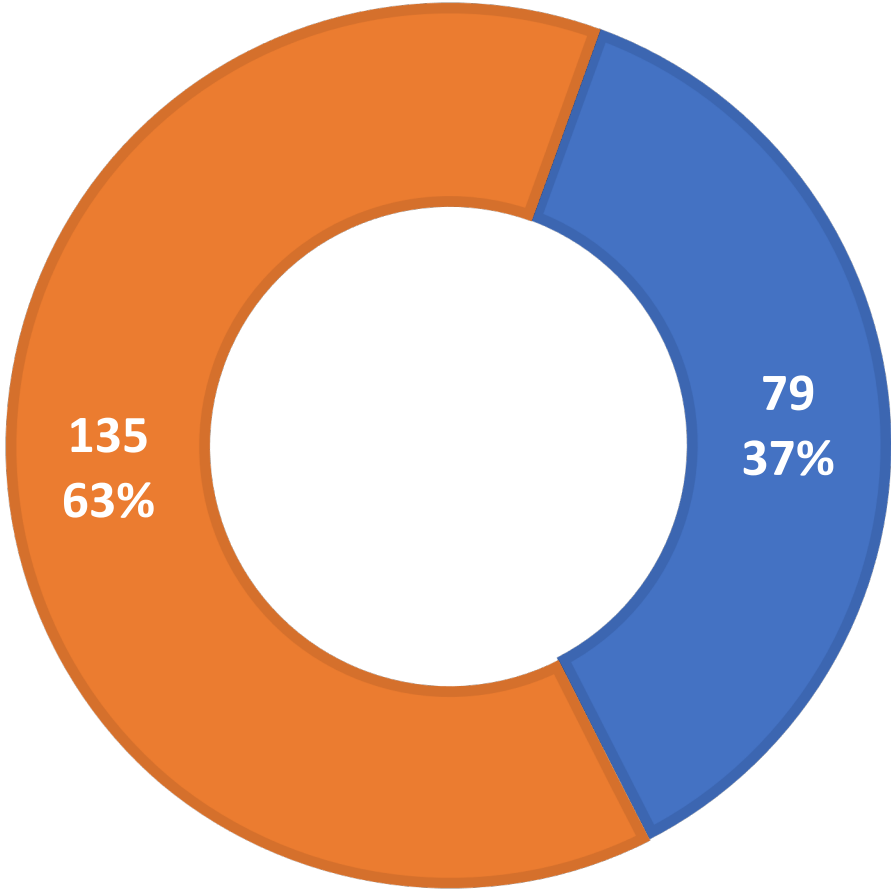


# THA Employee Diversity Con't

Employees by Age Range



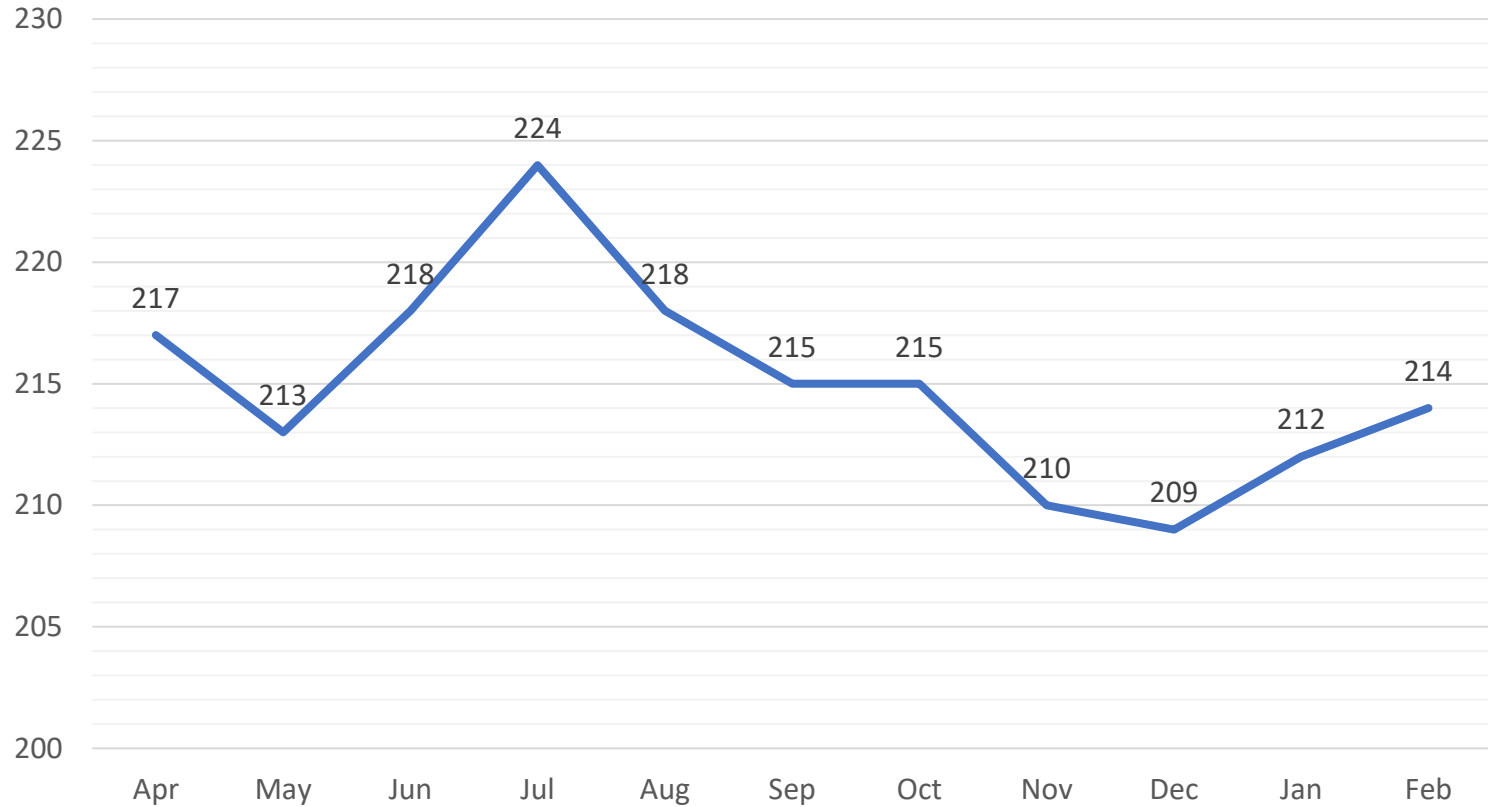
# THA Employee Gender Diversity



■ Male

■ Female

# Total THA Employees Fiscal Year 2020



# Housing Residents Employed by THA

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>Hire Date</i>
<b><i>Assisted Housing</i></b>			
	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
<b><i>Program &amp; Property Services</i></b>			
	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
<b><i>Asset Management</i></b>			
	Section 8	Property Associate	07/24/2006
<b>TOTAL PUBLIC HOUSING RESIDENTS EMPLOYED: 12</b>			



# MARCH EMPLOYEE OF THE MONTH

## ***ADMINISTRATION***

March Employee of the Month in Administration is Assisted Housing Department's Housing Specialist, Emily Cameron.



Emily Cameron

Ms. Cameron has been with the Tampa Housing Authority for over two years as a Housing Specialist. Each day, she continues to grow and improve, and has demonstrated a high degree of initiative to improve her case management skills. As part of her growth, she has recognized that she has made case management errors. Every error made was used as a lesson learned. Instead of feeling defeated, she developed continuous improvement methods to ensure file errors made were not repeated.

Emily developed her own methodical system that allowed her to strengthen her skills in the areas where it was most needed. Emily's dedication in creating this system improved her quality control score from 32% to 88%!

Her supervisor is extremely pleased with her diligence strong work ethic.



# MARCH EMPLOYEE OF THE MONTH

## ***PROPERTIES***



Felix Bermudez

March Employee of the Month, from The Facilities Department, is Maintenance Mechanic II, Felix Bermudez.

Mr. Felix is always very collaborative, responsible, and is always giving suggestions and ideas on improving the quality of work at JL Young.

He is very respectful to all residents, visitors, vendors, and coworkers; and whenever there is a need he is willing to help and accommodate. He is always available whenever the department needs any type of job done - and he completes it.

He is very professional and also strives to have the job done perfectly.

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

**Department of Program and Property Services**  
**Stephanie Brown-Gilmore, Director**  
**February 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
ROSS Service Coordinator	\$682,560	100%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust <b>(CNI)</b>	\$1,605,459	2%
YouthBuild <b>(YB)</b>	\$1,075,749	16%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services <b>(FLNET)</b>	\$191,724	40%
Village Link-Up	\$137,345	34%
Oaks at Riverview Community Center <b>(ORCC)</b>	N/A	N/A
DJJ Afterschool Program	\$61,378	87%
Prodigy	\$45,000	0%
Jobs Plus Initiative <b>(JPI)</b>	\$2,500,000	51%
City of Tampa Housing Counseling	\$61,567.50	52%
Wells Fargo Financial Literacy	\$12,000	0%
Johnson Controls	\$50,000	72%

**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
FEBRUARY 2020**

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

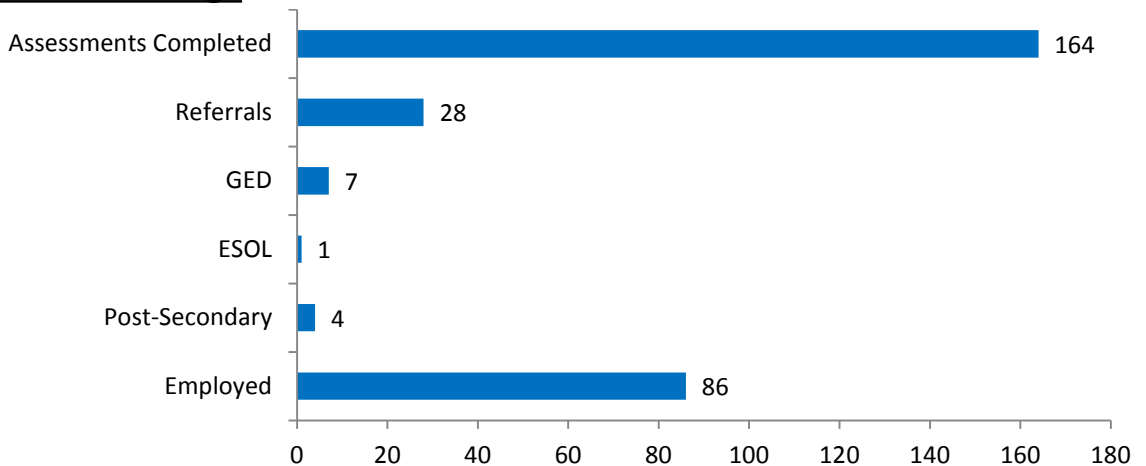
Grant Period: March 24<sup>th</sup>, 2016 – March 31<sup>st</sup>, 2020

Grant Amount: \$682,560.00

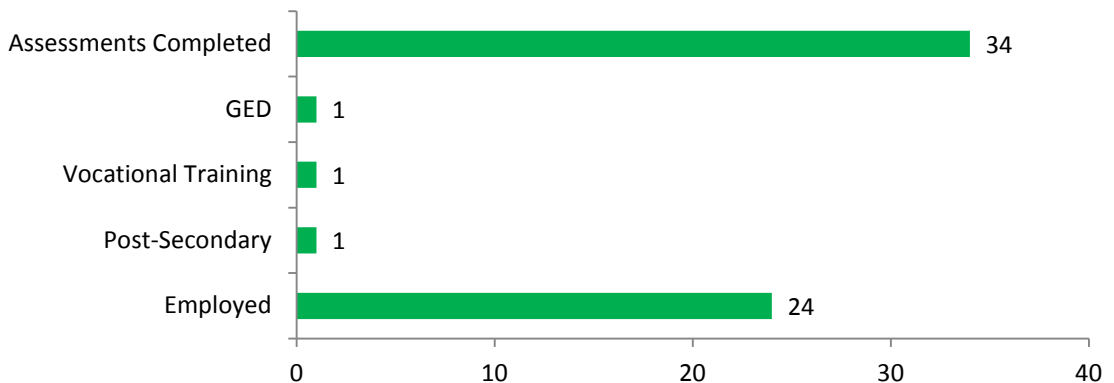
Completion Rate: 100%

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

**Robles Park Village**



**Arbors at Padgett Estates**

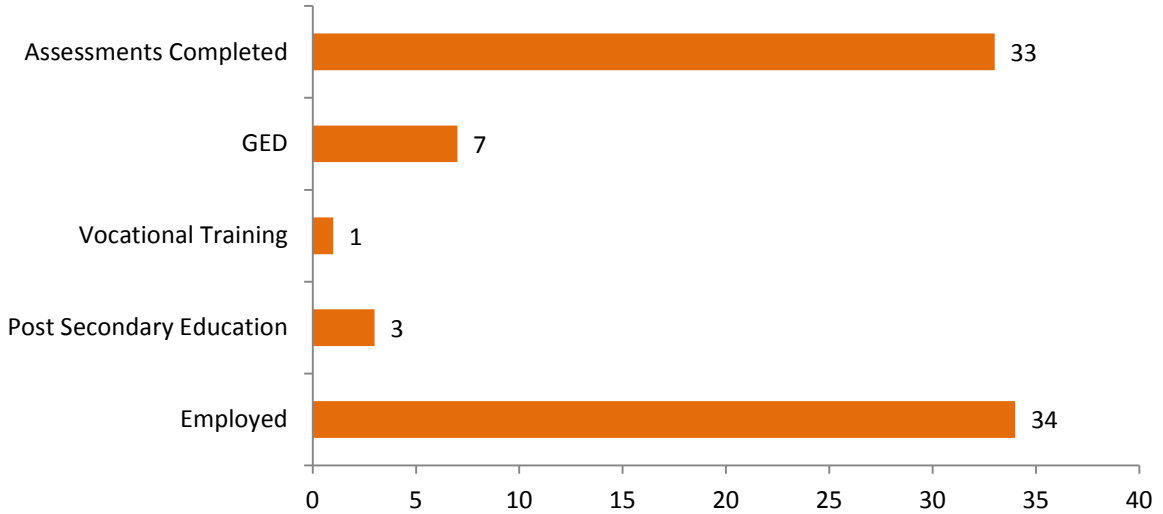




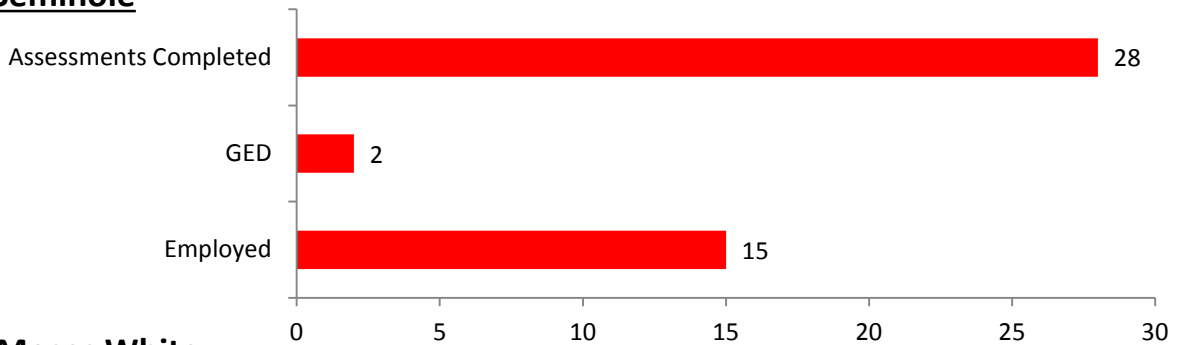
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
FEBRUARY 2020**

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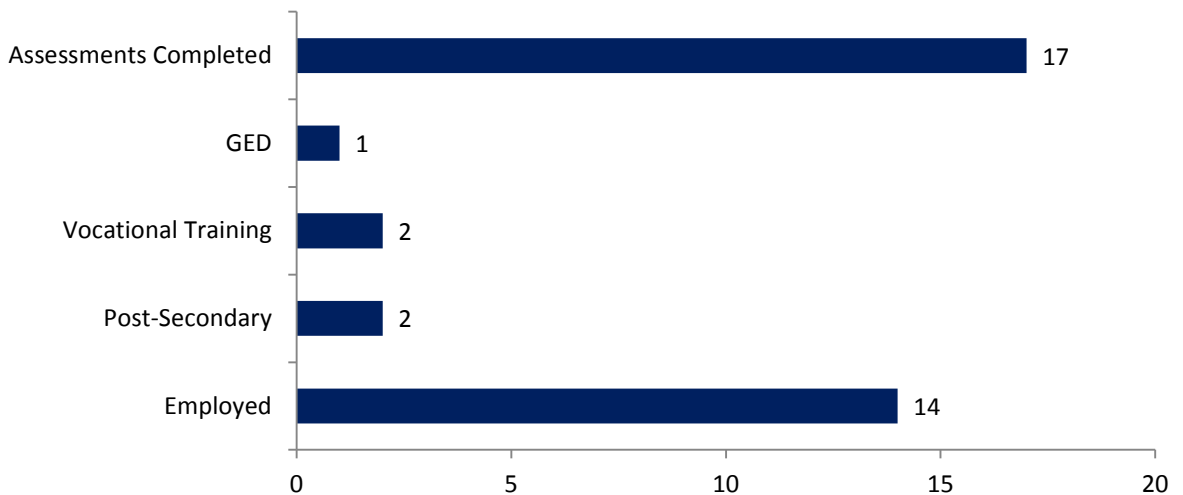
**C. Blythe Andrews**



**Seminole**



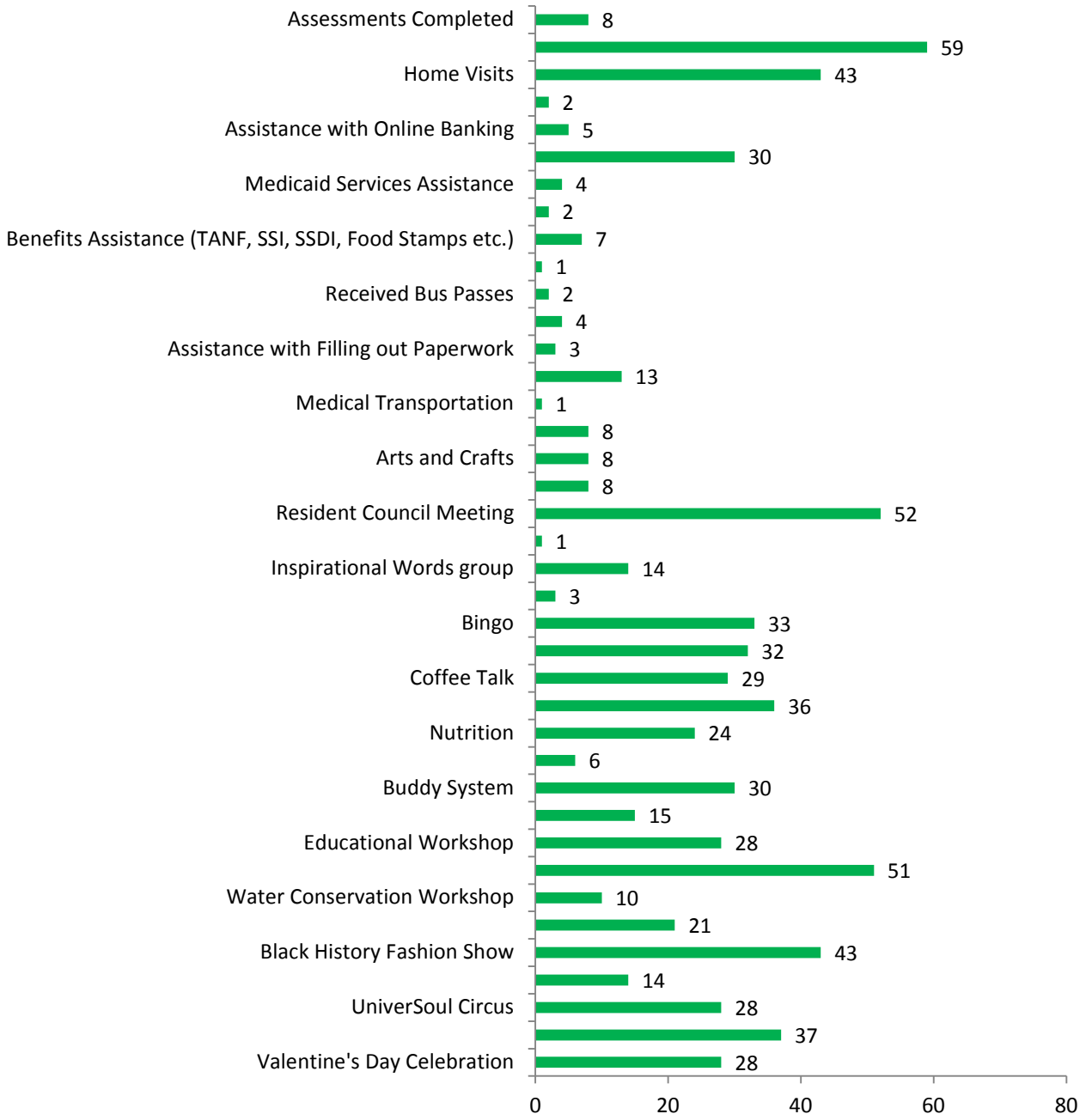
**Moses White**



## ELDERLY SERVICES FEBRUARY 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 - 453 Residents



# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

## FEBRUARY 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

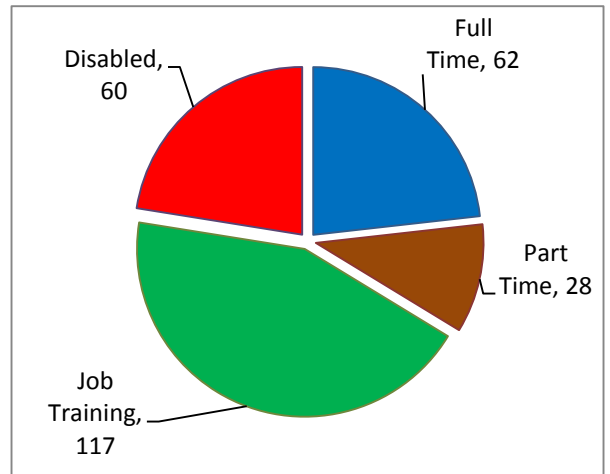
625 Participants Enrolled

170 Active Families

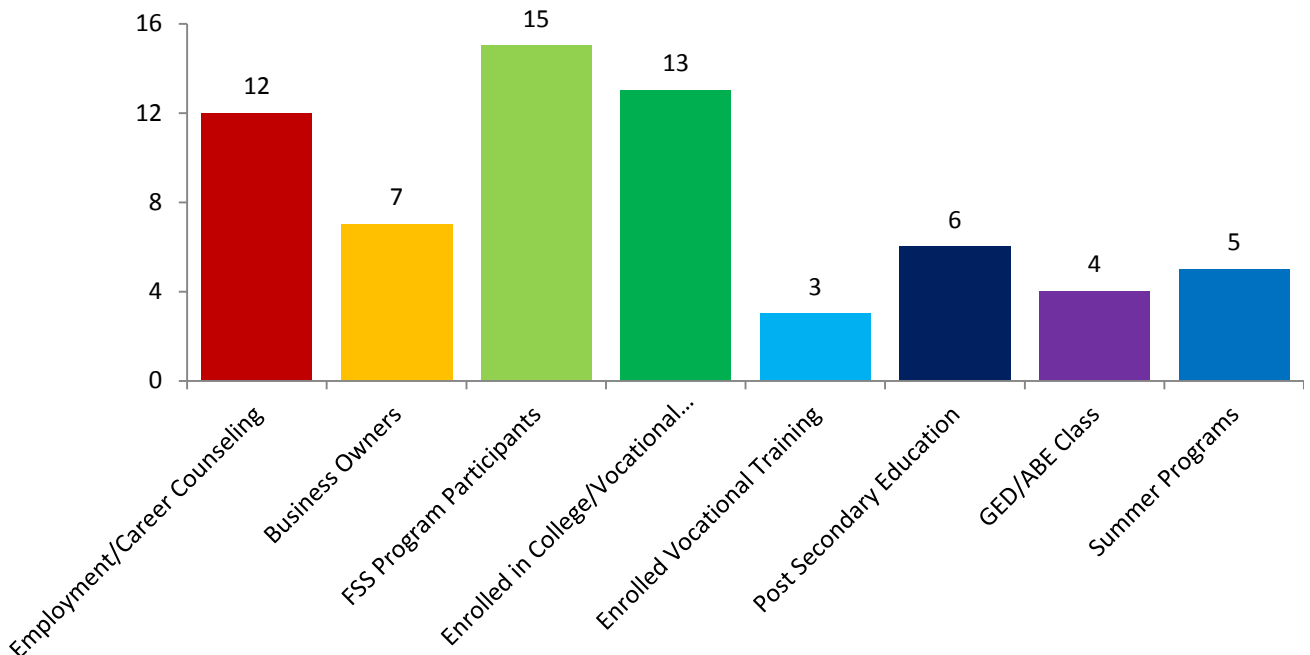
Original Residents who moved back to Encore (30)

Newly Targeted Residents at the Encore (916)

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



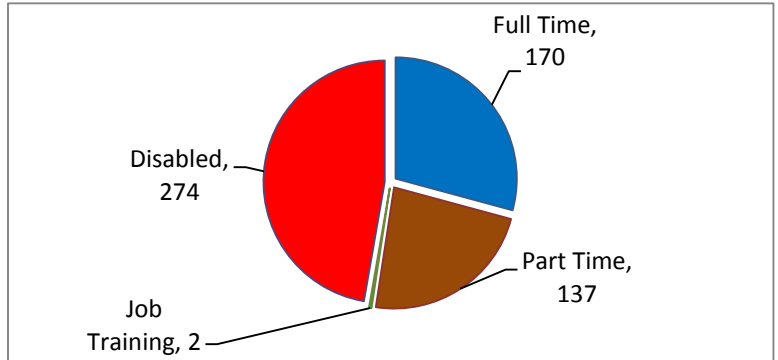
#### Participant Services



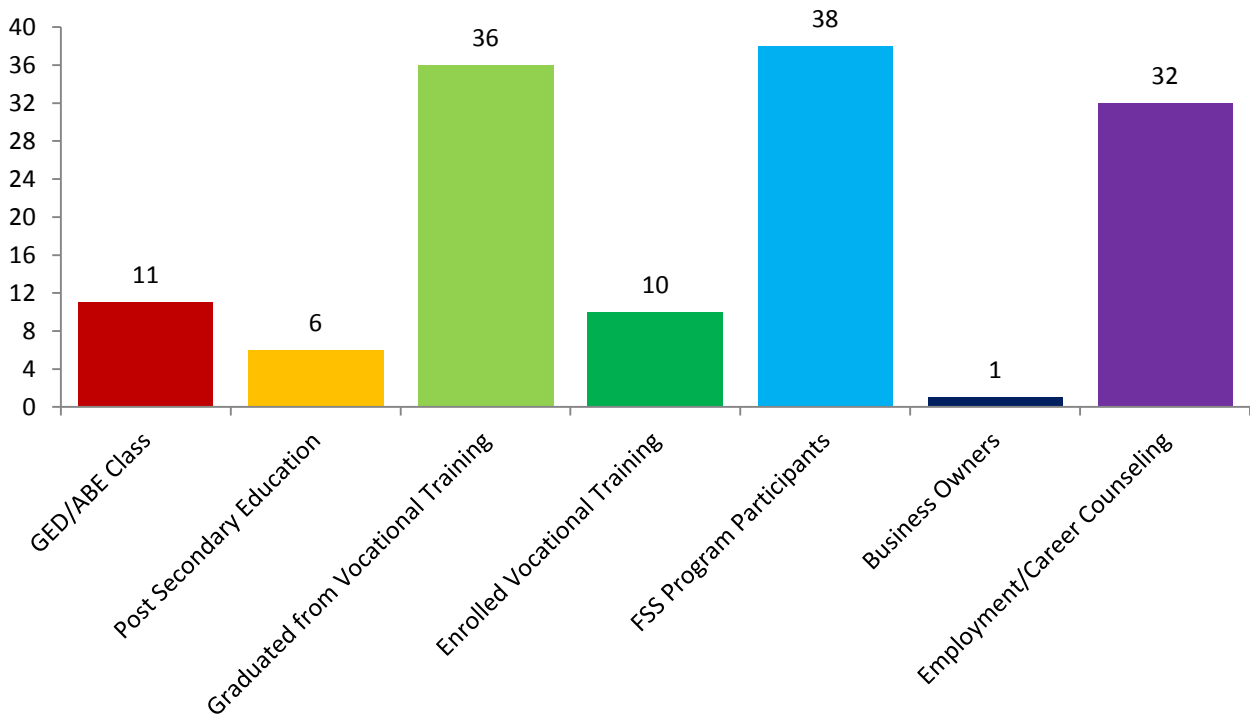
**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM  
FEBRUARY 2020**

**West River Initiative**

**Participant Enrollment**  
1668 Participants Enrolled  
655 Active Families



**Participant Services**



**III. SCHEDULED EVENTS/ACTIVITIES**

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

# YOUTHBUILD FEBRUARY 2020

Grant Period: February 1, 2019 – May 31, 2022  
Grant Amount: \$1,075,749  
Completion Rate: 16%

## **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			
GED/H.S Attainments	75%	1	1			
Literacy and Numeracy Gains	65%	6 Students	5			
Attainment of Degree/ Certification	85%	NCCER – 12, NCA – 4, Phlebotomy - 1	CAN			
Placements Employment/ Secondary Education	74%	10	6			
Additional Certifications:		OSHA 12 Forklift 5				

## **Monthly Highlights:**

- Two YouthBuild Students, along with Staff, attended the Florida Coalition. During the visit they had a chance to speak with State Representative on YouthBuild on gaining more support and exposure. They also had the opportunity to on the House of Representative Floor during the passing of a Bill.
- 6 Students Passed the Science GED Practice Test
- THA YB Students volunteered with Metropolitan Ministries working at the Thrift Store.
- THA YB Students began the construction of the new bathroom at YouthBuild.
- THA YB Attended and volunteered with Habitat for Humanities: Assisted in completing the 600<sup>th</sup> House and attended the dedication ceremony.

## **Upcoming Events:**

- 6 YB Students will be attending a college tour in Atlanta with YB Case Manager and PPS Assistant Director
- YB Students will attend the Spring Homeless Outreach project hosted by Hillsborough County Sheriff
- YB Student will be taking parts of their GED Exam

Grant Period: July 1<sup>st</sup>, 2019 – June 30<sup>th</sup>, 2020

Grant Amount: \$191,724

Completion Rate: 40%

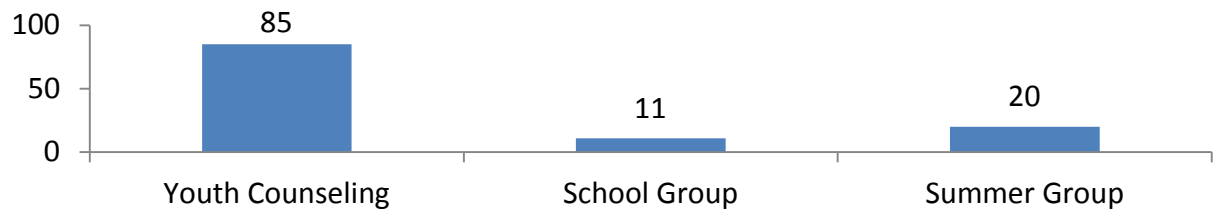
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors 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 sixteen (116) active cases in 2019-2020 Fiscal Year.



**Monthly Highlights:**

- February 7<sup>th</sup> - YouthBuild Anger Management class
- February 10<sup>th</sup> - February 12<sup>th</sup> - Program Manager will attend Executive Advisory Roundtable & "Hill Day" in Tallahassee, FL
- February 11<sup>th</sup> – Case Staffing Committee

**Upcoming Events:**

- March 5<sup>th</sup> – March 6<sup>th</sup> – Youth Programs Manager (peer reviewer) at Safe Children’s Coalition – Sarasota, FL
- March 10<sup>th</sup> – Case Staffing Committee – Hillsborough County Children’s Services
- March 13<sup>th</sup> – YouthBuild Anger Management
- March 20<sup>th</sup> – DJJ Juvenile Justice Advisory Board Meeting
- March 23<sup>rd</sup> – March 25<sup>th</sup> – Why Try Level 2 Training – Brandon, FL
- March 24<sup>th</sup> – March 25<sup>th</sup> – Motivational Interviewing Training – Hillsborough County Children’s Services
- March 27<sup>th</sup> – Robles Park Village Spring Cleaning – 10am – 2pm – (Vendor)

**Location: Robles Park Village**Grant Period: October 1<sup>st</sup>, 2019 – September 30<sup>th</sup>, 2020

Grant Amount: \$137,345

Completion Rate: 34%

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
- At least **80%** of a minimum of 50 families have improved family wellbeing
- At least **85%** of a minimum of 50 families have increased social supports
- At least **85%** of a minimum of 50 families have increased concrete supports
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school

**Monthly Highlights:**

- February 12 – “How to Listen So Kids Will Talk” Parent Workshop – facilitated by Free4Ever International, Inc.
- February 14 – Community Outreach – RPV Resident Council meeting
- February 20 – “Communications” Parent Workshop – facilitated by Project Link, Inc.
- February 26 - “How to Listen So Kids Will Talk” (con’t) - Parent Workshop – facilitated by Free4Ever International, Inc.
- February 27 – Case Manager provided program overview at Property Manager’s Meeting
- February 27 – JPI Job Fair (Program Outreach)
- February 28 – Community Outreach – RPV Resident Council meeting

**Upcoming Events:**

- March 5<sup>th</sup> – May 21<sup>st</sup> – Staff participation in “Project You” biweekly coaching sessions – facilitated by Free4Ever International, Inc.
- March 11<sup>th</sup>, 18<sup>th</sup>, and 25<sup>th</sup> – “How to Listen so Kids Will Talk” (con’t) - Parent Workshop – facilitated by Free4Ever International, Inc.
- March 27<sup>th</sup> – Robles Park Village Spring Cleaning – 10am – 2pm
- April 1<sup>st</sup> – Children’s Board ASO Monitoring

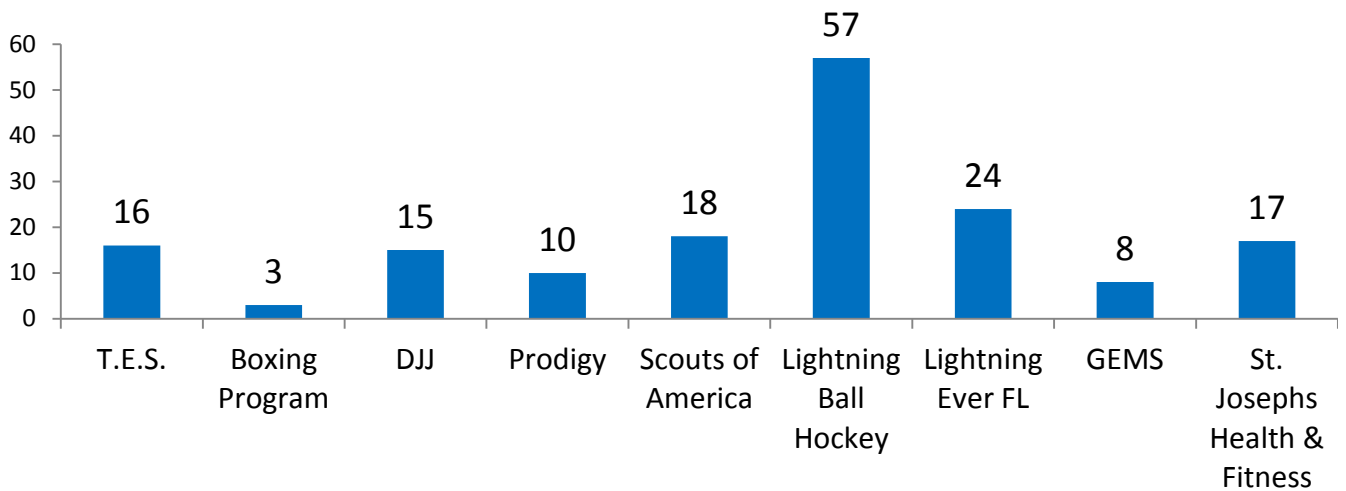
## OAKS AT RIVERVIEW COMMUNITY CENTER FEBRUARY 2020

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.

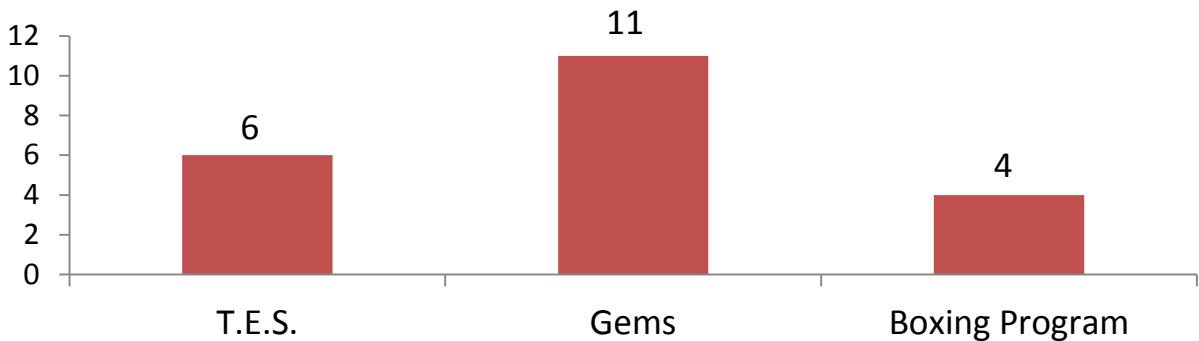
### **Oaks at Riverview Community Center Participation – Total Attendance – 189**

Average Daily Participation - 79 (60 Elementary, 19 Middle/High School)

#### **Elementary Afterschool Programs - 168**



#### **Middle/High School Programs - 21**





## Summer/After School Services Program FEBRUARY 2020

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**Location: Oaks at Riverview Community Center**

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

Grant Amount: \$61,378

Completion Rate: 87%

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

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

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

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



## February 2020

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**Location: Oaks at Riverview Community Center**  
 Grant Period: October 1<sup>st</sup>, 2019 – September 30<sup>th</sup>, 2020  
 Grant Amount: \$45,000  
 Completion Rate: 0%

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

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

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

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

Month	Number of Students Enrolled during Month
February	10
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	2/3	2/10	2/17	2/24
Robles Park	73	23	21	18	24
Oaks at Riverview	20	15	14	13	17
Belmont Phase	27	8	11	8	3
Moses White/Seminole	10	4	2	2	-
C. Blythe Andrews	15	9	8	8	8

Each group meets weekly at their respective location.

**Trips Overview**

Trips are open to all members of the correct age across the properties. Here are some of the highlights.

- February 7<sup>th</sup> – Florida State Fair
- March 19<sup>th</sup> – THA Pinewood Derby
- March 19<sup>th</sup> – 20<sup>th</sup> – THA Spring Mini Day Camp
- March 28<sup>th</sup> – District Pinewood Derby
- April 4<sup>th</sup> – Scouts BSA Camporee
- April 24<sup>th</sup> – April 26<sup>th</sup> – Splash-o-ree (Day trip for Cub Scouts, optional overnight for families)

**Highlights**

- The Scouts did a great job in staffing the booth at the State Fair. They are working hard on their Pinewood Derby Cars

*Attendance is lower at Moses White due to after school tutoring for a few weeks as youth prepare for the yearly testing.*

**Looking Forward**

- March is Pinewood Derby and April has a trip for each age group.
- We will be moving our Scouts BSA (Middle and High School) meetings to Saturdays to address the number of Scouts with afterschool programs that cannot attend the weekday meetings.
- We are planning spring recruitments at the sites

# JOBS PLUS INITIATIVE

## FEBRUARY 2020

**Location: Robles Park Village**

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

Grant Amount: \$2,500,000

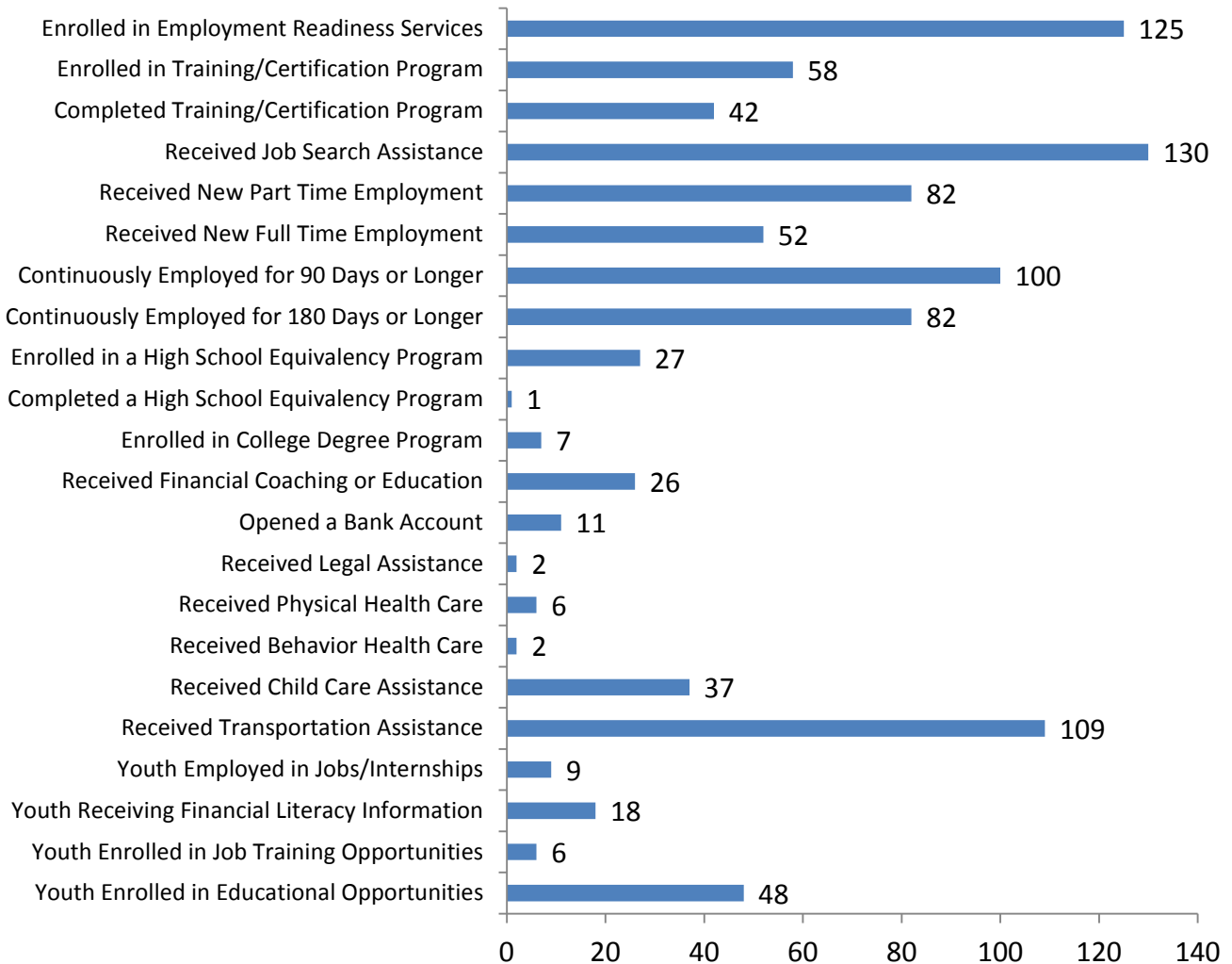
Completion Rate: 50%

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**

- 289 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)  
FEBRUARY 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 Served: **1,378** with **323** receiving employment since the start of the program.

**Monthly Highlights:**

- Job Developer has extended an invitation to meet with the Westshore District Hotel industry General Managers, Recruiters, or Event Coordinators. The goal is to Host a Hotel Industry hiring event here at Tampa Housing Authority.
- Facilitated a Job Readiness Workshop: “Interview Strategies and Time Management and how to transition from job to having a Career Mindset.”
- Coordinated a Job Fair at Robles Park. 100% Vendors Confirmed 99% attended including Tampa Housing Authority, Career Source, Busch Gardens, US Census2020, GED/ABE, Childcare Careers LLC, Brewster Technical College, Concorde Career, DuCon Construction, Starbucks,

**Upcoming Trainings for March:**

- Every Monday Job Developer on Location at Robles
- Every Wednesday Job Developer on Location at YouthBuild
- Will Host a Walgreens Hiring Event 3/17/2020



The flyer is for a Walgreens Hiring Event. At the top left is the Walgreens logo in red script. At the top right is the Tampa Housing Authority logo, which features a stylized house icon and the text 'Tampa Housing Authority'. Below the logos is a large, white, bold text 'HIRING EVENT'. To the left of this text is a photograph of a smiling woman with dark hair. Below the 'HIRING EVENT' text, the date 'March 17, 2020' and time '10:00 - 2:00pm' are listed. Below that is the location: 'Tampa Housing Authority, 5301 West Cypress Street, Tampa, Florida 33607'. Underneath the location is the text 'Tampa Area Locations'. At the bottom of the flyer, there are three small photographs of people: a woman in a blue scrubs, a man in a blue scrubs, and a woman in a white lab coat. Below these photos is the text 'Positions:' followed by a list of job roles with checkmarks: 'Customer Service Associates', 'Shift Leads', 'Asst. Str. Mgr Trainees', 'Beauty Consultants', and 'Pharmacy Technicians'. To the right of this list is the text 'Apply Online at: www.jobs.walgreens.com'. Below that is a line for 'MORE INFO:' followed by contact information: 'Contact: Shonta Abdullah 813.341.9101 ext 2440' and 'email: shonta.abdullah@thaf1.com'. At the very bottom left of the flyer, there is a small text 'Made with PosterMyNet.com'.



Johnson Control's Foundation  
Sustainability Ambassadors Grant Program  
Grant Period: January 31<sup>st</sup>, 2017 – December 31<sup>st</sup>, 2020  
Grant Amount: \$50,000  
Completion Rate: 72%  
February 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
  
- Ongoing recruitment of residents to become volunteers for the Sustainability Ambassadors Program
  
- The Sustainability Ambassadors Program focused on JL Young property for the month. JL Young was used as a training site for energy audits. The Ambassadors completed 16 audits out of 56 units that were visited. The property hosted the first energy literacy competition where two residents were winners of a gift card for increasing their energy literacy.



## **Geraldine Barnes Award Winner: Thelma “Astralia” Akbar**

### **Community Service**

Congratulations to Ms. Thelma “Astralia” Akbar for winning the Geraldine Barnes Resident Award. Ms. Akbar has been a resident of JL Young since December 2018 and during her time has been a very active member of the community.

Ms. Akbar was one of the cofounders of our weekly Inspirational Words Group that meets each Thursday at 1:15pm. This group inspires residents to be positive and also targets residents that are home bound and need someone. Each week a food basket is made through donations received and the group chooses which resident. About 30 home bound JL Young residents and sick residents have been visited and received baskets. The Inspirational Words Group partnered with Seniors In Service and provided food donations for about 100 JL Young residents.

Ms. Akbar is also involved with Full Gospel Christian Assembly International located in Chicago, Illinois and serves as the Online Pastor and is also in charge of the Prayer Ministry. Anyone can contact Ms. Akbar day or night and she will answer. Another service Ms. Akbar helps with is getting donations to feed the homeless in the Tampa Bay area.

Ms. Akbar 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 award Thelma “Astralia” Akbar the Geraldine Barnes Award for the category of Community Service.

Nominators Name: Nadia Palomino  
Occupation: Elderly Services Support Coordinator

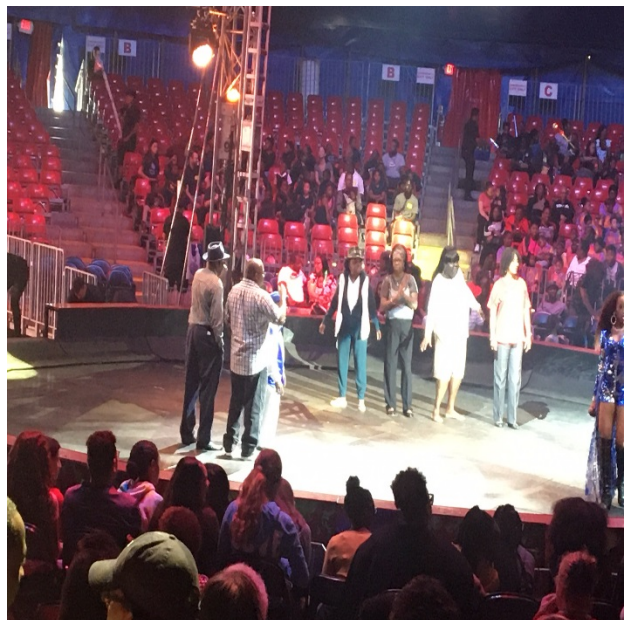
Florida State Fair  
February 18<sup>th</sup>, 2020

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UniverSoul Circus  
February 26<sup>th</sup>, 2020

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# Memorandum



**TO:** Board of Commissioners  
**FM:** Susi Begazo-McGourty, SVP / CFO  
**CC:** Jerome D. Ryans, President / CEO  
**DATE:** March 10, 2020  
**RE:** Financial Reporting for the Month of February 2020

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## Financial Highlights

February 29, 2019

### Rental Assistance Demonstration (RAD)

#### For the Eleven Months Ended February 29, 2020

- As of February 29, 2020, the RAD properties with a March 31<sup>st</sup> fiscal year end generated net cash from operations in the amount of \$446,337 after deducting the Operating Reserves in the amount of \$663,633; PPS, Youth, and Resident Enrichment funding in the amount of \$746,313; Transfers to the Corporate Overhead in the amount of \$428,784, and Replacement Reserves of \$818,879.
- The total RAD rents and other revenues budgeted for this period year to date was \$10,093,904 with actual revenues earned of \$10,197,441. This \$103,537 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$7,093,495 which represents \$46,549, or 0.7%, less than YTD budgeted expenses. This amount includes \$105,696 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2020 Budget.
- The above expenses include \$64,608 and \$52,504 in surveying and relocation costs, respectively, at Robles Park, LLC, related to Zion Cemetery. Approximately \$90,000 has been budgeted for relocation costs for affected residents.

### Assisted Housing (AH)

#### For the Eleven Months Ended February 29, 2020

- We updated our report format for the Assisted Housing program in November 2019. This updated version includes both the Voucher and Administration pieces of the program whereas previous versions only included the Administration portion of the program.
- The Voucher utilization for February 29, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$6,689,375 and YTD Voucher Revenue was \$82,956,951 which represents a total positive variance of \$3,468,729 compared to YTD budget. YTD operating expenditures were \$6,542,018 which represents a negative variance of \$(58,520) compared to the YTD budget. The YTD net income was \$1,515,613.

5301 West Cypress St., Tampa, Florida

## **Business Activities**

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

#### **For the Ten Months Ended January 31, 2020**

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds and was 95.9% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$36,749.
- Operating Cash Balance was \$130,062.
- Replacement Reserves Cash Balance was \$105,386.

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

#### **For the Eleven Months Ended February 29, 2020**

- Consists of two phases: Phase 1 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 96.4% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$157,596 for both phases combined.
- Replacement Reserve for both phases combined was \$242,500.

## **Blended Components**

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

#### **For the Eleven Months Ended February 29, 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 (\$1,057,418).
- This loss is primarily attributable to a \$1.25 million acquisition payment funded by NTHDC for the Tempo and \$1 million in member loans for West River developments which were not originally budgeted.

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

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

### **For the One Month Ended January 31, 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 98.0% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$166,190.
- Operating Cash Balance was \$5,232,791.
- Replacement Reserves Cash Balance was \$378,718.

## **Related Entities**

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

#### **For the One Month Ended January 31, 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 98.8% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$23,585.
- Operating Cash Balance was \$221,053.
- Replacement Reserve Cash Balance was \$341,440.

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

#### **For the One Month Ended January 31, 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 96.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$7,033.
- Operating Cash Balance was \$479,878.
- Replacement Reserve Cash Balance was \$234,922.

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

#### **For the One Month Ended January 31, 2020**

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 98.1% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$40,149.
- Operating Cash Balance was \$704,921.
- Replacement Reserve Cash Balance was \$212,381.

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

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

#### **For the One Month Ended January 31, 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 95.1% occupied.
- The Net Income (Loss) for the fiscal YTD before depreciation/amortization was \$(157,661).
- Operating Cash Balance was \$381,483.
- Replacement Reserve Cash Balance was \$23,687.

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

#### **For the One Month Ended January 31, 2020**

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 97.2% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(11,796). 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 \$1,472,822.
- Replacement Reserves Cash Balance was \$338,141.

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

#### **For the Two Month Ended February 29, 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 \$8,904.
- Operating Cash Balance was \$209,893.
- Replacement Reserves Cash Balance was \$62,708.

# Tampa Housing Authority

RAD Properties Summary      1,040 Units

For the Eleven Months Ended February 29, 2020

<b>Occupancy Percentage: 92.1%</b>
------------------------------------

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	11 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 556,908	\$ 511,553	\$ 521,362	\$ 432,880	\$ 289,189	\$ 2,311,891	\$ 1,891,105	\$ 420,786	\$ 2,063,024	\$ 202
HAP Payments	3,460,452	1,268,093	983,231	1,117,605	944,262	7,773,643	8,202,799	(429,156)	8,948,508	\$ 680
Other Revenue	53,230	16,387	13,209	14,014	15,067	111,906	-	111,906	-	\$ 10
<b>Total Revenue</b>	<b>\$ 4,070,590</b>	<b>\$ 1,796,033</b>	<b>\$ 1,517,802</b>	<b>\$ 1,564,498</b>	<b>\$ 1,248,518</b>	<b>\$ 10,197,441</b>	<b>\$ 10,093,904</b>	<b>\$ 103,537</b>	<b>\$ 11,011,532</b>	<b>\$ 891</b>
Admin Salaries / Benefits	398,537	175,165	140,030	178,680	130,540	1,022,952	1,030,270	7,318	1,123,931	\$ 89
Administrative Expenses	203,208	83,841	50,740	54,472	28,552	420,812	495,898	75,086	540,979	\$ 37
Management Fees	343,373	137,414	114,585	119,469	96,032	810,873	810,873	-	884,589	\$ 71
Tenant Services Salary / Benefits	24,067	6,004	23,348	21,148	13,129	87,695	71,691	(16,004)	78,208	\$ 8
Tenant Service Expenses	86,236	10,304	7,592	7,398	4,948	116,479	57,978	(58,500)	63,249	\$ 10
Utilities	250,697	72,614	160,076	87,401	83,751	654,539	687,200	32,660	785,396	\$ 57
Maintenance Salary / Benefits	710,594	278,746	198,881	195,949	137,046	1,521,217	1,506,368	(14,849)	1,643,310	\$ 133
Maintenance Expenses	197,465	77,989	121,593	85,907	62,230	545,184	544,161	(1,024)	593,630	\$ 48
Contracted Maintenance Services	405,740	199,961	221,853	189,268	124,719	1,141,541	1,159,801	18,260	1,264,858	\$ 100
Protective Services Salary and Benefits	31,510	12,860	11,598	11,600	8,119	75,686	75,968	282	82,875	\$ 7
Protective Service Expenses	67,536	-	-	-	-	67,536	120,000	52,464	120,000	\$ 6
General Expenses	187,023	105,122	91,190	67,407	72,543	523,284	454,311	(68,973)	496,680	\$ 46
Bad Debt	70,872	13,171	8,978	6,101	6,574	105,696	120,941	15,246	131,936	\$ 9
Other Expenses	-	-	-	-	-	-	4,583	4,583	5,000	\$ -
<b>Total Expenses</b>	<b>\$ 2,976,858</b>	<b>\$ 1,173,190</b>	<b>\$ 1,150,463</b>	<b>\$ 1,024,800</b>	<b>\$ 768,183</b>	<b>\$ 7,093,495</b>	<b>\$ 7,140,044</b>	<b>\$ 46,549</b>	<b>\$ 7,814,641</b>	<b>\$ 620</b>
<b>Net Operating Income</b>	<b>\$ 1,093,732</b>	<b>\$ 622,843</b>	<b>\$ 367,338</b>	<b>\$ 539,698</b>	<b>\$ 480,335</b>	<b>\$ 3,103,946</b>	<b>\$ 2,953,860</b>	<b>\$ 150,087</b>	<b>\$ 3,196,891</b>	<b>\$ 271</b>
Operating Reserves	272,989	112,195	108,320	98,168	71,961	663,633	663,632	-	723,962	\$ 58
Transfer to Corporate Overhead	172,632	76,326	67,535	65,936	46,355	428,784	428,783	-	467,763	\$ 37
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	44,066	16,138	16,331	15,945	11,210	103,689	103,690	-	113,116	\$ 9
Oaks at Riverview Youth Programs	161,454	66,116	61,733	60,272	42,373	391,947	391,947	-	427,578	\$ 34
Funding of PPS Salaries	106,532	39,015	39,482	38,548	27,100	250,677	250,677	-	273,466	\$ 22
Replacement Reserves	498,390	97,101	84,081	82,092	57,216	818,879	818,879	-	893,323	\$ 72
<b>Total Other Out Flows</b>	<b>\$ 1,256,063</b>	<b>\$ 406,891</b>	<b>\$ 377,482</b>	<b>\$ 360,961</b>	<b>\$ 256,214</b>	<b>\$ 2,657,609</b>	<b>\$ 2,657,609</b>	<b>\$ -</b>	<b>\$ 2,899,208</b>	<b>\$ 232</b>
<b>Net Cash From Operations</b>	<b>\$ (162,331)</b>	<b>\$ 215,952</b>	<b>\$ (10,144)</b>	<b>\$ 178,737</b>	<b>\$ 224,121</b>	<b>\$ 446,337</b>	<b>\$ 296,251</b>	<b>\$ 150,086</b>	<b>\$ 297,683</b>	<b>\$ 39</b>

# Tampa Housing Authority

Robles Park, LLC

399 Units

For the Eleven Months Ended February 29, 2020

<b>Occupancy Percentage: 83.7%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 39,714	\$ 35,969	\$ 3,745	\$ 556,908	\$ 395,659	\$ 161,249	\$ 431,628	\$ 127
HAP Payments	275,156	350,408	(75,252)	3,460,452	3,854,489	(394,037)	4,204,897	\$ 788
Other Revenue	1,248	-	1,248	53,230	-	53,230	-	\$ 12
<b>Total Revenue</b>	<b>\$ 316,118</b>	<b>\$ 386,377</b>	<b>\$ (70,259)</b>	<b>\$ 4,070,590</b>	<b>\$ 4,250,148</b>	<b>\$ (179,558)</b>	<b>\$ 4,636,525</b>	<b>\$ 927</b>
Admin Salaries / Benefits	30,773	38,240	7,466	398,537	420,635	22,098	458,874	\$ 91
Administrative Expenses *	18,050	16,768	(1,281)	203,208	184,453	(18,755)	201,221	\$ 46
Management Fees	31,216	31,216	-	343,373	343,373	-	374,589	\$ 78
Tenant Services Salary / Benefits	2,041	749	(1,293)	24,067	8,234	(15,833)	8,983	\$ 5
Tenant Service Expenses **	18,548	2,105	(16,442)	86,236	23,159	(63,077)	25,264	\$ 20
Utilities	22,991	17,269	(5,722)	250,697	189,958	(60,739)	226,621	\$ 57
Maintenance Salary / Benefits	54,833	61,027	6,194	710,594	671,292	(39,302)	732,319	\$ 162
Maintenance Expenses	22,565	16,222	(6,343)	197,465	178,441	(19,024)	194,663	\$ 45
Contracted Maintenance Services	44,314	33,746	(10,568)	405,740	371,203	(34,537)	404,949	\$ 92
Protective Services Salary and Benefits	2,594	2,993	399	31,510	32,926	1,417	35,919	\$ 7
Protective Service Expenses	-	-	-	67,536	120,000	52,464	120,000	\$ 15
General Expenses	17,580	14,454	(3,126)	187,023	157,555	(29,468)	172,063	\$ 43
Bad Debt	-	6,209	6,209	70,872	68,299	(2,573)	74,508	\$ 16
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 265,504</b>	<b>\$ 240,997</b>	<b>\$ (24,507)</b>	<b>\$ 2,976,858</b>	<b>\$ 2,769,529</b>	<b>\$ (207,329)</b>	<b>\$ 3,029,973</b>	<b>\$ 678</b>
<b>Net Operating Income</b>	<b>\$ 50,614</b>	<b>\$ 145,380</b>	<b>\$ (94,766)</b>	<b>\$ 1,093,732</b>	<b>\$ 1,480,619</b>	<b>\$ (386,887)</b>	<b>\$ 1,606,552</b>	<b>\$ 249</b>
Operating Reserves	24,817	24,817	-	272,989	272,989	-	297,806	\$ 62
Transfer to Corporate Overhead	15,694	15,694	-	172,632	172,632	-	188,326	\$ 39
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	4,006	4,006	-	44,066	44,066	-	48,072	\$ 10
Oaks at Riverview Youth Programs	14,678	14,678	-	161,454	161,454	-	176,132	\$ 37
Funding of PPS Salaries	9,685	9,685	-	106,532	106,532	-	116,217	\$ 24
Replacement Reserves	45,308	45,308	-	498,390	498,390	-	543,698	\$ 114
<b>Total Other Out Flows</b>	<b>\$ 114,188</b>	<b>\$ 114,188</b>	<b>\$ -</b>	<b>\$ 1,256,063</b>	<b>\$ 1,256,063</b>	<b>\$ -</b>	<b>\$ 1,370,251</b>	<b>\$ 286</b>
<b>Net Cash From Operations</b>	<b>\$ (63,574)</b>	<b>\$ 31,192</b>	<b>\$ (94,766)</b>	<b>\$ (162,331)</b>	<b>\$ 224,556</b>	<b>\$ (386,887)</b>	<b>\$ 236,302</b>	<b>\$ (37)</b>

Finance

\*Includes Surveying Costs of \$64,608 related to Zion Cemetery

\*\*Includes Relocation Costs of \$52,504 related to Zion Cemetery

# Tampa Housing Authority

Arbors Estates, LLC

191 Units

For the Eleven Months Ended February 29, 2020

Occupancy Percentage: 97.4%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 51,739	\$ 36,190	\$ 15,550	\$ 511,553	\$ 398,085	\$ 113,469	\$ 434,274	\$ 243
HAP Payments	115,978	119,963	(3,985)	1,268,093	1,319,593	(51,500)	1,439,556	\$ 604
Other Revenue	662	-	662	16,387	-	16,387	-	\$ 8
<b>Total Revenue</b>	<b>\$ 168,379</b>	<b>\$ 156,153</b>	<b>\$ 12,227</b>	<b>\$ 1,796,033</b>	<b>\$ 1,717,678</b>	<b>\$ 78,355</b>	<b>\$ 1,873,830</b>	<b>\$ 855</b>
Admin Salaries / Benefits	16,112	14,494	(1,619)	175,165	159,429	(15,735)	173,923	\$ 83
Administrative Expenses	15,663	8,706	(6,957)	83,841	95,771	11,930	104,477	\$ 40
Management Fees	12,492	12,492	-	137,414	137,414	-	149,906	\$ 65
Tenant Services Salary / Benefits	472	491	19	6,004	5,406	(598)	5,897	\$ 3
Tenant Service Expenses	125	973	848	10,304	10,698	394	11,670	\$ 5
Utilities	6,097	7,950	1,853	72,614	87,449	14,835	101,449	\$ 35
Maintenance Salary / Benefits	23,071	25,633	2,562	278,746	281,961	3,214	307,594	\$ 133
Maintenance Expenses	10,798	10,790	(9)	77,989	118,685	40,696	129,475	\$ 37
Contracted Maintenance Services	21,119	19,242	(1,877)	199,961	215,833	15,872	235,075	\$ 95
Protective Services Salary and Benefits	1,057	1,133	76	12,860	12,459	(400)	13,593	\$ 22
General Expenses	10,069	9,634	(435)	105,122	105,036	(85)	114,760	\$ 50
Bad Debt	21	2,583	2,562	13,171	28,417	15,246	31000	\$ 6
Other Expenses	-	417	417	-	4,583	4,583	5,000	\$ -
<b>Total Expenses</b>	<b>\$ 117,096</b>	<b>\$ 114,537</b>	<b>\$ (2,560)</b>	<b>\$ 1,173,190</b>	<b>\$ 1,263,141</b>	<b>\$ 89,951</b>	<b>\$ 1,383,818</b>	<b>\$ 558</b>
<b>Net Operating Income</b>	<b>\$ 51,283</b>	<b>\$ 41,616</b>	<b>\$ 9,667</b>	<b>\$ 622,843</b>	<b>\$ 454,537</b>	<b>\$ 168,306</b>	<b>\$ 490,012</b>	<b>\$ 296</b>
Operating Reserves	10,200	10,200	-	112,195	112,195	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	76,326	76,326	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	16,138	16,138	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	66,116	66,116	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	39,015	39,015	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	97,101	97,101	-	105,928	\$ 46
<b>Total Other Out Flows</b>	<b>\$ 36,990</b>	<b>\$ 36,990</b>	<b>\$ -</b>	<b>\$ 406,891</b>	<b>\$ 406,891</b>	<b>\$ -</b>	<b>\$ 443,881</b>	<b>\$ 194</b>
<b>Net Cash From Operations</b>	<b>\$ 14,293</b>	<b>\$ 4,626</b>	<b>\$ 9,667</b>	<b>\$ 215,952</b>	<b>\$ 47,645</b>	<b>\$ 168,306</b>	<b>\$ 46,131</b>	<b>\$ 103</b>

# Tampa Housing Authority

Seminole Park Apartments, LLC

169 Units

For the Eleven Months Ended February 29, 2020

<b>Occupancy Percentage: 97.6%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 46,406	\$ 39,892	\$ 6,514	\$ 521,362	\$ 438,808	\$ 82,553	\$ 478,700	\$ 280
HAP Payments	75,346	90,319	(14,973)	983,231	993,513	(10,281)	1,083,832	\$ 529
Other Revenue	298	-	298	13,209	-	13,209	-	\$ 7
<b>Total Revenue</b>	<b>\$ 122,050</b>	<b>\$ 130,211</b>	<b>\$ (8,161)</b>	<b>\$ 1,517,802</b>	<b>\$ 1,432,321</b>	<b>\$ 85,481</b>	<b>\$ 1,562,532</b>	<b>\$ 816</b>
Admin Salaries / Benefits	11,547	13,205	1,659	140,030	145,257	5,227	158,462	\$ 75
Administrative Expenses	7,204	6,116	(1,088)	50,740	67,277	16,537	73,393	\$ 27
Management Fees	10,417	10,417	-	114,585	114,585	-	125,002	\$ 62
Tenant Services Salary / Benefits	1,984	2,138	154	23,348	23,517	169	25,655	\$ 13
Tenant Service Expenses	250	824	574	7,592	9,059	1,467	9,883	\$ 4
Utilities	15,861	19,642	3,781	160,076	216,066	55,990	235,708	\$ 86
Maintenance Salary / Benefits	17,025	18,622	1,597	198,881	204,842	5,961	223,464	\$ 107
Maintenance Expenses	13,007	10,034	(2,973)	121,593	110,373	(11,220)	120,407	\$ 65
Contracted Maintenance Services	32,784	21,314	(11,471)	221,853	234,453	12,600	255,767	\$ 119
Protective Services Salary and Benefits	961	1,030	69	11,598	11,327	(271)	12,356	\$ 6
General Expenses	8,638	6,691	(1,947)	91,190	72,988	(18,202)	79,684	\$ 49
Bad Debt	-	542	542	8,978	5,958	(3,019)	6,500	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 119,678</b>	<b>\$ 110,574</b>	<b>\$ (9,104)</b>	<b>\$ 1,150,463</b>	<b>\$ 1,215,703</b>	<b>\$ 65,239</b>	<b>\$ 1,326,281</b>	<b>\$ 619</b>
<b>Net Operating Income</b>	<b>\$ 2,372</b>	<b>\$ 19,637</b>	<b>\$ (17,265)</b>	<b>\$ 367,338</b>	<b>\$ 216,618</b>	<b>\$ 150,720</b>	<b>\$ 236,251</b>	<b>\$ 198</b>
Operating Reserves	9,847	9,847	-	108,320	108,320	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	67,535	67,535	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	16,331	16,331	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	61,733	61,733	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	39,482	39,482	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	84,081	84,081	-	91,725	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 34,317</b>	<b>\$ 34,317</b>	<b>\$ -</b>	<b>\$ 377,482</b>	<b>\$ 377,482</b>	<b>\$ -</b>	<b>\$ 411,798</b>	<b>\$ 203</b>
<b>Net Cash From Operations</b>	<b>\$ (31,945)</b>	<b>\$ (14,680)</b>	<b>\$ (17,265)</b>	<b>\$ (10,144)</b>	<b>\$ (160,863)</b>	<b>\$ 150,720</b>	<b>\$ (175,548)</b>	<b>\$ (5)</b>



# Tampa Housing Authority

Shimberg Estates, LLC

165 Units

For the Eleven Months Ended February 29, 2020

Occupancy Percentage: 97.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 38,569	\$ 34,728	\$ 3,841	\$ 432,880	\$ 382,003	\$ 50,877	\$ 416,731	\$ 239
HAP Payments	84,519	101,033	(16,514)	1,117,605	1,111,358	6,246	1,212,391	\$ 616
Other Revenue	474	-	474	14,014	-	14,014	-	\$ 8
<b>Total Revenue</b>	<b>\$ 123,562</b>	<b>\$ 135,760</b>	<b>\$ (12,198)</b>	<b>\$ 1,564,498</b>	<b>\$ 1,493,361</b>	<b>\$ 71,137</b>	<b>\$ 1,629,122</b>	<b>\$ 862</b>
Admin Salaries / Benefits	22,009	16,162	(5,847)	178,680	177,785	(895)	193,947	\$ 98
Administrative Expenses	8,511	7,077	(1,434)	54,472	77,847	23,375	84,924	\$ 30
Management Fees	10,861	10,861	-	119,469	119,469	-	130,330	\$ 66
Tenant Services Salary / Benefits	1,795	1,937	142	21,148	21,308	160	23,245	\$ 12
Tenant Service Expenses	125	804	679	7,398	8,845	1,447	9,649	\$ 4
Utilities	11,263	10,608	(655)	87,401	116,692	29,291	133,646	\$ 48
Maintenance Salary / Benefits	18,065	18,791	726	195,949	206,698	10,749	225,489	\$ 108
Maintenance Expenses	11,435	6,901	(4,534)	85,907	75,909	(9,997)	82,810	\$ 47
Contracted Maintenance Services	17,323	18,058	735	189,268	198,636	9,368	216,694	\$ 104
Protective Services Salary and Benefits	961	1,030	69	11,600	11,327	(273)	12,357	\$ 6
General Expenses	3,672	5,914	2,242	67,407	64,495	(2,912)	70,935	\$ 37
Bad Debt	-	911	911	6,101	10,017	3,916	10,928	\$ 3
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 106,021</b>	<b>\$ 99,053</b>	<b>\$ (6,968)</b>	<b>\$ 1,024,800</b>	<b>\$ 1,089,029</b>	<b>\$ 64,229</b>	<b>\$ 1,194,954</b>	<b>\$ 565</b>
<b>Net Operating Income</b>	<b>\$ 17,541</b>	<b>\$ 36,707</b>	<b>\$ (19,166)</b>	<b>\$ 539,698</b>	<b>\$ 404,332</b>	<b>\$ 135,366</b>	<b>\$ 434,167</b>	<b>\$ 297</b>
Operating Reserves	8,924	8,924	-	98,168	98,168	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	65,936	65,936	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	15,945	15,945	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	60,272	60,272	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	38,548	38,548	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	82,092	82,092	-	89,555	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 32,815</b>	<b>\$ 32,815</b>	<b>\$ -</b>	<b>\$ 360,961</b>	<b>\$ 360,961</b>	<b>\$ -</b>	<b>\$ 393,776</b>	<b>\$ 199</b>
<b>Net Cash From Operations</b>	<b>\$ (15,274)</b>	<b>\$ 3,892</b>	<b>\$ (19,166)</b>	<b>\$ 178,737</b>	<b>\$ 43,371</b>	<b>\$ 135,366</b>	<b>\$ 40,392</b>	<b>\$ 98</b>

# Tampa Housing Authority

Scruggs Manor, LLC

116 Units

For the Eleven Months Ended February 29, 2020

<b>Occupancy Percentage: 96.6%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 23,867	\$ 25,141	\$ (1,274)	\$ 289,189	\$ 276,550	\$ 12,639	\$ 301,691	\$ 227
HAP Payments	81,867	83,986	(2,119)	944,262	923,846	20,416	1,007,832	\$ 740
Other Revenue	860	-	860	15,067	-	15,067	-	\$ 12
<b>Total Revenue</b>	<b>\$106,594</b>	<b>\$109,127</b>	<b>\$ (2,533)</b>	<b>\$1,248,518</b>	<b>\$1,200,396</b>	<b>\$48,122</b>	<b>\$1,309,523</b>	<b>\$ 978</b>
Admin Salaries / Benefits	11,149	11,560	411	130,540	127,164	(3,377)	138,724	\$ 102
Administrative Expenses	4,766	6,414	1,648	28,552	70,550	41,998	76,964	\$ 22
Management Fees	8,730	8,730	-	96,032	96,032	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,115	1,202	87	13,129	13,227	98	14,429	\$ 10
Tenant Service Expenses	707	565	(142)	4,948	6,218	1,270	6,783	\$ 4
Utilities	8,195	7,003	(1,192)	83,751	77,035	(6,716)	87,972	\$ 66
Maintenance Salary / Benefits	12,253	12,870	618	137,046	141,575	4,528	154,445	\$ 107
Maintenance Expenses	8,897	5,523	(3,374)	62,230	60,752	(1,478)	66,275	\$ 49
Contracted Maintenance Services	17,339	12,698	(4,641)	124,719	139,675	14,957	152,373	\$ 98
Protective Services Salary and Benefits	673	721	48	8,119	7,929	(190)	8,650	\$ 6
General Expenses	5,953	4,993	(960)	72,543	54,237	(18,306)	59,238	\$ 57
Bad Debt	-	750	750	6,574	8,250	1,676	9,000	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 79,777</b>	<b>\$ 73,030</b>	<b>\$ (6,746)</b>	<b>\$ 768,183</b>	<b>\$ 802,643</b>	<b>\$ 34,460</b>	<b>\$ 879,614</b>	<b>\$ 602</b>
<b>Net Operating Income</b>	<b>\$ 26,817</b>	<b>\$ 36,096</b>	<b>\$ (9,279)</b>	<b>\$ 480,335</b>	<b>\$ 397,753</b>	<b>\$ 82,582</b>	<b>\$ 429,909</b>	<b>\$ 376</b>
Operating Reserves	6,542	6,542	-	71,961	71,961	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	46,355	46,355	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	11,210	11,210	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	42,373	42,373	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	27,100	27,100	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	57,216	57,216	-	62,417	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 23,292</b>	<b>\$ 23,292</b>	<b>\$ -</b>	<b>\$ 256,214</b>	<b>\$ 256,214</b>	<b>\$ -</b>	<b>\$ 279,507</b>	<b>\$ 201</b>
<b>Net Cash From Operations</b>	<b>\$ 3,525</b>	<b>\$ 12,804</b>	<b>\$ (9,279)</b>	<b>\$ 224,121</b>	<b>\$ 141,539</b>	<b>\$ 82,582</b>	<b>\$ 150,402</b>	<b>\$ 176</b>

# Tampa Housing Authority

JL Young Apartments, Inc.      449 Units  
For the Two Month Ended February 29, 2020

<b>Occupancy Percentage: 97.5%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 111,753	\$ 98,487	\$ 13,266	\$ 221,384	\$ 196,975	\$ 24,409	\$ 295,462	\$ 247
HAP Payments	206,853	214,363	(7,510)	426,661	428,726	(2,065)	643,089	\$ 475
Other Revenue	753	-	753	1,686	-	1,686	-	\$ 2
<b>Total Revenue</b>	<b>\$ 319,359</b>	<b>\$ 312,850</b>	<b>\$ 6,509</b>	<b>\$ 649,731</b>	<b>\$ 625,701</b>	<b>\$ 24,030</b>	<b>\$ 938,551</b>	<b>\$ 724</b>
Admin Salaries / Benefits	22,781	27,545	4,765	55,540	55,090	(450)	82,635	\$ 62
Administrative Expenses	8,348	8,258	(90)	12,098	14,516	2,418	20,774	\$ 13
Management Fees	24,233	25,028	795	48,467	50,056	1,589	75,084	\$ 54
Tenant Services Salary / Benefits	6,182	7,004	822	13,195	14,008	813	21,012	\$ 15
Tenant Service Expenses	448	949	501	1,756	1,898	141	2,846	\$ 2
Utilities	30,501	23,817	(6,684)	45,292	47,634	2,342	77,085	\$ 50
Maintenance Salary / Benefits	44,733	54,100	9,367	106,006	108,200	2,194	162,300	\$ 118
Maintenance Expenses	7,504	9,696	2,192	29,285	22,567	(6,718)	33,063	\$ 33
Contracted Maintenance Services	18,505	41,951	23,446	59,541	88,959	29,418	146,165	\$ 66
Protective Services Salary and Benefits	2,690	3,007	317	5,796	6,014	218	9,021	\$ 6
Protective Service Expenses	14,085	8,400	(5,685)	19,609	16,800	(2,809)	25,200	\$ 22
General Expenses	9,312	9,312	-	18,625	18,625	-	27,960	\$ 21
Bad Debt	-	1,000	1,000	-	2,000	2,000	3,000	\$ -
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 189,323</b>	<b>\$ 220,067</b>	<b>\$ 30,745</b>	<b>\$ 415,208</b>	<b>\$ 446,366</b>	<b>\$ 31,158</b>	<b>\$ 686,145</b>	<b>\$ 462</b>
<b>Net Operating Income</b>	<b>\$ 130,037</b>	<b>\$ 92,783</b>	<b>\$ 37,254</b>	<b>\$ 234,523</b>	<b>\$ 179,335</b>	<b>\$ 55,188</b>	<b>\$ 252,406</b>	<b>\$ 261</b>
Operating Reserves (1 Month)	21,996	21,996	-	43,991	43,991	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	32,623	32,623	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	7,889	7,889	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	19,072	19,072	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	48,937	48,937	-	293,624	\$ 54
<b>Total Other Out Flows</b>	<b>\$ 76,256</b>	<b>\$ 76,256</b>	<b>\$ -</b>	<b>\$ 152,513</b>	<b>\$ 152,513</b>	<b>\$ -</b>	<b>\$ 915,075</b>	<b>\$ 170</b>
<b>Net Cash From Operations</b>	<b>\$ 53,780</b>	<b>\$ 16,527</b>	<b>\$ 37,254</b>	<b>\$ 82,010</b>	<b>\$ 26,822</b>	<b>\$ 55,188</b>	<b>\$ (662,669)</b>	<b>\$ 91</b>

# Tampa Housing Authority

## Assisted Housing Voucher Program

### Statement of Operations for the Eleven Months Ended February 29, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
<b>Revenue</b>						
Housing Assistance Payment (HAP)	\$ 155,408	\$ 78,538,673	\$ 78,694,081	\$ 76,223,620	\$ 2,470,461	\$ 83,153,037
S8 Administrative Fees	6,446,269	-	6,446,269	6,070,273	375,996	6,622,118
Port In (vpti)	39,401	1,251,994	1,291,395	3,861,011	(2,569,616)	4,322,270
RAPS (Rehab Assistance Payments)	-	2,697,133	2,697,133	-	2,697,133	-
Other Revenue	48,297	469,151	517,448	22,693	494,755	24,759
<b>Total Revenue</b>	<b>\$ 6,689,375</b>	<b>\$ 82,956,951</b>	<b>\$ 89,646,326</b>	<b>\$ 86,177,597</b>	<b>\$ 3,468,729</b>	<b>\$ 94,122,184</b>
<b>Expenses</b>						
Administrative						
Salaries & Benefits	3,854,315	-	3,854,315	4,080,619	226,304	4,451,546
Management Fees	1,647,041	-	1,647,041	1,647,041	-	1,796,768
Administrative other	806,913	-	806,913	672,498	(134,415)	733,500
Total Administrative	6,308,269	-	6,308,269	6,400,158	91,889	6,981,814
Tenant and Social Services	54,174	-	54,174	10,000	(44,174)	10,000
Maintenance & Operation	14,887	-	14,887	16,588	1,701	18,100
General Expenses	164,688	-	164,688	56,752	(107,936)	85,006
<b>Total Operating Expenses</b>	<b>\$ 6,542,018</b>	<b>\$ -</b>	<b>\$ 6,542,018</b>	<b>\$ 6,483,498</b>	<b>\$ (58,520)</b>	<b>\$ 7,094,920</b>
Other Expenses						
Escrow Payments	-	370,347	370,347	394,163	23,816	430,000
HAP Utility Assistance Payment	-	1,340,163	1,340,163	1,100,000	(240,163)	1,200,000
Hsg Assist/Landlord Pymnt	-	76,917,881	76,917,881	77,392,018	474,137	84,532,054
Hsg Assist Pymts-Portables	-	1,002,685	1,002,685	1,006,929	4,244	1,098,463
RAPS Disbursements	-	1,957,619	1,957,619	-	(1,957,619)	-
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ 81,588,695</b>	<b>\$ 81,588,695</b>	<b>\$ 79,893,110</b>	<b>\$ (1,695,585)</b>	<b>\$ 87,260,517</b>
Other Financing Sources	-	-	-	-	-	-
<b>Net Income</b>	<b>\$ 147,357</b>	<b>\$ 1,368,256</b>	<b>\$ 1,515,613</b>	<b>\$ (199,011)</b>	<b>\$ 1,714,624</b>	<b>\$ (233,253)</b>

**Tampa Housing Authority**  
 Corporate Overhead Income And Operating Expenses  
 For the Eleven Months Ended February 29, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 1,078,892	\$ 1,078,892	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	1,647,037	1,647,037	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	573,105	573,105	-	625,205
Other Revenue	-	-	-	68,957	-	68,957	-
<b>Total Revenue</b>	<b>\$ 299,912</b>	<b>\$ 299,912</b>	<b>\$ -</b>	<b>\$ 3,367,991</b>	<b>\$ 3,299,034</b>	<b>\$ 68,957</b>	<b>\$ 3,598,946</b>
Admin Salaries / Benefits	232,652	274,875	42,223	2,987,508	3,023,621	36,113	3,298,496
Administrative Expenses	61,297	46,672	(14,626)	643,571	513,389	(130,182)	560,061
Tenant Services Salary / Benefits	185	1,040	855	(470)	11,440	11,910	12,480
Tenant Service Expenses	814	208	(605)	8,216	2,292	(5,924)	2,500
Utilities	7,703	8,290	586	89,932	91,186	1,254	99,475
Maintenance Salary / Benefits	14,622	18,037	3,415	188,540	198,410	9,870	216,447
Maintenance Expenses	8,737	6,996	(1,741)	58,099	76,955	18,856	83,951
Contracted Maintenance Services	25,884	14,023	(11,861)	139,108	154,257	15,149	168,280
Protective Services Salary and Benefits	14,716	13,549	(1,167)	173,694	149,038	(24,656)	162,587
Protective Service Expenses	-	(82)	(82)	338	(900)	(1,238)	(982)
General Expenses	8,235	6,478	(1,756)	77,298	71,259	(6,039)	77,737
Other Expenses	-	4,167	4,167	35,678	45,833	10,156	50,000
<b>Total Expenses</b>	<b>\$ 374,845</b>	<b>\$ 394,253</b>	<b>\$ 19,408</b>	<b>\$ 4,401,511</b>	<b>\$ 4,336,780</b>	<b>\$ (64,731)</b>	<b>\$ 4,731,033</b>
<b>Contribution from other Entities</b>							
Transfer from RAD	55,292	55,292	-	608,208	608,208	-	663,500
Transfer from NTHD	39,049	39,049	-	429,537	429,537	-	468,586
<b>Total Contributions from Other Sources</b>	<b>\$ 94,341</b>	<b>\$ 94,341</b>	<b>\$ -</b>	<b>\$ 1,037,746</b>	<b>\$ 1,037,746</b>	<b>\$ -</b>	<b>\$ 1,132,086</b>
<b>Net Income or (Loss)</b>	<b>\$ 19,408</b>	<b>\$ (0)</b>	<b>\$ 19,408</b>	<b>\$ 4,226</b>	<b>\$ (1)</b>	<b>\$ 4,226</b>	<b>\$ 0</b>

# Tampa Housing Authority

## Palm Terrace Assisted Living Facility

For The Ten Months Ended January 2020

<b>Occupancy Percentage: 95.9%</b>
------------------------------------

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019-2020	
<b>Revenues</b>								
Long term Care	57,771	46,500	11,271	520,268	465,000	55,268	596,400	891
Adult Daycare Services	3,690	6,814	(3,124)	71,225	65,175	6,050	77,859	122
Rental Income	550	22,550	(22,000)	337,888	225,500	112,388	252,000	579
Operating Income	75,932	49,700	26,232	420,200	497,000	(76,800)	570,000	720
Section 8 HAP	42,115	36,000	6,115	351,220	360,000	(8,780)	432,000	601
Personal Needs Allowances	-	(4,000)	4,000	(31,158)	(40,000)	8,842	(39,800)	(53)
Vacancy Loss	-	(5,000)	5,000	-	(50,000)	50,000	(60,000)	0
<b>Total Tenant Revenues</b>	<b>180,057</b>	<b>152,564</b>	<b>27,494</b>	<b>1,669,642</b>	<b>1,522,675</b>	<b>146,967</b>	<b>1,828,459</b>	<b>\$ 2,607</b>
Other Non-Rental Income	189	125	64	3,975	1,350	2,625	-	7
<b>Total Income</b>	<b>180,247</b>	<b>152,689</b>	<b>27,558</b>	<b>1,673,617</b>	<b>1,524,025</b>	<b>149,592</b>	<b>1,828,459</b>	<b>\$ 2,610</b>
<b>Expenses</b>								
Salaries Expense	89,320	79,207	(10,112)	892,554	846,601	(45,952)	1,024,640	1,528
Administration	2,508	3,983	1,475	39,750	34,920	(4,830)	37,976	68
Utilities	10,198	15,074	4,876	126,333	146,910	20,577	177,508	216
Maintenance	19,683	12,196	(7,487)	126,491	119,791	(6,700)	153,383	217
Advertising & Marketing	1,777	1,000	(777)	7,109	10,000	2,891	15,000	12
Management Fee	13,056	7,622	(5,434)	85,499	76,186	(9,313)	91,411	146
Asset Management Fee	3,727	1,863	(1,863)	18,633	18,633	-	22,360	32
Audit/Accounting Fees	1,000	3,158	2,158	56,427	31,584	(24,843)	37,900	97
Legal Fees	-	150	150	15,110	1,500	(13,610)	1,800	26
Insurance	-	4,210	4,210	59,007	42,100	(16,907)	50,520	101
Food Service	13,460	10,839	(2,621)	107,512	107,111	(400)	118,828	184
Adult Day Care	-	854	854	1,623	5,611	3,988	6,311	3
Residential Programs	1,857	4,127	2,271	41,189	44,334	3,144	52,830	71
Bad Debt	-	1,000	1,000	38,131	10,000	(28,131)	12,000	65
<b>Total Expenses</b>	<b>156,585</b>	<b>145,284</b>	<b>(11,301)</b>	<b>1,615,368</b>	<b>1,495,282</b>	<b>(120,086)</b>	<b>1,802,468</b>	<b>\$ 2,766</b>
<b>Net Operating Income (Loss)</b>	<b>23,662</b>	<b>7,404</b>	<b>16,257</b>	<b>58,249</b>	<b>28,743</b>	<b>29,506</b>	<b>25,991</b>	<b>\$ 100</b>
Reserve for Replacement	2,150	2,150	-	21,500	21,500	-	25,800	37
<b>Net Income (Loss)</b>	<b>21,512</b>	<b>5,254</b>	<b>16,257</b>	<b>36,749</b>	<b>7,243</b>	<b>29,506</b>	<b>191</b>	<b>\$ 63</b>

# Tampa Housing Authority

Cedar Pointe Apartments Phase 1 & 2                      84 Units  
For the Eleven Months Ended February 29, 2020

<b>Occupancy Percentage: 96.4%</b>
------------------------------------

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 50,791	\$ 50,734	\$ 57	\$ 587,536	\$ 558,070	\$ 29,466	\$ 608,804	\$ 890
Subsidy / Grant Income	9,816	6,899	2,917	62,775	75,888	(13,113)	82,787	\$ 95
Other Income	303	-	303	8,039	-	8,039	-	\$ -
<b>Total Revenue</b>	<b>\$ 60,910</b>	<b>\$ 57,633</b>	<b>\$ 3,277</b>	<b>\$ 658,351</b>	<b>\$ 633,958</b>	<b>\$ 24,392</b>	<b>\$ 691,591</b>	<b>\$ 998</b>
<b>Expenses</b>								
Admin Salaries / Benefits	10,612	4,441	(6,171)	91,069	48,855	(42,214)	53,296	\$ 138
Administrative Expenses	3,037	11,574	8,537	41,818	127,313	85,494	138,887	\$ 63
Management Fees	3,165	3,165	-	34,815	34,815	-	37,980	\$ 53
Asset Management Fees	518	518	-	5,698	5,698	-	6,216	\$ 9
Utilities	4,481	6,139	1,658	49,771	67,532	17,761	73,671	\$ 75
Maintenance Salary and Benefits	8,369	7,122	(1,248)	68,565	78,337	9,772	85,459	\$ 104
Maintenance Expenses	2,665	3,984	1,318	37,410	43,821	6,411	47,805	\$ 57
Contracted Maintenance services	9,148	7,826	(1,322)	92,526	86,088	(6,438)	93,914	\$ 140
General Expenses	4,290	4,366	75	40,582	47,904	7,321	52,269	\$ 61
<b>Total Expense</b>	<b>\$ 46,286</b>	<b>\$ 49,135</b>	<b>\$ 2,848</b>	<b>\$ 462,255</b>	<b>\$ 540,363</b>	<b>\$ 78,108</b>	<b>\$ 589,497</b>	<b>\$ 700</b>
<b>Net Income</b>	<b>\$ 14,623</b>	<b>\$ 8,498</b>	<b>\$ 6,125</b>	<b>\$ 196,096</b>	<b>\$ 93,596</b>	<b>\$ 102,500</b>	<b>\$ 102,095</b>	<b>\$ 297</b>
Capital Improvements	-	833	833	-	9,167	9,167	10,000	\$ -
Replacement Reserve	3,500	3,500	-	38,500	38,500	-	42,000	\$ 42
<b>Cash Flow Before Debt</b>	<b>\$ 11,123</b>	<b>\$ 5,831</b>	<b>\$ 5,292</b>	<b>\$ 157,596</b>	<b>\$ 45,929</b>	<b>\$ 111,667</b>	<b>\$ 50,095</b>	<b>\$ 171</b>
County Loan Repayment*	-	3,465	3,465	-	38,112	38,112	41,577	\$ -
<b>Cash Flow</b>	<b>\$ 11,123</b>	<b>\$ 9,296</b>	<b>\$ 1,827</b>	<b>\$ 157,596</b>	<b>\$ 84,041</b>	<b>\$ 73,555</b>	<b>\$ 8,518</b>	<b>\$ 239</b>

\*CPNT Phase 1 - 83% of Cash Flow

\*CPNT Phase 2 - 49% of Cash Flow

# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the Eleven Months Ended February 29, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
HUD Administrative Fees	\$ 1,035,514	\$ 1,007,047	\$ 28,468	\$ 11,310,365	\$ 11,077,513	\$ 232,851	\$ 12,084,560
<b>Total Revenue</b>	<b>\$ 1,035,514</b>	<b>\$ 1,007,047</b>	<b>\$ 28,468</b>	<b>\$ 11,310,365</b>	<b>\$ 11,077,513</b>	<b>\$ 232,851</b>	<b>\$ 12,084,560</b>
<b>Expenses</b>							
Administrative Salaries	136,082	22,844	(113,238)	369,322	251,281	(118,041)	274,124
Admin Operating Costs	1,555	308	(1,246)	15,003	3,392	(11,611)	54,600
Maintenance	54	133	79	2,439	1,467	(973)	1,000
Management Fees	8,333	8,333	-	91,667	91,667	-	100,000
Audit Fees	-	1,625	1,625	19,500	17,875	(1,625)	19,500
Legal Fees	2,308	4,583	2,276	41,958	50,417	8,459	55,000
Insurance Costs	12,499	12,706	207	137,556	135,899	(1,657)	148,610
Service Provider Contract Costs	672,278	615,580	(56,698)	7,289,122	6,771,384	(517,738)	7,831,405
<b>Total Expenses</b>	<b>\$ 833,109</b>	<b>\$ 666,113</b>	<b>\$ (166,996)</b>	<b>\$ 7,966,567</b>	<b>\$ 7,323,380</b>	<b>\$ (643,187)</b>	<b>\$ 8,484,239</b>
<b>Net Operating Income</b>	<b>\$ 202,405</b>	<b>\$ 340,933</b>	<b>\$ (138,528)</b>	<b>\$ 3,343,798</b>	<b>\$ 3,754,133</b>	<b>\$ (410,336)</b>	<b>\$ 3,600,321</b>
<b>Affiliated Entities Operational Funding</b>							
THA - Other Operational Funding*	183,065	127,947	(55,118)	4,401,215	2,006,726	(2,394,489)	3,873,951
<b>Affiliated Entities Operational Funding</b>	<b>\$ 183,065</b>	<b>\$ 127,947</b>	<b>\$ (55,118)</b>	<b>\$ 4,401,215</b>	<b>\$ 2,006,726</b>	<b>\$ (2,394,489)</b>	<b>\$ 3,873,951</b>
<b>Net Income after Affiliated Funding</b>	<b>\$ 19,340</b>	<b>\$ 212,987</b>	<b>\$ (193,647)</b>	<b>\$ (1,057,418)</b>	<b>\$ 1,747,407</b>	<b>\$ (2,804,825)</b>	<b>\$ (273,630)</b>

\*See detail breakdown on next page.



# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the Eleven Months Ended February 29, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Affiliated Entities Operational Funding</b>							
THA - THA Employee Programs	\$ 8,145	\$ 8,027	\$ (118)	\$ 76,782	\$ 88,293	\$ 11,511	\$ 96,320
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	276,011	276,011	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	125,134	125,134	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	153,526	153,526	-	167,483
THA - Funding of ORCC	33,669	33,669	-	370,364	370,364	-	404,033
THA - Funding of PPS	10,826	10,826	-	119,088	119,088	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	80,000	25,000	(55,000)	341,000	275,000	(66,000)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	122,600	122,600	-	262,500
THA - West River Member Loans	-	-	-	1,040,000	-	(1,040,000)	-
THA - AHDC Funding	-	-	-	27,194	27,194	-	27,194
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Tempo Acquisition Payments	-	-	-	1,250,000	-	(1,250,000)	-
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	199,516	199,516	-	290,000
<b>Affiliated Entities Operational Funding</b>	<b>\$ 183,065</b>	<b>\$ 127,947</b>	<b>\$ (55,118)</b>	<b>4,401,215</b>	<b>2,006,726</b>	<b>(2,394,489)</b>	<b>\$ 3,873,951</b>

# Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One Month Ended January 31, 2020

<b>Occupancy Percentage: 98.0%</b>
------------------------------------

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2020	
<b>Revenues:</b>								
Gross Potential Rent	\$476,413	\$469,769	\$6,644	\$476,413	\$469,769	\$6,644	5,710,992	\$684
(Loss) Gain to Lease	164	-	164	164	-	164	-	0
Vacancy	(16,570)	(25,003)	8,433	(16,570)	(25,003)	8,433	(303,737)	(24)
Bad Debt	(2,003)	(2,200)	197	(2,003)	(2,200)	197	(26,400)	(3)
Concessions	-	-	-	-	-	-	-	-
Other Income	22,810	12,221	10,589	22,810	12,221	10,589	153,144	33
<b>Total Revenues</b>	<b>\$480,814</b>	<b>\$454,787</b>	<b>\$26,027</b>	<b>\$480,814</b>	<b>\$454,787</b>	<b>\$26,027</b>	<b>\$5,533,999</b>	<b>\$690</b>
<b>Expenses:</b>								
Administrative Salaries	36,236	40,589	4,353	36,236	40,589	4,353	487,068	52
Advertising & Promotion	5,648	6,297	649	5,648	6,297	649	76,964	8
Maintenance	54,568	75,580	21,012	54,568	75,580	21,012	921,195	78
Turnover Expense	25,476	40,599	15,123	25,476	40,599	15,123	483,838	37
Administrative	8,804	19,411	10,607	8,804	19,411	10,607	215,326	13
Utilities	33,649	30,325	(3,324)	33,649	30,325	(3,324)	353,500	48
Management Fees	32,642	31,210	(1,432)	32,642	31,210	(1,432)	376,835	47
Professional Fees	4,011	7,467	3,456	4,011	7,467	3,456	89,604	6
Insurance and Taxes	44,855	44,855	-	44,855	44,855	-	538,260	64
<b>Total Expenses</b>	<b>\$245,889</b>	<b>\$296,333</b>	<b>\$50,444</b>	<b>\$245,889</b>	<b>\$296,333</b>	<b>\$50,444</b>	<b>\$3,542,590</b>	<b>\$353</b>
<b>Net Operating Income</b>	<b>\$234,925</b>	<b>\$158,454</b>	<b>\$76,471</b>	<b>\$234,925</b>	<b>\$158,454</b>	<b>\$76,471</b>	<b>\$1,991,409</b>	<b>\$337</b>
Debt Services	68,735	68,742	7	68,735	68,742	7	824,904	99
<b>Income After Debt Services</b>	<b>\$166,190</b>	<b>\$89,712</b>	<b>\$76,478</b>	<b>\$166,190</b>	<b>\$89,712</b>	<b>\$76,478</b>	<b>\$1,166,505</b>	<b>\$238</b>

# Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One Month Ended January 31, 2020

**Occupancy Percentage: 97.3%**

	Current Month			Fiscal YTD			Annual Budget 2020
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Revenues:</b>							
Gross Potential Rent	\$161,860	\$159,220	\$2,640	\$161,860	\$159,220	\$2,640	1,925,615
(Loss) Gain to Lease	40	-	\$40	40	-	40	-
Vacancy	(6,844)	(8,641)	\$1,797	(6,844)	(8,641)	1,797	(104,473)
Bad Debt	212	(1,250)	\$1,462	212	(1,250)	1,462	(15,000)
Concessions	-	-	\$0	-	-	-	-
Other Income	2,900	3,773	(\$873)	2,900	3,773	(873)	45,268
<b>Total Revenues</b>	<b>\$158,168</b>	<b>\$153,102</b>	<b>\$5,066</b>	<b>\$158,168</b>	<b>\$153,102</b>	<b>\$5,066</b>	<b>\$1,851,410</b>
<b>Expenses:</b>							
Administrative Salaries	10,509	12,166	1,657	10,509	12,166	1,657	145,992
Advertising & Promotion	1,818	2,017	199	1,818	2,017	199	26,704
Maintenance	20,500	27,070	6,570	20,500	27,070	6,570	311,455
Turnover Expense	9,377	22,164	12,787	9,377	22,164	12,787	263,343
Administrative	3,193	6,104	2,911	3,193	6,104	2,911	62,207
Utilities	17,152	17,905	753	17,152	17,905	753	214,860
Management Fees	12,481	12,131	(350)	12,481	12,131	(350)	146,016
Professional Fees	1,821	3,000	1,179	1,821	3,000	1,179	36,000
Insurance and Taxes	10,412	10,412	-	10,412	10,412	-	124,944
<b>Total Expenses</b>	<b>\$87,263</b>	<b>\$112,969</b>	<b>25,706</b>	<b>\$87,263</b>	<b>\$112,969</b>	<b>\$25,706</b>	<b>\$1,331,521</b>
<b>Net Operating Income</b>	<b>\$70,905</b>	<b>\$40,133</b>	<b>\$30,772</b>	<b>\$70,905</b>	<b>\$40,133</b>	<b>\$30,772</b>	<b>\$519,889</b>
Debt Services	11,472	11,473	1	11,472	11,473	1	137,676
<b>Income After Debt Services</b>	<b>\$59,433</b>	<b>\$28,660</b>	<b>\$30,773</b>	<b>\$59,433</b>	<b>\$28,660</b>	<b>\$30,773</b>	<b>\$382,213</b>

# Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations For The One Month Ended January 31, 2020

**Occupancy Percentage: 99.3%**

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2020
<b>Revenues:</b>							
Gross Potential Rent	\$223,522	\$219,502	\$4,020	\$223,522	\$219,502	\$4,020	2,670,474
(Loss) Gain to Lease	342	-	342	342	-	342	-
Vacancy	(5,971)	(11,910)	5,939	(5,971)	(11,910)	5,939	(144,719)
Bad Debt	(2,215)	(700)	(1,515)	(2,215)	(700)	(1,515)	(8,400)
Concessions	-	-	-	-	-	-	-
Other Income	13,008	6,209	6,799	13,008	6,209	6,799	78,858
<b>Total Revenues</b>	<b>\$228,686</b>	<b>\$213,101</b>	<b>\$15,585</b>	<b>\$228,686</b>	<b>\$213,101</b>	<b>\$15,585</b>	<b>\$2,596,213</b>
<b>Expenses:</b>							
Administrative Salaries	14,975	16,213	1,238	14,975	16,213	1,238	194,556
Advertising & Promotion	2,575	2,727	152	2,575	2,727	152	31,074
Maintenance	24,656	33,289	8,633	24,656	33,289	8,633	420,218
Turnover Expense	14,630	15,650	1,020	14,630	15,650	1,020	188,900
Administrative	3,776	9,485	5,709	3,776	9,485	5,709	106,475
Utilities	9,396	7,820	(1,576)	9,396	7,820	(1,576)	93,840
Management Fees	14,691	13,414	(1,277)	14,691	13,414	(1,277)	162,138
Professional Fees	1,050	2,657	1,607	1,050	2,657	1,607	31,884
Insurance and Taxes	19,775	19,775	-	19,775	19,775	-	237,300
<b>Total Expenses</b>	<b>\$105,524</b>	<b>\$121,030</b>	<b>\$15,506</b>	<b>\$105,524</b>	<b>\$121,030</b>	<b>\$15,506</b>	<b>\$1,466,385</b>
<b>Net Operating Income</b>	<b>\$123,162</b>	<b>\$92,071</b>	<b>\$31,091</b>	<b>\$123,162</b>	<b>\$92,071</b>	<b>\$31,091</b>	<b>\$1,129,828</b>
Debt Services	48,104	48,108	4	48,104	48,108	4	577,296
<b>Income After Debt Services</b>	<b>\$75,058</b>	<b>\$43,963</b>	<b>\$31,095</b>	<b>\$75,058</b>	<b>\$43,963</b>	<b>\$31,095</b>	<b>\$552,532</b>

# Tampa Housing Authority

Meridian River Development Corporation - River Place

Statement of Operations For The One Month Ended January 31, 2020

**Occupancy Percentage: 96.7%**

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2020
<b>Revenues:</b>							
Gross Potential Rent	\$91,031	\$91,047	(\$16)	\$91,031	\$91,047	(\$16)	1,114,903
(Loss) Gain to Lease	(218)	-	(218)	(218)	-	(218)	-
Vacancy	(3,755)	(4,452)	697	(3,755)	(4,452)	697	(54,545)
Bad Debt	-	(250)	250	-	(250)	250	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	6,902	2,239	4,663	6,902	2,239	4,663	29,018
<b>Total Revenues</b>	<b>\$93,960</b>	<b>\$88,584</b>	<b>\$5,376</b>	<b>\$93,960</b>	<b>\$88,584</b>	<b>\$5,376</b>	<b>\$1,086,376</b>
<b>Expenses:</b>							
Administrative Salaries	10,752	12,210	1,458	10,752	12,210	1,458	146,520
Advertising & Promotion	1,255	1,553	298	1,255	1,553	298	19,186
Maintenance	9,412	15,221	5,809	9,412	15,221	5,809	189,522
Turnover Expense	1,469	2,785	1,316	1,469	2,785	1,316	31,595
Administrative	1,835	3,822	1,987	1,835	3,822	1,987	46,644
Utilities	7,101	4,600	(2,501)	7,101	4,600	(2,501)	44,800
Management Fees	5,470	5,665	195	5,470	5,665	195	68,681
Professional Fees	1,140	1,810	670	1,140	1,810	670	21,720
Insurance and Taxes	14,668	14,668	-	14,668	14,668	-	176,016
<b>Total Expenses</b>	<b>\$53,102</b>	<b>\$62,334</b>	<b>\$9,232</b>	<b>\$53,102</b>	<b>\$62,334</b>	<b>\$9,232</b>	<b>\$744,684</b>
<b>Net Operating Income</b>	<b>\$40,858</b>	<b>\$26,250</b>	<b>\$14,608</b>	<b>\$40,858</b>	<b>\$26,250</b>	<b>\$14,608</b>	<b>\$341,692</b>
Debt Services	9,159	9,161	2	9,159	9,161	2	109,932
<b>Income After Debt Services</b>	<b>\$31,699</b>	<b>\$17,089</b>	<b>\$14,610</b>	<b>\$31,699</b>	<b>\$17,089</b>	<b>\$14,610</b>	<b>\$231,760</b>

City, ST.: **Tampa, FL** M/AVP: **Dawn A. Wolter**  
 Month/Year: **January-20** Units: **160**

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

Physical Occupancy **98.75%**  
 Ending Cash **\$221,053** Payables **(\$81)**  
 Accruals **\$34,187**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$60,387.00	\$61,979.00	(\$1,592)	3%	\$60,387.00	\$61,979.00	(\$1,592)	3%
Rent Rev - Tenant Subsidy Payment	\$73,416.00	\$69,899.00	\$3,517	5%	\$73,416.00	\$69,899.00	\$3,517	5%
<b>TOTAL MARKET RENT/GROSS POTENTIAL</b>	<b>\$133,803.00</b>	<b>\$131,878.00</b>	<b>\$1,925</b>	<b>1%</b>	<b>\$133,803.00</b>	<b>\$131,878.00</b>	<b>\$1,925</b>	<b>1%</b>
Rent Rev - Foregone (Lost) Rent	(\$5,681.00)	(\$7,243.00)	\$1,562	22%	(\$5,681.00)	(\$7,243.00)	\$1,562	22%
Rent Rev - Excess Income	\$2,018.00	\$6,561.00	(\$4,543)	69%	\$2,018.00	\$6,561.00	(\$4,543)	69%
<b>GROSS POSSIBLE</b>	<b>\$130,140.00</b>	<b>\$131,196.00</b>	<b>(\$1,056)</b>	<b>1%</b>	<b>\$130,140.00</b>	<b>\$131,196.00</b>	<b>(\$1,056)</b>	<b>1%</b>
Vacancy - Apartments	(\$1,589.00)	(\$3,739.00)	\$2,150	58%	(\$1,589.00)	(\$3,739.00)	\$2,150	58%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$1,589.00)</b>	<b>(\$3,739.00)</b>	<b>\$2,150</b>	<b>58%</b>	<b>(\$1,589.00)</b>	<b>(\$3,739.00)</b>	<b>\$2,150</b>	<b>58%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$128,551.00</b>	<b>\$127,457.00</b>	<b>\$1,094</b>	<b>1%</b>	<b>\$128,551.00</b>	<b>\$127,457.00</b>	<b>\$1,094</b>	<b>1%</b>
Laundry & Vending Rev	\$390.78	\$300.00	\$91	30%	\$390.78	\$300.00	\$91	30%
Tenant Charges	\$524.00	\$165.00	\$359	218%	\$524.00	\$165.00	\$359	218%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$161.44	\$125.00	\$36	29%	\$161.44	\$125.00	\$36	29%
Misc Rev	\$84.56	\$60.00	\$25	41%	\$84.56	\$60.00	\$25	41%
<b>TOTAL OTHER REVENUE</b>	<b>\$1,160.78</b>	<b>\$650.00</b>	<b>\$511</b>	<b>79%</b>	<b>\$1,160.78</b>	<b>\$650.00</b>	<b>\$511</b>	<b>79%</b>
<b>3 TOTAL REVENUE</b>	<b>\$129,711.78</b>	<b>\$128,107.00</b>	<b>\$1,605</b>	<b>1%</b>	<b>\$129,711.78</b>	<b>\$128,107.00</b>	<b>\$1,605</b>	<b>1%</b>
4 Administrative Exp	\$11,541.42	\$15,375.00	\$3,834	25%	\$11,541.52	\$15,375.00	\$3,833	25%
5 Payroll Exp	\$28,122.28	\$30,251.00	\$2,129	7%	\$28,122.28	\$30,251.00	\$2,129	7%
6 Utilities Exp	\$21,724.26	\$22,078.00	\$354	2%	\$21,724.26	\$22,078.00	\$354	2%
7 Supplies & Repairs	\$2,556.25	\$3,135.00	\$579	18%	\$2,556.25	\$3,135.00	\$579	18%
8 Contract Services	\$8,925.52	\$8,847.00	(\$79)	1%	\$8,925.52	\$8,847.00	(\$79)	1%
9 Turnkey/Lease Exp	\$465.00	\$790.00	\$325	41%	\$465.00	\$790.00	\$325	41%
10 Other Operating Exp	\$4,174.45	\$8,277.00	\$4,103	50%	\$4,174.45	\$8,277.00	\$4,103	50%
11 Taxes & Insurance	\$9,140.69	\$10,753.00	\$1,612	15%	\$9,140.69	\$10,753.00	\$1,612	15%
<b>12 COST OF OPERATIONS</b>	<b>\$86,649.87</b>	<b>\$99,506.00</b>	<b>\$12,856</b>	<b>13%</b>	<b>\$86,649.97</b>	<b>\$99,506.00</b>	<b>\$12,856</b>	<b>13%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$43,061.91</b>	<b>\$28,601.00</b>	<b>\$14,461</b>	<b>51%</b>	<b>\$43,061.81</b>	<b>\$28,601.00</b>	<b>\$14,461</b>	<b>51%</b>
14 Financial Expenses	\$19,476.75	\$19,544.00	\$67	0%	\$19,476.75	\$19,544.00	\$67	0%
15 Corp/Partnership Rev	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$23,585.16</b>	<b>\$9,057.00</b>	<b>\$14,528</b>	<b>160%</b>	<b>\$23,585.06</b>	<b>\$9,057.00</b>	<b>\$14,528</b>	<b>160%</b>
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$58,328.20	\$58,328.00	(\$0)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$34,743.04)</b>	<b>(\$49,271.00)</b>	<b>\$14,528</b>	<b>29%</b>	<b>(\$34,743.14)</b>	<b>(\$49,271.00)</b>	<b>\$14,528</b>	<b>29%</b>
20 Reserves	(\$19,661.29)	(\$2,975.00)	\$16,686	561%	(\$19,661.29)	(\$2,975.00)	\$16,686	561%
<b>21 NET CASH SURPLUS</b>	<b>(\$15,081.75)</b>	<b>(\$46,296.00)</b>	<b>\$31,214</b>	<b>67%</b>	<b>(\$15,081.85)</b>	<b>(\$46,296.00)</b>	<b>\$31,214</b>	<b>67%</b>
22 Capital Expenditure	\$0.00	\$5,173.00	\$5,173	100%	\$0.00	\$5,173.00	\$5,173	100%

**ECONOMIC OCCUPANCY**

**96.07%**

**96.07%**

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**  
 Month/Year: **January-20** Units: **141**

**Trio at Encore**  
**Monthly Executive Summary**

Physical Occupancy **96.50%**  
 Ending Cash **\$479,878** Payables **\$0**  
 Accruals **\$25,340**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$82,018.00	\$104,677.00	(\$22,659)	22%	\$82,018.00	\$104,677.00	(\$22,659)	22%
Rent Rev - Tenant Subsidy Payment	\$64,559.00	\$56,748.00	\$7,811	14%	\$64,559.00	\$56,748.00	\$7,811	14%
TOTAL MARKET RENT/GROSS POTENTIAL	\$146,577.00	\$161,425.00	(\$14,848)	9%	\$146,577.00	\$161,425.00	(\$14,848)	9%
Rent Rev - Foregone (Lost) Rent	(\$256.00)	(\$20,218.00)	\$19,962	99%	(\$256.00)	(\$20,218.00)	\$19,962	99%
Rent Rev - Excess Income	\$4,413.00	\$397.00	\$4,016	1012%	\$4,413.00	\$397.00	\$4,016	1012%
<b>GROSS POSSIBLE</b>	<b>\$150,734.00</b>	<b>\$141,604.00</b>	<b>\$9,130</b>	<b>6%</b>	<b>\$150,734.00</b>	<b>\$141,604.00</b>	<b>\$9,130</b>	<b>6%</b>
Vacancy - Apartments	(\$9,142.00)	(\$7,060.00)	(\$2,082)	29%	(\$9,142.00)	(\$7,060.00)	(\$2,082)	29%
Admin Rent Free Unit	(\$625.00)	\$0.00	(\$625)	100%	(\$625.00)	\$0.00	(\$625)	100%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$9,767.00)	(\$7,060.00)	(\$2,707)	38%	(\$9,767.00)	(\$7,060.00)	(\$2,707)	38%
<b>2 NET RENTAL INCOME</b>	<b>\$140,967.00</b>	<b>\$134,544.00</b>	<b>\$6,423</b>	<b>5%</b>	<b>\$140,967.00</b>	<b>\$134,544.00</b>	<b>\$6,423</b>	<b>5%</b>
Laundry & Vending Rev	\$0.00	\$150.00	(\$150)	100%	\$0.00	\$150.00	(\$150)	100%
Tenant Charges	\$1,680.00	\$1,165.00	\$515	44%	\$1,680.00	\$1,165.00	\$515	44%
Tenant Charges - Water Sewer Reimb	\$7,259.73	\$9,278.00	(\$2,018)	22%	\$7,259.73	\$9,278.00	(\$2,018)	22%
Damages & Cleaning	\$263.73	\$350.00	(\$86)	25%	\$263.73	\$350.00	(\$86)	25%
Forfeited Deposits	\$0.00	\$75.00	(\$75)	100%	\$0.00	\$75.00	(\$75)	100%
Misc Rev	\$1,332.00	\$825.00	\$507	61%	\$1,332.00	\$825.00	\$507	61%
TOTAL OTHER REVENUE	\$10,535.46	\$11,843.00	(\$1,308)	11%	\$10,535.46	\$11,843.00	(\$1,308)	11%
<b>3 TOTAL REVENUE</b>	<b>\$151,502.46</b>	<b>\$146,387.00</b>	<b>\$5,115</b>	<b>3%</b>	<b>\$151,502.46</b>	<b>\$146,387.00</b>	<b>\$5,115</b>	<b>3%</b>
4 Administrative Exp	\$16,385.61	\$16,882.00	\$496	3%	\$16,385.61	\$16,882.00	\$496	3%
5 Payroll Exp	\$26,257.14	\$31,116.00	\$4,859	16%	\$26,257.14	\$31,116.00	\$4,859	16%
6 Utilities Exp	\$25,912.63	\$19,025.00	(\$6,888)	36%	\$25,912.63	\$19,025.00	(\$6,888)	36%
7 Supplies & Repairs	\$3,546.86	\$4,350.00	\$803	18%	\$3,546.86	\$4,350.00	\$803	18%
8 Contract Services	\$17,373.84	\$17,117.00	(\$257)	2%	\$17,373.84	\$17,117.00	(\$257)	2%
9 Turnkey/Lease Exp	\$0.00	\$1,565.00	\$1,565	100%	\$0.00	\$1,565.00	\$1,565	100%
10 Other Operating Exp	\$1,234.29	\$1,500.00	\$266	18%	\$1,234.29	\$1,500.00	\$266	18%
11 Taxes & Insurance	\$15,605.73	\$16,530.00	\$924	6%	\$15,605.73	\$16,530.00	\$924	6%
<b>12 COST OF OPERATIONS</b>	<b>\$106,316.10</b>	<b>\$108,085.00</b>	<b>\$1,769</b>	<b>2%</b>	<b>\$106,316.10</b>	<b>\$108,085.00</b>	<b>\$1,769</b>	<b>2%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$45,186.36</b>	<b>\$38,302.00</b>	<b>\$6,884</b>	<b>18%</b>	<b>\$45,186.36</b>	<b>\$38,302.00</b>	<b>\$6,884</b>	<b>18%</b>
14 Financial Expenses	\$38,153.42	\$37,022.83	(\$1,131)	3%	\$38,153.42	\$37,022.83	(\$1,131)	3%
15 Corp/Partnership Rev	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$7,032.94</b>	<b>\$1,279.17</b>	<b>\$5,754</b>	<b>450%</b>	<b>\$7,032.94</b>	<b>\$1,279.17</b>	<b>\$5,754</b>	<b>450%</b>
18 Depreciation/Amortization	\$58,815.00	\$58,328.00	(\$487)	1%	\$58,815.00	\$58,328.00	(\$487)	1%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$51,782.06)</b>	<b>(\$57,048.83)</b>	<b>\$5,267</b>	<b>9%</b>	<b>(\$51,782.06)</b>	<b>(\$57,048.83)</b>	<b>\$5,267</b>	<b>9%</b>
20 Reserves	(\$5,049.21)	(\$828.83)	\$4,220	509%	(\$5,049.21)	(\$828.83)	\$4,220	509%
<b>21 NET CASH SURPLUS</b>	<b>(\$46,732.85)</b>	<b>(\$56,220.00)</b>	<b>\$9,487</b>	<b>17%</b>	<b>(\$46,732.85)</b>	<b>(\$56,220.00)</b>	<b>\$9,487</b>	<b>17%</b>
22 Capital Expenditure	\$0.00	\$1,000.00	\$1,000	100%	\$0.00	\$1,000.00	\$1,000	100%
<b>ECONOMIC OCCUPANCY</b>	<b>96.17%</b>				<b>96.17%</b>			

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**  
 Month/Year: **January-20** Units: **158**

## Reed at Encore Monthly Executive Summary

Physical Occupancy **98.10%**  
 Ending Cash **\$704,921** Payables **\$494**  
 Accruals **\$15,235**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$33,517.00	\$60,413.00	(\$26,896)	45%	\$33,517.00	\$60,413.00	(\$26,896)	45%
Rent Rev - Tenant Subsidy Payment	\$114,511.00	\$115,791.00	(\$1,280)	1%	\$114,511.00	\$115,791.00	(\$1,280)	1%
<b>TOTAL MARKET RENT/GROSS POTENTIAL</b>	<b>\$148,028.00</b>	<b>\$176,204.00</b>	<b>(\$28,176)</b>	<b>16%</b>	<b>\$148,028.00</b>	<b>\$176,204.00</b>	<b>(\$28,176)</b>	<b>16%</b>
Rent Rev - Foregone (Lost) Rent	(\$258.00)	(\$28,610.00)	\$28,352	99%	(\$258.00)	(\$28,610.00)	\$28,352	99%
Rent Rev - Excess Income	\$1,016.50	\$286.00	\$731	255%	\$1,016.50	\$286.00	\$731	255%
<b>GROSS POSSIBLE</b>	<b>\$148,786.50</b>	<b>\$147,880.00</b>	<b>\$907</b>	<b>1%</b>	<b>\$148,786.50</b>	<b>\$147,880.00</b>	<b>\$907</b>	<b>1%</b>
Vacancy - Apartments	(\$3,119.00)	(\$4,428.00)	\$1,309	30%	(\$3,119.00)	(\$4,428.00)	\$1,309	30%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$3,119.00)</b>	<b>(\$4,428.00)</b>	<b>\$1,309</b>	<b>30%</b>	<b>(\$3,119.00)</b>	<b>(\$4,428.00)</b>	<b>\$1,309</b>	<b>30%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$145,667.50</b>	<b>\$143,452.00</b>	<b>\$2,216</b>	<b>2%</b>	<b>\$145,667.50</b>	<b>\$143,452.00</b>	<b>\$2,216</b>	<b>2%</b>
Laundry & Vending Rev	\$595.00	\$476.00	\$119	25%	\$595.00	\$476.00	\$119	25%
Tenant Charges	\$50.00	\$165.00	(\$115)	70%	\$50.00	\$165.00	(\$115)	70%
Tenant Charges - Water Sewer Reimb	\$0.00	\$100.00	(\$100)	100%	\$0.00	\$100.00	(\$100)	100%
Damages & Cleaning	\$10.20	\$200.00	(\$190)	95%	\$10.20	\$200.00	(\$190)	95%
Misc Rev	\$732.05	\$1,325.00	(\$593)	45%	\$732.05	\$1,325.00	(\$593)	45%
<b>TOTAL OTHER REVENUE</b>	<b>\$1,387.25</b>	<b>\$2,266.00</b>	<b>(\$879)</b>	<b>39%</b>	<b>\$1,387.25</b>	<b>\$2,266.00</b>	<b>(\$879)</b>	<b>39%</b>
<b>3 TOTAL REVENUE</b>	<b>\$147,054.75</b>	<b>\$145,718.00</b>	<b>\$1,337</b>	<b>1%</b>	<b>\$147,054.75</b>	<b>\$145,718.00</b>	<b>\$1,337</b>	<b>1%</b>
4 Administrative Exp	\$12,726.01	\$13,670.00	\$944	7%	\$12,726.01	\$13,670.00	\$944	7%
5 Payroll Exp	\$24,416.16	\$29,064.00	\$4,648	16%	\$24,416.16	\$29,064.00	\$4,648	16%
6 Utilities Exp	\$19,575.26	\$24,899.00	\$5,324	21%	\$19,575.26	\$24,899.00	\$5,324	21%
7 Supplies & Repairs	\$598.31	\$1,480.00	\$882	60%	\$598.31	\$1,480.00	\$882	60%
8 Contract Services	\$10,798.96	\$13,285.00	\$2,486	19%	\$10,798.96	\$13,285.00	\$2,486	19%
9 Turnkey/Lease Exp	\$0.00	\$800.00	\$800	100%	\$0.00	\$800.00	\$800	100%
10 Other Operating Exp	\$0.00	\$7,156.00	\$7,156	100%	\$0.00	\$7,156.00	\$7,156	100%
11 Taxes & Insurance	\$9,575.24	\$11,168.00	\$1,593	14%	\$9,575.24	\$11,168.00	\$1,593	14%
<b>12 COST OF OPERATIONS</b>	<b>\$77,689.94</b>	<b>\$101,522.00</b>	<b>\$23,832</b>	<b>23%</b>	<b>\$77,689.94</b>	<b>\$101,522.00</b>	<b>\$23,832</b>	<b>23%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$69,364.81</b>	<b>\$44,196.00</b>	<b>\$25,169</b>	<b>57%</b>	<b>\$69,364.81</b>	<b>\$44,196.00</b>	<b>\$25,169</b>	<b>57%</b>
14 Financial Expenses	\$29,215.74	\$29,216.00	\$0	0%	\$29,215.74	\$29,216.00	\$0	0%
15 Corp/Partnership Rev	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$40,149.07</b>	<b>\$14,980.00</b>	<b>\$25,169</b>	<b>168%</b>	<b>\$40,149.07</b>	<b>\$14,980.00</b>	<b>\$25,169</b>	<b>168%</b>
18 Depreciation/Amortization	\$66,054.00	\$58,328.00	(\$7,726)	13%	\$66,054.00	\$58,328.00	(\$7,726)	13%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$25,904.93)</b>	<b>(\$43,348.00)</b>	<b>\$17,443</b>	<b>40%</b>	<b>(\$25,904.93)</b>	<b>(\$43,348.00)</b>	<b>\$17,443</b>	<b>40%</b>
20 Reserves	(\$1,929.18)	(\$1,929.00)	\$0	0%	(\$1,929.18)	(\$1,929.00)	\$0	0%
<b>21 NET CASH SURPLUS</b>	<b>(\$23,975.75)</b>	<b>(\$41,419.00)</b>	<b>\$17,443</b>	<b>42%</b>	<b>(\$23,975.75)</b>	<b>(\$41,419.00)</b>	<b>\$17,443</b>	<b>42%</b>
22 Capital Expenditure	\$0.00	\$26,120.00	\$26,120	100%	\$0.00	\$26,120.00	\$26,120	100%

**ECONOMIC OCCUPANCY**

**98.41%**

**98.41%**



City, ST.: **Tampa FL** AVP: **Dawn A. Wolter**  
 Month/Year: **January-20** Units: **203**

## Tempo at Encore Monthly Executive Summary

Physical Occupancy **95.07%**  
 Ending Cash **\$381,483** Payables **\$31**  
 Accruals **\$26,424**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$105,114.00	\$105,106.00	\$8	0%	\$105,114.00	\$105,106.00	\$8	0%
Rent Rev - Tenant Subsidy Payment	\$93,050.00	\$106,736.00	(\$13,686)	13%	\$93,050.00	\$106,736.00	(\$13,686)	13%
<b>TOTAL MARKET RENT/GROSS POTENTIAL</b>	<b>\$198,164.00</b>	<b>\$211,842.00</b>	<b>(\$13,678)</b>	<b>6%</b>	<b>\$198,164.00</b>	<b>\$211,842.00</b>	<b>(\$13,678)</b>	<b>6%</b>
Rent Rev - Foregone (Lost) Rent	(\$1,269.00)	(\$35,851.00)	\$34,582	96%	(\$1,269.00)	(\$35,851.00)	\$34,582	96%
Rent Rev - Excess Income	\$9,477.00	\$0.00	\$9,477	100%	\$9,477.00	\$0.00	\$9,477	100%
<b>GROSS POSSIBLE</b>	<b>\$206,372.00</b>	<b>\$175,991.00</b>	<b>\$30,381</b>	<b>17%</b>	<b>\$206,372.00</b>	<b>\$175,991.00</b>	<b>\$30,381</b>	<b>17%</b>
Vacancy - Apartments	(\$9,443.00)	(\$6,355.00)	(\$3,088)	49%	(\$9,443.00)	(\$6,355.00)	(\$3,088)	49%
Admin Rent Free Unit	(\$3,050.00)	(\$1,250.00)	(\$1,800)	144%	(\$3,050.00)	(\$1,250.00)	(\$1,800)	144%
Rental Concessions	\$0.00	(\$1,000.00)	\$1,000	100%	\$0.00	(\$1,000.00)	\$1,000	100%
<b>TOTAL VACANCIES</b>	<b>(\$12,493.00)</b>	<b>(\$8,605.00)</b>	<b>(\$3,888)</b>	<b>45%</b>	<b>(\$12,493.00)</b>	<b>(\$8,605.00)</b>	<b>(\$3,888)</b>	<b>45%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$193,879.00</b>	<b>\$167,386.00</b>	<b>\$26,493</b>	<b>16%</b>	<b>\$193,879.00</b>	<b>\$167,386.00</b>	<b>\$26,493</b>	<b>16%</b>
Laundry & Vending Rev	\$0.00	\$150.00	(\$150)	100%	\$0.00	\$150.00	(\$150)	100%
Tenant Charges	\$1,315.00	\$1,315.00	\$0	0%	\$1,315.00	\$1,315.00	\$0	0%
Tenant Charges - Water Sewer Reimb	\$10,914.44	\$13,969.00	(\$3,055)	22%	\$10,914.44	\$13,969.00	(\$3,055)	22%
Damages & Cleaning	\$454.34	\$50.00	\$404	809%	\$454.34	\$50.00	\$404	809%
Forfeited Deposits	\$0.00	\$400.00	(\$400)	100%	\$0.00	\$400.00	(\$400)	100%
Misc Rev	\$599.67	\$530.00	\$70	13%	\$599.67	\$530.00	\$70	13%
<b>TOTAL OTHER REVENUE</b>	<b>\$13,283.45</b>	<b>\$16,414.00</b>	<b>(\$3,131)</b>	<b>19%</b>	<b>\$13,283.45</b>	<b>\$16,414.00</b>	<b>(\$3,131)</b>	<b>19%</b>
<b>3 TOTAL REVENUE</b>	<b>\$207,162.45</b>	<b>\$183,800.00</b>	<b>\$23,362</b>	<b>13%</b>	<b>\$207,162.45</b>	<b>\$183,800.00</b>	<b>\$23,362</b>	<b>13%</b>
4 Administrative Exp	\$17,263.09	\$21,214.00	\$3,951	19%	\$17,263.09	\$21,214.00	\$3,951	19%
5 Payroll Exp	\$27,830.73	\$38,810.00	\$10,979	28%	\$27,830.73	\$38,810.00	\$10,979	28%
6 Utilities Exp	\$17,800.17	\$17,600.00	(\$200)	1%	\$17,800.17	\$17,600.00	(\$200)	1%
7 Supplies & Repairs	\$4,750.50	\$8,953.66	\$4,203	47%	\$4,750.50	\$8,953.66	\$4,203	47%
8 Contract Services	\$6,461.98	\$5,181.00	(\$1,281)	25%	\$6,461.98	\$5,181.00	(\$1,281)	25%
9 Turnkey/Lease Exp	\$190.39	\$3,530.00	\$3,340	95%	\$190.39	\$3,530.00	\$3,340	95%
10 Other Operating Exp	\$371.07	\$10,150.00	\$9,779	96%	\$371.07	\$10,150.00	\$9,779	96%
11 Taxes & Insurance	\$18,248.00	\$20,964.00	\$2,716	13%	\$18,248.00	\$20,964.00	\$2,716	13%
<b>12 COST OF OPERATIONS</b>	<b>\$92,915.93</b>	<b>\$126,402.66</b>	<b>\$33,487</b>	<b>26%</b>	<b>\$92,915.93</b>	<b>\$126,402.66</b>	<b>\$33,487</b>	<b>26%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$114,246.52</b>	<b>\$57,397.34</b>	<b>\$56,849</b>	<b>99%</b>	<b>\$114,246.52</b>	<b>\$57,397.34</b>	<b>\$56,849</b>	<b>99%</b>
14 Financial Expenses	\$47,751.89	\$64,988.00	\$17,236	27%	\$47,751.89	\$64,988.00	\$17,236	27%
15 Corp/Partnership Rev	\$7,221.99	\$71,500.00	\$64,278	90%	\$7,221.99	\$71,500.00	\$64,278	90%
16 Insurable Losses	\$216,933.90	\$0.00	(\$216,934)	100%	\$216,933.90	\$0.00	(\$216,934)	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>(\$157,661.26)</b>	<b>(\$79,090.66)</b>	<b>(\$78,571)</b>	<b>99%</b>	<b>(\$157,661.26)</b>	<b>(\$79,090.66)</b>	<b>(\$78,571)</b>	<b>99%</b>
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$157,661.26)</b>	<b>(\$79,090.66)</b>	<b>(\$78,571)</b>	<b>99%</b>	<b>(\$157,661.26)</b>	<b>(\$79,090.66)</b>	<b>(\$78,571)</b>	<b>99%</b>
20 Reserves	\$16,754.34	\$16,755.00	\$1	0%	\$16,754.34	\$16,755.00	\$1	0%
<b>21 NET CASH SURPLUS</b>	<b>(\$174,415.60)</b>	<b>(\$95,845.66)</b>	<b>(\$78,570)</b>	<b>82%</b>	<b>(\$174,415.60)</b>	<b>(\$95,845.66)</b>	<b>(\$78,570)</b>	<b>82%</b>
22 Capital Expenditure	\$0.00	\$1,000.00	\$1,000	100%	\$0.00	\$1,000.00	\$1,000	100%

**ECONOMIC OCCUPANCY**

**97.84%**

**97.84%**

# Tampa Housing Authority

## The Gardens at Southbay

### Statement of Operations for The One Month Ended January 31, 2020

Occupancy Percentage: 97.2%

	Current Month			Fiscal YTD			Budget 2020	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues</b>								
Gross Potential Rent	\$ 185,370	180,600	\$ 4,770	\$ 185,370	180,600	\$ 4,770	\$ 2,197,200	\$ 858
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(8,471)	(6,000)	(2,471)	(8,471)	(6,000)	(2,471)	(72,000)	(39)
<b>Economic Rent</b>	<b>\$ 176,899</b>	<b>174,600</b>	<b>2,299</b>	<b>176,899</b>	<b>174,600</b>	<b>2,299</b>	<b>2,125,200</b>	<b>819</b>
HUD Public Housing Subsidy	8,493	7,675	818	8,493	7,675	818	95,350	39
Concessions	(300)	(600)	300	(300)	(600)	300	(7,200)	(1)
Other Non-Rental Income	2,110	6,500	(4,390)	2,110	6,500	(4,390)	82,825	10
Bad Debt	(877)	(3,900)	3,023	(877)	(3,900)	3,023	(44,400)	(4)
<b>Total Rental Revenue</b>	<b>\$ 186,325</b>	<b>\$ 184,275</b>	<b>\$ 2,050</b>	<b>\$ 186,325</b>	<b>\$ 184,275</b>	<b>\$ 2,050</b>	<b>\$ 2,251,775</b>	<b>\$ 863</b>
Interest Income	1,141	-	1,141	1,141	-	1,141	-	5
<b>Total Revenue</b>	<b>\$ 187,466</b>	<b>\$ 184,275</b>	<b>\$ 3,191</b>	<b>\$ 187,466</b>	<b>\$ 184,275</b>	<b>\$ 3,191</b>	<b>\$ 2,251,775</b>	<b>\$ 868</b>
<b>Expenses</b>								
Salaries	10,422	15,108	4,686	10,422	15,108	4,686	181,296	48
Advertising & Promotion	3,390	3,309	(81)	3,390	3,309	(81)	19,108	16
Maintenance	28,023	33,285	5,262	28,023	33,285	5,262	444,965	130
Administrative	8,017	12,260	4,243	8,017	12,260	4,243	135,760	37
Turnover Expenses	4,920	9,900	4,980	4,920	9,900	4,980	121,200	23
Utilities	6,836	9,350	2,514	6,836	9,350	2,514	112,200	32
Professional Fees	1,900	4,500	2,600	1,900	4,500	2,600	54,000	9
Insurance and Taxes	18,741	18,741	-	18,741	18,741	-	224,891	87
Management Fee	8,572	8,850	278	8,572	8,850	278	106,200	40
<b>Total Expenses</b>	<b>\$ 90,821</b>	<b>\$ 115,303</b>	<b>\$ 24,482</b>	<b>\$ 90,821</b>	<b>\$ 115,303</b>	<b>\$ 24,482</b>	<b>\$ 1,399,620</b>	<b>\$ 420</b>
<b>Net Operating Income</b>	<b>\$ 96,645</b>	<b>\$ 68,972</b>	<b>\$ 27,673</b>	<b>\$ 96,645</b>	<b>\$ 68,972</b>	<b>\$ 27,673</b>	<b>\$ 852,155</b>	<b>\$ 447</b>
Debt Service - (Mortgage Principle)	20,379	20,379	(0)	20,379	20,379	(0)	251,216	94
Interest	52,697	52,697	0	52,697	52,697	0	625,704	244
Interest Accrual Dfd Devel. Fee and Lease	31,576	31,576	0	31,576	31,576	0	378,912	146
Replacement Reserves	3,790	3,790	-	3,790	3,790	-	45,480	18
Building Improvements	-	4,300	4,300	-	4,300	4,300	47,800	-
<b>Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves</b>	<b>\$ (11,796)</b>	<b>\$ (43,770)</b>	<b>\$ 31,974</b>	<b>\$ (11,796)</b>	<b>\$ (43,770)</b>	<b>\$ 31,974</b>	<b>\$ (496,957)</b>	<b>\$ (55)</b>

**Tampa Housing Authority**  
 Osborne Landing, LTD.                      43 Units  
 For the Two Months Ended February 29, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 24,426	\$ 22,775	\$ 1,651	\$ 47,375	\$ 45,549	\$ 1,826	\$ 273,296	\$ 551
Subsidies / Grant Income	7,370	8,333	(963)	15,870	16,666	(796)	99,995	\$ 185
Other Revenue	-	-	-	-	-	-	-	\$ -
<b>Total Revenue</b>	<b>\$ 31,796</b>	<b>\$ 31,108</b>	<b>\$ 689</b>	<b>\$ 63,245</b>	<b>\$ 62,215</b>	<b>\$ 1,030</b>	<b>\$ 373,291</b>	<b>\$ 735</b>
<b>Expenses</b>								
Admin Salaries / Benefits	3,950	4,306	356	8,293	8,613	319	51,676	\$ 96
Administrative Expenses	3,883	2,995	(888)	6,142	5,990	(151)	35,941	\$ 71
Management Fees	3,590	2,489	(1,102)	4,977	4,977	(0)	29,863	\$ 58
Utilities	1,032	1,615	584	2,361	3,231	870	19,384	\$ 27
Maintenance Salary / Benefits	5,090	4,481	(609)	9,832	8,963	(869)	53,776	\$ 114
Maintenance Expenses	4,248	2,354	(1,894)	6,667	4,708	(1,959)	28,250	\$ 78
Contracted Maintenance Services	3,950	5,121	1,171	10,184	10,242	58	61,450	\$ 118
General Expenses	1,681	1,887	205	3,378	3,773	395	22,640	\$ 39
<b>Total Expenses</b>	<b>\$ 27,425</b>	<b>\$ 25,248</b>	<b>\$ (2,177)</b>	<b>\$ 51,833</b>	<b>\$ 50,496</b>	<b>\$ (1,337)</b>	<b>\$ 302,979</b>	<b>\$ 603</b>
<b>Net Operating Income</b>	<b>\$ 4,371</b>	<b>\$ 5,859</b>	<b>\$ (1,488)</b>	<b>\$ 11,412</b>	<b>\$ 11,719</b>	<b>\$ (306)</b>	<b>\$ 70,312</b>	<b>\$ 133</b>
Replacement Reserve	1,254	1,254	-	2,508	2,508	-	15,050	\$ 29
<b>Operating Income after Reserves</b>	<b>\$ 3,117</b>	<b>\$ 4,605</b>	<b>\$ (1,488)</b>	<b>\$ 8,904</b>	<b>\$ 9,210</b>	<b>\$ (306)</b>	<b>\$ 55,262</b>	<b>\$ 104</b>



**HOUSING AUTHORITY of the CITY OF TAMPA**  
**BOARD REPORT SUMMARY**  
**February 2020**

**Department of Asset Management**

**Lorenzo Bryant, Director of Asset Management**

**Tampa Housing Authority RAD Project Based Properties**

During the month of February 2020, The Asset Management Department is in the process of finalizing fiscal year 2020-2021 budgets for all RAD properties. In conjunction with Program and Property Services will continue the process of implementing a comprehensive outreach program to increase the resident's participation on programs and services throughout the RAD properties. The purpose is to educate THA property managers to all available services that will empower them to explain the benefits of resident participation and how it can aid in their movement toward self-sufficiency. The THA has expanded its footprint in the West River area by purchasing a home located at 1520 W. Spruce Street, Tampa. Asset Management facilitated conversation with respect to the possibility of purchasing 1518 W. Spruce Street as well.

The Asset Management Department has implemented new customer service, and quality control initiatives to monitor and track the residents experience, and to ensure that operations at all RAD sites are consistent. The implementation of a new marketing initiative will be facilitated throughout all RAD properties plus Cedar Point. The purpose of the marketing strategy is to give new rental prospects an enhanced experience as to the community, amenities and all the surrounding neighborhood has to offer.

The quality control will be ongoing and will aid THA and the Asset Management Department in ensuring that residents at all RAD sites have a collective voice and are part of our overall mission to provide the best resident experience possible. The Asset Management Department will be focused on delivering outstanding customer service ensuring all residents obtain the best living experience possible.

**Encore Properties fiscal year 2020-2021**

**Reed:**

Will be scheduled to have exterior painting done during the first few months of fiscal year 2020-2021.

The Asset Management Department has reached leasing terms with The Urban League of Tampa for a 600 sq. ft Retail space located at the Reed.

**Ella:**

Painted at Ella has been completed during fiscal year 2020-2021.

**Trio:**

Will be scheduled to have exterior painting done during the first few months of fiscal year 2020-2021.

The Trio has been scheduled for 100 % unit and building inspections.

**Tempo:**

New dishwashers are being installed at the Tempo. The purpose of new dishwashers is to provide 95% Energy Efficiency. This project should be completed by the end of February 2020.

**River Place**

New washers and dryers have been installed in laundry room.  
Maintenance is currently painting all balconies as time allows.

**River Pines**

Full upgrade and renovation on 134 apartment units are at 44% completion. In the next few months the entire complex should be complete.

All structural repairs and painting on all handrails and stairways have been completed.  
New upgraded LED lighting and ceiling fans have been installed in the onsite laundry facility.

**Meridian River**

Repairs to the Fascia, Soffit and Gutters on 3 buildings have been completed,  
all stairways and railing renovations on buildings previously scheduled have been completed.  
All siding renovations have been completed for 2019.  
Safety fence around sewer lift station was installed and completed.

**Gardens at South Bay**

All stairways in all buildings scheduled for renovation have been completed  
All window and wall leak scheduled for repairs have been completed  
Building exterior painting has started and scheduled for completion by the end of March 2020.

**Palm Terrace Assisted Living Facility**

Angels Management Company took over Palm Terrace ALF effective December 1, 2019.

# ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

February 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
<b>J. L. Young, Inc.</b>	<b>97.22%</b>	<b>97.54%</b>
<b>Robles, LLC</b>	<b>93.39%</b>	<b>83.71%</b>
<b>Scruggs Manor, LLC</b>	<b>98.98%</b>	<b>96.55%</b>
Azzarelli	99.41%	100.00%
Scruggs Manor	98.78%	95.35%
<b>Seminole, LLC</b>	<b>98.94%</b>	<b>97.63%</b>
Seminole Park	98.77%	97.00%
Moses White Estates	99.14%	98.55%
<b>Shimberg, LLC</b>	<b>98.96%</b>	<b>97.58%</b>
Shimberg Estates	98.96%	96.15%
Squire Villa	100.00%	96.67%
C. Blythe Andrews	98.80%	100.00%
<b>Arbors, LLC</b>	<b>99.08%</b>	<b>97.38%</b>
Arbors at Padgett Estates	99.97%	98.32%
Azeele	100.00%	100.00%
Bay Ceia Apartments	96.35%	95.00%
Soho Place Apartments	99.88%	92.86%
St. Louis/St. Conrad	100.00%	100.00%
<b>Overall Average</b>	<b>97.62%</b>	<b>93.75%</b>

**February-20****Tenant Accounts Receivable**

Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Over 90 Days	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
<b>J L Young, Inc.</b>	<b>\$221,383.70</b>	<b>\$18,143.38</b>	<b>\$11,986.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,156.68</b>	<b>97.22%</b>
<b>Robles Park, LLC</b>	<b>\$556,907.75</b>	<b>\$85,663.27</b>	<b>\$48,838.28</b>	<b>\$0.00</b>	<b>\$24.00</b>	<b>\$36,800.99</b>	<b>93.39%</b>
<b>Scruggs Manor, LLC</b>	<b>\$289,189.35</b>	<b>\$3,386.27</b>	<b>\$447.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,939.00</b>	<b>98.98%</b>
Azzarelli	\$94,664.20	\$644.12	\$86.12	\$0.00	\$0.00	\$558.00	99.41%
Scruggs Manor	\$194,525.15	\$2,742.15	\$361.15	\$0.00	\$0.00	\$2,381.00	98.78%
<b>Seminole Park, LLC</b>	<b>\$521,108.16</b>	<b>\$19,324.14</b>	<b>\$13,808.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,516.09</b>	<b>98.94%</b>
Seminole Park	\$283,392.16	\$12,285.71	\$8,805.88	\$0.00	\$0.00	\$3,479.83	98.77%
Moses White Estates	\$237,716.00	\$7,038.43	\$5,002.17	\$0.00	\$0.00	\$2,036.26	99.14%
<b>Shimberg, LLC</b>	<b>\$432,879.79</b>	<b>\$20,809.40</b>	<b>\$14,009.61</b>	<b>\$0.00</b>	<b>\$2,731.00</b>	<b>\$4,068.79</b>	<b>99.06%</b>
Shimberg Estates	\$206,191.19	\$10,451.08	\$5,579.29	\$0.00	\$2,731.00	\$2,140.79	98.96%
Squire Villa	\$66,628.00	\$1,350.00	\$1,350.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$160,060.60	\$9,008.32	\$7,080.32	\$0.00	\$0.00	\$1,928.00	98.80%
<b>Arbors, LLC</b>	<b>\$511,553.02</b>	<b>\$15,360.51</b>	<b>\$9,817.12</b>	<b>\$0.00</b>	<b>\$816.00</b>	<b>\$4,727.39</b>	<b>99.08%</b>
Arbors at Padgett	\$311,946.67	\$3,302.32	\$3,223.32	\$0.00	\$0.00	\$79.00	99.97%
Azele	\$13,509.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$126,242.95	\$6,555.39	\$1,136.00	\$0.00	\$816.00	\$4,603.39	96.35%
Soho Place	\$36,307.40	\$5,427.80	\$5,382.80	\$0.00	\$0.00	\$45.00	99.88%
St. Louis/St. Conrad	\$23,547.00	\$75.00	\$75.00	\$0.00	\$0.00	\$0.00	100.00%
<b>Totals</b>	<b>\$2,533,021.77</b>	<b>\$162,686.97</b>	<b>\$98,907.03</b>	<b>\$0.00</b>	<b>\$3,571.00</b>	<b>\$60,208.94</b>	<b>97.62%</b>

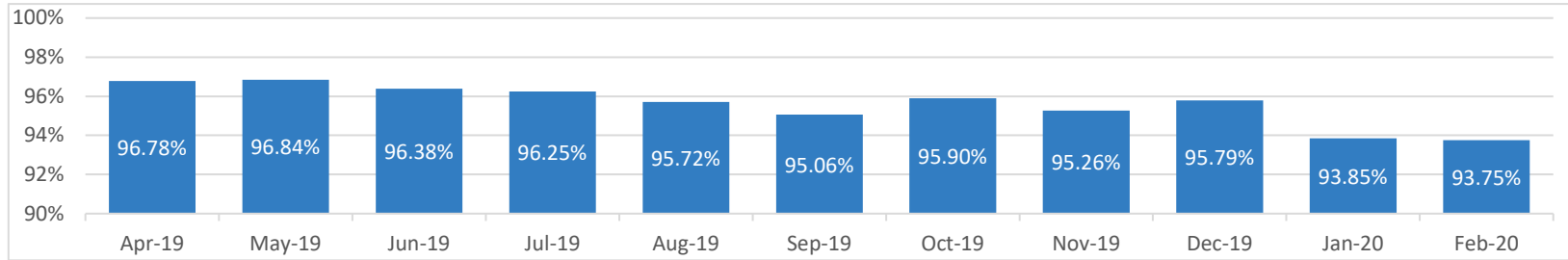


Reporting Month: **February**  
**2020**  
Occupancy Report

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Assigned Units	%
<b>J L Young, Inc.</b>	<b>449</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>448</b>	<b>437</b>	<b>11</b>	<b>6</b>	<b>97.54%</b>
<b>Robles, LLC</b>	<b>400</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>399</b>	<b>334</b>	<b>65</b>	<b>6</b>	<b>83.71%</b>
<b>Scruggs Manor, LLC</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>112</b>	<b>4</b>	<b>4</b>	<b>96.55%</b>
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	82	4	4	95.35%
<b>Seminole Park, LLC</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>165</b>	<b>4</b>	<b>3</b>	<b>97.63%</b>
Seminole Park	100	0	0	0	100	97	3	3	97.00%
Moses White Estates	69	0	0	0	69	68	1	0	98.55%
<b>Shimberg, LLC</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>161</b>	<b>4</b>	<b>1</b>	<b>97.58%</b>
Shimberg Estates	78	0	0	0	78	75	3	1	96.15%
Squire Villa	30	0	0	0	30	29	1	0	96.67%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
<b>Arbors, LLC</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>	<b>186</b>	<b>5</b>	<b>3</b>	<b>97.38%</b>
Arbors at Padgett	119	0	0	0	119	117	2	1	98.32%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	38	2	1	95.00%
Soho Place	14	0	0	0	14	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
<b>Total</b>	<b>1,490</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1,488</b>	<b>1,395</b>	<b>93</b>	<b>23</b>	<b>93.75%</b>

## AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

93.75%



Agency Wide	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Total Units	1,523	1,523	1,523	1,523	1,523	1,523	1,523	1,523	1,498	1,497	1,490
Service/Non-Dwelling	2	2	2	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1	1	0	0
Conversion units	0	0	0	0	0	0	0	0	0	0	0
Demolition units	0	0	0	0	3	3	2	2	2	0	0
Modernization	0	0	0	0	0	0	0	0	0	0	0
Available	1,520	1,520	1,520	1,520	1,517	1,517	1,512	1,520	1,495	1,495	1,488
Occupied	1,471	1,472	1,465	1,463	1,452	1,442	1,450	1,448	1,432	1,403	1,395
Vacant	49	48	55	57	65	75	62	72	63	92	93
% Occupancy Rate	96.78%	96.84%	96.38%	96.25%	95.72%	95.06%	95.90%	95.26%	95.79%	93.85%	93.75%

**HOUSING AUTHORITY of the CITY OF TAMPA**  
**BOARD REPORT SUMMARY**  
**February 2020**

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

Preparing to release an RFP in March 2020 with the goal of project basing HUDVASH vouchers. After many meetings with the VA, it has been determined that due to the barriers in leasing, project basing vouchers may be the best approach.

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.

Ardexo was selected to merge all of the RAD and Project Based waitlists. Due to the merging, all waitlists will be closed as of December 16<sup>th</sup> in order to effectively merge and purge the waitlists. This is progressing very well and should start the purging process mid January. There are currently 39,000 unduplicated individuals on all waitlists.

THA has hired a firm Lean and Kaizen to identify whether or not there are any gaps in the RAD/PB leasing process. Communication with the company has begun and will be on site January 13<sup>th</sup>-15<sup>th</sup>.

After numerous meetings and discussions with our HUDVASH and FUP partners, we are slowly seeing an uptake in leasing. This was concerning as the agency has no control over the leasing of the families as it is referral based. If dollars are not utilized, they will not be replaced.

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	332
Workshops	1
Escrows	203
Graduates	0
Homeownership	0
Escrow	63%
Escrow Payment	0

**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 1<sup>st</sup>, 2019.

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

**PROGRAMS FUNDED UNDER THE HCV PROGRAM**

**FUP**

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

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

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

The baseline for the FUP program is 485 vouchers.

## **HUD-VASH**

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

## **NED**

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

## **SECTION 811 MAINSTREAM VOUCHERS**

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

## **PORTABILITY**

The agency currently administers 145 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 \$723

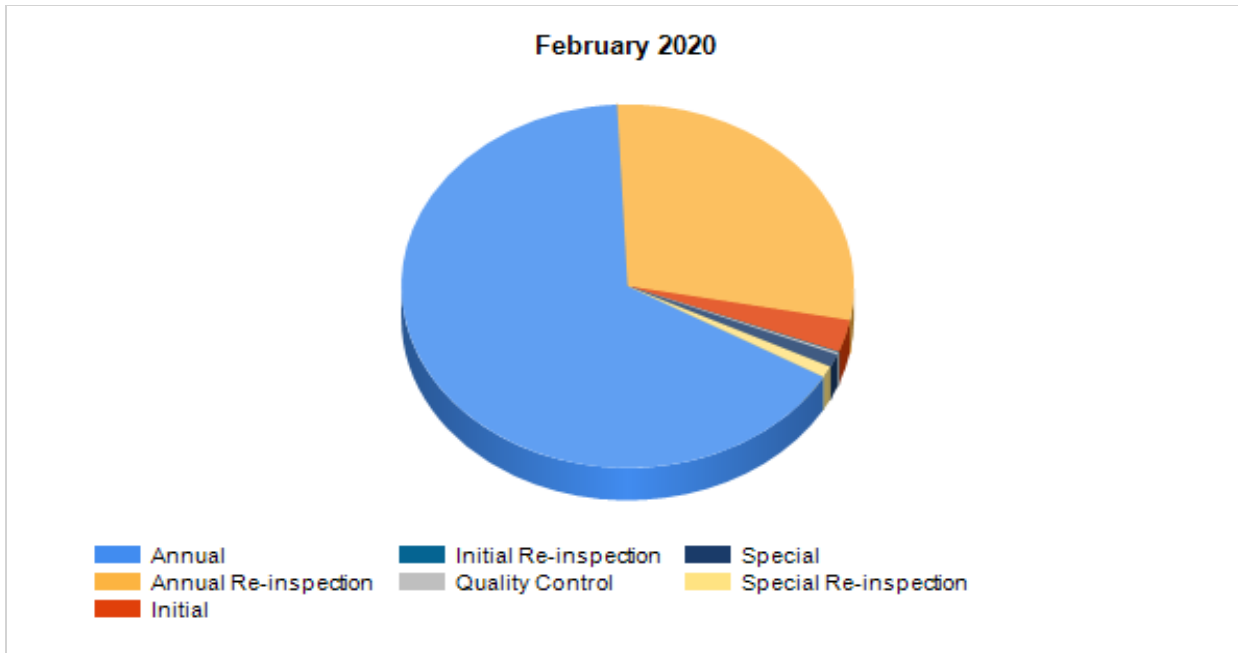
<i><b>PROGRAM</b></i>	<i><b>BUDGETED UNITS</b></i>	<i><b>LEASED UNITS</b></i>	<i><b>UTILIZATION RATE</b></i>	
LEASED PROGRAMS	8,634	8,493	99% Monthly	
RAD	1,601	1,437	89% Monthly	
<i><b>PROGRAM</b></i>	<i><b>AUTHORIZED ACC</b></i>	<i><b>UTILIZED ACC</b></i>	<i><b>MONTHLY</b></i>	<i><b>ANNUAL</b></i>
LEASED PROGRAMS	\$7,310,837	\$7,374,108	100%	99%

## SEMAP REVIEW

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

## THA Monthly Management Report February 2020

INSPECTION TYPE	TOTALS
Annual	965
Annual Re-inspection	421
Initial	42
Initial Re-inspection	1
Quality Control	3
Special	17
Special Re-inspection	15
<b>Total Inspections Completed</b>	<b>1,464</b>



<b>Annual</b>	<b>965</b>
PASSED	510
FAIL	326
INCONCLUSIVE	129
<b>Annual Re-inspection</b>	<b>421</b>
PASSED	312
FAIL	62
INCONCLUSIVE	47
<b>Initial</b>	<b>42</b>
PASSED	41
INCONCLUSIVE	1
<b>Initial Re-inspection</b>	<b>1</b>
PASSED	1
<b>Quality Control</b>	<b>3</b>
PASSED	1
INCONCLUSIVE	2





## THA Monthly Management Report February 2020

Special	17
PASSED	7
FAIL	8
INCONCLUSIVE	2
Special Re-inspection	15
PASSED	7
FAIL	4
INCONCLUSIVE	4
Total Inspections	1,464

Total Inspections by Inspector	1,464
J. Estep	520
M. Smith	536
S. Certification	2
W. Lisca	377
W. Tumelty	29



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

**Department of Public Safety**  
**William (Bill) Jackson, Director**

**Public Safety Department Updates**

Reva Iman, Resident Council President for Robles Park has been very instrumental in helping us establish a Neighborhood Watch Program at Robles Park. She has served on an NHW Committee in the past and because of her experiences and knowledge about the program, Ms. Iman has been very helpful in our endeavors. Beginning in the second week of January 2020, Ms. Iman has been holding bi-weekly Neighborhood Watch meetings at her Resident Council Office. The meetings are attended by the Tampa Police Department (TPD) Neighborhood Watch Coordinators and the Public Safety Department (PSD). As a result of these meetings, Ms. Iman has been able to recruit 8 residents that have shown a great interest in becoming Neighborhood Watch members. TPD is currently reviewing the applicants and those that qualify will begin the next step on their journey, which is the training phase.

Because of how well Ms. Iman has done at Robles Park, we asked her to help us establish an NHW program at our other properties. On Wednesday, February 22, 2020 Property Manager, Shawonnia Wade, Asst. Manager, Michael Colon, Robles Park Resident Council President, Reva Iman, NHW Coordinators from the Tampa Police Department, and the Public Safety Department held an NHW meeting at C. Blythe Andrews. During the meeting Ms. Reva Iman provided the residents with some very valuable insights on the benefits and rewards she has experienced while serving on a NHW Committee for her community. Of the 23 residents that attended our meeting, 7 expressed interest and put in an application to serve on the C. Blythe Andrew NHW Committee. TPD is currently reviewing the applications and those that qualify will begin the training phase of the program. Our goal is to have and active C. Blythe Andrews and Robles Park Neighborhood Watch Committee in place by April 1, 2020.

The Public Safety Department and our Contracting and Procurement Department issued a request for proposals (RFP) for the purpose of hiring a security firm to provide unarmed security services at our J.L. Young and Robles Park communities. The prior security contractor resigned because they were not able to meet their obligations at the property, due to lack of manpower and poor performance. Currently we have hired Bangor Security to fill in at the sites until a new contractor is hired through the RFP process.

**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 locate parents and/or guardians or obtain police reports from various jurisdictions as a follow-up to their cases, they are currently investigating.

**FRAUD HOT LINE**

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

## **PARKING POLICY ENFORCEMENT**

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

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

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

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

<b>POLICE REPORT REQUEST</b>				
<b>NAME</b>	<b>DATE OF REQUEST</b>	<b>DATE RECEIVED</b>	<b>POLICE REPORT #</b>	<b>REQUESTING</b>
Confidential	2/04/2020	2/10/2020	19-39325	Public Safety
Confidential	2/04/2020	2/10/2020	18-31514	Public Safety
Confidential	2/12/2020	2/12/2020	20-73160	Public Safety
Confidential	2/12/2020	2/12/2020	20-73044	Public Safety
Confidential	2/14/2020	2/14/2020	20-76974	Public Safety
Confidential	2/14/2020	2/14/2020	20-77101	Public Safety
Confidential	2/14/2020	2/14/2020	20-77471	Public Safety
Confidential	2/14/2020	2/14/2020	18-501193	Public Safety
Confidential	2/17/2020	2/17/2020	18-533411	Public Safety
Confidential	2/26/2020	2/26/2020	19-65799	Public Safety
Confidential	2/28/2020	2/28/2020	17-CM-004718-A	Public Safety
Confidential	2/26/2020	2/26/2020	19-657994	Public Safety

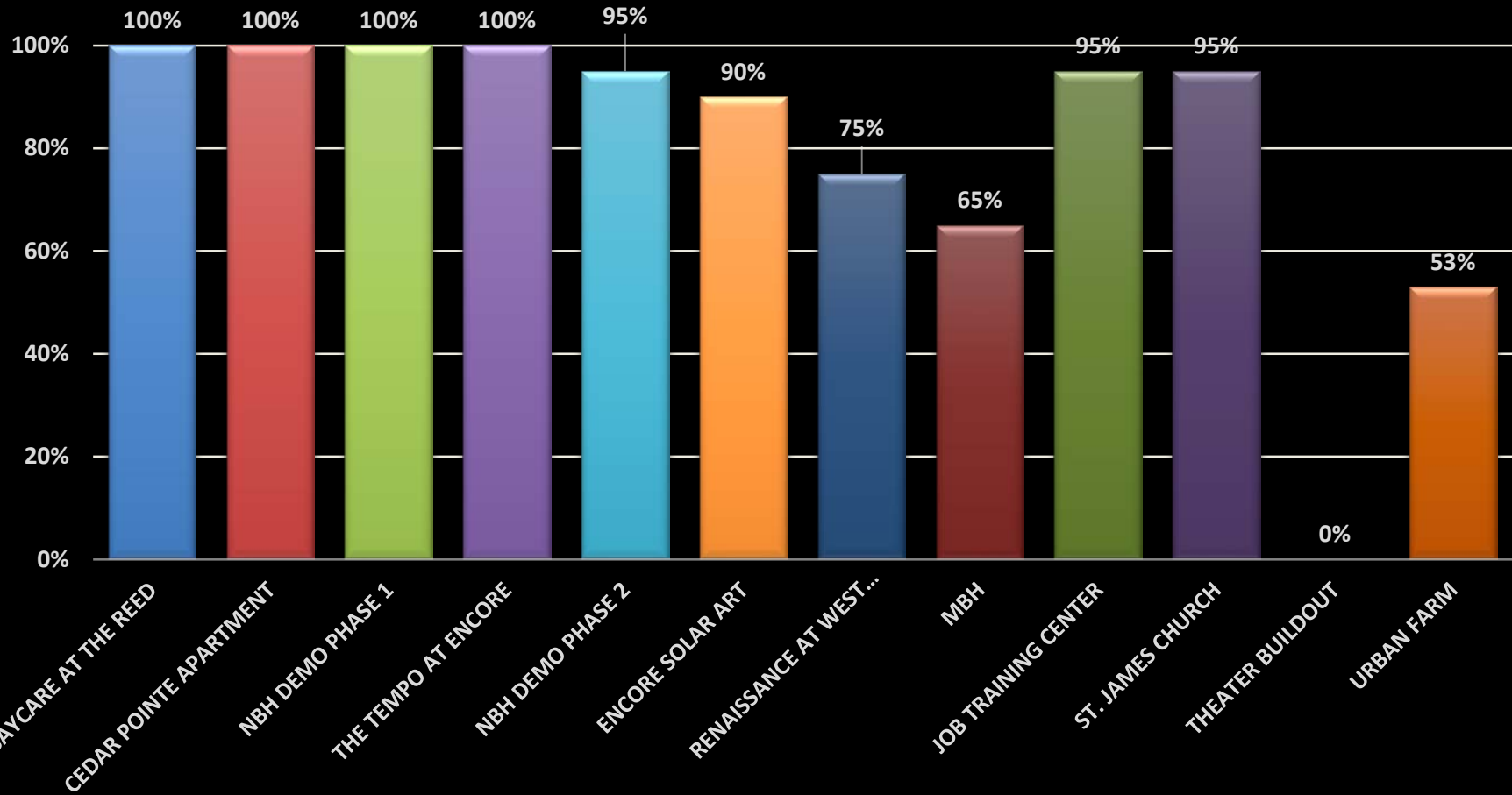
<b>TAG &amp; TOW</b>							
<b>PROPERTY</b>	<b>MAKE</b>	<b>YEARS</b>	<b>COLOR</b>	<b>TAG#</b>	<b>REASON/AREA</b>	<b>TAGGED DATE</b>	<b>TOW</b>
JL YOUNG APT.	CADILLAC CTS	N/A	WHITE	YO8DXP	MGR REQUEST	N/A	2/01/2020
SOHO APT.	HYUNDAI ELANTA	N/A	BLACK	P2ZDOK	NO PERMIT	N/A	2/01/2020
ROBLES PARK	HYUNDAI ELANTA	N/A	GOLD	NEXA39	NO PERMIT	N/A	2/03/2020
SOHO APT.	FORD FISO	N/A	BLACK	6GI880	NO PERMIT	N/A	2/04/2020
ROBLES PARK	CHEVY SONIC	N/A	SILVER	B2IFPS	NO PERMIT	N/A	2/06/2020
ROBLES PARK	BUICK LASABE	N/A	SILVER	NCOQ12	NO PERMIT	N/A	2016/2020
JL YOUNG APT.	SUZUKI AZZ.	N/A	BLACK	B5I9NY	NO PERMIT	N/A	2/08/2020
JL YOUNG APT.	NISSAN ROGUE	N/A	SILVER	CMHI74	NO PERMIT	N/A	2/08/2020
ROBLES PARK	CHEVY MALIBU	N/A	GREY	KLTI99	NO PERMIT	N/A	2/10/2020
ROBLES PARK	INFINITY G3S	N/A	TAN	GKPN38	NO PERMIT	N/A	2/11/2020
JL YOUNG APT.	HYUNDAI SONATA	N/A	SILVER	N/A	NO PERMIT	N/A	2/12/2020
ROBLES PARK	DODGE CHARGER	N/A	BLACK	LGTK38	NO PERMIT	N/A	2/12/2020
ROBLES PARK	TOYOTA CAMRY	N/A	GOLD	FKL291	NO PERMIT	N/A	2/12/2020
JL YOUNG APT.	LEXUS JS	N/A	BLACK	B21P3	NO PERMIT	N/A	2/15/2020
JL YOUNG APT	HONDA ACCORD	N/A	BLACK	CQT8663	NO PERMIT	N/A	2028/2020

**DILIGENT SEARCHES**

<b>NAME</b>	<b>DATE OF REQUEST</b>	<b>DATE RECEIVED</b>	<b>INFORMATION FOUND</b>	<b>AGENCY</b>
Confidential	2/13/2020	2/13/2020	5058 New line Place Plant city, FI 33565	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/13/2020	2/13/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/20/2020	2/20/2020	No Record found	Eckerd
Confidential	2/24/2020	2/24/2020	No Record found	HCSO
Confidential	2/24/2020	2/24/2020	No Record found	HCSO
Confidential	2/24/2020	2/24/2020	No Record found	HCSO
Confidential	2/24/2020	2/24/2020	No Record found	HCSO
Confidential	2/27/2020	2/27/2020	No Record found	ChildNet
Confidential	2/28/2020	2/28/2020	No Record found	Eckerd
Confidential	2/28/2020	2/28/2020	No Record found	Eckerd
Confidential	2/28/2020	2/28/2020	No Record found	Eckerd
Confidential	2/28/2020	2/28/2020	No Record found	Eckerd
Confidential	2/28/2020	2/28/2020	No Record found	Eckerd
Confidential	2/28/2020	2/28/2020	No Record found	Eckerd

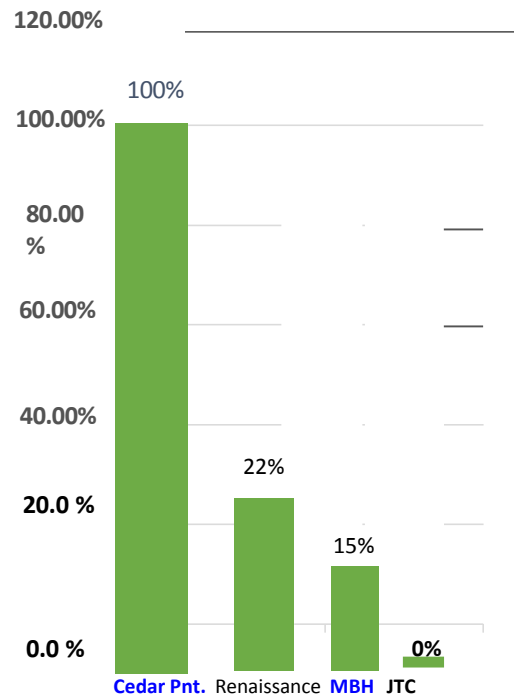


## MAJOR ACTIVE PROJECTS

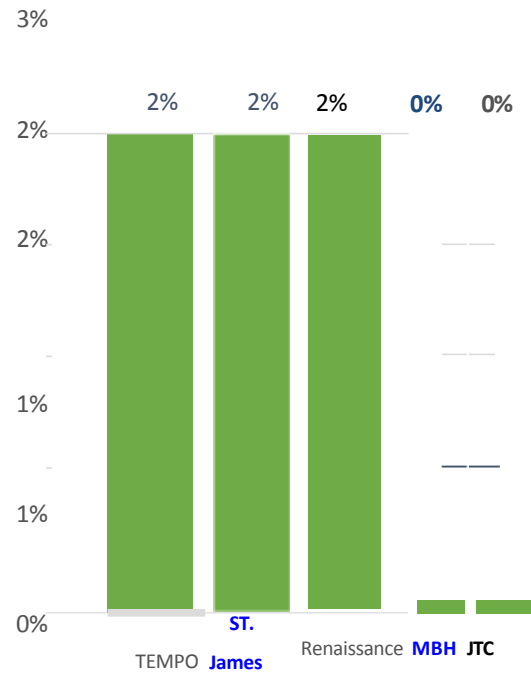


# MBE and HUD Section 3 Contractors & Individuals

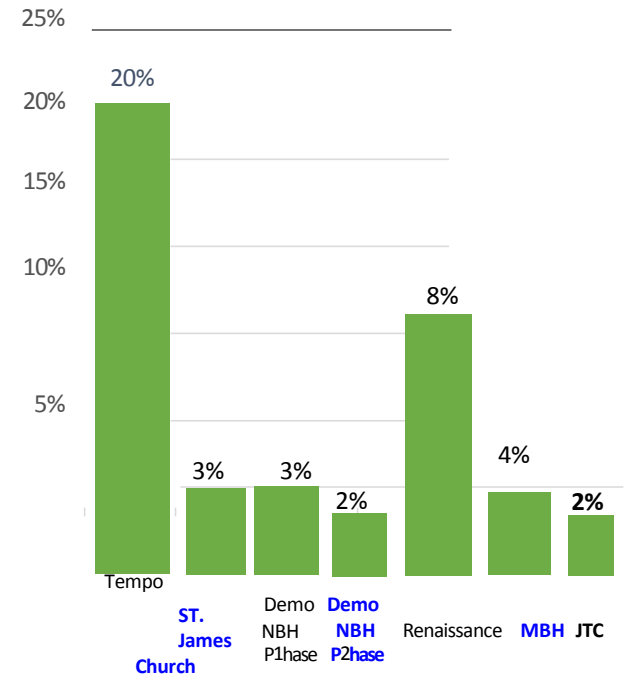
## MBE CONTRACTS



## SECTION 3 BUSINESS CONTRACTS



## SECTION 3 NEW HIRES





# 3D View of EncoreDevelopment

LOT 12 - Task Order issued to Design Styles for a mixed use development of 25,000 sf. Prototypical grocery store with roughly 100 Units above ground residential structure.



LOT  
12

# ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

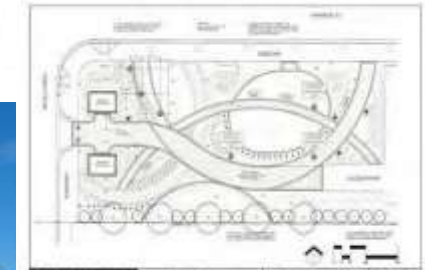
Art pieces are installed. Three drums in place. Electrical layout, fabrication design and installation are completed.

**Permanent power on site. Night-lights are activated on art pieces. Shade structure in place to encourage park visitation during warmer months. Design and construction supplied by University of South Florida.**



## 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.



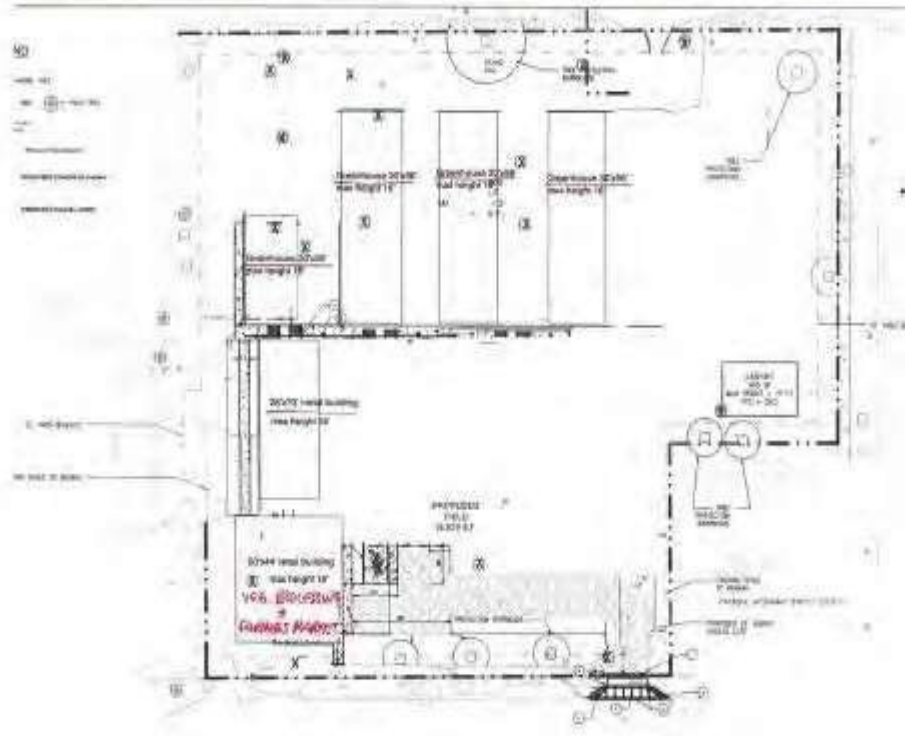
Front doors and glass transom now fully restored, per City of Tampa historic preservation ARC requirements.

**St. James Church- Phase 3 (Final Phase-consisting of Drywall, Electrical, Floor covering, Mechanical, interior finishes and Plumbing are currently being installed. Currently, Phase 3 is 95% complete. *Historic windows currently being installed.***

## Church Interior Framing



## COMMUNITY URBAN FARM AT ENCORE LOT 1

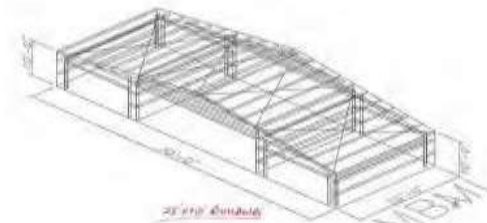


Urban Farm – Greenhouse plans and specs have been certified to meet Florida building and wind codes. **Land clearing in progress.** **Greenhouses and farm formation to begin Mid- March 2020.** **Well Drilling in progress.** **Construction of well is underway.** **Farm site planting preparation to begin Summer2020.**

## Farm Well Drilling in Progress



Storage Facility and Farm Stand



Urban Farm NewLogo



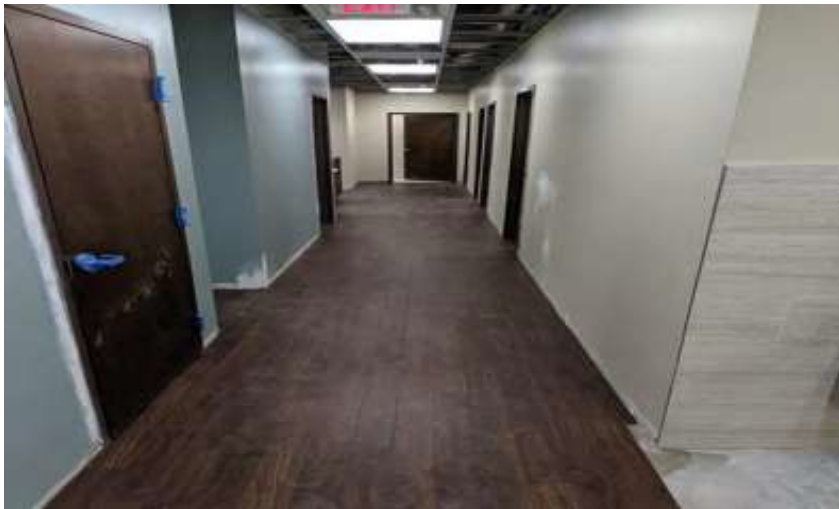
## TEMPO ATENCORE DEVELOPMENT



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

# MEDICAL FACILITY AT THE REED

Construction completed



# COMMUNITY JOB TRAINING CENTER



**Project currently nearing completion.** Interior metal framing is complete and MEP ( Mechanical Electrical Plumbing) final is being installed. Interior Drywall 90 % complete. Completion scheduled **Mid- March 2020.**

# RENDERINGS



T2 A -NORTH TOWNHOMESELEVATION



T2 A -NORTH TOWNHOMES STREETVIEW



T3 A -TOWER 1



T3 B- TOWER3



T3 B- WITHGARAGE



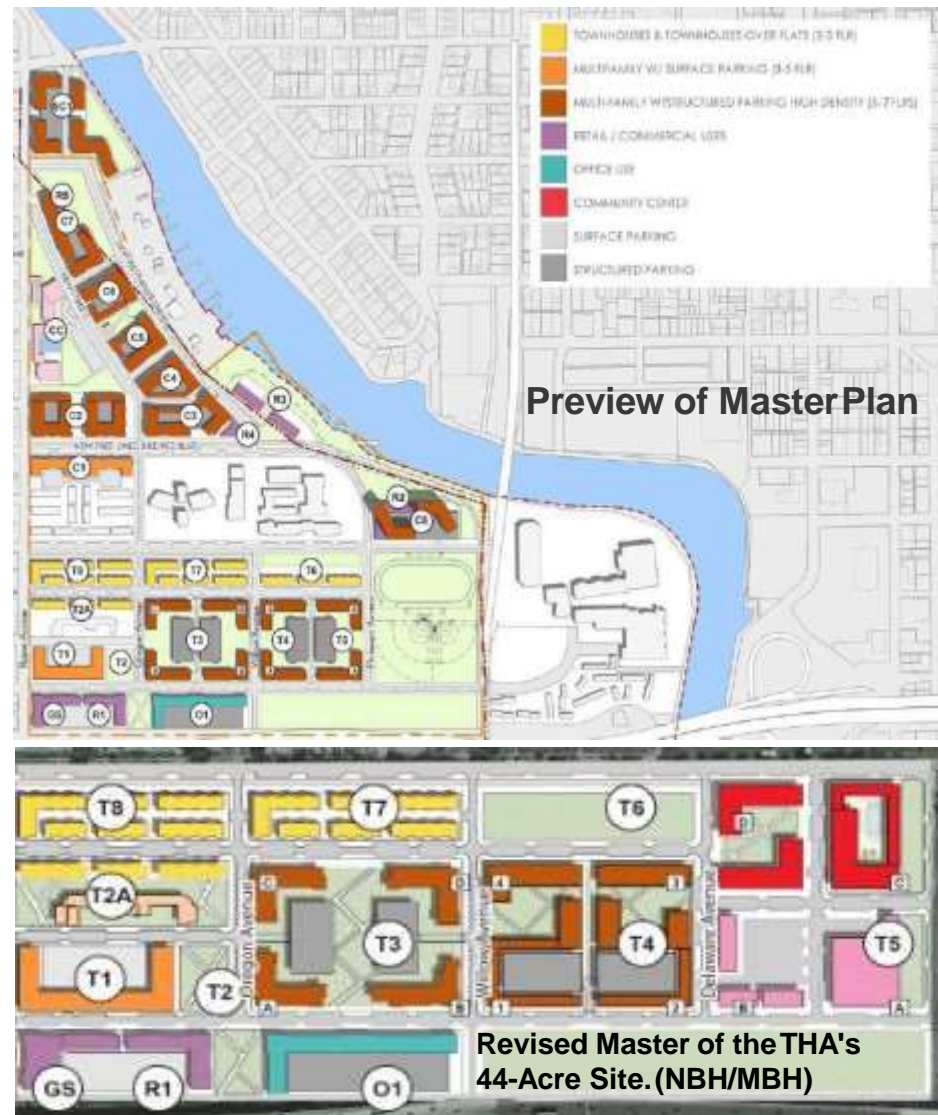
T3 C -TOWER2

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



# West River Redevelopment

- T1-**Renaissance at West River**, 160 units, under construction with DPR is currently **75%** 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 **60% complete**.
- T2A North (Town homes) **32 Town homes units for sale**. **50% Construction document drawings**. "For Permit" drawings are expected by late March 2020.
- T3A-(**Boulevard Tower 1**)**Site work and building foundation in progress**. Funded 9% Tax Credit, **119 units**. General Contractor, Suffolk Construction.
- T3B- (**Boulevard Tower 3**)Funded 9% Tax Credit, **133 units**. **Site work and building foundation in progress**.
- T3C-(**Boulevard Tower 2**)**100 % Construction Documents and permits approved**. **NTP issued March 10, 2020**. General Contractor, Suffolk Construction. Funded 4% Tax Credit, **119 units**. **Pre construction held Jan 9th, 2020**.
- 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). **To be awarded \$8 million of CDBG disaster recovery funding from FHFC**.
- T4-**Phase 2**(107 Units)and T4- Phase 3 (119) units submitted application. **Submitted for SAIL funding**.
- T5-Developed by partnership with Related Group.
- Lot 01 ( **in blue**) Task Order issued to Design Styles for 80,000 sf building



# West River Development Progress Photos



## WestRiverDevelopment-MaryBethuneand Renaissance



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



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



**T3A - 119 Units, Mixed-used Multi-Family Development**



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

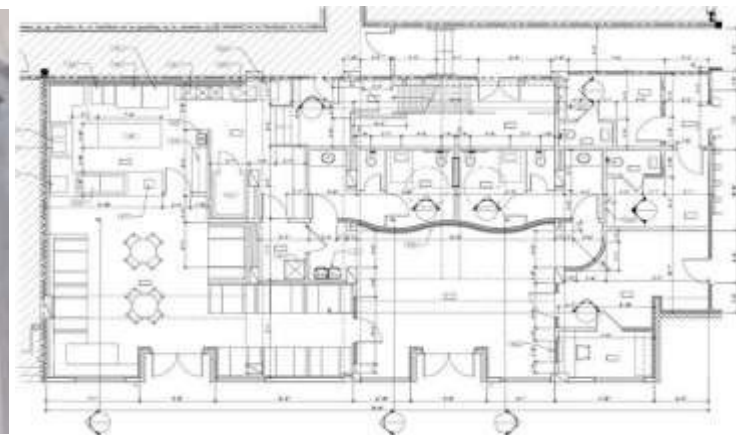
# TEMPO THEATRE / RESTAURANT

*Designed by GLE. Interior Build-out in design phase. General Contractor in negotiations for Tempo Theatre and Restaurant Build-out . Powerstories selected as Theatre Operator.*

**SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR**



**THEATRE INTERIOR**



**SCHEMATIC LAYOUT GROUND FLOOR**



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

**February 2020**

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

**Energy Services Department Activities:**

The Preventive Maintenance team visits each property to ensure energy conservation measures are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently at Bay Ceia Apartments. The Tampa Housing Authority (THA) continues to work with the HUD's Better Building Challenge (BBC), a partnership with HUD and DOE to reduce utility consumption in buildings; this partnership also positions THA to receive additional grant opportunities.

The City of Tampa passed two resolutions 2019-694 Water Rates and 2019-695 Wastewater Disposal Charges on September 5<sup>th</sup>, 2019 and will go into effect October 1<sup>st</sup>, 2019.

A new 15-ton Gas HVAC was installed at J L Young and will be able to Heat/AC the community center during a power failure and along with a gas generator lighting and outlets will also be operational.

**Encore Chiller Plant**

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we've hit above 30% and we are in the process of switching over to a Time of Day (TOD) rate structure. We will report utility cost savings when they become available.

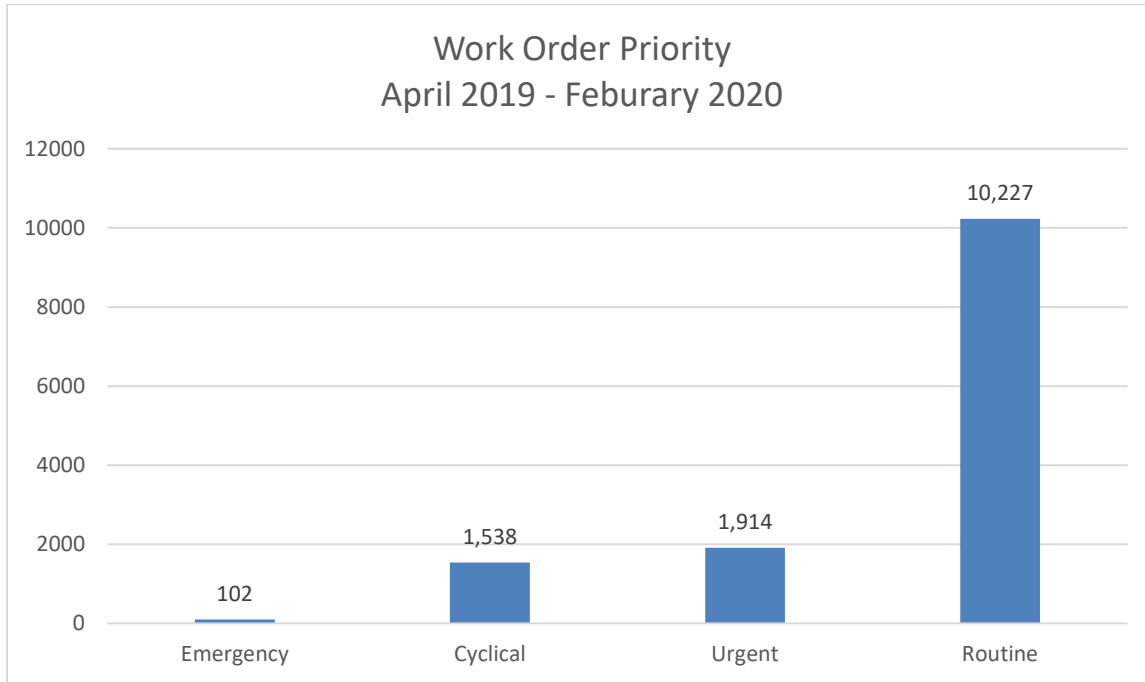
**Educating Residents & Staff:** A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an 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) 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 some of the maintenance staff to test the new system of paperless work orders.



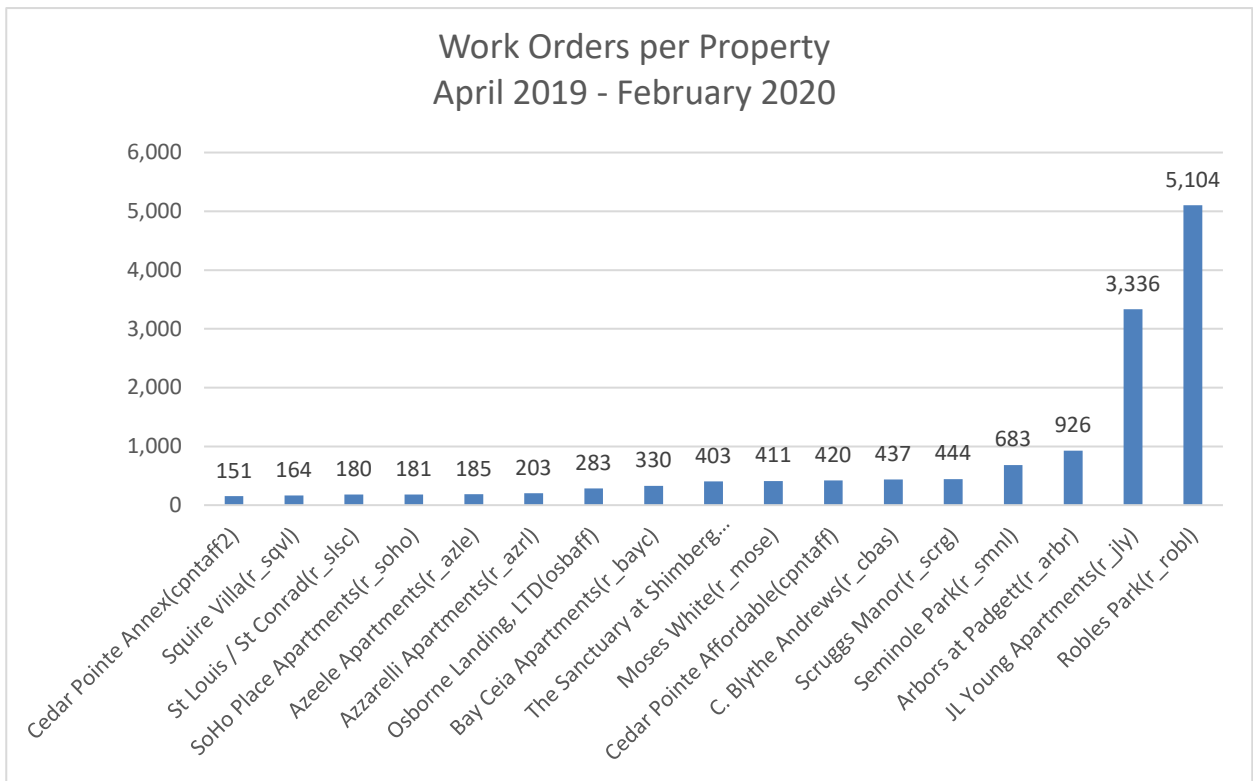
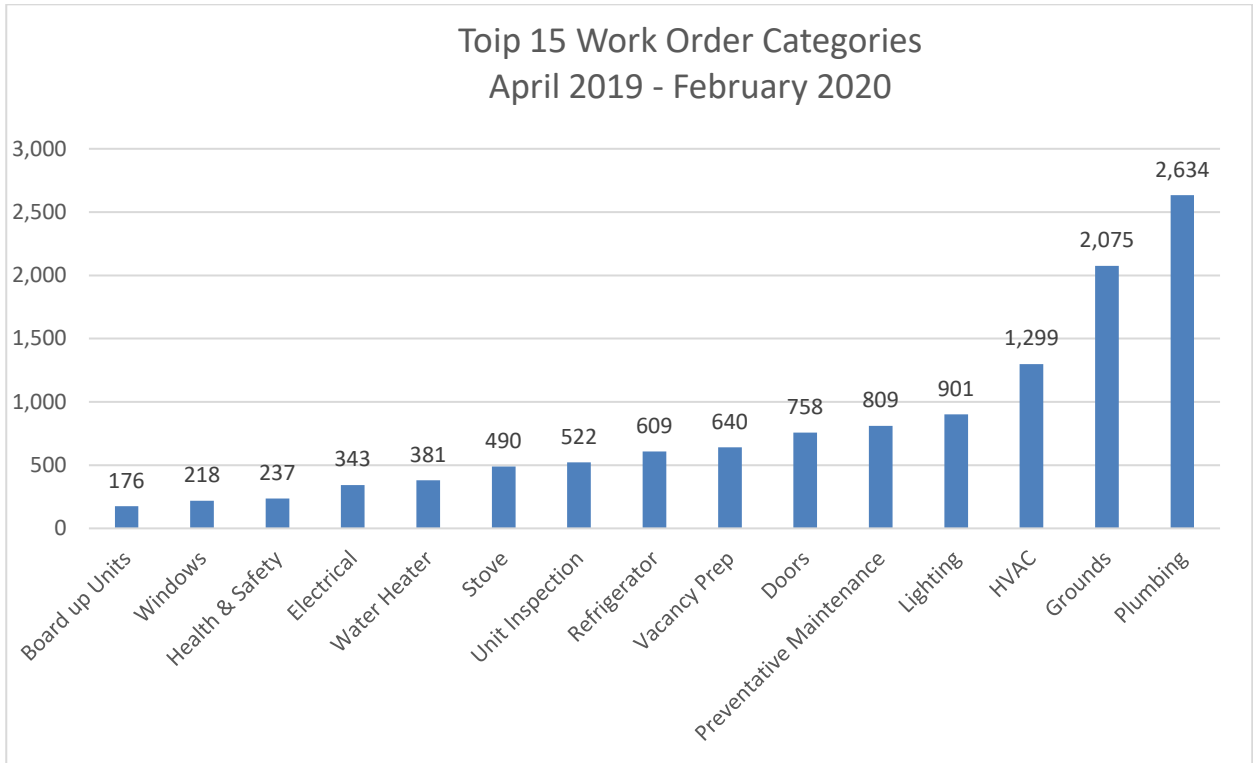
**Emergency = Immediate action** is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

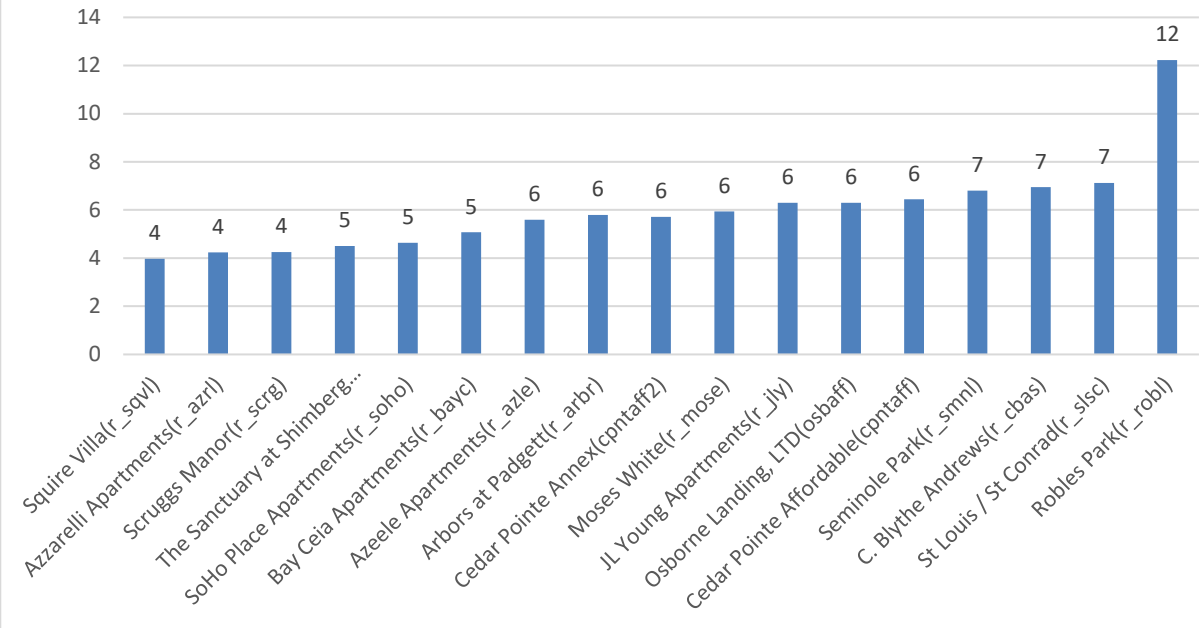
**Routine** = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

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

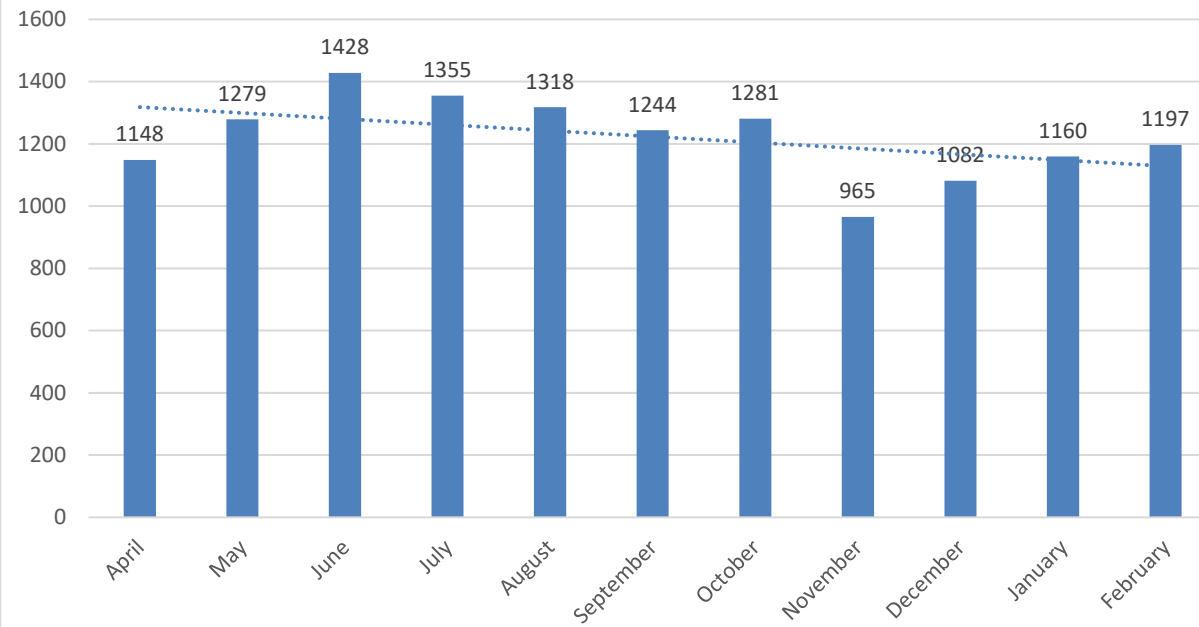




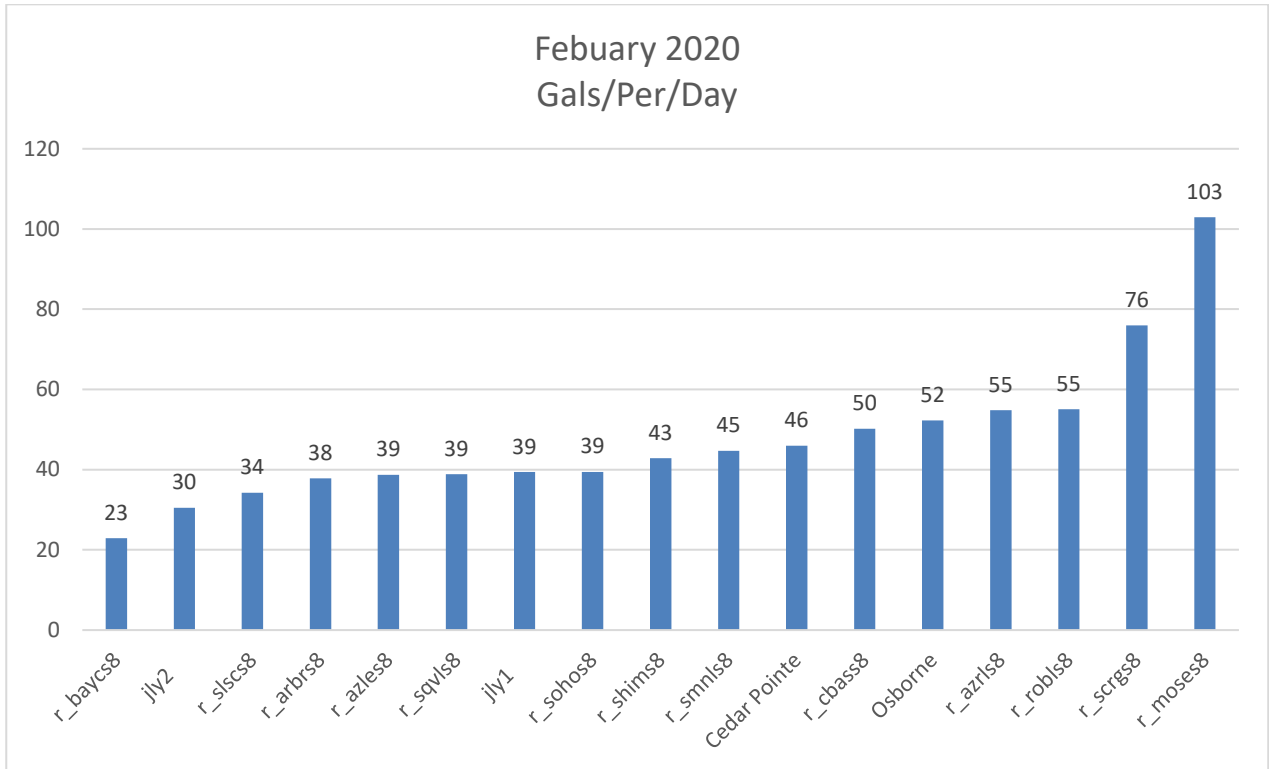
### Work Order per Unit Without Grounds April 2019-February 2020



### Total Work Orders per Month April 2109 -February 2020



Average = 1223/Month



THA average number of Gallons per Person per Day (GPD) for February is 47. The average Tampa Single-family residential customer uses an estimated 76 GPD



## Contract Register

Contractor	Description	Start Date	End Date	Revised 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	10/31/2020	\$400,000.00	\$45,715.00	\$0.00		\$304,292.00	23.93%	144,384.00	36.00%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	3/20/2020	12/26/2020	\$324,330.00	\$279,745.00	\$190,000.00	\$515,330.00	\$29,585.00	90.88%	175,415.00	54.00%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2020	3/30/2021	\$121,511.28	\$68,741.22	\$0.00		\$52,770.06	56.57%		
Design Styles Architecture	Indefinite Quantities	12/18/2019	12/19/2022		\$1,500,000.00	\$0.00	\$0.00		\$1,500,000.00	0.00%		
GLE Associates, Inc	Indefinite Quantities	12/18/2019	12/19/2022		\$1,500,000.00	\$0.00	\$0.00		\$1,500,000.00	0.00%		
Tyson and Billy Architects, P.C.	Indefinite Quantities	12/20/2019	12/20/2022		\$1,500,000.00	\$0.00	\$0.00		\$1,500,000.00	0.00%		
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020		\$300,000.00	\$71,147.58	\$83,050.00	\$383,050.00	\$31,192.42	18.57%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021		\$148,275.00	\$64,027.41	\$0.00		\$84,247.59	43.18%		
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020		\$500.00	\$500.00	\$0.00			0.00%	500.00	100.00%
GLE Associates, Inc	Indefinite Quantities for AE Services	9/1/2017	9/1/2020		\$253,187.50	\$112,087.50	\$58,000.00	\$311,187.50	\$199,100.00	36.02%		
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	5/2/2020		\$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	\$144,605.57	\$0.00	\$341,162.00	\$196,556.43	42.39%		
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020		\$301,850.00	\$14,900.00	(\$11,842.75)	\$290,007.25	\$275,107.25	5.14%		
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020		\$119,312.74	\$118,755.63	\$11165.75	\$130,478.49	\$11,722.86	91.02%	97,787.99	82.00%
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	3/30/2021	\$22,800.00	\$20,900.00	\$0.00		\$1,900.00	91.67%	22,800.00	100.00%

## Contract Register

Contractor	Description	Start Date	End Date	Revised End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	3/30/2021	\$54,000.00	\$40,500.00	\$0.00		\$13,500.00	75.00%	54,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	3/30/2021	\$26,400.00	\$13,200.00	\$0.00		\$13,200.00	50.00%	26,400.00	100.00%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	3/30/2021	\$31,296.00	\$13,737.00	\$0.00		\$17,559.00	43.89%	31,296.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	3/30/2021	\$55,736.55	\$26,037.00	\$0.00		\$29,699.55	46.71%	27,868.28	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	3/30/2021	\$1,920.00	\$170.00	\$0.00		\$1,750.00	8.85%	1,920.00	100.00%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/1/2020		\$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	\$7,495.00	\$0.00		\$6,595.00	53.19%	14,090.00	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	2/11/2021	\$7,500.00	\$2675.41	\$0.00		\$4,824.59	35.67%		
Cribb Philbeck Weaver Group, Inc	Water Main Replacement @ Seminole Park Apartments	6/1/2019	10/1/2019		\$196,200.00		\$0.00	\$196,200.00	\$183,750.00	6.35%		
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	4/1/2020	\$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		\$18,090.00	\$2,500.00	\$0.00		\$15,590.00	13.82%	18,090.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020		\$95,000.00	\$28,000.00	\$0.00	\$95,000.00	\$67,000.00	28.28%		100.00%
Cane Construction	St. James church	7/31/2019	4/1/2020		\$488,153.00	\$275,911.25	\$51,821.00	\$539,974.00	\$264,062.75	51.10%		
Lean Firm	Process Improvement Plan	11/1/2019	3/31/2020		\$14,950.00	\$350.00	\$0.00		\$14,600.00	2.34%	14,950.00	100.00%
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020		\$101,787.00	\$95,194	\$10,400.00	\$112,187.00	\$16,993.00	84.85%	95,194.00	100.00%
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	4/1/2020		\$1,748,882.00	\$938,455.83	\$6,511.29	\$1,742,370.71	\$803,914.88	53.86%		

## Contract Register

Contractor	Description	Start Date	End Date	Revised End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
GLE Associates, Inc	Indefinite Quantities	9/1/2017	9/1/2019		<b>\$253,187.50</b>	\$58,000.00	\$58,000.00	\$311,187.50	<b>\$199,100.00</b>	36.02%		
Design Styles Architecture	Indefinite Quantities	9/1/2017	9/1/2019		<b>\$200,000.00</b>	\$43,105.22	\$43,105.22	\$243,105.22	<b>\$200,000.00</b>	17.73%		
Tyson and Billy Architects	Indefinite Quantities	9/1/2017	9/1/2019		<b>\$220,200.00</b>	\$0.00	\$220,200.00		<b>\$20,200.00</b>	9.17%		

**Total Contract Amount:** **\$10,869,620.59** **\$1,975,776.29** **Total MBE Contract's Amount:** **\$965,815.27** **49%**





**HOUSING AUTHORITY OF THE CITY OF TAMPA  
BOARD OF COMMISSIONERS MONTHLY REPORT  
February 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.

**NEW BOARD MEMBER TOUR**

New board members, Lorena Hardwick and Parker Homans were provided a tour that included every THA property. There were opportunities at some properties to walk the property, as well as meet the managers and in some cases, speak to the respective resident council leaders regarding issues of interest to them.

**PLANNING COMMISSION PANEL PARTICIPATION REGARDING ZION CEMETERY**

The Hillsborough Planning Commission planned this panel discussion to focus on the cemeteries that had recently been discovered in Hillsborough County. Panel participants included Yvette Lewis, representing the NAACP, Tamara Shamberger, representing the Hillsborough County School District, Paul Guzzo from the Tampa Bay Times, Lillian Stringer from the Tampa Housing Authority and Rodney Powell from the Tampa Bay History Center. The panel presented a lively discussion regarding all lost cemeteries discovered in the Tampa Bay Area. The audience was comprised of planning commission officials, management team and other planning commission employees.

**WESTSHORE ALLIANCE 37th ANNUAL BUSINESS MEETING**

Staff attended this event held at the Raymond James East Stadium Club. President and CEO Jerome Ryans is a board member of this organization. The new slate of officers was introduced, updates were provided of what to expect from the Alliance for the remainder of the year, a slide presentation was shown depicting exciting events that took place this year, as well as a listing of new members of the Westshore Alliance.

**RACE TO END HOMELESSNESS**

Held at the Al Lopez Park, this event featured runners of various age groups and included a 5K Run/Walk, boot camp stations, refreshments and a vast assortment of prizes that were drawn from tickets provided to all participants upon registration. It was interesting to note that staff participation as runners have increased with each event. There were vendors from the Census Bureau, Main-Street Renewal and others. Kudos to the Assisted Housing team for their hard work and dedication to this event, that provides assistance to the homeless in our community. HOMELESS LIVES MATTER!

**UNIVERSOUL CIRCUS**

This is the second year that THA has partnered with this organization to boost ticket sales to THA employees and residents. The Universoul circus organizers donated 120 tickets to be distributed to our senior residents and families unable to attend due to ticket prices. Ticket sales were offered for three days that included a reduced ticket price for all tickets purchased during this special sale time.

The agency's Community Affairs Director spoke to the crowd during intermission and provided tidbits regarding the history of THA, as well as offered a shout out to all THA participants that evening. This year included more hands-on audience participation which everyone appreciated.

## 2020 CALENDAR OF EVENTS

March		
Friday, March 13, 2020	12:00 PM	CRED Training, THA Cypress
Saturday, March 14, 2020	9:00 AM	CRED Training, THA Cypress
Tuesday, March 17, 2020	all day	St. Patrick's Day
Tuesday, March 17, 2020	10:00 AM	Walgreens Hiring Event, THA Cypress
Tuesday, March 17, 2020	11:00 AM	Career Fair, Program and Property Services, THA Cypress
Tuesday, March 17, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, March 18, 2020	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, March 18, 2020	1:30 PM	Landlord Workshop, THA Cypress
Thursday, March 19, 2020	12:00 PM	Power of Positivity (WC), THA Cypress
Friday, March 20, 2020	12:00 PM	CRED Training, THA Cypress
Saturday, March 21, 2020	9:00 AM	CRED Training, THA Cypress
Friday, March 27, 2020	10:00 AM	Community Clean-Up, Robles Park Village
Friday, March 27, 2020	12:00 PM	Stress and Headaches (WC), THA Cypress
Friday, March 27, 2020	12:00 PM	CRED Training, THA Cypress
Saturday, March 28, 2020	9:00 AM	CRED Training, THA Cypress
Sunday, March 29, 2020	all day	NAHRO 2020 Washington Conference (3 days) CANCELLED
April		
Friday, April 3, 2020	12:00 PM	Getting To Know Your Neighbor, Robles Park Village
Friday, April 3, 2020	12:00 PM	CRED Training, THA Cypress
Saturday, April 4, 2020	9:00 AM	CRED Training, THA Cypress
Saturday, April 4, 2020	6:00 PM	Freedom Fund Dinner, Tampa Convention Center, 333 S Franklin St, Tampa
Tuesday, April 7, 2020	all day	Bay Area Apt Assoc Education Classes, THA Cypress (3 days)
Friday, April 10, 2020	11:00 AM	Robles Community Easter Egg Hunt, Robles Park Village
Friday, April 10, 2020	all day	Spring Holiday
Sunday, April 12, 2020	all day	Easter Sunday
Tuesday, April 14, 2020	all day	Bay Area Apt Assoc Education Classes, THA Cypress (2 days)
Wednesday, April 15, 2020	all day	Tax Day
Wednesday, April 15, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Tuesday, April 21, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, April 22, 2020	1:30 PM	Landlord Workshop, THA Cypress
Thursday, April 23, 2020	12:00 PM	Healthy Meals in 20 min (WC), THA Cypress
Wednesday, April 29, 2020	10:00 AM	Career Fair, Program and Property Services, THA Cypress
May		
Tuesday, May 5, 2020	all day	Cinco De Mayo
Tuesday, May 5, 2020	11:30 AM	Latinos Unidos Scholarship Luncheon, Armature Works, Tampa
Sunday, May 10, 2020	all day	Mother's Day
Tuesday, May 12, 2020	8:00 AM	Bay Area Apt Assoc Finance Boot Camp, THA Cypress
Thursday, May 14, 2020	12:00 PM	Menopause and Perimenopause (WC), THA Cypress
Friday, May 15, 2020	10:00 AM	Annual Elderly Affairs Day, THA Oaks at Riverview, Community Center, 110 E Kirby St, Tampa
Tuesday, May 19, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, May 20, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, May 21, 2020	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Monday, May 25, 2020	all day	Memorial Day
Wednesday, May 27, 2020	1:30 PM	Landlord Workshop, THA Cypress
June		
Friday, June 5, 2020	8:00 AM	12th Annual THA Charity Golf Tournament, 5700 Saddlebrook Wy, Wesley Chapel
Tuesday, June 16, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, June 17, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, June 18, 2020	12:00 PM	Men's Health, THA Cypress
Sunday, June 21, 2020	all day	Father's Day
Tuesday, June 23, 2020	11:00 AM	Career Fair Program and Property Services, THA Cypress
Wednesday, June 24, 2020	1:30 PM	Landlord Workshop, THA Cypress

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



## SECOND NOTIFICATION

February 18, 2020

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

### A Message from the President/CEO of the Tampa Housing Authority Regarding Human Trafficking

Due to the Tampa Bay area being considered a hot bed for Human Trafficking, we felt compelled to provide you with as much information and statistics as possible regarding human trafficking so that you will not hesitate to report incidences. A nationwide human trafficking report calls Tampa a major hub for \$2.5 billion profit, making Florida the 3<sup>rd</sup> highest ranked state in the nation for this fast-growing crime. Florida has also been identified as one of the highest incidences of Human Trafficking activity in the country. Because the Tampa Housing Authority cares about its residents and their children, we would like to bring awareness to the problem by educating, advocating, and collaborating with partnering organizations to ensure that the message is clear regarding this horrific problem.

**There are between 100,000-300,000 human trafficking victims under 18 in the United States per year.**

- The average age of entry into the exploitation industry is 12 years old and as young as 9 years old.
- Total yearly profits generated by Human Trafficking are \$32 billion.
- Trafficking for exploitation generates \$28 billion per year.
- In Florida alone, during 2018, there were **896** calls reporting possible human trafficking and **367** actual Human Trafficking cases reported.
- According to the US State Department, **600,000 to 800,000** people are trafficked across international borders every year, of which **80%** are female and half are children.
- Many runaways head to Florida and are living on the streets; they become prime targets for traffickers who are very good at building relationships and the trust of these kids and before they know it, they become trapped in a situation they cannot escape.
- There is an estimated 30,000 to 40,000 runaways living on the streets in Florida; they are contacted by a trafficker within 48 hours of being on the street and are lured with the promise of shelter or simply grabbed.

The information and statistical data referenced above is from the National Human Trafficking Website. The Tampa Housing Authority encourages you to report any incidences to the THA hotline at (813) 341-9201 ext. 2900. We will do our best to incorporate support programs, training, services and referrals to assist victims in need.

Thank you for your attention to this matter.



**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

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**PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN**

**THE SECTION 811 MAINSTREAM APPLICATION  
WILL CLOSE MARCH 13<sup>TH</sup>, 2020**

Overview:

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

The waitlist was opened November 2019 to receive applicants for the Section 811 Mainstream program. Due to the overwhelming response, the waitlist will close March 13<sup>th</sup>, 2020.

**Dated this 9<sup>th</sup> day of March 2020**

February 27th

3814 North Central Avenue

Tampa, Florida 33603

Robles Park Village

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&

\*Admissions Reps  
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OPPORTUNITIES



For more Information contact: Shonta Abdullah, Job Developer

813.341.9101 Ext 2440

813.460.6449 - mobile

shonta.abdullah@thaf.com

Community Affairs / Notices and Updates

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Tampa  
Housing  
Authority



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## State funding could memorialize erased cemeteries, but some will need more

*State lawmakers are asking for \$50,000 for memorials at two lost Tampa cemeteries, but restoring the erased Zion Cemetery will take more funding and collaboration*

10 News, Emerald Morrow | Published: 6:20 PM EST February 11, 2020

TAMPA, Fla. — A new funding request making its way through the state legislature could appropriate \$50,000 each for two rediscovered cemeteries in Tampa, but at least one will need more.

State senators Janet Cruz and Darryl Rouson made the funding request, which stems from a bill they worked on together after the cemeteries were discovered.

"There were those who thought by building buildings, they could obliterate the memory, the dignity of people who were buried here," Rouson told 10News in September. "But now that it's been discovered, we've gone to opportunity to memorialize."

A statement from Rouson's office describes the memorial effort as follows:

*"Abandoned African-American cemeteries throughout Florida continue to be uncovered, as evidenced by recent reports in Tampa regarding the former Zion Cemetery in Tampa Heights and the former Ridgewood Cemetery on the grounds of C. Leon King High School.*

*"In an effort to ensure dignity and respect for the deceased, this project will dedicate funding to the Department of State so the department may create, place, and maintain a memorial at the site of the former Ridgewood Cemetery in Tampa."*

Leroy Moore of the **Tampa Housing Authority** said the money will help, but restoring Zion Cemetery will take a lot more.

"The \$50,000 will just get us a historical monument, a marker and some maintenance on that for a short amount of time. We need way more than \$50,000 to preserve, long-term this area to make sure that it's never again in private hands so that it can be redeveloped," Moore said.

Moore has been leading the charge on behalf of THA to rectify a historical wrong. After a whistleblower came forward with research, archaeologists used ground-penetrating radar to detect nearly 300 graves from the forgotten Zion Cemetery. They found many of those graves on property belonging to THA. The rest were found on neighboring properties, including a towing lot.

A report from Cardno, the firm that did some of the archaeology work, shows radar imaging of graves protruding from underneath buildings, suggesting to Moore additional graves are waiting to be found.

"We think we've discovered the full content of Zion. And we have further discovered that the anomalies the bodies, the coffins literally go right up to the foundation of these buildings," Moore said. "So, we believe once we actually clear the land, and can actually scan the footprints of the buildings, we will find more."

THA has already moved dozens of families who lived in buildings at Robles Park Village that were on top of the cemetery.

Moore said the Zion discovery has accelerated plans to redevelop the entire 35-acre public housing site, which is burdened with poverty and crime.

"We've got the 35 acres that is Robles Park that needs to be redeveloped," Moore said. "But we can't redevelop Robles Park and ignore this...piece of history."

The cemetery memorial funding request will be reviewed on the Senate floor Wednesday.

# Florida Senate Earmarks \$100K For Memorials At Long-Forgotten Zion, Ridgewood Cemeteries

WFSU News Public Media, By RYAN DAILEY • FEBRUARY 13, 2020

Two long-forgotten African-American cemeteries in the Tampa are likely going to get memorials, thanks to one of the area's state lawmakers.

Senator Janet Cruz filed an amendment to her chamber's budget on Wednesday asking for \$100,000 – at \$50,000 each – to construct memorials at the Zion and Ridgewood cemeteries. The cemeteries, where hundreds of people were buried in the early-to-mid 1900s, were lost to development. But recent Tampa Bay Times investigations put them in the spotlight. Cruz's amendment was adopted to the Senate budget, which the chamber approved unanimously Thursday.

"Zion Cemetery was the first African-American cemetery recognized by the city, and archaeologists have determined that there are more than 300 grave sites under the Tampa Housing Authority Property, and other private property that was built over the Zion cemetery in the 1950s," Cruz explained. "Ridgewood Cemetery was opened by the City in 1942, and the property was sold in '57, to a private company and then to the Hillsborough County School District."

Sen. Darryl Rouson of Hillsborough County says the two memorials will offer a "solemn reminder" of the cemeteries' history – "a reminder of sad realities of Florida's history. But also, memorials at these sites will allow our communities to heal."



## Forgotten no more: State Senate OKs \$100,000 for black cemetery memorials

*They'll honor people buried at Zion and Ridgewood, Tampa cemeteries that were erased for development.*

Tampa Bay Times, Paul Guzzo | Published February 13, 2020

TAMPA — For decades, those passing by the 3700 block of N. Florida Ave. had no idea that a black cemetery lies there, beneath a tow lot, warehouses and public housing.

Then in June, the *Tampa Bay Times* revealed that the area was home to the segregation-era Zion Cemetery, where some 800 people had likely been buried. Archaeologists later confirmed caskets remained in the ground.

Now, the state has taken a first step toward ensuring that everyone will know the history of Zion.

The Florida Senate on Wednesday moved to set aside \$100,000 in the state budget for memorials at two forgotten burial grounds in Tampa — Zion Cemetery and Ridgewood Cemetery. Ridgewood was a mid-20th century pauper's cemetery discovered in October on the campus of King High School. Most of those buried there were African Americans.



Zion Cemetery disappeared in the late 1920s just as the new owner built a storefront on the land. Today, hundreds of graves lie beneath the property — home to public housing apartments, warehouses and a vehicle tow lot. [LUIS SANTANA | Times]

The Department of State would oversee the memorial projects, working with local leaders.

“This will allow our community to begin healing from this injustice,” said Sen. Janet Cruz, “and encourage our state to take the necessary steps to memorialize all who have contributed to Florida’s history, particularly those whose vital contributions have been overlooked for far too long.”

Cruz, a Tampa Democrat, worked on the measure with fellow Senate Democrats Darryl Rouson of St. Petersburg Minority Leader Audrey Gibson of Jacksonville.

“We stand united to fight for the forgotten in Tampa and all across the state of Florida,” Rouson said during a hearing on the measure, presented as an amendment to the state budget.

The same three senators also sponsored a bill, SB 220, to form a statewide task force that would work to preserve historic African American cemeteries. The bill was unanimously passed by the Governmental Oversight and Accountability Committee and awaits further action.

A companion bill in the House, HB 121, sponsored by Hillsborough Democratic Rep. Fentrice Driskell, has not yet passed a committee.

The moves in the Legislature come as teams of archaeologists are investigating whether there are other forgotten black burial sites in the Tampa Bay area. They have focused on reports of two in Clearwater, one on an Odessa horse ranch and another at MacDill Air Force Base.

Hillsborough County School Board member Tamara Shamburger said the school district is grateful for the coming memorial.

“The men, women and children buried in Ridgewood Cemetery were part of our community and we have to ensure their lives are not forgotten,” she said.

Funding for the monuments was also hailed by Leroy Moore, chief operating officer of the **Tampa Housing Authority**, owner of the Robles Park Village apartments that were built on top Zion Cemetery in the 1950s.

## Forgotten no more: State Senate OKs \$100,000 for black cemetery memorials

*They'll honor people buried at Zion and Ridgewood, Tampa cemeteries that were erased for development.*

Tampa Bay Times, Paul Guzzo | Published February 13, 2020



A team uses ground-penetrating radar in October to scan a corner of the King High School campus in Tampa for signs of the forgotten Ridgewood Cemetery. [OCTAVIO JONES | Times]

Still, Moore said, “Whereas the monument funding is important, it is only a fraction of what it will take to unify ownership of the land, create the memorial park cemetery, and ensure long term protection and upkeep.”

The land that was Zion is divided among three owners today. The two largest lots are owned by the Housing Authority and restaurateur Richard Gonzmart, who operates a warehouse there, and a smaller lot is owned by Dennis Creech, who uses it for a vehicle tow lot.

The city of Tampa has pledged to work with state leaders in finding purchase money or land for a swap so the Zion property can be turned into a memorial park operated by a nonprofit.

Shamburger said the school is waiting on input from the Florida State Archaeologist before making any decisions on the next step for Ridgewood.

## Commercial Real Estate

# Related Group, planning futuristic condo towers on Bayshore, says Tampa is its second biggest market outside of Miami

Tampa Bay Business Journal, by Ashley Gurbal Kritzer – Senior Reporter | Feb 13, 2020, 7:09am EST

A Miami developer with an international portfolio is doubling down on Tampa, emphasizing its focus on the city after unveiling a major redevelopment project on Bayshore Boulevard.

The Related Group on Wednesday revealed its plan to transform the Bay Oaks apartment complex into an ultra-luxe residential development, with twin condo towers and townhouses on the nearly 5 acres where the apartments currently sit.

That proposal is Related's boldest yet in the Tampa Bay region, where it's been a pioneer since the 2014 construction of Pierhouse, a Channel district mid-rise apartment building that was the first in the city to break the \$200,000 per unit threshold.



Jorge Perez at Icon Central in downtown St. Petersburg  
NOLA LALEYE

"South Florida is our home market, but Tampa is clearly our next biggest market after that," Mike Hammon, Related senior vice president, told the Tampa Bay Business Journal. "By far over Orlando or Atlanta or Dallas, it is Tampa."

It is the second time in as many months that Related has publicly affirmed its confidence in the Tampa Bay market. In late 2019, CEO Jorge Perez told the TBBJ that the developer was looking to open a regional office here. An endorsement from a developer like Related — Perez is known as Miami's condo king, and his company has built more than 60,000 condos around the globe — could entice other national developers to bet on Tampa. Long considered a tertiary market and somewhat of a backwater by developers outside of the Southeast, Tampa is inching closer to peer status with cities like Nashville and Denver.

"This is not a cycle commitment to Tampa," Steve Patterson, president and CEO of Related Development, said in December. "We're here permanently; we're here forever. And we don't have any plans to come in and close up shop because we're making a huge investment to the community — not just through relationships and projects, but the institutional knowledge becomes very valuable to the company."

Related's relationship with the city began under former Mayor Bob Buckhorn's administration. After Pierhouse, Related went on to buy and raze the former Tampa Tribune headquarters to make way for Manor Riverwalk. It's also built its Icon-branded properties on Harbour Island and in downtown St. Petersburg, and its affordable housing division is in a joint venture with the **Tampa Housing Authority** to redevelop the West River area.

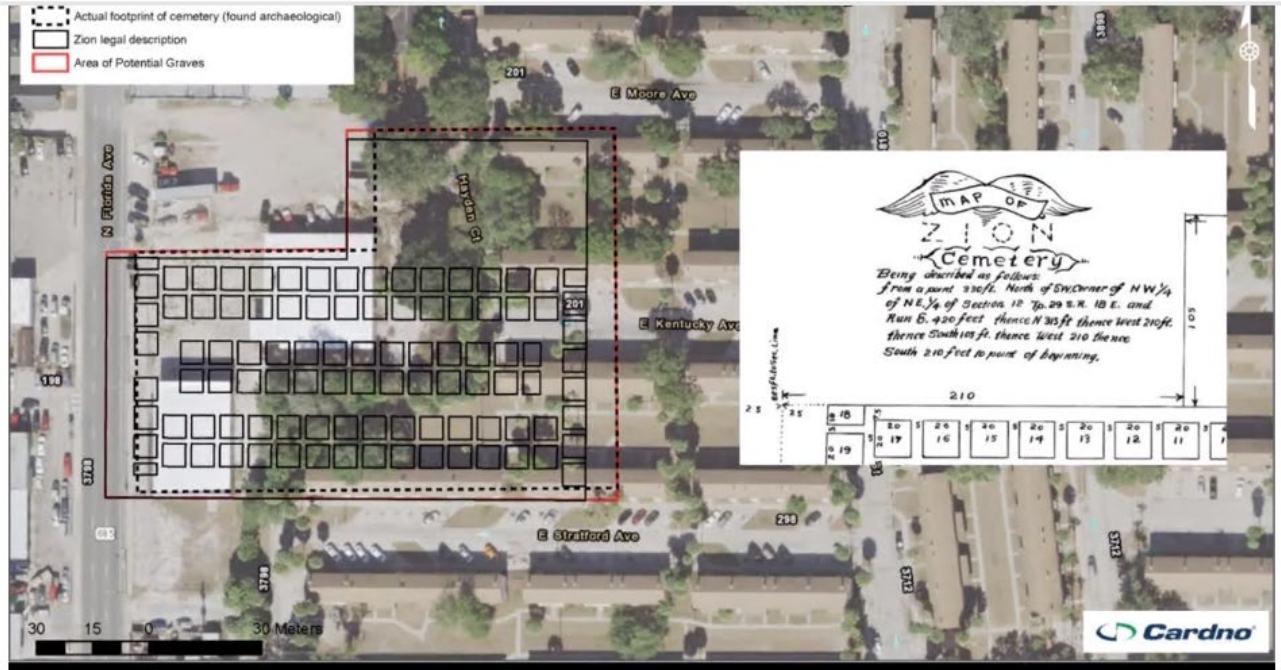
The Bay Oaks deal was well underway by the time Buckhorn left office in May 2019; Related closed on the site in late June.

Related, Buckhorn said, was a focus for him because "they are such a quality developer."

"Jorge Perez and Related almost single-handedly changed the skyline of Miami for the better," Buckhorn said. "The fact that they are acknowledging that we are their No. 2 market speaks volumes about the caliber of the developers we're getting here."

# City of Tampa to give \$50K for Zion committee

10 News, WTSP.com Video | Published: 5:22 PM EST February 20, 2020



There are 297 lost African American graves under Tampa Housing Authority apartments and a towing lot next to it.

## Tampa pledges to match the state's \$50,000 for a Zion Cemetery memorial.

*Civil rights activists say that is not enough. But steps have been taken to form a nonprofit and raise even more.*

Tampa Bay Times, Paul Guzzo | Published February 20, 2020

TAMPA — Last week, the Florida Senate moved to set aside \$50,000 for a memorial at the site of the forgotten segregation-era, all-black Zion Cemetery.

This week, that dollar figure doubled. And it may soon triple.

On Thursday, speaking before a Zion Cemetery advisory committee appointed by the **Tampa Housing Authority**, assistant city attorney Toyin Aina–Hargrett said the city is also committing \$50,000. What's more, Hillsborough County Commissioner Les Miller recommended Wednesday that the county spend the same amount.



A section of the Robles Park Village public housing complex was built on top the forgotten Zion Cemetery. [OCTAVIO JONES | Times]

Still, some members of the Zion committee insist these figures are nowhere near enough.

“That is all those people’s lives are worth?” Yvette Lewis, president of the Hillsborough County NAACP, said Thursday, noting that some 800 people were buried at Zion. “That is an insult.”

Archaeologists have confirmed that at least 300 caskets still lie under the property — now warehouse space, a tow lot and public housing.

Activist Connie Burton echoed Lewis’ comments, but both stopped short of suggesting how much is enough.

“I’m not looking for a plaque,” Burton said. “I want nothing short of a Herculean statue to show the full impact of what (African Americans) have done for this city.”

The city can still give more, Aina–Hargrett said.

One way is the creation of a nonprofit organization to own and manage the land once the buildings are razed, the three parcels are unified and a memorial is built. The city has already taken steps to set up the organization.

A board of directors could then request money from different agencies, Aina–Hargrett said, including the city of Tampa, the state, the county, and the federal government.

An initial memorial could be replaced once a grander one is funded, she said.

The Tampa Housing Authority owns nearly half the Zion land and Leroy Moore, its chief operating officer, raised concerns about what would happen if the non-profit dissolves some day.

The city would always serve as a “safety net,” Aina–Hargrett said.

But Lewis with the NAACP said the city also had that responsibility when Zion was erased nearly a century ago

“The city has got to do better,” Lewis said, “when it comes to the treatment of African American people.”

## Guest column: Affordable housing is important for economic development, too

Tampa Bay Business Journal, by Pat Neal – Contributing writer | Feb 21, 2020, 6:12am EST

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Following the Great Recession, Florida housing values have recovered because of the desire of Americans to be in Florida. Florida's natural environment and all the relative benefits which Americans attribute to Florida stand out when compared to their home states in the Mid-Atlantic or Mid-West (clean and beautiful environment, low taxes, vibrant economy).

However, the desirability of our state and the intended increase in housing values have not been matched by a comparable increase in wages for most Floridians, even when adjusted for the increase in purchasing power by our recent historical low interest rates.

Interest rates will rise during the years 2020 and 2021.

This is, and has been, an economic development issue in our state. Florida cannot attract the clean light, high-tech industries which create value for our communities in those places where we cannot provide nice places for people to make their home.

That is, the cost to purchase a home in Florida has been an obstacle in our effort to attract high profile industries and their employees.

My most recent experience has been the relocation of the Hertz international headquarters to Estero. In fact, Estero is a gorgeous place and certainly hospitable to the executives and highly compensated executives.

But what we found was a surprisingly low number of people relocating from New Jersey who are working in middle management because of their inability to sell their homes in New Jersey and replace those homes with a comparable home in Florida.

A consistent problem in our state is when higher net worth retirees drive up the price of housing throughout the Southwest quarter of our state, but where there is no associated growth in the value of compensation.

Sadly, state and local government have contributed challenges, but not solutions.

We, at Neal, find that more than 20 percent of our total house costs are attributable to government:

- Our typical \$394,000 home includes more than \$20,000 of impact fees, \$15,000 of sales taxes, \$3,000 of documentary stamp taxes, \$7,000 of new energy standards mandated in the last 5 years, \$8,000 of uplift continuity and hurricane penetration standards mandated since 1993, and a host of other costs associated with government.
- Our typical home built in Southwest Florida takes eight weeks to permit, but 17 weeks to build. In those 90 building days, we believe 16 days are attributable to delays in scheduling of building inspections (we think that the cost of time and overhead is about \$200 per home per day).
- In other words, the 68 additional governmental days adds another \$14,000 to the cost of a home.
- 14 to 16 months are required for land use approvals for a home built in Hillsborough, Sarasota or Manatee counties. There is a time cost of money for the investment of land (say \$25,000 per land unit times 12 percent, \$3,000 per house).
- Add to that the risk premium or hurdle rate which builders or investors define as a minimum in order to underwrite a new home community in this state. This is much higher than in other states because of the risks associated in the planning and selling complexion (cost per home for us perhaps \$12,000 per home).

This total is \$82,000 (20.8 percent) of the cost of our average \$394,000 home.

## Guest column: Affordable housing is important for economic development, too

Tampa Bay Business Journal, by Pat Neal – Contributing writer | Feb 21, 2020, 6:12am EST

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Our state has made some (feeble) efforts to combat the problem of Affordable Housing. For example, the Florida Legislature created a surtax on the state documentary stamp tax in honor of our well-regarded, noble Director of Community Affairs William Sadowski, in 1993.

In every state budget year since the Great Recession, the Legislature has also chosen to sweep all of these affordable housing funds away from the Sadowski fund into general revenue.

Many cities require affordable housing in connection with their land use approval of market rate housing. This, of course, leads to the same death spiral which our federal government created in hospital care where paying customers pay a substantial cross subsidy to support non-paying populations.

There are, of course, solutions to these problems which can be implemented individually by the local jurisdictions.

Here are some:

- Shortening approval times
- Adequate staff to review plans and conduct inspections
- Reducing impact assessments
- Reducing minimum house or lot requirements
- Higher densities
- Reducing the prejudice toward suburban (rather than urban and land use densities) development and land use densities

In the homes built in West Tampa (1920s), one quarter of the homes had accessory dwellings (mother-in-law suite or guest suite over garage, etc.) and other forms of single family and multifamily housing.

Narrower lots (as narrow as 25 feet), more traditional, urban-based codes for setbacks, and for building and lot size will create the quality of life benefits of higher density urban environments with live/work, some mixture of commercial development, and work spaces closer to individual homes.

We built homes during the Great Recession from \$106,900 (gorgeous cottages, smallish from 972 square feet). They were well-built, attractive and with a 10-year structural warranty.

As recently as four years ago, we built and sold these same homes from \$144,900.

To be successful, we need to work within jurisdictions that have a comprehensive interest in reducing time and reducing costs.

If we could build homes for less than \$150,000 again, we can in turn assure industries relocating to our area that we can meet demands not only for the workforce, but for housing of the workforce.

## Lost African American grave discoveries highlight need for affordable housing

*The discovery of 297 graves from the forgotten Zion Cemetery forced dozens of families to relocate.*

10 News WTSP, Emerald Morrow | Published: 6:39 PM EST February 24, 2020

TAMPA, Fla. — The discovery of 297 graves from the forgotten Zion Cemetery in Tampa not only has serious historical implications, but it is also highlighting the need for more affordable housing throughout the area.

Because those living on top of the cemetery at Tampa Housing Authority's Robles Park Village moved to the top of the THA wait list -- which has more than 38,000 people -- thousands across the city in need of affordable housing will have to hold on a little longer.



It's a wait many might not be able to afford.

"We have a lot of housing, a lot of apartments going up, but the pricing has truly outpriced the community," said Yvette Lewis, president of the Hillsborough NAACP. "It is time for Tampa, Hillsborough County to explore other alternatives such as container homes and a tiny home village."

The Tampa Housing Authority said it has spent between \$70,000 and \$80,000 relocating about 30 families from Robles Park Village. Lewis said she wants to make sure that financial loss won't impact the remainder of the families at Robles Park not living on the cemetery.

"My concern is if their apartments are falling down or need assistance...would because of this that happened, would this give them less funds to have a negative impact on them?" she asked.

At a meeting last week, the housing authority leaders said, "yes." While urgent issues would be addressed right away, neighbors might have to wait longer for certain repairs.

THA chief operating officer Leroy Moore said everything would be done to make sure residents' needs are taken care of despite the impact the relocation is having on the agency's bottom line.

The city of Tampa, Hillsborough County and the state legislature could each give \$50,000 for the Zion Cemetery. However, the money would be to erect a memorial.

Moore said much more money will be needed to restore the cemetery. He said the goal is to demolish the five buildings that sit on top of the cemetery and create a memorial park that honors those resting underground. The rest of Robles Park Village will eventually be demolished and redeveloped as a mixed-income community.



## More than 350 families in need after Tampa affordable housing project sells

Once touted as a possible home for a Tampa Bay Rays ballpark, Tampa Park Apartments complex between downtown and Ybor City is sold.

Tampa Bay Times, Christopher O'Donnell and Richard Danielson | Published: February 25, 2020

TAMPA — A three-bedroom apartment for \$900 a month is almost unimaginable in Tampa's red hot rental market.

Yet budget rents like that have for years been the norm at Tampa Park Apartments, a housing complex that made it possible for low-income families, seniors and people on disability benefits to live close to downtown.

But now tenants have been told the property has been sold and they have until Nov. 1 to move out. Its 370 apartments are home to about 1,200 people. Many fear they will not be able to afford anywhere else.

"It's going to be a lot harder for a lot of families," said Samaria Roberts, who has lived at Tampa Park with her three children since 2016.

It's unclear who has bought the 21-acre property or how it will be redeveloped. The eight parcels that make up the site are valued by the county property appraiser at a combined \$13.7 million.

They are owned by a nonprofit group led by *Florida Sentinel Bulletin* newspaper publisher S. Kay Andrews. She did not return calls or text messages. A property manager at the complex said she could not comment.

There have been signs that a sale was planned.

In December, 33 families who have housing vouchers were told they would have to move out by September. The owners of the complex also wrote to the U.S. Department of Housing and Urban Development informing them they would not renew Tampa Park's Section 8 contract in 2020.

And the southern half of the complex was put on the market in 2018 after the federal government announced it would no longer subsidize rents because of four failed inspections in as many years. The oldest of its military barracks-style apartments date back to the late 1960s. Inspections found cockroaches, broken or cracked windows, damaged stoves and refrigerators and exposed wiring.

The surge of people looking for low-cost housing will be tough to accommodate, said Tampa Housing Authority Chief Operating Officer Leroy Moore.

The agency will help the 33 tenants who have Section 8 vouchers find new housing. The federal program subsidizes rent so tenants pay no more than one third of their income on housing.

But the Housing Authority will be able to do little for the majority of Tampa Park residents, Moore said. Its wait lists for housing are closed because they are heavily oversubscribed.

"If they don't have a voucher and they need a (housing) subsidy, there is no way they can get on the waiting list," Moore said.

Most tenants are working families who receive no rent subsidies. But there are also retirees and people on disability who may struggle to afford rents elsewhere.

Moore said Andrews has asked to meet with him later this week and that she is concerned about rehousing seniors who live at the complex.



Residents at Tampa Park Apartments have been told they must move out by Nov. 1 because the 21-acre property between downtown Tampa and Ybor City has been sold. [JAMES BORCHUCK | Times]

## More than 350 families in need after Tampa affordable housing project sells

Once touted as a possible home for a Tampa Bay Rays ballpark, Tampa Park Apartments complex between downtown and Ybor City is sold.

Tampa Bay Times, Christopher O'Donnell and Richard Danielson | Published: February 25, 2020

That includes Pauline Frazier, 74, who has lived at the complex for more than 20 years. A retired machine runner with the Singleton Seafood company, she had to be reminded by her daughter that she had been given notice to move out.



Tampa Park Apartments is located between downtown and Ybor City, at East Scott Street and Nuccio Parkway. [Times (2018)]

Tampa Park has been the subject of speculation for years, especially after the Tampa Bay Rays were granted permission to explore sites for a new ballpark in 2016. It was former Tampa Mayor Bob Buckhorn's preferred site for a Rays stadium.

One potential buyer is developer Darryl Shaw. In conjunction with his business partners, Shaw has spent more than \$60 million buying roughly 150 parcels of land in and around Ybor City. The complex is across Nick Nuccio Parkway from the 7.6-acre GasWorx property that Shaw owns.

Shaw is part of FBN Partners, a group of local investors who have loaned \$15 million to Times Publishing Co., which owns the *Tampa Bay Times*.

He acknowledged having talks with Andrews but declined to confirm whether he is the buyer.

"I don't have any comment at this time," he said.

Word of the sale has spread among neighbors.

Ruby Campbell Helsel, 65, moved in to a two-bedroom, \$700-a-month apartment about eight months ago with her 36-year-old daughter, who is disabled. Helsel, a widow, receives \$1,600 a month in Social Security benefits.

She said she not sure where she will go. Tampa seems to build plenty of upscale housing but "nothing for low income."

"It definitely will be a hardship and my neighbors also," she said. "This was like the lowest place in the city you could find for that amount of rent money."

Ashley Brown, 35, moved into a three-bedroom apartment less than a year ago with her six children. She works for a bank and said she can afford to find an apartment elsewhere, but worries that many of her neighbors cannot.

"There are some people here who don't know what they are going to do," she said. "Tampa is not affordable anymore. It's just not."

# Tampa Bay Times will slash pay and says job cuts are likely as 2020 is off to a 'tough start financially'

Tampa Bay Business Journal, Ashley Gurbal Kritzer – Senior Reporter, Tampa Bay Business Journal  
Feb 26, 2020, 3:17pm EST | Updated Feb 26, 2020, 4:15pm EST



The Tampa Bay Times' flagship office building at 490 First Ave. S.

ALEXIS MUELLNER

The Tampa Bay Times says the year is off to a "tough start" financially and that it plans to slash pay for full-time staffers by 10 percent.

The Times notified employees of the pay cuts on Wednesday in an internal memo obtained by the Tampa Bay Business Journal. The pay cuts will last a total of 13 weeks, beginning with the March 13 paycheck, and the newspaper expects pay to return to its current levels in June.

Job cuts are likely, the Times told its employees. In exchange for the pay cut, employees will be given five additional days of paid time off.

Times chairman and CEO Paul Tash, Editor Mark Katches, General Manager Joe DeLuca, Vice President of Sales and Marketing Bruce Faulmann and Chief Digital Officer Conan Gallaty will all take a 15 percent pay cut, according to the memo.

Times spokeswoman Sherry Day declined comment Wednesday.

"This step is regrettable but necessary because revenues are falling short, a little in circulation and more seriously in advertising," the memo said. "While we anticipated declines in print advertising, they are deeper than we expected, particularly in display advertising for some large accounts. Our sales teams are working diligently to preserve that business while finding new customers. But the growth of new accounts has not made up for the losses."

Like many metro daily newspapers, the Times has been struggling financially for years. But it has several factors in its favor that many other dailies do not. It is owned by the nonprofit Poynter Institute, a journalism training center in downtown St. Petersburg. In 2016, the Times bought and folded its largest competitor, The Tampa Tribune.

The Times is also backed financially by some of the biggest names in Tampa Bay business circles: Tampa Bay Lightning owner Jeff Vinik, philanthropist and health care titan Dr. Kiran Patel and BluePearl Veterinary Partners CEO Darryl Shaw are all part of a group of investors that lent the Times \$12 million in 2017, just one year after it closed on its acquisition of the Tribune.

Other investors include Tash and his wife, Karyn; businessman and philanthropist Frank Morsani and his wife, Carol; Ted Couch, a commercial real estate developer and former bank president; and Robert Rothman, chairman and CEO of Tampa investment firm Black Diamond Capital and part of the Washington Redskins ownership group.

In 2019, that investment group increased its loan to the Times by \$3 million.

"We set targets to meet our obligations, including debt payments," the memo said. "We are taking action now to keep the challenge from getting bigger later."

## Tampa Affordable Housing Apartments Sold; Residents Now Forced to Move

SPECTRUM BAY NEWS 9, DAVE JORDAN TAMPA | PUBLISHED 7:24 AM ET FEB. 26, 2020

TAMPA, Fla. — Hundreds of low-income Tampa residents will now have to move out of their apartment complex because they've been told their building has been sold.

- Low-income Tampa residents forced to move
- Tampa Park Apartments sold to developer
- Section 8 recipients will receive vouchers to find new home

The future of Tampa Park Apartments has been the subject of speculation for at least two years. The 21-acre location, which houses 370 apartments and 1200 residents, was once speculated as a likely site of a Tampa Bay Rays stadium in Hillsborough County.

Rumors of a buy have persisted and were never confirmed by the owner — but it's clear that residents have to find a new place to live.

Since 1994, 80-year-old Robert Whitehead has called Tampa Park Apartments home. Last week, he found a pink note attached to his front door asking for a meeting with the property manager about his lease.

"You can't get nowhere called a reasonable deal no more. Rent is getting so expensive now," Whitehead said.



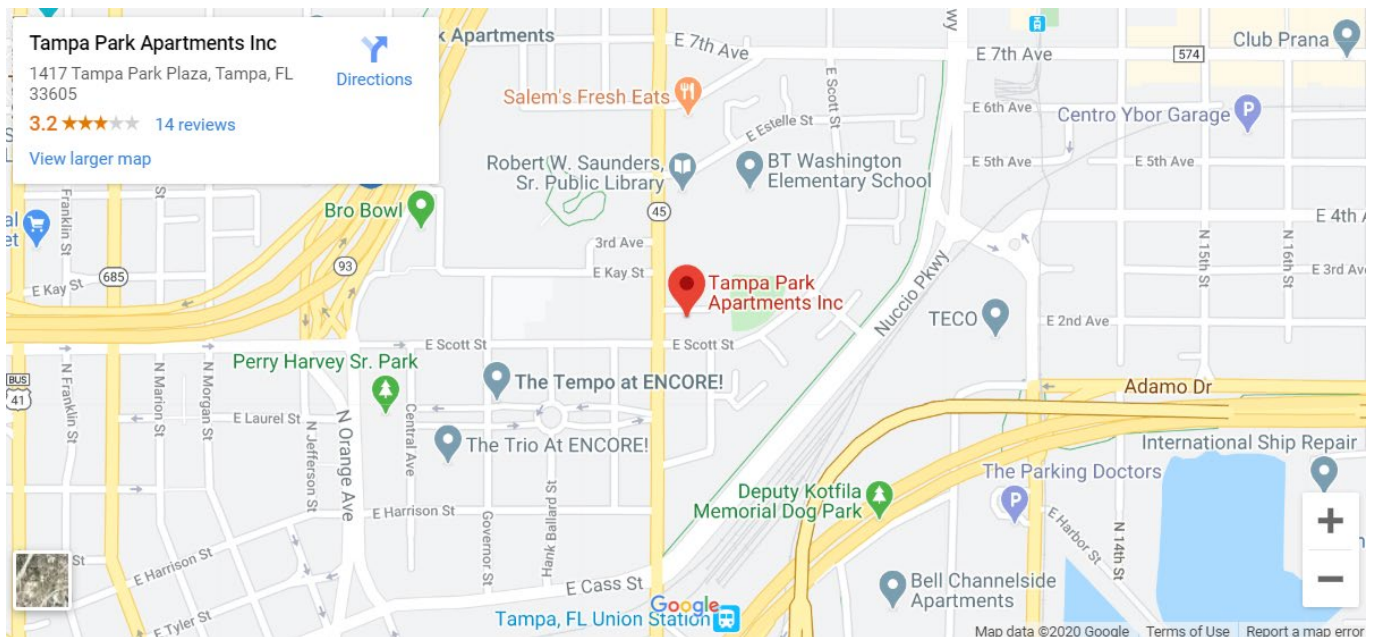
He said he was told he and his neighbors would have to leave by November because the property has been sold.

"Some developer bought the place. But she said the Rays didn't buy it. I don't know if she's telling the truth or not because I heard the Rays are trying to get back in Tampa again," Whitehead explained.

A spokeswoman with Housing and Urban Development said Tampa Park opted out of its contract with the agency last year.

Right now, 34 low income tenants receive section 8, a government subsidy which reduces their rent below market rate. Those tenants have since received federal vouchers from HUD and will get assistance from the **Tampa Housing Authority** to find a new place to live.

Spectrum Bay News 9 reached out to the owner of the complex Tuesday afternoon but did not get a call back. And the property manager had no comment on the matter.



# After 52 Years In Housing — Tampa Park Is Under Contract To Be Sold

The Board of Tampa Park Apartments has announced that its property that sits on 21 acres between downtown Tampa and Ybor City is under contract to be sold.

Its tenants have been told that the property has to be totally vacated by November 1st.

According to Board vice-chair, and *Florida Sentinel* publisher, **Kay Andrews**, "my grandfather, **Mr. C. Blythe Andrews**, the Grand President of Lily White Security Benefit Association and **Mr. Perry Harvey, Sr.**, the president of International Longshoremen Local 1402, partnered to apply for the federal funding to build Tampa Park in 1964. These two established Black groups had a history of financial stability and were approved.

The doors for the first set of apartments (208) opened in 1968. They also applied for additional funding to build the second set of apartments (174) and the commercial plaza, that opened in 1970. The goal was to provide clean and safe housing for the members of their organizations, and provide office space and a supermarket within walking distance for the residents during the 1960s."

"Fifty-two (52) years is a long time. And contrary to what is being said, our goal up until a few years ago was to keep Tampa Park going. However, Tampa Park is a non-profit business that had HUD as its overseer.

"The world of housing people who need it, is very different now, than it was back then. Back then, the federal government supported and earmarked funding. However, since the early 1990s, HUD has been systematically getting out of the business. Programs like Hope VI, that turned over public housing to developers and banks, are the new normal. We are different, but the same, because we are privately owned.

"As a governing Board, we paid off two (2) 40-year mortgages, a capital improvement loan and 2 Flex subsidy loans. We navigated several mandatory management companies, and had to file a federal lawsuit to keep the property from being placed back into an additional 20-year contract with HUD or face seizure.

"The mortgages were paid off in 2009 and 2010. The mortgages our founders agreed to, were ballooned by HUD from \$8,000 per month to \$20,000+ each per month for the last 20 years of the



The co-sponsors of Tampa Park in 1964, signing documents for the loans to build the apartments. Seated, C. Blythe Andrews and Perry Harvey, Sr., with the federal Urban Renewal representative. Standing, C. Blythe Andrews, Jr., and Perry Harvey, Jr.

debt. So, our mortgages were at roughly \$50,000 per month. Added to the mortgage debt, the property had to apply for additional funding to do mandatory renovations in 1996, that became due in full at the maturity of the mortgages.

"It amazes me that my father, **Mr. Andrews, Jr.** and **Mr. Perry Harvey, Jr.**, who were at the helm when this originally happened, were able to keep the doors open."

Tampa Park was treated as 2 entities, Tampa Park I and Tampa Park II. At the 20-year mark, Tampa I's mortgage was managed by Prudential Financial and Tampa II's by HUD.

"In 2009, when Tampa I's mortgage matured, Prudential had escrowed the additional money from the mortgage payment (\$12,000 per month), so we had enough money to pay off the flex subsidy loan that was due at the mortgage's maturity on Tampa I."

That wasn't the case with Tampa II.

"In 2010, when the mortgage matured, HUD said Tampa II still owed \$2.6 million and needed to enter another 20-year contract, or pay the amount in full. The Board asked HUD to produce an accounting of the payments, however HUD said they did not have it, and the account had been closed."

This led to trips to the HUD office in D. C. to see why the property could not get the records. Finally, an interim director made the formal request to the office in HUD D.C., that managed the payments, to produce the accounting.

"After our finance people and national accounting firm, KPMG found that the property did not owe the additional \$2.6 million, we worked from 2010 to 2014 attempting to get HUD to recognize the discrepancy. HUD would not,

leaving Tampa Park's Board no choice but to file the lawsuit in 2014, after being threatened with default, and possible seizure of the property," **Andrews** continued.

From 2015 until the case went to trial in 2018, HUD failed Tampa Park during its REAC inspections. Ironically, Tampa Park had never failed an inspection until then. If you fail inspection consecutive times, then your subsidy is stripped. The property was failed by 1 point on two occasions.

Tampa Park had 208 families under Section 8 subsidy.

The federal trial was held in February, 2018 in Tampa, and lasted 2 weeks. Tampa Park was represented by West Palm Beach attorney, **Malcolm Cunningham** and his partner, **Amy Fisher**. The jury ruled that Tampa Park did not owe, \$2.6 million, but would have to pay \$1 million, instead. The ruling was a loss for HUD.

In May 2018, HUD initiated another mandatory inspection, and failed the property for the 3rd time.

In July 2018, Tampa Park received notice that its project-based Section 8 subsidy had been stripped and 170 families had to move.

"When you lose a big chunk of your revenue to what we felt was retaliation, it's hard to recover," **Andrews** continued.

"The majority of the low-income, subsidized tenants are gone. All 170 families had a mandatory January 2019 move-out date or risk losing their subsidy. We were financially devastated, but happy that our residents could take their vouchers with them to find a place to live.

"This, however, left us with 170 empty apartments that had to be totally renovated, and then rented in a short time span.



The process took 4 years from start to finish. This is the signage in 1968, for rental.

"Our buildings are 52 and 50 years old, and while we could continue to put a band-aid on the things that are occurring on the property, like replacing roofs, plumbing and replacing appliances, losing 170 subsidized rents in a blink of an eye, left us with few options.

"Most people have forgotten that Tampa Park was included in the Civitas deal in the early 2000s. However, we left the deal on the table, 17 years ago. But be clear, the handwriting was on the wall back then. Urban Take-Back was real and happening in Tampa. Look across the street... what was once Central Park is now Encore, Downtown is being developed by leaps and bounds, as is Water Street, Ybor City and West Tampa.

"The human side of things is we have elderly and market rate residents that have been with us a long time and call this home. We have a dedicated staff that has done its best to cater to the needs of the residents. And, the majority of our Board members have served for many, many years, so this decision, despite reports, was difficult and took a while to finally make.

"Of course, as business people, we entertained meetings here and there, but we had not actively moved toward this end until the rug was totally pulled from under us," **Andrews** says.

"My grandfather, Dad, **Mr. Harvey, Sr.** and **Jr.**, were true pioneers and businessmen that seized the opportunity to make a difference in our community in the 1960s. Where Tampa Park sits was once known as 'the Scrubs' and was targeted for Urban Renewal. Our Board has always understood the significance of the legacy they left us

in charge of. Tampa Park Apartments, 'was a place to call home' for thousands of people for over 5 decades."

"**James Harrell**, worked as a longshoreman for 55 years and was the Local union's president for more than a decade; I am the Grand President of Lily SBA and worked in my family's business for 43 years. Our lives as leaders of these entities did not just begin yesterday. We have served on Tampa Park's board for 40 years and 25 years respectively, and as its chair and vice chair since 2005. We have been in this arena, housing low-income people in the heart of the city for a long time. And quite honestly, it has been a war zone, and we have been getting our butts kicked. Sadly, the downside of victory are the casualties.

"We had 99 problems, but being in charge of our own destiny, WAS NOT one of them. So our exit strategy became, 'decide now to make a shift and adjust to do what we had to do, or risk losing the battle completely'."

"With this decision, we negotiated to give our residents enough time to move, if they continued to pay their rent. We offered our employees opportunities to advance their skills while still on payroll, as well as compensation after the property closes. Our managers are also compiling a list of apartment vacancies to place our elderly and longtime residents, as well as our newer tenants that want it. Thirty-three of our residents have Section 8, so they will be placed by Tampa Housing. And finally, one of our banks is planning to do a workshop to offer any resident interested in homeownership an opportunity to apply," **Andrews** concluded.

Local

# Sen. Janet Cruz Advances Senate Budget Amendment For Abandoned African-American Cemetery

TALLAHASSEE, FL – As a part of the Florida Senate’s discussion of its proposed budget Wednesday (Feb. 12th), **Senator Janet Cruz** (D-Tampa), Senate Minority Leader **Audrey Gibson** (D-Jacksonville), and **Senator Darryl Rouson** (D-St. Petersburg) passed an amendment to the Senate General Appropriations Bill (SB 2500) that would set aside \$100,000 for memorials to be built at Zion Cemetery and Ridgewood Cemetery in Tampa.

The passage of Wednesday’s amendment ahead of budget conference expresses the Senate’s strong belief in the importance of recognizing and memorializing the important contributions of African-Americans to the history of Florida.

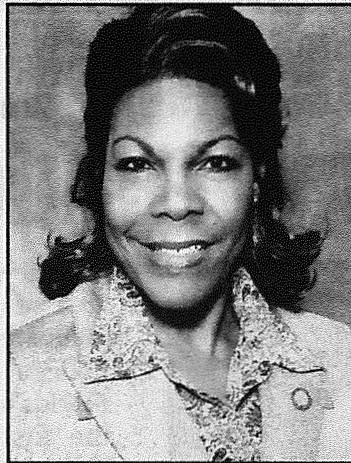
The amendment, in conjunction with **Senator Janet Cruz’s** legislation to form a



**SENATOR JANET CRUZ**

statewide task force for the historical preservation of African-American cemeteries and burial sites (SB 220), comes in response to reports of dozens of lost, forgotten, and ignored cemeteries of people of color across Florida.

In July, the *Tampa Bay*



**AUDREY GIBSON**

*Times* revealed that the first African-American cemetery recognized by the City of Tampa, Zion Cemetery, along with hundreds of graves, had been largely forgotten as development topped the site proceeded over the decades.

In October, Hillsborough

County Schools discovered another historic African-American cemetery, Ridgewood Cemetery, on the grounds of King High School in Tampa.

The Senate Budget amendment will provide funding to the Florida Department of State for a memorial at each of these sites. The Department will be required to work with local community stakeholders to create memorials that demonstrate the state’s commitment to honoring all who have contributed to Florida’s history and ensuring dignity and respect for the deceased.

In response to the passage of this budget amendment, **Senator Cruz** and **Senate Minority Leader Gibson** offered the following statements:

“Over the past year, I have been proud to work with our local and state leaders to correct historic wrongs as Florida has re-discovered and com-

mitted to the preservation of African-American cemeteries throughout our state,” said **Senator Cruz**.

“While there is much collaborative work still to be done, I am grateful to have the opportunity to take this first step by setting aside funding specifically for Zion Cemetery and Ridgewood Cemetery Memorials in Tampa. This will allow our community to begin healing from this injustice and encourage our state to take the necessary steps to memorialize all who have contributed to Florida’s history, particularly those whose vital contributions have been overlooked for far too long.”

“Restoring the honor and dignity to those who came before us is important to history and the descendants of those buried in these cemeteries,” said **Leader Gibson**.

## Lost African American graves discovered in Clearwater

*A burial ground was moved from the site in 1954. But ground radar has found 44 potential “graves” that may have been left behind. There could be more.*

Tampa Bay Times, By Kathryn Varn and Paul Guzzo | Published Feb. 28, 2020

CLEARWATER — Another forgotten African American burial ground has been discovered.

Ground penetrating radar has identified 44 “grave-like anomalies” belonging to an African American cemetery once located on the corner of Holt Avenue and Engman Street, city of Clearwater and Pinellas County School District officials announced Friday.

The graves were found on land that is now a paved parking lot, an unused parcel owned by the school district. The potential graves are just 2.45 to 5.62 feet below the surface.

Additional graves may also exist “beneath the footprint” of a school district building built on land that was once home to a cemetery, according to the report prepared by Cardno, the private archaeology firm hired by Clearwater and the Pinellas County School Board to conduct the search.

The cemetery’s name is unknown. City and school officials are referring to it as the “North Greenwood Cemetery.”

This is the third time since August that archaeologists have discovered lost African American graves in the Tampa Bay region.

“The report highlighted the need for continued investigation,” said Clearwater City Manager Bill Horne, who addressed the discovery at a news conference with Zebbie Atkinson IV, president of the NAACP Clearwater/Upper Pinellas branch and Clint Herbic, associate superintendent for Pinellas schools.

“It’s an unfortunate situation that America has the history it has and has done very little if anything to make amends for the atrocities of the past,” Atkinson said. “We need to work together to find the answer so all hearts are satisfied in the end.”

The next step, Horne said, will be to give Cardno the greenlight to validate the radar’s findings by digging just close enough to the graves to confirm their existence without touching them.

The archaeologist’s final report should be done by the end of March. Officials will also start consulting with the community about how to move forward. Atkinson said he’ll likely convene a meeting to ask residents how they wish to proceed.

“Now that we’re here we’re here, and it’s how do we best move forward in a manner that serves all parties involved and the community?” he said.

There were plans for that property. The city, the school district and the Homeless Empowerment Program announced in July they would team up for what is believed to be a first-of-its kind project. The school district was going to lease a parcel just west of the nonprofit’s North Greenwood campus to the nonprofit.

The Homeless Empowerment Program would then build as many as 39 affordable housing units on the lot. Included in the property leased to the nonprofit would be a nearby 1.3-acre lot donated by the city to the school district.



A cemetery was once located in this parking lot next to a vacant Pinellas County School District building in Clearwater. Now ground radar has discovered 44 African-American graves at the site, and more could be found. [SCOTT KEELER | Tampa Bay Times]

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In return, the school district would agree to run the nonprofit’s adult education programs.

Herbic said he’s been in contact with the Homeless Empowerment Program and said they’ll work to salvage the affordable housing project.

“This doesn’t mean that that project has to come to an end,” he said. “Maybe we just kind of take a look at our property ... and tweak those plans a little bit.”

In August, the **Tampa Housing Authority** announced that graves from the segregation-era all-black Zion Cemetery were still under its former footprint that include five of the public agency’s Robles Park Village public housing apartment buildings plus privately-owned warehouses and a tow lot on the 3700 block of N Florida Avenue.

Then in November, the Hillsborough County School District discovered that the mid-20th century Ridgewood Cemetery for paupers was still on its King High School campus.

Around 300 Zion caskets were identified with ground penetrating radar and 145 for Ridgewood. Still, archaeologists believe that most of Zion’s more than 800 and all of Ridgewood’s estimated 250 caskets remain in the ground. The headstones were moved but not the bodies.

Now the search for lost burial grounds turns to Clearwater, where hundreds of graves were moved from the North Greenwood Cemetery more than six decades ago.

Newspapers in 1954 reported that, to make room for a city pool and Pinellas High School, the remains of some 350 people from that burial ground were moved to Parklawn Memorial Cemetery in Dunedin

The city pool is long gone and the school building on the site, behind the Clearwater Intermediate School, is unused and fenced off.

The archaeology report says there are “numerous disturbances that may indicate areas where burials have been removed.”

Still, when the other two lost cemeteries were found, the Clearwater/Upper Pinellas NAACP questioned whether when the Clearwater cemetery was moved that unmarked graves were left behind.

The ground penetrating radar search conducted from Feb. 6-13 confirmed that there were.

Meanwhile, the search for other lost African American cemeteries continues on both sides of the bridge.

Different teams of archaeologists are looking for the St. Matthews Baptist Church Cemetery on FrankCrum Staffing’s campus in Clearwater, the Port Tampa Cemetery on MacDill Air Force Base and the Keystone Park Memorial Cemetery on the Bay Tree Farm in Odessa.



## A forgotten African American burial ground has been discovered in Central Florida

Miami Herald, BY KATHRYN VARN AND PAUL GUZZO TAMPA BAY TIMES / FEBRUARY 29, 2020 12:51 PM

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SCOTT KEELER TAMPA BAY TIMES  
CLEARWATER

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## 44 African-American Graves Found Under Florida School District Parking Lot

The Root, Zack Linly | March 1, 2020, 2:00PM | Filed to: TAMPA BAY TIMES



Photo: Pinellas County School District parking lot where 44 African American graves were discovered. Photo by Scott Keeler (Tampa Bay Times)

America has a long history of racial oppression and, apparently, just as long a history of sweeping racism under the rug—or, in this case, the parking lot. According to the Tampa Bay Times, Cardno, a private archaeology firm hired by the city of Clearwater and the Pinellas County School Board, has discovered what appears to be 44 graves, or “grave-like anomalies,” from a long-forgotten African-American cemetery under a Florida parking lot owned by the school district.

This discovery marks the third since August where archaeologists have found lost African-American graves in the Tampa Bay area. The saga started last August when the **Tampa Housing Authority** announced that graves from the segregation-era all-black Zion Cemetery were discovered still under their original

burial grounds which now reside under five Robles Park Village public housing apartment buildings as well as privately-owned warehouses and a tow lot on the 3700 block of N Florida Avenue. Around 300 caskets were identified using ground-penetrating radar, which was also used in Cardno’s discovery.

Then in November, the Hillsborough County School District made a similar discovery. Ridgewood Cemetery, which had been around in the mid-20th century, was still under the King High School campus where archeologists found, through the same technology, 145 graves. According to the Times, archaeologists believe that most of Zion’s more than 800 and all of Ridgewood’s estimated 250 caskets remain in the ground while the headstones have been moved.

As for Clearwater, the name of the cemetery found under their parking lot, which has been unused, is unknown but referred to as “North Greenwood Cemetery.” According to a report by Cardno, besides the 44 that were discovered, there may still be additional graves “beneath the footprint” of a school district building. In a news conference with Zebbie Atkinson IV, president of the NAACP Clearwater/Upper Pinellas branch and Clint Herbic, associate superintendent for Pinellas schools, Clearwater City Manager Bill Horne addressed the discovery saying, “The report highlighted the need for continued investigation.”

Atkinson weighed in saying, “It’s an unfortunate situation that America has the history it has and has done very little if anything to make amends for the atrocities of the past. We need to work together to find the answer so all hearts are satisfied in the end.” According to the Times, there were plans for the property the lost graves were discovered under which have now been disrupted:

The city, the school district and the Homeless Empowerment Program announced in July they would team up for what is believed to be a first-of-its kind project. The school district was going to lease a parcel just west of the nonprofit’s North Greenwood campus to the nonprofit. The Homeless Empowerment Program would then build as many as 39 affordable housing units on the lot. Included in the property leased to the nonprofit would be a nearby 1.3-acre lot donated by the city to the school district. In return, the school district would agree to run the nonprofit’s adult education programs. Herbic said he’s been in contact with the Homeless Empowerment Program and said they’ll work to salvage the affordable housing project.

“This doesn’t mean that that project has to come to an end,” he said. “Maybe we just kind of take a look at our property ... and tweak those plans a little bit.” Horne said the next step for Clearwater is to give Cardno the greenlight to validate the radar’s findings by digging just close enough to the graves to confirm their existence without touching them. The firm’s final report should be done by the end of March and Clearwater officials will start consulting with the community about what happens moving forward. Atkinson said he’ll likely convene a meeting to that end. “Now that we’re here we’re here, and it’s how do we best move forward in a manner that serves all parties involved and the community?” he asked. That’s a damn good question. We hope answers will come very soon.

## African-American burial site discovered under paved parking lot in Tampa Bay

Face2face Africa | MICHAEL ELI DOKOSI | Staff Writer | March 03, 2020 at 04:00 pm | NEWS

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Old graves said to have been part of an African-American cemetery have been identified under a paved parking lot.

Although the cemetery's name is unknown, city and school officials call it "North Greenwood Cemetery."

The discovery was made when ground penetrating radar was used to identify 44 "grave-like anomalies." They were found on an unused parcel of land owned by the school district. The potential graves are just 2.45 to 5.62 feet below the surface.

Cardno, the private archaeology firm hired by Clearwater and the Pinellas County School Board to conduct the search say there are more potential graves to be discovered.



The parking lot is located in a corner of the school land next to disused buildings and had been earmarked for a homeless housing project.

"It's an unfortunate situation that America has the history it has and has done very little if anything to make amends for the atrocities of the past. We need to work together to find the answer so all hearts are satisfied in the end," Zebbie Atkinson IV, president of the NAACP Clearwater/Upper Pinellas branch stated.

Clearwater City Manager Bill Horne now awaits Cardno to get the approval to validate the radar's findings by digging just close enough near the graves to confirm their existence without touching them.

A report is expected by March ending while residents are consulted as to how best to proceed without offending parties.

"Now that we're here we're here, and it's how do we best move forward in a manner that serves all parties involved and the community?" Atkinson said.

The discovery site or property was set to be developed by the city, the school district and the Homeless Empowerment Program where the school district leases a parcel just west of the nonprofit's North Greenwood campus to the nonprofit.

The Homeless Empowerment Program would then build as many as 39 affordable housing units on the lot. Included in the property leased to the nonprofit would be a nearby 1.3-acre lot donated by the city to the school district.

In return, the school district would agree to run the nonprofit's adult education programs.

With the recent development, Herbic said: "This doesn't mean that that project has to come to an end," adding "Maybe we just kind of take a look at our property ... and tweak those plans a little bit."



A cemetery was once located in this parking lot next to a vacant Pinellas County School District building in Clearwater. Now ground radar has discovered 44 African-American graves at the site, and more could be found. [SCOTT KEELER | Tampa Bay Times]

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## Pasco drops fees, hopes to attract affordable housing

*The county plans to waive transportation fees for projects aimed at people of moderate means.*  
Tampa Bay Times, By C.T. Bowen | Published March 3, 2020

NEW PORT RICHEY — Fourteen months after a Pasco County Commission majority voted down a proposed apartment complex for low-wage earners, the county plans to offer financial incentives to developers building affordable housing.

Only Commissioner Kathryn Starkey commented on the dichotomy during a Feb. 25 commission workshop. She had learned that Pasco has an inventory of 58 apartment complexes with fewer than 4,000 units for low- or moderate-income tenants.

"Wow. That is not a lot in a population our size," said Starkey.

"No, it's not," agreed Marcy Esbjerg, the county's community development director.

"That's way under. We should have one up on (State Road) 52," said Starkey.

Her apparent dig at Commissioners Jack Mariano, Mike Wells Jr. and now-Chairman Mike Moore drew no response.

Starkey and Commissioner Ron Oakley were on the short end of a 3-2 vote in December 2018 when the owner of 12 vacant acres at SR 52 and La Madera Boulevard proposed to use the property for apartments. The targeted tenants were people earning less than 60 percent of the area's median income — \$31,000 for a typical west Pasco household. Mariano, Wells and Moore turned down the request after residents from the adjoining Timber Oaks and Bear Creek neighborhoods objected.

Last week, however, nobody disputed the need for affordable housing after Esbjerg provided a litany of statistical data on housing options and income levels around the county:

- Housing prices increased 77 percent over the past 13 years, and rents are up 71 percent in the same time period.
- Forty percent of Pasco households earn less than 80 percent of the area's median income, qualifying them as low- to moderate-income. In Pasco, two of every five households earn less than \$53,500 and qualify for housing assistance.
- Fifty-four percent of Pasco residents are considered "cost burdened," meaning they pay more than 30 percent of their household gross income for housing. A renter is twice as likely as a homeowner to fall into that category.
- A full-time worker in Pasco would need to earn \$17.62 hourly to rent a typical two-bedroom apartment charging a fair market rent of \$1,133 per month. But the median wage in the Tampa metropolitan area is \$17.27 per hour.



1MICHELE MILLER | Times In 2019, Habitat for Humanity of Pinellas and West Pasco counties celebrated the completion of the 'Harbor House' in Town and Country Villas in New Port Richey. The neighborhood is part of Habitat's West Pasco revitalization initiative to bring affordable housing to the New Port Richey area. Last week, Pasco commissioners said they will waive transportation fees for new single-family and multifamily affordable housing projects. [CT BOWEN | Tampa Bay Times]

## Pasco drops fees, hopes to attract affordable housing

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- Nearly half of the renter-occupied units in Pasco have problems that could include incomplete plumbing or unfinished kitchens, overcrowding or be too costly for tenants. But the number one problem is cost, said Esbjerg.
- The United Way's ALICE report — an acronym for asset-limited, income-challenged, employed — showed 45 percent of the nearly 196,000 households in the county are below the poverty level or earn less than the basic cost of living. These working-poor households stretch across the county, including 17 percent of Trinity to 70 percent of Crystal Springs, according to the 2017 data.

"They have a problem with their car or they lose a job, they're more likely to get into a major financial crisis or perhaps (become) homeless," said Esbjerg.

One detail that wasn't shared — a person in Pasco has to wait nearly two years to receive a federal housing voucher, according to 2016 data. And currently, the waiting list for public housing at the Pasco Housing Authority numbers 1,000 people, including 673 seeking a one-bedroom apartment.

Commissioners agreed to follow Esbjerg's recommendation to remove transportation fees on new construction of affordable housing projects, including both single-family homes and apartment complexes. The maneuver, which still is subject to a formal vote, is expected to assist the Habitat for Humanity rebuilding of the Leisure Lane area outside the city of New Port Richey.

Currently, the county charges a \$2,141 transportation fee per apartment in an affordable housing complex and \$3,315 for an affordable single-family home in its urbanized areas of west and south-central Pasco.

"The number one thing developers say to you is that it costs too much to build here because of these fees," said Esbjerg, "so that takes that totally off the table."

# USF working to discover and uncover century-old grave sites

The Oracle, March 3, 2020 11:41 pm by Hannah Halili, STAFF WRITER

Back from the dead, forgotten individuals are now being remembered after more than a century.

USF is working with the Florida Public Archaeology Network (FPAN) to uncover forgotten burial grounds in Tampa Bay.

FPAN is a state-supported organization. According to its website, they are “dedicated to the protection of cultural resources, both on land and underwater, and to involving the public in the study of their past.”

Zion Cemetery is the first African American cemetery to be recognized by the city of Tampa. The cemetery was established in 1901 but disappeared from city maps in 1925, according to the Tampa Bay Times.

It did not recapture anyone’s attention until Paul Guzzo of the Tampa Bay Times questioned what became of it in June 2019.



Alongside the state, Andrew Smith of the USF library is poring through historic records to find those who were lost long ago. SPECIAL TO THE ORACLE

Reporters discovered that the burial ground is now located in an empty lot behind Robles Park Village as well as in the parking lot of Sunstate Wrecker Services. During the recovery, there were around 300 caskets found within the 2 1/2 acres.

It is also believed that the cemetery has room to hold 800 caskets. However, the number of how many are actually there is unknown due to the possibility that there are more below the concrete buildings nearby.

Andrew Smith, an associate librarian at USF, reached out to FPAN to get involved after learning about the lost burials through Guzzo, thinking his background in genealogy would aid in research.

“When I became aware of Zion [FPAN’s task force] through the articles written, I thought that my genealogical skills might be useful in learning more about those who were buried there,” Smith said. “I offered to do as much as was wanted, and I made a presentation to the Zion Task Force at the Tampa Housing Authority to explain who I was and how I thought I could be of help.”

Smith started his search by digging through Hillsborough County records. They collected information on individuals such as when they died, possible family members and marriage records, as well as city directories and newspapers from the estimated time the burials were created.

“I started by using death records for Hillsborough County that had been microfilmed and then more recently digitized by FamilySearch, the genealogy branch of the Church of Jesus Christ of Latter-day Saints,” Smith said.

Smith also said that many records have been lost, which has slowed the search process.

“Some of the records that would have helped have been lost,” Smith said. “For instance, we don’t have any funeral home records that tell us exactly where anyone was buried. And there are no existing African American newspapers from that time period.”

Smith said he thinks the project will teach students and faculty about the importance of studying local history.

“It demonstrates how much USF and its community depend upon each other,” Smith said. “It [also] provides a learning opportunity for USF students, not only to have a better understanding of Tampa’s history but also to develop their own research skills by learning how to engage in local history research.”



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Smith said the hunt to uncover the past lives of these forgotten individuals is important to not only himself but the university at large to exercise its role in the Tampa community.

“USF is very much a part of the Tampa Bay community, and when faculty use their expertise to help in addressing local issues, it demonstrates how important the community is to USF and how important USF is to the community.”

Smith said the task of retrieving long-lost records will take longer than initially expected.

“I expect that this task will occupy a portion of my time for a period that could easily last several years,” Smith said.

However, because of the value of the lives forgotten, Smith said the time commitment is necessary.

“I believe that it is worth this much time to bring these people back to life,” Smith said.

“We die when our physical body dies, but we also die when the last person speaks our name. We can bring these people back because we can begin talking about them and speaking their names again.”

# More Than 40 African-American Graves Found Underneath Florida Parking Lot: 'It's an Unfortunate Situation'

Atlanta Black Star, By Tanasia Kenney - March 6, 2020

A private archaeological firm uncovered what's believed to be yet another forgotten African-American burial ground in the Tampa Bay area, the Tampa Bay Times reports.

**Cardno**, a multi-national engineering services company, has identified 44 "grave-like anomalies" underneath a paved lot belonging to a school district in Clearwater, Florida. With the help of ground-penetrating radar, scientists were able to locate the dozens of possible graves.

City of Clearwater and Pinellas County School District officials announced the discovery last Friday but said there's still need for continued investigation.



More than 40 potential graves belonging to an African-American cemetery are believed to be underneath a paved parking lot in Clearwater, Florida. (Photo: CBS Miami / video screenshot)

"It's an unfortunate situation that America has the history it has and has done very little if anything to make amends for the atrocities of the past," NAACP Clearwater President Zebbie Atkinson IV told reporters at a news conference, where he was joined by City Manager Bill Horne and Pinellas schools Superintendent Clint Herbic.

"We need to work together to find the answer so all hearts are satisfied in the end," he added.

The possible graves are just 2.45 to 5.62 feet below the surface, and a report prepared by Cardnos suggests additional graves could exist under a school district building nearby. The land was once home to an African-American cemetery, however, the remains were relocated in 1954 to make room for a new high school and pool.

Archaeologists believe some of the graves may have been left behind.

Per the Tampa Bay Times, this latest discovery marks the third time since August that archaeologist have stumbled upon forgotten African-American graves in the Tampa Bay area. Last summer the **Tampa Housing Authority** confirmed that graves from the segregated, all-black **Zion Cemetery** were still under its original footprint that includes five of the agency's public housing apartment buildings.

The second discovery came in November when the Hillsborough County School District discovered the mid-20th century Ridgewood Cemetery for paupers was located on its King High School campus.

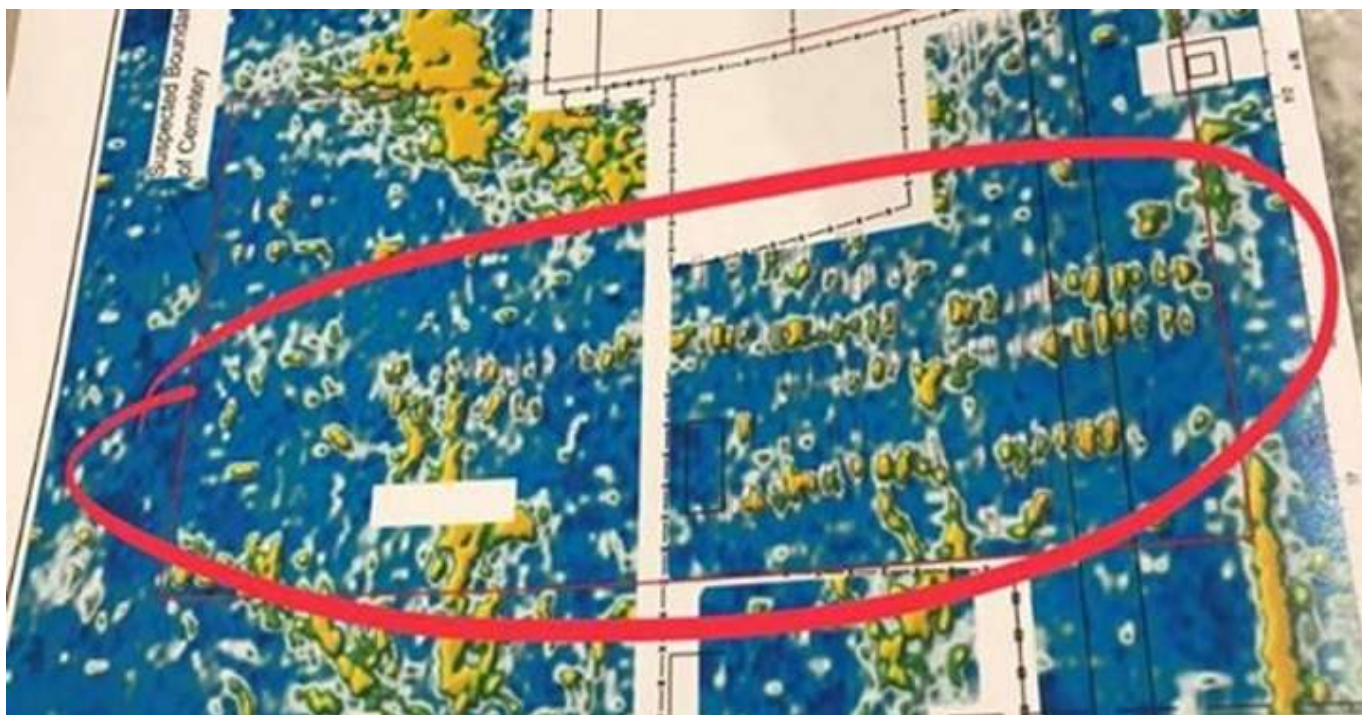
All eyes are now on Clearwater, where the remains of some 350 people were moved from what's now being called the **North Greenwood Cemetery** to make way for the now-unused school. Next steps involve Cardno getting the green light to validate the radar's findings by digging close enough to the graves without actually touching them.

"Now that we're here we're here, and it's how do we best move forward in a manner that serves all parties involved and the community?" Atkinson told the newspaper.

Cardno's final report is expected to be finished by late March, after which community leaders will hold meetings to discuss how to proceed.

# Florida Senate seeks “lost” African American cemeteries

7 News Miami, March 9, 2020



*Courtesy: Fox 13*

ASSOCIATED PRESS

TALLAHASSEE, Fla. (AP) — Florida would create a task force to identify unmarked and abandoned African American cemeteries and make recommendations on how to preserve them under a bill unanimously passed by the Senate on Monday.

Several such cemeteries have been found around the state, including one in **Tampa** where the local **housing authority** built apartments above the graves of about 800 African Americans buried in the early 1900s, and a slave burying ground that’s now under a Tallahassee golf course.

“Across the state of Florida such cemeteries called lost are being found,” said Democratic Sen. Darryl Rouson. “We cannot continue to run away from our collective history, and we can no longer allow others to rewrite that history, or at its worst, force the history off the pages of time.”

The Tampa Bay Times wrote a series of articles that brought attention to the Zion Cemetery at the site of a public housing development. That prompted local officials to investigate the graves. Also last year, a separate African American cemetery was discovered on the grounds of a Tampa high school.

The bill would establish memorials at the two Tampa sites and would direct the Department of State to work with the University of South Florida and the Florida Agricultural and Mechanical University to research the Zion Cemetery and identify relatives of those buried there.

“There were those who thought that by building buildings or removing headstones they could obliterate the memory and dignity of a people and families that were buried there. This should never happen again,” Rouson said.

A similar House bill hasn’t received a committee hearing, and the Legislature is scheduled to end its annual session on Friday.

## There's a ghost town now where graves were found at Robles Park Village

The Tampa Housing Authority has relocated the 29 families who were living atop the forgotten Zion Cemetery.

By Paul Guzzo | Published March 9, 2020



All but one of 29 families have moved from a section of Robles Park Village that was built on top of the forgotten Zion Cemetery. [JAMES BORCHUCK | Times]



Only one family remains now that Roneshia Costin and her four children have moved out of the section of Robles Park Village that sits atop the forgotten Zion Cemetery. [JAMES BORCHUCK | Times]

TAMPA — Roneshia Costin had heard the rumors that Robles Park Village was built on a cemetery and often came across signs that her apartment there was haunted.

"I'd hear cabinets closing when no one was home and wonder, 'Ghosts?'" Costin said.

Now, it's official. The building she called home for three years — along with a whole section of the public housing complex — stands as a ghost town, vacated to await demolition some day as part of a planned memorial.

On Wednesday, Costin, 28, and her four children moved out of their apartment in the 200 block of East Kentucky Ave. Hers was one of five apartment buildings found to have been erected on top of the forgotten, segregation-era, all-black Zion Cemetery.

The cemetery was revealed June 23 in a special *Tampa Bay Times* report and graves were confirmed there in August following a search by archaeologists using ground-penetrating radar.

The **Tampa Housing Authority** quickly moved to relocate the 29 families living in the five buildings. Costin's departure leaves just one family and they're scheduled to move out by the end of this week, property manager Walter Guy said.

Shuttering this section of Robles Park leaves the sprawling public housing complex, built in the 1950s, with around 450 apartments in 62 buildings.

A tour of the vacant buildings shows pieces of lives left behind — mattresses and kitchen utensils, Legos scattered across a floor, a pink Barbie bike with training wheels behind a closet door.

"Everyone was in a real hurry to get out," Costin said. "As soon as most could, they left."

As the apartments are vacated, screen doors are screwed shut and every window no matter how small is boarded up.

"Vandalism is always a possibility," Guy said.

In the coming weeks, a fence will be installed around the five buildings for security and to cover the next stage of the archaeologists' work. Their radar imaging has revealed around 300 coffins on Zion's 2½ acre footprint — the Robles Park Village section plus warehouse land and a tow lot.

Now, the archaeologists will work to validate their findings by digging just close enough to caskets to confirm their existence without touching them.

The Housing Authority hopes the barrier will serve a third purpose, too: Telling the story of Zion using the fence screen, said Leroy Moore, the authority's chief operating officer.

"The fence screen can be used as part of our continuous awareness and education on Zion so people get informed of what it is, it's importance," Moore said.

## There's a ghost town now where graves were found at Robles Park Village

The Tampa Housing Authority has relocated the 29 families who were living atop the forgotten Zion Cemetery.

By Paul Guzzo | Published March 9, 2020

Zion is believed to have been Tampa's first all-black cemetery, the final resting place for the city's African American pioneers.

Guy said he had never heard of Zion Cemetery or its history before the special report appeared in the *Times*.

But he had heard the rumblings about a burial ground beneath Robles Park Village.

"Old-timers on the property had mentioned it," said Guy, who has worked at Robles Park for six years. "I was shocked it was true."

Costin heard the rumor during two stays at Robles Park, as a child from 6 to 12 and later as an adult.

"Then I learned there really was a cemetery," she said. And her suspicions about ghosts grew.

Reactions to the news among Robles Park Village residents varied.

"Some were spooked," Guy said. "Others were appalled."

That's why the Housing Authority starting the relocation process before the graves were confirmed.

Nineteen families transferred to another Housing Authority property, nine moved to homes available through federal Section 8 housing subsidies, and one moved to another Robles Park Village apartment.

"The families are all happy with where they are going," Guy said. "Most of them moved to a place with amenities. We don't have amenities here — no ceiling fan, no garbage disposal, no central air conditioning, the things many of us take for granted."

Costin found Section 8 housing in Valrico. The 1,400-square-foot home is larger than her Robles Park apartment and has a "big fenced in yard," said Costin, who works at a Chipotle and is training to become a medical assistant.

"Everything is going right," she said. "This is working out. We have a new home and hopefully I'll find a good job and we can continue on."

She has kept the reason for the move a secret from her children, 11, 8, 7 and 1.

"I didn't want to scare them. I kept them secluded in the house from the other kids so that they don't know."

Others managed to figure it out: In one of the vacant apartments, scribbled on the wall of a child's second-floor bedroom, is the image of a ghost.



Screen doors are being screwed shut and windows boarded up as families move out of a section of Robles Park Village that was built in the 1950s on top of the forgotten Zion Cemetery. [JAMES BORCHUCK | Times]



People who lived in Robles Park Village had heard rumors it was built on top of a burial ground and wondered if there were ghosts. Someone illustrated the question with a doodle on the wall of a child's bedroom. [JAMES BORCHUCK | Times]

## Florida Senate seeks "lost" African American cemeteries

San Francisco Chronicle, By BRENDAN FARRINGTON, Associated Press March 9, 2020

TALLAHASSEE, Fla. (AP) — Florida would create a task force to identify unmarked and abandoned African American cemeteries and make recommendations on how to preserve them under a bill unanimously passed by the Senate on Monday.

Several such cemeteries have been found around the state, including one in Tampa where the local housing authority built apartments above the graves of about 800 African Americans buried in the early 1900s, and a slave burying ground that's now under a Tallahassee golf course.

“Across the state of Florida such cemeteries called lost are being found,” said Democratic Sen. Darryl Rouson. “We cannot continue to run away from our collective history, and we can no longer allow others to rewrite that history, or at its worst, force the history off the pages of time.”

The Tampa Bay Times wrote a series of articles that brought attention to the Zion Cemetery at the site of a public housing development. That prompted local officials to investigate the graves. Also last year, a separate African American cemetery was discovered on the grounds of a Tampa high school.

The bill would establish memorials at the two Tampa sites and would direct the Department of State to work with the University of South Florida and the Florida Agricultural and Mechanical University to research the Zion Cemetery and identify relatives of those buried there.

“There were those who thought that by building buildings or removing headstones they could obliterate the memory and dignity of a people and families that were buried there. This should never happen again,” Rouson said.

A similar House bill hasn't received a committee hearing, and the Legislature is scheduled to end its annual session on Friday.

March 10, 2020

Unique Monthly Visitors: 1,397,480

[Link to article](#)

## First mixed-income buildings in Tampa's \$350 million West River redevelopment break ground (Renderings)



Three new residential towers in Tampa's West River redevelopment will officially begin construction Tuesday, bringing the first mixed-income buildings to the \$350 million project.

Related Urban Development Group — the affordable housing arm of Miami-based Related Group, best known for its luxury condominiums — and the **Tampa Housing Authority** will celebrate the groundbreaking of The Boulevards at West River.

The West River redevelopment — a 120-acre area bound by Rome Avenue, Columbus Avenue, the Hillsborough River and Interstate 275 — represents the next era of Tampa's urban revitalization. In mid-2017, the city demolished the aging North Boulevard Homes, a public housing project, to make way for the redevelopment. The Julian B. Lane Riverfront Park also received a massive, \$35 million renovation to help spur private investment in the area.



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The city is also prepping to re-issue a request for proposals for a prime 18-acre piece of city-owned land in the West River, looking specifically for developments focused on affordable housing, transportation and sustainability.

In addition to revitalizing West Tampa, the West River project also addresses a growing issue in Tampa: affordable housing. A lack of affordable units in the city proper is a concern among business and civic leaders, and addressing that need is a top priority for Mayor Jane Castor.

The first new building in the West River district — the Renaissance at West River, a 160-unit senior building that includes public housing, Section 8 and tax credit families — wrapped up construction last year. Related is also renovating another senior housing facility in the district, the Mary Bethune apartments, which should open to residents by the end of the year.



But Boulevard Towers One, Two and Three — which will contain 119, 119 and 133 units, respectively — are different because they will offer a variety of housing, including market-rate, affordable and units eligible for rental assistance demonstration.

"It really, truly is a mixed-income, mixed-use development," Tony Del Pozzo, vice president of finance for Related, told the Tampa Bay Business Journal. "The project's extremely well-located, and with the finishes we're putting in the units and the amenities available, we will be able to compete and attract market-rate residents as well."

The West River will also include a grocery store and other retail space. Del Pozzo said Related has had discussions with the housing authority about developing the retail but also may bring another developer into the mix.

And while Related is best known for its high-end condos — it is the developer behind an ultra-luxe project proposed on Bayshore Boulevard — CEO Jorge Perez is also passionate about affordable housing, Del Pozzo said.

"[Perez] is all about transforming communities," Del Pozzo said, "not just with housing but other aspects to really help the neighborhood."





Courtesy of West River

Related Group and Suffolk Construction are teaming up on West River. West River Features new apartments designed in a village setting. West River is designed as an affordable live, work, play space.

## West River redevelopment continues new construction in Tampa

83 DEGREES, CHRISTOPHER CURRY | TUESDAY, MARCH 10, 2020



The redevelopment of the former North Boulevard Homes public housing complex into the mixed-use, mixed-income community of West River has reached a new milestone.

The **Tampa Housing Authority** and its project partners are starting construction on three new buildings that will each include a mix of market-rate and affordable housing over ground-floor retail space.

Combined, the three Boulevard Tower buildings will have 371 apartments and a little over 6,300 square feet of retail space, along with computer/library, fitness, and community/game rooms for residents.

“This is a very significant milestone for the overall West River development because it signifies the rebirth of West Tampa and heralds in a new vision for the future of the over-all West Tampa community,” Tampa Housing Authority Director of Public relations Lillian Stringer says in an email. “Historically, I can’t recall when three monumental ground-breakings were held at the same time, on the same site that would provide 371 multi-family units. Additionally, this new construction would contribute to the increase of more affordable housing that is critically needed in the City of Tampa.”

The Tampa Housing Authority, the City of Tampa and various community stakeholders first eyed redevelopment of North Boulevard Homes, where barracks-style buildings housed more than 800 apartments in the city’s oldest public housing project since the InVision Tampa master planning process started in 2011. Their vision was to replace an isolated pocket of poverty with a vibrant, mixed-income, mixed-use community in a prime location along the Hillsborough River and close to downtown.

The long-term plan is a community of 2,100 mixed-income apartments, 90,000 square feet of retail, 77,000 square feet of office and 80 townhomes

Two affordable housing complexes for seniors -- Renaissance at West River and a renovated Mary Bethune Apartments -- are currently under construction with Mary Bethune expected to finish in late Fall of this year and Renaissance in the Fall of 2021.

“Despite our best efforts, the need for more affordable housing is crucial,” Stringer says. “We are doing our part to put a dent in this need and encourage other entities to do the same. By working together, I believe that we certainly can accomplish more.”

There is a public groundbreaking ceremony for the three new buildings at 10 a.m. Tuesday, March 10, on the corner of North Oregon Avenue and West Main Street. Tampa Mayor Jane Castor, Tampa City Council members, representatives of developer the Related Group, builder Suffolk Construction, United States Department of Housing Urban Development officials, and a former North Boulevard Homes resident will join Housing Authority officials at the event.

# Displaced residents anxiously await rebuild as housing authority breaks ground on new West Tampa development

*The anticipated 371-unit development will help address affordable housing concerns. There will be a mix of market-rate, workforce and income-based units.*

10 News WTSP, Emerald Morrow | Published: 5:38 PM EDT March 10, 2020

TAMPA, Fla. — As David Gallon works on his car outside his North Tampa home, he anxiously awaits the day he can make the 15-minute drive to what he considers his true community.

"I do miss West Tampa. I want to go back," Gallon said.

Gallon is one of about 2,000 people displaced from West Tampa when the **Tampa Housing Authority** tore down the North Boulevard Homes public housing development and moved residents to other housing units throughout the city a few years back.

The North Boulevard units were old, dilapidated and the area struggled with poverty and crime.

Former Mayor Bob Buckhorn had a vision to transform West Tampa by working with the housing authority and other entities to create a new community focused on the waterfront. In 2011, he launched InVision Tampa, a master development plan for the city's center, with West Tampa in the eye.

"It is transformative in terms of the long-term generational impact it will have on West Tampa and on the community. A portion of it will take a very dangerous, dilapidated and antiquated public housing project and replace it and to give those residents an opportunity to have a better quality of life than they enjoy currently. 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 said in a 2017 interview with 10News.

Today, the fruit of that labor is just about here. On Tuesday, the Tampa Housing Authority broke ground on three new buildings in its West River project that will add 371 new units for people of all incomes.

Once the entire West River project is complete, there will be 1,600 new units: That's double the number of units that were at North Boulevard Homes. The units will have market-rate, workforce and income-based housing, with first right of refusal for those displaced, like Gallon.

"[It's something we've been working on for the last several years. Our goal has been and continues to be to add more affordable housing in this community, but also to tear down all the dilapidated stuff that we've had in this community," said Jerome Ryans, CEO of the Tampa Housing Authority. "Our goal has always been to change the face of public housing in this community. We're changing the face to affordable housing.

"We want people to live in this community, a mixture of people living in this community and also, we think it's important not only for this community, but also important for this city."

Mayor Jane Castor agreed.

"You have that sadness with the neighborhood disappearing, but to be able to bring back more affordable housing units in a mixed market where we're going to have workforce housing and market-rate is really going to transform



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this neighborhood. And to be able to bring back 80 percent of the individuals who moved out into a brand new facility is something that I think is great for our community” she said, adding that she will continue building on the foundation Buckhorn laid to transform West Tampa.

“With this development in full swing, we’re getting ready to release the RFP for the land down on Oregon. We’re looking at what we can do to bring some of those fields off of the waterfront, relocate those so we have more room for housing, and then reimagine Main Street. It’s the entry to West Tampa. And to be able to reimagine that with a view on its history I think will be transformational in this neighborhood.”

It’s a transformation Gallon is anxious to see. Once it’s done, he’ll be anxious to return. “I’m really excited to go back to the neighborhood. I miss the whole neighborhood,” he said.

“I miss the communities around West Tampa.”

THA said the new units should be complete within the next 18 months, barring any delays.

