

Board of Commissioners Meeting

Wednesday, March 20, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

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**Board of Commissioners Meeting
Wednesday, March 20, 2019**

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

March 20, 2019

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

I. REGULAR MEETING

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

MISSION STATEMENT

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

II. APPROVAL OF MINUTES

- Regular Board Meeting of February 20, 2018

III. PUBLIC FORUM

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

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

- Administration ~ [Natalee Newson](#)
- Properties ~ [Michelle Ferrer](#)

V. RESOLUTIONS

2019-4114 David Iloanya	A RESOLUTION REQUESTING APPROVAL TO ENTER INTO A CONTRACTUAL AGREEMENT FOR CONSTRUCTION OF THE COMMUNITY JOB TRAINING CENTER AT ENCORE.
2019-4115 Leroy Moore	A RESOLUTION APPROVING THE STRATEGIC BUSINESS PLAN FOR 2019-2023 INCLUSIVE OF NEW GOALS AND OBJECTIVES AND A NEW MISSION STATEMENT FOR THE HOUSING AUTHORITY OF THE CITY OF TAMPA.
2019-4116 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH TRANSWESTERN ACQUISITIONS COMPANY FOR THE SALE OF LOT 9 AT ENCORE.

AGENDA FOR THE REGULAR BOARD MEETING

Of The Housing Authority of the City of Tampa, Florida

V. RESOLUTIONS (continued)

2019-4117 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH FLORIDAYS DEVELOPMENT CO. FOR THE SALE OF LOT 10 AT ENCORE.
2019-4118 Susi Begazo-McGourty	A RESOLUTION TO APPROVE THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2020, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.

VI. PRESIDENT/CEO's REPORT

- Finance and Related Entities ~ [Susi Begazo-McGourty](#)
- Operations and Real Estate Development ~ [Leroy Moore](#)
 - Facilities ~ [Terrance Brady](#)
 - Asset Management ~ [Leonard Burke](#)

VII. NOTICES AND UPDATES

VIII. LEGAL MATTERS

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

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

February 20, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:33 a.m. Other Board members present were James Cloar, Bemetra Simmons, Billi Johnson-Griffin and legal counsel Rhonda Stringer, who replaced legal counsel Ricardo Gilmore for this meeting. Commissioners Rubin Padgett and Dr. Hazel Harvey were not present for this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of January 16, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Caitlyn Liberto](#)
- Properties ~ [Salvador Valdez](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

None to come before this forum

VI. RESOLUTIONS

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2019-4113.

2019-4113	A RESOLUTION APPROVING A REVISION TO THE ADMINISTRATIVE PLAN TO ALLOW THE APPLICATION OF THE SMALL AREA FAIR MARKET RENTS TO THE PROJECT BASED SECTION 8 AND RAD PROGRAMS.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty introduced Finance Director, Mr. Eric Davis to make presentations on the process of budgeting and the organization of North Tampa Housing Development Corporation, which was presented by the Director of NTHDC, Mr. Don Shea.

Following above mentioned presentations, Ms. Begazo-McGourty provided a quick overview of the financial statements and concluded her report with a video prepared for THA staff each year. At the request of Commissioner Cloar, the CFO will add the information from the video to the agency's website for the public to access.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore reminded Board members of the Board workshop to discuss the action plan and the FY2019-20 budget, scheduled for Friday, March 8th at the Stetson Tampa Law Center from 8 a.m. to 12 p.m.

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

Mr. Moore asked the Director of Asset Management, Mr. Leonard Burke to provide an update on the Machado Street home renovations completed recently. The renovations were for the last home affected with Chinese Drywall; Mr. Burke's presentation included images of the finished renovations.

Encore updates by Mr. Moore included ongoing negotiations with four different entities on four different lots. Commercial lots 9, 10, 11 and 12 at Encore were close to acquiring signed Letters of Intent (LOI). Leasing activity for the Tempo building at Encore was progressing and to date 84 move-ins had taken place; a ceremonial ribbon-cutting for the Tempo was scheduled for March 15th at 10 a.m. A 65,000 SF, mixed-use, office retail parcel at lot 5 was the only lot without an active negotiating LOI.

The COO stated that there had been a volume of interest for West River purchase of lots; a signed LOI for West River lot R1 had been acquired to build a hotel. Mr. Moore showed images that indicated lot R1 was next to the grocery store lot. Parcel T4 was still in negotiations for a 320 market-rate apartment building. Parcels already funded and actively under construction included the Renaissance (T1), the Mary Bethune High-Rise, parcel T3A, T3B and T3C. Once T3D gets funded, the total number of units for West River will be at 786.

The Program and Property Services Assistant Director, Ms. Detra Smith was asked to brief Board members on her report, due to PPS Director, Ms. Stephanie Brown-Gilmore being out this week. Ms. Smith began her report with a reminder of the upcoming 11th Annual Golf Tournament, scheduled for April 26th at the Saddlebrook Golf Course; Mr. Steve 'the Predator' Monroe was secured as a special guest for the tournament.

Next, Ms. Smith asked Program Managers Mr. John Arroyo and Ms. Rosa Hill to report on two items highlighted on her report, adding that the YouthBuild Program had recently been awarded \$1.075 million by the U.S. Department of Labor. Mr. Arroyo provided an update on the YouthBuild Program followed by Ms. Hill who reported on the Community and Supportive Services offered to THA residents by the PPS department.

VIII. NOTICES AND UPDATES

None to come before this forum

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 9:50 a.m.

Approved this 20th day of March 2019,

Chairperson

Secretary

3. PUBLIC FORUM

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

4. RESOLUTIONS

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

Note:

Information for Resolution 2019-4114 will be provided as soon as it becomes available due to an extended bid process.

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

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

Re: FY2019-4115

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Strategic Business plan for 2019-2023 inclusive of new goals and objectives and a new mission statement for the Housing Authority of the City of Tampa.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Tampa Housing Authority
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Strategic Business plan for 2019-2023 inclusive of new goals and objectives and a new mission statement for the Housing Authority of the City of Tampa.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Strategic Business Plan (draft)

M E M O R A N D U M

Date: March 13, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4115**
A RESOLUTION APPROVING THE STRATEGIC BUSINESS PLAN FOR 2019-2023 INCLUSIVE OF NEW GOALS AND OBJECTIVES AND A NEW MISSION STATEMENT FOR THE HOUSING AUTHORITY OF THE CITY OF TAMPA

This resolution is necessary in order to adopt the Authority's 2019-2023 Strategic Business Plan. The Housing Authority of the City of Tampa (THA) has undergone a strategic planning process to examine its business structure, goals and strategies to address the future needs of the population we serve and our ability to expand and enhance our delivery of services to current and future clients. The result of that process has yielded a new Mission Statement and Major Goals for the Authority.

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

RESOLUTION NO. FY2019-4115

A RESOLUTION APPROVING THE STRATEGIC BUSINESS PLAN FOR 2019-2023 INCLUSIVE OF NEW GOALS AND OBJECTIVES AND A NEW MISSION STATEMENT FOR THE HOUSING AUTHORITY OF THE CITY OF TAMPA

WHEREAS, the Housing Authority of the City of Tampa (THA) has undergone a strategic planning process to examine its business structure, goals and strategies to address the future needs of the population we serve and our ability to expand and enhance our delivery of services to current and future clients:

WHEREAS, the staff and Board has examined its organizational strengths, weaknesses, opportunities, and threats through a SWOT analysis, conducted surveys, analyzed area demographics and population data, industry best practices, and conducted other research and analysis to best position the Authority for the success in the coming years;

WHEREAS, the efforts have all been summarized in the attached Strategic Business Plan for 2019-2023 by our facilitating consultant CVR Associates; and

WHEREAS, the staff is recommending the adoption of the following as the Authority's new Mission Statement:

“Cultivating affordable housing while empowering people and communities.”

WHEREAS, the staff is recommending the adoption of the following Authority Major Goals:

- 1) Expand Affordable Housing Opportunities by 1,000 Units**
- 2) Expand the Economic Stability of the Agency**
- 3) Preserve and Enhance Existing Portfolio**
- 4) Increase Utilization of Board Members to Achieve Strategic Initiatives**
- 5) Promote and Intensify Self-Sufficiency and Economic Opportunities with a Greater Array of Measurable Outcomes**
- 6) Improve Community Relations and Public Awareness**
- 7) Invest in THA Workforce to Ensure Agency is Able to Recruit, Develop and Retain Qualified Staff at All Levels**
- 8) Deploy Technology to Improve Operational Efficiency and Quality of Service**
- 9) Expand Youth Enrichment Programs Authority-Wide**
- 10) Strengthen Quality of Life Programs for Our Seniors**
- 11) Improve Preparedness for Threats**
- 12) Promote a Culture of Excellence and Innovation**
- 13) Promote Energy Saving and Sustainability**

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa approves the 2019-2023 Strategic Business Plan.

Adopted this 20th day of March 2019.

Tampa Housing Authority

Strategic Business Plan 2019 to 2023

**DRAFT –
PREPARED MARCH 2019**

By CVR Associates, Inc.

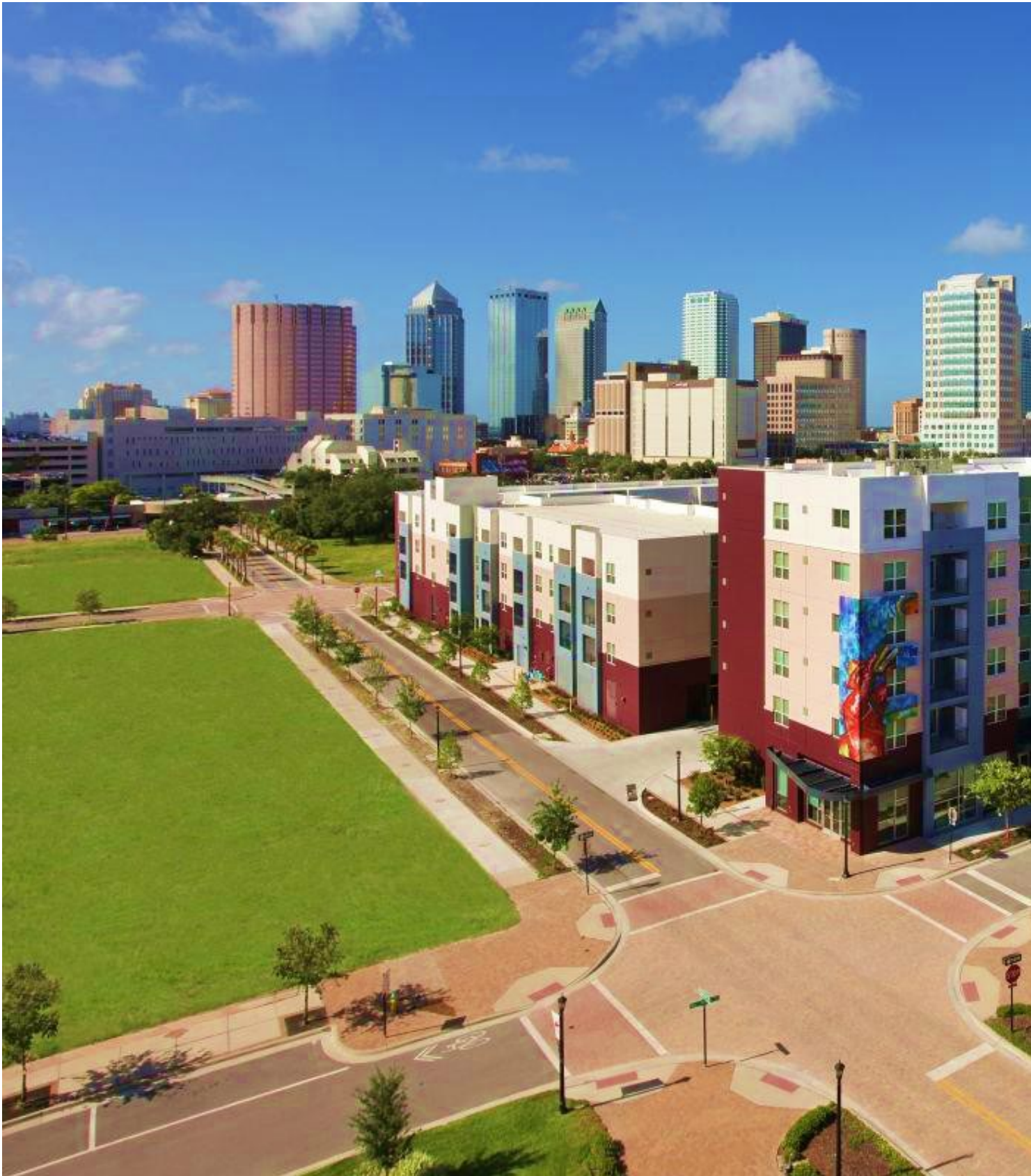


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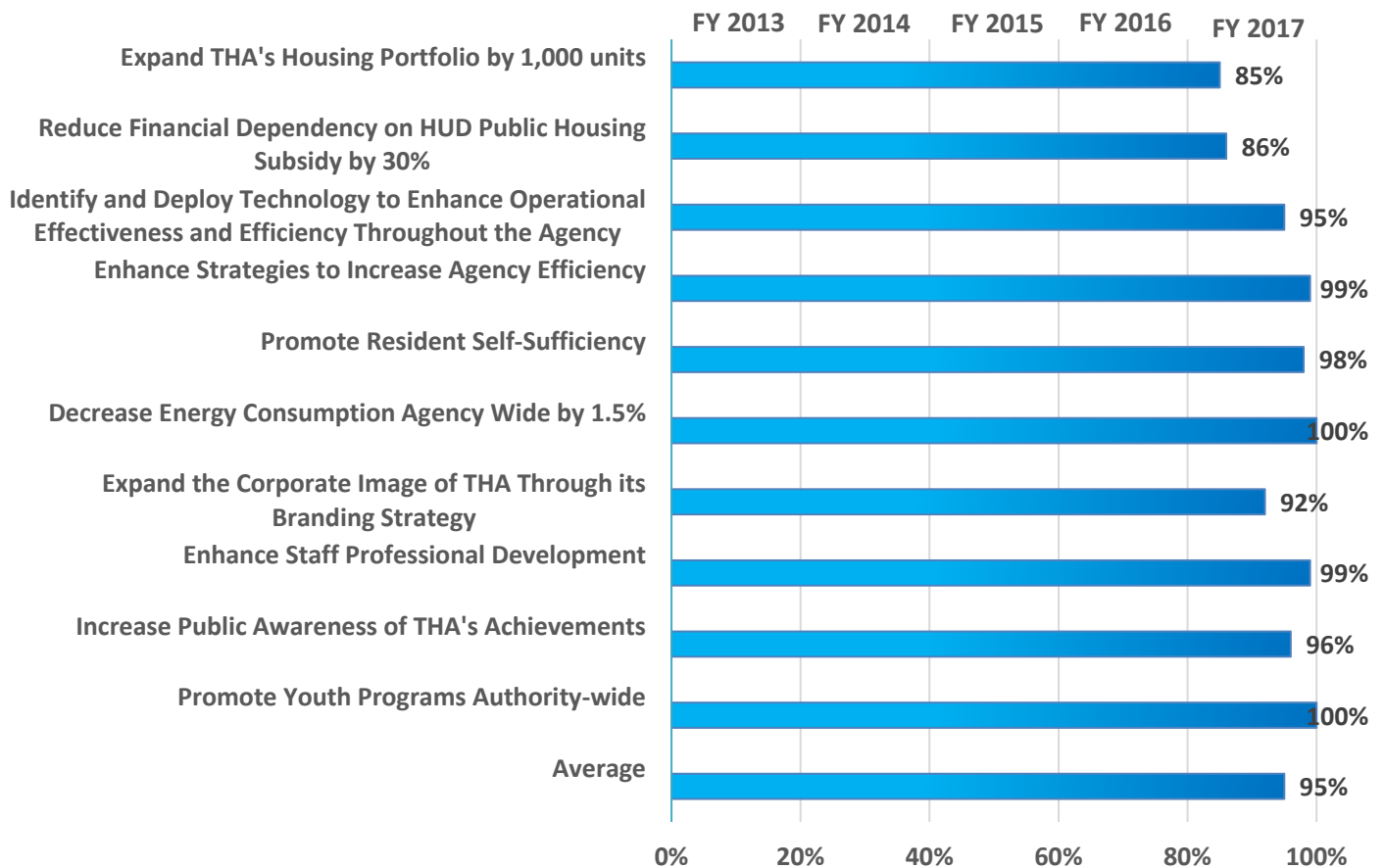
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The Tampa Housing Authority (THA) was incorporated in 1939 and provides housing opportunities to 25,362 residents within the public and assisted housing programs in the Tampa Bay area. THA operates 3,026 affordable housing units and administers 9,403 Housing Choice Vouchers. The agency also provides a wide array of supportive services to its residents. The Authority has been recognized as a high performer by the U.S. Department of Housing and Urban Development (HUD) and as a leader within the public housing industry.

To continue this level of excellence, THA periodically embarks on a strategic planning process to re-assess the agency’s mission and goals and to challenge the agency to accomplish even more. The prior Plan expired on March 31, 2018. As a result, a new Strategic Plan needed to be developed to guide the agency.

The 2013 – 2018 Strategic Plan had a 95% completion rate. THA’s Annual Management Report (AMR) scorecard for 2018 shows the following final performance under the previous Strategic Plan:

ESTABLISHED FY 2013 FOR COMPLETION BY FY 2017



2019 – 2023 Strategic Plan

THA's 2019 – 2023 Strategic Plan was developed via an inclusive planning process with THA executives, department directors, lead staff and Board members. In March 2018, THA engaged CVR Associates, Inc. (CVR) to provide strategic planning consulting services and to facilitate the planning sessions. The purpose of this process, culminating with the Plan, was to identify strategies to position THA as an innovative, forward-thinking organization that is focused on continuous improvement and excellent performance. This Strategic Plan provides a framework for the allocation of time and resources to achieve the stated objectives and the assignment of responsibilities for implementing the various objectives to ensure accountability.

The Strategic Plan provides a set of ambitious, but achievable goals and objectives, collaboratively developed by the Agency’s leadership and Board. The implementation of the Strategic Plan must include the following elements:

<p>Interdepartmental Communication</p>	<p>Provide the Strategic Plan goals and objectives in multiple formats to make the Strategic Plan available and accessible to all staff levels.</p>
<p>Progress Monitoring and Accountability</p>	<p>Utilize electronic tracking to monitor the progress of goals and objectives. This will allow the tracking of history, responsibilities, the rate of completion and when deadlines are met, exceeded or delayed.¹</p>
<p>Investment in Staff</p>	<p>Continue investing in staff through training and resources in a manner that is consistent with the adopted goals and objectives.</p>
<p>Dynamic and Ongoing Planning Process</p>	<p>Use the goals as a reference point for everyday decision-making, regularly review the progress towards the goals and objectives and make modifications as needed.</p>

THA should remain focused on the implementation of this Plan and provide flexibility in the path to get there. To do so, THA should continually review the progress towards goals and objectives and make revisions as needed. The agency should also bring the vision and goals of its Strategic Plan into the ongoing duties and activities of staff. Additionally, whenever possible, use the goals and objectives stated in the Strategic Plan as a reference point for policy decisions and everyday decision-making. Referring to the Plan provides focus and enhances THA's ability to respond creatively to new information or unforeseen circumstances rather than having them be a limiting factor.

¹ As of the date of this document, CVR is assisting the THA in procuring the Envisio electronic tracking tool that will serve this purpose.

STRATEGIC PLANNING PROCESS

In advance of launching this planning effort, CVR reviewed THA's prior 2013 - 2018 Strategic Business Plan and other related regional and local plans to examine the current external and internal environment of the organization. A summary of findings is provided in the Background section of this report.

CVR met with the executive team prior to the first strategic planning session to collectively agree on expectations and planning session topics. CVR then facilitated strategic planning sessions in October and November 2018, which resulted in this 2019 - 2023 Strategic Plan's goals and objectives.

During the first strategic planning session on October 15 - 16, 2018, CVR presented updates on the current state of the industry as well as the demographic and economic shifts in the Tampa community. Some of the key topics discussed included the current state of HUD and Federal funding for programs, the recent natural disasters that have increased migration into the state of Florida, and the issues around homelessness in the Tampa Bay area. THA executives and department leaders provided the attendees with updates regarding each THA department. CVR facilitated the updating of the organization's Mission Statement, further discussed in the Mission Statement section of this report. The session also focused on completing a SWOT analysis of the current state of THA, local trends and THA's ability to address HUD priorities outlined in

HUD's 2018-2022 Strategic Framework. The results of the SWOT analyses are further discussed in the SWOT section of this report. This session also focused on the development of strategies to address the results of the SWOT analyses. Additionally, team building exercises and small group breakout sessions were utilized throughout the planning process to improve interdepartmental communication, increase awareness of THA departmental functions and enhance collaboration among THA executives and staff.



The second session, held October 29 - 30, 2018, focused on the refinement of the goals identified in the first planning session and the development of strategic objectives. THA executives and staff brainstormed possible objectives in small groups and discussed them collectively to agree upon the proposed objectives. The objectives were then prioritized by the THA executives and refined by staff.

Additionally, staff expressed an interest in the implementation of flexible work hours. CVR assisted in leading a discussion on the pros and cons of flexible hours for THA and its possible impact on their goals. This resulted in a separate committee being formed by the Director of HR to further explore flexible work schedule opportunities. Once assessed by the committee, a recommendation will be presented to Executive Management determining if a feasible option exists to implement flexible work hours within THA departments.



The third session was held on November 13, 2018, and focused on refining the proposed objectives into SMART objectives. SMART (Specific, Measurable, Achievable, Realistic and Time-bound) objectives to create clear, attainable and meaningful goals for the organization. CVR facilitated the discussions with the THA executives and department directors. Each objective was assigned an owner who is responsible for the reporting and completion, and the full group identified supporting departments and the completion date.

In addition to the sessions summarized above, THA held preliminary planning sessions with the CVR team on April 3, 2018, April 26-27, May 17-18, and June 21- 22, 2018. Topics included Mission Statement development, assessing community needs, reviewing staff survey results, identifying industry best practices, assessing the state of the industry and emerging issues and reviewing the 2013 – 2018 Strategic Plan.

STRATEGIC GOALS AND OBJECTIVES

The outcome of this planning process led to the development of the following ambitious yet feasible goals that will challenge the agency staff and give clear direction for the next five years. The 13 Strategic Goals that resulted from the process are:

1) Expand Affordable Housing Opportunities by 1,000 Units
2) Expand the Economic Stability of the Agency
3) Preserve and Enhance Existing Portfolio
4) Increase Utilization of Board Members to Achieve Strategic Initiatives
5) Promote and Intensify Self-Sufficiency and Economic Opportunities with a Greater Array of Measurable Outcomes
6) Improve Community Relations and Public Awareness
7) Invest in THA Workforce to Ensure Agency is Able to Recruit, Develop and Retain Qualified Staff at All Levels
8) Deploy Technology to Improve Operational Efficiency and Quality of Service
9) Expand Youth Enrichment Programs Authority-Wide
10) Strengthen Quality of Life Programs for Our Seniors
11) Improve Preparedness for Threats
12) Promote a Culture of Excellence and Innovation
13) Promote Energy Saving and Sustainability

The goals were assigned to the responsible departments with projected completion dates for each. For objectives, department leaders were assigned ownership of the objective while supporting department(s) were assigned as applicable. The goals and objectives are detailed on the following pages.

Expand Affordable Housing Opportunities by 1,000 Units

	Objective	Owner	Supporting Department	Year of Completion
1.1	Produce 100 homeownership units through development, acquisition/rehab and partnerships.	Director of Real Estate Development	PPS, Assisted Housing	2023
1.2	Evaluate THA sites for potential to increase density and determine feasibility for adding additional units.	Director of Real Estate Development	Asset Management	2020
1.3	Develop the following lots at West River: <ul style="list-style-type: none"> ▪ T1: 160 Senior units ▪ T2: 150 Senior units ▪ T3A: 118 Multi-Family units ▪ T3B: 120 Multi-Family units ▪ T3C/D: 200 Multi-Family units 	Director of Real Estate Development	Assisted Housing, PPS, Asset Management, Finance, Contracting	2023
1.4	Initiate the redevelopment planning for Robles Park Village by nurturing resident capacity to partner in the planning process and budget for relocation, supportive services, and demolition.	Director of Real Estate Development	Assisted Housing, PPS, Asset Management, Finance, Contracting, PR	2020
1.5	Increase portfolio by acquiring 2 multi-family properties.	Director of Real Estate Development	Asset Management, Finance, Contracting, Assisted Housing, Related Entities, PR	2023
1.6	Aggressively pursue additional Housing Choice Vouchers.	Director of Assisted Housing	PPS, Finance, PR	Ongoing
1.7	Utilize HUD Faircloth limit to increase subsidized housing portfolio under the Rental Assistance Demonstration (RAD) Program.	Director of Asset Management	Finance, Assisted Housing, Real Estate Development, PPS	2023

Expand Affordable Housing Opportunities by 1,000 Units, cont.

	Objective	Owner	Supporting Department	Year of Completion
1.8	Implement tiny homes or container homes demonstration project.	COO	Assisted Housing, Real Estate Development, PR, Contracting, Finance, PPS	2023
1.9	Develop sustainable transitional housing program.	Director of Assisted Housing	PPS, Real Estate Development, Finance, PR, Contracting	2020
1.10	Develop permanent supportive housing for the homeless.	Director of Assisted Housing	PPS, Real Estate Development, Finance, PR, Contracting	2022
1.11	Develop Lot 8 at Encore as a mixed-income, multi-family development.	Director of Real Estate Development	Assisted Housing, Asset Management, PR, Contracting, Finance	2023
1.12	Partner with City, County and others for infill lot development.	Director of Real Estate Development	Assisted Housing, Asset Management, Contracting, Finance, PR, CEO, COO	2020

Expand the Economic Stability of the Agency

	Objective	Owner	Supporting Department	Year of Completion
2.1	Create new revenue streams independent of public subsidies.	CFO	Asset Management, Related Entities, IT, Finance, Facilities, Real Estate Development	2023
2.2	Explore MTW by advancing an innovative set of proposed program waivers and strategies, which would lessen administrative burdens and enhance service delivery and outcomes.	COO	Asset Management, Assisted Housing, PPS, Finance, CEO	2020
2.3	Establish a corporate overhead benchmark and manage expenses to remain within that benchmark.	Director of Finance	All	2020; Ongoing
2.4	Evaluate sale or repositioning of all non-essential and revenue negative assets.	Director of Asset Management	Finance, Real Estate Development, Related Entities	2019
2.5	Market in-house consulting to other agencies.	Director of Community Relations	All	2019; Ongoing
2.6	Evaluate efficiency of self-management vs 3 rd party management of THA assets.	CFO	Asset Management, Related Entities, HR	2020
2.7	Commission a 3 rd party review of Agency-wide operations to increase efficiencies, reduce redundancies and reduce costs.	COO	All	2020
2.8	Aggressively pursue the renewal and expansion of the state-wide PBCAs.	Director of Related Entities	Finance, IT	Ongoing
2.9	Maintain healthy reserves for each property, major program and related entities.	Director of Finance	All	2019; Ongoing

Preserve and Enhance Existing Portfolio

	Objective	Owner	Supporting Department	Year of Completion
3.1	Conduct a physical and social needs assessment of all properties.	Director of Real Estate Development	Asset Management, Facilities, Public Safety, Related Entities	2019; Ongoing
3.2	Evaluate assets for economic performance.	Director of Asset Management	Finance, Facilities, Related Entities	2019; Ongoing
3.3	Improve preventative maintenance to reduce costs.	Director of Facilities Maintenance	Asset Management, IT, Real Estate Development	2019; Ongoing
3.4	Evaluate use of SMART technology at properties.	Director of Facilities Maintenance	IT, Asset Management, Real Estate Development, Related Entities	2020
3.5	Develop long-term capital plan for the modernization of sites.	Director of Real Estate Development	Asset Management, Facilities, PPS, Related Entities, Public Safety	2020

Increase Utilization of Board Members to Achieve Strategic Initiatives

	Objective	Owner	Supporting Department	Year of Completion
4.1	Utilize Board members to improve inter-governmental relations.	Director of Community Relations	CEO, CFO, COO	2019; Ongoing
4.2	Engage, equip and deploy Board members within their areas of interest.	Director of Community Relations	CEO, COO, CFO	2019; Ongoing
4.3	Increase Board participation in Local, State and Federal advocacy and funding efforts.	Director of Community Relations	CEO, COO, CFO	2019; Ongoing
4.4	Encourage every Board member to annually attend at least one national or statewide industry event.	Director of Community Relations	CEO, COO, CFO	2019; Ongoing
4.5	Improve ongoing communication and engagement with Board members.	Director of Community Relations	CEO, COO, CFO	2019; Ongoing
4.6	Implement Board workshops to focus on major strategic initiatives.	Director of Community Relations	CEO, COO, CFO	2019; Ongoing
4.7	Increase utilization of Board members as speakers and program participants in order to enhance public awareness of THA.	Director of Community Relations	CEO, COO, CFO	2019; Ongoing

Promote and Intensify Self-Sufficiency and Economic Opportunities with a Greater Array of Measurable Outcomes

	Objective	Owner	Supporting Department	Year of Completion
5.1	Improve and standardize electronic Point-of-Entry process for all RAD families.	Director of Programs and Property Services	IT, Assisted Housing, Asset Management	2019; Ongoing
5.2	Revise lease to require greater resident accountability to support education and reduce truancy.	Director of Asset Management	PPS, Public Safety, Assisted Housing	2019
5.3	Explore opportunities to assist families with childcare and transportation options.	Director of Programs and Property Services	Asset Management, Contracting, Finance, Related Entities	2020; Ongoing
5.4	Develop a program to provide residents exposure to various entrepreneurial opportunities.	COO	PPS, Asset Management, Assisted Housing, Finance, Contracting Real Estate Development, Board	2019; Ongoing
5.5	Increase the Section 8 Homeownership program to 100 total homeowners. Currently stands at 60 owners.	Director of Assisted Housing	PPS, PR	2023
5.6	Explore and implement a program to encourage job retention and reduced reliance on housing assistance.	Director of Programs and Property Services	Assisted Housing, Asset Management	2020; Ongoing
5.7	Expand partnerships with local employers to connect residents to available job opportunities.	Director of Programs and Property Services	All, Board	2019; Ongoing

Improve Community Relations and Public Awareness

	Objective	Owner	Supporting Department	Year of Completion
6.1	Increase and track staff involvement on community boards and councils.	Director of Community Relations	All	2019; Ongoing
6.2	Develop internal talent and capacity for production of photography, videos, communiques and media services.	Director of Community Relations	IT, PPS, Contracting	2019; Ongoing
6.3	Improve utilization of social media, including Twitter, Instagram, Facebook and YouTube.	Director of Community Relations	All	2019; Ongoing
6.4	Collect and maintain a database of community data metrics.	Director of Community Relations	All	2019; Ongoing
6.5	Build capacity for event planning.	Director of Community Relations	Assisted Housing, PPS, Contracting, Finance, HR	2020; Ongoing
6.6	Develop a process for the systematic review of mass communications for consistent messaging and designs.	Director of Community Relations	All	2019; Ongoing
6.7	Develop an annual housing policy forum.	Director of Community Relations	CEO, COO, CFO	2020; Ongoing
6.8	Regularly monitor agency website to refresh it with current data and affairs.	Director of Community Relations	All	2019; Ongoing
6.9	Update and Implement THA's Limited English Proficiency (LEP) Plan.	Director of Human Resources	Assisted Housing, PPS, Asset Management	2019
6.10	Establish an electronic process for tracking public document requests.	Director of Community Relations	IT	2019
6.11	Increase and broaden media communication regarding programs, events and accomplishments.	Director of Community Relations	All	2019; Ongoing

Invest in THA Workforce to Ensure Agency is Able to Recruit, Develop, and Retain Qualified Staff at All Levels

	Objective	Owner	Supporting Department	Year of Completion
7.1	Develop an executive shadowing program.	Director of Human Resources	CEO, COO, CFO	2019; Ongoing
7.2	Establish THA as a premier workplace by ensuring diversity and competitive compensation, and promoting a safe and rewarding environment.	Director of Human Resources	All	2023
7.3	Improve employee performance tracking and accountability.	Director of Human Resources	All	2019; Ongoing
7.4	Identify and promote opportunities to measure and increase employee morale.	Director of Human Resources	All	2019; Ongoing
7.5	Activate Alumni Association for greater awareness, promotion and messaging of the THA brand.	Director of Human Resources	All	2020; Ongoing
7.6	Explore flexible work schedule feasibility through Committee assignment.	Director of Human Resources	PPS, Assisted Housing, Asset Management, CEO	2019
7.7	Develop and implement Succession Plan.	Director of Human Resources	All	2019; Ongoing
7.8	Implement merit-based compensation program.	Director of Human Resources	CEO, COO, CFO	2020
7.9	Develop and maintain a comprehensive agency-wide Training Plan to address professional development needs.	Director of Human Resources	All	2019; Ongoing

Deploy Technology to Improve Operational Efficiency and Quality of Service

	Objective	Owner	Supporting Department	Year of Completion
8.1	Enhance resident communications and customer service via technology tools.	Director of Information Technology	Finance, Asset Management, Assisted Housing, PPS	2019; Ongoing
8.2	Implement mobile electronic work order and maintenance system.	Director of Facilities Maintenance	IT, Asset Management	2020
8.3	Establish document collection kiosks for use by program participants.	Director of Information Technology	Finance, Asset Management, Assisted Housing	2019
8.4	Promote use of Rent Café.	Director of Assisted Housing	IT, PR, Asset Management	2019; Ongoing
8.5	Deploy Rent Café mobile app.	Director of Information Technology	Asset Management, Assisted Housing, PR	2020
8.6	Implement enhanced ongoing training on existing technology tools and new tool development.	Director of Information Technology	All	2019; Ongoing

Expand Youth Enrichment Programs Authority-Wide

	Objective	Owner	Supporting Department	Year of Completion
9.1	Increase educational and trade school opportunities for youth by utilizing the TAAG system to create youth milestones for academic achievement by 5th grade.	Director of Programs and Property Services	All	2019; Ongoing
9.2	Increase youth (6-18 Years old) participation in programs by 20% (current baseline is 740 youth).	Director of Programs and Property Services	Asset Management, IT, Assisted Housing	2023
9.3	Establish financial literacy programs to serve 200 youth ages 13 to 24.	Director of Programs and Property Services	Asset Management, IT, Assisted Housing	2023
9.4	Secure new sources of funding for youth programs.	Director of Programs and Property Services	Finance	2023
9.5	Explore and implement a THA employee-funded post-high school scholarship program.	Director of Finance and Accounting	All	2020; Ongoing
9.6	Create 50 new mentor/mentee relationships.	Director of Programs and Property Services	All	2023
9.7	Develop and expand non-athletic youth programs to engage youth year-round.	Director of Programs and Property Services	All	2020

Strengthen Quality of Life Programs for Our Seniors

	Objective	Owner	Supporting Department	Year of Completion
10.1	Secure new funding and resources to expand senior activities agency-wide.	Director of Programs and Property Services	Finance, Assisted Housing, Asset Management	2023
10.2	Train 160 senior residents on computer literacy and technology.	Director of Programs and Property Services	IT, Asset Management	2023
10.3	Explore options to implement a “buddy” system at all THA Senior sites.	Director of Programs and Property Services	Asset Management, Public Safety, PR	2019
10.4	Establish 5 new sustaining partnerships to provide expanded wellness and fitness programs.	Director of Programs and Property Services	Asset Management, Assisted Housing, Finance	2023
10.5	Increase awareness of advance directives (i.e. living wills, medical proxy, etc.) by hosting 2 workshops annually.	Director of Programs and Property Services	Asset Management, Assisted Housing, PR	2019; Ongoing
10.6	Expand quality of life programs for seniors.	Director of Programs and Property Services	Asset Management, Finance, Assisted Housing, PR	2019; Ongoing

Improve Preparedness for Threats

	Objective	Owner	Supporting Department	Year of Completion
11.1	Continue to educate staff, residents and other program participants regarding emergency preparedness.	Director of Public Safety	All	2019; Ongoing
11.2	Promote use of public safety apps.	Director of Public Safety	All	2019; Ongoing
11.3	Recruit outside agencies to participate in THA disaster recovery programs.	Director of Public Safety	CEO, COO, CFO	2019; Ongoing
11.4	Develop resident-driven neighborhood watch program.	Director of Public Safety	Asset Management, PPS, PR	2020; Ongoing
11.5	Complete full implementation of Crime-Free Multi-Housing (CFMH) Program ² at all THA properties.	Director of Public Safety	Asset Management, Facilities, Contracting, Real Estate Development	2020; Ongoing
11.6	Develop active shooter emergency drill and fire drills.	Director of Public Safety	All	2019; Ongoing
11.7	Implement Mobile Command Center with multiple uses.	Director of Public Safety	All	2019; Ongoing

² Crime Prevention Through Environmental Design (CPTED)

Promote a Culture of Excellence and Innovation

	Objective	Owner	Supporting Department	Year of Completion
12.1	Enhance customer service delivery through the implementation of operational efficiencies authority-wide.	COO	All	2019; Ongoing
12.2	Enforce management accountability for conducting performance evaluations in a timely manner.	Director of Human Resources	All	2019
12.3	Generate and make available real-time data to support agency-wide decision-making processes.	Director of Finance	All	2019; Ongoing
12.4	Streamline agency-wide processes to achieve greater efficiencies.	COO	All	2019; Ongoing
12.5	Improve internal communication between departments to foster collaboration.	COO	All	2019; Ongoing
12.6	Develop better process for highlighting employee accomplishments.	Director of Human Resources	All	2019; Ongoing
12.7	Develop process for communicating and presenting innovative ideas to management.	CFO	All	2019; Ongoing
12.8	Promote and enforce the goals and objectives of THA's Branding Manual.	Director of Human Resources	All	2019; Ongoing
12.9	Achieve certification of all Executive Staff in a baseline level of management excellence training.	Director of Human Resources	All	2019; Ongoing

Promote Energy Saving and Sustainability

	Objective	Owner	Supporting Department	Year of Completion
13.1	Evaluate utility usage at each property and perform cost/benefit analysis to determine potential savings opportunities.	Director of Facilities Maintenance	Asset Management, Related Entities	2019; Ongoing
13.2	Evaluate potential sub-metering opportunities for water.	Director of Facilities Maintenance	Asset Management	2019
13.3	Educate staff and residents on techniques for energy savings.	Director of Facilities Maintenance	PPS, Asset Management	2019; Ongoing
13.4	Evaluate remaining non-EPC properties for potential EPC Program participation.	Director of Facilities Maintenance	Asset Management, Related Entities	2019
13.5	Evaluate properties to identify opportunities for solar and/or thermal panel installation.	Director of Facilities Maintenance	Asset Management, Related Entities	2019; Ongoing
13.6	Sustain the Ambassador Program and other energy-related grants.	Director of Programs and Property Services	Facilities, Finance	2019; Ongoing
13.7	Partner with utility providers for grants and incentives to provide Energy Conservation Measures (ECM).	Director of Facilities Maintenance	Finance, Asset Management, Related Entities	2019; Ongoing
13.8	Evaluate recycling opportunities.	Director of Facilities Maintenance	Asset Management, Related Entities, Contracting, PPS	2019; Ongoing
13.9	Adapt to operate Measurement and Verification team to maximize benefits to the Authority.	Director of Facilities Maintenance	Asset Management	2019; Ongoing
13.10	Evaluate fleet size and explore use of electric and other alternative fuel vehicles.	Director of Contracting and Purchasing	Finance, HR	2019; Ongoing

Note: Once goals and objectives were identified, THA Executives worked with department directors to develop individual action steps for each of the above 105 Strategic Objectives to ensure each objective is met and the overall goal achieved.

MISSION STATEMENT

The Mission Statement serves multiple purposes in an organization: it provides guidance, reflects organizational values and explains why the organization exists. It serves as a benchmark for critical decisions. Most importantly, it provides direction and helps the organization stay true to its primary purpose. Understanding its use, referring to it continuously, and reassessing it regularly ensures it consistently parallels the direction of the organization.

The Mission Statement for THA should clearly identify its primary customers, products or services and what sets THA apart from its peers. The Mission Statement needs to express shared aspirations, and its language needs to be a guide for the staff and Board of Commissioners in making decisions regarding the agency's direction. Additionally, the Mission Statement should concisely convey why the brand exists, encourage employees, sound reasonable, be relevant, remain forward thinking and positive, describe success and be clear and focused to allow the reader to identify with the statement.

Individuals that have been with the organization for a significant period, as well as relatively new staff, were asked to carefully and thoughtfully consider the Mission Statement and what it means to both staff members and to the agency in its path forward. CVR led the group in exploring the following questions to determine the need to update the Mission Statement.

- | |
|---|
| <ul style="list-style-type: none">• Is the mission still relevant? |
| <ul style="list-style-type: none">• Who is the audience? |
| <ul style="list-style-type: none">• Does the current Mission Statement limit the agency? |

As part of a preliminary planning session in April 2018, CVR led a discussion with THA executives and staff in assessing and updating THA's Mission Statement in which there was consensus on the organization's values and community vision. During the session, the group discussed why THA exists, what overall goals and outcomes it seeks to achieve, the organization's purpose and whom it serves. THA then determined that an update to the THA Mission Statement was needed.

THA Mission Statement as of January 2012

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

CVR asked attendees to consider shortening the Mission Statement to increase memorability. Another consideration was to be sure that it defines THA’s goals, culture and purpose, while highlighting what sets THA apart from other housing authorities. CVR led small groups through a re-visioning process, in which executives and staff developed potential Mission Statements to present to the other planning session attendees. After reviewing all prospective Mission Statements, along with feedback and revisions, the group reached a consensus on a new Mission Statement.

THA Mission Statement (as reached by consensus on April 27, 2018)

“Cultivating affordable housing while empowering people and communities.”

The new Mission Statement conveys the THA brand and the direction the organization is moving as it converts its housing portfolio to RAD. As HUD encourages PHAs to be more business-oriented and innovative, the new Mission Statement allows for THA to address affordable housing needs in multiple ways, whereas the previous Mission Statement was specific and limiting.

Assessment of Mission Statement

Outside of the strategic planning sessions, CVR reviewed the draft Mission Statement to ensure its appropriateness in light of the review criteria THA was asked to utilize in its development.

Shorten the Mission Statement to increase memorability – The proposed Mission Statement meets this criterion. The new statement is certainly easier to memorize.

Define THA goals, ethics, culture and purpose – The proposed Mission Statement reflects THA’s overall goal of meeting the affordable housing needs of the Tampa area and “cultivating” reflects THA’s desire to promote affordable housing in the community. The prior statement limited THA to promoting development and professional management of affordable housing, while “cultivating” gives THA flexibility to be a driving force in the community for meeting the area’s housing needs through a wide range of activities that could include development and management, but also acquisition, advocacy, partnerships and support for other affordable housing providers.

The Mission Statement is also consistent with the ethics and culture of THA, specifically the language regarding “empowering people and communities.” THA has always strived to assist families in being more responsible for their own actions and has fostered various resident services and self-sufficiency activities. Further, many of THA’s re-development projects have been a key component to revitalizing entire neighborhoods.

Emphasize what THA does for the residents and communities it serves that sets it apart from other housing authorities – This new Mission Statement emphasizes an essential aspect of THA that sets it apart from other PHAs. Specifically, as stated above, THA has consistently worked to foster self-sufficiency and revitalize neighborhoods. While many agencies provide services to residents and get involved in revitalization projects, THA’s commitment and success in these activities is among the best in the industry. “Cultivating affordable housing” also sets THA apart because it implies much more than just management and development of properties, but also communicates the agency’s dedication to addressing the community’s affordable housing needs in a wide range of areas.

Is the Mission still relevant? – Attendees generally concluded that the current Mission Statement is still relevant. However, all groups felt that for the agency to move forward with fresh ideas and initiatives, revisions were appropriate.

Who is the audience? – There are several target audiences, including, but not limited to:

- HUD
- THA Board Members and Staff
- THA Residents and Program Participants
- Business Partners
- Potential Grant Funders
- Low Income Persons Living Within the Program Jurisdiction
- Residents of THA’s Jurisdiction
- The City of Tampa and Other Local Governments

While some of the audiences understand the role of Housing Authorities and their core functions, others listed above might need additional information beyond what is contained in the Mission Statement to understand all that THA does.

Does the current Mission limit the agency? – During the discussions, there were some attendees that felt the current Mission Statement could limit the agency because it is very specific. The words “cultivating” and “empowering” were considered to be broader and give THA greater flexibility to enter into new endeavors.

Conclusion

A Mission Statement establishes an organization’s purpose and defines what the organization does to benefit its consumers, employees and community. It is also a written declaration of an organization's

core purpose and focus that normally remains unchanged over time. The new, proposed Mission Statement meets both of these definitions. As such, it appears the revised Mission Statement, as proposed, is valid and appropriate.

While there was much debate regarding the exact wording of the new, proposed statement, the only initial negative reaction was that it sounded too much like a slogan. However, this concern was minimized by its memorability.

While detractors may state that the new, proposed Mission Statement is ambiguous and does not focus on the traditional public housing purpose to serve low income persons in safe, decent, affordable housing, it does emphasize THA's goals, ethics, culture and purpose, as well as the direction of housing programs today.

SWOT ANALYSIS

SWOT analysis (or SWOT matrix) is a strategic planning technique used to help an organization identify its **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats. It is intended to specify objectives and identify the internal and external factors that are favorable and unfavorable to achieving those objectives. For instance, strong relations between strengths and opportunities can suggest good conditions in the organization and allow using an aggressive strategy. On the other hand, strong interactions between weaknesses and threats could be analyzed as a potential warning and may be cause for using a more defensive strategy.

	Helpful to achieve the objective	Harmful To achieve the objective
Internal (Attributes of the organization)	Strengths	Weaknesses
External (Attributes of the environment)	Opportunities	Threats

Summary of SWOT Results

During the first strategic planning session, CVR assisted THA executives and staff in conducting several SWOT surveys to provide an understanding of the current state of THA and its political and local environment. The SWOT analysis helped identify areas for action and areas for deeper policy consideration. On the following pages, the results of each survey are discussed in detail.

Individual SWOT

As an introduction to the SWOT survey, CVR led THA executives and staff through an analysis of their own role and their department. This activity served as an introduction to the SWOT process and provided an opportunity for staff to reflect on their individual roles at THA.

SWOT of the Current State of THA

THA executives and staff were divided into small groups to discuss the current strengths, weaknesses, opportunities and threats to the agency, and to report out to the full group for discussion. A selection of items captured during the discussion are listed in the summary below. The full compilation of data gathered from the SWOT exercises is attached in Appendix B.

- THA does well in providing quality affordable housing
- THA staff are diverse, skilled and highly experienced in the housing industry
- THA has ties to the community and has successfully developed key partnerships for programs and initiatives
- THA has a variety of self-sufficiency programs to aid residents in achieving their goals

- Employees expressed a desire for more training and better communication
- THA needs more financial resources and less dependency on federal funds
- Many of THA staff are approaching retirement age and the agency needs to prepare for succession
- THA can improve customer service

- Develop more affordable housing units and expand portfolio
- Utilize affordable housing trends to THA's advantage
- Leverage the agency's expertise to increase public/private partnerships
- Increase collaboration with other PHAs

- Decrease in Federal funding
- Cyber security
- Natural disasters and climate change
- Cost of construction and availability of skilled workers

THA staff felt strongly about their ability to provide quality housing to the Tampa Bay community and the knowledge and skill level of their staff. By leveraging the organization’s relationship with the City of Tampa, THA executives and staff feel there are opportunities available to increase the housing authority’s public and private partnerships, and to collaborate with neighboring housing authorities.

Respondents identified several internal weaknesses and external threats that can hinder THA from achieving its goals: The potential decrease in Federal funding and the impact it would have on the organization was identified as a major threat, as was the increase in natural disasters in the region impacting the local demand for affordable housing.

HUD’s Agency Priority Goals SWOT

In February 2018, HUD released its 2018 – 2022 Strategic Plan. CVR presented the Plan so THA could consider how to incorporate HUD’s key initiatives as they develop their own Plan. THA executives and staff were divided into small groups and assigned one of HUD’s Priority Goals to perform a SWOT survey of THA’s ability to address the goal. The full compilation of data gathered from the SWOT exercise is attached to this report in Appendix B.

HUD’S Agency Priority Goals for FY 2018 - 2019
<p>Promote Economic Opportunity for HUD-Assisted Residents Encourage self-sufficiency and financial stability as measured by increasing the proportion of households who exit HUD-assisted housing for positive reasons.</p>
<p>Transform Assisted Housing Transition 105,000 additional Public Housing units to a more sustainable platform by the end of FY 2019.</p>
<p>Reduce the Average Length of Homelessness In communities by an average of three days by the end of FY 2019.</p>
<p>Protect families from lead-based paint and other health hazards Make an additional 23,500 at-risk housing units healthy and lead-safe by the end of FY 2019.</p>

Tampa Local Trends SWOT

CVR moderated a discussion among THA executives and staff of the current strengths, weaknesses, opportunities and threats to the local Tampa Bay community that can affect the housing authority. Staff highlighted opportunities in the community for new partnerships and grants to fund programs, as well as threats of increased need for affordable housing due to the rise in the rental market, the decrease of landlords participating in the Section 8 program and the lack of efficient public transportation in the region.

Following the discussion of all the SWOT survey results, CVR led THA executives and staff in exercises to draft goals in response to SWOT findings. These activities were intended to ensure that THA's goals and objectives take advantage of THA's strengths and opportunities, while mitigating weaknesses and preparing THA to address threats.

Separately, CVR compared THA's known weaknesses and threats to the objectives developed by THA. CVR concluded that, as a whole, these goals and objectives are ambitious but realistic, and take advantage of THA's strengths while appropriately looking to fortify THA where it has weaknesses and threats. When CVR identified opportunities to include additional objectives to guard against known threats, THA was advised accordingly.



BACKGROUND

CVR researched local demographic data and trends to provide THA with detailed information about its external environment. This information was compiled to guide THA executives and staff to develop goals that best serve the needs of the Tampa community, including its current and future residents.

Local Demographics

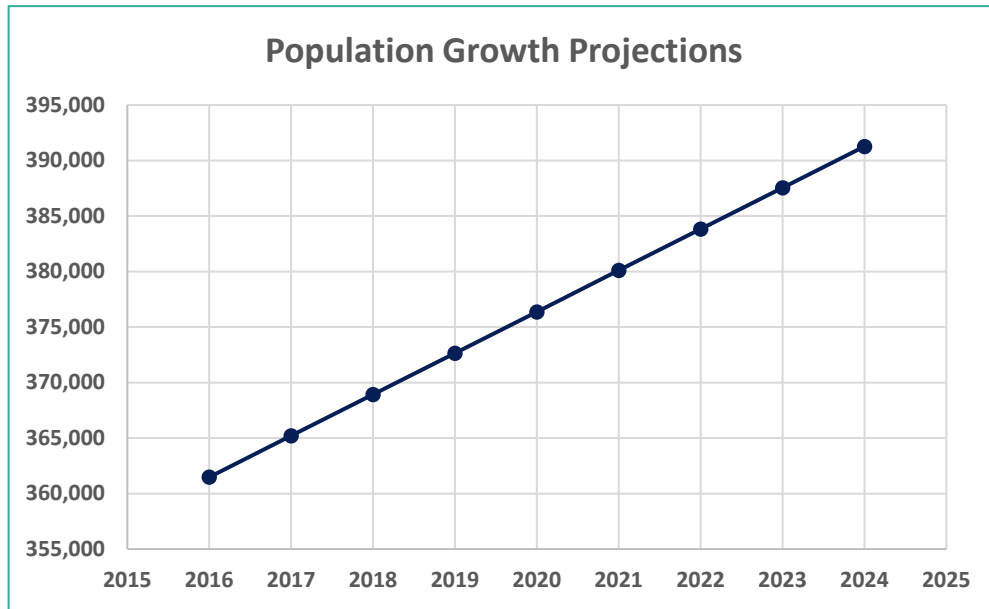
The following demographics and affordability measures show a significant need for additional affordable housing opportunities in the Tampa area. Additionally, several factors were identified as having important impacts on THA's local operating environment, including increased concerns about homelessness, insufficient supply of affordable housing to meet demand and migration of low income persons in need of housing to the Tampa area due to the recent natural disasters of Hurricanes Irma and Maria.

City Population and Growth Projections

According to the American Community Survey's (ACS) 2016 5-Year Estimate, Tampa's population was approximately 361,477, as of December 31, 2016. The Tampa area had the nation's fourth-highest population gain, with 58,000 new residents moving to the metropolitan area in 2017. It was also rated 8th by Forbes as one of the Top 25 Fastest Growing Cities in 2017. Today, the city of Tampa is the third largest city in the state of Florida and the center of a metropolitan area of almost 3 million people.

The area has been experiencing an average growth rate of 1.11% since 2009. If past trends continue, the population will be 391,272 by 2024.

2016	2017	2018	2019	2020	2021	2022	2023	2024
361,477	365,201	368,926	372,650	376,375	380,099	383,823	387,548	391,272



Population Demographics

The demographics of Tampa are steadily changing; most notably, there is an aging population, the number of persons with limited English proficiency has increased, and while the percentage of persons experiencing poverty had decreased, the total number of impoverished persons has grown.

Highlights of the current population demographics, based on the 2016 ACS, include:

Median Age

35.1



Unemployment Rate

3.2%



65 Years and ↑

11.8%



Housing Units

162,903



Less than High School
Diploma/Equivalent

7.9%



Individuals Living
Below the Poverty
Line

21.2%



Average Income

\$45,874



Average Household
Size

2.4



The average age of residents in the Tampa area is 35.1 years of age, slightly lower than the national average of 37.9 years old. Within Tampa, the population of residents 65 years of age and older is 1% higher than the previous 5-year ACS at 11.8%. This segment of the population is also at risk of becoming impoverished, with the current percentage of residents 65 and older living in poverty at 17.2%.

In the City of Tampa, 7.9% of residents do not have a high school diploma. Hillsborough County Public Schools reported a graduation rate of 79.1% in the 2016 – 2017 school year. Additionally, 25.9% of Tampa residents 25 years of age and older have received a high school diploma or equivalent, and 35.5% have achieved a bachelor’s degree or higher.

Poverty in Tampa has decreased to 16.0% from 16.9%, according to the ACS data, and 24.6% of families living below the poverty level have children under 18 years of age.

Economic Opportunities

The City of Tampa is the economic hub of west central Florida and Tampa Bay is the 18th largest metropolitan area in the United States. Tampa is home to 19 corporate headquarters with over \$1 billion in annual revenue, and there are numerous opportunities in the defense and security, information technology, banking, manufacturing and distribution, and healthcare sectors. Tampa Bay is home to nearly 500 foreign companies and is the second largest exporting region in the state of Florida.

Top Employers in Tampa Bay	
Company	# of Local Employees
HCA West Florida Division	16,461
Verizon Wireless	5,000
Florida Hospital West Florida Region	4,037
Citigroup	4,000
Humana	3,500
Busch Gardens Tampa Bay	3,500
Progressive Insurance	2,600
JPMorgan Chase Bank	2,300
USAA	1,800
Price Waterhouse Coopers	1,500

Tampa’s unemployment rate is 3.6%, which is in line with the state rate of 3.9% and less than the national rate of 4.1%. The majority, or 86.6%, of the workforce fall between the ages of 25 and 29 years old.

Housing Market

The growing population continues to fuel the housing needs, and like many U.S. cities, Tampa needs additional affordable housing units. There are 144,739 households within the City of Tampa and 495,841 in Hillsborough County. The City has a balance of owner-occupied units (48.4%) and renter-occupied units (51.6%); however, Tampa has seen a decline in the rental market vacancy rate from 12.2% in 2017 to 11.3% in the first quarter of 2018.

The U.S. Census cites the median household income for Tampa as \$45,874. According to HUD's Comprehensive Housing Affordability Strategy (CHAS), 21.3% of Tampa households are cost-burdened, spending more than 30% of their gross income on housing.

Within the housing market, Tampa's housing costs have continued to increase in both the rental and sales markets. On January 17, 2018, HUD issued a PIH notice that select Housing Choice Voucher (HCV) programs will use ZIP codes as the basis for Fair Market Rents (FMR) through the Small Area FMR Demonstration. HUD hopes the use of ZIP codes will reduce overpayment in lower-rent areas and allow for higher rents in others, thereby providing tenants with access to "Opportunity Neighborhoods" with better schools, jobs and access to transportation. The chart below details the range of rent per unit type within Tampa's metropolitan statistical area (MSA), which will vary depending on ZIP code.

Tampa- St. Petersburg-Clearwater, FL MSA Small Area Demonstration Rents by Unit Bedrooms	
Efficiency	\$640 - \$1,150
One-Bedroom	\$730 - \$1,260
Two-Bedroom	\$910 - \$1,570
Three-Bedroom	\$1,210 - \$2,060
Four-Bedroom	\$1,450 - \$2,480

Homelessness

Due to the increase in population and poverty, and the rising rents in the housing market, homelessness has been a continuing concern in Tampa Bay/ Hillsborough County. The 2017 Homeless Point-in-Time Count report found that 31% of the homeless population are families and 11% of the homeless population report having served in the U.S. Military. These numbers are down from 2016's count, but still remain a concern, specifically for veterans and families with children. The following chart provides the sheltered and unsheltered homeless population data from the Point-in-Time Count in February 2017.

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total # of Households	107	44	3	154
Total # of persons (Adults & Children)	326	138	15	479
Number of Persons under Age 18	215	92	10	317

Fortunately, funding through the federal government has increased to combat the growing numbers of homeless families and individuals. HUD has published a Notice of Funding Availability (NOFA) for the FY2018 Continuum of Care (CoC) Program and is making \$2.1 billion available. The CoC is designed to fund efforts to quickly re-house and provide supportive services to homeless individuals, families, youth and victims of domestic violence.

Document and Plan Review

CVR reviewed several documents and plans to assess the local conditions and identify areas of possible collaboration with other agencies to accomplish common goals. The following documents were reviewed to determine possible partnerships and future development:

<ul style="list-style-type: none">• THA 5-Year PHA Plan (FY2013 – FY2018)
<ul style="list-style-type: none">• Comprehensive Housing Market Analysis: Tampa- St. Petersburg – Clearwater, FL Report
<ul style="list-style-type: none">• HART FY2016 – FY2025 Transit Development Plan
<ul style="list-style-type: none">• Tampa/Hillsborough County COC 2017 Homeless Point-in-Time Count Report
<ul style="list-style-type: none">• InVision Tampa West River Plan
<ul style="list-style-type: none">• Imagine 2040: Tampa Comprehensive Plan
<ul style="list-style-type: none">• City of Tampa Consolidated Plan and FY 2018 – 2022 Action Plan

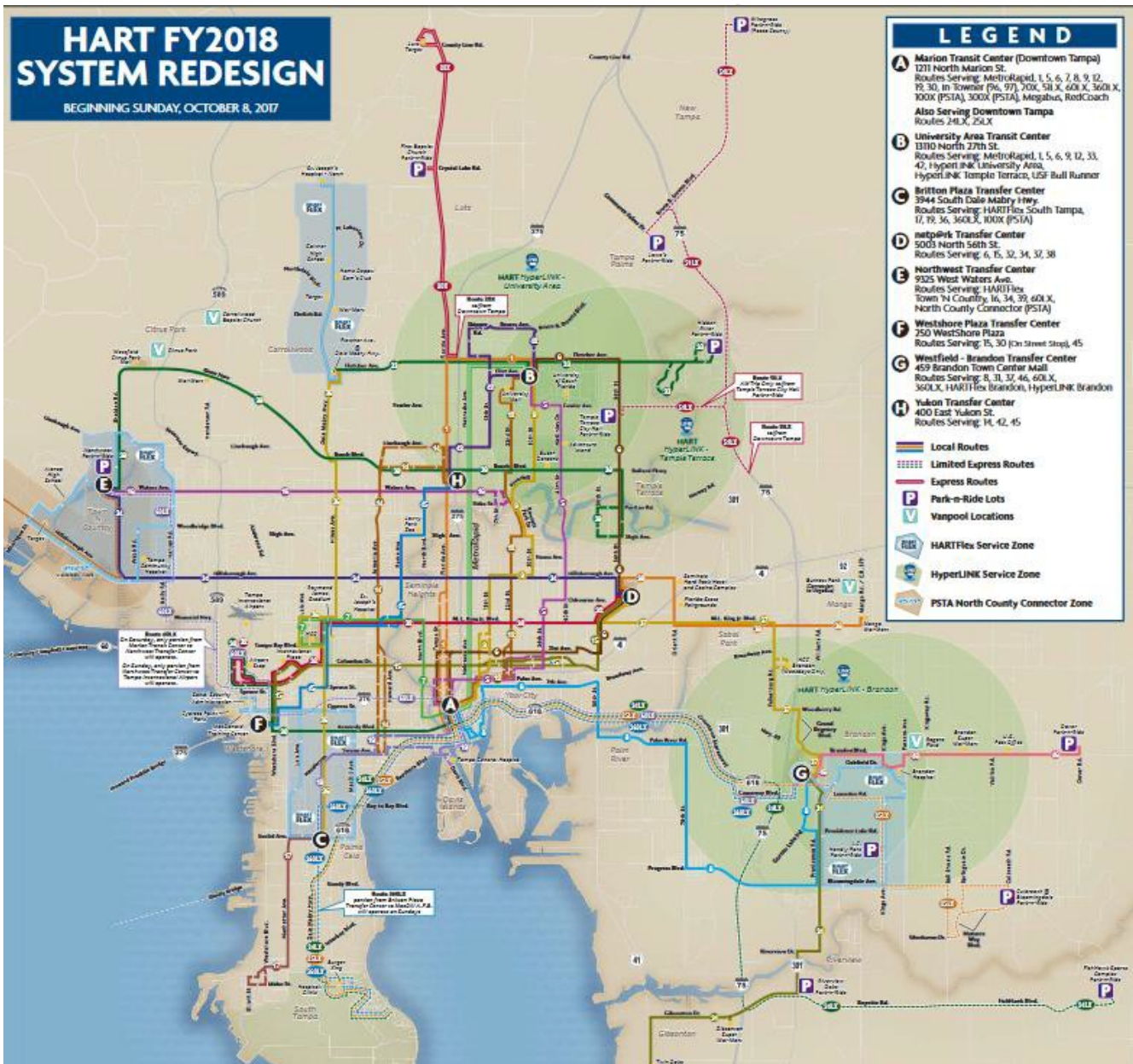
Strategic Location and Transportation

Affordable transportation is an important component to consider alongside affordable housing. While rent of a particular home may be affordable, if the transportation costs related to getting to and from that home are not affordable, this creates a “housing + transportation” cost burden for low income families.

Tampa is the gateway of the region, serving as the core city in which three airports and the Port of Tampa are located. Multiple forms of mass transit are available, including the Hillsborough Area Regional Transit (HART), the Pinellas Suncoast Transit Authority (PSTA) and the Tampa Bay Area Regional Transportation Authority (TBARTA).

Of the estimated 168,420 workforce population, 86.5% drive a personal vehicle to work with an average commute time of 24 minutes. According to the INRIX 2017 Traffic Scorecard Report, Tampa ranked 33rd out of 297 U.S. cities for traffic congestion and, according to the 2016 ACS, only 2.5% of the population reported using public transportation. A total of 88.9% of the City of Tampa’s residents work

within Hillsborough County.



According to the HART FY 2016 - 2025 Transit Development Plan, Hillsborough County has approved housing developments for up to 3,500 residential units along public transportation corridors. In addition, the City of Tampa approved hotel and mixed-use multi-family developments with plans for up to 1,400 residential units along public transportation corridors. With the increase of development along transit lines, it may be conducive for THA to seek partnership opportunities in these areas to ensure that the costs of commuting do not create a greater burden for low income families.

Consolidated Plan Findings

CVR reviewed the City of Tampa's FY 2018 - 2022 Consolidated Plan to consider the city's approach to housing and development over the next five years. The City identified several high priority strategic

objectives, including affordable housing, public services, economic development, homeless services and environmental mitigation.

The City Plan prioritizes tenant-based rental assistance, new construction of affordable housing and supportive housing. The diverse range of strategies is designed to support the City's families, homes, neighborhoods and businesses.

THA Resident Demographics

There are 104,842³ families currently on the public housing and Section 8 waitlists, as detailed below:

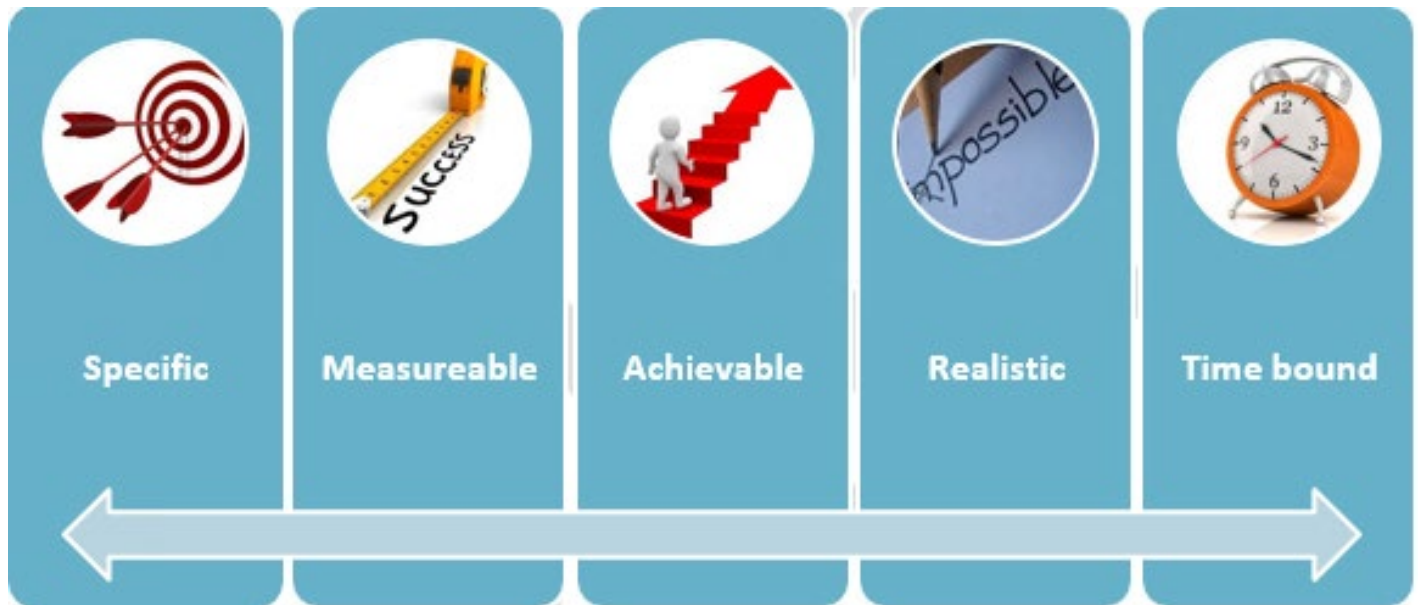
Property	TOTAL WL Applicants as of 3/14/2018
Robles Park	8738
JL Young	1067
Encore	
Trio - RAD	19
Trio - PB	4148
Ella - RAD	26
Ella - PB	1581
Reed - RAD	10
Reed - PB	1132
Tempo - PB	7556
Total Encore:	14472
Belmont	
PB 1	261
PB 2	1172
PB 3	3269
Total Belmont:	4702
Gardens at South Bay	
PB 1	102
PB 2	1556
PB 3	4524
Total Gardens:	6182
Oaks at Riverview	
PB 1	288
PB 2	2195
PB 3	14,458
Total Oaks:	16941
Grand Total PB & PB RAD	102,961
S8 WL (HC 2010)	1832
S8 WL	49
Total S8 WL	1881
Grand Total All Programs	104,842

³ Applicants can simultaneously be on multiple waiting lists. This total is the sum of all applications received for all lists. Some portions of this total represent duplicate households. The total number of non-duplicate applications stand at approximately 22,000.

SMART GOALS

Goal Refinement

Through a series of activities, THA executive staff and departmental leaders refined a list that originally included approximately 150 goals and objectives. CVR facilitated substantial discussions with session participants that included prioritizing proposed goals and objectives and honing them into the SMART format. As a result, the original list of 150 goals and objectives were reduced to a manageable set of 13 goals, and 105 objectives amongst the goals.



A **specific** goal has a much greater chance of being accomplished than a general goal. It should answer the following questions:

- Who is involved?
- What do I want to accomplish?
- How to identify a location.
- When should it be completed?
- Which are the relevant requirements and constraints?
- Why is this an important goal? (Specific reasons or benefits of accomplishing the goal.)

A **measurable** goal establishes concrete criteria for determining progress toward the attainment of each goal set. To determine if a goal is measurable, it should be quantified in terms of the following criteria:

- How much?
- How many?
- How will I know when it is accomplished?

An **achievable** goal is one that is feasible and practical with current resources and THA's financial situation. To be **realistic**, a goal must represent an objective that THA is both willing and able to work toward. In order to determine progress towards achieving a goal, it must be **time bound** with a set action plan and deadlines. A deadline too far in the future is easily put off while a goal with a deadline that is set too close is not only unrealistic, but also discouraging.

INDUSTRY BEST PRACTICES

CVR researched and presented some industry best practices to THA staff, to stimulate thoughts and ideas for their own agency. By tapping into practices proven successful, THA is positioned to further improve and make those best practices its own. The best practices focused on areas such as:

<ul style="list-style-type: none">• Wait List Management and Preferences
<ul style="list-style-type: none">• Ticket Systems
<ul style="list-style-type: none">• Mobility Counseling
<ul style="list-style-type: none">• Rent Simplification
<ul style="list-style-type: none">• Family Re-Entry Pilot Program
<ul style="list-style-type: none">• Diversifying Revenue Sources
<ul style="list-style-type: none">• Innovative Resident Service Practices

CONCLUSION

The Tampa Housing Authority (THA) is committed to its new Mission Statement of “Cultivating affordable housing while empowering people and communities.” Over the past 79 years, THA has utilized the traditional HUD-funded housing programs of Public Housing and Housing Choice Vouchers to provide quality, affordable housing within the Tampa community. In recent years, THA has added to its housing portfolio using innovative means and has worked to become the premier affordable housing provider in the Tampa Bay area.

To reflect the changes in THA, the community, and the operating environment, THA commissioned CVR to facilitate the development of new goals and objectives that address the opportunities and challenges for the next five years. THA continues to transition from a traditional public housing provider to a premier provider of mixed-income communities, with reduced reliance on HUD through its innovative use of the Rental Assistance Demonstration (RAD) program and other initiatives.

Through this Strategic Plan, THA renews its commitment to its core purpose. However, to prepare for future challenges and remain sustainable, THA must consistently assess how housing assistance is provided and continue to adopt entrepreneurial ways of doing business.

In order to make this Strategic Plan a “living document,” the progress made for each goal and objective must be tracked with regular reviews of the status and progress. THA may wish to consider incorporating the Strategic Plan’s objectives into job descriptions and personnel performance reviews to ensure focus on the goals and objectives throughout all levels of the organization.

APPENDIX

Appendix A Strategic Planning Session Agendas

AGENDA

October 15, 2018

8:00 – 8:15	Registration & Refreshments
8:20 – 8:30	Introduction and Ground Rules
8:30 – 8:45	Ice Breaker
8:45 – 9:15	SWOT review
9:00 – 9:15	Individual SWOT Analysis
9:15 – 10:45	Group Session – SWOT of the Current State of THA
10:45 – 11:00	Break
11:00-11:15	Review of HUD’s 2018-2022 Strategic Framework
11:15 – 12:00	Break Out Session – HUD’s Agency Priority Goals SWOT
12:00 – 1:00	Lunch
1:00 – 2:00	Group Reporting
2:00 – 2:15	Review of Tampa local Trends
2:15 – 3:15	Break Out Session – Tampa local trends SWOT
3:15 – 3:30	Break
3:30 – 4:30	Group Reporting
4:30 – 5:00	Wrap Up

AGENDA

October 16, 2018

8:00 – 8:15	Registration & Refreshments
8:20 – 8:30	Ground Rules and Mission Statement
8:30 – 8:45	Ice Breaker
8:45 – 9:15	Emerging Issues Update
9:15 – 10:45	Break Out Session – Future of THA
9:15 – 9:45	Brainstorm Vision of THA Five Years in the Future
9:45 – 10:45	Group Reporting
10:45 – 11:00	Break
11:00 – 4:30	Goals Development
11:00-11:15	Presentation on Goal Categories
11:15 – 12:00	Break Out Session – Develop 10 Goals to Meet Vision of Agency
12:00 – 1:00	Lunch
1:00 – 2:00	Group Reporting
2:00 – 3:15	Small Group Goal Refinement Activities
3:15 – 3:30	Break
3:30 – 4:30	Group Reporting
4:30 – 5:00	Wrap Up

October 29, 2018

8:00 – 8:15	Registration & Refreshments
8:20 – 8:30	Introduction and Ground Rules
8:30 – 8:45	Ice Breaker
8:45 – 9:15	Group Discussion – Pros and Cons of Flex Time
9:15 – 10:15	Group Discussion – Strategic Goals
10:15-10:45	Group Discussion – Common Themes
10:45 – 11:00	Break
11:00 – 11:30	Small Group Objective Development
11:30 – 12:30	Report Back to Large Group
12:30 – 1:00	Lunch
1:00 – 1:30	Small Group Objective Development
1:30 – 2:30	Report Back to Large Group
2:30 – 2:45	Break
2:45 – 3:15	Small Group Objective Development
3:15 – 4:15	Report Back to Large Group
4:15 – 4:30	Wrap Up and Next Steps

October 30, 2018

8:00 – 8:15	Registration & Refreshments
8:20 – 8:30	Introduction and Ground Rules
8:30 – 8:45	Ice Breaker
8:45 – 9:15	Objective Prioritization and Feasibility Presentation
9:15 - 4:30	Group Discussion Goal Refinement
10:30 – 10:45	Break
12:15 – 1:00	Lunch
3:00 – 3:15	Break
4:30 – 5:00	Wrap Up

AGENDA

November 14, 2018

8:00 – 8:15	Registration & Refreshments
8:20 – 8:30	Introduction and Ground Rules
8:45 – 8:50	Ice Breaker
8:50 – 9:00	Review Mission Statement
9:00 – 12:00	Objective Benchmarking – Assign Objective Sponsor, Supporting Departments, and Year of Completion
9:00 – 9:30	Small Group
9:30 – 10:30	Small Group Reporting
10:30 – 11:00	Small Group 2
11:00 – 12:00	Small Group 2 Reporting
12:00 – 1:00	Lunch
1:00 – 4:30	Review of Objectives that are Repeated Because They Were Not Completed in Prior Strategic Plan
1:00 – 2:00	Small Group - Identify Repeated Objectives and the Barriers that Prevented Their Completion
2:00 – 3:00	Report Back to Large Group
3:00 – 3:15	Break
3:15 – 4:30	Large Group Discussion Regarding How to Eliminate Identified Barriers
4:30 – 5:00	Next Steps and Wrap Up

Appendix B

SWOT Results of the Current State of THA

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • THA does well in providing quality affordable housing • THA staff are diverse, skilled and highly experienced in the housing industry • THA has ties to the community and has successfully developed key partnerships for programs and initiatives • THA has a variety of self-sufficiency programs to aid residents in achieving their goals • Longevity of staff, 40+ years of assistance • Goal oriented cross training • Passion • Tuition assistance • Capacity of knowledge • Problem solving • People skills • Coordination of services • Quality of housing • Succession planning • Opportunity for growth and advancement • Ability to forecast • Commitments to clients and staff • Community relations • Analytical skills 	<ul style="list-style-type: none"> • Lack of routine performance-based incentives for staff • Hiring process • Succession planning • HUD-funding dependency • Technology, staff computer skills • Communication breakdown • Time management • Crisis focused • Inadequate exposure • Lack of cross-training • Insufficient evaluation of investments in properties • Not enough employees representing THA in the community • Training • Procedural inconsistencies • Funding limitations • Phone system • Customer service • Community perception of THA • Inefficient eviction processes • Lack of oversight of aging residents' physical condition • Staff turnover • Not a risk-taking environment • Lack of emergency housing • Housing inventory is limited 	<ul style="list-style-type: none"> • Develop more affordable housing units and expand portfolio • Utilize affordable housing trends to THA's advantage • Leverage the agency's expertise to increase public/private partnership opportunities • Increase collaboration with other PHAs • Networking • Training • Partnerships • More tenant responsibility • RAD • Quality of services • New ideas • Improve Image • Technology • Social media • Improve employee morale • Streamlining • Help residents maximize the opportunities related to their talents and skills • Emergency mobile command center • Diversity of grants • Resume THA temp employment opportunities for residents, for training purposes • Market use of THA's facilities for revenue • Automate recertification process • Explore lease to own opportunities 	<ul style="list-style-type: none"> • Decrease in Federal funding • Technology breaches • Natural disasters and climate change • Cost of construction and availability of skilled workers • Funding • Outsourcing • Political atmosphere • Competition • Retirement liabilities • HUD/Administration changes • Aging staff / upcoming retirements • Lack of funding for summer youth programs • Rising professional, insurance fees (liability/risk, tenant AR, lawsuits) • Outgrowing space at main office • Possible tenant turnover due to choice mobility • Fraud (internal, resident) • Diminishing revenue for COCC • Expanding demand for affordable housing • NIMBYism • Less landlords participating in THA programs • Tight rental market • Aging residents not able to be independent but have no other options • Safety and security threats • Aging housing resources

HUD's Agency Priority Goals SWOT Results

Priority: Promote Economic Opportunities for HUD-Assisted Residents

Encourage self-sufficiency and financial stability as measured by increasing the proportion of households who exit HUD-assisted housing for positive reasons.

Strengths

- HCV is a portable program
- THA has computer labs
- Good mentorship program

Weaknesses

- HUD regulations disincentive for increasing earnings
- THA tends to handhold residents
- Can improve communication with residents
- Illiteracy
- Overlapping services

Opportunities

- Partnerships
- Expand services to Section 8 clients
- MTW
- Create term limitations
- Jobs

Threats

- Doctors overly certifying resident disability requests

Priority: Transform Assisted Housing

Transition 105,000 additional Public Housing units to a more sustainable platform by the end of FY 2019.

- THA has already started conversion to RAD
- Additional revenue through PBRA
- Self-sustainable
- Vacancy payments

- Ability to retain residents
- Communication between management/residents/Section 8
- Confusion among PBRA and PBV program staff
- Administrative burden at conversion
- Mass inspections at conversion
- Resident misunderstanding of processes under RAD
- Timeframe to turn a unit and re-occupy

- 600-700 more units that can convert to RAD
- Additional revenue for properties
- Property management has more control on-site
- Eliminate REAC
- Leveraging income for property rehab
- Assist other HUD-subsidized properties that are converting under RAD PBV
- Can go up to Faircloth limit of 4,950 units, convert some units to market units
- Building healthy communities

- Choice Mobility
- Fair housing complaints
- Abatement of HAP contract
- Over-housed/under-housed
- Maintaining the conditions at the community
- Explanations to auditors
- Stagnation
- Loss of PBCA

Priority: Reduce the Average Length of Homelessness

In communities by an average of three days by the end of FY 2019.

Strengths

- Good homeless program
- Strong program support to reduce homelessness
- Program partnerships
- Trained case management staff

Weaknesses

- NIMBYism
- Lack of vacancies to house homeless
- Inadequate funding
- Need better mental health training
- Need early intervention

Opportunities

- Set-aside units
- CEO sits on Metropolitan Ministry board
- Building homeless units with tax credits
- More work with homeless coalition
- Temporary tiny homes and shipping container housing models
- McKinney-Vento fund with Continuum of Care

Threats

- Current legislation
- Increased population of homeless
- Weather

Priority: Protect Families from Lead-Based Paint and Other Health Hazards

Make an additional 23,500 at-risk housing units healthy and lead-safe by the end of FY 2019.

- Conducting soil tests and research in advance of construction
- Resident education
- Conditioning space to prevent mold
- Unit inspections
- Lease enforcement
- Signage
- Proper security

- Lack of resident buy-in
- Aging of properties
- Peeling paint
- Lack of staff for lease enforcement
- Lack of educated maintenance staff to identify growing risks

- Partnerships to increase resident education
- Professional radon testing
- Educational literature

- Old pipes
- Mold
- Asbestos
- Social environment
- Economic impact to mitigate the conditions
- Heat and humidity
- Fires from smoking
- Failed inspections
- Infestations
- Pessimistic thinking

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

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

Re: FY2019-4116

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDG LLC) with Transwestern Acquisitions Company for the sale of Lot 9 at Encore.

2. Requestor: Leroy Moore

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

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDG LLC) with Transwestern Acquisitions Company for the sale of Lot 9 at Encore.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments: Purchase and Sale Contract for Lot 9 at Encore

M E M O R A N D U M

Date: March 13, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4116**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH TRANSWESTERN ACQUISITIONS COMPANY FOR THE SALE OF LOT 9 AT ENCORE

This resolution is necessary in order to authorize the President/CEO of the Housing Authority of the City of Tampa to enter into a Purchase and Sale Agreement with Transwestern Acquisitions Company for Lot 9 at Encore. Transwestern is seeking to acquire this property for the development of a 290-310 unit market rate residential building and associated retail.

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

RESOLUTION NO. FY2019-4116

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH TRANSWESTERN ACQUISITIONS COMPANY FOR THE SALE OF LOT 9 AT ENCORE

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a development partnership with Bank of America CDC (BACDC) for the redevelopment of the former Central Park Village public housing site into Encore Tampa, a 28 acre 12 city block mixed-income/mixed-use community featuring residential, retail and other commercial uses;

WHEREAS, Central Park Development Group, LLC is the company that was formed by THA and BACDC to act as the master development entity for Encore Tampa;

WHEREAS, CPDG LLC has a purchase and sale agreement for all available lots at Encore and is the entity under which THA and BACDC negotiate and assign rights to acquire lots within Encore Tampa;

WHEREAS, CPDG LLC and Transwestern Acquisitions Company (Transwestern) has negotiated the business terms and contract for the purchase and sale of Lot 9 at Encore; and,

WHEREAS, the terms of the proposed sale include a sale price of \$4,660,900.00 along with a 120 day due diligence period among other terms as found in the attached draft purchase and sale agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO, to enter into agreement on behalf of Central Park Development Group LLC for the sale of Lot 9 at Encore Tampa to Transwestern Acquisitions Company.

Adopted this 20th day of March 2019.

Chairperson

Secretary

Purchase and Sale Contract

THIS PURCHASE AND SALE CONTRACT (the "Agreement") is made as of the 4th day of March, 2019, (the "Effective Date") by and between, **CENTRAL PARK DEVELOPMENT GROUP, LLC**, a Florida limited liability company ("Seller"), and **TRANSWESTERN ACQUISITIONS COMPANY, L.L.C.**, a Delaware limited liability company ("Buyer") or its permitted successors and/or assigns. Seller and Buyer may be referred to in this Agreement individually as a "Party" or collectively as the "Parties."

RECITALS

This Agreement is made and entered into on the basis of the following facts and understandings of the Parties:

- A. Seller is the contract purchaser of the real property known as Central Park Village ("Encore") site pursuant to that certain Amended and Restated Contract for Purchase and Sale of Real Property dated November 17, 2010, between the Housing Authority of the City of Tampa ("THA"), as the owner of the Encore site, and Seller (the "Master Purchase Agreement").
- B. Seller represents to Buyer that: (i) pursuant to Sections 13.2 and 26 of the Master Purchase Agreement, Seller and THA have agreed that (a) Seller has the authority to enter into this Agreement and (b) Seller has the authority to and is obligated to assign this Agreement to THA prior to Closing, (as defined below), and (ii) no other third party approvals or authorizations are required for Seller's authority hereunder.
- C. Buyer is purchasing Lot 9 of the Encore site for the purpose of developing a Class A multifamily residential apartment community, consisting of a unit range of 290-310 multifamily units (the "Proposed Development").

Upon completion of due diligence, Buyer will have been given a full and complete opportunity to conduct its own investigation as to any matter, fact or issue which might influence Buyer's decision to purchase and develop the Property (as defined below). Accordingly, except as expressly provided herein, Buyer is willing to purchase the Property from Seller without any representations or warranties whatsoever regarding the Property and on an "AS IS/WHERE IS" and "WITH ALL FAULTS" basis.

In consideration of the agreements contained in this Agreement, Buyer agrees to buy, and Seller agrees to assign this Agreement to THA who will thereby become obligated to sell and convey pursuant to the terms hereof, to Buyer, all land, improvements thereon, and easements, entitlements, and other rights and appurtenances thereto described on Exhibit "A" attached to and made a part of this Agreement, such real property (Encore Lot 9) consisting of approximately 2.14 +/- acres and being in Hillsborough County, Florida (the "Property") together with entitlements sufficient to construct Buyer's Proposed Development, in compliance with City of Tampa laws and codes, on the Property. Seller shall deliver the Property in a pad-ready condition, including development entitlements of no less than 290 -310 residential units. In the event Buyer constructs improvements which require less than all of the entitlements assigned to Buyer in this Agreement, any unused entitlements shall revert to Seller for use, in Seller's sole discretion, on other real property within the Encore development.

Buyer and Seller further agree as follows:

1. The Recitals set forth above are true and correct and are hereby incorporated into this Agreement.
2. The purchase price ("Purchase Price") of the Property shall be Four Million Six Hundred Sixty Thousand Nine Hundred and 00/00 Dollars (\$4,660,900.00) to be paid to Seller at Closing, less prorations and adjustments.
3. Buyer will deposit into escrow with Saxon Gilmore & Carraway, P.A. (the "Escrow Agent") the sum of One Hundred and Fifty Thousand Dollars and 00/100 (\$150,000.00) (the "Deposit" or "Earnest

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Money") within five (5) business day after the Effective Date, to be held in escrow in an interest-bearing account, as earnest money, and applied as part payment of the Purchase Price.

4.
 - (a) Buyer shall have an inspection period (the "Inspection Period") until 5:00 p.m., Eastern Time one hundred and twenty (120) days following the Effective Date, to investigate the Property and all matters deemed relevant by Buyer, in its sole discretion, to its acquisition, ownership and development of the Property. Buyer may extend the Inspection Period for an additional thirty (30) days, provided notice of such extension is delivered to Seller prior to the end of the initial Inspection Period and Buyer simultaneously delivers to Escrow Agent an Inspection Period Extension Fee of Twenty-Five Thousand Dollars and 00/100 (\$25,000.00). The Inspection Period Extension Fee will be immediately released to Seller and considered applicable to the Purchase Price and non-refundable to Buyer, except in the event of a Seller Default (as defined below).
 - (b) Within five (5) business days of the Effective Date, Seller shall provide Buyer with all documents related to the Property in Seller's possession, including but not limited to, surveys, title policies, tax and utility bills, engineering studies, leases affecting the Property, any reports relating to the environmental or geotechnical condition of the Property.
 - (c) If Buyer gives Seller notice of cancellation of this Agreement on or before the last day of the Inspection Period, the Escrow Agent will return the Deposit (plus accrued interest) to Buyer within three (3) business days of Seller's receipt of Buyer's cancellation notice. Thereafter, the Parties will be relieved of any liability to each other except for those obligations specifically stated to survive termination of this Agreement.
 - (d) Intentionally deleted.
 - (e) If Closing fails to occur for any reason other than a Seller's Default (as defined below), (hereinafter referred to as a "Buyer's Default"), then the Earnest Money, including any interest thereon pursuant to the terms of this Agreement, shall be paid to Seller. If the sale is not consummated due to a Seller's Default, Buyer's remedies shall be as set forth in Paragraph 13 herein. In the event of a Buyer's Default, all Earnest Money (plus accrued interest) and any Closing Extension Fees paid to Escrow Agent shall be delivered to Seller as full liquidated damages, whereupon Buyer shall be released from all liability and obligations in this Agreement. The right of Seller to receive the Earnest Money as liquidated damages shall be the sole remedy to Seller in the event of a Buyer's Default and the Parties agree that the Earnest Money is reasonable as to any damages which Seller may incur as a result of a Buyer's Default.
5.
 - (a) This sale shall be closed (the "Closing") on September 13, 2019 (the "Closing Date"), by delivery of a special warranty deed from Seller to Buyer conveying the Property. Buyer shall be entitled to two (2) thirty (30) day extensions of the Closing Date (the "Closing Extension(s)"). In the event that Buyer elects to exercise a Closing Extension(s), Buyer shall notify Seller, in writing, no later than fifteen (15) days prior to the then scheduled Closing Date and shall deposit the sum of Twenty-Five Thousand Dollars and 00/00 (\$25,000.00) with the Escrow Agent for each extension so exercised (the "Closing Extension Fee(s)"). The Closing Extension Fee(s) shall be applicable to the Purchase Price, but non-refundable to Buyer, except in the event of a Seller Default. Seller will execute and deliver at Closing a certificate of non-foreign status, an owner's affidavit as required by the Title Company (as defined below) and such other documents as may be reasonably required by the Title Company. The Closing will occur at a mutually acceptable time at the office of the Escrow Agent or such other place and time as the Escrow Agent shall notify Buyer and Seller, or Closing may be handled as a mail away. Buyer shall be required to provide authorizing resolutions showing the authority of the person who is executing documents for Buyer, and such other documents as may be reasonable required by the Title Company.
 - (b) Intentionally Omitted.

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6. Possession of the Property shall be delivered by Seller to Buyer no later than time of Closing.
7. Real estate taxes and rents, if any, pertaining to the Property shall be prorated as of the date of Closing.
8. Seller shall pay documentary stamp taxes on the special warranty deed and the base title insurance premium for an Owner's title insurance policy. Buyer shall pay: i) the cost of recording the special warranty deed, ii) title insurance premiums for any mortgagee policy issued, together with all endorsements attached thereto and to the Owner's title insurance policy; iii) the survey, iv) all Buyer's financing costs, if any, and v) all Buyer's due diligence expenses, if any. Each Party shall pay their own attorneys' fees.
9. Buyer's obligation to close is contingent upon fulfillment prior to Closing or during a period of extension of the Closing Date, if any, of the following conditions, the failure of one or more of which, at the option of Buyer, shall render this Agreement terminated, and assuming no Seller Default, the Deposit (plus accrued interest), together with any Closing Extension Fees paid to Escrow Agent, shall be released to Seller; provided, however, should Closing fail to occur as a result of Seller's inability to provide: i) proper title pursuant to section 9(a) below; or ii) such approvals pursuant to section 9(b) below, the Deposit (plus accrued interest), together with any Closing Extension Fees paid to Escrow Agent, will be returned to Buyer:
 - (a) Marketability of Title. The ability of Seller to convey title to the Property such that the Escrow Agent, as an agent of First American Title Insurance Company (the "Title Company"), will insure at standard rates an ALTA Owner's and Lenders (if any) policy, free and clear of all liens, encumbrances and assessments, (i) such licenses and easements, if any, for public utilities servicing only the Property; and (ii) restrictions and covenants common to the Encore site and (iii) ad valorem taxes on the Property for the calendar year of Closing, which are not yet due and payable (the "Permitted Exceptions"). The Escrow Agent shall obtain and deliver to Buyer a title insurance commitment (the "Commitment") and an ALTA Boundary Survey (the "Survey") within sixty (60) days after the Effective Date. Buyer shall have thirty (30) days from receipt of each of the Commitment and Survey to provide notice to Seller ("Buyer's Title Objection Notice") of any objections to any items ("Objectionable Exceptions") found in the Commitment or Survey. Buyer's failure to timely notify Seller as to any Objectionable Exceptions shall be deemed a waiver of such Objectionable Exceptions. If Buyer has timely notified Seller of any Objectionable Exceptions, Seller shall provide Buyer with written notice of its election as to whether or not it will cure the Objectionable Exceptions, within fifteen (15) days after Seller's receipt of Buyer's Title Objection Notice ("Seller's Response"). If Seller notifies Buyer that it is unable or unwilling to cure any Objectionable Exceptions, Buyer shall have the option, to be exercised within fifteen (15) days of its receipt of Seller's Response, to either: (a) proceed to Closing and accept title in its existing condition without adjustment to the Purchase Price, or (b) terminate this Agreement by sending written notice of termination to Seller and Escrow Agent, and all Escrow Money shall be returned to Buyer. Any title or survey matters appearing on record after the date of the Commitment or survey shall be treated as new Objectionable Exceptions. Notwithstanding the foregoing, (i) Seller shall satisfy all mortgages and other monetary liens and encumbrances on or before Closing, and (ii) Buyer shall be entitled to object to any licenses, restrictions, easements and covenants applicable to the Property, in which case Seller shall either cure such title objections as provided above, or Buyer shall have the options as provided above. Further there shall be no parties in possession or other contracts affecting the Property which Buyer has not agreed to in writing.
 - (b) Seller's Approval. Seller has received the approvals with respect to the requirements set forth in Section 15(a) and (b) of this Agreement.

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- (c) **Zoning and Permits.** Buyer, at its sole cost, is responsible for obtaining all local permits which are necessary for Buyer's Proposed Development, including but not limited to, site plan and building permits approved by the City of Tampa, zoning, special exceptions and building permits, the Southwest Florida Water Management District, and all permits from State and Federal Agencies having jurisdiction over the Property (the "Zoning Approvals"). This Agreement shall serve as Seller's statement of ownership and Seller's consent for Buyer to apply for any or all of the Zoning Approvals, provided the Buyer shall have no right to apply to modify existing storm water management permits or to modify DOT agreements absent express written consent from the Seller. Buyer shall be responsible for applying for the Zoning Approvals, no later than five (5) days following receipt of Seller's consent with respect to the requirements set forth in Section 11 of this Agreement. Notwithstanding the foregoing, in the event that a jurisdiction will not accept this Agreement as authorizing the Zoning Approvals, Seller shall provide any written affidavit as to ownership or authorization required by the Zoning Approvals within five (5) business days of receipt of Buyer's written request of same.
- (d) **Engineering and Data.** At its sole expense, at any time after the Effective Date, Buyer may, through its agents, consultants, employees and engineers, enter into and upon the Property for the purpose of making such surveys, maps, drawings, testing, inspections, and the collection of engineering data as it may in its sole discretion require during the period of this Agreement. If any damage is done to the Property by activities of Buyer permitted by this Paragraph, Buyer shall expediently take all necessary action to return the Property to the same condition as it was prior to the Effective Date, at its sole cost. Buyer hereby indemnifies and holds harmless Seller from any claims of injuries or damages caused to persons or property by or on account of activities of Buyer, its agents, consultants or employees on the Property during the period of this Agreement and Buyer agrees to defend Seller against any claim or suit which may be filed against Seller on account of any such activity, intentional or negligent acts of Seller and pre-existing site conditions on the Property excepted. In connection with such entry onto the Property, Buyer agrees at all times during the entries onto the Property that it will cause its agents to, maintain in effect commercial general liability insurance on an occurrence basis (including contractual liability, contractor's protective liability and personal injury coverage) in a combined single limit of at least One Million Dollars (\$1,000,000.00), and provide Seller with evidence of such insurance coverage prior to any entry onto the Property. Such insurance may be maintained directly by Buyer or by Buyer's affiliates, members or contractors. Before any such entry, Buyer shall provide Seller with a certificate of insurance naming Seller as an additional insured and with insurance limits as provided for herein.
- (e) **Utilities.** Buyer shall have obtained proof satisfactory to Buyer that all needed electricity, gas, water, telephone, and sanitary sewage facilities ("Utility Capacity") are available to the Property in amounts and capacities sufficient to serve the Property for the Proposed Development, including, without limitation, storm water retention off-site of the Property with connection available at the perimeter of the Property. Buyer shall request proof of Utility Capacity within five (5) business days following receipt of Seller's consent with respect to the requirements set forth in Section 11 of this Agreement
- (f) **Environmental Matters.** Buyer's satisfaction, in its sole discretion, that there are no environmental matters or conditions of whatsoever kind or nature, nor any endangered, threatened or protected species on or affecting the Property which Buyer deems unacceptable. If Buyer does not terminate this Agreement as of the expiration of the Inspection Period, this condition shall be deemed satisfied and Buyer shall be deemed to have accepted the environmental condition of the Property AS IS.
- (g) **Leases.** Seller represents there are no leases encumbering the Property and will convey the Property free of all leases at Closing.

10. Intentionally deleted.
11. Buyer shall utilize Seller's Chiller Plant provided by THA for cooling all Buyer's improvements on the Property, with connections at the perimeter of the Property. Seller shall provide Buyer with the terms of such use of the Chiller Plant within ten (10) days after the Effective Date. Further, Buyer shall employ a Green building design and such design shall be certified by an agency of Buyer's choosing. The following actions shall be taken by Buyer and Seller:
- (a) Required Submittals. Within sixty (60) days of the Effective Date, Buyer shall submit to Seller a proposed conceptual site plan, proposed elevations of all sides of the Proposed Development, site development plans for utilities and drainage, and a proposal regarding use of the Chiller Plant (collectively, the "Submittals"). Buyer shall, upon such delivery, deliver to the Escrow Agent \$5,000.00 as a nonrefundable review fee (the "Review Fee Escrow Deposit") to be used to pay for the assistance of Seller's land use consultant (the "Land Use Consultant") in assisting in Seller's review of the Submittals. In the event any portion of the Review Fee Escrow Deposit remains in escrow as of the Closing Date, such remaining amount will be applied to the Purchase Price. In the event that the charges by Seller's Land Use Consultant exceed the Review Fee Escrow Deposit, Seller shall be solely responsible for the payment of any and all excesses.
 - (b) Buyer's Acknowledgement. Buyer acknowledges and agrees that neither the Land Use Consultant, nor the Land Use Consultant's firm, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., represent any interests of Buyer under the terms of this Agreement. All services rendered by the Land Use Consultant related to preparation of an acceptable development plan shall be in furtherance of the Land Use Consultant's obligations and duties in its continued representation of Seller.
 - (c) Disbursement of Review Fee Escrow Deposit. During the term of this Agreement, the Land Use Consultant shall submit a request to pay invoices for services, which request shall be accompanied by copies of the invoices due and payable (a "Disbursement Request"). Upon receipt, the Escrow Agent shall deliver to Buyer and Seller a copy of the Disbursement Request. Three (3) business days after delivery of the Disbursement Request to Buyer and Seller, if the Escrow Agent has not been notified in writing by Buyer of an objection to the Disbursement Request, the Escrow Agent shall be authorized to disburse to the Land Use Consultant the funds necessary to pay the invoices included in the Disbursement Request. Buyer shall have the right to object to a Disbursement Request within three (3) business days of Buyer's receipt of same by delivery of a written objection to the Escrow Agent and the Land Use Consultant. Buyer and the Land Use Consultant shall independently work to resolve any objections to a Disbursement Request, and the Escrow Agent shall have no obligation to disburse funds on the Disbursement Request until Buyer and the Land Use Consultant deliver joint direction to the Escrow Agent to disburse funds in accordance with an approved subsequent Disbursement Request. Notwithstanding the foregoing, at no time shall the Escrow Agent be required to disburse funds to the Land Use Consultant if the Review Fee Escrow Deposit is insufficient to cover the amounts set forth in a Disbursement Request. Disbursement Requests will be delivered to the Escrow Agent not more frequently than once per month. The Escrow Agent shall not have any liability to any of the parties to this Agreement or to any third party arising out of its services as the Escrow Agent pursuant to the terms herein, except for damages directly resulting from the Escrow Agent's negligence or willful misconduct. The foregoing procedures shall only apply until such time as the Review Fee Escrow is depleted, at which time Seller shall be solely responsible for the payment of any and all charges to the Land Use Consultant.

(d) Review and Comment. Prior to delivery of the Submittals to the City of Tampa, or submittal of any application for the Zoning Approvals, Buyer shall submit the Submittals to Seller. Seller shall have twenty (20) days from receipt of the Submittals to review and provide written comment on same to Buyer. If Seller fails to respond within said twenty (20) day period, the Submittals are deemed approved. In the event Seller requests adjustments to the preliminary site plan and/or elevations, Buyer may submit a revised proposed preliminary site plan and/or elevations consistent with Seller's comments within ten (10) days of receiving Seller's comments (the "Revised Submittals") or Buyer may terminate the Agreement by such date and, notwithstanding anything to the contrary contained elsewhere in this Agreement, Buyer shall be refunded all Earnest Money (plus accrued interest). Upon the Seller's approval of the Submittals, or Revised Submittals, as applicable, and approval of the Buyer's proposal regarding the use of the Chiller Plant, Seller shall fully cooperate with Buyer in Buyer's efforts to obtain the Zoning Approvals; provided, however, that Buyer acknowledges that the Zoning Approvals will not have been obtained by the expiration of the Inspection Period, as may be extended pursuant to and as set forth in Section 4 herein, and no further extensions to the Inspection Period will be granted.

12. Seller and Buyer recognize that the only real estate broker or agent involved in this transaction is Cushman & Wakefield of Florida, Inc. (the "Broker") and any real estate commission paid shall be the responsibility of Seller. Seller and Buyer hereby indemnify each other against any other claims for a real estate commission or other fee arising out of the actions of Seller or Buyer, as the case may be. The real estate commission shall be considered earned and paid on the Closing of the transaction with Buyer under terms of a separate Listing Agreement between Seller and Cushman & Wakefield of Florida, Inc.
13. If Seller shall be in default of its obligations under this Agreement ("Seller's Default") and if Buyer has notified Seller of the same and Seller has failed to cure Seller's Default within seven (7) days of receipt of such notice, Buyer shall have the right to either: (i) to terminate this Agreement and obtain a return of the Earnest Money (plus accrued interest), and Seller shall reimburse Buyer for all direct and actual out-of-pocket expenses and costs incurred ("Buyer's Costs") (documented by paid invoices to third parties) in connection with this transaction, which Buyer's Costs shall not exceed Forty Thousand Dollars and 00/100 (\$40,000.00), or (ii) pursue the remedy of specific performance. Notwithstanding anything in this Section 13 to the contrary, Seller will not be entitled to receive notice of a Seller's Default and five (5) days to cure such Seller's Default if such Seller's Default involves Seller's failure to close the transaction contemplated by this Agreement on the date set for Closing.
14. Seller hereby warrants and represents as follows:
 - a. Condemnation. To Seller's actual knowledge, no action or proceeding is pending, threatened or instituted for condemnation of any part of the Property, and neither Seller, nor to Seller's actual knowledge, THA has received notice from any governmental or quasi-governmental agency or authority or potential condemnor concerning any right-of-way, utility or other taking. If any such action is filed, Buyer shall have the option of terminating this Agreement, entitling Buyer to the refund of all Earnest Money (plus accrued interest) or Closing under this Agreement with an assignment of any awards, either then paid or yet to be paid. Buyer shall exercise its option stated herein, within thirty (30) days of any such filing, failing which Buyer shall have waived its right to terminate this Agreement hereunder.
 - (b) There are no actions, suits or proceedings pending or, to Seller's actual knowledge, threatened against Seller or THA relating to the Property.

- (c) To Seller's actual knowledge, neither Seller nor THA has received notice from any governmental authorities regarding the presence of hazardous substances on the Property.
- (d) To Seller's actual knowledge, neither Seller nor THA has received any notices alleging default, breach or noncompliance with any governmental rules, regulations, laws, requirements, third party contracts and agreements, including any service contracts, regarding the ownership and use of the Property that remain uncured or unresolved to the reasonable satisfaction of the party alleging such default, breach or noncompliance.
- (e) Neither the execution and delivery of this Agreement by Seller, nor the consummation by Seller and THA of the transaction contemplated thereby, will (i) require Seller or THA to file or register with, notify or obtain any permit, authorization, consent, or approval of any person or entity (including any governmental, quasi-governmental or regulatory authority); (ii) violate or breach any provision of, or constitute a default (or an event which, with notice or lapse of time or both, would constitute a default) under any agreement or other instrument, commitment, or obligation to which Seller or THA is a party, or by which Seller, THA, or any of Seller's or THA's assets may be bound; or (iii) violate any order, writ, injunction, decree, judgment, statute, law, or ruling of any court or governmental authority applicable to Seller, THA, the Property or any of Seller's or THA's assets.
- (f) Except for matters set forth in the Master Purchase Agreement, the Property is not subject to (i) any contracts for the sale of all or any portion thereof, (ii) any options to purchase all or any portion of the Property, or (iii) any rights of first refusal with respect to the sale of all or any portion of the Property.
- (g) Unless consented to in writing by Buyer, Seller shall not grant or otherwise create or consent to the creation of any easement, restriction, lien, assessment, new lease or amendment of any existing lease or encumbrance encumbering the Property, or pursue any re-zoning of the Property or any other land use approvals relating to the Property.
- (h) To Seller's actual knowledge, neither Seller nor THA has received any written order or notice of governmental authority having jurisdiction over the Property or the Entitlements which has not been previously fully complied with or cured.
- (i) No commitments relating to the Property have been made by Seller or THA to any governmental authority, utility company, school board, church or other religious body, any property owners' association, or any other organization, group or individual which would impose an obligation upon Buyer or its successors or assigns to make any contribution, or dedication of money or land or to construct, install or maintain any improvements of a public or private nature on or off the Property, except as otherwise set forth herein.
- (j) The Master Purchase Agreement is in full force and effect, no event of default has occurred under the Master Purchase Agreement and neither party to the Master Purchase Agreement is in default of its obligations thereunder.
- (k) To Seller's actual knowledge, neither Seller nor THA has assigned any of its rights and obligations under the Master Purchase Agreement with respect to the Property to any other party.

The representations and warranties of Seller set forth in this Section 14 shall survive the Closing for a period of six (6) months.

- 15. (a) If subdivision of the Property is required by local or state law or ordinance, Seller agrees to execute any subdivision plat required by Buyer, contingent upon Seller's approval of the proposed subdivision, which consent shall not be unreasonably withheld, provided that same shall not (i)

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adversely affect the marketability and insurability of the Property or other parcels owned by Seller or THA within Encore, as it existed before entering into such documents or (ii) adversely affect the value, permitted uses or zoning of the Property or other parcels owned by Seller or THA within Encore. Buyer will pay for the preparation and recording of any such plat.

(b) THA has obtained from the U.S. Department of Housing and Urban Development a release from Declaration of Trust on the Property and the THA Board of Commissioners has approved the sale of the Property pursuant to the terms hereof.

16. Buyer shall not have the right to assign its rights under this Agreement without obtaining Seller's prior written approval; except to a related entity in which Buyer or its shareholders have an ownership interests. Prior to any assignment, Buyer will provide notice to Seller indicating its intention to assign the Agreement and providing such information identifying the proposed assignee and its owners, reasonably sufficient to confirm such assignee's ability to purchase the Property. Notwithstanding any such approved or permitted assignment, Buyer will remain liable for the performance of Buyer's obligations hereunder. Seller shall not have the right to assign its rights under this Agreement without obtaining Buyer's written approval.
17. This Agreement is governed by the laws of the State of Florida and each Party consents to the jurisdiction of courts located in Hillsborough County, Florida.
18. Time is of the essence of this Agreement and every provision of this Agreement.
19. The risk of ownership and loss with regard to the Property shall belong to Seller until Closing.
20. If required by Buyer in order to develop the Property, after closing, THA will grant to Buyer over any adjoining property owned by THA such utility easements, including water, storm and sanitary sewer, as may be reasonably required. Such easements will be located so as to cause the least interference with the use of such adjoining property, and the cost for any relocation of utilities shall be the responsibility of Buyer. Buyer shall not be responsible for paying Seller for any such easement rights with the exception of reimbursement of reasonable legal costs incurred by Seller up to \$5,000.00.
21. Subject to applicable law, including Government in Sunshine and Public Records laws, each Party agrees that it shall strictly maintain confidentiality of all information and data disclosed in this Agreement or in the performance of this Agreement and the Parties agree that the terms of this Agreement shall be considered confidential information; provided, however, the parties may disclose the terms hereof to their professional advisors, attorneys, potential lenders and investors, who agree to keep such information confidential.
22. This Agreement constitutes the entire agreement between the Parties and all understandings and agreements concerning the Property heretofore held between these Parties are merged herein. The provisions in this Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective heirs, successors and assigns and the legal representatives of their estates, as the case may apply. This Agreement may not be changed orally, but only by an agreement in writing signed by Buyer and Seller.
23. If the Closing or the date of any act required hereunder falls on a Saturday, Sunday or legal holiday, such date will be automatically extended through the next business day; otherwise, all references to time periods shall be calculated based on calendar days. A business day is defined as any day of the week other than a Saturday, Sunday or national legal holiday.
24. All notices, demands, requests and other communications required or permitted hereunder (a "Notice") must be in writing and will be deemed to have been duly given (a) upon the date of the Notice if delivered personally; or (b) upon the date following the date of the Notice if delivered by

overnight courier which provides a receipt, such as Fed Ex. If by U.S. Mail or overnight courier, the Notice must have adequate postage prepaid, addressed to the appropriate Party and marked to a particular individual's attention as provided in this Section 24. The Notice will be effective upon being so deposited, but the time period in which a response to any Notice must be given or any action taken with respect to the Notice will commence to run from the date of receipt of the Notice by the addressee of the Notice as evidenced by the return receipt. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no Notice was given will be deemed to be the receipt of the Notice sent as of the business day following deposit. If either Party changes its address, that Party must notify the other Party(ies) of such change by Notice delivered in accordance with this Section 24. The initial addresses of the Parties:

(a) Seller: Central Park Development Group, LLC
101 E. Kennedy Blvd.
6th Floor
Tampa, FL 33602
Attn: Eileen M. Pope
Telephone: 980-387-2727
E-mail: eileen.m.pope@bamf.com

Copies to: Housing Authority of the City of Tampa, Florida
5301 W. Cypress Street
Tampa, FL 33607
Attn: Leroy Moore
Telephone: 813-341-9101
Email: Leroy.Moore@THAFL.com

Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.
150 West Flagler Street, Suite 2200, Miami,
Florida 33130
Telephone 305-789-4108
Email: rdeutch@stearnsweaver.com
Attn: Richard E. Deutch, Jr., Esq.

(b) Buyer: Transwestern Acquisitions Company, L.L.C.
901 S. McPac Expressway
Building IV, Suite 250
Austin Texas
Attn: Josh Delk, Vice President
Telephone: (512) 314-3557
Email: Josh.delk@transwestern.com

Copies to: Akerman LLP
401 East Jackson St. Suite 1700
Tampa, FL 33602
Attn: Marilyn Mulen Healy, Esq.
Telephone: (813) 209-5025
Email: Marilyn.healy@akerman.com

(c) Land Use Consultant: Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.
401 East Jackson Street
Suite 2200

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Tampa, FL 33602
Attn: David Smith
Telephone: 813-222-5010
Email: dsmith@stearnsweaver.com

(d) Closing Agent and
Escrow Agent:

Saxon Gilmore & Carraway, P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Telephone: 813-314-4500
Email jcv@saxongilmore.com
Attn: Jozette Chack-On, Esq.

25. If the Escrow Agent is in doubt as to its duties under this Agreement, the Escrow Agent may interplead the Earnest Money into a court of competent jurisdiction and shall have no further liability to Buyer or Seller. All interest earned will accrue to the Party entitled to the Earnest Money. Seller and Buyer agree that the status of THA's counsel as the Escrow Agent under this Agreement does not disqualify such law firm from representing THA in connection with this transaction and in any dispute that may arise between Buyer, Seller, and/or THA concerning this transaction, including any dispute or controversy with respect to the Earnest Money.
26. In the event that either Party finds it necessary to employ an attorney to enforce any provision of this Agreement, the prevailing Party will be entitled to recover from the other Party its reasonable attorneys' fees and costs incurred in connection therewith, at both trial and appellate levels; including bankruptcy proceedings, in addition to any other performances or damages to which such Party may be entitled. The requirement to pay the prevailing Party's reasonable attorneys' fees and costs will survive any termination of this Agreement.
27. THE PARTIES DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EACH AND EVERY JURISDICTION IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES AGAINST THE OTHER OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.
28. Intentionally Omitted.
29. Buyer has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of Buyer hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which Buyer is a party or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement. Seller has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of Seller hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which Seller is a party

or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement.

30. This Agreement may be executed in any number of counterparts, and each such counterpart will for all purposes be deemed an original, and all such counterparts shall constitute one and the same instrument. In order to expedite the transaction contemplated herein, facsimile or electronic signatures may be used in place of original signatures on this Agreement. Buyer and Seller intend to be bound by the signatures on the facsimile or electronically transmitted document, are aware that the other Party shall rely on the facsimile or electronic signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.
31. Buyer acknowledges that Buyer is purchasing the Property solely in reliance on Buyer's own investigation, and "as is, where is" and with all faults and defects, latent or otherwise. Buyer expressly acknowledges that, in consideration of the agreement of Seller herein, and except as set forth in this Agreement, Seller makes and has made no representations or warranties, express or implied, or arising by operation of law, including, but not limited to, any warranty as to condition, merchantability or fitness for a particular use or purpose, with respect to the Property or any matter related thereto. Buyer acknowledges that the Property is subject to recorded restrictive covenants which include, without limitation, mandatory membership in the Encore Community Association, Inc., a Florida not for profit corporation.
32. Intentionally deleted.
33. THE ENCORE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. No less than thirty (30) days before the expiration of the Inspection Period, Seller shall provide Buyer with an estoppel which accurately discloses any and all assessments, charges or fees chargeable to the owner of the Property.
34. Parties Acknowledgement Re; Zoning. The Parties acknowledge and understand that the subject property is located partially within the Central Business District (CBD) zoning, and partially within the Planned Development (PD) zoning, as such there will be certain zoning requirements that will need to be addressed and the Parties shall reasonably cooperate to address all such issues as needed to secure approval for Buyer's Planned Development.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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This instrument shall be regarded as an offer by Buyer or Seller who first signs to the other and is open for acceptance by the other until ___:___ .M. on the ___ day of February, 2019, by which time written acceptance of such offer must have been actually received by the offeror. The date of acceptance shall be the "Effective Date" of this Agreement and shall be entered at the top of the first page.

Witness

[Signature]

Buyer:

TRANSWESTERN ACQUISITIONS COMPANY, L.L.C.
a Delaware limited liability company

By: *[Signature]*
Print Name: Ashley S. Grigsby

Title: Managing Director

Date: 3/1, 2019

Witness

[Signature]

Seller:

CENTRAL PARK DEVELOPMENT GROUP, LLC,
a Florida limited liability company

By: Banc of America Community Development Corporation,
its Manager

By: *[Signature]*
Eileen M. Pope,
Senior Vice President

Date: 3-4, 2019

**EXHIBIT A
Legal Description**

LOT 9:

Lot 9, of ENCORE, according to the plat thereof as recorded in Plat Book 124, Pages 74 through 86, of the Public Records of Hillsborough County, Florida

Lot Info: 183341-0086

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CONSENT AND JOINDER

Housing Authority of the City of Tampa, Florida ("THA") joins in the execution of this Agreement for the purpose of acknowledging and consenting to the terms thereof and acknowledging its obligations to convey the Property at Closing pursuant thereto.

The THA hereby represents and warrants to Buyer that it is the owner of the Property and that it has not conveyed or otherwise transferred the Property to any third party or entered into any contract, option or other agreement to convey the Property to any third party. The THA further hereby represents and warrants to Buyer that the Master Purchase Agreement is in full force and effect and that neither party is in default thereunder.

In addition, the THA hereby affirms that as of the date hereof and as of the date of Closing all of the representations and warranties set forth in Section 7.1 of the Master Purchase Agreement are and shall be true and correct to the extent applicable to the Property and the conveyance thereof to Buyer pursuant to the Agreement. Buyer shall be a third party beneficiary of (and shall be entitled to enforce) all of the terms and provisions of Section 7 of the Master Purchase Agreement, including, without limitation, Sections 7.2 and 7.4, and all of the representations, warranties and agreements set forth therein shall survive the Closing.

IN WITNESS WHEREOF, the THA has executed this Consent and Joinder on this _____ day of _____, 2019.

HOUSING AUTHORITY OF THE CITY OF
TAMPA, FLORIDA

By: _____
Jerome D. Ryans, President/CEO

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

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

Re: FY2019-4117

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDG LLC) with Floridays Development Company for the sale of Lot 10 at Encore.

2. Requestor: Leroy Moore

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

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDG LLC) with Floridays Development Company for the sale of Lot 10 at Encore

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments: Purchase and Sale Contract for Lot 10 at Encore

M E M O R A N D U M

Date: March 13, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-XXXX**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH FLORIDAYS DEVELOPMENT CO. FOR THE SALE OF LOT 10 AT ENCORE

This resolution is necessary in order to authorize the President/CEO of the Housing Authority of the City of Tampa to enter into a Purchase and Sale Agreement with Floridays Development Co. for Lot 10 at Encore. Floridays is seeking to acquire this property for the development of a hotel, with office, condo and associated retail.

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

RESOLUTION NO. FY2019-4117

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH FLORIDAYS DEVELOPMENT CO. FOR THE SALE OF LOT 10 AT ENCORE

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a development partnership with Bank of America CDC (BACDC) for the redevelopment of the former Central Park Village public housing site into Encore Tampa, a 28 acre 12 city block mixed-income/mixed-use community featuring residential, retail and other commercial uses;

WHEREAS, Central Park Development Group, LLC is the company that was formed by THA and BACDC to act as the master development entity for Encore Tampa;

WHEREAS, CPDGLLC has a purchase and sale agreement for all available lots at Encore and is the entity under which THA and BACDC negotiate and assign rights to acquire lots within Encore Tampa;

WHEREAS, CPDGLLC and Floridays Development Co. (Floridays) has negotiated the business terms and contract for the purchase and sale of Lot 10 at Encore; and,

WHEREAS, the terms of the proposed sale include a sale price of \$4,270,000.00 along with a 90 day due diligence period among other terms as found in the attached draft purchase and sale agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO, to complete negotiations and enter into agreement in substantial form to the one attached on behalf of Central Park Development Group LLC for the sale of Lot 10 at Encore Tampa to Floridays Development Co.

Adopted this 20th day of March 2019.

Chairperson

Secretary

Purchase and Sale Contract

THIS PURCHASE AND SALE CONTRACT (the "Agreement") is made as of the _____ day of _____, 2019, (the "Effective Date") by and between, **CENTRAL PARK DEVELOPMENT GROUP, LLC**, a Florida limited liability company ("Seller"), and **FLORIDAYS DEVELOPMENT CO.**, a Florida corporation ("Buyer") or its permitted successors and/or assigns. Seller and Buyer may be referred to in this Agreement individually as a "Party" or collectively as the "Parties."

RECITALS

This Agreement is made and entered into on the basis of the following facts and understandings of the Parties:

- A. Seller is the contract purchaser of the real property known as Central Park Village ("Encore") site pursuant to that certain Amended and Restated Contract for Purchase and Sale of Real Property dated November 17, 2010, between the Housing Authority of the City of Tampa ("THA"), as the owner of the Encore site, and Seller (the "Master Purchase Agreement").
- B. Seller represents to Buyer that: (i) pursuant to Sections 13.2 and 26 of the Master Purchase Agreement, Seller and THA have agreed that (a) Seller has the authority to enter into this Agreement and (b) Seller has the authority to and is obligated to assign this Agreement to THA prior to Closing, (as defined below), and (ii) no other third party approvals or authorizations are required for Seller's authority hereunder.
- C. Buyer is purchasing Lot 10 of the Encore site for the purpose of developing a upper mid-scale mixed use project, consisting of a maximum 200 room hotel, 60,000 square foot of office space, 150 residential condominium units and 5,000 square feet of retail space (the "Proposed Development").

Upon completion of due diligence, Buyer will have been given a full and complete opportunity to conduct its own investigation as to any matter, fact or issue which might influence Buyer's decision to purchase and develop the Property (as defined below). Accordingly, except as expressly provided herein, Buyer is willing to purchase the Property from Seller without any representations or warranties whatsoever regarding the Property and on an "**AS IS/WHERE IS**" and "**WITH ALL FAULTS**" basis.

In consideration of the agreements contained in this Agreement, Buyer agrees to buy, and Seller agrees to assign this Agreement to THA who will thereby become obligated to sell and convey pursuant to the terms hereof, to Buyer, all land, improvements thereon, and easements, entitlements, and other rights and appurtenances thereto described on **Exhibit "A"** attached to and made a part of this Agreement, such real property (Encore Lot 10) consisting of approximately 1.93 +/- acres and being in Hillsborough County, Florida (the "Property") together with entitlements sufficient to construct Buyer's Proposed Development, in compliance with City of Tampa laws and codes, on the Property. Seller shall deliver the Property in a pad-ready condition, including development entitlements as stated above. In the event Buyer constructs improvements which require less than all of the entitlements assigned to Buyer in this Agreement, any unused entitlements shall revert to Seller for use, in Seller's sole discretion, on other real property within the Encore development.

Buyer and Seller further agree as follows:

- 1. The Recitals set forth above are true and correct and are hereby incorporated into this Agreement.
- 2. The purchase price ("Purchase Price") of the Property shall be Four Million Two Hundred Seventy Thousand and 00/00 Dollars (\$4,270,000.00) to be paid to Seller at Closing, less prorations and adjustments.

3. Buyer will deposit into escrow with _____ (the "Escrow Agent") the sum of One Hundred Thousand Dollars and 00/100 (\$100,000.00) (the "Deposit" or "Earnest Money") within one (1) business day after the Effective Date, to be held in escrow in an interest-bearing account, as earnest money, and applied as part payment of the Purchase Price.
4.
 - (a) Buyer shall have an inspection period (the "Inspection Period") until 5:00 p.m., Eastern Time ninety (90) days following the Effective Date, to investigate the Property and all matters deemed relevant by Buyer, in its sole discretion, to its acquisition, ownership and development of the Property.
 - (b) Within five (5) business days of the Effective Date, Seller shall provide Buyer with all documents related to the Property in Seller's possession, including but not limited to, surveys, title policies, tax and utility bills, engineering studies, leases affecting the Property, any reports relating to the environmental or geotechnical condition of the Property.
 - (c) Prior to the end of the Inspection Period, the Buyer will have the right, in its sole discretion, to terminate this Agreement. If the Buyer wishes to proceed to closing and does not terminate this Agreement within the Inspection Period, the Buyer shall deliver an additional One Hundred Thousand Dollars (\$100,000.00) (the "Second Deposit") to the Escrow Agent as an additional deposit no later than the final day of the Inspection Period. The Initial Deposit and the Second Deposit are collectively referred to herein as the "Earnest Money".
 - (d) Notwithstanding anything to the contrary contained elsewhere in this Agreement, if the Buyer fails to deposit the Second Deposit with the Escrow Agent by the end of the Inspection Period, the Buyer will be deemed to have elected to terminate this Agreement, and the Escrow Agent will return the Initial Deposit (plus accrued interest) to the Buyer within three (3) business days after the end of the Inspection Period. Thereafter, the Parties will be relieved of any liability to each other except for those obligations specifically intended to survive termination of this Agreement.
 - (e) If Closing fails to occur for any reason other than a Seller's Default (as defined below), (hereinafter referred to as a "Buyer's Default"), then the Earnest Money, including any interest thereon pursuant to the terms of this Agreement, shall be paid to Seller. If the sale is not consummated due to a Seller's Default, Buyer's remedies shall be as set forth in Paragraph 13 herein. In the event of a Buyer's Default, all Earnest Money (plus accrued interest) shall be delivered to Seller as full liquidated damages, whereupon Buyer shall be released from all liability and obligations in this Agreement. The right of Seller to receive the Earnest Money as liquidated damages shall be the sole remedy to Seller in the event of a Buyer's Default and the Parties agree that the Earnest Money is reasonable as to any damages which Seller may incur as a result of a Buyer's Default.
5.
 - (a) This sale shall be closed (the "Closing") upon the earlier of (i) thirty (30) days after Buyer receives Site Plan approval and initial Building Permits, or (ii) _____ (_____) days following the Effective Date (the "Closing Date"), by delivery of a special warranty deed from Seller to Buyer conveying the Property. Seller will execute and deliver at Closing a certificate of non-foreign status, an owner's affidavit as required by the Title Company (as defined below) and such other documents as may be reasonably required by the Title Company. The Closing will occur at a mutually acceptable time at the office of the Title Company or such other place and time as the Title Company shall notify Buyer and Seller, or Closing may be handled as a mail away. Buyer shall be required to provide authorizing resolutions showing the authority of the person who is executing documents for Buyer, and such other documents as may be reasonable required by the Title Company.
6. Possession of the Property shall be delivered by Seller to Buyer no later than time of Closing.

7. Real estate taxes and rents, if any, pertaining to the Property shall be prorated as of the date of Closing.
8. Seller shall pay i) documentary stamp taxes on the special warranty deed, and ii) any real estate brokerage commission due hereunder. Buyer shall pay: i) the cost of recording the special warranty deed, ii) costs for the issuance of a Title Commitment to Buyer, iii) title insurance premiums for any Owner and/or Mortgagee title insurance policies issued, together with all endorsements attached thereto; iv) the survey, vi) all Buyer's financing costs, if any, and vii) all Buyer's due diligence expenses, if any. Each Party shall pay their own attorneys' fees.
9. Buyer's obligation to close is contingent upon fulfillment prior to Closing of the following conditions, the failure of one or more of which, at the option of Buyer, shall render this Agreement terminated, and assuming no Seller Default, the Earnest Money (plus accrued interest) shall be released to Seller; provided, however, should Closing fail to occur as a result of Seller's inability to provide: i) proper title pursuant to section 9(a) below; or ii) such approvals pursuant to section 9(b) below, the Earnest Money (plus accrued interest), will be refunded to Buyer:
 - (a) Marketability of Title. The ability of Seller to convey title to the Property such that Saxon Gilmore & Carraway, P.A. ("Title Agent") , as agent of First American Title Insurance Company (the "Title Company"), will insure at standard rates an ALTA Owner's and Lenders (if any) policy, free and clear of all liens, encumbrances and assessments, (i) such licenses and easements, if any, for public utilities servicing only the Property; and (ii) restrictions and covenants common to the Encore site and (iii) ad valorem taxes on the Property for the calendar year of Closing, which are not yet due and payable (the "Permitted Exceptions"). The Title Agent shall obtain and deliver to Buyer a title insurance commitment (the "Commitment") and an ALTA Boundary Survey (the "Survey") within thirty (30) days after the Effective Date. Buyer shall have thirty (30) days from receipt of each of the Commitment and Survey to provide notice to Seller ("Buyer's Title Objection Notice") of any objections to any items ("Objectionable Exceptions") found in the Commitment or Survey. Buyer's failure to timely notify Seller as to any Objectionable Exceptions shall be deemed a waiver of such Objectionable Exceptions. If Buyer has timely notified Seller of any Objectionable Exceptions, Seller shall provide Buyer with written notice of its election as to whether or not it will cure the Objectionable Exceptions, within fifteen (15) days after Seller's receipt of Buyer's Title Objection Notice ("Seller's Response"). If Seller notifies Buyer that it is unable or unwilling to cure any Objectionable Exceptions, Buyer shall have the option, to be exercised within fifteen (15) days of its receipt of Seller's Response, to either: (a) proceed to Closing and accept title in its existing condition without adjustment to the Purchase Price, or (b) terminate this Agreement by sending written notice of termination to Seller, Title Agent and Escrow Agent, and all Escrow Money shall be returned to Buyer. Any title or survey matters appearing on record after the date of the Commitment or survey shall be treated as new Objectionable Exceptions. Notwithstanding the foregoing, (i) Seller shall satisfy all mortgages and other monetary liens and encumbrances on or before Closing, and (ii) Buyer shall be entitled to object to any licenses, restrictions, easements and covenants applicable to the Property, in which case Seller shall either cure such title objections as provided above, or Buyer shall have the options as provided above. Further there shall be no parties in possession or other contracts affecting the Property which Buyer has not agreed to in writing.
 - (b) Seller's Approval. Seller has received the approvals with respect to the requirements set forth in Section 15(b) of this Agreement.
 - (c) Zoning and Permits. Buyer, at its sole cost, is responsible for obtaining all local permits which are necessary for Buyer's Proposed Development, including but not limited to, site plan and building permits approved by the City of Tampa, zoning, special exceptions and building permits, the Southwest Florida Water Management District, and all permits from

State and Federal Agencies having jurisdiction over the Property (the "Zoning Approvals"). This Agreement shall serve as Seller's statement of ownership and Seller's consent for Buyer to apply for any or all of the Zoning Approvals, provided the Buyer shall have no right to apply to modify existing storm water management permits or to modify DOT agreements absent express written consent from the Seller. Buyer shall be responsible for applying for the Zoning Approvals, no later than five (5) days following receipt of Seller's consent with respect to the requirements set forth in Section 11 of this Agreement. Notwithstanding the foregoing, in the event that a jurisdiction will not accept this Agreement as authorizing the Zoning Approvals, Seller shall provide any written affidavit as to ownership or authorization required by the Zoning Approvals within five (5) business days of receipt of Buyer's written request of same.

- (d) **Engineering and Data.** At its sole expense, at any time after the Effective Date, Buyer may, through its agents, consultants, employees and engineers, enter into and upon the Property for the purpose of making such surveys, maps, drawings, testing, inspections, and the collection of engineering data as it may in its sole discretion require during the period of this Agreement. If any damage is done to the Property by activities of Buyer permitted by this Paragraph, Buyer shall expediently take all necessary action to return the Property to the same condition as it was prior to the Effective Date, at its sole cost. Buyer hereby indemnifies and holds harmless Seller from any claims of injuries or damages caused to persons or property by or on account of activities of Buyer, its agents, consultants or employees on the Property during the period of this Agreement and Buyer agrees to defend Seller against any claim or suit which may be filed against Seller on account of any such activity, intentional or negligent acts of Seller and pre-existing site conditions on the Property excepted. In connection with such entry onto the Property, Buyer agrees at all times during the entries onto the Property that it will cause its agents to, maintain in effect commercial general liability insurance on an occurrence basis (including contractual liability, contractor's protective liability and personal injury coverage) in a combined single limit of at least One Million Dollars (\$1,000,000.00), and provide Seller with evidence of such insurance coverage prior to any entry onto the Property. Such insurance may be maintained directly by Buyer or by Buyer's affiliates, members or contractors. Before any such entry, Buyer shall provide Seller with a certificate of insurance naming Seller as an additional insured and with insurance limits as provided for herein.
- (e) **Utilities.** Buyer shall have obtained proof satisfactory to Buyer that all needed electricity, gas, water, telephone, and sanitary sewage facilities ("Utility Capacity") are available to the Property in amounts and capacities sufficient to serve the Property for the Proposed Development, including, without limitation, storm water retention off-site of the Property with connection available at the perimeter of the Property. Buyer shall request proof of Utility Capacity within five (5) business days following receipt of Seller's consent with respect to the requirements set forth in Section 11 of this Agreement
- (f) **Environmental Matters.** Buyer's satisfaction, in its sole discretion, that there are no environmental matters or conditions of whatsoever kind or nature, nor any endangered, threatened or protected species on or affecting the Property which Buyer deems unacceptable. If Buyer does not terminate this Agreement as of the expiration of the Inspection Period, this condition shall be deemed satisfied and Buyer shall be deemed to have accepted the environmental condition of the Property AS IS.
- (g) **Leases.** Seller represents there are no leases encumbering the Property and will convey the Property free of all leases at Closing.

10. Intentionally deleted.

11. Buyer shall utilize Seller's Chiller Plant provided by THA for cooling all Buyer's improvements on the Property, with connections at the perimeter of the Property. Seller shall provide Buyer with the terms of such use of the Chiller Plant within ten (10) days after the Effective Date. Further, Buyer shall employ a Green building design and such design shall be certified by an agency of Buyer's choosing. The following actions shall be taken by Buyer and Seller:
- (a) Required Submittals. Within sixty (60) days of the Effective Date, Buyer shall submit to Seller a proposed conceptual site plan, proposed elevations of all sides of the Proposed Development, site development plans for utilities and drainage, and a proposal regarding use of the Chiller Plant (collectively, the "Submittals"). Buyer shall, upon such delivery, deliver to the Escrow Agent \$5,000.00 as a nonrefundable review fee (the "Review Fee Escrow Deposit") to be used to pay for the assistance of Seller's land use consultant (the "Land Use Consultant") in assisting in Seller's review of the Submittals. In the event any portion of the Review Fee Escrow Deposit remains in escrow as of the Closing Date, such remaining amount will be applied to the Purchase Price. In the event that the charges by Seller's Land Use Consultant exceed the Review Fee Escrow Deposit, Seller shall be solely responsible for the payment of any and all excesses.
 - (b) Buyer's Acknowledgement. Buyer acknowledges that approval of a development plan acceptable to the Seller for the Buyer's use is mutually beneficial and therefore it is in the interest of both Parties to utilize the services of the Land Use Consultant in preparation of such development plan. Buyer acknowledges and agrees that neither the Land Use Consultant, nor the Land Use Consultant's firm, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., represent any interests of Buyer under the terms of this Agreement. All services rendered by the Land Use Consultant related to preparation of an acceptable development plan shall be in furtherance of the Land Use Consultant's obligations and duties in its continued representation of Seller.
 - (c) Disbursement of Review Fee Escrow Deposit. During the term of this Agreement, the Land Use Consultant shall submit a request to pay invoices for services, which request shall be accompanied by copies of the invoices due and payable (a "Disbursement Request"). Upon receipt, the Escrow Agent shall deliver to Buyer and Seller a copy of the Disbursement Request. Three (3) business days after delivery of the Disbursement Request to Buyer and Seller, if the Escrow Agent has not been notified in writing by Buyer of an objection to the Disbursement Request, the Escrow Agent shall be authorized to disburse to the Land Use Consultant the funds necessary to pay the invoices included in the Disbursement Request. Buyer shall have the right to object to a Disbursement Request within three (3) business days of Buyer's receipt of same by delivery of a written objection to the Escrow Agent and the Land Use Consultant. Buyer and the Land Use Consultant shall independently work to resolve any objections to a Disbursement Request, and the Escrow Agent shall have no obligation to disburse funds on the Disbursement Request until Buyer and the Land Use Consultant deliver joint direction to the Escrow Agent to disburse funds in accordance with an approved subsequent Disbursement Request. Notwithstanding the foregoing, at no time shall the Escrow Agent be required to disburse funds to the Land Use Consultant if the Review Fee Escrow Deposit is insufficient to cover the amounts set forth in a Disbursement Request. Disbursement Requests will be delivered to the Escrow Agent not more frequently than once per month. The Escrow Agent shall not have any liability to any of the parties to this Agreement or to any third party arising out of its services as the Escrow Agent pursuant to the terms herein, except for damages directly resulting from the Escrow Agent's negligence or willful misconduct. The foregoing procedures shall only apply until such time as the Review Fee Escrow is depleted,

at which time Seller shall be solely responsible for the payment of any and all charges to the Land Use Consultant.

- (d) Review and Comment. Prior to delivery of the Submittals to the City of Tampa, or submittal of any application for the Zoning Approvals, Buyer shall submit the Submittals to Seller. Seller shall have twenty (20) days from receipt of the Submittals to review and provide written comment on same to Buyer. If Seller fails to respond within said twenty (20) day period, the Submittals are deemed approved. In the event Seller requests adjustments to the preliminary site plan and/or elevations, Buyer may submit a revised proposed preliminary site plan and/or elevations consistent with Seller's comments within ten (10) days of receiving Seller's comments (the "Revised Submittals") or Buyer may terminate the Agreement by such date and, notwithstanding anything to the contrary contained elsewhere in this Agreement, Buyer shall be refunded all Earnest Money (plus accrued interest). Upon the Seller's approval of the Submittals, or Revised Submittals, as applicable, and approval of the Buyer's proposal regarding the use of the Chiller Plant, Seller shall fully cooperate with Buyer in Buyer's efforts to obtain the Zoning Approvals; provided, however, that Buyer acknowledges that the Zoning Approvals will not have been obtained by the expiration of the Inspection Period and no further extensions to the Inspection Period will be granted.

12. Seller and Buyer recognize that the only real estate broker or agent involved in this transaction is Cushman & Wakefield of Florida, Inc. and Keller Williams (the "Broker") and any real estate commission paid shall be the responsibility of Seller. Seller and Buyer hereby indemnify each other against any other claims for a real estate commission or other fee arising out of the actions of Seller or Buyer, as the case may be. The real estate commission shall be considered earned and paid on the Closing of the transaction with Buyer under terms of a separate Listing Agreement between Seller and Cushman & Wakefield of Florida, Inc.
13. If Seller shall be in default of its obligations under this Agreement ("Seller's Default") and if Buyer has notified Seller of the same and Seller has failed to cure Seller's Default within seven (7) days of receipt of such notice, Buyer shall have the right to either: (i) to terminate this Agreement and obtain a return of the Earnest Money (plus accrued interest), and Seller shall reimburse Buyer for all direct and actual out-of-pocket expenses and costs incurred ("Buyer's Costs") (documented by paid invoices to third parties) in connection with this transaction, which Buyer's Costs shall not exceed Twenty Five Thousand Dollars and 00/100 (\$25,000.00), or (ii) pursue the remedy of specific performance. Notwithstanding anything in this Section 13 to the contrary, Seller will not be entitled to any notice or cure rights if such Seller's Default involves Seller's failure to close the transaction contemplated by this Agreement on the date set for Closing.
14. Seller hereby warrants and represents as follows:
- a. Condemnation. To Seller's actual knowledge, no action or proceeding is pending, threatened or instituted for condemnation of any part of the Property, and neither Seller, nor to Seller's actual knowledge, THA has received notice from any governmental or quasi-governmental agency or authority or potential condemnor concerning any right-of-way, utility or other taking. If any such action is filed, Buyer shall have the option of terminating this Agreement, entitling Buyer to the refund of all Earnest Money (plus accrued interest) or Closing under this Agreement with an assignment of any awards, either then paid or yet to be paid. Buyer shall exercise its option stated herein, within thirty (30) days of any such filing, failing which Buyer shall have waived its right to terminate this Agreement hereunder.

- (b) There are no actions, suits or proceedings pending or, to Seller's actual knowledge, threatened against Seller or THA relating to the Property.
- (c) To Seller's actual knowledge, neither Seller nor THA has received notice from any governmental authorities regarding the presence of hazardous substances on the Property.
- (d) To Seller's actual knowledge, neither Seller nor THA has received any notices alleging default, breach or noncompliance with any governmental rules, regulations, laws, requirements, third party contracts and agreements, including any service contracts, regarding the ownership and use of the Property that remain uncured or unresolved to the reasonable satisfaction of the party alleging such default, breach or noncompliance.
- (e) Neither the execution and delivery of this Agreement by Seller, nor the consummation by Seller and THA of the transaction contemplated thereby, will (i) require Seller or THA to file or register with, notify or obtain any permit, authorization, consent, or approval of any person or entity (including any governmental, quasi-governmental or regulatory authority); (ii) violate or breach any provision of, or constitute a default (or an event which, with notice or lapse of time or both, would constitute a default) under any agreement or other instrument, commitment, or obligation to which Seller or THA is a party, or by which Seller, THA, or any of Seller's or THA's assets may be bound; or (iii) violate any order, writ, injunction, decree, judgment, statute, law, or ruling of any court or governmental authority applicable to Seller, THA, the Property or any of Seller's or THA's assets.
- (f) Except for matters set forth in the Master Purchase Agreement, the Property is not subject to (i) any contracts for the sale of all or any portion thereof, (ii) any options to purchase all or any portion of the Property, or (iii) any rights of first refusal with respect to the sale of all or any portion of the Property.
- (g) Unless consented to in writing by Buyer, Seller shall not grant or otherwise create or consent to the creation of any easement, restriction, lien, assessment, new lease or amendment of any existing lease or encumbrance encumbering the Property, or pursue any re-zoning of the Property or any other land use approvals relating to the Property.
- (h) To Seller's actual knowledge, neither Seller nor THA has received any written order or notice of governmental authority having jurisdiction over the Property or the Entitlements which has not been previously fully complied with or cured.
- (i) No commitments relating to the Property have been made by Seller or THA to any governmental authority, utility company, school board, church or other religious body, any property owners' association, or any other organization, group or individual which would impose an obligation upon Buyer or their successors or assigns to make any contribution, or dedication of money or land or to construct, install or maintain any improvements of a public or private nature on or off the Property, except as otherwise set forth herein.
- (j) The Master Purchase Agreement is in full force and effect, no event of default has occurred under the Master Purchase Agreement and neither party to the Master Purchase Agreement is in default of its obligations thereunder.
- (k) To Seller's actual knowledge, neither Seller nor THA has assigned any of its rights and obligations under the Master Purchase Agreement with respect to the Property to any other party.

The representations and warranties of Seller set forth in this Section 14 shall survive the Closing for a period of six (6) months.

15. (a) If subdivision of the Property is required by local or state law or ordinance, Seller agrees to execute any subdivision plat required by Buyer, contingent upon Seller's approval of the proposed subdivision, which consent shall not be unreasonably withheld, provided that same shall not (i) adversely affect the marketability and insurability of the Property or other parcels owned by Seller or THA within Encore, as it existed before entering into such documents or (ii) adversely affect the value, permitted uses or zoning of the Property or other parcels owned by Seller or THA within Encore. Buyer will pay for the preparation and recording of any such plat.

(b) THA has obtained from the U.S. Department of Housing and Urban Development a release from Declaration of Trust on the Property and the THA Board of Commissioners has approved the sale of the Property pursuant to the terms hereof.
16. Buyer shall not have the right to assign its rights under this Agreement without obtaining Seller's prior written approval; except to a related entity in which Buyer or its shareholders have an ownership interests. Prior to any assignment, Buyer will provide notice to Seller indicating its intention to assign the Agreement and providing such information identifying the proposed assignee and its owners, reasonably sufficient to confirm such assignee's ability to purchase the Property. Notwithstanding any such approved or permitted assignment, Buyer will remain liable for the performance of Buyer's obligations hereunder. Seller shall not have the right to assign its rights under this Agreement without obtaining Buyer's written approval.
17. This Agreement is governed by the laws of the State of Florida and each Party consents to the jurisdiction of courts located in Hillsborough County, Florida.
18. Time is of the essence of this Agreement and every provision of this Agreement.
19. The risk of ownership and loss with regard to the Property shall belong to Seller until Closing.
20. If required by Buyer in order to develop the Property, after closing, THA will grant to Buyer over any adjoining property owned by THA such utility easements, including water, storm and sanitary sewer, as may be reasonably required. Such easements will be located so as to cause the least interference with the use of such adjoining property, and the cost for any relocation of utilities shall be the responsibility of Buyer. Buyer shall not be responsible for paying Seller for any such easement rights with the exception of reimbursement of reasonable legal costs incurred by Seller up to \$5,000.00.
21. Subject to applicable law, including Government in Sunshine and Public Records laws, each Party agrees that it shall strictly maintain confidentiality of all information and data disclosed in this Agreement or in the performance of this Agreement and the Parties agree that the terms of this Agreement shall be considered confidential information; provided, however, the parties may disclose the terms hereof to their professional advisors, attorneys, potential lenders and investors, who agree to keep such information confidential..
22. This Agreement constitutes the entire agreement between the Parties and all understandings and agreements concerning the Property heretofore held between these Parties are merged herein. The provisions in this Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective heirs, successors and assigns and the legal representatives of their estates, as the case may apply. This Agreement may not be changed orally, but only by an agreement in writing signed by Buyer and Seller.
23. If the Closing or the date of any act required hereunder falls on a Saturday, Sunday or legal holiday, such date will be automatically extended through the next business day, otherwise, all references to time periods shall be calculated based on calendar days. A business day is defined as any day of the week other than a Saturday, Sunday or national legal holiday.

24. All notices, demands, requests and other communications required or permitted hereunder (a "Notice") must be in writing and will be deemed to have been duly given (a) upon the date of the Notice if delivered personally; or (b) upon the date following the date of the Notice if delivered by overnight courier which provides a receipt, such as Fed Ex. If by U.S. Mail or overnight courier, the Notice must have adequate postage prepaid, addressed to the appropriate Party and marked to a particular individual's attention as provided in this Section 24. The Notice will be effective upon being so deposited, but the time period in which a response to any Notice must be given or any action taken with respect to the Notice will commence to run from the date of receipt of the Notice by the addressee of the Notice as evidenced by the return receipt. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no Notice was given will be deemed to be the receipt of the Notice sent as of the business day following deposit. If either Party changes its address, that Party must notify the other Party(ies) of such change by Notice delivered in accordance with this Section 24. The initial addresses of the Parties:

- (a) Seller: Central Park Development Group, LLC
 101 E. Kennedy Blvd.
 6th Floor
 Tampa, FL 33602
 Attn: Eileen M. Pope
 Telephone: 980-387-2727
 E-mail: eileen.m.pope@baml.com

- Copies to: Housing Authority of the City of Tampa, Florida
 5301 W. Cypress Street
 Tampa, FL 33607
 Attn: Leroy Moore
 Telephone: 813-341-9101
 Email: Leroy.Moore@THAFL.com

- Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
 150 West Flagler Street, Suite 2200, Miami, Florida 33130
 Telephone 305-789-4108
 Email: rdeutch@stearnsweaver.com
 Attn: Richard E. Deutch, Jr., Esq.

- (b) Buyer: Floridays Development Co.

 Attn: _____
 Telephone: (_____) _____
 Email: _____

- Copies to: _____

 Attn: _____
 Telephone: (_____) _____
 Email: _____

- (c) Land Use Consultant: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
 401 East Jackson Street

Suite 2200
Tampa, FL 33602
Attn: David Smith
Telephone: 813-222-5010
Email: dsmith@stearnsweaver.com

(d) Escrow Agent

Attn: _____
Telephone: (_____) _____
Email: _____

(e) Closing Agent:

Saxon Gilmore & Carraway, P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Telephone: 813-314-4500
Email jchak-on@saxongilmore.com
Attn: Jozette Chack-On, Esq.

25. If the Escrow Agent is in doubt as to its duties under this Agreement, the Escrow Agent may interplead the Earnest Money into a court of competent jurisdiction and shall have no further liability to Buyer or Seller. All interest earned will accrue to the Party entitled to the Earnest Money. Seller and Buyer agree that the status of Buyer's counsel as the Escrow Agent under this Agreement does not disqualify such law firm from representing Buyer in connection with this transaction and in any dispute that may arise between Buyer, Seller, and/or THA concerning this transaction, including any dispute or controversy with respect to the Earnest Money.
26. In the event that either Party finds it necessary to employ an attorney to enforce any provision of this Agreement, the prevailing Party will be entitled to recover from the other Party its reasonable attorneys' fees and costs incurred in connection therewith, at both trial and appellate levels; including bankruptcy proceedings, in addition to any other performances or damages to which such Party may be entitled. The requirement to pay the prevailing Party's reasonable attorneys' fees and costs will survive any termination of this Agreement.
27. THE PARTIES DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EACH AND EVERY JURISDICTION IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES AGAINST THE OTHER OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.
28. Intentionally Omitted.
29. Buyer has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of Buyer hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which Buyer is a party or by which it is bound or may be affected, or constitute (with or

without the giving of notice or the passage of time) a default under such an instrument or agreement. Seller has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of Seller hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which Seller is a party or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement.

30. This Agreement may be executed in any number of counterparts, and each such counterpart will for all purposes be deemed an original, and all such counterparts shall constitute one and the same instrument. In order to expedite the transaction contemplated herein, facsimile or electronic signatures may be used in place of original signatures on this Agreement. Buyer and Seller intend to be bound by the signatures on the facsimile or electronically transmitted document, are aware that the other Party shall rely on the facsimile or electronic signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.
31. Buyer acknowledges that Buyer is purchasing the Property solely in reliance on Buyer's own investigation, and "as is, where is" and with all faults and defects, latent or otherwise. Buyer expressly acknowledges that, in consideration of the agreement of Seller herein, and except as set forth in this Agreement, Seller makes and has made no representations or warranties, express or implied, or arising by operation of law, including, but not limited to, any warranty as to condition, merchantability or fitness for a particular use or purpose, with respect to the Property or any matter related thereto. Buyer acknowledges that the Property is subject to recorded restrictive covenants which include, without limitation, mandatory membership in the Encore Community Association, Inc., a Florida not for profit corporation.
32. Intentionally deleted.
33. THE ENCORE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. No less than thirty (30) days before the expiration of the Inspection Period, Seller shall provide Buyer with an estoppel which accurately discloses any and all assessments, charges or fees chargeable to the owner of the Property.
34. Parties Acknowledgement Re; Zoning. The Parties acknowledge and understand that the subject property is located partially within the Central Business District (CBD) zoning, and partially within the Planned Development (PD) zoning, as such there will be certain zoning requirements that will need to be addressed and the Parties shall reasonably cooperate to address all such issues as needed to secure approval for Buyer's Planned Development.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

This instrument shall be regarded as an offer by Buyer or Seller who first signs to the other and is open for acceptance by the other until ____:___.M. on the ____ day of March, 2019, by which time written acceptance of such offer must have been actually received by the offeror. The date of acceptance shall be the "Effective Date" of this Agreement and shall be entered at the top of the first page.

Witness

Buyer:

FLORIDAYS DEVELOPMENT CO,
a Florida corporation

By: _____

Print Name: _____

Title: _____

Date: _____, 2019

Witness

Seller:

CENTRAL PARK DEVELOPMENT GROUP, LLC,
a Florida limited liability company

By: Banc of America Community Development Corporation,
its Manager

By: _____
Eileen M. Pope,
Senior Vice President

Date: _____, 2019

EXHIBIT A
Legal Description

LOT 10:

Lot 10, ENCORE, according to the plat thereof, as recorded in Plat Book 124, Pages 74 to 86, inclusive, of the Public Records of Hillsborough County, Florida.

Lot Info: 183341-0088

CONSENT AND JOINDER

Housing Authority of the City of Tampa, Florida ("THA") joins in the execution of this Agreement for the purpose of acknowledging and consenting to the terms thereof and acknowledging its obligations to convey the Property at Closing pursuant thereto.

The THA hereby represents and warrants to Buyer that it is the owner of the Property and that it has not conveyed or otherwise transferred the Property to any third party or entered into any contract, option or other agreement to convey the Property to any third party. The THA further hereby represents and warrants to Buyer that the Master Purchase Agreement is in full force and effect and that neither party is in default thereunder.

In addition, the THA hereby affirms that as of the date hereof and as of the date of Closing all of the representations and warranties set forth in Section 7.1 of the Master Purchase Agreement are and shall be true and correct to the extent applicable to the Property and the conveyance thereof to Buyer pursuant to the Agreement. Buyer shall be a third party beneficiary of (and shall be entitled to enforce) all of the terms and provisions of Section 7 of the Master Purchase Agreement, including, without limitation, Sections 7.2 and 7.4, and all of the representations, warranties and agreements set forth therein shall survive the Closing.

IN WITNESS WHEREOF, the THA has executed this Consent and Joinder on this _____ day of _____, 2019.

HOUSING AUTHORITY OF THE CITY OF
TAMPA, FLORIDA

By: _____
Jerome D. Ryans, President/CEO

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

1. Describe the action requested of the Board of Directors

Re.: Resolution Number: 2019-4118

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

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

2. Who is making request:

- A. Entity: THE TAMPA HOUSING AUTHORITY OF THE CITY OF TAMPA
- B. Project: FY2019-2020 ANNUAL BUDGET
- C. Originator: SUSI BEGAZO-MCGOURTY

3. Cost Estimate (if applicable):

N/A

Narrative:

Whereas, The Housing Authority of the City of Tampa, Florida has proposed expenditures necessary to support efficient and economical operations; and

Whereas, the Board received the FY2019-2020 Annual Proposed Budget at the March 20, 2019 Board meeting review and the Board has subsequently reviewed the Annual Budget document as adjusted for HUD updates; and

The Board hereby authorizes the Annual Budget FY2019-2020 in its entirety.

Attachments (if applicable): THA Annual Budget FY2019-2020

TAMPA HOUSING AUTHORITY

DATE: March 20, 2019

TO: Board of Commissioners

FROM: Susi Begazo-McGourty, SVP / CFO

THROUGH: Jerome D. Ryans, President/CEO

RE: Resolution # 2019-4118 // THA Annual Budget FY 2019 - 2020

The attached Resolution is required to establish the THA Annual Budget as presented for Fiscal Year April 1, 2019 ~ March 31, 2020.

This budget presents revenues, expenses and capital items in accordance with RADs requirements. We have prepared the most accurate and complete budget making certain logical assumptions of known costs and programs.

As a summary, we have reduced our budget revenue projections and recommend the use of certain reserves to continue to provide adequate service to our residents and constituents.

We pledge to keep you updated as new notices are received from H.U.D.

TAMPA HOUSING AUTHORITY
RESOLUTION NO. 2019-4118

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

Whereas, The Housing Authority of the City of Tampa, Florida has proposed expenditures necessary to support efficient and economical operations; and

The Board hereby authorizes the Annual Budget FY2019-2020 in its entirety:

1. A Low Income Public Housing Department annual budget for operating expenses of \$498,608.
2. The RAD Properties consolidated budget for operating expenses of \$10,683,983.
3. Assisted Housing Voucher Program annual operating budget of \$95,272,182 which includes admin expenses in the amount of \$6,996,901.
4. North Tampa Development Corp annual operating budget of \$8,039,797.
5. Program and Property Services annual budget of \$1,432,669.
6. Palm Terrace annual operating budget of \$1,776,031.
7. Cedar Pointe annual operating budget of \$589,498.
8. Meridian River Development Corp. annual operating budget of \$3,193,192.
9. Gardens at South Bay annual operating budget of \$1,244,249.
10. Osborne Landing, LTD annual operating budget of \$267,805.
11. The Ella at Encore annual operating budget of \$1,043,891.
12. The Trio at Encore annual operating budget of \$1,143,765.
13. The Reed at Encore annual operating budget of \$996,690.
14. The Tempo at Encore annual operating budget of \$1,440,057.
15. All administrative and operating programs of the Tampa Housing Authority.

In making these commitments, the Board additionally reaffirms its fiscal policy guidance that all programs must be managed within available resources.

NOW, THEREFORE BE IT RESOLVED THAT the Board of Commissioners of The Housing Authority of the City of Tampa hereby approves the Annual Budget for Fiscal Year Ending March 31, 2020 as presented by the President/CEO and authorizes the Chairperson to sign H.U.D.'s required budget approval form.

Adopted this 20th day of March 2019.

Susan Johnson-Velez, *Chairperson*

Jerome D. Ryans, *President/CEO*

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

Regular Full-Time Employees	190
Temporary Full-Time Employees	26
Temporary Part-Time Employees	6
Total Employees	222

GENDER

Male	90
Female	132
Total Employees	222

ETHNIC ORIGIN

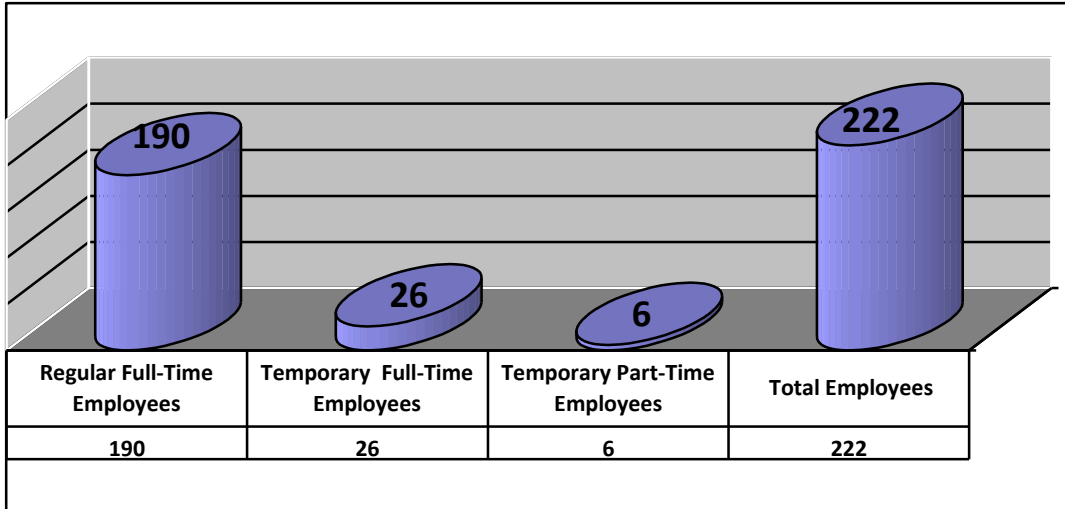
African American	122
Caucasian	28
Hispanic	64
Other	8
Total Employees	222
Residents Employment	(12) = 5.4%

	February	FY18
NEW HIRES	6	42
PROMOTIONS	3	16
TERMINATIONS	1	11
RESIGNATIONS	1	23
RETIREMENTS	0	7

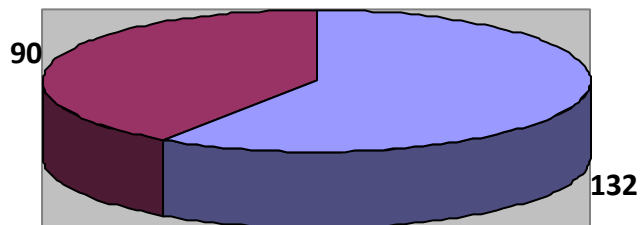
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

DEPARTMENT	PROPERTY	TITLE	D-O-H
<u>Assisted Housing</u>			
	Section 8	Homeownership Counselor	12/2/13
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	Section 8	Sustainability Ambassador Coach	4/30/18
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			12

TOTAL STAFFING



GENDER

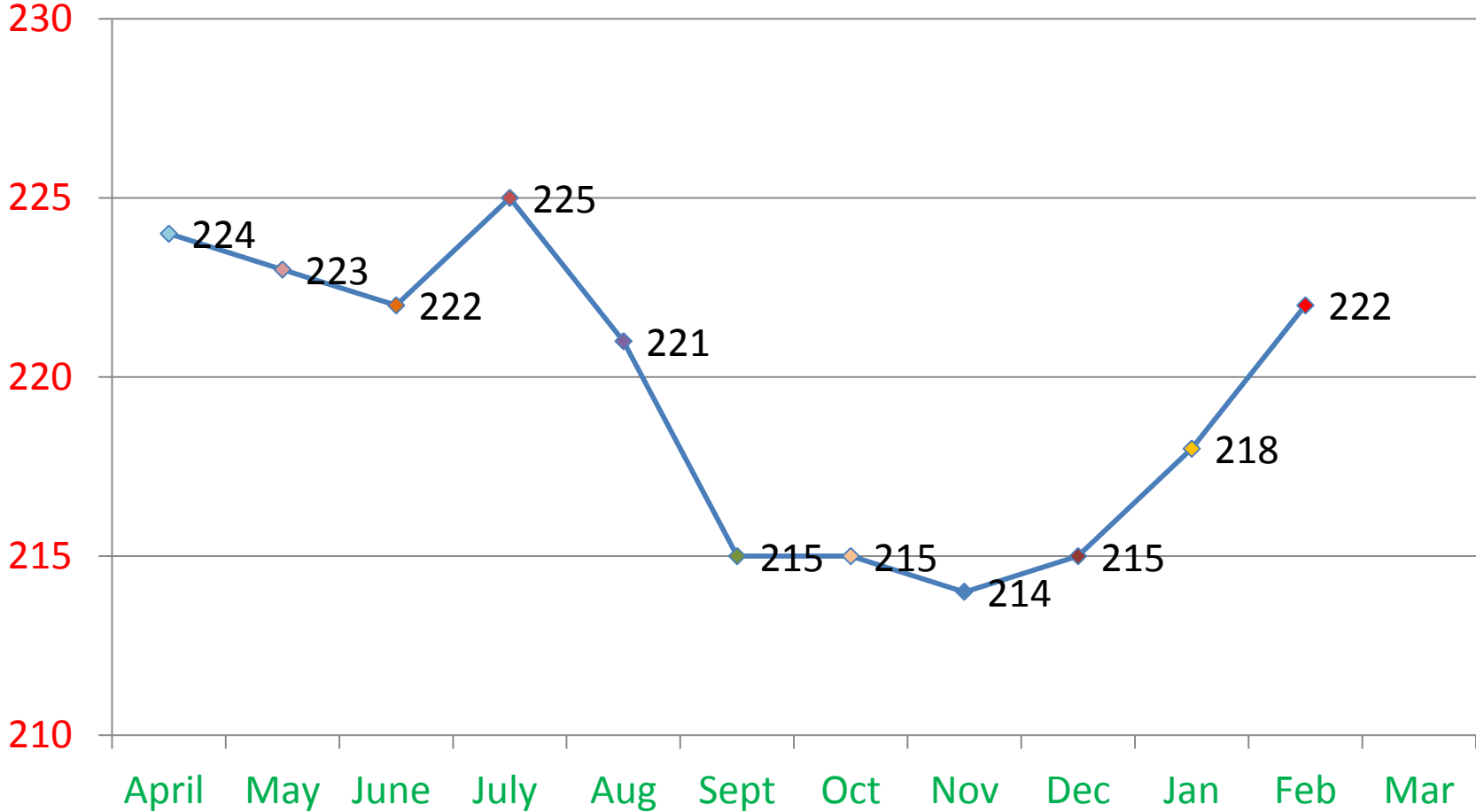


Female Male

Total Employees at Tampa Housing Fiscal Year 2019

Total
Employees

Total Employees Fiscal Year 2019



March Employee of the Month

ADMINISTRATION



Natalee Newson

Ms. Natalee Newson serves as the agency's Benefits and Compensation Coordinator since May 2016. We can choose any month to highlight Ms. Newson's work, professionalism and continued contribution to the staff of THA. At any time you can find her involved as follow:

- Meeting with employees loved ones and families at a hospice center
- Explaining retirement benefits to our retirees
- Elevating our employees engagement through our wellness program
- Pulling information so we can negotiate the agency's benefits and compensation
- Organizing programs for our employees to lower our healthcare costs
- Tracking the agency's Performance Evaluation
- Organizing the agency's annual Breast Cancer Awareness program
- Working with Florida Blue to for our Lunch & Learn program
- Weight Loss program
- Agency's Health Screening Program
- Women's Health Program
- Annual Breast cancer Awareness and Walk
- Blood Pressure Screenings

Natalee does this and so much more. She has an inviting and pleasant personality perfectly suited for Human Resources. Reliable, professional, pleasant and our nominee for the March Employee of the Month.

March Employee of the Month

PROPERTIES



Michele Ferrer

Ms. Michelle Ferrer is a Property Associate at JL Young, where she has shown outstanding job performance and leadership while Assistant Manager Annette Ruiz was out on Family Medical Leave Absence (FMLA).

While Michelle Ferrer was facing health issues herself, she took over some of the Assistant Manager responsibilities while the actual manager was on FMLA, including receiving and posting rents for all 450 residents at JL Young and the Annex building. Michelle also sent out notices to all late rent payers while carrying out her daily responsibilities. Although Michelle has always excelled in her qualities as an exemplary worker, during this time she was able to demonstrate the ability to motivate and promote cooperation among office and maintenance employees. Michelle was proactive, creative, showed a positive attitude and outstanding customer service towards residents, coworkers and contractors while fulfilling both responsibilities.

For this reason we want to recognize Michelle Ferrer as employee of the month.

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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	62%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	0%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	40%
Village Link-Up	\$143,774	30%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	18%
Jobs Plus Initiative (JPI)	\$2,500,000	35%
City of Tampa Housing Counseling	\$60,000	33%
Johnson Controls	\$50,000	37%

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

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

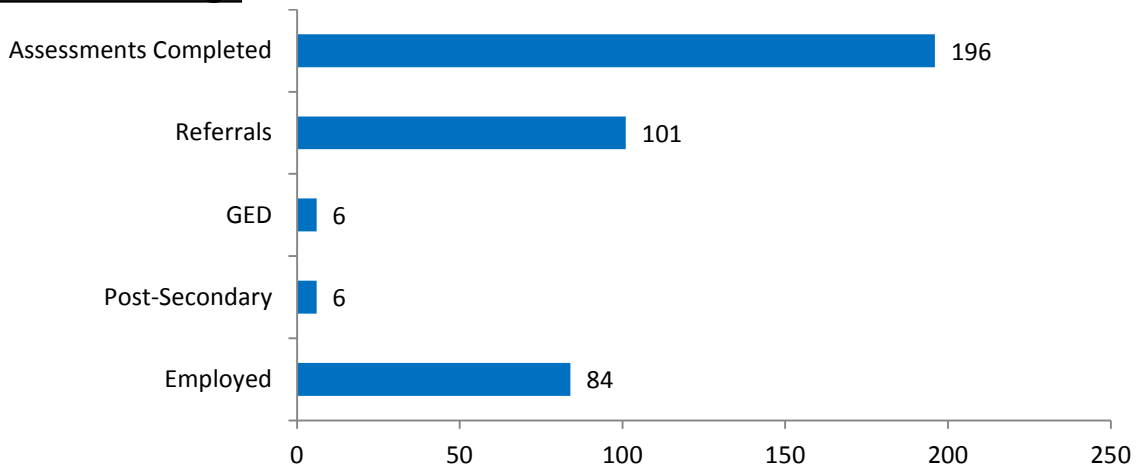
Grant Period: March 24th, 2016 – May 4th, 2019

Grant Amount: \$682,560.00

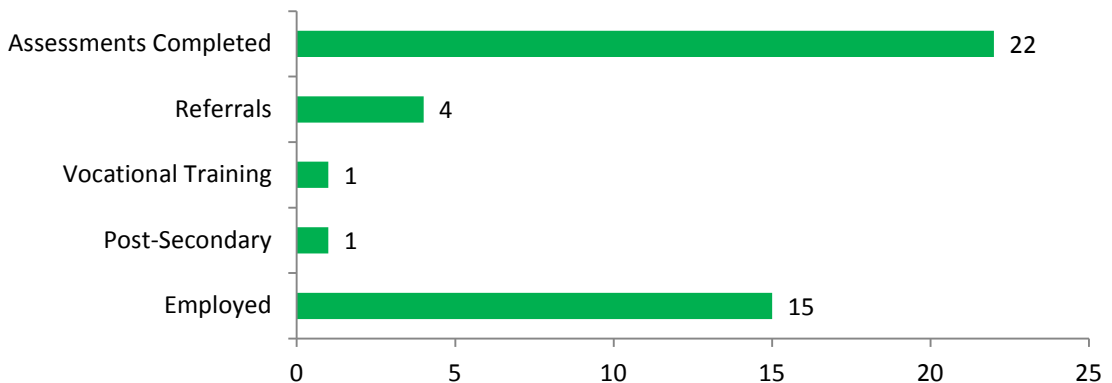
Completion Rate: 62%

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

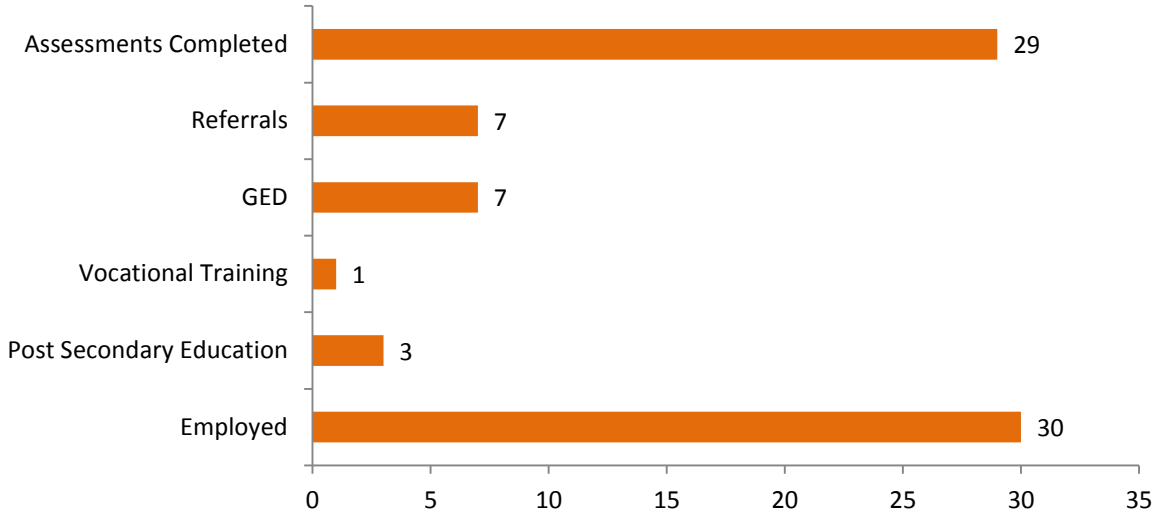


Arbors at Padgett Estates

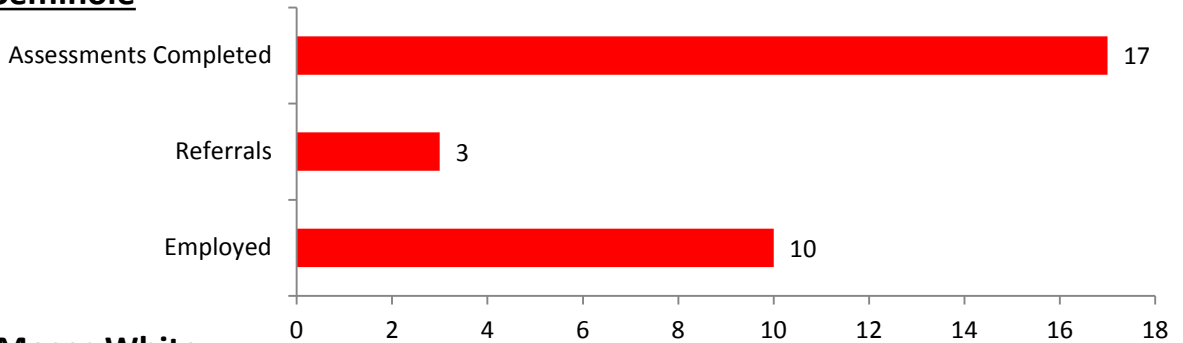


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
FEBRUARY 2019**

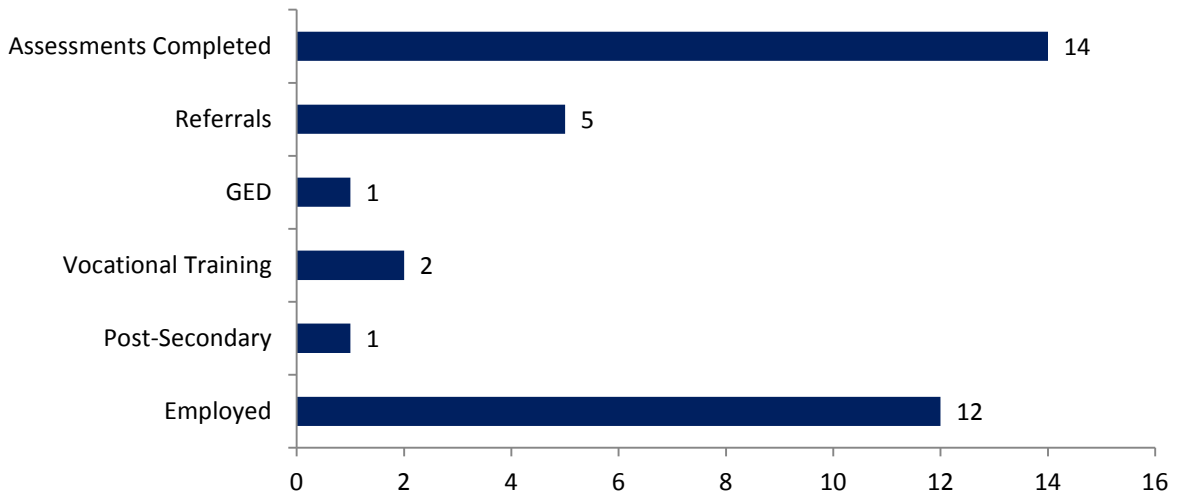
C. Blythe Andrews



Seminole



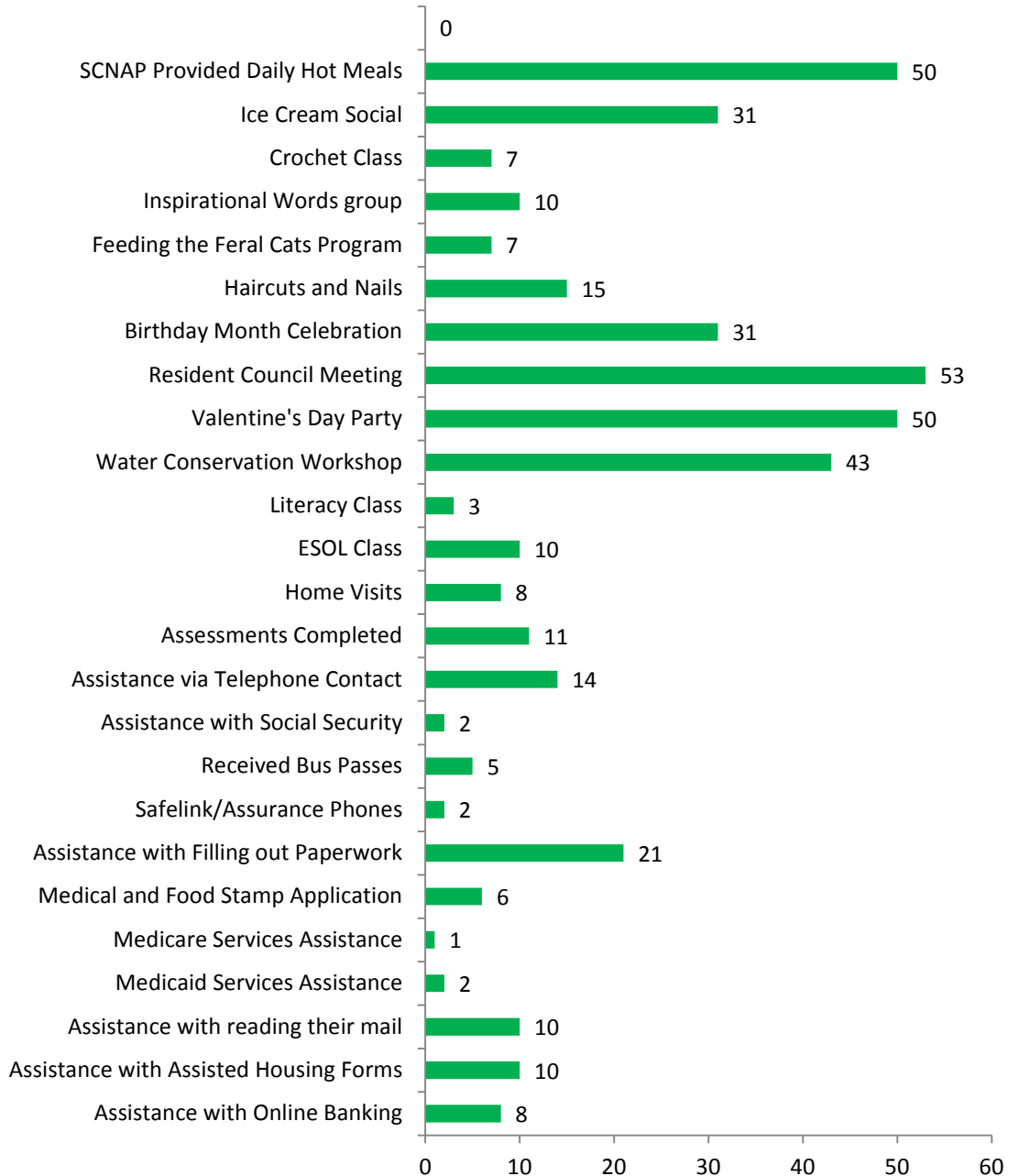
Moses White



ELDERLY SERVICES FEBRUARY 2019

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

Monthly Activities and Resident Participation JL Young - 450 Units, 70 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

FEBRUARY 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

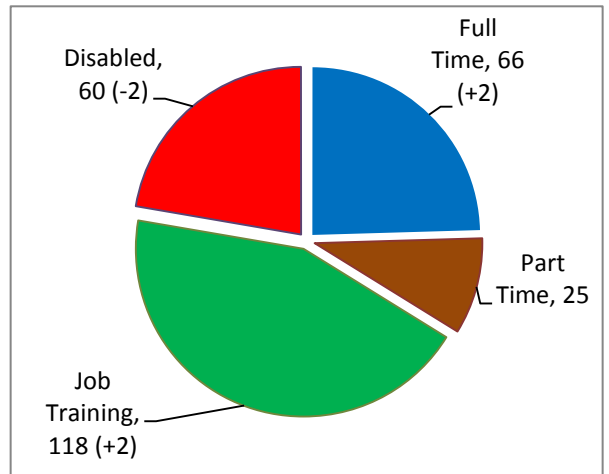
649 Participants Enrolled

180 Active Families

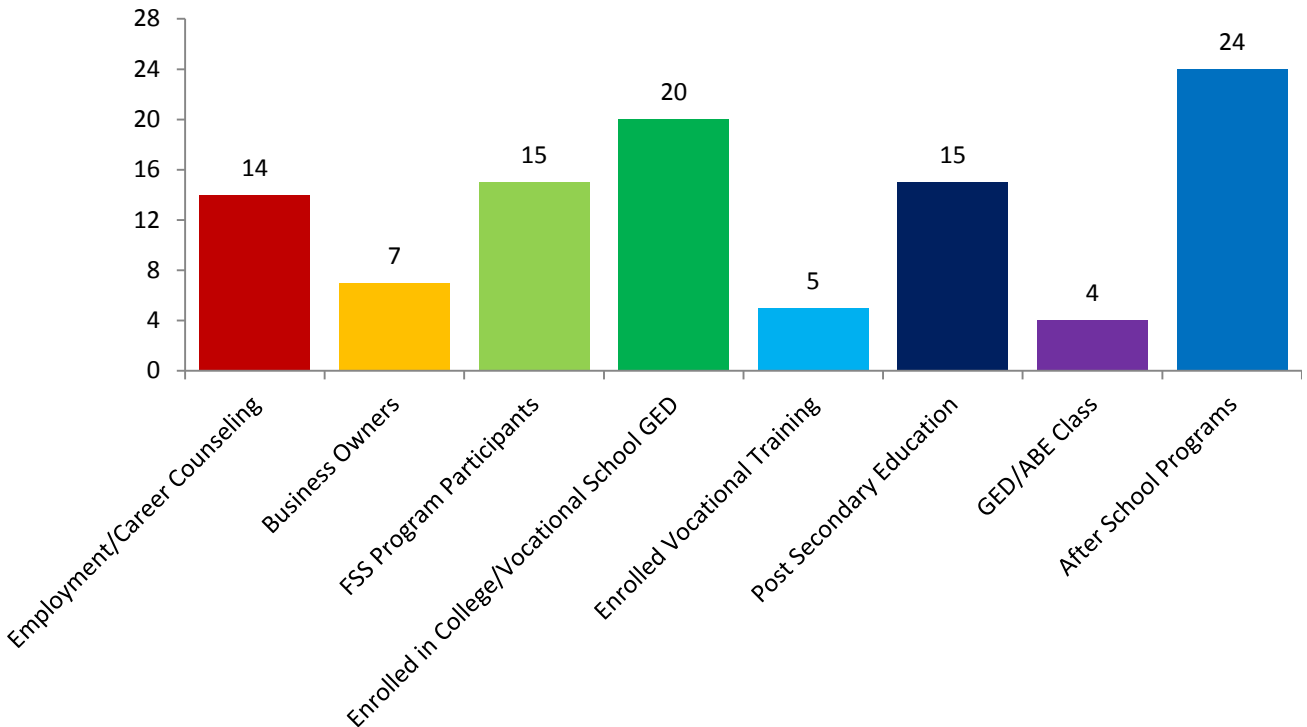
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (570)

- Ella – 123
- Reed – 210
- Trio - 237



Participant Services

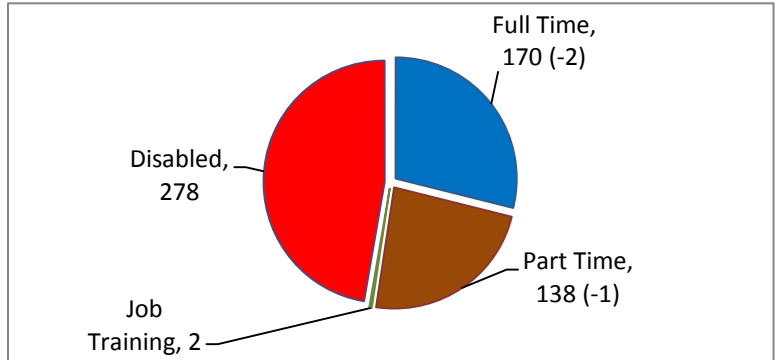


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
FEBRUARY 2019**

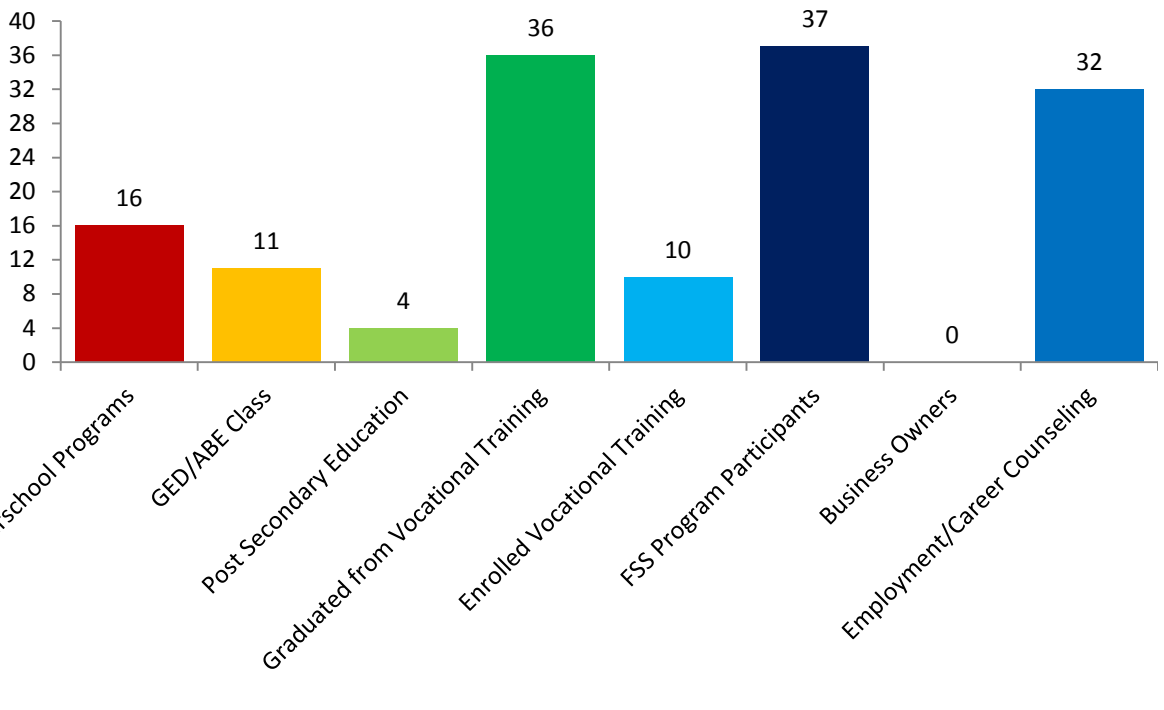
West River Initiative

Participant Enrollment

1696 Participants Enrolled
673 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 2019

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

Grant Amount: \$1,075,472

Completion Rate: 0%

Program Description:

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

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

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

Monthly Highlights:

- Worked with THA YB Department of Labor and our FPO to complete the conditions of the new YB Grant Award
- February 25th - Orientation Day

Upcoming Events:

- 2nd Orientation will take place March 13, 2019 at 10am and 2pm
- In March THA YB will provide past YB Students with Workshops Leadership, Communication, Employability and all Career Pathways needs

Location: Hillsborough County

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

Grant Amount: \$191,724

Completion Rate: 40%

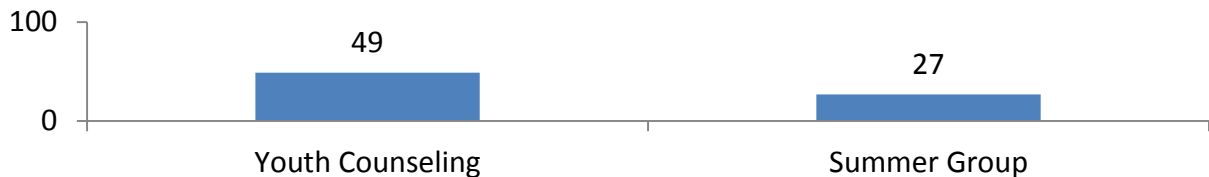
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Accomplishments:

- Seventy-six (76) active cases in 2018-2019 Fiscal Year.



Monthly Highlights:

- February 5th - 6th - Program Manager was conducted a peer review
- February 12th - One of the interns attended Case Staffing Committee
- February 12th - Program case manager attended THA bus tour
- Program Manager scheduled several meetings with legislators on February 20th (including Representative Adam Hattersley, Senator Darryl Rouson) in preparation for attendance of Florida Network Executive Advisory Roundtable & "Hill Day" - February 18th - February 20th (advocacy of Florida Network services, promotion of salary increases for DJJ staff and providers, et
- Interns continue completing outreach visits (i.e. Frameworks, Tampa Bay Academy of Hope, Kinship Care)

Upcoming Events:

- March 18th - DJJ Advisory Board Meeting
- March 21st – Attending JPI Health & Informational Fair @ RPV
- March 23rd - Hillsborough County Annual Community Fair
- April 8th - April 10th - Spring Quality Improvement Committee - Gainesville, FL

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

Grant Amount: \$143,774

Completion Rate: 30%

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

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

Empowerment Evaluation Matrix/Work Plan OutcomesAt least **80%** of a minimum of 50 families have improved family wellbeingAt least **85%** of a minimum of 50 families have increased social supportsAt least **85%** of a minimum of 50 families have increased concrete supportsAt least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school**Monthly Highlights:**

- February 11th – Bridges Out of Poverty Training (Session 1)
- February 13th – Parent Workshop at RPV facilitated by Free 4 Ever International, Inc. – “5 Love Languages – Adults – con’t”
- February 25th – Bridges Out of Poverty Training (Session 2)
- February 27th – Parent Workshop at RPV facilitated by Free 4 Ever International, Inc. – “5 Love Languages – Adults – con’t”

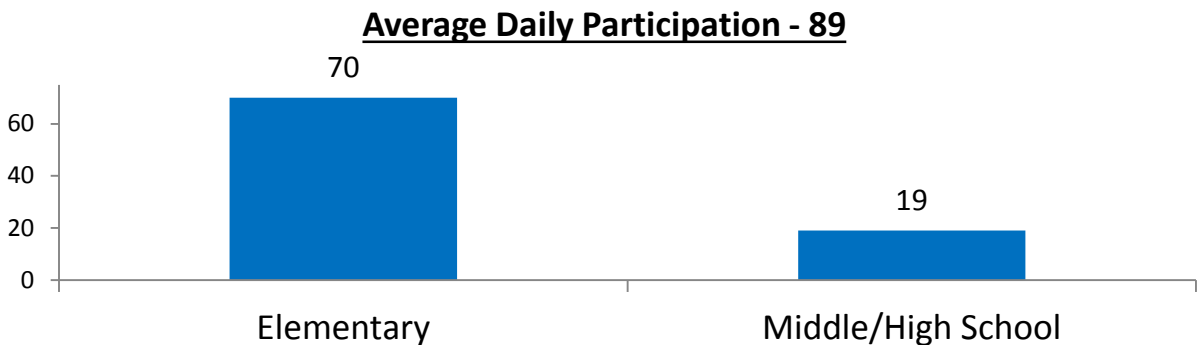
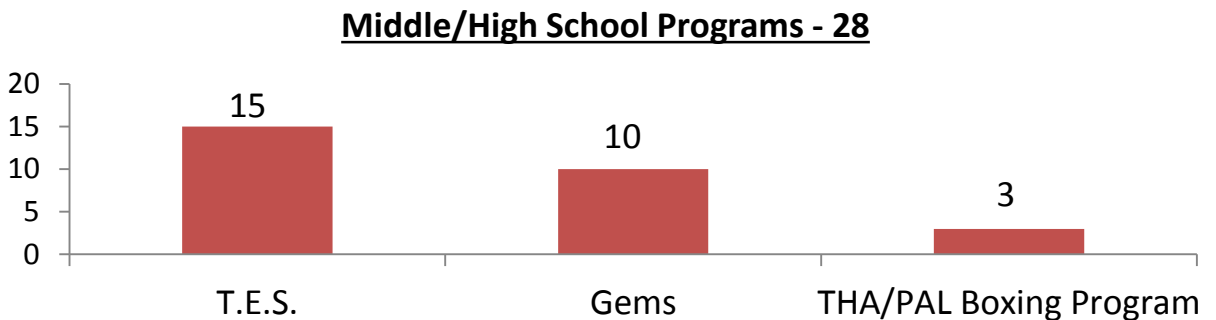
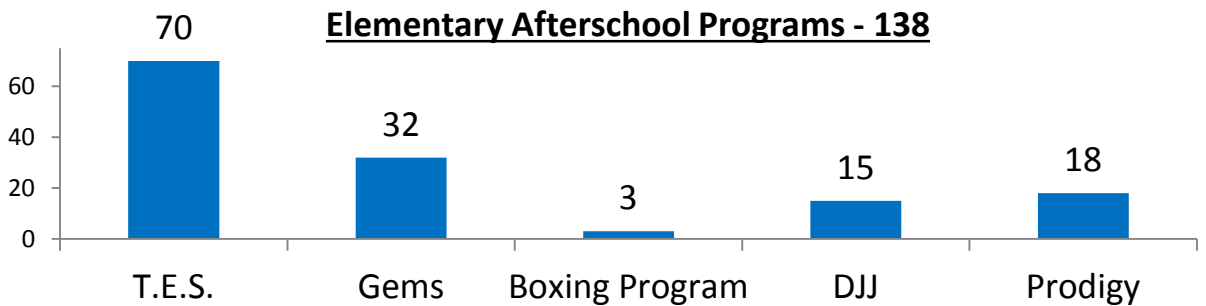
Upcoming Events:

- March 19th – Project Link facilitates Stress Management workshop – 11am – 12pm
- March 21st – Attending JPI Health & Informational Fair @ RPV

OAKS AT RIVERVIEW COMMUNITY CENTER FEBRUARY 2019

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

Oaks at Riverview Community Center Participation – Total Attendance – 156



Summer/After School Services Program FEBRUARY 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,377

Completion Rate: 72%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

Month	Total Number of Students Enrolled
March	15
April	15
May	15
June	15
July	15
August	12
September	14
October	14
November	14
December	14
January	16
February	16



Location: Oaks at Riverview Community Center
 Grant Period: October 1st, 2018 – September 30th, 2019
 Grant Amount: \$60,000
 Completion Rate: 18%

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

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

Classes Offered – (Provided for 6 weeks):

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

Events:

- March 29th – Friday Prodigy Showcase

Month	Number of Students Enrolled
December	7
January	20
February	9
Total	36



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).

Monthly Participation – February 2019

	Property	# Registered Scouts	# Attended
Pack 803	Trio	33	6
Crew 803	Trio	9	7
Pack 804	Robles	73	42
Troop 804	Robles	48	21
Pack 805	North Blvd	38	3
Troop 805	North Blvd	10	1
Pack 806	C. Blythe Andrews	40	6
Troop 806	C. Blythe Andrews	17	8
Pack 807	ORCC	13	10
Troop 807	ORCC	10	7
Total		291	111

Monthly Highlights

- The Cub Scouts are serving both boys and girls in the communities. The cub scouts have been working on their pinewood derby cars. They Scouts helped plan the Webelos (4-5 grade) camping trip. The Venture Crew is planning a Spring Break Trip to Withlacoochee River State Park.

Looking Forward

- March 1st – 3rd - Webelos (4-5 grade) weekend at Brorein
- Pinewood Derby – race at Oaks of Riverview and Robles Park
- March 17th – 20th – Venturing Spring Break Trip
- April 5th – 7th – Scouts BSA Camporee
- April 26th – 28th – Cub Scout Splash-o-ree

JOBS PLUS INITIATIVE FEBRUARY 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

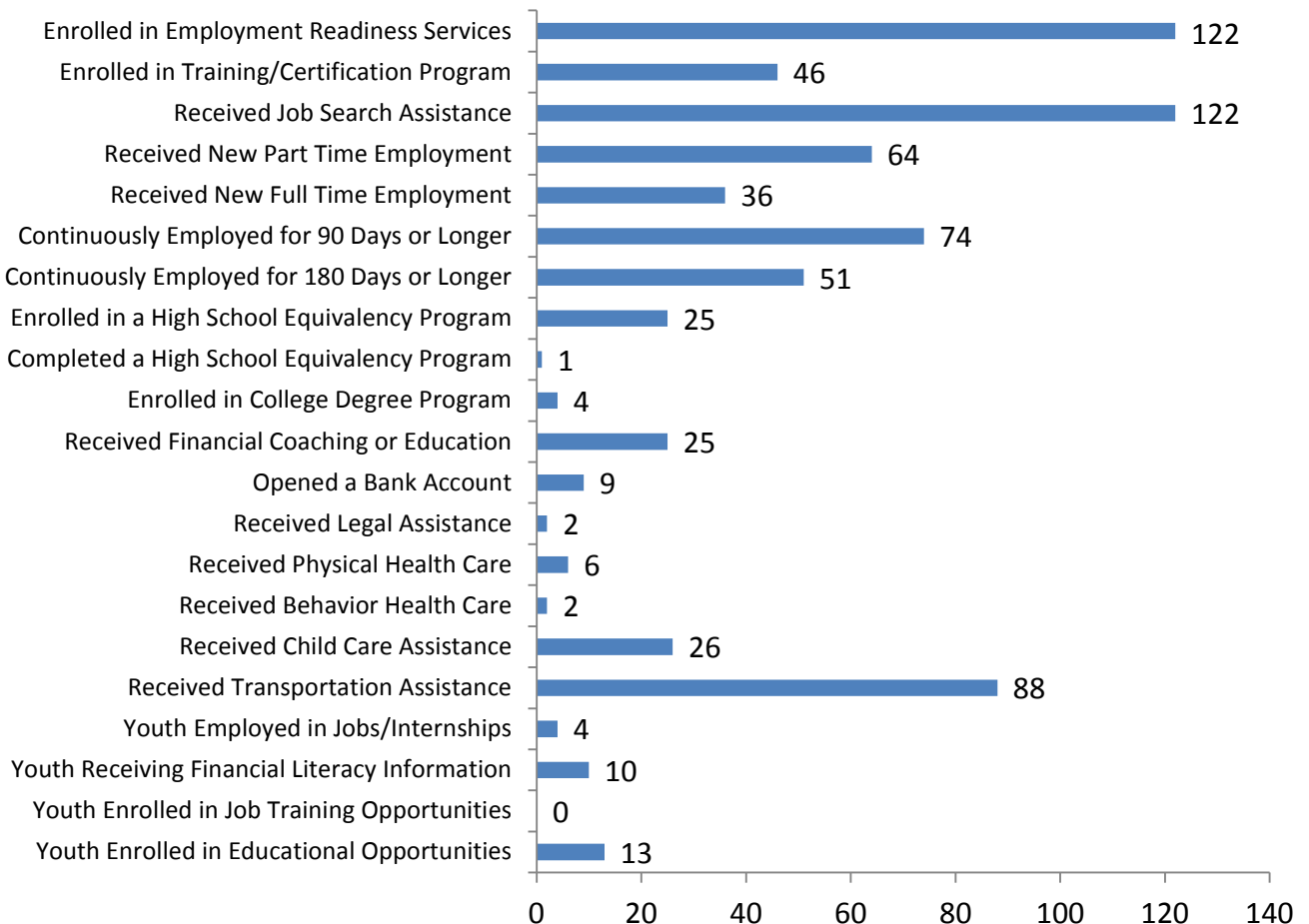
Completion Rate: 35%

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

- 265 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 9 Participants enrolled in February
- 15 14-17 year old Youths are participating in the JPI Program (65 youth on the Property)
- 20 Jobs Plus Events were held in February (333 during the Program Grant Period)
- 47 Participants have received the Earnings Disregard benefit for a total of \$187,300

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) FEBRUARY 2019

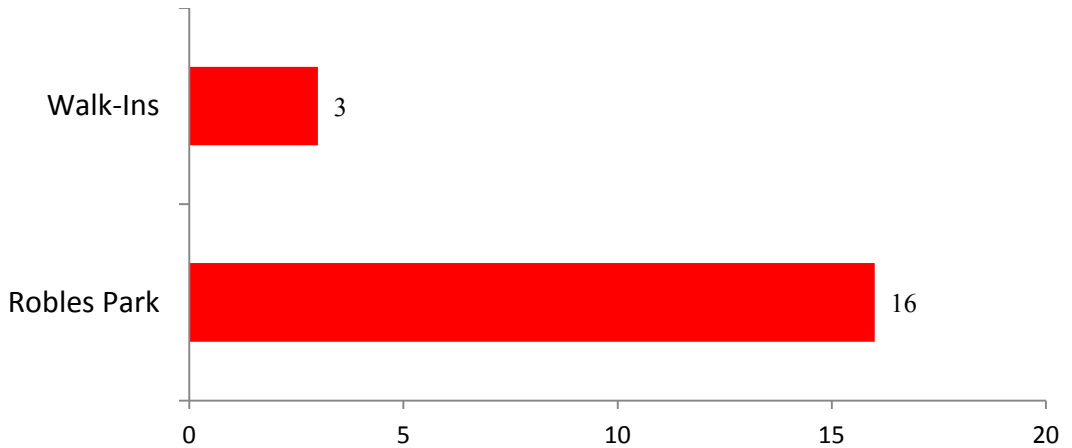
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



Monthly Highlights

- Partnered with Enterprise Job Fair transported 3 residents were seeking employment
- Transported 2 residents to Hospitality Staffing Solutions (2 residents were hired)
- JP Morgan Chase hosted 2 workshops on Robles Park Property
- JPI Job Development Workshops on Mondays
- 2 residents were hired
- Orientation for YouthBuild

Looking Forward

- March 20th - Hosting Youth Job Fair
- Every Tuesday we will transport to a Job Fair

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

FEBRUARY 2019

Homebuyer Education

For the month of February, the CFAH had seven (7) complete Homebuyer Education class.

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

Pre-Purchase, Credit and Budget Counseling

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

For the month of February, sixteen (16) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

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

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14											41
FTHB* Graduates	21	7											28
FTHB* Counseling	16	16											16
Foreclosure Counseling	0	0											0
Total Clients Served	16	16											16
FTHB New Clients	16	16											16
Foreclosure New Clients	0	0											0
Total New Clients	16	16											16
Non-Section 8 Purchased Home	2	0											2
Public Housing FTHB Attendees	0	0											0
Section 8 FTHB Attendees	2	0											2
Outreach and Distribution	30	36											64



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
February 2019

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

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

Staff: Part-Time Sustainability Ambassador Coach

Program Goals:

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

February Highlights

On February 22nd, an educational workshop on water conservation was held with Ambassadors and residents by the City Of Tampa, Water Department. Total of 43 residents attended at JL Young.

Topics of Discussion Included:

- How vital it is to our planet to conserve water
- How water system works
- Different ways to promote water conservation
- How to conserve our water

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

Financial Highlights
February 28, 2019

Rental Assistance Demonstration (RAD)

For the Eleven Months Ended February 28, 2019

- As of February 28, 2019, the RAD properties generated net cash from operations in the amount of \$1,008,102 after deducting the Operating Reserves in the amount of \$628,080; PPS funding in the amount of \$329,228; Transfers to the Corporate Overhead in the amount of \$835,670, and Replacement Reserves of \$757,878.
- The total RAD rents and other revenue budgeted for this period year to date was \$9,693,412 with actual revenues earned of \$10,243,626. This \$550,215 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$6,684,669 which represents \$56,327, or 0.8%, less than YTD budgeted expenses. This amount includes \$181,378 of bad debt write-offs which were not previously budgeted for.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$636,568 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing

For the Eleven Months Ended February 28, 2019

- The Voucher utilization for February 28, 2019, remains excellent near 100%; additionally, HUD increased administrative fee subsidy in August.
- The Assisted Housing Program YTD Administrative Revenue is \$6,408,052 which represents a positive variance of \$598,201. YTD Expenditures are \$5,859,920 which represents a positive variance of \$61,761 compared to the YTD budget. The YTD net income is \$618,474.
- In August 2017 the agency was asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

Business Activities

Palm Terrace ALF (PALM)

For the Eleven Months Ended February 28, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income for the fiscal YTD after the funding of replacement reserves was \$21,229.
- Operating Cash Balance was \$138,748.
- Replacement Reserves Cash Balance was \$86,703.

Cedar Pointe (CPNT)

For the Eleven Months Ended February 28, 2019

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$103,482.
- Replacement Reserve was \$200,500.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Ten Months Ended February 28, 2019

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

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$504,322.

Meridian River Development Corporation (MRDC)

For the One Month Ended January 31, 2019

- MRDC's communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 98.2% occupied.
- The Net Income for the fiscal YTD after debt service was \$156,903.
- Operating Cash Balance was \$3,910,378.
- Replacement Reserves Cash Balance was \$378,727.

Related Entities

The Ella at Encore (ELLA)

For the One Month Ended January 31, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.1% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$12,813.
- Operating Cash Balance was \$126,475.
- Replacement Reserve Cash Balance was \$284,898.

The Trio at Encore (TRIO)

For the One Month Ended January 31, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 97.2% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$8,774.
- Operating Cash Balance was \$224,732.
- Replacement Reserve Cash Balance was \$185,207.

The Reed at Encore (REED)

For the One Month Ended January 31, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 99.4% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$12,813.
- Operating Cash Balance was \$766,825.
- Replacement Reserve Cash Balance was \$156,757.

The Gardens at South Bay

For the One Month Ended January 31, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 96.3% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$53,407.
- Operating Cash Balance was \$1,084,464.
- Replacement Reserves Cash Balance was \$359,042.

Osborne Landing LTD (OSB)

For the Two Months Ended February 28, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$(795).

Tampa Housing Authority
RAD Properties Summary 1,073 Units
Net Operating Income

For the Eleven Months Ended February 28, 2019

Occupancy Percentage: 97.10%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	11 Month Budget	Variance	Annual Budget	PUM
Total Revenue	\$ 4,211,085	\$1,776,114	\$1,485,245	\$ 1,544,405	\$1,226,778	\$ 10,243,626	\$ 9,693,412	\$ 550,215	\$ 10,574,631	\$ 868
Admin Salaries / Benefits	425,325	166,973	142,576	182,348	127,401	1,044,622	1,012,849	(31,773)	1,104,927	\$ 89
Administrative Expenses	164,198	78,921	52,535	47,807	28,739	372,199	399,454	27,255	435,767	\$ 32
Management Fees	357,462	132,639	108,813	116,088	92,439	807,440	807,440	-	880,844	\$ 68
Tenant Services Salary / Benefits	22,606	5,209	21,916	19,851	12,324	81,906	84,257	2,351	91,917	\$ 7
Tenant Service Expenses	9,008	4,128	6,603	3,984	2,706	26,430	99,895	73,466	108,977	\$ 2
Utilities	204,243	74,245	193,330	105,514	67,600	644,932	522,837	(122,095)	611,917	\$ 55
Maintenance Salary / Benefits	677,124	268,053	192,155	191,937	134,912	1,464,180	1,474,710	10,529	1,608,773	\$ 124
Maintenance Expenses	258,677	80,409	94,373	58,932	48,706	541,097	613,342	72,245	669,100	\$ 46
Contracted Maintenance Services	377,355	164,969	200,778	144,184	108,549	995,834	1,165,746	169,911	1,271,723	\$ 84
Protective Services Salary and Benefits	32,207	11,904	10,823	10,824	7,576	73,333	85,406	12,073	93,171	\$ 6
General Expenses	147,010	93,616	75,455	67,391	63,481	446,952	470,018	23,065	512,745	\$ 38
Bad Debt	123,209	29,293	10,620	7,495	10,762	181,378	-	(181,378)	-	\$ 15
Other Expenses	-	2,464	-	-	1,900	4,364	5,042	678	5,500	\$ 0
Total Expenses	\$ 2,798,425	\$ 1,112,822	\$ 1,109,976	\$ 956,354	\$ 707,093	\$ 6,684,669	\$ 6,740,996	\$ 56,327	\$ 7,395,361	\$ 566
Net Operating Income	\$ 1,412,660	\$ 663,292	\$ 375,269	\$ 588,051	\$ 519,686	\$ 3,558,958	\$ 2,952,416	\$ 606,542	\$ 3,179,270	\$ 302
Operating Reserves	265,663	105,126	94,234	93,872	69,184	628,080	628,080	-	685,178	\$ 53
PPS Funding	211,482	-	78,436	-	39,310	329,228	329,228	-	359,158	\$ 28
Transfer to Corporate Overhead	156,540	261,667	26,974	192,502	197,987	835,670	851,088	(15,418)	928,460	\$ 71
Replacement Reserves	461,736	88,242	78,078	76,230	53,592	757,878	757,878	-	826,776	\$ 64
Total Other Out Flows	\$ 1,095,421	\$ 455,035	\$ 277,722	\$ 362,604	\$ 360,074	\$ 2,550,856	\$ 2,566,274	\$ (15,418)	\$ 2,799,572	\$ 216
Net Cash From Operations	\$ 317,239	\$ 208,257	\$ 97,548	\$ 225,447	\$ 159,612	\$ 1,008,102	\$ 386,142	\$ 621,960	\$ 379,698	\$ 85

Tampa Housing Authority

Robles Park, LLC 432 Units

Net Operating Income

For the Eleven Months Ended February 28, 2019

Occupancy Percentage: 96.98%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 389,776	\$ 362,035	\$ 27,741	\$ 4,211,085	\$ 3,982,389	\$ 228,696	\$ 4,344,424	\$ 886
Admin Salaries / Benefits	31,506	36,208	4,702	425,325	398,290	(27,036)	434,498	\$ 90
Administrative Expenses	16,111	13,769	(2,342)	164,198	151,462	(12,736)	165,231	\$ 35
Management Fees	32,497	32,497	-	357,462	357,462	-	389,959	\$ 75
Tenant Services Salary / Benefits	1,801	2,114	313	22,606	23,257	651	25,371	\$ 5
Tenant Service Expenses	849	3,645	2,796	9,008	40,095	31,087	43,740	\$ 2
Utilities	29,388	15,802	(13,586)	204,243	173,824	(30,420)	211,175	\$ 43
Maintenance Salary / Benefits	60,651	62,210	1,559	677,124	684,314	7,190	746,525	\$ 142
Maintenance Expenses	18,952	26,225	7,273	258,677	288,475	29,798	314,700	\$ 54
Contracted Maintenance Services	26,690	36,804	10,114	377,355	404,847	27,491	441,651	\$ 79
Protective Services Salary and Benefits	2,491	2,804	313	29,221	30,839	1,618	33,642	\$ 6
Protective Service Expenses	-	-	-	2,986	-	(2,986)	-	\$ 1
General Expenses	17,653	13,964	(3,690)	147,010	153,599	6,588	167,562	\$ 31
Bad Debt	-	-	-	123,209	-	(123,209)	-	\$ 26
Total Expenses	\$ 238,589	\$ 246,042	\$ 7,453	\$ 2,798,425	\$ 2,706,463	\$ (91,962)	\$ 2,974,053	\$ 589
Net Operating Income	\$ 151,187	\$ 115,993	\$ 35,194	\$ 1,412,660	\$ 1,275,926	\$ 136,734	\$ 1,370,371	\$ 297
Operating Reserves	24,151	24,151	-	265,663	265,663	-	289,814	\$ 56
PPS Funding	19,226	19,226	-	211,482	211,482	-	230,708	\$ 45
Transfer to Corporate Overhead	14,231	14,231	-	156,540	156,540	-	170,771	\$ 33
Replacement Reserves	41,976	41,976	-	461,736	461,736	-	503,712	\$ 97
Total Other Out Flows	\$ 99,584	\$ 99,584	\$ -	\$ 1,095,421	\$ 1,095,421	\$ -	\$ 1,195,005	\$ 231
Net Cash From Operations	\$ 51,603	\$ 16,410	\$ 35,194	\$ 317,239	\$ 180,505	\$ 136,734	\$ 175,366	\$ 67

Tampa Housing Authority

Arbors Estates, LLC 191 Units

Net Operating Income

For the Eleven Months Ended February 28, 2019

Occupancy Percentage: 97.23%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 171,424	\$ 152,684	\$ 18,740	\$ 1,776,114	\$ 1,679,519	\$ 96,595	\$ 1,832,203	\$ 845
Admin Salaries / Benefits	13,841	15,687	1,846	166,973	172,562	5,589	188,249	\$ 79
Administrative Expenses	5,340	7,581	2,240	78,921	83,387	4,466	90,966	\$ 38
Management Fees	12,058	12,058	-	132,639	132,639	-	144,697	\$ 63
Tenant Services Salary / Benefits	423	487	63	5,209	5,354	145	5,840	\$ 2
Tenant Service Expenses	406	1,634	1,229	4,128	17,976	13,847	19,610	\$ 2
Utilities	8,613	7,151	(1,461)	74,245	78,665	4,420	92,349	\$ 35
Maintenance Salary / Benefits	23,411	24,451	1,040	268,053	268,961	908	293,412	\$ 128
Maintenance Expenses	4,485	8,883	4,398	80,409	97,712	17,303	106,595	\$ 38
Contracted Maintenance Services	8,314	17,361	9,046	164,969	190,966	25,997	208,327	\$ 79
Protective Services Salary and Benefits	1,015	1,618	603	11,904	17,798	5,894	19,417	\$ 21
General Expenses	8,466	8,789	323	93,616	96,681	3,065	105,470	\$ 45
Bad Debt	-	-	-	29,293	-	(29,293)	-	\$ 14
Other Expenses	-	417	417	2,464	4,583	2,119	5,000	\$ 1
Total Expenses	\$ 86,373	\$ 106,117	\$ 19,744	\$ 1,112,822	\$ 1,167,283	\$ 54,461	\$ 1,279,933	\$ 530
Net Operating Income	\$ 85,051	\$ 46,567	\$ 38,484	\$ 663,292	\$ 512,237	\$ 151,055	\$ 552,270	\$ 316
Operating Reserves	9,557	9,557	-	105,126	105,126	-	114,683	\$ 50
PPS Funding	-	-	-	-	-	-	-	\$ -
Transfer to Corporate Overhead	23,788	23,788	-	261,667	261,667	-	285,455	\$ 125
Replacement Reserves	8,022	8,022	-	88,242	88,242	-	96,264	\$ 42
Total Other Out Flows	\$ 41,367	\$ 41,367	\$ -	\$ 455,035	\$ 455,035	\$ -	\$ 496,402	\$ 217
Net Cash From Operations	\$ 43,684	\$ 5,200	\$ 38,484	\$ 208,257	\$ 57,201	\$ 151,055	\$ 55,868	\$ 99

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units

Net Operating Income

For the Eleven Months Ended February 28, 2019

Occupancy Percentage:	97.00%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 115,274	\$ 126,163	\$ (10,889)	\$ 1,485,245	\$ 1,387,796	\$ 97,449	\$ 1,513,959	\$ 799
Admin Salaries / Benefits	11,649	12,885	1,236	142,576	141,736	(839)	154,621	\$ 77
Administrative Expenses	10,848	5,617	(5,231)	52,535	61,786	9,251	67,403	\$ 28
Management Fees	9,892	9,892	-	108,813	108,813	-	118,705	\$ 59
Tenant Services Salary / Benefits	1,765	2,049	284	21,916	22,541	625	24,590	\$ 12
Tenant Service Expenses	377	1,445	1,068	6,603	15,896	9,293	17,341	\$ 4
Utilities	17,785	11,373	(6,412)	193,330	125,100	(68,230)	139,515	\$ 104
Maintenance Salary / Benefits	16,256	17,500	1,244	192,155	192,500	346	210,001	\$ 103
Maintenance Expenses	5,246	7,508	2,262	94,373	82,592	(11,782)	90,100	\$ 51
Contracted Maintenance Services	12,836	19,253	6,417	200,778	211,787	11,009	231,040	\$ 108
Protective Services Salary and Benefits	922	1,294	372	10,823	14,233	3,411	15,527	\$ 6
General Expenses	9,869	6,633	(3,236)	75,455	72,966	(2,489)	79,599	\$ 41
Bad Debt	-	-	-	10,620	-	(10,620)	-	\$ 6
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 97,446	\$ 95,450	\$ (1,996)	\$ 1,109,976	\$ 1,049,949	\$ (60,027)	\$ 1,148,441	\$ 597
Net Operating Income	\$ 17,828	\$ 30,713	\$ (12,885)	\$ 375,269	\$ 337,847	\$ 37,423	\$ 365,518	\$ 202
Operating Reserves	8,567	8,567	-	94,234	94,234	-	102,801	\$ 51
PPS Funding	7,131	7,131	-	78,436	78,436	-	85,566	\$ 42
Transfer to Corporate Overhead	2,452	2,452	-	26,974	26,974	-	29,426	\$ 15
Replacement Reserves	7,098	7,098	-	78,078	78,078	-	85,176	\$ 42
Total Other Out Flows	\$ 25,247	\$ 25,247	\$ -	\$ 277,722	\$ 277,722	\$ -	\$ 302,969	\$ 149
Net Cash From Operations	\$ (7,419)	\$ 5,466	\$ (12,885)	\$ 97,548	\$ 60,125	\$ 37,423	\$ 62,549	\$ 52

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

Net Operating Income

For the Eleven Months Ended February 28, 2019

Occupancy Percentage: 98.13%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 136,228	\$ 133,751	\$ 2,477	\$ 1,544,405	\$ 1,471,258	\$ 73,147	\$ 1,605,009	\$ 851
Admin Salaries / Benefits	15,072	16,024	952	182,348	176,263	(6,084)	192,288	\$ 100
Administrative Expenses	6,693	5,437	(1,256)	47,807	59,807	12,000	65,244	\$ 26
Management Fees	10,553	10,553	-	116,088	116,088	-	126,641	\$ 64
Tenant Services Salary / Benefits	1,589	1,857	268	19,851	20,427	576	22,284	\$ 11
Tenant Service Expenses	320	1,373	1,053	3,984	15,103	11,119	16,476	\$ 2
Utilities	11,969	7,495	(4,474)	105,514	82,442	(23,072)	96,282	\$ 58
Maintenance Salary / Benefits	16,256	17,375	1,119	191,937	191,130	(807)	208,505	\$ 106
Maintenance Expenses	7,114	7,527	413	58,932	82,794	23,862	90,320	\$ 32
Contracted Maintenance Services	9,983	19,431	9,448	144,184	213,741	69,557	233,172	\$ 79
Protective Services and Benefits	923	1,186	263	10,824	13,047	2,223	14,233	\$ 6
General Expenses	4,944	6,689	1,745	67,391	73,574	6,184	80,262	\$ 37
Bad Debt	-	-	-	7,495	-	(7,495)	-	\$ 4
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 85,415	\$ 94,947	\$ 9,532	\$ 956,354	\$ 1,044,416	\$ 88,062	\$ 1,145,707	\$ 527
Net Operating Income	\$ 50,813	\$ 38,804	\$ 12,009	\$ 588,051	\$ 426,842	\$ 161,208	\$ 459,302	\$ 324
Operating Reserves	8,534	8,534	-	93,872	93,872	-	102,406	\$ 52
PPS Funding	-	-	-	-	-	-	-	\$ -
Transfer to Corporate Overhead	17,500	17,500	-	192,502	192,502	-	210,002	\$ 106
Replacement Reserves	6,930	6,930	-	76,230	76,230	-	83,160	\$ 42
Total Other Out Flows	\$ 32,964	\$ 32,964	\$ -	\$ 362,604	\$ 362,604	\$ -	\$ 395,568	\$ 200
Net Cash From Operations	\$ 17,849	\$ 5,840	\$ 12,009	\$ 225,447	\$ 64,239	\$ 161,208	\$ 63,734	\$ 124

Tampa Housing Authority

Scruggs Manor, LLC 116 Units

Net Operating Income

For the Eleven Months Ended February 28, 2019

Occupancy Percentage: 95.50%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$105,596	\$106,586	\$ (990)	\$1,226,778	\$1,172,450	\$54,328	\$1,279,036	\$ 961
Admin Salaries / Benefits	10,735	11,273	538	127,401	123,998	(3,403)	135,271	\$ 100
Administrative Expenses	7,398	3,910	(3,487)	28,739	43,012	14,274	46,922	\$ 23
Management Fees	8,404	8,404	-	92,439	92,439	-	100,842	\$ 72
Tenant Services Salary / Benefits	988	1,153	164	12,324	12,679	355	13,832	\$ 10
Tenant Service Expenses	224	984	760	2,706	10,826	8,120	11,810	\$ 2
Utilities	8,412	5,710	(2,702)	67,600	62,807	(4,793)	72,596	\$ 53
Maintenance Salary / Benefits	11,415	12,528	1,113	134,912	137,804	2,892	150,331	\$ 106
Maintenance Expenses	2,705	5,615	2,911	48,706	61,770	13,064	67,385	\$ 38
Contracted Maintenance Services	6,801	13,128	6,327	108,549	144,406	35,857	157,533	\$ 85
Protective Services and Benefits	646	863	217	7,576	9,489	1,913	10,352	\$ 6
General Expenses	6,545	6,654	110	63,481	73,198	9,717	79,853	\$ 50
Bad Debt	-	-	-	10,762	-	(10,762)	-	\$ 8
Other Expenses	-	42	42	1,900	458	(1,442)	500	\$ 1
Total Expenses	\$ 64,272	\$ 70,262	\$ 5,991	\$ 707,093	\$ 772,886	\$ 65,793	\$ 847,227	\$ 554
Net Operating Income	\$ 41,325	\$ 36,324	\$ 5,001	\$ 519,686	\$ 399,564	\$ 120,121	\$ 431,809	\$ 407
Operating Reserves	6,289	6,289	-	69,184	69,184	-	75,474	\$ 54
PPS Funding	3,574	3,574	-	39,310	39,310	-	42,884	\$ 31
Transfer to Corporate Overhead	17,999	17,999	-	197,987	197,987	-	215,986	\$ 155
Replacement Reserves	4,872	4,872	-	53,592	53,592	-	58,464	\$ 42
Total Other Out Flows	\$ 32,734	\$ 32,734	\$ -	\$ 360,074	\$ 360,074	\$ -	\$ 392,808	\$ 282
Net Cash From Operations	\$ 8,591	\$ 3,590	\$ 5,001	\$ 159,612	\$ 39,490	\$ 120,121	\$ 39,001	\$ 125

Tampa Housing Authority

JL Young Apartments, Inc. 449 Units

Net Operating Income

For the Two Month Ended February 28, 2019

Occupancy Percentage: 97.77%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	103,725	92,340	11,385	212,175	184,680	15	1,108,078	\$ 236
Subsidies / Grant Income	205,678	206,556	(878)	412,097	413,112	(137)	2,490,998	\$ 459
Other Revenue	339	-	339	686	-	686	-	\$ 1
Total Revenue	\$ 309,742	\$ 298,896	\$ 10,846	\$ 624,958	\$ 686	\$ 16,023	\$ 3,599,075	\$ 696
Admin Salaries / Benefits	18,192	34,808	16,615	45,007	69,615	24,608	417,691	\$ 50
Administrative Expenses	16,928	14,058	(2,870)	28,568	28,117	(451)	168,700	\$ 32
Management Fees	23,994	23,994	-	47,988	47,988	-	287,926	\$ 53
Tenant Services Salary / Benefits	6,081	6,866	785	12,401	13,733	1,331	82,395	\$ 14
Tenant Service Expenses	938	938	(1)	1,814	1,875	61	11,250	\$ 2
Utilities	24,856	22,879	(1,977)	50,624	45,758	(4,866)	280,184	\$ 56
Maintenance Salary / Benefits	51,929	58,812	6,883	114,807	117,624	2,817	705,744	\$ 128
Maintenance Expenses	8,565	10,602	2,037	18,924	21,204	2,280	127,226	\$ 21
Contracted Maintenance Services	43,990	45,776	1,785	90,815	91,551	736	549,307	\$ 101
Protective Services Salary and Benefits	2,583	2,882	300	5,311	5,765	454	34,589	\$ 6
Protective Service Expenses	5,648	8,583	2,936	16,099	17,167	1,068	103,000	\$ 18
General Expenses	7,022	9,067	2,045	13,563	14,587	1,024	89,903	\$ 15
Bad Debt	-	-	-	196	3,547	3,351	21,279	\$ 0
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 210,727	\$ 239,265	\$ 28,539	\$ 446,116	\$ 478,530	\$ 32,413	\$ 2,879,194	\$ 497
Net Operating Income	\$ 99,015	\$ 59,631	\$ 39,384	\$ 178,842	\$ (477,844)	\$ 48,437	\$ 719,881	\$ 199
Operating Reserves	21,292	21,292	-	42,583	42,583	-	255,499	\$ 47
PPS Funding	3,334	3,334	-	6,668	6,668	-	40,008	\$ 7
Transfer to Corporate Overhead	12,063	12,063	-	24,126	24,126	-	144,756	\$ 27
Replacement Reserves	18,774	18,774	-	37,548	37,548	-	225,288	\$ 42
Total Other Out Flows	\$ 55,463	\$ 55,463	\$ -	\$ 110,925	\$ 110,925	\$ -	\$ 665,551	\$ 124
Net Cash From Operations	\$ 43,553	\$ 4,168	\$ 39,384	\$ 67,917	\$ (588,769)	\$ 656,686	\$ 54,330	\$ 76

Tampa Housing Authority
Central Office Cost Center Income And Operating Expenses
For the Eleven Months Ended February 28, 2019

	YTD Actual	YTD Budget	Variance	Annual
Management Fees RAD	1,078,892	1,078,892	-	1,176,973
Management Fees Assisted Housing	1,216,093	1,216,093	-	1,326,647
Management Fees Related Entities	568,692	568,692	-	620,391
Total Revenue	\$ 2,863,677	\$ 2,863,677	\$ -	\$ 3,124,011
Admin Salaries / Benefits	2,879,191	2,997,466	118,275	3,269,963
Administrative Expenses	491,731	498,570	6,838	542,040
Tenant and Social Services	6,638	1,833	(4,804)	2,000
Utilities	87,196	83,152	(4,044)	93,036
Ord Maint & Operation	411,766	455,376	43,610	492,987
Protective Services	143,924	147,317	3,393	160,709
General Expenses	74,963	73,976	(987)	80,701
Other Expenses	3,497	13,750	10,253	15,000
Total Expenses	\$ 4,098,906	\$ 4,271,439	\$ 172,533	\$ 4,656,436
Contribution from other Entities				
Transfer In - NTHD	401,619	401,619	-	438,129
Transfers from RAD Properties	983,781	983,781	-	1,073,216
Transfer In - EPC Savings	19,322	19,322	-	21,079
Total Contributions from Other Sources	1,404,722	1,404,722	-	1,532,424
Net Income or (Loss)	\$ 169,493	\$ (3,040)	\$ 172,533	\$ (0)

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations- Administrative
 For the Eleven Months Ended February 28, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	643,624	528,168	115,456	6,408,052	5,809,851	598,201	6,338,336
Other revenue	(56,349)	3,667	(60,016)	70,342	40,333	30,009	194,802
Total Revenue	\$ 587,275	\$ 531,835	\$ 55,440	\$ 6,478,394	\$ 5,850,184	\$ 628,210	\$ 6,533,138
Admin Salaries / Benefits	328,195	345,817	17,622	3,767,600	3,803,989	36,389	4,149,806
Administrative Expenses	52,533	72,676	20,143	794,431	799,441	5,010	852,943
Management Fees	110,554	110,554	-	1,216,093	1,216,093	-	1,326,647
Tenant Service Expenses	343	833	490	10,943	9,167	(1,776)	10,000
Maintenance Expenses	1,391	1,650	259	20,136	18,160	(1,976)	19,801
General Expenses	5,381	6,803	1,422	50,717	74,831	24,114	173,941
Total Expenses	\$ 498,397	\$ 538,333	\$ 39,936	\$ 5,859,920	\$ 5,921,681	\$ 61,761	\$ 6,533,138
Net Income	\$ 88,878	\$ (6,498)	\$ 95,376	\$ 618,474	\$ (71,497)	\$ 689,971	\$ -

Tampa Housing Authority
Palm Terrace Assisted Living Facility
Statement of Operations for Month Ended February 28, 2019

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues							
Long term Care	42,451	39,000	3,451	514,019	429,000	85,019	\$640
Adult Daycare Services	3,662	9,000	(5,338)	78,018	99,000	(20,982)	\$97
Rental Income	20,344	21,500	(1,156)	251,096	236,500	14,596	\$313
Operating Income	48,369	50,020	(1,651)	539,907	550,220	(10,313)	\$672
Section 8 HAP	33,251	37,500	(4,249)	401,389	397,500	3,889	\$500
Personal Needs Allowances	(3,404)	(4,000)	596	(39,250)	(44,000)	4,750	(\$49)
Total Tenant Revenues	144,672	153,020	(8,348)	\$1,745,178	1,668,220	76,958	2,077
Other Non-Rental Income	4,301	1,052	3,249	12,508	11,573	(935)	\$16
Total Revenues	148,973	154,072	(5,099)	1,757,685	1,679,793	76,023	\$2,092
Expenses							
Salaries Expense	86,722	76,989	(9,733)	987,155	916,816	(70,339)	\$1,229
Administration	2,906	4,838	1,933	53,475	45,618	(7,857)	\$67
Utilities	12,830	14,140	1,310	149,626	155,540	5,914	\$186
Maintenance	11,563	9,275	(2,288)	138,026	102,025	(36,001)	\$172
Advertising & Marketing	350	815	465	9,620	8,965	(655)	\$12
Management Fee	7,872	7,704	(168)	83,392	84,015	623	\$104
Asset Management Fee	1,863	1,917	54	20,497	21,087	590	\$26
Reserve for Replacement	2,150	2,150	-	23,650	23,650	-	\$29
Audit/Accounting Fees	1,950	3,200	1,250	21,450	35,200	13,750	\$27
Legal Fees	-	150	150	6,008	1,650	(4,358)	\$7
Insurance	4,056	4,400	344	44,455	48,400	3,945	\$55
Food Service	10,267	12,250	1,983	132,441	137,250	4,809	\$165
Adult Day Care	-	1,445	1,445	1,087	15,495	14,408	\$1
Residential Programs	2,861	4,030	1,169	45,188	44,230	(958)	\$56
Bad Debt	-	-	-	20,387	-	(20,387)	\$25
Total Expenses	145,390	143,303	(2,087)	\$1,736,457	1,639,941	(96,516)	1,482
Net Operating Income	3,583	10,769	7,186	\$21,229	39,852	52,891	91

Tampa Housing Authority

Cedar Pointe Apartments 84 Units

Statement of Operations for the One and Eleven Months Ended February 28, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	39,663	50,254	(10,592)	426,445	552,799	(126,355)	603,054	\$ 646
Subsidy / Grant Income	5,147	6,725	(1,578)	55,356	73,975	(18,619)	80,700	\$ 84
Total Revenue	\$ 44,810	\$ 56,979	\$ (12,170)	\$ 481,801	\$ 626,774	\$ (144,974)	\$ 683,754	\$ 730
Expenses								
Admin Salaries / Benefits	4,022	4,540	518	72,324	49,939	(22,385)	54,479	\$ 110
Administrative Expenses	5,339	8,447	3,107	43,773	92,912	49,138	96,777	\$ 66
Management Fees	2,275	3,097	822	25,025	34,064	9,039	37,161	\$ 38
Asset Management Fees	379	518	139	4,232	5,698	1,466	6,216	\$ 6
Utilities	3,553	5,387	1,834	42,586	59,262	16,676	64,649	\$ 65
Maintenance Salary and Benefits	6,223	7,608	1,385	67,190	83,687	16,497	91,294	\$ 102
Maintenance Expenses	493	3,720	3,228	18,068	40,923	22,855	44,643	\$ 27
Contracted Maintenance services	2,262	7,211	4,949	43,286	79,320	36,035	86,531	\$ 66
General Expenses	2,169	7,032	4,864	34,334	77,356	43,022	55,588	\$ 52
Total Expense	\$ 26,715	\$ 47,560	\$ 20,845	\$ 350,818	\$ 523,161	\$ 172,343	\$ 537,338	\$ 532
Net Income	\$ 18,095	\$ 9,419	\$ 8,675	\$ 130,982	\$ 103,613	\$ 27,369	\$ 146,416	\$ 198
Capital Improvements	-	2,083	2,083	31,284	22,917	(8,367)	25,000	\$ 47
Replacement Reserve	2,500	2,500	-	27,500	27,500	-	30,000	\$ 42
Cash Flow	\$ 15,595	\$ 6,919	\$ 8,675	\$ 103,482	\$ 76,113	\$ 27,369	\$ 116,416	\$ 157

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Eleven Months Ended February 28, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	1,018,245	897,255	120,989	10,760,076	9,869,809	890,267	10,767,064
Total Revenue	\$ 1,018,245	\$ 897,255	\$ 120,989	\$ 10,760,076	\$ 9,869,809	\$ 890,267	\$ 10,767,064
Expenses							
Administrative Salaries	20,897	21,944	1,047	244,679	241,383	(3,296)	263,327
Admin Operating Costs	1,172	4,779	3,607	18,635	105,143	86,508	56,632
Management Fees	8,333	8,333	-	91,663	91,667	4	100,000
Audit Fees	-	1,625	1,625	20,573	17,875	(2,698)	19,500
Legal Fees	-	4,583	4,583	-	50,417	50,417	55,000
Insurance Costs	12,342	11,853	(489)	135,336	130,378	(4,958)	142,230
Service Provider Contract Costs	664,080	621,542	(42,538)	7,031,885	6,836,958	(194,926)	6,998,592
Total Expenses	\$ 706,824	\$ 674,659	\$ (32,165)	\$ 7,542,770	\$ 7,473,820	\$ (68,950)	\$ 7,635,281
Net Operating Income	\$ 311,421	\$ 222,597	\$ 88,824	\$ 3,217,305	\$ 2,395,989	\$ 821,317	\$ 3,131,783
Affiliated Entities Operational Funding							
THA - Other Operational Funding Pending*	108,595	109,574	979	2,450,317	2,133,323	(316,995)	3,769,143
Affiliated Entities Operational Funding	\$ 108,595	\$ 109,574	\$ 979	\$ 2,450,317	\$ 2,133,323	\$ (316,995)	\$ 3,769,143
Net Income after Affiliated Funding	\$ 202,826	\$ 113,023	\$ 89,803	\$ 766,988	\$ 262,666	\$ 504,322	\$ (637,360)

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Eleven Months Ended February 28, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	3,359	4,167	807	41,446	45,833	4,387	44,500
THA - Executive Salaries and Benefits Funding	24,127	24,127	-	265,395	265,395	-	289,522
THA - Funding of Boys Club Building	11,253	11,253	-	123,783	123,783	-	135,036
THA - Funding of Corporate Overhead	12,384	12,384	-	136,223	136,223	-	148,607
THA - Funding Property Guest Artists	-	-	-	6,000	-	(6,000)	-
THA - Funding of ORCC	33,669	33,669	-	370,364	370,364	-	404,033
THA - Funding of PPS	14,683	14,683	(0)	161,498	161,498	-	176,180
THA - Encore Chiller Plant Reserve & Deficit Funding	-	-	-	312,598	300,000	(12,598)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	101,229	101,229	-	608,894
THA - Encore Ella - Art Project	-	-	-	66,160	66,160	-	300,000
THA - Belmont Height Homes	5,000	5,000	-	70,984	55,000	(15,984)	60,000
Transfer to AHDC	-	-	-	48,871	48,871	-	48,871
THA - Encore - Member Loans CPDG LLC	-	-	-	450,000	300,000	(150,000)	300,000
THA - Encore - Member Loans Tempo Encore	-	-	-	130,529	-	(130,529)	-
THA - Black Caucus Trip (Washington D.C.)	-	-	-	14,234	12,000	(2,234)	12,000
THA - Senior Cabaret, Elder Affairs, Fatherhood, Myon	2,230	3,875	1,645	47,503	42,625	(4,878)	46,500
THA - MLK Parade	1,891	417	(1,474)	3,741	4,583	843	5,000
THA - Encore CDD Funding	-	-	-	99,758	99,758	-	290,000
Affiliated Entities Operational Funding	\$ 108,595	\$ 109,574	\$ 979	2,450,317	2,133,323	(316,995)	\$ 3,769,143

Tampa Housing Authority
 Meridian River Development Corporation - Consolidated
 Statement of Operations For The One Month Ended January 31, 2019

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$450,214	\$473,454	(\$23,240)	\$450,214	\$473,454	(\$23,240)	5,681,448	\$646
(Loss) Gain to Lease	(158)	(26,368)	26,210	(158)	(26,368)	26,210	(316,416)	(0)
Vacancy	(11,544)	(23,805)	12,261	(11,544)	(23,805)	12,261	(285,660)	(17)
Bad Debt	(1,318)	(3,650)	2,332	(1,318)	(3,650)	2,332	(43,800)	(2)
Concessions	(324)	-	(324)	(324)	-	(324)	-	(0)
Other Income	11,884	9,015	2,869	11,884	9,015	2,869	101,355	17
Total Revenues	\$448,754	\$428,646	\$20,108	\$448,754	\$428,646	\$20,108	\$5,136,927	\$644
Expenses:								
Administrative Salaries	33,351	42,583	9,232	33,351	42,583	9,232	510,996	48
Advertising & Promotion	4,686	7,366	2,680	4,686	7,366	2,680	89,742	7
Maintenance	72,134	78,514	6,380	72,134	78,514	6,380	957,286	103
Turnover Expense	7,923	23,325	15,402	7,923	23,325	15,402	268,325	11
Administrative	8,001	11,352	3,351	8,001	11,352	3,351	118,569	11
Utilities	28,055	39,425	11,370	28,055	39,425	11,370	446,200	40
Management Fees	30,555	30,440	(115)	30,555	30,440	(115)	365,280	44
Professional Fees	2,295	10,941	8,646	2,295	10,941	8,646	133,092	3
Insurance and Taxes	36,116	39,971	3,855	36,116	39,971	3,855	479,652	52
Total Expenses	\$223,116	\$283,917	\$60,801	\$223,116	\$283,917	\$60,801	\$3,369,142	\$320
Net Operating Income	\$225,638	\$144,729	\$80,909	\$225,638	\$144,729	\$80,909	\$1,767,785	\$324
Debt Services	68,735	68,744	9	68,735	68,744	9	824,928	99
Income After Debt Services	\$156,903	\$75,985	\$80,918	\$156,903	\$75,985	\$80,918	\$942,857	\$225

Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One Month Ended January 31, 2019

	Current Month			Fiscal YTD			Annual Budget 2019
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues:							
Gross Potential Rent	\$154,948	\$152,755	\$2,193	\$154,948	\$152,755	\$2,193	\$1,833,060
(Loss) Gain to Lease	-	(75)	\$75	-	(75)	75	(900)
Vacancy	(7,269)	(8,199)	\$930	(7,269)	(8,199)	930	(98,388)
Bad Debt	-	(2,500)	\$2,500	-	(2,500)	2,500	(30,000)
Concessions	(324)	-	(\$324)	(324)	-	(324)	-
Other Income	2,461	2,410	\$51	2,461	2,410	51	28,920
Total Revenues	\$149,816	\$144,391	\$5,425	\$149,816	\$144,391	\$5,425	\$1,732,692
Expenses:							
Administrative Salaries	10,367	14,857	4,490	10,367	14,857	4,490	178,284
Advertising & Promotion	1,732	2,361	629	1,732	2,361	629	31,132
Maintenance	36,195	29,272	(6,923)	36,195	29,272	(6,923)	323,942
Turnover Expense	1,900	8,550	6,650	1,900	8,550	6,650	92,550
Administrative	2,817	3,841	1,024	2,817	3,841	1,024	36,027
Utilities	16,986	21,275	4,289	16,986	21,275	4,289	255,300
Management Fees	11,864	11,885	21	11,864	11,885	21	142,620
Professional Fees	600	6,383	5,783	600	6,383	5,783	76,596
Insurance and Taxes	8,370	8,413	43	8,370	8,413	43	100,956
Total Expenses	\$90,831	\$106,837	16,006	\$90,831	\$106,837	\$16,006	\$1,237,407
Net Operating Income	\$58,985	\$37,554	\$21,431	\$58,985	\$37,554	\$21,431	\$495,285
Debt Services	11,472	11,474	2	11,472	11,474	2	137,688
Income After Debt Services	\$47,513	\$26,080	\$21,433	\$47,513	\$26,080	\$21,433	\$357,597

Tampa Housing Authority
 Meridian River Development Corporation - Meridian
 Statement of Operations For The One Month Ended January 31, 2019

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$210,890	\$226,877	(\$15,987)	\$210,890	\$226,877	(\$15,987)	\$2,722,524
(Loss) Gain to Lease	180	(18,000)	18,180	180	(18,000)	18,180	(216,000)
Vacancy	(2,665)	(11,329)	8,664	(2,665)	(11,329)	8,664	(135,948)
Bad Debt	(1,318)	(900)	(418)	(1,318)	(900)	(418)	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	7,315	4,300	3,015	7,315	4,300	3,015	51,300
Total Revenues	\$214,402	\$200,948	\$13,454	\$214,402	\$200,948	\$13,454	\$2,411,076
Expenses:							
Administrative Salaries	11,746	15,819	4,073	11,746	15,819	4,073	189,828
Advertising & Promotion	1,485	2,980	1,495	1,485	2,980	1,495	33,360
Maintenance	20,357	33,778	13,421	20,357	33,778	13,421	427,266
Turnover Expense	3,016	12,200	9,184	3,016	12,200	9,184	149,700
Administrative	3,480	4,663	1,183	3,480	4,663	1,183	50,546
Utilities	7,086	13,200	6,114	7,086	13,200	6,114	141,400
Management Fees	13,279	13,049	(230)	13,279	13,049	(230)	156,588
Professional Fees	1,095	1,745	650	1,095	1,745	650	20,940
Insurance and Taxes	18,021	17,684	(337)	18,021	17,684	(337)	212,208
Total Expenses	\$79,565	\$115,118	\$35,553	\$79,565	\$115,118	\$35,553	\$1,381,836
Net Operating Income	\$134,837	\$85,830	\$49,007	\$134,837	\$85,830	\$49,007	\$1,029,240
Debt Services	48,104	48,109	5	48,104	48,109	5	577,308
Income After Debt Services	\$86,733	\$37,721	\$49,012	\$86,733	\$37,721	\$49,012	\$451,932

Tampa Housing Authority
 Meridian River Development Corporation - River Place
 Statement of Operations For The One Month Ended January 31, 2019

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
Revenues:							
Gross Potential Rent	\$84,376	\$93,822	(\$9,446)	\$84,376	\$93,822	(\$9,446)	\$1,125,864
(Loss) Gain to Lease	(338)	(8,293)	7,955	(338)	(8,293)	7,955	(99,516)
Vacancy	(1,610)	(4,277)	2,667	(1,610)	(4,277)	2,667	(51,324)
Bad Debt	-	(250)	250	-	(250)	250	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	2,108	2,305	(197)	2,108	2,305	(197)	21,135
Total Revenues	\$84,536	\$83,307	\$1,229	\$84,536	\$83,307	\$1,229	\$993,159
Expenses:							
Administrative Salaries	11,238	11,907	669	11,238	11,907	669	142,884
Advertising & Promotion	1,469	2,025	556	1,469	2,025	556	25,250
Maintenance	15,582	15,464	(118)	15,582	15,464	(118)	206,078
Turnover Expense	3,007	2,575	(432)	3,007	2,575	(432)	26,075
Administrative	1,704	2,848	1,144	1,704	2,848	1,144	31,996
Utilities	3,983	4,950	967	3,983	4,950	967	49,500
Management Fees	5,412	5,506	94	5,412	5,506	94	66,072
Professional Fees	600	2,813	2,213	600	2,813	2,213	35,556
Insurance and Taxes	9,725	13,874	4,149	9,725	13,874	4,149	166,488
Total Expenses	\$52,720	\$61,962	\$9,242	\$52,720	\$61,962	\$9,242	\$749,899
Net Operating Income	\$31,816	\$21,345	\$10,471	\$31,816	\$21,345	\$10,471	\$243,260
Debt Services	9,159	9,161	2	9,159	9,161	2	109,932
Income After Debt Services	\$22,657	\$12,184	\$10,473	\$22,657	\$12,184	\$10,473	\$133,328

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

Ella at Encore Monthly Executive Summary

Physical Occupancy **98.13%**
 Ending Cash **\$126,475** Payables **\$0**
 Accruals **\$8,181**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$56,096.00	\$54,244.00	\$1,852	3%	\$56,096.00	\$54,244.00	\$1,852	3%
Rent Rev - Tenant Subsidy Payment	\$63,958.00	\$59,651.00	\$4,307	7%	\$63,958.00	\$59,651.00	\$4,307	7%
TOTAL MARKET RENT	\$120,054.00	\$113,895.00	\$6,159	5%	\$120,054.00	\$113,895.00	\$6,159	5%
Rent Rev - Foregone (Lost) Rent	(\$5,869.00)	(\$6,918.00)	\$1,049	15%	(\$5,869.00)	(\$6,918.00)	\$1,049	15%
Rent Rev - Excess Income	\$4,018.00	\$3,532.00	\$486	14%	\$4,018.00	\$3,532.00	\$486	14%
GROSS POSSIBLE	\$118,203.00	\$110,509.00	\$7,694	7%	\$118,203.00	\$110,509.00	\$7,694	7%
Vacancy - Apartments	(\$2,488.00)	(\$3,417.00)	\$929	27%	(\$2,488.00)	(\$3,417.00)	\$929	27%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$2,488.00)	(\$3,417.00)	\$929	27%	(\$2,488.00)	(\$3,417.00)	\$929	27%
2 NET RENTAL INCOME	\$115,715.00	\$107,092.00	\$8,623	8%	\$115,715.00	\$107,092.00	\$8,623	8%
Laundry & Vending Rev	\$469.25	\$483.00	(\$14)	3%	\$469.25	\$483.00	(\$14)	3%
Tenant Charges	(\$6,484.27)	\$250.00	(\$6,734)	2694%	(\$6,484.27)	\$250.00	(\$6,734)	2694%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$147.00	\$0.00	\$147	100%	\$147.00	\$0.00	\$147	100%
Misc Rev	\$1,087.73	\$355.00	\$733	206%	\$1,087.73	\$355.00	\$733	206%
TOTAL OTHER REVENUE	(\$4,780.29)	\$1,088.00	(\$5,868)	539%	(\$4,780.29)	\$1,088.00	(\$5,868)	539%
3 TOTAL REVENUE	\$110,934.71	\$108,180.00	\$2,755	3%	\$110,934.71	\$108,180.00	\$2,755	3%
4 Administrative Exp	\$12,075.30	\$13,208.00	\$1,133	9%	\$12,075.30	\$13,208.00	\$1,133	9%
5 Payroll Exp	\$25,652.28	\$28,542.00	\$2,890	10%	\$25,652.28	\$28,542.00	\$2,890	10%
6 Utilities Exp	\$20,946.97	\$21,264.00	\$317	1%	\$20,946.97	\$21,264.00	\$317	1%
7 Supplies & Repairs	\$2,701.64	\$3,547.00	\$845	24%	\$2,701.64	\$3,547.00	\$845	24%
8 Contract Services	\$4,435.43	\$5,451.00	\$1,016	19%	\$4,435.43	\$5,451.00	\$1,016	19%
9 Turnkey/Lease Exp	\$735.00	\$905.00	\$170	19%	\$735.00	\$905.00	\$170	19%
10 Other Operating Exp	\$2,324.25	\$1,544.00	(\$780)	51%	\$2,324.25	\$1,544.00	(\$780)	51%
11 Taxes & Insurance	\$8,645.13	\$9,183.00	\$538	6%	\$8,645.13	\$9,183.00	\$538	6%
12 COST OF OPERATIONS	\$77,516.00	\$83,644.00	\$6,128	7%	\$77,516.00	\$83,644.00	\$6,128	7%
13 PROFIT/LOSS FROM OPERATIONS	\$33,418.71	\$24,536.00	\$8,883	36%	\$33,418.71	\$24,536.00	\$8,883	36%
14 Financial Expenses	\$19,606.09	\$20,156.00	\$550	3%	\$19,606.09	\$20,156.00	\$550	3%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$1,000.00	\$1,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$12,812.62	\$3,380.00	\$9,433	279%	\$12,812.62	\$3,380.00	\$9,433	279%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$58,328.20	\$58,328.00	(\$0)	0%
19 NET PROFIT OR LOSS	(\$45,515.58)	(\$54,948.00)	\$9,432	17%	(\$45,515.58)	(\$54,948.00)	\$9,432	17%
20 Reserves	\$171.28	(\$723.00)	(\$894)	124%	\$171.28	(\$723.00)	(\$894)	124%
21 NET CASH SURPLUS	(\$45,686.86)	(\$54,225.00)	\$8,538	16%	(\$45,686.86)	(\$54,225.00)	\$8,538	16%
22 Capital Expenditure	\$0.00	\$5,000.00	\$5,000	100%	\$0.00	\$5,000.00	\$5,000	100%

ECONOMIC OCCUPANCY

101.57%

101.57%

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

TRIO AT ENCORE Monthly Executive Summary

Physical Occupancy **97.20%**
 Ending Cash **\$224,732** Payables **\$18,106**
 Accruals **\$22,434**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$85,659.00	\$73,530.00	\$12,129	16%	\$85,659.00	\$73,530.00	\$12,129	16%
Rent Rev - Tenant Subsidy Payment	\$60,918.00	\$64,669.00	(\$3,751)	6%	\$60,918.00	\$64,669.00	(\$3,751)	6%
TOTAL MARKET RENT	\$146,577.00	\$138,199.00	\$8,378	6%	\$146,577.00	\$138,199.00	\$8,378	6%
Rent Rev - Foregone (Lost) Rent	(\$7,562.00)	(\$9,101.00)	\$1,539	17%	(\$7,562.00)	(\$9,101.00)	\$1,539	17%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
GROSS POSSIBLE	\$139,015.00	\$129,098.00	\$9,917	8%	\$139,015.00	\$129,098.00	\$9,917	8%
Vacancy - Apartments	(\$5,188.00)	(\$6,910.00)	\$1,722	25%	(\$5,188.00)	(\$6,910.00)	\$1,722	25%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$625.00)	(\$625.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$5,813.00)	(\$7,535.00)	\$1,722	23%	(\$5,813.00)	(\$7,535.00)	\$1,722	23%
2 NET RENTAL INCOME	\$133,202.00	\$121,563.00	\$11,639	10%	\$133,202.00	\$121,563.00	\$11,639	10%
Laundry & Vending Rev	\$0.00	\$350.00	(\$350)	100%	\$0.00	\$350.00	(\$350)	100%
Tenant Charges	\$950.00	\$1,940.00	(\$990)	51%	\$950.00	\$1,940.00	(\$990)	51%
Tenant Charges - Water Sewer Reimb	\$13,140.17	\$9,574.00	\$3,566	37%	\$13,140.17	\$9,574.00	\$3,566	37%
Damages & Cleaning	\$153.50	\$350.00	(\$197)	56%	\$153.50	\$350.00	(\$197)	56%
Forfeited Deposits	(\$100.00)	\$0.00	(\$100)	100%	(\$100.00)	\$0.00	(\$100)	100%
Misc Rev	\$732.69	\$450.00	\$283	63%	\$732.69	\$450.00	\$283	63%
TOTAL OTHER REVENUE	\$14,876.36	\$12,664.00	\$2,212	17%	\$14,876.36	\$12,664.00	\$2,212	17%
3 TOTAL REVENUE	\$148,078.36	\$134,227.00	\$13,851	10%	\$148,078.36	\$134,227.00	\$13,851	10%
4 Administrative Exp	\$13,073.06	\$13,969.00	\$896	6%	\$13,073.06	\$13,969.00	\$896	6%
5 Payroll Exp	\$25,978.66	\$30,116.00	\$4,137	14%	\$25,978.66	\$30,116.00	\$4,137	14%
6 Utilities Exp	\$18,359.39	\$20,595.00	\$2,236	11%	\$18,359.39	\$20,595.00	\$2,236	11%
7 Supplies & Repairs	\$2,287.10	\$1,795.00	(\$492)	27%	\$2,287.10	\$1,795.00	(\$492)	27%
8 Contract Services	\$5,008.27	\$3,604.00	(\$1,404)	39%	\$5,008.27	\$3,604.00	(\$1,404)	39%
9 Turnkey/Lease Exp	\$1,926.46	\$740.00	(\$1,186)	160%	\$1,926.46	\$740.00	(\$1,186)	160%
10 Other Operating Exp	\$575.09	\$1,965.00	\$1,390	71%	\$575.09	\$1,965.00	\$1,390	71%
11 Taxes & Insurance	\$15,799.14	\$15,955.00	\$156	1%	\$15,799.14	\$15,955.00	\$156	1%
12 COST OF OPERATIONS	\$83,007.17	\$88,739.00	\$5,732	6%	\$83,007.17	\$88,739.00	\$5,732	6%
13 PROFIT/LOSS FROM OPERATIONS	\$65,071.19	\$45,488.00	\$19,583	43%	\$65,071.19	\$45,488.00	\$19,583	43%
14 Financial Expenses	\$37,191.47	\$39,455.00	\$2,264	6%	\$37,191.47	\$39,455.00	\$2,264	6%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$1,000.00	\$1,000.00	\$0	0%
16 Insurable Losses	\$18,105.53	\$0.00	(\$18,106)	100%	\$18,105.53	\$0.00	(\$18,106)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$8,774.19	\$5,033.00	\$3,741	74%	\$8,774.19	\$5,033.00	\$3,741	74%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$57,189.00	\$53,000.00	(\$4,189)	8%
19 NET PROFIT OR LOSS	(\$48,414.81)	(\$47,967.00)	(\$448)	1%	(\$48,414.81)	(\$47,967.00)	(\$448)	1%
20 Reserves	(\$10,067.96)	(\$15,908.00)	(\$5,840)	37%	(\$10,067.96)	(\$15,908.00)	(\$5,840)	37%
21 NET CASH SURPLUS	(\$38,346.85)	(\$32,059.00)	(\$6,288)	20%	(\$38,346.85)	(\$32,059.00)	(\$6,288)	20%
22 Capital Expenditure	\$0.00	\$24,833.00	\$24,833	100%	\$0.00	\$24,833.00	\$24,833	100%

ECONOMIC OCCUPANCY

105.44%

105.44%

REED AT ENCORE Monthly Executive Summary

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$49,106.82	\$31,810.00	\$17,297	54%	\$49,106.82	\$31,810.00	\$17,297	54%
Rent Rev - Tenant Subsidy Payment	\$99,038.00	\$100,157.00	(\$1,119)	1%	\$99,038.00	\$100,157.00	(\$1,119)	1%
TOTAL MARKET RENT	\$148,144.82	\$131,967.00	\$16,178	12%	\$148,144.82	\$131,967.00	\$16,178	12%
Rent Rev - Foregone (Lost) Rent	(\$16,425.83)	(\$16,565.00)	\$139	1%	(\$16,425.83)	(\$16,565.00)	\$139	1%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
GROSS POSSIBLE	\$131,718.99	\$115,402.00	\$16,317	14%	\$131,718.99	\$115,402.00	\$16,317	14%
Vacancy - Apartments	(\$899.99)	(\$3,959.00)	\$3,059	77%	(\$899.99)	(\$3,959.00)	\$3,059	77%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	(\$27.94)	\$0.00	(\$28)	100%	(\$27.94)	\$0.00	(\$28)	100%
TOTAL VACANCIES	(\$927.93)	(\$3,959.00)	\$3,031	77%	(\$927.93)	(\$3,959.00)	\$3,031	77%
2 NET RENTAL INCOME	\$130,791.06	\$111,443.00	\$19,348	17%	\$130,791.06	\$111,443.00	\$19,348	17%
Laundry & Vending Rev	\$489.00	\$446.00	\$43	10%	\$489.00	\$446.00	\$43	10%
Tenant Charges	\$100.00	\$165.00	(\$65)	39%	\$100.00	\$165.00	(\$65)	39%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Misc Rev	\$577.28	\$722.00	(\$145)	20%	\$577.28	\$722.00	(\$145)	20%
TOTAL OTHER REVENUE	\$1,166.28	\$1,333.00	(\$167)	13%	\$1,166.28	\$1,333.00	(\$167)	13%
3 TOTAL REVENUE	\$131,957.34	\$112,776.00	\$19,181	17%	\$131,957.34	\$112,776.00	\$19,181	17%
4 Administrative Exp	\$10,064.46	\$12,446.00	\$2,382	19%	\$10,064.46	\$12,446.00	\$2,382	19%
5 Payroll Exp	\$27,019.55	\$27,754.00	\$734	3%	\$27,019.55	\$27,754.00	\$734	3%
6 Utilities Exp	\$24,353.50	\$20,753.00	(\$3,601)	17%	\$24,353.50	\$20,753.00	(\$3,601)	17%
7 Supplies & Repairs	\$1,640.60	\$1,785.00	\$144	8%	\$1,640.60	\$1,785.00	\$144	8%
8 Contract Services	\$8,082.53	\$7,127.00	(\$956)	13%	\$8,082.53	\$7,127.00	(\$956)	13%
9 Turnkey/Lease Exp	\$139.65	\$175.00	\$35	20%	\$139.65	\$175.00	\$35	20%
10 Other Operating Exp	\$0.00	\$867.00	\$867	100%	\$0.00	\$867.00	\$867	100%
11 Taxes & Insurance	\$9,914.53	\$10,047.00	\$132	1%	\$9,914.53	\$10,047.00	\$132	1%
12 COST OF OPERATIONS	\$81,214.82	\$80,954.00	(\$261)	0%	\$81,214.82	\$80,954.00	(\$261)	0%
13 PROFIT/LOSS FROM OPERATIONS	\$50,742.52	\$31,822.00	\$18,921	59%	\$50,742.52	\$31,822.00	\$18,921	59%
14 Financial Expenses	\$29,518.56	\$55,865.00	\$26,346	47%	\$29,518.56	\$55,865.00	\$26,346	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$1,000.00	\$1,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$20,223.96	(\$25,043.00)	\$45,267	181%	\$20,223.96	(\$25,043.00)	\$45,267	181%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$66,054.00	\$66,054.00	\$0	0%
19 NET PROFIT OR LOSS	(\$45,830.04)	(\$91,097.00)	\$45,267	50%	(\$45,830.04)	(\$91,097.00)	\$45,267	50%
20 Reserves	(\$2,177.12)	\$9,844.00	\$12,021	122%	(\$2,177.12)	\$9,844.00	\$12,021	122%
21 NET CASH SURPLUS	(\$43,652.92)	(\$100,941.00)	\$57,288	57%	(\$43,652.92)	(\$100,941.00)	\$57,288	57%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%

ECONOMIC OCCUPANCY	112.47%	112.47%
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Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One Month Ended January 31, 2019

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues							
Gross Potential Rent	\$ 173,962	178,500	\$ (4,538)	\$ 173,962	178,500	\$ (4,538)	\$ 805
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(5,776)	(5,000)	(776)	(5,776)	(5,000)	(776)	(27)
Economic Rent	\$ 168,186	173,500	(5,314)	168,186	173,500	(5,314)	779
HUD Public Housing Subsidy	8,474	8,000	474	8,474	8,000	474	39
Concessions	(338)	(750)	412	(338)	(750)	412	(2)
Other Non-Rental Income	3,480	6,225	(2,745)	3,480	6,225	(2,745)	16
Bad Debt	-	(3,900)	3,900	-	(3,900)	3,900	-
Total Rental Revenue	\$ 179,802	\$ 183,075	\$ (3,273)	\$ 179,802	\$ 183,075	\$ (3,273)	\$ 832
Interest Income	-	-	-	-	-	-	-
Total Revenue	\$ 179,802	\$ 183,075	\$ (3,273)	\$ 179,802	\$ 183,075	\$ (3,273)	\$ 832
Expenses							
Salaries	14,892	15,658	766	14,892	15,658	766	69
Advertising & Promotion	1,080	1,249	169	1,080	1,249	169	5
Maintenance	34,700	34,085	(615)	34,700	34,085	(615)	161
Administrative	6,366	7,915	1,549	6,366	7,915	1,549	29
Turnover Expenses	8,810	10,000	1,190	8,810	10,000	1,190	41
Utilities	6,828	8,800	1,972	6,828	8,800	1,972	32
Professional Fees	6,985	4,200	(2,785)	6,985	4,200	(2,785)	32
Insurance and Taxes	15,104	15,995	891	15,104	15,995	891	70
Management Fee	8,616	8,850	234	8,616	8,850	234	40
Total Expenses	\$ 103,381	\$ 106,752	\$ 3,371	\$ 103,381	\$ 106,752	\$ 3,371	\$ 479
Net Operating Income	\$ 76,421	\$ 76,323	\$ 98	\$ 76,421	\$ 76,323	\$ 98	\$ 354
Debt Service - (Mortgage Principal)	19,224	19,224	(0)	19,224	19,224	(0)	89
Interest	53,228	45,895	(7,333)	53,228	45,895	(7,333)	246
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,088	(5,358)	28,446	23,088	(5,358)	132
Replacement Reserves	3,790	3,790	-	3,790	3,790	-	18
Building Improvements	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (28,267)	\$ (15,674)	\$ 12,789	\$ (28,267)	\$ (15,674)	\$ (12,593)	\$ (131)

Tampa Housing Authority

Osborne Landing, LTD.

43 Units

Statement of Operations for the and One and Two Months Ended February 28, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 22,774	\$ 20,401	\$ 2,373	\$ 46,834	\$ 40,801	\$ 6,033	\$ 244,808	\$ 545
Subsidies / Grant Income	7,580	9,583	(2,003)	15,314	19,167	(3,853)	115,000	\$ 178
Other Revenue	-	-	-	-	-	-	-	\$ -
Total Revenue	\$ 30,354	\$ 29,984	\$ 370	\$ 62,148	\$ 59,968	\$ 2,180	\$ 359,808	\$ 723
Expenses								
Admin Salaries / Benefits	3,693	4,206	513	8,357	8,413	56	50,477	\$ 97
Administrative Expenses	3,839	3,671	(168)	5,274	7,343	2,069	38,550	\$ 61
Management Fees	1,360	1,360	-	2,743	2,720	(23)	16,320	\$ 32
Utilities	620	1,532	911	1,916	3,063	1,147	18,380	\$ 22
Maintenance Salary / Benefits	4,186	4,505	319	8,835	9,010	175	54,061	\$ 103
Maintenance Expenses	938	2,125	1,187	4,510	4,250	(260)	25,500	\$ 52
Contracted Maintenance Services	4,528	4,400	(129)	9,127	8,799	(328)	52,797	\$ 106
General Expenses	8,582	8,620	37	17,165	17,240	75	109,296	\$ 200
Total Expenses	\$ 27,748	\$ 30,419	\$ 2,671	\$ 57,926	\$ 60,838	\$ 2,912	\$ 365,382	\$ 674
Net Operating Income	\$ 2,606	\$ (435)	\$ 3,041	\$ 4,222	\$ (870)	\$ 5,092	\$ (5,574)	\$ 49
Replacement Reserve	2,508	2,508	-	5,017	5,017	-	30,100	\$ 58
Operating Income after Reserves	\$ 97	\$ (2,944)	\$ 3,041	\$ (795)	\$ (5,887)	\$ 5,092	\$ (35,674)	\$ (9)

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

Department of Asset Management

Leonard Burke, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of February 2019, members of the Asset Management Department participated in a Bridges Out of Poverty workshop designed for governmental funded programs and community service providers. The goal was to review a comprehensive approach to understanding the dynamics that causes families to remain in poverty.

Asset Management received a notice from HUD informing PHAs of the change to a 14-day notification period for scheduling REAC inspections. This is a dramatic change to prior inspection scheduling procedures. If a PHA is unable to schedule the inspection within the 14-day notification period, they will receive a preliminary inspection score of zero. The PHA will be able to reschedule the inspection within 7-days after the end of the 14-day notification period. In the past, PHA's received 3-4 month notice in advance of the REAC inspection.

Robles Park Apartment management and Public Safety department conducted a community safety meeting to address the concerns of the residents. Management met with every resident within the community over several months with representatives of the Tampa Housing Authority, Tampa Police Department and resident council leaders, was present during these meeting. Several areas of concerns were discussed, including additional security. TPD was selected to provide additional patrol coverage using off duty officers within the community while the office is closed on.

Encore Properties

Tempo at Encore received Partial Certificate of Occupancy for floors 1-5 in the building. Management has successfully moved seventy (108) families, including nineteen (19) market units, into their new home.

Cedar Pointe Apartments

Cedar Pointe Apartment annual compliance review by Hillsborough County Affordable Housing was conducted. The inspector did not report any deficiencies to ownership.

Cedar Pointe Phase II was turned over to the property management team. Management started moving families in and is projected to be fully occupied by April 1st. Cedar Pointe Phase II consist of 24 one, two and three bedroom units.

Meridian River Development Corporation

Meridian Apartment annual compliance review by First Housing was conducted. The inspector did not report any deficiencies to ownership.

Palm Terrace ALF

Management has started renovating the units to make them more modern and energy efficient. To date, 20 units have been renovated.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD
MANAGEMENT ASSESSMENT FOR FY 2019
Feb-19

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.70%	97.77%
Robles, LLC	97.13%	96.98%
Scruggs Manor, LLC	99.86%	96.55%
Azzarelli	100.00%	93.33%
Scruggs Manor	99.72%	97.67%
Seminole, LLC	99.81%	96.44%
Seminole Park	99.73%	94.00%
Moses White Estates	99.90%	100.00%
Shimberg, LLC	99.36%	97.57%
Shimberg Estates	99.04%	96.15%
Squire Villa	99.62%	100.00%
C. Blythe Andrews	99.44%	98.25%
Arbors, LLC	98.34%	96.33%
Arbors at Padgett Estates	99.08%	95.80%
Azeele	100.00%	100.00%
Bay Ceia Apartments	100.00%	97.50%
Soho Place Apartments	96.49%	92.86%
St. Louis/St. Conrad	96.12%	100.00%
Overall Average	99.03%	97.10%

February-19

Tenant Accounts Receivable

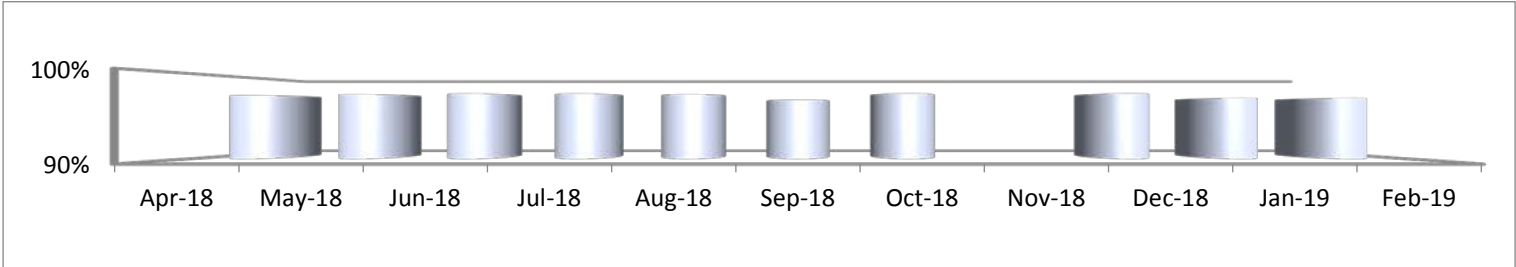
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$1,462,870.00	\$5,377.00	\$409.00	\$0.00	\$471.00	\$4,497.00	99.70%
Robles Park, LLC	\$522,674.00	\$23,406.00	\$3,058.00	\$0.00	\$5,335.00	\$15,013.00	97.13%
Scruggs Manor, LLC	\$316,200.00	\$3,534.00	\$2,882.00	\$0.00	\$0.00	\$652.00	99.86%
Azzarelli	\$84,900.00	\$1,093.00	\$1,093.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$231,300.00	\$2,441.00	\$1,789.00	\$0.00	\$0.00	\$652.00	99.72%
Seminole Park, LLC	\$484,677.00	\$3,187.00	\$2,217.00	\$0.00	\$0.00	\$970.00	99.81%
Seminole Park	\$279,986.00	\$2,383.00	\$1,618.00	\$0.00	\$0.00	\$765.00	99.73%
Moses White Estates	\$204,691.00	\$804.00	\$599.00	\$0.00	\$0.00	\$205.00	99.90%
Shimberg, LLC	\$430,090.00	\$3,678.00	\$559.00	\$0.00	\$0.00	\$3,119.00	99.36%
Shimberg Estates	\$202,069.00	\$2,345.00	\$412.00	\$0.00	\$0.00	\$1,933.00	99.04%
Squire Villa	\$56,501.00	\$217.00	\$0.00	\$0.00	\$0.00	\$217.00	99.62%
C.B. Andrews	\$171,520.00	\$1,116.00	\$147.00	\$0.00	\$0.00	\$969.00	99.44%
Arbors, LLC	\$478,432.00	\$9,199.00	\$1,985.00	\$0.00	\$2,205.00	\$5,009.00	98.34%
Arbors at Padgett	\$291,057.00	\$5,823.00	\$1,985.00	\$0.00	\$1,165.00	\$2,673.00	99.08%
Azeele	\$17,061.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$106,914.00	\$1,040.00	\$0.00	\$0.00	\$1,040.00	\$0.00	100.00%
Soho Place	\$33,066.00	\$1,160.00	\$0.00	\$0.00	\$0.00	\$1,160.00	96.49%
St. Louis/St. Conrad	\$30,334.00	\$1,176.00	\$0.00	\$0.00	\$0.00	\$1,176.00	96.12%
Totals	\$3,694,943.00	\$48,381.00	\$11,110.00	\$0.00	\$8,011.00	\$29,260.00	99.03%

**Reporting Month: February 2019
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	439	10	10	97.77%
Robles, LLC	433	1	1	0	431	418	13	12	96.98%
Scruggs Manor, LLC	116	0	0	0	116	112	4	4	96.55%
Azzarelli	30	0	0	0	30	28	2	2	93.33%
Scruggs Manor	86	0	0	0	86	84	2	2	97.67%
Seminole Park, LLC	169	0	0	0	169	163	6	5	96.44%
Seminole Park	100	0	0	0	100	94	6	5	94.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	161	4	3	97.57%
Shimberg Estates	78	0	0	0	78	75	3	2	96.15%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	184	7	7	96.33%
Arbors at Padgett	119	0	0	0	119	114	5	5	95.80%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	39	1	1	97.50%
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%
Total	1,524	2	1	0	1,521	1,477	44	41	97.10%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

97.10%



Agency Wide	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Dec-18	Jan-19	Feb-19
Total Units	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043	3,043
Service/Non-Dwelling	2	2	2	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0	0	0	0
Demolition units	821	821	821	821	821	821	821	821	821	821
Modernization	2	2	2	2	2	2	2	0	0	0
Available	1,519	1,519	1,519	1,519	1,519	1,519	1,519	1,521	1,521	1,521
Occupied	1,480	1,482	1,483	1,483	1,482	1,472	1,484	1,485	1,477	1,477
Vacant	39	37	36	36	37	47	35	36	44	44
% Occupancy Rate	97.43%	97.56%	97.63%	97.63%	97.56%	96.90%	97.64%	97.64%	97.10%	97.10%

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

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

THA is moving forward with pilot testing of a scanning KIOSK for participants. This will allow customers to scan documents into the system. It will start off with one scanning doc then if it appears to be beneficial, will move forward with offsite scanners at the properties. Company implementing the scanners is ARDEXO. Installation of the equipment begins March 16th, 2019. There will be a trial period of testing. If it goes well then there will be a total of 4 scanning stations in the customer service area.

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

The first 3 floors of TEMPO have passed the HQS inspections and leasing will begin for those floors. The total number of units that will be project based is 122. The TEMPO waitlist has approximately 7,000 families.

THA was awarded an additional 80 FUP vouchers effective January 1st, 2019. Meetings have already taken place to start the referral process. The goal is to receive more Youth Aging Out of Foster Care. Youth can remain on the program for 3 years or 5 years if they join the FSS program. Contemplating placing an RFP to project base these and VASH vouchers.

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 10,236 with approximately 75 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	403
Workshops	2
Escrows	232
Graduates	5
Homeownership	1
Escrow	58%
Graduates	Letecia Jeffery \$8,919 Sonja Stroble \$6,660 Shabrina Williams \$6,942 Stephnie Brown \$5,304 Louis Fiol \$6,249
New Home Owner	Anisa Anderson Miriam Soto

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

- a. The imminent placement of the family's child or children in out-of-home care, or
 - b. The delay in the discharge of the child or children to the family from out-of-home care.
- The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers **274** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

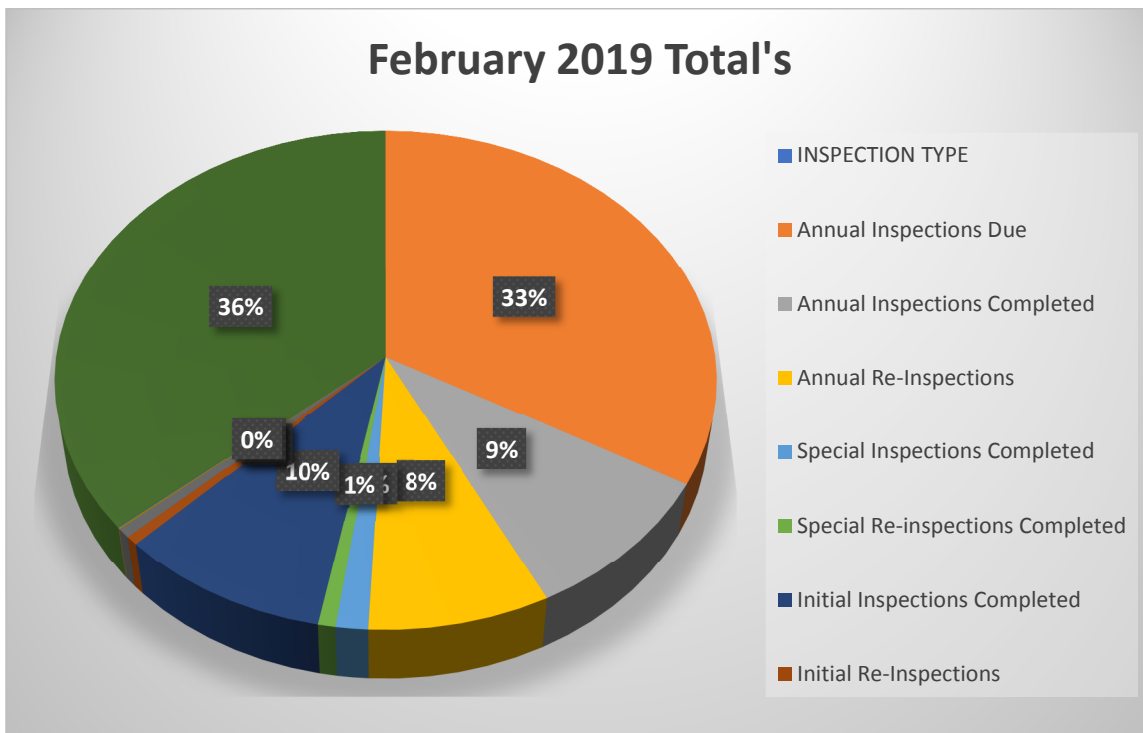
The current attrition rate for VASH is 14 families a month
The current attrition rate for RAD is 15.5 families a month
The current attrition rate for VREG is 46 families a month
Average HAP is \$690

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,635	8,272	96% Monthly	
RAD	1,601	1,518	95% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEAED PROGRAMS	\$6,504,377	\$6,759,948	100%	100%

SEMAP REVIEW

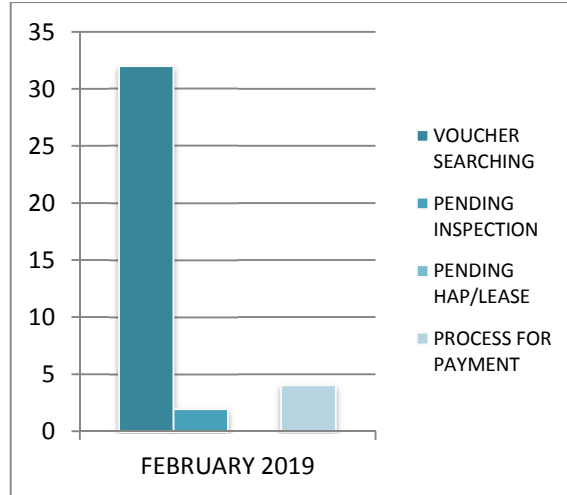
	Possible	FY2017-18	January 2019
	Points	Actual	
Indicator 1: Selection from the Waiting List	15	15	15
Indicator 2: Rent Reasonableness	20	20	20
Indicator 3: Determination of Adjusted Income	20	20	15
Indicator 4: Utility Allowance Schedule	5	5	5
Indicator 5: HQS Quality Control Inspections	5	0	0
Indicator 6: HQS Enforcement	10	10	10
Indicator 7: Expanding Housing Opportunities	5	5	5
BONUS Indicator: Deconcentration	0	0	0
Indicator 8: Payment Standards	5	5	5
Indicator 9: Annual Reexaminations	10	10	10
Indicator 10: Correct Tenant Rent Calculations	5	5	5
Indicator 11: Pre-Contract HQS Inspections	5	5	5
Indicator 12: Annual HQS Inspections	10	10	0
Indicator 13: Lease-Up	20	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10	10
TOTALS	145	140	140
	100%	96%	93.1%

	MONTHLY TOTAL
INSPECTION TYPE	
Annual Inspections Due	760
Annual Inspections Completed	216
Annual Re-Inspections	187
Special Inspections Completed	33
Special Re-inspections Completed	18
Initial Inspections Completed	218
Initial Re-Inspections	13
Quality Control Inspections Completed	14
Quality Control Re- inspections Completed	2
Homeownership Inspection Completed	1
Total Inspections Completed	829

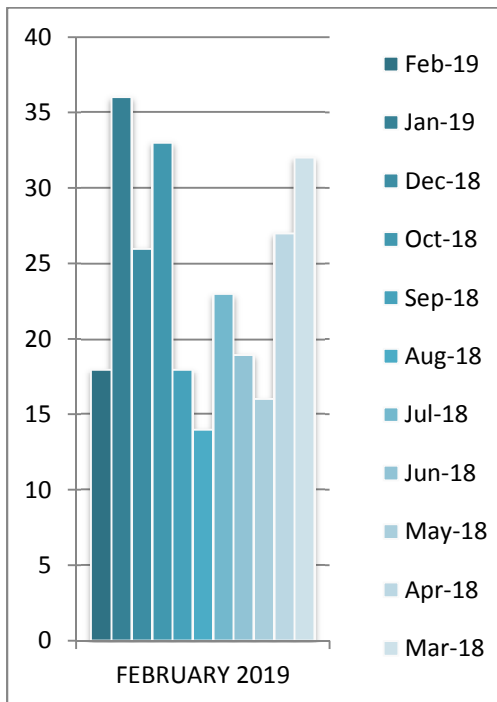


WAITING LIST REPORT FEBRUARY 2019

VOUCHER SEARCHING	32
PENDING INSPECTION	2
PENDING HAP/LEASE	0
PROCESS FOR PAYMENT	4
To issue 3/8/2019	

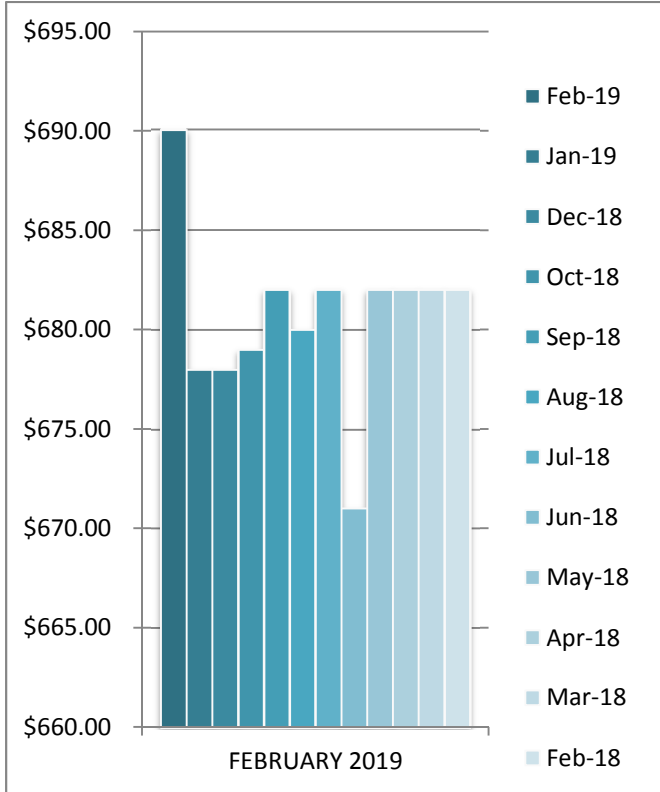


NEW PARTICIPATING OWNERS



FEBRUARY 2019	18
JANUARY 2019	36
DECEMBER 2018	26
OCTOBER 2018	33
SEPTEMBER 2018	18
AUGUST 2018	14
JULY 2018	23
JUNE 2018	19
MAY 2018	16
APRIL 2018	27
MARCH 2018	32

HOUSING ASSISTANCE PAYMENTS FEBRUARY 2019

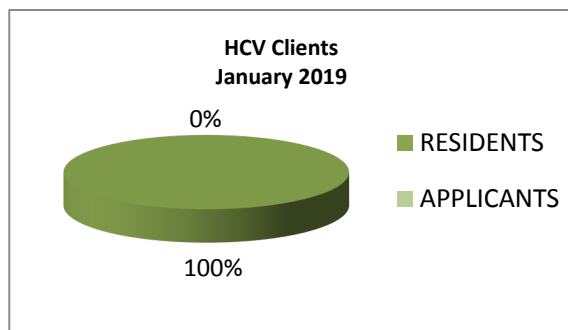
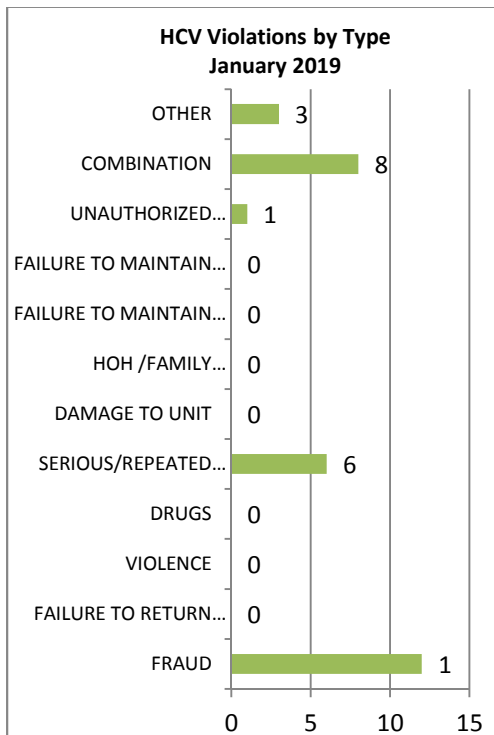
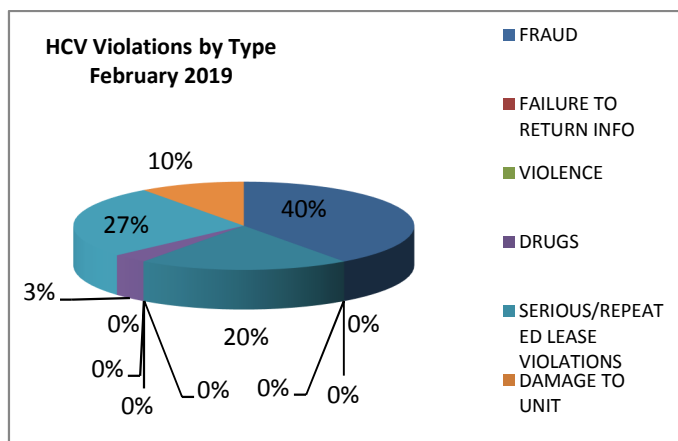
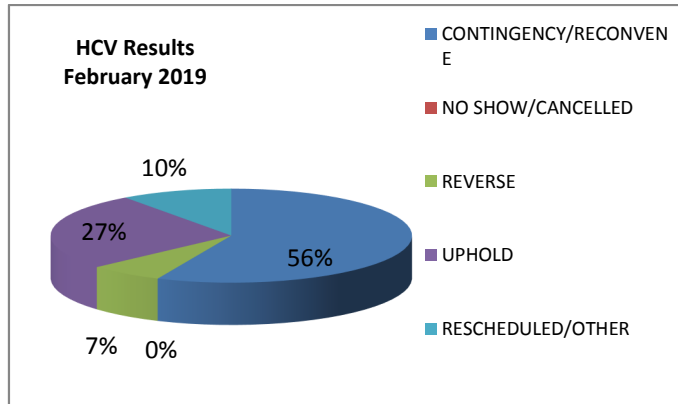


FEBRUARY 2019	\$690.00
JANUARY 2019	\$678.00
DECEMBER 2018	\$678.00
OCTOBER 2018	\$679.00
SEPTEMBER 2018	\$682.00
AUGUST 2018	\$680.00
JULY 2018	\$682.00
JUNE 2018	\$671.00
MAY 2018	\$682.00
APRIL 2018	\$682.00
MARCH 2018	\$682.00
FEBRUARY 2018	\$682.00

HCV HEARINGS	
CONTINGENCY/RECONVENE	17
NO SHOW/CANCELLED	0
REVERSE	2
UPHOLD	8
RESCHEDULED/OTHER	3
TOTAL	30

FRAUD	12
FAILURE TO RETURN INFO	0
VIOLENCE	0
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	6
DAMAGE TO UNIT	0
HOH /FAMILY MEMBER AWAY FROM UNIT	0
FAILURE TO MAINTAIN HQS	0
FAILURE TO MAINTAIN UTILITIES	0
UNAUTHORIZED PERSON/MOVE	1
COMBINATION	8
OTHER	3
TOTAL	30

RESIDENTS	30
APPLICANTS	
TOTAL	30



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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

The J. L. Young Unarmed Security Invitation for Bids (IFB) was closed out on 2/28/2019 by our contracting department. Job1USA Security was the lowest responsible bidder. Their background investigation was completed on Friday, March 8, 2019. Job1USA Security is a nationally branded security company and they have over 3000 employees in over 15 states. One of their main offices is located at 109 Ambersweet Way, Suite #512 Davenport, Florida. They also have a satellite office located here in Tampa, Florida. Prior to Job1USA Security taking over the J.L. Young unarmed security contract the company must complete an in-house training program that includes becoming familiar with the J. L. Young building and Annex, the residents, management staff, alarm systems how to operate under our emergency and disaster procedures. Job1UAS Security is scheduled to take over the J.L. Young Security contract on April 1, 2019.

The Public Safety Department and the Tampa Police Department will be hosting an employee safety meeting at Robles Park on Wednesday, March 13, 2019 for both our office and maintenance staff at the request of property management and facilities. This meeting is in conjunction with our current resident safety meetings that we have been having every other Tuesdays of each month since December 2018. During the employee safety meeting we will be providing them with the same tools, safety tips and safety measures that we go over with our residents and if used can help make a community safer. The meeting will include personal safety tips, how to properly report criminal activity, how to use the B-Safe App, Crime Stopper App and Facility Dude App while out in the field.

Unknown vandals have been stripping the aluminum top railing caps off the stairs at our Arbors Apartment complex. Evidence indicates this is not being done for scrapping purposes as the unknown suspect(s) are throwing and/or leaving the top rail caps near the scene. It appears the vandals could be juveniles who live in or around the complex. In an attempt to deter this type of activity, the public safety department will be providing residents with a notice requesting that if they see anyone causing damage to the property to please call 911 and then the safety department for follow up. The Tampa Police Department has agreed to step up its patrols during the evening hours and on the weekends in an attempt to deter the vandalism as well.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

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 trespassed at that time. Arrests of individuals both in and around all public housing properties are reported to the Public Safety Department. Residents, residents’ family members and residents’ guests arrested on public housing properties are subject to eviction.

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Shimberg Estate	02/04/2019	2/21/19/waiting for a sworn statement	19-55967	Public Safety Dept.
Jontavia Mathis	02/4/2019	02/05/2019	Call for Service	Public Safety Dept.
Lennexia Thomas	02/04/2019	02/05/2019	Call for service	Public Safety Dept.
Sammy Dixon	02/06/2019	02/11/2019	18-44755	Public Safety Dept.
Denisha Hayes	02/11/2019	02/25/2019	18-849060 18-858667 19-33470	Public Safety Dept.
Laquashia Sureller	2/11/2019	2/11/2019	18-452127	Public Safety Dept.
8611 N.9 th St Apt .B	2/18/2019	2/19/2019	18-494552 18-508300 19-78618	Public Safety Dept.
Arelis Vazquez	2/22/2019			Public Safety Dept.
J.L. Young	2/25/2019	2/26/2019	18-472406	Public Safety Dept.
Keona Dunlop	02/26/2019	02/26/2019	19-042870	Public Safety Dept.
Robles Park	02/26/2019		Monthly Report	Public Safety Dept.

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Cedar Point	Honda	2010	White	IBK235	Exp. Tag	2/5/2019	2/5/19
Cedar Point	Ford	2008	White	1949YA	Exp. Tag	2/05/2019	2/5/19
Cedar Point	Dodge	2011	Black	7392XN	Exp. Tag	2/05/2019	2/5/19
Moses White	Infinity	1998	Gray	FMH-536	Flat Tire	2/05/2019	N/A
Shimberg	Cadillac	2006	Red	DMLC99	Exp. Tag	2/05/2019	2/5/19
Squire Villa	Honda	1999	Gold	IB87SG	Wrecked/Inoperable	2/13/2019	2/13/19
Squire Villa	Audi	2003	Blue	IOB070	Exp. Tag	2/13/2019	2/13/19
Squire Villa	Nissan	2010	Gold	LKM-902	Flat Tire	2/13/19	N/A
Squire Villa	Infinity	2006	Green	EDXR04	Inoperable/Broken Window	2/13/2019	2/13/19

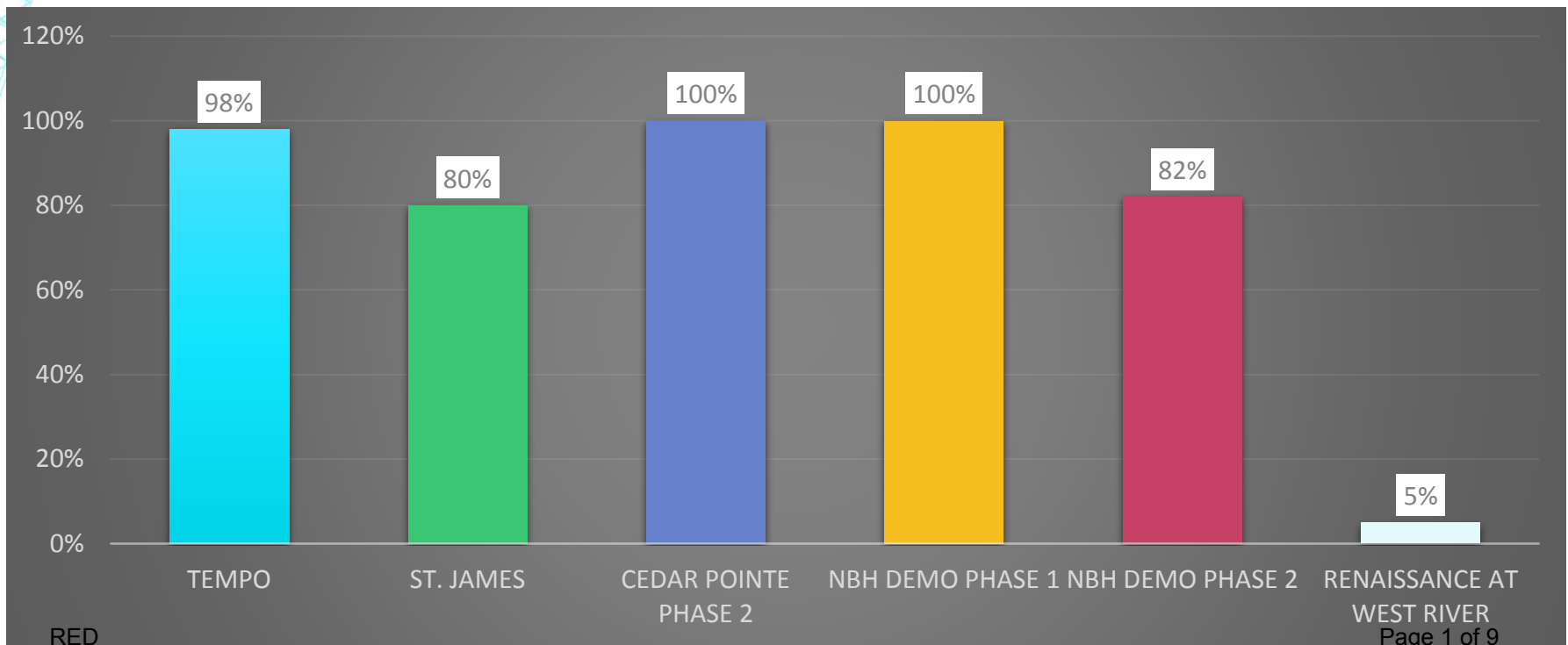
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Solmarie Rivera-Lopez	2/12/2019	2/12/2019	Last Known Address	HCSO
Joshua Ellis	2/18/2019	2/18/2019	No Record Found	Eckerd
Herbert Davis	2/18/2019	2/18/2019	No Record Found	Eckerd
Cedric Buie	2/18/2019	2/18/2019	No Record Found	Eckerd
Jospeh M Rivera	2/18/2019	2/18/2019	No record Found	Eckerd
Jaqueline Schneider	2/18/2019	2/18/2019	No Record Found	Eckerd
Ronzetta Dodrill	2/18/2019	2/18/2019	No Record Found	Eckerd
Ashley Heather	2/18/2019	2/18/2019	No Record Found	Eckerd
Joseph Cassie	2/18/2019	2/18/2019	No Record Found	Eckerd
Frank Rodriguez	2/18/2019	2/18/2019	No Record Found	Eckerd
Charles Arnold Keller Jr	2/18/2019	2/18/2019	No Record Found	Eckerd
Steven Jemison	2/18/2019	2/18/2019	No Record Found	Eckerd
Shelby Lynn Goodeagle	2/18/2019	2/18/2019	No Record Found	Eckerd
Christina Hutchenson	2/18/2019	2/18/2019	No Record Found	Eckerd
Kenneth Nash	2/19/2019	2/19/2019	No Record Found	HCSO
Mario Scott	2/22/2019	2/22/2019	No Record Found	HCSO
Edric Simmons	2/22/2019	2/22/2019	Last Known Address	HCSO
Sean Everson	2/22/2019	2/22/2019	No Record Found	HCSO

HOUSING AUTHORITY of the CITY of TAMPA BOARD SUMMARY REPORT

February 2019

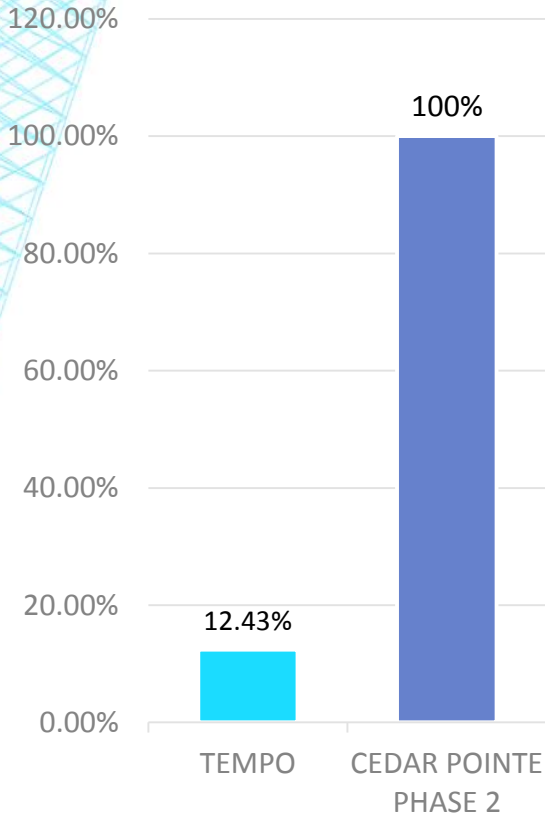
Department of Real Estate Development
David Iloanya, Director

MAJOR ACTIVE PROJECTS

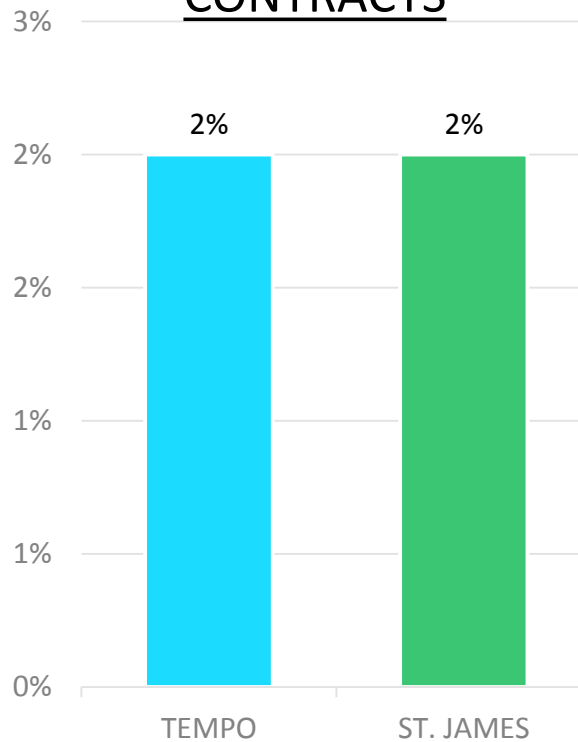


MBE and HUD Section 3 Contractors & Individuals

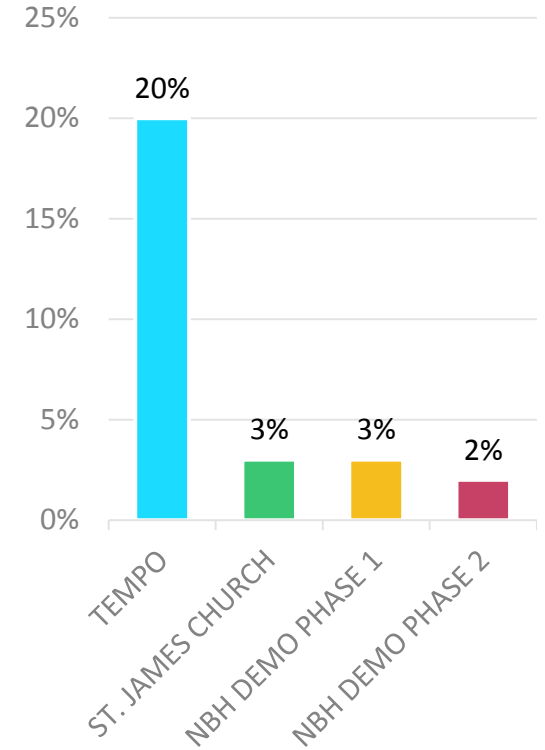
MBE CONTRACTS



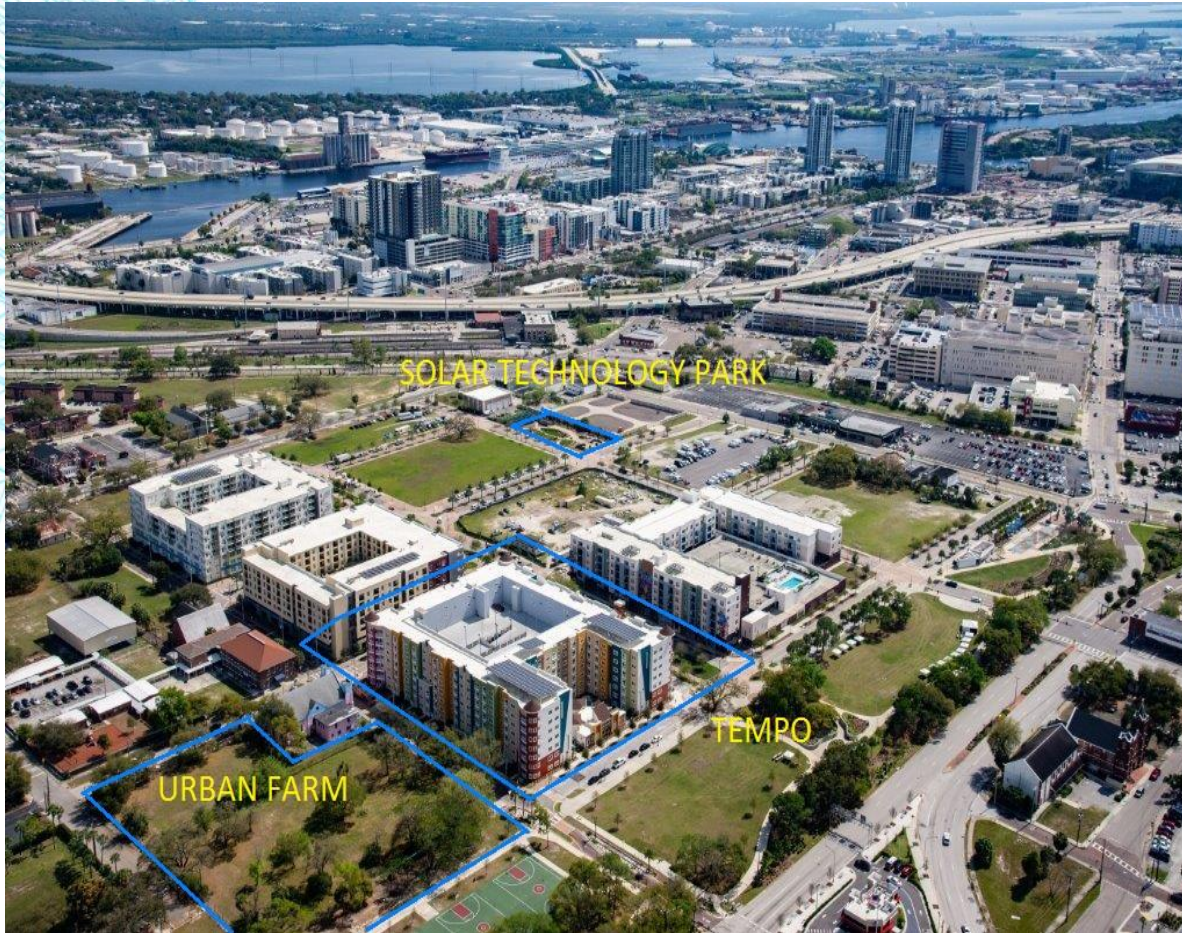
SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES

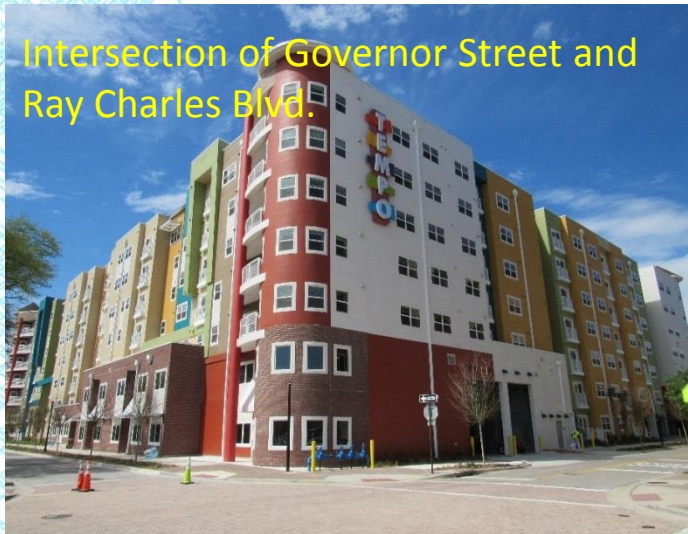


CNI / ENCORE DEVELOPMENTS



- **Solar Technology Park** – Spheres for Water Bearers have been delivered to the artists fabricator. The three bases are currently being engineered. Proto-typing for the steel drums is underway.
- **Tempo** – Construction is complete. Final punchout in progress. Currently, 108 of the 203 units are occupied.
- **Urban Farm** – Urban farmers engineers have responded to the incremental review committee’s request for pending information.

Intersection of Governor Street and Ray Charles Blvd.



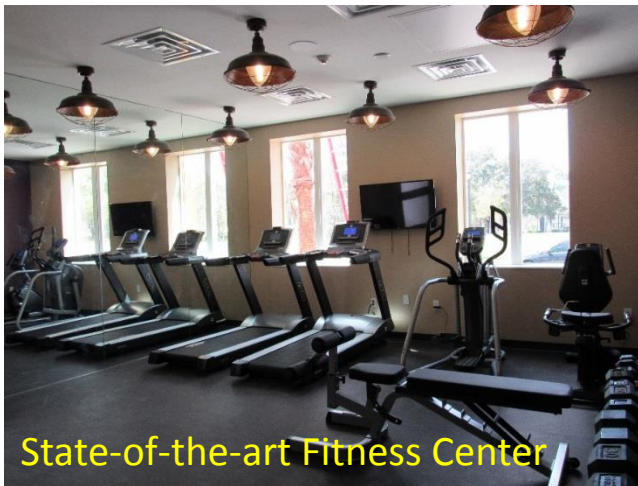
Tempo facing Perry Harvey Park



ADA Pool Lift Chair



State-of-the-art Fitness Center



Community Space with full-size kitchen



CNI / ENCORE Developments continued...

- **St. James Church** – The historic windows are being installed.
- **Medical Center** – BayCare has engaged their design build team for the construction buildout of the medical clinic.
- **Community Job Training Center at Encore** – A Pre-Bid was held on March 1, 2019. Seven interested bidders attended. The final bids are due on March 13, 2019 no later than 2PM.



Fully restored front doors and glass transom



Roof and bell tower have been fully restored



Interior today is ready for final buildout



Overview of the tall (16 ft. to 22 ft.) interior space, preserved materials on floor

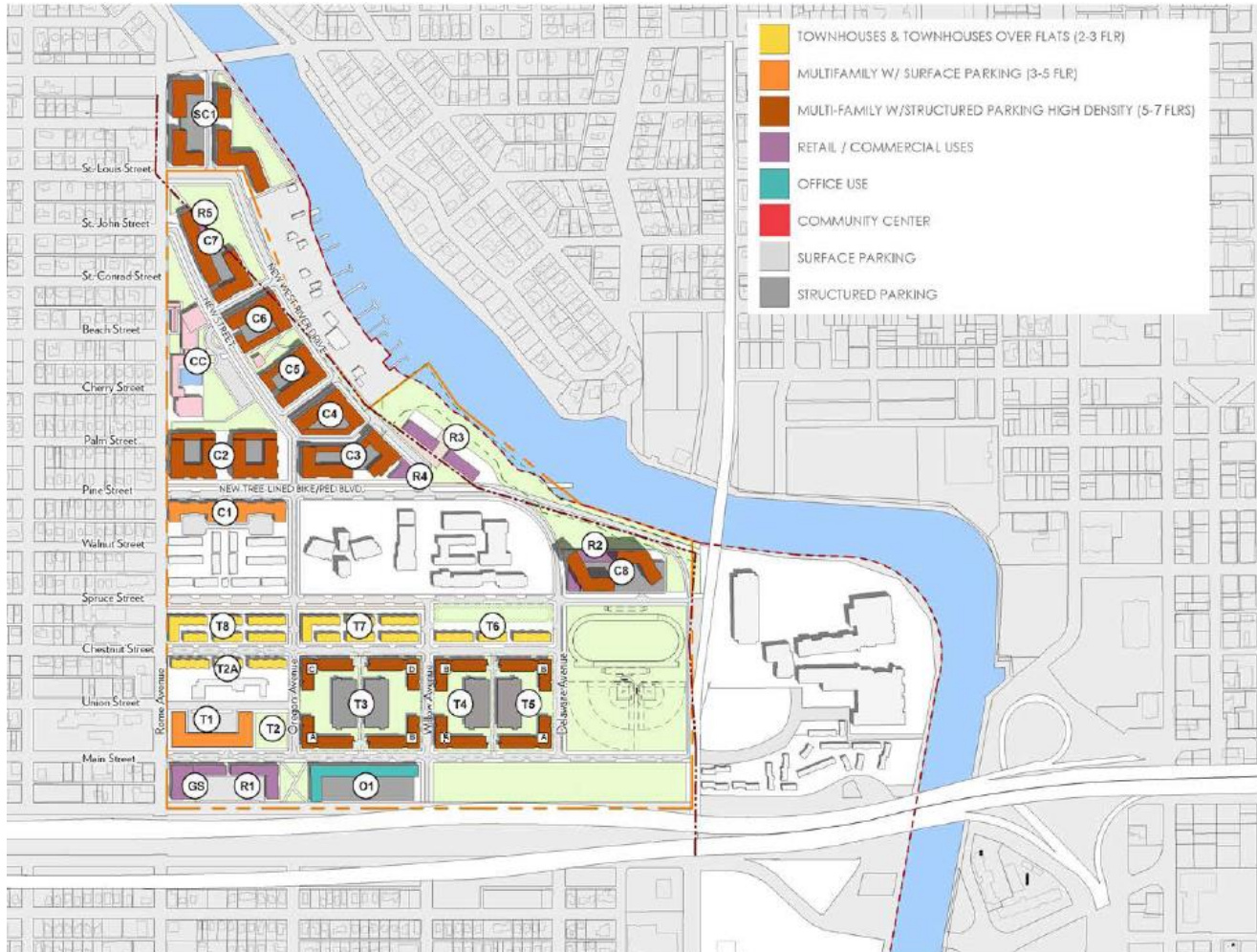
34th Street Redevelopment with the CDC of Tampa

- Buyer closed on 3510 Clay Street.
- Buyer's closing on 3508 & 3506 Clay Street.
- Average sale price for these homes, \$209K
- Marketing has begun on the final three homes.

Listing price for properties on Clay Street are \$219,900. Listing price for property on East 27th Avenue is \$239,900.



WEST RIVER REDEVELOPMENT



REVISED: JULY 26, 2018

T1-Renaissance at West River, 160 units, under construction with DPR. Completion is expected for March 2020.

T2A-Mary Bethune, is under pre-construction for 150 senior housing units. Development partner, Related Group.

T3A-Funded 9% Tax Credit, 118 units. In design phase.

T3B-Funded 9% Tax Credit, 130 units. In design phase.

T3C-Funded 4% Tax Credit, 118 units. Pre-design phase.

T3D-Under application process for 100 units.

T4-Under contract, 310 units – Third party development.

T5-Developed by partnership with Related Group

R1-Under contract, hotel



Reinforcement for support columns on the Renaissance at West River site.



Modernization & Construction

Cedar Point Phase 2 - Building 7 and 8



Mr. Garland was the first tenant to move into Cedar Point's Phase 2.

March 1st was move-in day for the residents.



The project is 100% complete with 19 units currently occupied.

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

February 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measure are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team finished working at Moses White Estates; we did experience a reduction in consumption of 18 gals/person/day and we expect that to improve with the next full month consumption report. The Preventive Maintenance team will go Scruggs Manor next.

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

Encore Chiller Plant

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

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

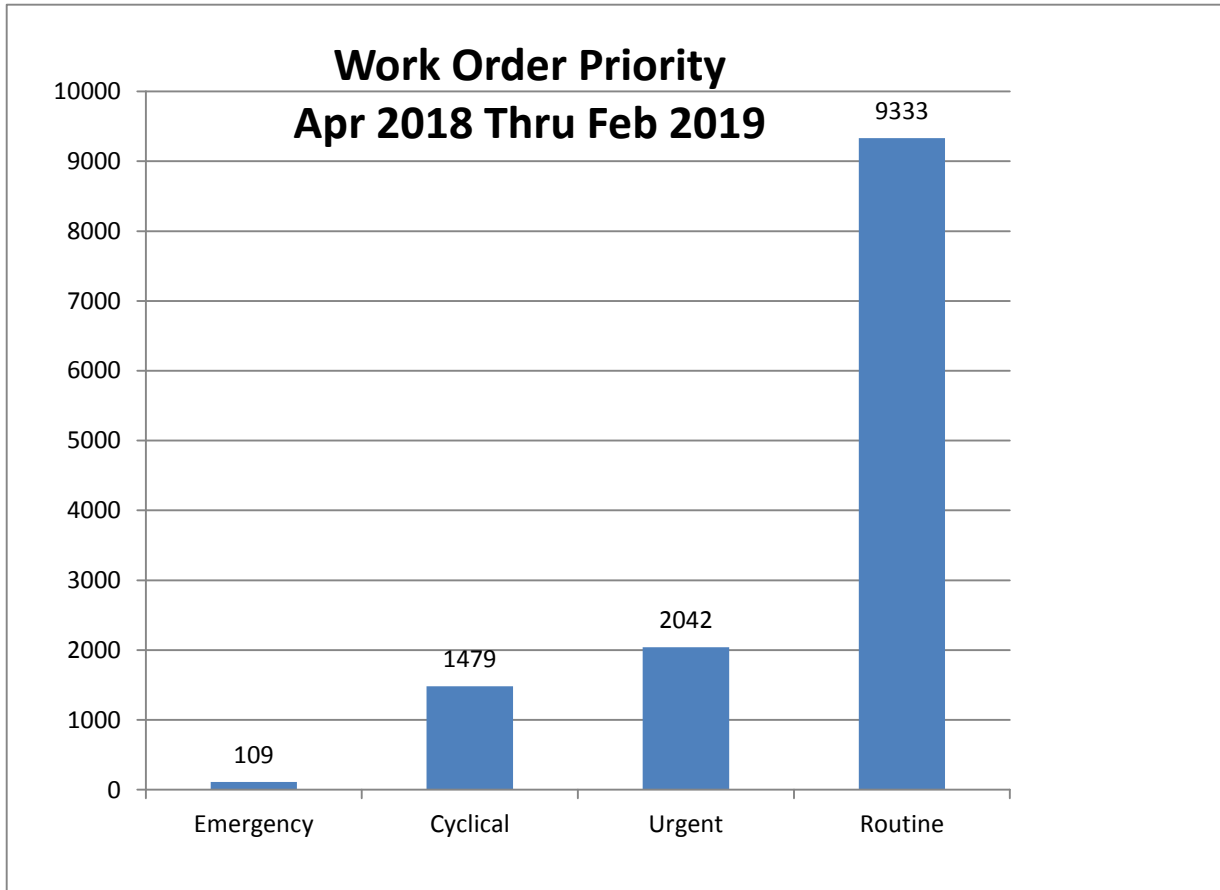
Special Project Activities:

In 1999 THA began a pro-active policy to control and eliminate elevated blood lead levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 8 years of age for environmental intervention blood lead levels (EIBLL) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl.

Facilities:

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

Facilities Board Report February 2019

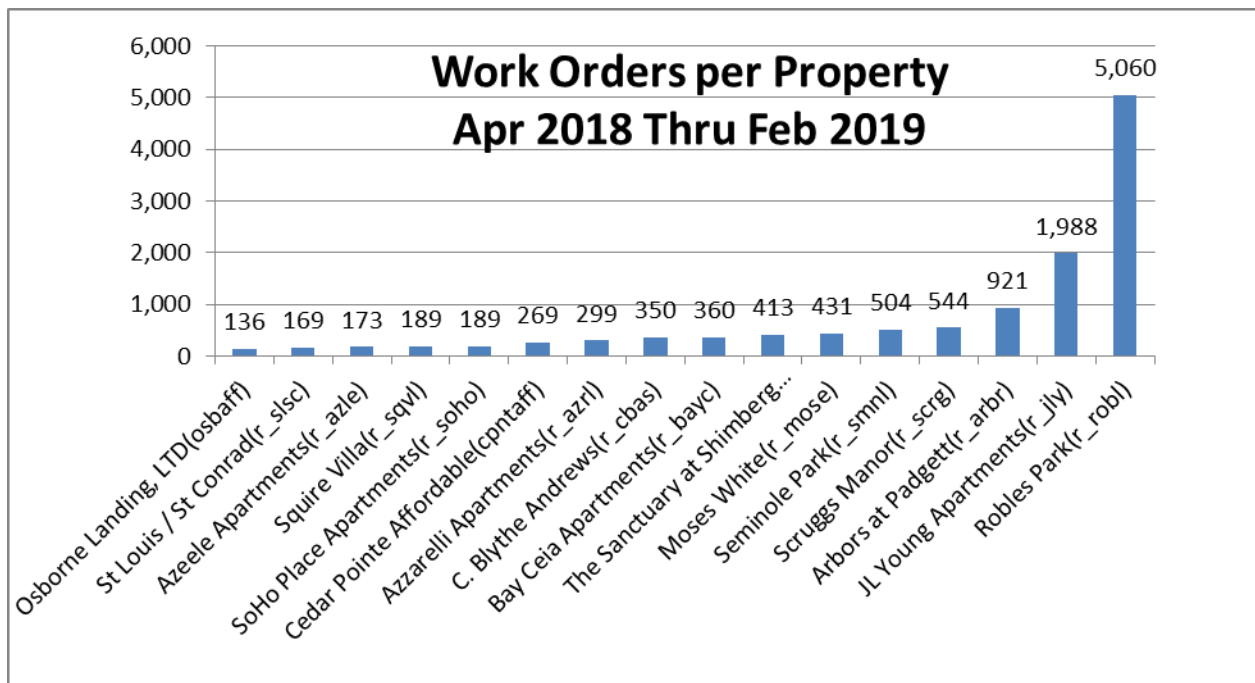
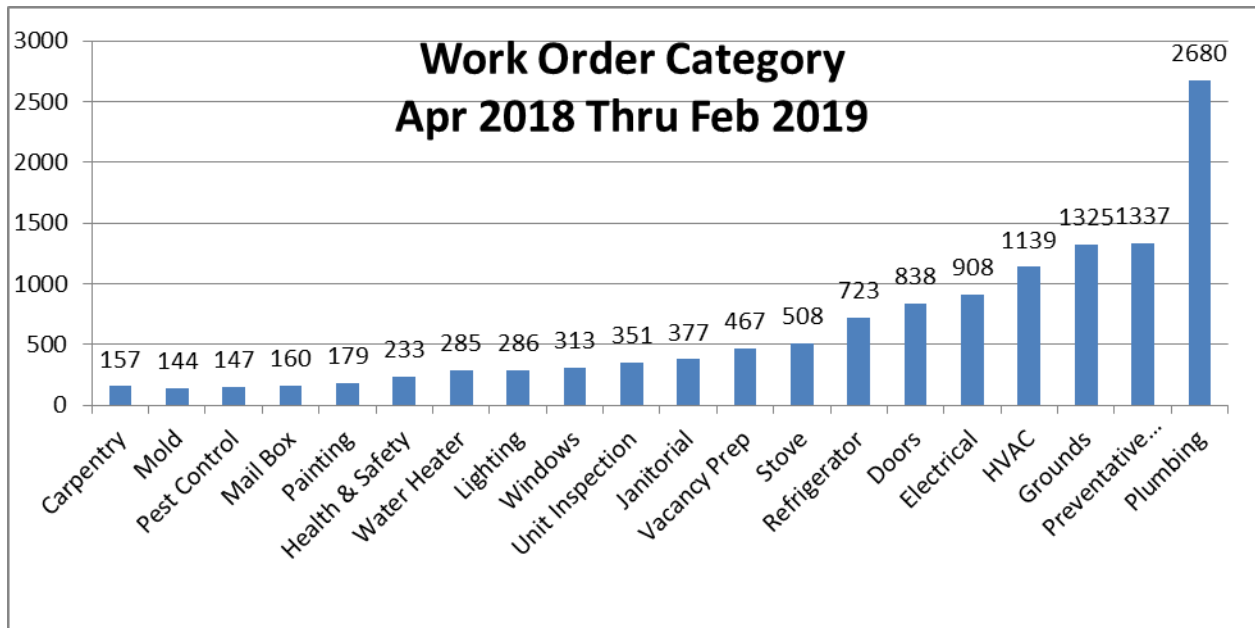


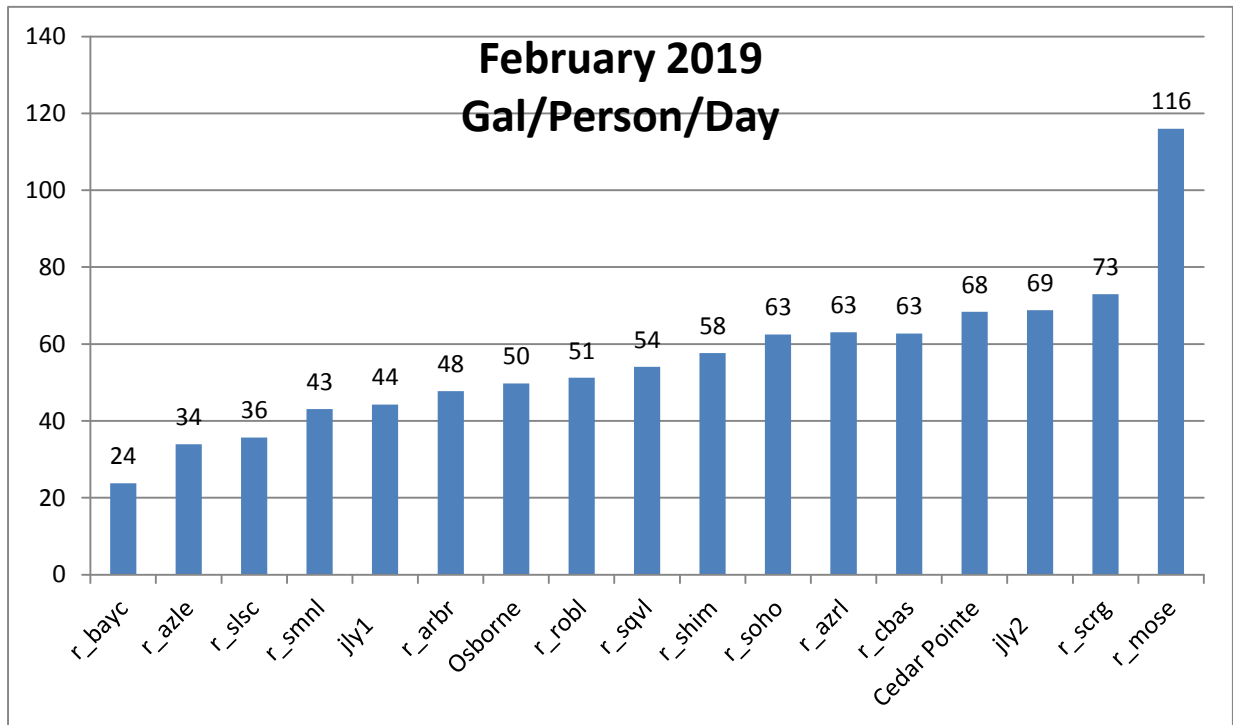
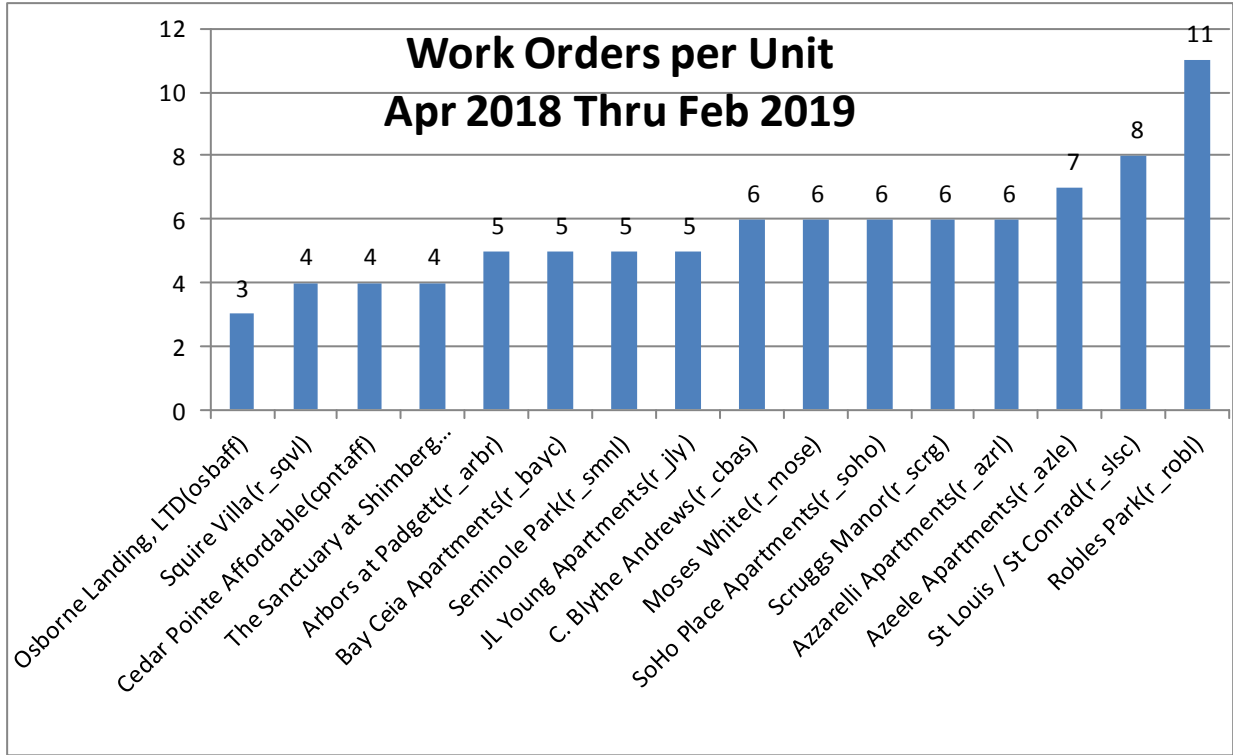
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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.





THA average number of Gallons per Person per Day (GPD) for January is 56

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

Contract Register **February** 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
CGI Federal Inc.	Housing Choice Voucher Federal Inspections	11/1/2018	10/31/2019	\$450,000.00	FY14-RFP-04	
Success 4 Kids & Families	Mental Health & Substance Abuse Case Management Services.	10/1/2016	9/30/2019	\$259,177.00	FY16-MOA-04	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2019	\$100,000.00	FY16-RFQ--08	
Cardno, Inc.	Environmental Consultant contract (Task Orders) NTE \$300,000.00 budget 2 Contracts:GLE/Cardno \$100,000.00 per contract w/1 year \$100,000 extension clause	2/15/2018	4/14/2019	\$300,000.00	FY17-RFQ-03b	
CareerSource Tampa Bay	Job Plus Initiative Grant w/CareerSource of Tampa Bay	8/15/2017	3/31/2021	\$148,275.00	FY17-MOA-05	
Free4Ever Now International, Inc.	Village Link Up Partnership	10/23/2017	3/31/2019	\$74,602.00	FY17-MOA-07	Y

Contract Register **February** 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Project Link, Inc.	Jobs Plus Partnership @Robles Park Village	4/1/2017	3/31/2019	\$20,000.00	FY17-MOA-08	Y
Iraida V. Carrion	Provide Supervision to ORCC DJJ Youth & Family Services Interim.	9/1/2017	9/30/2019	\$3,600.00	FY17-MOA-18	Y
City Plan, Inc.	Community Support for Work @ Robles Park Village	4/1/2018	3/31/2019	\$18,916.00	FY17-MOA-20	
GLE Associates, Inc	Indefinite Quantities for AE Services	9/1/2017	9/1/2019	\$600,000.00	FY17-RFP-01a	
CVR Associates Inc	Consulting services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	FY17-RFP-03	
Abbie J. Weist, Inc.	Professional Grant Writing Consultant (NTE \$80,000) Contract between VADM&PPS	5/2/2018	5/3/2019	\$90,000.00	FY17-RFP-04	

Contract Register **February** 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Meacham Urban Farmers	establishment and operation of a full blown urban farm at the designated Encore Site. PM-David Hollis	1/9/2018	1/8/2023	\$341,162.00	FY17-RFQ-02	
GLE Associates, Inc	Environmental Consultant contract NTE \$300,000.00 budget 2 Contracts:GLE/Cardno \$100,000.00 per contract w/1 year \$100,000 extension clause	2/15/2018	4/14/2019	\$300,000.00	FY17-RFQ-03	
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	3/31/2019	\$15,000.00	FY18-MOA-05	Y
Greater Tampa Bay Area Council	GTBAC is to offer and provide services to the youth of Public Housing	4/1/2018	3/31/2019	\$30,000.00	FY18-MOA-06	
Iraida V. Carrion	Provide direct clinical supervision to the counselors and case managers for the Tampa Housing Authority Youth and Family Services program .	10/1/2018	9/30/2019	\$15,000.00	FY18-MOA-.12	Y
Bangor Security Services	Temporary UN-ARMED SECURITY SERVICES FOR J.L. YOUNG APARTMENTS/ANNEX	11/6/2018	3/29/2019	\$10,000.00	FY18-MOA-14	Y

Contract Register **February** 2019

Contractor	Description	Start Date	End Date	Contract Amount	Contract #	M.B.E
Free4Ever Now International, Inc.	Village Link-Up partnership with THA.	1/1/2019	9/30/2020	\$14,090.00	FY18-MOA-16	Y
Tec-Link, LLC	Installation for all computers, laptops, software, hardware for Smart Home Technology Program(SHTP) at Cedar Pointe Apartments	11/1/2018	4/1/2019	\$30,000.00	FY18-RFQ-01	Y
Dainara Acevedo	Provide weekly clinical supervision to ORCC DJJ youth and family services. Contact: Diane Lindsay	5/21/2018	5/21/2019	\$3,600.00	FY18-MOA-01	Y
Faithful Cleaning Service	Janitorial Services for the Oaks of Riverview Community Center, N.Rome, Encore Trailer	4/24/2018	4/24/2019	\$30,260.00	FY18-MOA-02	Y
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	3/28/2019	\$262,400.00	FY18-MOA-14	
Yardi System, Inc.	Rent Café- PHA Online Applicant/Residential/Landlord Portal	7/25/2016	8/31/2019	\$22,737.98	FY19-SC-001	
TOTAL:				\$2,990,582.02		40%

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

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

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

Community Engagement for the Month of February

THE RACE TO END HOMELESSNESS

The Tampa Housing Authority's Annual Race to End Homelessness held at the AL Lopez Park was a success! It was a great day and all of the runners were happy to participate. Vendors were also on hand providing useful information. The disc jockey was spinning great songs that kept the runners uplifted after their run. There were many raffle prizes and other giveaways, as well. As always, Margaret Jones and her staff did an outstanding job coordinating this event.

LEADERSHIP SERIES FEATURING MAYORAL CANDIDATE DAVID STRAZ

We continue to provide opportunities to keep staff politically up-to-date by preparing them to be informed voters. This leadership series serves as a forum to hear the Mayoral candidates' platform and allows them to ask pertinent questions regarding the communities where they live. Mayoral Candidate David Straz was the most recent candidate to meet with the Executive team as well as to address other Tampa Housing Authority staff members in this meet and greet scenario.

TAMPA DOWNTOWN PARTNERSHIP DEBRIEFING SERIES/WEST RIVER DEVELOPMENT

Tampa Housing Authority staffers and Tampa Housing Authority Commissioner, James Cloar attended this event held at the David Straz Center where the entire morning presentation focused on the West River Development plans. SVP/COO Leroy Moore was one of the many panelists that addressed the audience regarding the amazing plans for the community that will replace the now demolished North Boulevard Homes community in West Tampa. Renderings depicting the future development were placed in front of the room for everyone to see. The audience was provided an opportunity to ask questions regarding the development plans that were answered by the team of panelists. This was a great event!

THE AMERICAN ASSOCIATION OF UNIVERSITY WOMEN'S ANNUAL LUNCHEON (AAUW)

Tampa Housing Authority staff attended this event held at the Tampa Palms Golf and Country Club. The well attended event featured an entertaining guest speaker who encouraged everyone to get rid of ANTS (Annoying Negative Thoughts) that would inevitably hold you back from moving forward. The event featured a raffle, musical entertainment and a great opportunity to meet new people.

2019 THA Calendar of Events

March		
Friday, March 15, 2019	10:00am	Tempo @ Encore Grand Opening, Encore Site
Friday, March 15, 2019	12:PM	CRED Real Estate Class, THA Cypress
Saturday, March 16, 2019	8:00AM	CRED Real Estate Class, THA Cypress
Sunday, March 17, 2019	all day	St. Patrick's Day
Tuesday, March 19, 2019	8:00pm	Homebuyers Education, THA Cypress
Wednesday, March 20, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, March 20, 2019	1:00pm	Landlord Workshop, THA Cypress
Thursday, March 21, 2019	5:00pm	Homebuyers Education, THA Cypress
Friday, March 22, 2019	8:00am	Bay Area Apt Assoc BOD Mtg, THA Cypress
Monday, March 25, 2019	all day	NAHRO-OEIR (5 days)
Wednesday, March 27, 2019	9:00am	Johnson Controls Training, THA Cypress
Saturday, March 30, 2019	8:30am	Homebuyers Education, THA Cypress
April		
Sunday, May 05, 2019	12:00pm	CRED Real Estate Class, THA Cypress
Saturday, April 06, 2019	all day	CRED Real Estate Class, THA Cypress
Sunday, April 07, 2019	all day	NAHRO Washington Conference, Arlington, VA (3 days)
Tuesday, April 08, 2019	8:00am	Bay Area Apt Assoc BOD Mtg, THA Cypress
Thursday, April 11, 2019	5:00pm	Homebuyers Education, THA Cypress
Friday, April 12, 2019	12:00pm	CRED Real Estate Class, THA Cypress
Saturday, April 13, 2019	8:30am	Homebuyers Education, THA Cypress
Monday, April 15, 2019	all day	Tax Day
Wednesday, April 17, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Friday, April 19, 2019	all day	Spring Holiday
Sunday, April 21, 2019	all day	Easter Sunday
Wednesday, April 24, 2019	1:00pm	Landlord Workshop, THA Cypress
Thursday, April 25, 2019	8:00am	5K Fundraiser, THA Cypress
Friday, April 26, 2019	6:30am	11th Annual Charity Golf Tournament, Saddlebrook Resort, Wesley Chapel
May		
Sunday, May 05, 2019	all day	Cinco De Mayo
Monday, May 06, 2019	8am	Bay Area Apt Assoc BOD Mtg, THA Cypress
Sunday, May 12, 2019	all day	Mother's Day
Tuesday, May 14, 2019	5:00pm	Homebuyer's Education, THA Cypress
Wednesday, May 15, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Thursday, May 16, 2019	4:00pm	Homebuyer's Education, THA Cypress
Friday, May 17, 2019	10am	Elderly Affairs Day, THA Oaks at Riverview Community Center, 202 E Broad St
Saturday, May 18, 2019	8:30am	Homebuyer's Education, THA Cypress
Monday, May 20, 2019	8:00am	Bay Area Apt Assoc Education Seminar, THA Cypress (2 days)
Wednesday, May 22, 2019	1:00pm	Landlord Workshop, THA Cypress
Monday, May 27, 2019	all day	Memorial Day
Thursday, May 30, 2019	1:30pm	Bay Area Apt Assoc BOD Mtg, THA Cypress
June		
Tuesday, June 04, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress (3 days)
Sunday, June 16, 2019	all day	Father's Day
Monday, June 17, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, June 18, 2019	5:00pm	Homebuyer's Education, THA Cypress
Wednesday, June 19, 2019	8:30am	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, June 19, 2019	1:00pm	Landlord Workshop, THA Cypress
Thursday, June 20, 2019	5:00pm	Homebuyer's Education, THA Cypress
Saturday, June 22, 2019	8:30am	Homebuyer's Education, THA Cypress
Sunday, June 23, 2019	all day	SERC NAHRO Annual Conference, Orlando FL (4 days)
Thursday, June 27, 2019	all day	FAHRO Annual Conference, Orlando FL (3 days)



MEDIA ADVISORY

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TAMPA HOUSING AUTHORITY ANNOUNCES DATE FOR GRAND OPENING/RIBBON CUTTING CEREMONY FOR THE TEMPO AT ENCORE!

Tampa, Florida (*February 21, 2019*) Honorable Mayor Bob Buckhorn headlines the list of program participants at this event marking the ceremonial grand opening of the TEMPO @ ENCORE, a 203 unit mid-rise, mixed-income, mixed use multi-family housing community located at the ENCORE! This contemporary styled building features a parking structure that occupies the center of the building and accommodates 340 stalls. The building amenities include a pool, a 5,000 square foot clubhouse, a fitness center, a 100 seat capacity stage-work theatre, music rehearsal rooms, as well as a library and business center.

We hope that you will make plans to join us as we celebrate this event!

WHAT: Grand Opening/Ribbon Cutting Ceremony for the TEMPO @ ENCORE!

WHEN: Friday, March 15, 2019

TIME: 10:00 AM - 11:00 AM

**WHERE: 1102 Ray Charles Boulevard
(Corner of Ray Charles Boulevard and Central Avenue)**

###

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

City Issues RFP for Prime West Tampa Site

The city in releasing the RFP is hopeful that the sale of the 18 acres will result in the development of mixed-use, residential or office and or hospitality and retail development on the site.

GlobeSt.com | By **John Jordan** | February 22, 2019 at 04:30 AM



TAMPA, FL—The City of Tampa has released a request for proposals for the sale of 18 acres of city-owned land that is part of its West River redevelopment project.

The city is seeking a qualified buyer for the site located immediately west of the Hillsborough River, south of Columbus Drive and north of Spruce Street.

“Three years in the making, these parcels are a blank canvas and will be transformative for the west side of the River,” says Tampa mayor Bob Buckhorn.

“Completing the ongoing

A map of the West Tampa site subject to the city’s RFP. Source: City of Tampa, FL

redevelopment of the former public housing site, the developers will be able to provide mixed use, residential, office and or hospitality and retail development on the sites but they will do so in a neighborhood that has provided Tampa with its diversity and rich history for decades.”

The city in releasing the RFP is hopeful that the sale of the 18 acres will result in the development of mixed-use, residential or office and or hospitality and retail development on the site.

The RFP states that responsive proposals should demonstrate: successful experience in the development of residential/office/retail/hospitality in urban areas, architectural sensitivity to the proposed site, adjacent residential neighborhoods, buildings and activities and satisfactory financial references.

Proposals shall also need to address planning, design, financing, construction, timing, and project implementation. The city also notes that it strongly encourages a workforce housing component as part of any proposal.

The city states that proposals are due no later than 4:00 p.m. on Wednesday, March 20 to the City of Tampa Purchasing Department office, 306 E. Jackson St., Tampa, Florida 33605.

The West River redevelopment is a joint venture partnership of the **Tampa Housing Authority** and the Related Group of Florida. Collectively, the public-private partnership is currently developing 676 mixed income residential units in five projects with a total investment exceeding \$121 million.

At buildout, West River is projected to contain 1,600 housing units that will feature a mixture of approximately 50% workforce and affordable housing and 50% market rate. The project also calls for the development of hotel, retail and office space.

Mayor hopes West River redevelopment mirrors success of Seminole Heights

By Lloyd Sowers, FOX 13 News | Posted 2/26/19 07:53PM EST | Video Posted 2/26/19 07:47PM EST



TAMPA, Fla. (FOX 13) - Tampa's Water Street project with the backing of Jeff Vinik and Bill Gates gets more coverage, but Mayor Bob Buckhorn says plans to redevelop the city's West River area is more complex and possibly more far-reaching.

"I think it's the most aggressive and ambitious repurposing of a neighborhood that we've ever undertaken," says Buckhorn. "It's a tougher deal to do because some of it is public housing."

More than 40 acres of the demolished North Boulevard Homes federal housing project will be redeveloped, along with eight acres of city-owned land formerly used by the water department and parks and recreation.

Artist renderings of what it will look like show apartment buildings and townhomes in a tree-lined, pedestrian neighborhood within walking distance of Downtown Tampa.

"A diverse community, a mixed-use community, a vibrant and sustainable community," says Leroy Moore of **Tampa Housing Authority**.

The plan calls for 2,200 residential units along with retail stores and a hotel. Just as The Heights have seen a renaissance, they hope the West River is next, with West Tampa's history of mixed cultures in the cigar industry and the black heritage of nearby Central Avenue.

An event was held Tuesday morning at the Straz Center looking for ideas for the new development.

People who were displaced from North Boulevard Homes will have first refusal of renting the new housing. Officials say about half the units will be rented at market rate and half for a reduced rate for those who qualify. Buckhorn says the mixture of public and private investment makes the project more challenging than some.

"It's more complex, it's more complicated, it's bigger and more ambitious than any of the projects downtown," says Buckhorn. "But, it will be just as meaningful in a different kind of way."

Professional long driver Steve Monroe reveals the secret behind distance

By Merissa Lynn, FOX 13 News | Posted 2/22/19 08:08PM EST | Video Posted 2/22/19 08:13PM EST | Updated 2/26/19 12:10PM EST



CLEARWATER, Fla. (FOX 13) - Clearwater, Florida native Steve "The Predator" Monroe isn't your typical golfer. He is a professional long driver.

His record is 480 yards. For perspective, that's a quarter of a mile, or almost the length of five football fields.

Growing up in Pinellas County, Monroe learned all about the long drive game from Chi Chi Rodriguez.

In the long driving game, accuracy is of less importance as in a regular round of golf.

"Swing speed is important, but most important is ball contact," Monroe said. "If you don't hit the center of the face, the ball isn't going to go its maximum distance."

Monroe is currently ranked 23rd in the official World Long Drive rankings. He says he wants to work on his short game, and one day he hopes to play in the PGA Tour.

You can watch him in action in April during the **Tampa Housing Authority's** Charity Tournament April 26.

HEADLINES

Report highlights need for affordable housing

The Sadowski Coalition cites data that supports an end to housing sweeps.

Florida Politics, Danny McAuliffe, dmcauliffe500@gmail.com | February 26, 2019

With a friendly Governor's budget behind them, supporters are again rallying to cease raids to the state's affordable housing fund. The Sadowski Coalition met Tuesday in Tallahassee to highlight the 2019 Home Matters Report from the Florida Housing Coalition and to call on the Legislature to stop sweeping dedicated affordable housing dollars into other parts of the budget.

The Florida Housing Coalition bills itself as "the foremost authority in Florida on affordable housing." Its latest report suggests that the need is great for affordable housing, as "922,000 very low-income households pay more than half

their income on housing." The Sadowski Coalition is asking lawmakers to leave affordable housing dollars untouched. The pool of money — known as the Sadowski Trust — is typically raided by lawmakers to pay for other parts of the budget, instead of the two programs funded by the trust: the State Apartment Incentive Loan Program (SAIL) and the State Housing Initiatives Partnership Program (SHIP).

"The Sadowski Coalition asks the Florida Legislature to consider this amazing opportunity they have to create jobs and a massive economic benefit, while helping their constituents avoid homelessness, find affordable rentals or realize the dream of homeownership," said Jaimie Ross, president and CEO of the Florida Housing Coalition. The plea from Ross — who was flanked at the Capitol Tuesday by representatives from Associated Industries of Florida, the Florida Chamber, Habitat for Humanity of Florida, Florida Home Builders Association and Florida Realtors — might have more weight this year.

Republican Gov. Ron DeSantis in his proposed budget recommended zero sweeps to the Sadowski Trust. He wants \$243 million for SHIP and \$95 million for SAIL. The two programs last year received a combined \$123 million.

DeSantis, who said during an unrelated press conference earlier on Tuesday that he had not had conversations with House and Senate leaders about ending raids to the affordable housing pool, has drawn praise from the proposal, including from Democrats. And Trey Price, executive director of the Florida Housing Finance Corporation — which administers SAIL money and helps local governments receive SHIP dollars — said he's "extremely grateful" for DeSantis' leadership on the issue.

"The great news in 2019, is that our agency's request was honored by Governor DeSantis," Price said.

Last year lawmakers swept \$182 million from the Sadowski Trust. The report figures that if the \$352 million the Sadowski Trust is projected to hold this year is spent on SHIP and SAIL, it will result in a \$4 billion positive economic impact.

"We can make enormous strides in avoiding homelessness and ensuring Florida's workforce and most vulnerable residents are able to live in safe and secure homes, but only if we use the money in these trust funds as it was intended," Ross said.

Community Affairs/Notices and Updates



Image via the Florida Housing Finance Corporation.

NEWS /BUSINESS

Blue Sky Communities launches Hillsborough affordable housing project that's 'going to impact a lot of people'

Rents at the Preserve at Sabal Park, in the unincorporated community of Mango, will range from a projected \$418 to \$898 per month, depending on family size and income.

Tampa Bay Times, Richard Danielson, rdanielson@tampabay.com, (813) 226-3403, Published 2/28/19

MANGO — With rents rising and affordable housing becoming a leading issue in the Tampa mayor's race, Blue Sky Communities of Tampa is launching construction on a 144-apartment complex for the working poor.

"These are families that have jobs, but they're only making \$10 or \$15 an hour, so where do they live right now?" Blue Sky president Shawn Wilson said Thursday. Probably either in a nice apartment that costs \$1,500 to \$1,800 a month or a substandard one, maybe in an area with a crime problem, that costs \$600 or \$700 a month.

The Preserve at Sabal Park, he said, aims to combine safety and amenities (a pool, clubhouse, high-efficiency appliances and an after-school program for children) with rents within those families' budgets, Wilson said.

Rents will range from a projected \$418 to \$898 per month, depending on family size and income. For example, a family of three renting a two-bedroom, two-bath apartment would pay \$494 a month if they made less than 40 percent of the area's median income (about \$23,000 a year) and \$782 a month if they made less than 60 percent (\$34,560 a year).

"You're not going to find a brand-new unit (elsewhere) like this for anywhere near that price," Wilson said.

The Preserve at Sabal Park will offer one-, two- and three-bedroom apartments on 23 acres in unincorporated Hillsborough County at the corner of Williams Road and E Broadway Avenue, about a half-mile east of Hillsborough Community College's Brandon campus.

Financing for the \$30 million project, which is expected to open after 14 months of construction, consists of \$24 million from federal, state and Hillsborough County public funds, and \$6 million in private bank financing. Affordable housing is desperately needed, County Commissioner Kimberly Overman said, especially with 1,700 people a month moving to Hillsborough County, which is contributing \$551,000 to the project.

Advocates have begun hoping that more state funds will be available for this kind of project now that Gov. Ron DeSantis has proposed a state budget that does not, as in years past, sweep money out of the state's trust fund for affordable housing and spend it on other things. That trust fund is "intended for a purpose, and we need to return to those purposes," said state Rep. Lawrence McClure, R-Dover.

In partnership with Metropolitan Ministries, a second phase is expected to start in October with 112 units focused on providing housing, on-site case management and services for tenants emerging from homelessness.

"These families that are going to be served ... I was that family," said Thaddeus M. Bullard, 41, who is better known as World Wrestling Entertainment star Titus O'Neil and who has helped Metropolitan Ministries raise more than \$1 million. "My mother was raped at a very young age, at 11, had me at 12, against the wishes of a lot of people. We grew up dirt poor in government housing. There were several times when lights weren't on and things weren't available."

But Bullard said he found life-changing encouragement and acceptance at the Florida Sheriff's Boys Ranch.

"There is no such thing as a bad kid," he said. "People are in bad situations, around bad influences and they make bad choices and bad decisions. Put those same quote-unquote bad people in a good situation around great resources and great people and they have a greater chance to succeed. That's why I'm extremely excited about this project. ... It is going to impact a lot of people."



The affordable housing to be provided at the Preserve at Sabal Park "is going to impact a lot of people," Thaddeus M. Bullard, better known as World Wrestling Entertainment star Titus O'Neil, said Thursday. "There is no such thing as a bad kid. People are in bad situations, around bad influences and they make bad choices and bad decisions. Put those same quote-unquote bad people in a good situation around great resources and great people and they have a greater chance to succeed. That's why I'm extremely excited about this project." RICHARD DANIELSON | Times

BLACK-HISTORY

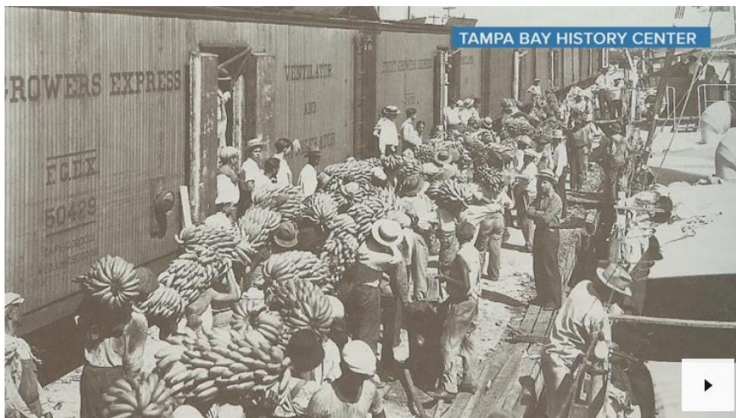
Legacy of Tampa's lost neighborhoods endure

"The very existence of neighborhoods like Dobyville and the Scrub and Central Avenue go to that story of segregation, go to the story of separate accommodations based solely on race, and the need to have separate communities."

10News WTSP, By: Emerald Morrow emorrow@wtsp.com | Published: 7:56 PM EST, 2/28/19

TAMPA, Fla. — As Tampa grows with development and new neighborhoods, the legacy of lost neighborhoods from years' past lives on.

"Learning about those neighborhoods help us learn about the past of our city," said historian Rodney Kite-Powell. "The very existence of neighborhoods like Dobyville and the Scrub and Central Avenue go to that story of segregation, go to the story of separate accommodations based solely on race, and the need to have separate communities."



Dobyville was a primarily African American community that once sat where West Hyde Park is today.

"It's mostly gone now. Its heyday was probably the 1910s through the 1940s," said Kite-Powell. "You had business owners and middle-class folks living there. You also had the working class living in that same neighborhood. A lot of them serving as employees of the white folks living in Hyde Park just to the south."

It was a segregated, but vibrant community, but by the 1970s, development destroyed Dobyville. It was squashed by the Crosstown Expressway.

"History is fleeting. What is here today will be gone tomorrow," said Kite-Powell.

Further north was The Scrub, which Kite-Powell says was the largest African American neighborhood in the 1920s. It sat along Central Avenue near I-275 where the housing authority's **Encore** development sits today. It had a lot of culture, but was also considered a slum as it had some of the only housing available for some of the city's poorest black residents.

"Landlords didn't really seem to really care as much, and so having working bathroom facilities was a problem. There were still a lot of outhouses," said Kite Powell.

Just down the street from the Scrub was the famed Central Avenue. It was the center of black life in Tampa, where businesses and entertainment venues made it a place that teemed with pride and culture.

"You had this real vibrant community. And again, it's one of those ironies of segregation where being forced to be relegated to a particular place actually fostered a sense of community more so than I think you see in some places today," said Kite-Powell.

Yet once again comes the downside of development. By the 1960s, the construction of I-275 decimated the community that was already facing challenges.

"The destruction of Central Avenue was finished with the construction of the interstate, but really started with desegregation and the riot of 1967," said Kite-Powell.

"You had a African American middle class that in the years right after desegregation, you saw a little bit of a dip in that because black business owners couldn't compete with white business, because while there was a level playing field for the shoppers, there still wasn't room for the owners of these businesses."

It's a struggle we still see today, and as the city moves forward with a new phase of development, many fear the history of their neighborhoods slipping away. "It's kind of the classic, 'you're doomed to repeat your history if you don't learn it.'"

Growth of ENCORE! Tampa continues with Tempo apartments

83 DEGREES, CHRISTOPHER CURRY | TUESDAY, MARCH 05, 2019



The Tampa Housing Authority's redevelopment of public housing sites into modern mixed-use, mixed-income developments continues with the Tempo at ENCORE!

The first residents moved into the seven-story, 203-unit, mixed-income development late last year, after a series of delays due to contractor issues. The Housing Authority will formally mark the completion of the latest piece in the ENCORE Tampa! apartments with a ribbon-cutting ceremony on March 15.

"We are excited that the TEMPO is open and that folks are being housed," Tampa Housing Authority spokeswoman Lillian Stringer says. "The dire need for affordable

housing in this community remains as we move forward with planning the ribbon cutting and grand opening."

In the case of Tempo, more than 7,000 families were on the waiting list for the 203 apartments, a key indicator that demand for affordable housing exceeds the supply. Across Hillsborough County, more than 30,000 people are on the waiting list for affordable housing, Stringer says.

Tempo consists of a mix of one- to four-bedroom apartments at both affordable and market-rate rents. Stringer says that mix of subsidized housing and market-rate rents is "intended to avoid creating the pockets of poverty that characterized large housing projects of the 1940s and '50s."

For residents, amenities include a pool, a 5,000-square-foot clubhouse, a fitness center, a 100-seat capacity theater, music rehearsal rooms, a library, and a business center. The modern design also features a 340-space parking garage at the center of the building.

Located between downtown and Ybor City, ENCORE Tampa! Is a \$425 million mixed-use development built through a partnership between the Tampa Housing Authority and the Bank of America Community Development Corporation to redevelop the site where the Central Park Village public housing complex once stood. Prior additions to the project include two senior residences, the Ella and the Reed, and the six-story Trio, which is designed for families with children. Future plans include retail development; the master plan has set aside parcels for a grocery store, a hotel and retail shops.

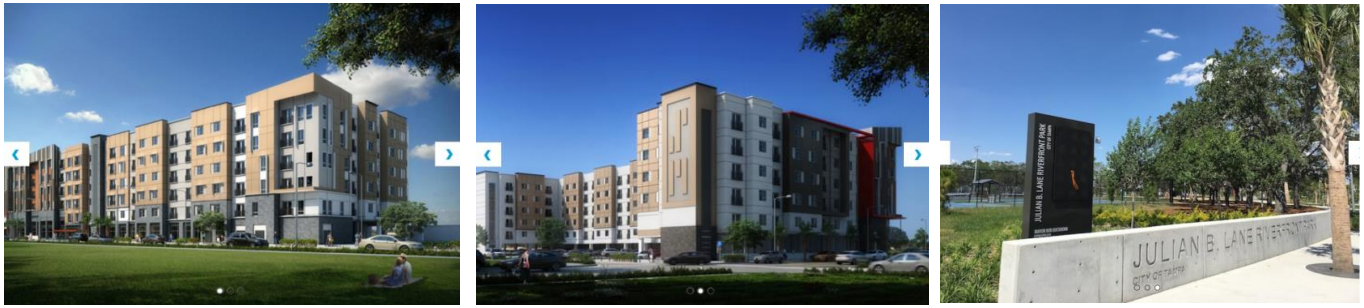
ENCORE Tampa! is one part of a Tampa Housing Authority effort to raze aging public housing communities and redevelop the sites with modern, mixed-use developments for a range of income levels.

On the west bank of the Hillsborough River, construction crews have razed North Boulevard Homes, the city's oldest public housing complex, to make way for West River, a 150-acre mixed-use, mixed-income development.

The ribbon cutting for Tempo is scheduled from 10 a.m.-11 a.m. March 15 at 1102 Ray Charles Blvd.

Tampa Downtown Partnership focuses on west side of river

83 DEGREES, CHRISTOPHER CURRY | TUESDAY, MARCH 05, 2019



The Tampa Downtown Partnership hopped the Hillsborough River to focus on the West River redevelopment project in the latest installment of its monthly Downtown Debriefing series.

A mixed-use development with more than 1,600 residential units, retail, and commercial development is planned on 120 acres bounded by Rome Avenue, Columbus Avenue, the river, and Interstate 275. The development will rise on the former site of North Boulevard Homes, which was Tampa's oldest public housing community.

"It's a mixed-use development that will hopefully breathe some life into that side of the river and make connections to downtown," says Mickey Jacob, the chairman of the Tampa Downtown Partnership, principal of Design Studio at BDG Architects, and moderator of the discussion.

The transformation of the area will go beyond residential and retail construction to include street projects that improve safety and connectivity for pedestrians and cyclists. Already, the Julian B. Lane Riverfront Park has gone through a massive \$35 million facelift and improvement project, boosting the recreation and quality of life options in the area.

Jacob says the public schools already in the neighborhood, the new retail and employment opportunities, the addition of mixed-income housing and the close proximity to downtown will all help the area go through the same type of redevelopment boom now occurring downtown.

"We're hopeful that as we get rolling and projects come in, you're going to see a variety of different people who choose to live there," Jacob says.

The panel discussion also included **Tampa Housing Authority** Sr. VP and Chief Operating Officer Leroy Moore, City of Tampa Urban Planning Coordinator Randy Goers, Keith Greminger, an architect with Kimley-Horn & Associate who was part of the design team for the West River master plan, and Brett Green with the Related Group, the developer of West River.

FRIDAY, MARCH 8, 2019

Local

Grand Opening Ceremony Planned For Tempo At Encore

The Tampa Housing Authority has planned the Grand Opening/Ribbon Cutting Ceremony for the Tempo at Encore! The ceremony will be held on Friday, March 15, 2019, 10-11 a. m., at 1102 Ray Charles Blvd.

The Tempo at Encore is a 203-unity, mid-rise, mixed-income, mixed use multi-family housing community. The contemporary styled building features a parking structure that occupies the center of the building and accommodates 340 stalls.

Amenities to the building are: a pool, 5,000 square-foot clubhouse, fitness center, 100-seat capacity stage-work theatre, music rehearsal rooms, as well as a library and business center.



The Tempo At Encore

Mayor Bob Buckhorn headlines the list of program participants.

Susan Johnson-

Velez, Chair, Board of Commissioners, Tampa Housing Authority; **Jerome D. Ryans**, President/CEO.

15. LEGAL

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

