

Board of Commissioners Meeting
& Board of Directors Meeting
Wednesday, May 16, 2018

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

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

Board of Commissioners Meeting Wednesday, May 16, 2018

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

REVISED

May 16, 2018

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

I. REGULAR MEETING

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

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

- Board Meeting of April 18, 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 ~ [Rudy Garrett](#)
- Properties ~ [Jimmy Urtecho](#)

V. SPECIAL RECOGNITIONS

- Geraldine Barnes Award Recipients ~ [Yan Liu](#)

AGENDA FOR THE REGULAR BOARD MEETING

Of The Housing Authority of the City of Tampa, Florida

VI. RESOLUTION

No. 2018-4093 Margaret Jones	A RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING MARCH 31, 2018.
No. 2018-4094 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA ("AUTHORITY") TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING VACANT LAND LOCATED AT 1724 GREEN RIDGE ROAD TAMPA, FL 33619 TO HILLSBOROUGH COUNTY.
No. 2018-4095 Susi Begazo-McGourty	A RESOLUTION TO APPROVE THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2019, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.

VII. PRESIDENT / CEO's REPORT

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

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

- Banc of America, CDC ~ [Eileen M. Pope, Senior Vice President](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

April 18, 2018

I. REGULAR MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:47 a.m. Other Board members present were Rubin Padgett, James Cloar, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Bemetra Simmons and Dr. Hazel Harvey were not present for this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of March 21, 2018 was made by Commissioner Padgett and seconded by Commissioner Billi Johnson-Griffin:

Commissioner Padgett	Yes	Commissioner Johnson-Velez	Yes
Commissioner Cloar	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 ~ [Alicia Banks](#)
- Properties ~ [James Coleman](#) (presented close to the end of this meeting)

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

- Recipient ~ [Gregory Durant](#)

VI. RESOLUTIONS

The Director of Real Estate Development, Mr. David Iloanya presented resolution 2018-4090.

No. 2018-4090	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO AWARD THE NORTH BOULEVARD HOMES DEMOLITION AREA/PARTIAL DEMOLITION TO THE LOW BID, HOWARD JIMMIE, LLC AS DELINEATED IN THE CONTRACT DOCUMENT.
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A motion was made by Commissioner Billi Johnson-Griffin and seconded by Commissioner Padgett:

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

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2018-4092.

No. 2018-4092	A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD'S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM.
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Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

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

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The SVP/CFO, Ms. Susi Begazo-McGourty stated that March 31st was the end of the Fiscal Year 2018 and her staff was working on the financial data schedule, which had to be submitted to HUD by May 31, 2018. The 2019 budget had been completed and will be presented at the May Board meeting; one-on-one meetings with each Commissioner will be scheduled to discuss the 2019 budget.

Operations and Real Estate Development

The SVP/COO, Mr. Leroy Moore began his report with updates regarding the Encore Tampa. The Tempo construction and reconstruction continued with the new completion contractor. Mr. Moore hoped to have the managing partner, Bank of America CDC, at the next Board meeting to provide a fuller and direct update on the Tempo building.

On the retail side, Faedo's was doing tremendous business at the Ella building, said the COO; issues with parking were being addressed. The Early Childhood Education Center was open in the Trio building and the Barber Beauty Salon was soon to open in the Reed building.

Commercially, there were five lots for sale to the private sector and to commercial developers; lots referenced were lot 5, 9, 10, 11 and 12. All but lot 11 had been under contract over the years and continued to get a lot of interest; Commissioners will be kept up to date on any progress.

Mr. Moore announced a West River groundbreaking scheduled for May 10th at 10 a.m. as confirmed on Mayor Buckhorn's calendar. The event will celebrate breaking ground on a new construction, 160 units building, elderly only and 100% affordable to occupy the land in front of the old Bethune High-Rise. The High-Rise will be renovated and will have its own official groundbreaking, sometime in late July or August for 150 units to remain on the site.

A branding committee met this month to name the new building breaking ground May 10th and will be announced at the groundbreaking; this committee will join a branding consultant that will be brought on board over the next month to assist in branding the West River community, as was done for Encore.

There was a good chance that three groundbreakings will take place at West River in 2018; the third for the 118 unit building to be called the Boulevard at West River, a new construction family building.

Ahead of THA's strategic planning sessions, starting April 26 and 27 at Stetson Law Center, Mr. Moore distributed documents referencing the first session, there will be a total of three two-day sessions, one per month.

The Director of Assisted Housing, Ms. Margaret Jones briefed Commissioners on the Board report included in the information packet provided to Board members.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Ricardo Gilmore included a proposed set of revised By Laws in the information packet for review by Commissioners; a yellowed copy was provided separately. Some of the changes were mostly cosmetic; the attorney also reviewed other changes of substance.

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

A motion to approve the changes of the revised By Laws was made by Commissioner Cloar and seconded by Commissioner Billi Johnson-Griffin:

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

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

The Director of Human Resources, Mr. Martin Williams stated that his department was working on completing revisions and updating the agency's Personnel Policy and Procedures handbook. He also informed Commissioners that a Salary Comp Study was almost complete and hoped to share with the Board at the next Board meeting. Mr. Williams also announced that this would be his last Board meeting as he was retiring after 19 years with the agency.

Mr. Ryans, Commissioners Cloar and Johnson-Griffin shared a few words and thanked Mr. Williams for his service.

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:12 a.m.

Approved this 16th day of May 2018,

Chairperson

Secretary

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2018-4093

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

Approve the SEMAP certification for FY 2018

2. Who is making request:

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

3. Cost Estimate (if applicable):

Narrative:

SEMAP score for FY 2018 is 96.6%-points lost due to HQS QUALITY CONTROL not being adequate to receive the full points.

e) HQS quality control inspections.

(1) This indicator shows whether a supervisor or other qualified person re-inspects a sample of units under contract during the fiscal year, which meets the minimum sample size requirements specified at § 985.2 under PHA's quality control sample, for quality control of HQS inspections. The sample is to be drawn from recently completed HQS inspections (i.e., performed during the 3 months preceding re-inspection) and is to be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors. (24 CFR 982.405(b))

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RESOLUTION 2018-4093

A RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING MARCH 31, 2018.

WHEREAS, the U.S. Department of Housing and Urban Development has created SEMAP as a performance measure for the Housing Choice Voucher Program (Section 8);

WHEREAS, the Housing Authority of the City of Tampa is required to certify as to the compliance or non-compliance of specific areas of the program;

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Tampa must approve the SEMAP certification before its submission to the Department of Housing and Urban Development in accordance with 24 CFR §985.101;

WHEREAS, the score calculated for FY 2018 is 140 out of 145: 96.6%;

NOW THEREFORE BE IT RESOLVED THAT:

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa approves the SEMAP certification for fiscal year-end March 31, 2018.

ADOPTED THIS 16th DAY OF MAY, 2018

Chairperson

Secretary

**TAMPA HOUSING AUTHORITY
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)**

	Possible Points	FY2017-18 Actual		
			April	May
Indicator 1: Selection from the Waiting List	15	15		
Indicator 2: Rent Reasonableness	20	20		
Indicator 3: Determination of Adjusted Income	20	20		
Indicator 4: Utility Allowance Schedule	5	5		
Indicator 5: HQS Quality Control Inspections	5	0		
Indicator 6: HQS Enforcement	10	10		
Indicator 7: Expanding Housing Opportunities	5	5		
BONUS Indicator: Deconcentration	0	0		
Indicator 8: Payment Standards	5	5		
Indicator 9: Annual Reexaminations	10	10		
Indicator 10: Correct Tenant Rent Calculations	5	5		
Indicator 11: Pre-Contract HQS Inspections	5	5		
Indicator 12: Annual HQS Inspections	10	10		
Indicator 13: Lease-Up	20	20		
Indicator 14: Family Self-Sufficiency (FSS)	10	10		
TOTALS	145	140	0	0
		96.6%	0.0%	0.0%
		HIGH		

SEMAP SCORE AND OVERALL RATING

90 or above High Performer
 60 - 89 Standard Rating
 Less than 60 Troubled Rating



HUD.GOV

U.S. Department of Housing and Urban Development
Secretary Ben Carson

Section Eight Management Assessment Program (SEMAP)

What is the section eight management assessment program?

The section eight management assessment program (SEMAP) measures the performance of the public housing agencies (PHAs) that administer the housing choice voucher program in 14 key areas.

How does SEMAP improve program performance?

SEMAP will help HUD target monitoring and assistance to PHA programs that need the most improvement.

What are the 14 key indicators of performance?

The 14 indicators of performance show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

How does SEMAP work?

SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and data from audits conducted annually by independent auditors.

Jump to...

What is the Section eight management assessment program?

How does SEMAP improve program performance?

What are the 14 key indicators of performance?

How does SEMAP work?

What happens if a PHA does not perform adequately on any of the 14 indicators or is assigned an overall performance rating of troubled?

What regulations cover this program?

Related Information

SEMAP forms and guidance

24 CFR Part 985

PIH Notices

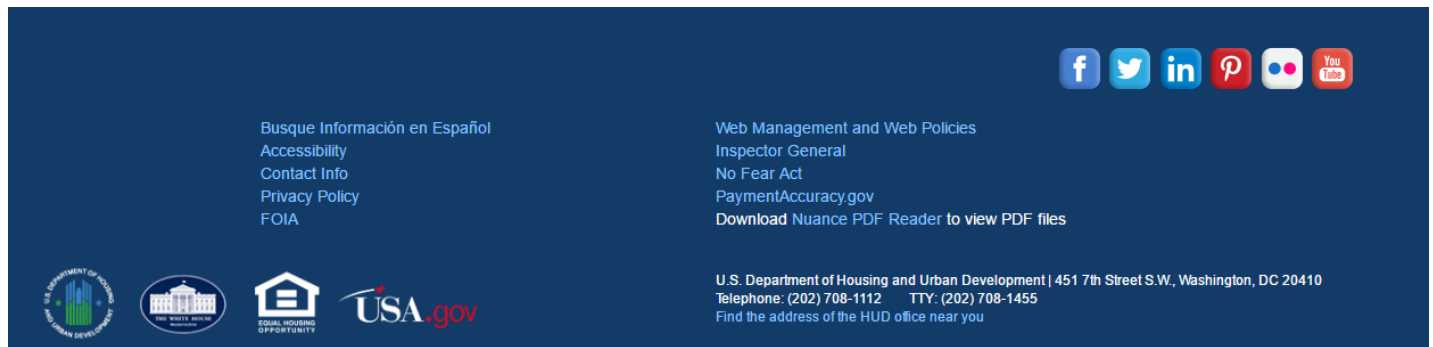
HUD will annually assign each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. Metropolitan PHAs will also be able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.

What happens if a PHA does not perform adequately on any of the 14 indicators or is assigned an overall performance rating of troubled?

Either of these cases requires corrective action. HUD will conduct on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

What regulations cover this program?

Regulations are found at 24 CFR 985.



The footer banner is a dark blue rectangle containing several elements. On the right side, there is a row of social media icons for Facebook, Twitter, LinkedIn, Pinterest, and YouTube. Below these icons, there are two columns of text links. The left column includes: "Busque Información en Español", "Accessibility", "Contact Info", "Privacy Policy", and "FOIA". The right column includes: "Web Management and Web Policies", "Inspector General", "No Fear Act", "PaymentAccuracy.gov", and "Download Nuance PDF Reader to view PDF files". At the bottom left, there are four logos: the HUD logo, the U.S. Department of Housing and Urban Development logo, the Equal Housing Opportunity logo, and the USA.gov logo. At the bottom right, there is contact information: "U.S. Department of Housing and Urban Development | 451 7th Street S.W., Washington, DC 20410", "Telephone: (202) 708-1112 TTY: (202) 708-1455", and "Find the address of the HUD office near you".

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

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

Re: FY2018-4094-

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 execute a special warranty deed conveying vacant land located at 1724 Green Ridge Road Tampa, FL 33619 TO Hillsborough County.

2. Requestor:

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

3. Cost Estimate (if applicable):

Purchase price: \$10.00

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to execute a special warranty deed conveying vacant land located at 1724 Green Ridge Road Tampa, FL 33619 to Hillsborough County

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Special warranty deed

M E M O R A N D U M

Date: May 16, 2018
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2018-4094**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING VACANT LAND LOCATED AT 1724 GREEN RIDGE ROAD TAMPA, FL 33619 TO HILLSBOROUGH COUNTY

This resolution is necessary to authorize the President/CEO of the Housing Authority of the City of Tampa to dispose of surplus land to Hillsborough County.

The site, 1724 Green Ridge Road, is a vacant parcel of land used for drainage control. THA has no other functional use for the land apart from drainage to the nearby creek. THA as owner has maintained insurance, and otherwise cleaned the site from time to time due to illegal dumping and overgrowth. Since drainage control from the creek is primarily a County responsibility it would be more practical to convey this land to the County so they can maintain the complete drainage system without having to access THA private property. The county is now prepared to take ownership of the lot.

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. FY2018-4094

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING VACANT LAND LOCATED AT 1724 GREEN RIDGE ROAD TAMPA, FL 33619 TO HILLSBOROUGH COUNTY

WHEREAS, the Housing Authority of the City of Tampa (Authority) is the owner of a vacant lot located at 1724 Green Ridge Road, Tampa, FL 33619

WHEREAS, such vacant lot was surplus land left over from the development of Delaney Creek Estates over 20 years ago and serves no purpose to the Authority apart from drainage to the nearby creek and is therefore considered surplus and eligible for disposition to the County who will continue to maintain proper drainage control for the Delaney Creek community;

WHEREAS, Hillsborough County has agreed to take conveyance of this parcel of land to better maintain drainage system for the community;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa hereby authorize its President/CEO to execute a Special Warranty Deed conveying this vacant drainage parcel to Hillsborough County for and in consideration of the sum of \$10.00.

Adopted this 16th day of May 2018.

Chairperson

Secretary

Project #: 2018-073-D
Project Name: 1724 Green Ridge Road
Parcel: 100
Folio #: 045299-3808
Sec. 25 Twp. 29 Rge. 19

This Instrument prepared by and after
recording, return to:
Bernice S. Saxon, Esq.
Saxon Gilmore & Carraway, P.A.
201 East Kennedy Boulevard
Suite 600
Tampa, FL 33602

(Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective as of the ____ day of _____, 2018, between HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes a/k/a The Housing Authority of the City of Tampa, Florida, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes (“Grantor”), whose mailing address is 5301 W. Cypress Street, Tampa, Florida 33607, and HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, (“Grantee”) whose address is 601 E. Kennedy Blvd., Tampa, FL 33602.

(Whenever used herein, the terms Grantor and Grantee include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees).

Witnesseth, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to Grantor paid in hand by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee’s heirs, successors, and assigns forever, the following described land, situate, lying, and being in Hillsborough County, Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO

together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; subject to current real property taxes, zoning, and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights of way, and other matters of record.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand the day and year first above written.

Signed, sealed, and delivered
in the presence of:

"GRANTOR"

HOUSING AUTHORITY OF THE CITY
OF TAMPA, FLORIDA, a public body
corporate and politic established pursuant to
Chapter 421 of the Florida Statutes a/k/a
The Housing Authority of the City of
Tampa, Florida, a public body corporate and
politic established pursuant to Chapter 421
of the Florida Statutes

Print Name: _____

By: _____
Jerome D. Ryans, President/CEO

Print Name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2018,
by Jerome D. Ryans, as President/CEO of the Housing Authority of the City of Tampa, Florida,
a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes
a/k/a The Housing Authority of the City of Tampa, Florida, a public body corporate and politic
established pursuant to Chapter 421 of the Florida Statutes.

Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known____ or Produced Identification____
Type of Identification Produced_____

EXHIBIT "A"

Lot 22, Block 2, Delaney Creek Estates, according to the map or plat thereof recorded in Plat Book 78, Page 14, of the Public Records of Hillsborough County, Florida.

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

1. Describe the action requested of the Board of Directors

Re.: Resolution Number: 2018- 4095

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, 2019. 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: FY2018-2019 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 FY2018-2019 Annual Proposed Budget at the May 16, 2018 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 FY2018-2019 in its entirety.

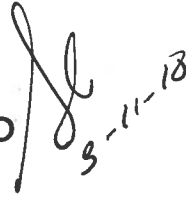
Attachments (if applicable): THA Annual Budget FY2018-2019

TAMPA HOUSING AUTHORITY

DATE: May 11, 2018

TO: Board of Commissioners

FROM: Susi Begazo-McGourty, SVP / CFO



THROUGH: Jerome D. Ryans, President/CEO

RE: Resolution # 2018-4095 // THA Annual Budget FY 2018 - 2019

The attached Resolution is required to establish the THA Annual Budget as presented for Fiscal Year April 1, 2018 ~ March 31, 2019.

This budget presents revenues, expenses and capital items in accordance with HUD's requirements. As you know, the Congress is still debating the current year funding levels. With this uncertainty, 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.



BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

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May 16, 2019

TO: Board of Commissioners
FROM: Susi Begazo-McGourty, Sr. VP / CFO
THROUGH: Jerome D. Ryans, President / CEO
SUBJECT: Board Resolution 2018-4095
Agency Wide Budget FY2018–2019

I am pleased to present the Tampa Housing Authority's preliminary budget proposal for fiscal year 2019. The management and staff prepared this budget based on: 1) The Authority's Strategic Plan, 2) The planned RAD Conversions, and 3) The sustainability of the Authority.

The purpose of this document is to provide the Board, staff and other stakeholders with a comprehensive budget for the upcoming fiscal year.

During FY2019

THA and its subsidiaries will provide service to residents using a public-private market platform. The authority will continue to help our families achieve economic self-sufficiency with focus on case management, youth and senior programs which are designed to improve their lives. THA continues to find ways to assist our residents, one such partnership is Job Plus Initiative Program. The purpose of the Jobs Plus is to develop job-driven approaches to increase earnings and advance employment outcomes for residents at Robles Park.

RAD Conversions

During FY2018, the Authority completed the RAD conversions for the Encore Properties, and the J L Young Apartments. During FY2019, the Authority anticipates completing the demolition of North Boulevard and close on two RAD transactions. The Renaissance at West River, a senior development with 160 units and Mary Bethune Hi-Rise a 150 senior development. By the end of FY2020, the Authority anticipates it will no longer have any public housing units in its portfolio with the exception of the Hope VI sites.

The Budget

The Fiscal Year budget is presented in the same format required by HUD for the Financial Data Schedule. Public Group which includes the Low Income Program, RAD Properties, the Assisted Housing Program and Corporate Overhead. The Business Activities Group includes the THA Development, Cedar Pointe, Homeownership Program and Palm Terrace. The Blended Component Units include Meridian River, North Tampa Development Corp and Assisted Housing Development Corp.



BOARD OF COMMISSIONERS

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The proposed budget for FY2019 is \$466M. Operating expenses total \$443M and an operating income of \$23M. For FY2019 the Agency projects \$29.5M in reserves. The restricted reserves are \$17.5M or 60% and the unrestricted reserves are \$11.9M or 40%.

As in prior years, majority of THA’s operating revenues is coming from federal financial assistance to provide affordable housing. The federal government Housing Assistance Payments (HAP) funds are \$423M of the total revenue. Rental income of \$9.7M is expected to be collected. Also included in FY2019 budget is \$14.4 million in Capital Funds to be used in development activity.

The proposed FY2019 budgeted expenditures include \$409M in Housing Assistance Payments (HAP) to PBCA Contract and the Section 8 HCV landlords and \$10.2M in RAD Rents. Administration expense of \$24M are comprised mainly of salary and benefits \$15.5M. Maintenance expenses of \$3.9M. Operating and replacement reserves are budgeted at \$3.8 M. All administrative expenses including property management salaries are budgeted in the administration line item. General expense category is mostly THA’s insurance premium costs of \$1.4M.

Financial Management

The Authority’s accounts are organized on the basis of funds, each of which are considered a separate accounting entity and has a separate set of self-balancing accounts comprised of its assets, liabilities, net assets, revenues and expenses. The financial statements of the Authority are reported in conformity with Generally Accepted Accounting Principles (“GAAP”) as applied to government units.

The Authority has developed an internal control structure to ensure that the Authority’s assets are managed honestly and efficiently. Internal controls are subject to periodic evaluation by management and independent auditors. In addition to management, budgetary, debt, cash management and risk management controls are in place. The Authority’s automated systems provide allowances for purchase orders based on budgets and accounts.

Subsidy Projections

Based on information available, it appears HUD is continuing into 2018 using the same methodology for the calculation of operating subsidy eligibility as this past year. The Authority has budgeted operating subsidy at an 85% proration level.

At the Federal level, HUD started prorating HCV Program administrative fees in FY2008 and continued this through subsequent years. This reduced funding level is anticipated to continue through FY2019.

During FY2019, management and HCV administrative fees used a projected proration of 75%. For the FY2019 budget, the lease-up rate is projected to be 98%. For FY2019, the HCV management fee contribution to the Corporate Overhead (CO) is \$1.3M an increase of \$260K from prior year.



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Tampa, Florida 33607

P. O. Box 4766
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Future Strategies

Our highest priorities are guided by THA’s Strategic Plan, 1) expanding affordable housing opportunities; 2) promoting quality communities, including maintaining and updating our housing stock through the RAD program; and, 3) improving quality of life and opportunity for children, youth and their families.

THA’s Strategic Plan is expected to be the focus of the Agency. Its key objectives are measurable actions that guide our policies and investment in pursuit of accomplishing those strategic directions.

Expanding Housing Opportunities/Increasing Affordable Housing

THA serves more people by using our additional resources in NTHDC in ways that have the biggest impact on increasing Tampa’s affordable housing choices. During FY2019 we are investing \$2.4M in The Encore properties including the wellness center at the Reed, Technology Park at the Ella, Chiller Plant and member loan to the CPDG LLC. Approximately \$1.6M of this amount was budgeted during FY2018.

Currently, THA is leading an exciting, comprehensive revitalization encompassing approximately 150 acres along the Hillsborough River in the West River community, a mixed-use mix of older public and private commercial and residential properties. When completed over ten years in as many as eighteen phases, the revitalized community will include full replacement of 820 public housing units with RAD plus 300 tax-credit units and approximately 2,230 market-rate rental or for-sale units for a total of approximately 3,350 units. In addition to the housing, there will be new or renovated schools, parks and other services and retail and professional office space. THA will be co-developer and owner of eight phases containing mixed-income rental housing, with projected closings over the next five years. The development cost of the entire revitalization plan is projected to be at least \$500 million.

Below are highlights of THA’s work plans for FY2019:

- Complete the construction of the Tempo at Encore, the fourth new building at the Encore developments, to house 203 families by the end of 2018.
- THA has developed a full conceptual West River master plan with its public and private sector partners, relocated all residents from the public housing sites, and selected a Master Developer. THA has partnered with Related Florida to form West River Development Group, LLC (WR) as the master development entity. Through this partnership, 150 units in the Mary Bethune High-rise will be rehabilitated through a RAD conversion expected to close by June 2018.
- During FY2019 the construction of the Renaissance at West River and the Re-development of Mary Bethune Hi-Rise I will begin.



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Housing Choice Voucher Program Growth

- Monitor the effectiveness of the 1520 increase in the Voucher Managements in connection to the RAD conversion implemented in during FY2018. Evaluate the effectiveness and sufficiency of the increased PBV (Project Base Vouchers) by monitoring factors such as leasing success rates, rent burden, average gross rents, and vacancy rates.
- Work with the Veterans Administration (VA) to identify and implement strategies that will help THA increase utilization of vouchers for homeless veterans. By the end of 2018 THA expects to assist 783 veterans through the VASH program.
- Increase THA’s ability to efficiently provide housing search assistance, security deposit assistance and mitigation funds as methods to increase leasing success for more voucher holders.

Financial Stability and Operational Efficiency:

- THA manages its resources to maximize the impact and cost-effectiveness of its operations as well as the value and longevity of its assets. THA focuses on strengthening its financial condition, streamlining service-delivery, and being good stewards of the public trust to best serve people now and into the future.

Provide High Quality Housing / Maintaining and updating our housing stock

- Maximize the longevity of THA’s assets by expanding the Preventive Maintenance program to include all properties and implementing a Yardi system based mobile inspections.

Strengthen community through enhanced security

- Engage with residents to support safe communities by working with the Tampa Police Department Community Police Team Officers, to enhance safety and security in THA’s developments and neighborhoods.

Support access to work readiness and job opportunities

- The purpose of the Jobs Plus Initiative program is to develop job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents. Jobs Plus Initiative program addresses poverty among residents by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work including employer linkages, job placement and counseling, educational advancement, and financial counseling. The Jobs Plus Initiative program consists of three core components which include: employment- related services, financial incentives, and community support for workforce.



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Budget Process

The budget process for the Authority is one that occurs throughout the year. Once a budget is proposed, staff members continue to monitor expenditures against the budget and make adjustments as deemed appropriate. The process of producing a proposed budget for the Board's consideration and approval is a subset of the larger process and covers a period of time about three (3) months in length.

We believe the budgeting process has been conservative and completed in a responsible manner in light of the Authority's challenges, internal realities, and the external environment.

This budget proposal was prepared based on the Agency's mission and priorities mandated by the Board of Commissioners and the Strategic Plan articulated by the staff.

We look forward to discussion about the submitted budget.

Susi Begazo-McGourty, Sr. VP / CFO

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION NO. 2018-4095**

A RESOLUTION TO APPROVE THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2019, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.

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 FY2018-2019 in its entirety:

1. A Low Income Public Housing Department annual budget for operating expenses of \$866,039 which is delineated by AMP in the Annual Proposed Budget document.
2. The RAD Properties consolidated budget for operating expenses of \$10,236,054.
3. Assisted Housing Voucher Program annual operating budget of \$86,060,707 which includes admin expenses in the amount of \$6,533,138.
4. North Tampa Development Corp annual operating budget of \$7,635,280.
5. Program and Property Services annual budget of \$1,201,497.
6. Palm Terrace annual operating budget of \$1,828,459.
7. Cedar Pointe annual operating budget of \$570,719.
8. Meridian River Development Corp. annual operating budget of \$2,990,380.
9. Gardens at South Bay annual operating budget of \$1,118,692.
10. Osborne Landing, LTD annual operating budget of \$339,639.
11. The Ella at Encore annual operating budget of \$1,038,222.
12. The Trio at Encore annual operating budget of \$1,249,426
13. The Reed at Encore annual operating budget of \$995,618.
14. 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, 2019 as presented by the President/CEO and authorizes the Chairperson to sign H.U.D.'s required budget approval form.

Adopted this 16th day of May 2018.

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
April 2018

Regular Full-Time Employees	194
Temporary Full-Time Employees	24
Temporary Part-Time Employees	6
Total Employees	224

SEX

Male	90
Female	134
Total Employees	224

ETHNIC ORIGIN

African American	119
Caucasian	32
Hispanic	67
Other	6
Total Employees	224

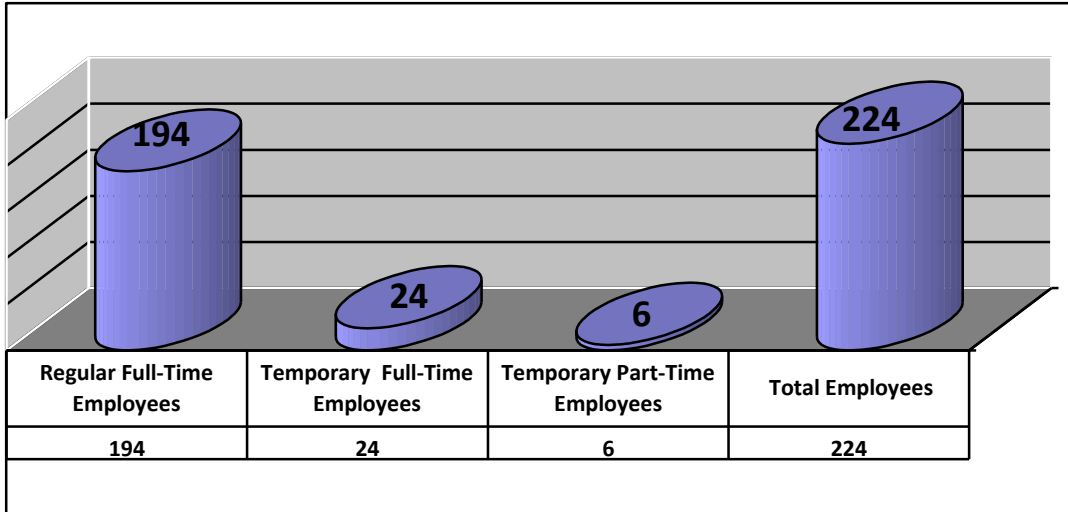
Residents Employment (13) = 5.8%

	April	FY17
NEW HIRES	5	5
PROMOTIONS	1	1
TERMINATIONS	1	1
RESIGNATIONS	0	0
RETIREMENTS	1	1

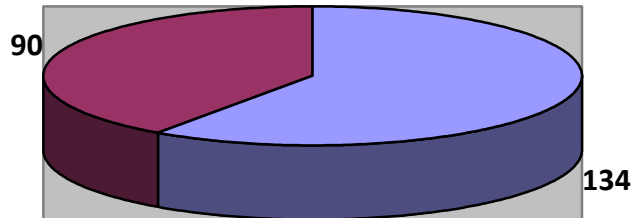
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

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	3/8/01
	Section 8	Property Associate	7/24/06
	Belmont Heights	Maintenance Mechanic I	9/20/10
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			13

TOTAL STAFFING



GENDER

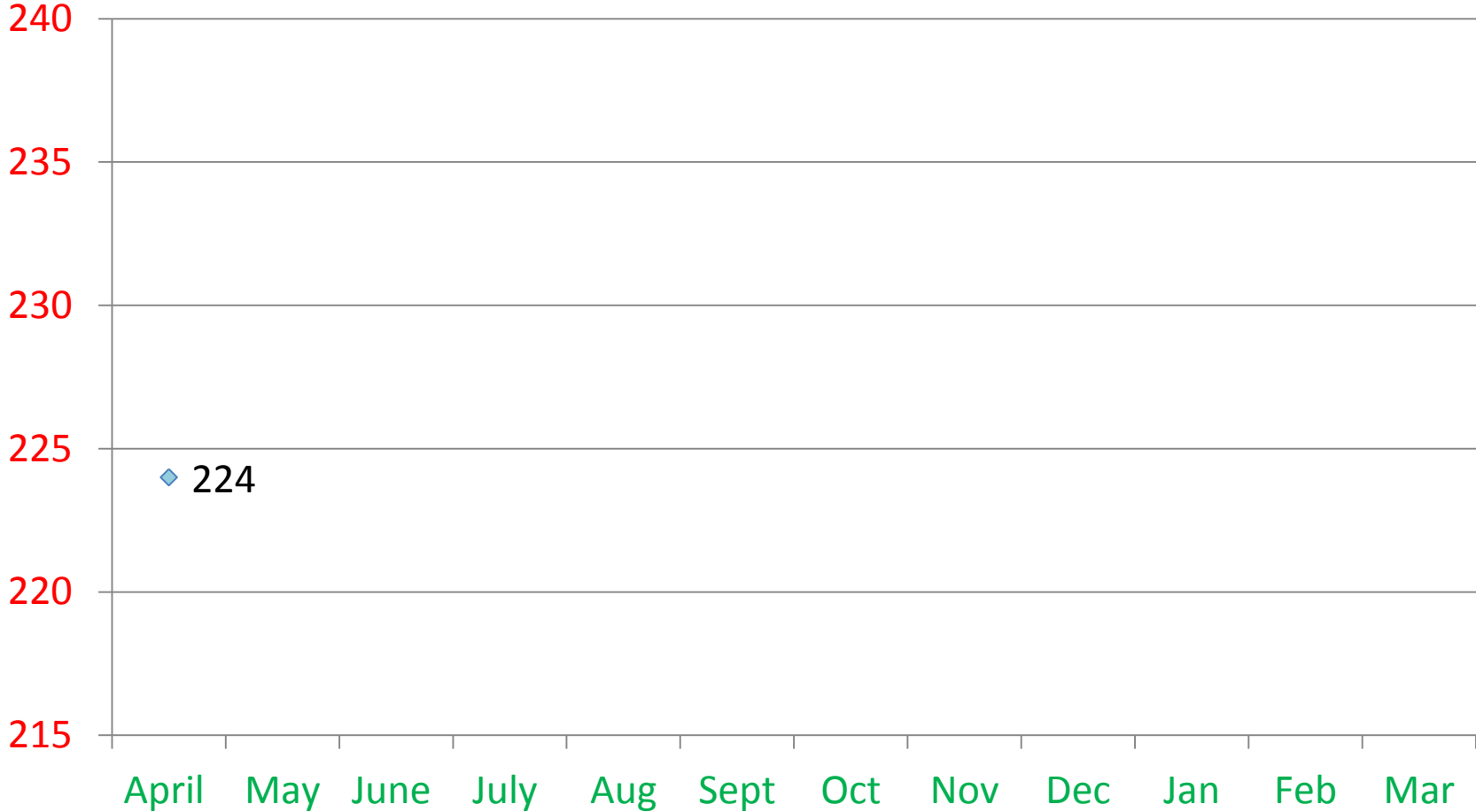


Female Male

Total Employees at Tampa Housing Fiscal Year 2019

Total
Employees

Total Employees Fiscal Year 2019



MAY EMPLOYEE OF THE MONTH

ADMINISTRATION

PUBLIC SAFETY



Rudy Garrett

- ✘ Mr. Rudolph Garrett's security services here at the Corporate Office and his time in the field is above reproach. Mr. Garrett, commonly referred to as "Rudy," treats everyone with dignity, respect and makes sure everyone is safe and secure throughout the building.
- ✘ Mr. Garrett continues to go above and beyond to ensure the Public Safety Department and the Tampa Housing Authority meets and exceeds our safety goals. Rudy is the type of individual who is very dependable and will always provide a helping hand when needed. He is a very valued member of our Public Safety Team and the Tampa Housing Authority. It is for this reason that he has been elected for this month's Employee of the Month.

MAY EMPLOYEE OF THE MONTH

PROPERTIES

SOUTHERN SCATTERED SITES



Jimmy Urtecho

Mr. Urtecho has been a valued THA employee for the last 18 years. Most recently Mr. Urtecho was acting supervisor for the Southern Scattered Sites and in this role he showed great initiative and dedication.

He is a reliable employee who never hesitates to assist his fellow colleagues in any way he can and sets a positive example for his peers. Mr. Urtecho continues to have a bright future with the Tampa Housing Authority. It is for this reason that he has been nominated for this month's Employee of the Month.



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

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

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

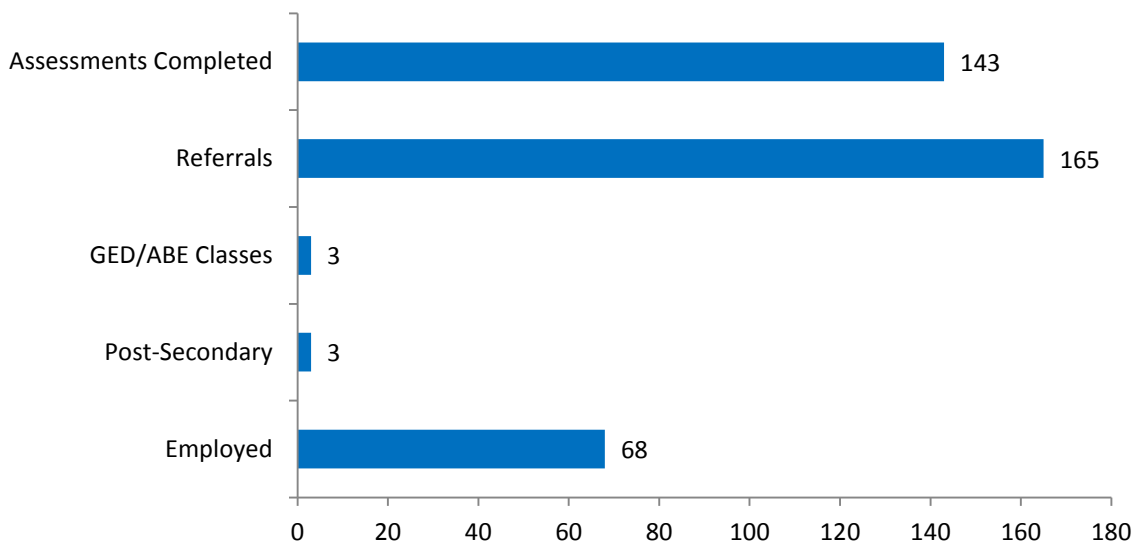
The programs listed below are outlined in detail on the following pages:

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

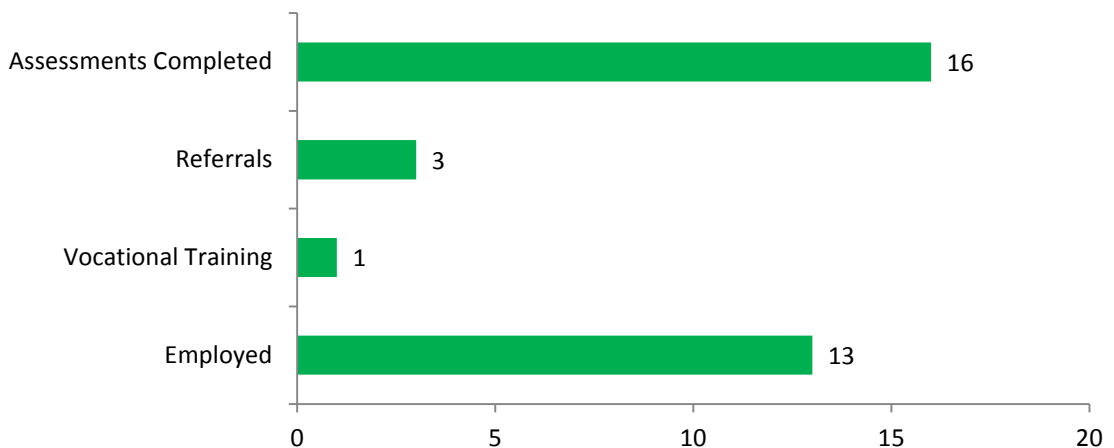
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS) SERVICE COORDINATORS (SC) APRIL 2018

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

Robles Park Village

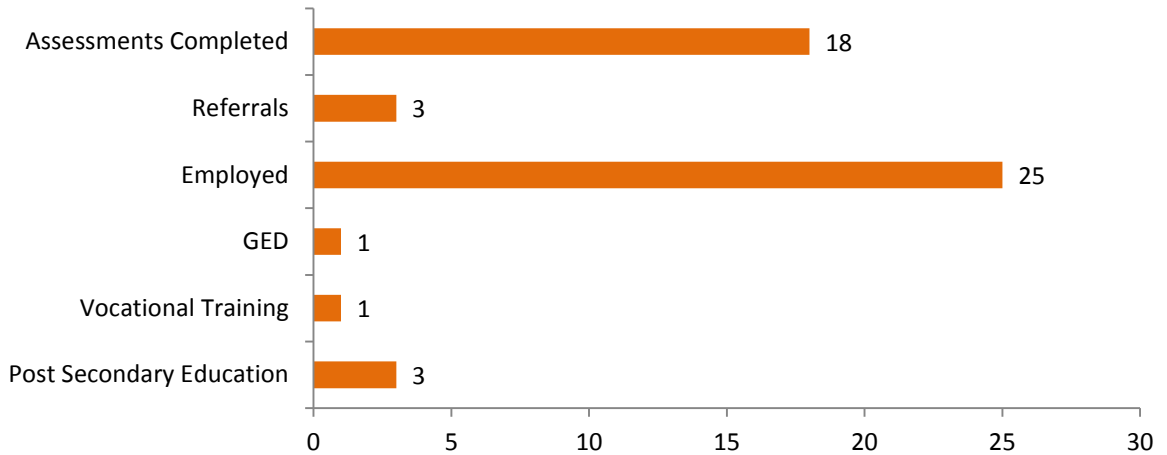


Arbors at Padgett Estates

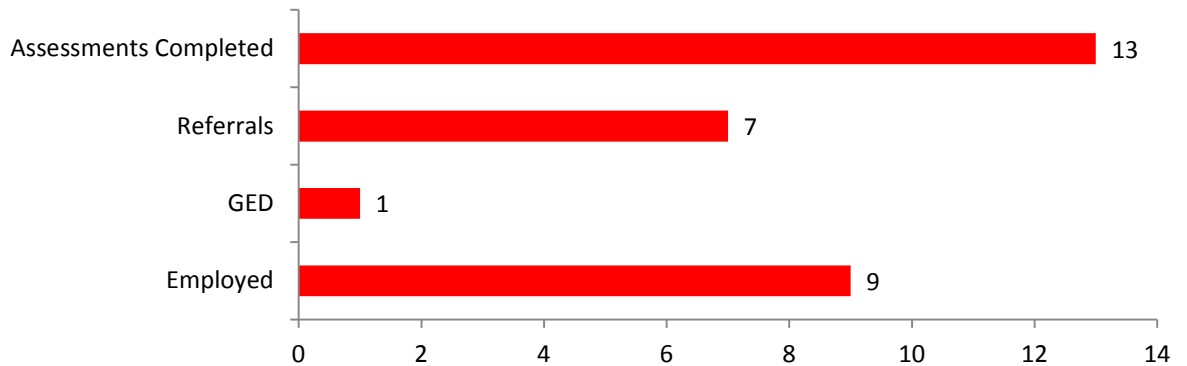


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS) SERVICE COORDINATORS (SC)
APRIL 2018**

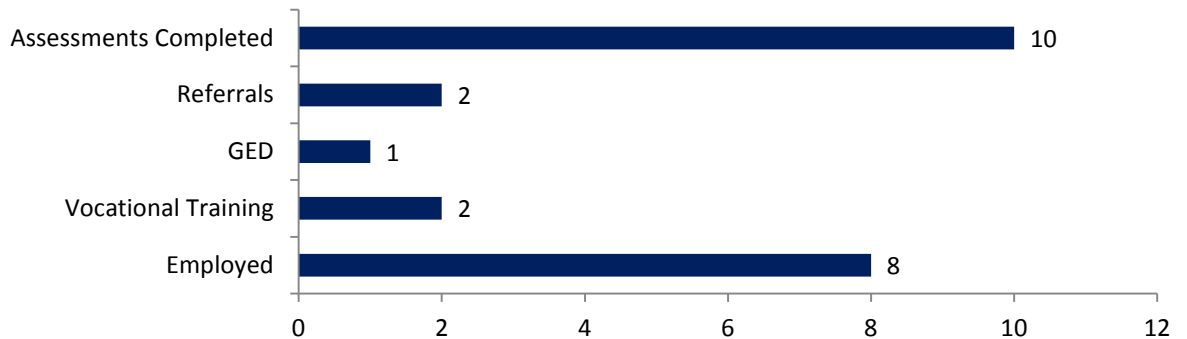
C. Blythe Andrews



Seminole



Moses White



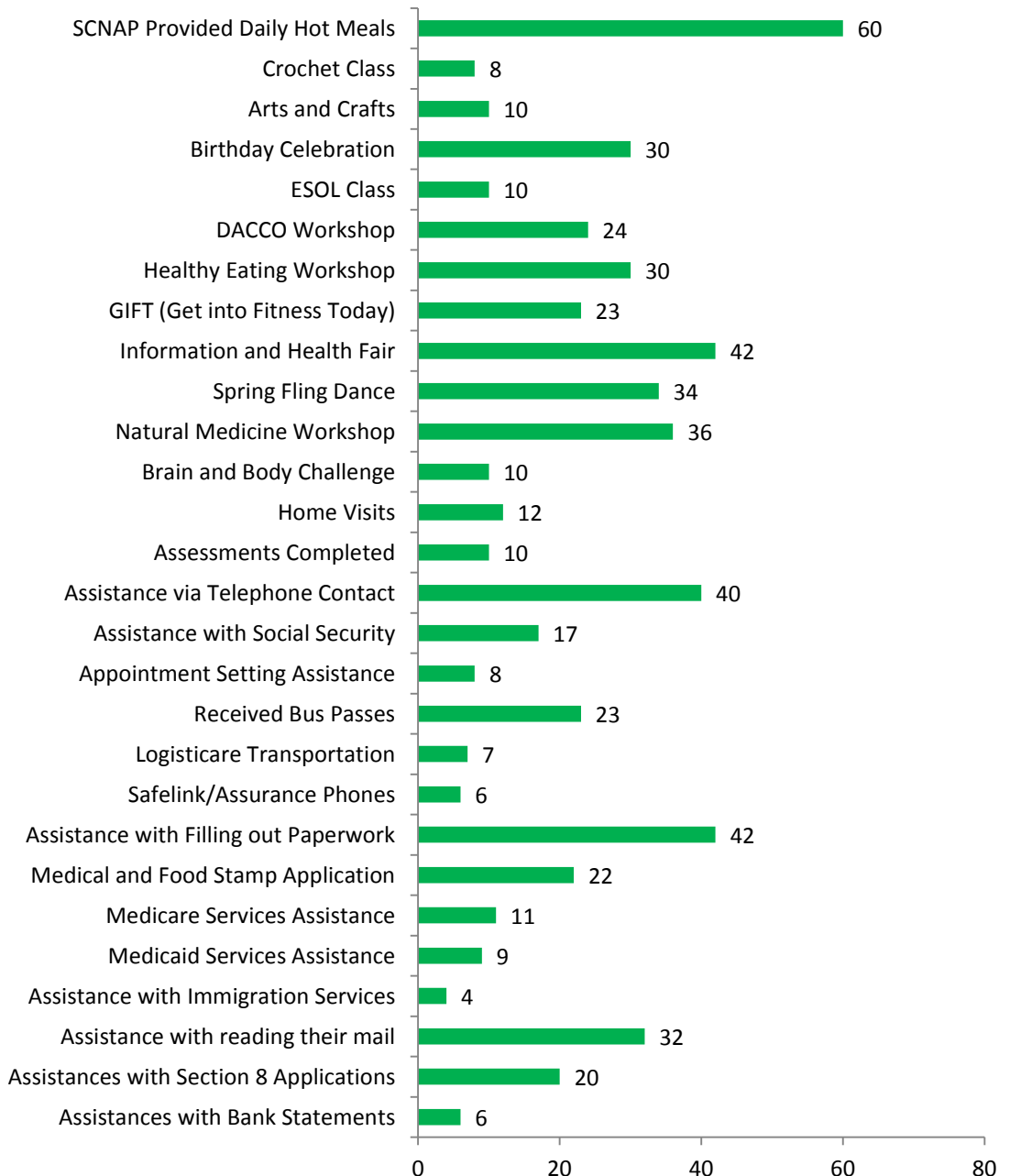
ELDERLY SERVICES

APRIL 2018

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

Monthly Activities and Resident Participation

JL Young - 450 Units, 109 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

APRIL 2018

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

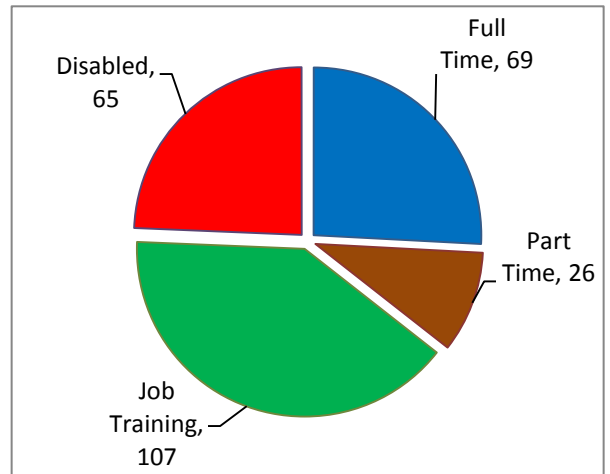
690 Participants Enrolled

190 Active Families

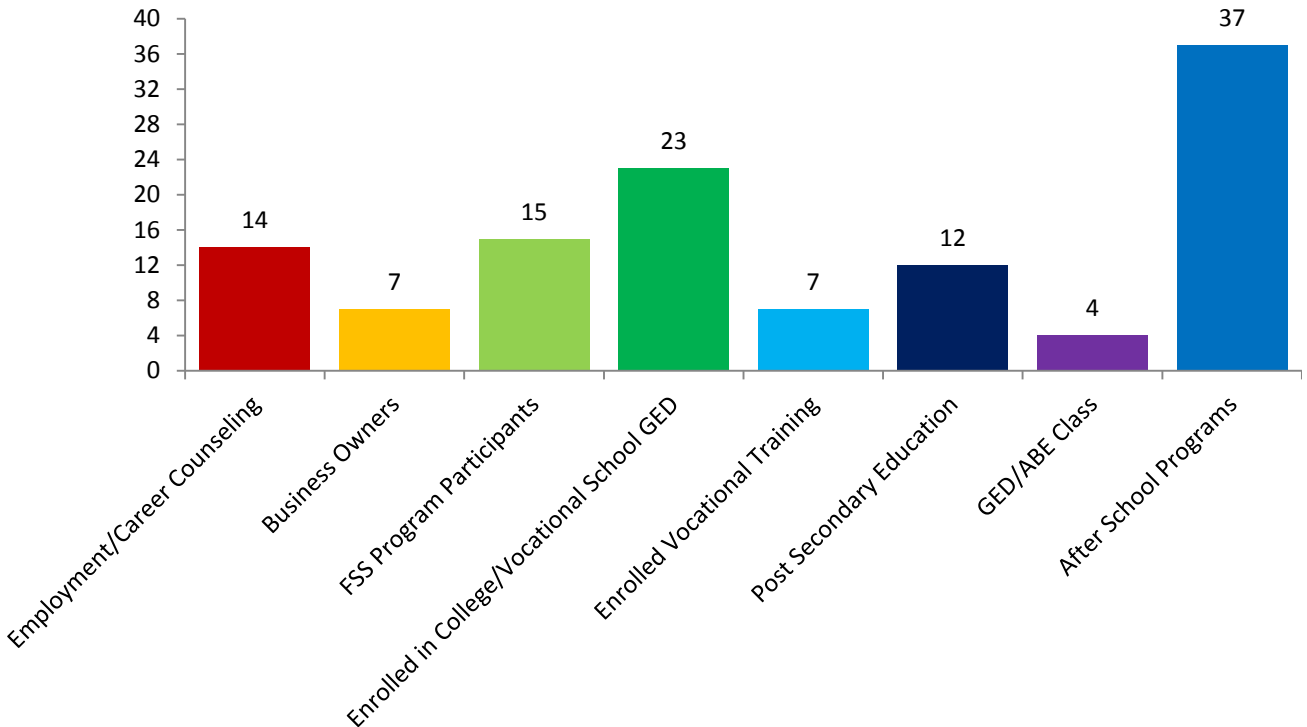
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (550)

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



Participant Services

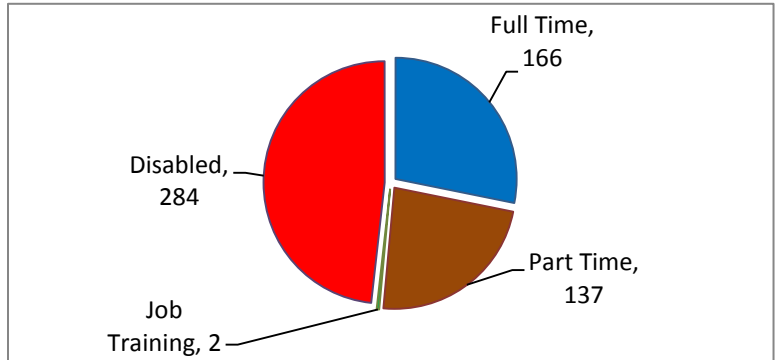


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
APRIL 2018**

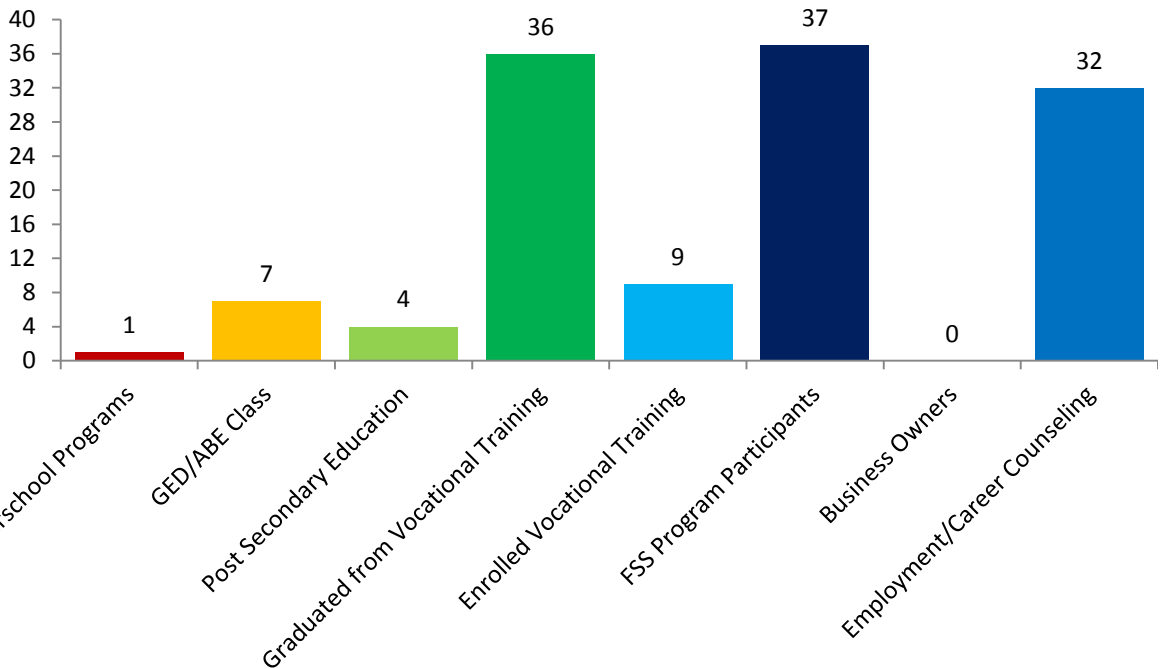
West River Initiative

Participant Enrollment

1732 Participants Enrolled
690 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

APRIL 2018

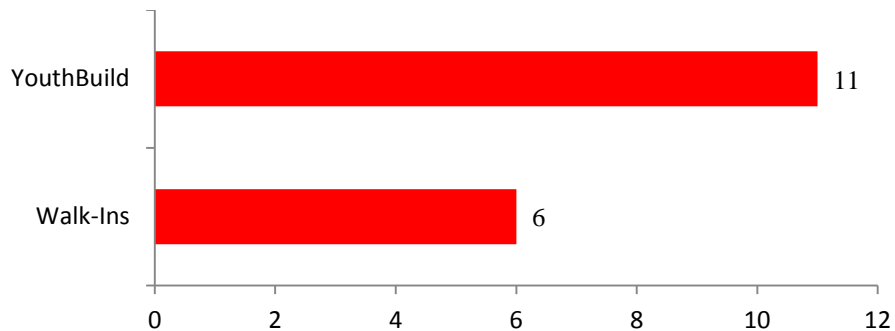
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

Total Number of Residents Served: **1,373** with **314** receiving employment since the start of the program.

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

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

Job Development Workshop Attendance



The Westin Tampa Bay Onsite Job Fair – April 17th

- 22 people signed in
- 4 people were hired onsite

Youth Job Fair April 29th :

- 140 youth signed in
- 12 vendors attended
- 33 youth were hired onsite
- 65 youth were interviewed onsite

SSP America (Airport) Job Fair

- We drove residents every Tuesday to the airport location for interviews
- 3 were hired onsite

YOUTHBUILD APRIL 2018

Program Description:

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

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	26	16	18	2	62
GED/H.S Attainments	75%	11	9	2	0	23
Literacy and Numeracy Gains	65%	45%	41%	60%		60%
Attainment of Degree/ Certification	85%	17	10	18	0	42
Placements Employment/ Secondary Education	74%	17	1	4		35
Additional Certifications:		23	14			37

Monthly Highlights:

- THA YB Mentorship Recruitment Meeting with Mentors
- With the Citi \$70,000 Grant we have had meetings to discuss the strategy for career pathways
- Met with Gracepoint in regards to assisting some of their students enroll in YB
- Met with Job Corps about placements for some of our students
- We have received a new Vista position for another year
- Completed the AmeriCorps project where students screened in a Porch for a retired THA Employee

Upcoming Events:

- Annual YB Graduation
- Group Mentoring Training June 18-19
- Beginning of the Citi Grant

FLORIDA NETWORK OF YOUTH & FAMILY SERVICES

APRIL 2018

The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors and reside in the high-risk zip codes as determined by the Florida Department of Juvenile Justice. Through clinical case management, group counseling, school and home visits, outreach, screenings and assessments, troubled youth and their families will be engaged in ongoing services to prevent delinquency, truancy and broken homes. Currently, there are seven (7) staff (Program Manager, Contracted Case Manager, Data Specialist, and four intern).

Service Goal:

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

Accomplishments:

- One hundred forty-two (142) active cases in 2017-2018 Fiscal Year.

Referral Source	Group Clients	Individual Counseling	Case Management	Parent & Anger Management Class	Family Counseling
THA Staff	38	16	54	0	0
Juvenile Diversion Program	0	2	2	0	0
Parent/Guardian	5	12	17	0	2
Schools	38	31	69	0	0
Other Sources	0	0	0	0	0

Monthly Highlights:

- April 4–5 – Participated as a peer reviewer at Hillsborough County Children’s Services audit
- April 18 – Close- Out session for Broward Elementary Group
- April 20 – Green Dot Violence Prevention Workshop – Metro Wellness Community Center
- April 30 – Last day for Master’s in Social Work and Public Health Intern, D. Schadrac

Upcoming Events:

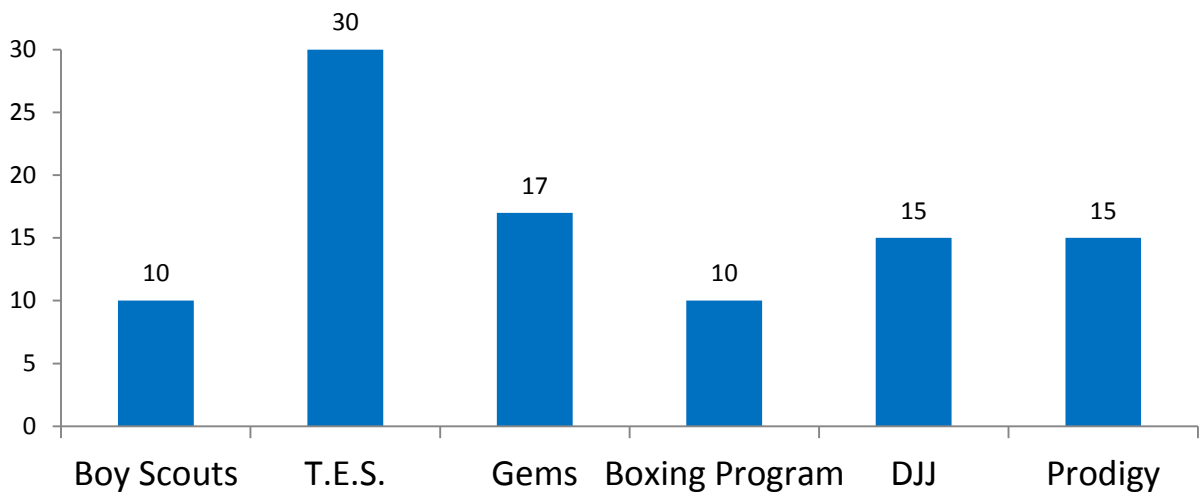
- May 3 – Last day for Mental Health & Rehab Intern, R. McKinnon
- May 8 – Close – Out session for Sligh MS Group
- May 10 – Close – Out session for Plant City High School Group
- May 11 – Last day for Bachelor’s in Social Work Intern, J. Jeanmary
- May 14 – HCC Counseling and Human Services Intern, C. Gonzalez, begins her summer practicum
- May 25 – Restarting Anger Management Classes at YouthBuild (New Students)
- May 30 – June 1 – Florida Network Annual Meeting & Awards Luncheon – Contracted Case Manager, Dainara Acevedo, is a finalist for the “Outstanding Counselor” award

OAKS AT RIVERVIEW COMMUNITY CENTER APRIL 2018

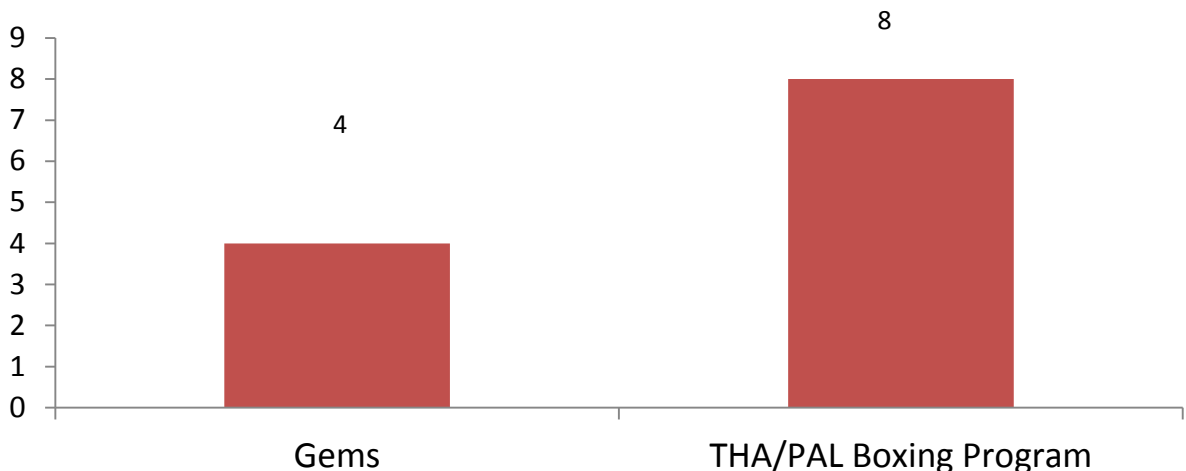
The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a sound proof 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 – 109

Elementary Afterschool Programs - 97



Middle/High School Programs - 12



JOBS PLUS INITIATIVE APRIL 2018

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

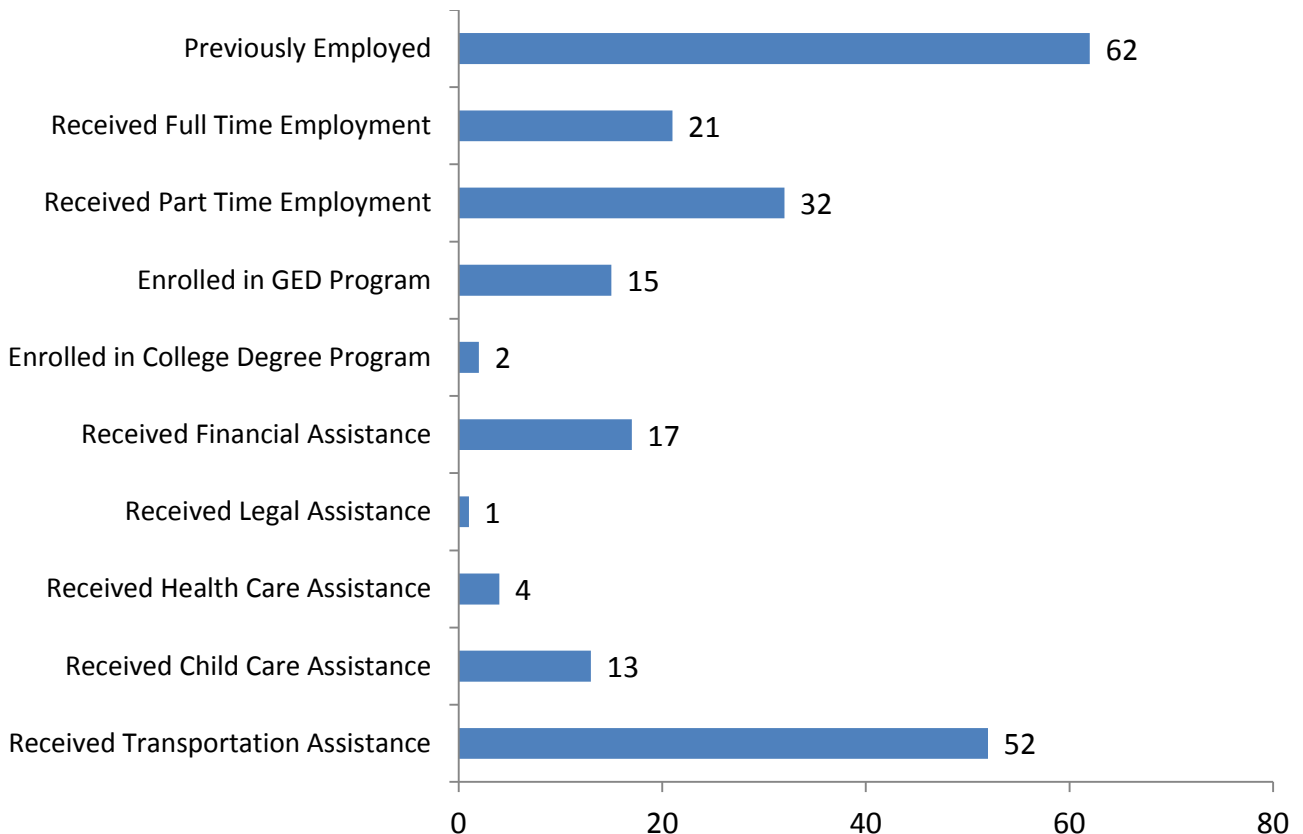
The Jobs Plus Initiative program consists of the following three core components:

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

Participant Enrollment

175 Participants enrolled since the beginning of the Program (10 Left Development)
9 Participants enrolled in April

Participant Services





Jobs Plus Initiative in collaboration with ConnectHome currently has seven (7) residents attending and enrolled in the Microsoft Office Specialist Certification Prep Class. The class is scheduled to end May 10, 2018.

Seven (7) Windows7 computers are ready for distribution to all the residents who complete the course.

ConnectHome is currently requiring Robles Park residence for the next certification class in Digital Literacy. Upon completion, the residence will receive a certification from Microsoft in Digital Literacy. This class is scheduled for June 5, 2018 through July 26, 2018.

University of South Florida is a partner of ConnectHome Tampa and will assist with additional desktops as they replace their old equipment. ConnectHome will distribute to residents in the JPI program upon successfully completing the Internet Blog Course starting in June13, 2018 through July 18, 2018

Local Partners

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

National Partners

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

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

Center for Affordable Homeownership (CFAH)

Homebuyer Education

For the month of April, the CFAH had Thirty (30) 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 April, Twenty-Two (22) 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 April, there were no foreclosure prevention counseling clients.

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	18	33	28	41									120
FTHB* Graduates	15	30	19	30									94
FTHB* Counseling	10	17	12	22									61
Foreclosure Counseling	0	0	0	0									0
Total Clients Served	10	17	12	22									61
FTHB New Clients	10	17	12	22									61
Foreclosure New Clients	0	0	0	0									0
Total New Clients	10	17	12	22									61
Non-Section 8 Purchased Home	2	0	0	1									3
Public Housing FTHB Attendees	0	0	0	0									0
Section 8 FTHB Attendees	3	2	0	1									6
Outreach and Distribution	43	56	44	60									203



April 2018

The THA Prodigy Cultural Arts program is funded by Hillsborough County as of January 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.

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

Classes Offered – (Provided for 6 weeks):

- **Food Staging Class (04/10/2018-05/17/2018) - grade levels include Middle/High School (Tuesdays & Thursdays – 4:50pm – 6:30pm)**
- **Music Production Class (04/10/2018-05/17/2018) –grade levels include Elementary School (Tuesdays & Thursdays – 3:15pm – 4:30pm)**

Month	Number of Students Enrolled
January	0
February	0
March	0
April	40
Total	40

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

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.

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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

Upcoming Events:

- More Health: Poison Prevention - Tuesday, May 22nd – 4pm-4:45pm
- Summer Schedule begins - Tuesday, May 29th – 7:30am-5:30pm



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

Monthly Participation – April 2018

	Property	# Registered Scouts	# Attended
Pack 803	Trio	12	3
Crew 803	Trio	9	9
Pack 804	Robles	21	9
Troop 804	Robles	13	7
Pack 805	North Blvd	24	3
Troop 805	North Blvd	19	4
Pack 806	C. Blythe Andrews	25	12
Troop 806	C. Blythe Andrews	7	6
Pack 807	ORCC	23	23
Troop 807	ORCC	6	0
Total		159	76

Tampa Housing Authority 10th Annual Golf Tournament

April 20th, 2018





Geraldine Barnes Award Winner: Yan Liu

Success without Boundaries

Yan Liu moved from China with dreams and ambitions. She decided to move to Tampa in 2004 with her husband and her only baby girl, Bing. When she moved into C. Blythe Andrews in 2007, she had three children. She decided to take ESOL classes to learn English. After about 6 months, her husband restricted her from attending classes, declaring that her place was at home taking care of him and the children. Currently, Yan have five children (3 girls and 2 boys).

Yan Liu was silently involved in unhealthy relationship. On September 10, 2014, Yan Liu fought back with a vengeance and decided to take back control of her life. Bing, her oldest daughter, translated for her, to assist PPS staff in obtaining a restraining order. Not having any transportation and not knowing her way around Tampa due to the restrictions by her husband, she courageously started job searching to take care of her family. After several jobs, she found a job as a sales clerk at the Oriental Market on Fowler where she has been employed for about 3 years.

Tired of taking the bus or riding her bike over 6 miles to and from work, Yan Liu recently made the decision to learn how to drive. It took her several tries, but she never gave up. She finally got her driver's license. After saving her hard earned money, in March of 2018, Yan Liu bought her first car, a 2018 Toyota Corolla.

The journey has not been easy, but due to the love and commitment she has for her family, Yan Liu is an example of a survivor who has gained success without boundaries. She is improving her English every day through an app on her cell phone with the help of her children. The sky is her limit and Yan Liu is living fearlessly.

Nominators Name: Cheryl Joseph

Occupation: Service Coordinator



May 16, 2019

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TO: Board of Commissioners
FROM: Susi Begazo-McGourty, Sr. VP / CFO
THROUGH: Jerome D. Ryans, President / CEO
SUBJECT: Agency Wide Fiscal Year 2019 Budget

I am pleased to present the Tampa Housing Authority's preliminary budget proposal for fiscal year 2019. The management and staff prepared this budget based on: 1) The Authority's Strategic Plan, 2) The planned RAD Conversions, and 3) The sustainability of the Authority.

The purpose of this document is to provide the Board, staff and other stakeholders with a comprehensive budget for the upcoming fiscal year.

During FY2019

THA and its subsidiaries will provide service to residents using a public-private market platform. The authority will continue to help our families achieve economic self-sufficiency with focus on case management, youth and senior programs which are designed to improve their lives. THA continues to find ways to assist our residents, one such partnership is Job Plus Initiative Program. The purpose of the Jobs Plus is to develop job-driven approaches to increase earnings and advance employment outcomes for residents at Robles Park.

RAD Conversions

During FY2018, the Authority completed the RAD conversions for the Encore Properties, and the J L Young Apartments. During FY2019, the Authority anticipates completing the demolition of North Boulevard and close on two RAD transactions. The Renaissance at West River, a senior development with 160 units and Mary Bethune Hi-Rise a 150 senior development. By the end of FY2020, the Authority anticipates it will no longer have any public housing units in its portfolio with the exception of the Hope VI sites.

The Budget

The Fiscal Year budget is presented in the same format required by HUD for the Financial Data Schedule. Public Group which includes the Low Income Program, RAD Properties, the Assisted Housing Program and Corporate Overhead. The Business Activities Group includes the THA Development, Cedar Pointe, Homeownership Program and Palm Terrace. The Blended Component Units include Meridian River, North Tampa Development Corp and Assisted Housing Development Corp.

The proposed budget for FY2019 is \$466M. Operating expenses total \$443M and an operating income of \$23M. For FY2019 the Agency projects \$29.5M in reserves. The restricted reserves are \$17.5M or 60% and the unrestricted reserves are \$11.9M or 40%.

As in prior years, majority of THA's operating revenues is coming from federal financial assistance to provide affordable housing. The federal government Housing Assistance Payments (HAP) funds are \$423M of the total revenue. Rental income of \$9.7M is expected to be collected. Also included in FY2019 budget is \$14.4 million in Capital Funds to be used in development activity.



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The proposed FY2019 budgeted expenditures include \$409M in Housing Assistance Payments (HAP) to PBCA Contract and the Section 8 HCV landlords and \$10.2M in RAD Rents. Administration expense of \$24M are comprised mainly of salary and benefits \$15.5M. Maintenance expenses of \$3.9M. Operating and replacement reserves are budgeted at \$3.8 M. All administrative expenses including property management salaries are budgeted in the administration line item. General expense category is mostly THA's insurance premium costs of \$1.4M.

Financial Management

The Authority's accounts are organized on the basis of funds, each of which are considered a separate accounting entity and has a separate set of self-balancing accounts comprised of its assets, liabilities, net assets, revenues and expenses. The financial statements of the Authority are reported in conformity with Generally Accepted Accounting Principles ("GAAP") as applied to government units.

The Authority has developed an internal control structure to ensure that the Authority's assets are managed honestly and efficiently. Internal controls are subject to periodic evaluation by management and independent auditors. In addition to management, budgetary, debt, cash management and risk management controls are in place. The Authority's automated systems provide allowances for purchase orders based on budgets and accounts.

Subsidy Projections

Based on information available, it appears HUD is continuing into 2018 using the same methodology for the calculation of operating subsidy eligibility as this past year. The Authority has budgeted operating subsidy at an 85% proration level.

At the Federal level, HUD started prorating HCV Program administrative fees in FY2008 and continued this through subsequent years. This reduced funding level is anticipated to continue through FY2019.

During FY2019, management and HCV administrative fees used a projected proration of 75%. For the FY2019 budget, the lease-up rate is projected to be 98%. For FY2019, the HCV management fee contribution to the Corporate Overhead (CO) is \$1.3M an increase of \$260K from prior year.

Future Strategies

Our highest priorities are guided by THA's Strategic Plan, 1) expanding affordable housing opportunities; 2) promoting quality communities, including maintaining and updating our housing stock through the RAD program; and, 3) improving quality of life and opportunity for children, youth and their families.

THA's Strategic Plan is expected to be the focus of the Agency. Its key objectives are measurable actions that guide our policies and investment in pursuit of accomplishing those strategic directions.

Expanding Housing Opportunities/Increasing Affordable Housing

THA serves more people by using our additional resources in NTHDC in ways that have the biggest impact on increasing Tampa's affordable housing choices. During FY2019 we are investing \$2.4M in The Encore properties including the wellness center at the Reed, Technology Park at the Ella, Chiller Plant and member loan to the CPDG LLC. Approximately \$1.6M of this amount was budgeted during FY2018.



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Currently, THA is leading an exciting, comprehensive revitalization encompassing approximately 150 acres along the Hillsborough River in the West River community, a mixed-use mix of older public and private commercial and residential properties. When completed over ten years in as many as eighteen phases, the revitalized community will include full replacement of 820 public housing units with RAD plus 300 tax-credit units and approximately 2,230 market-rate rental or for-sale units for a total of approximately 3,350 units. In addition to the housing, there will be new or renovated schools, parks and other services and retail and professional office space. THA will be co-developer and owner of eight phases containing mixed-income rental housing, with projected closings over the next five years. The development cost of the entire revitalization plan is projected to be at least \$500 million.

Below are highlights of THA’s work plans for FY2019:

- Complete the construction of the Tempo at Encore, the fourth new building at the Encore developments, to house 203 families by the end of 2018.
- THA has developed a full conceptual West River master plan with its public and private sector partners, relocated all residents from the public housing sites, and selected a Master Developer. THA has partnered with Related Florida to form West River Development Group, LLC (WR) as the master development entity. Through this partnership, 150 units in the Mary Bethune High-rise will be rehabilitated through a RAD conversion expected to close by June 2018.
- During FY2019 the construction of the Renaissance at West River and the Re-development of Mary Bethune Hi-Rise I will begin.

Housing Choice Voucher Program Growth

- Monitor the effectiveness of the 1520 increase in the Voucher Managements in connection to the RAD conversion implemented in during FY2018. Evaluate the effectiveness and sufficiency of the increased PBV (Project Base Vouchers) by monitoring factors such as leasing success rates, rent burden, average gross rents, and vacancy rates.
- Work with the Veterans Administration (VA) to identify and implement strategies that will help THA increase utilization of vouchers for homeless veterans. By the end of 2018 THA expects to assist 783 veterans through the VASH program.
- Increase THA’s ability to efficiently provide housing search assistance, security deposit assistance and mitigation funds as methods to increase leasing success for more voucher holders.

Financial Stability and Operational Efficiency:

- THA manages its resources to maximize the impact and cost-effectiveness of its operations as well as the value and longevity of its assets. THA focuses on strengthening its financial condition, streamlining service-delivery, and being good stewards of the public trust to best serve people now and into the future.



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Provide High Quality Housing / Maintaining and updating our housing stock

- Maximize the longevity of THA’s assets by expanding the Preventive Maintenance program to include all properties and implementing a Yardi system based mobile inspections.

Strengthen community through enhanced security

- Engage with residents to support safe communities by working with the Tampa Police Department Community Police Team Officers, to enhance safety and security in THA’s developments and neighborhoods.

Support access to work readiness and job opportunities

- The purpose of the Jobs Plus Initiative program is to develop job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents. Jobs Plus Initiative program addresses poverty among residents by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work including employer linkages, job placement and counseling, educational advancement, and financial counseling. The Jobs Plus Initiative program consists of three core components which include: employment- related services, financial incentives, and community support for workforce.

Budget Process

The budget process for the Authority is one that occurs throughout the year. Once a budget is proposed, staff members continue to monitor expenditures against the budget and make adjustments as deemed appropriate. The process of producing a proposed budget for the Board's consideration and approval is a subset of the larger process and covers a period of time about three (3) months in length.

We believe the budgeting process has been conservative and completed in a responsible manner in light of the Authority's challenges, internal realities, and the external environment.

This budget proposal was prepared based on the Agency’s mission and priorities mandated by the Board of Commissioners and the Strategic Plan articulated by the staff.

We look forward to discussion about the submitted budget.

Susi Begazo-McGourty, Sr. VP / CFO

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
April 2018

Department of Asset Management
Debbie Joyce, Director

Tampa Housing Authority RAD Project Based Properties

THA has received vendor responses to the solicitation to replace the existing washers and dryers with new washers and dryers at the laundry care centers at Arbors Estates and Bay Ceia Apartments. A recommendation to issue an agreement with the vendor with the best offering will be submitted to the Contracting Department for approval.

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

Exterior painting with a color change is in progress at James Shimberg Estates and is progressing as expected. The feedback from the residents have been very positive.

Encore Properties

The retail space build-out for B-Snipped Barber Shop at the Reed at Encore is now complete and the space has been turned over to the owner to begin set-up and operations. The opening of the space is scheduled to occur on May 17, 2018.

The Tempo at Encore, management has successfully retained 68 market applicants for the 61 market units within the development with good faith deposits. There are a total of 494 applicants that have applied for pre-applications since start of lease up for the Public Housing waitlist, 408 have been Pre-Approved for the waitlist. The leasing office hours at the Tempo have changed effective April 4, 2018 to Monday through Friday 9am to 1pm since lease-up has picked up. In the days and weeks ahead the schedule will change to normal business hours as management staff is brought on board to handle day to day operations.

Cedar Pointe Apartments

Rental applications for Cedar Pointe Phase II are now being accepted, applicants for this property. Applicants may apply at the property or online <http://www.cedarpointeapt.com>. It is anticipated that construction will be completed and turned over for leasing in mid-June with move-ins scheduled shortly thereafter. Cedar Pointe Phase II will consist of 24 one, two and three bedroom units.

Other Updates

The Director of Asset Management, along with other key THA staff, met with HUD staff in Washington, D. C. to discuss a number of operational topics including planned REAC inspections, proposed changes in inspection protocols and insights and experiences relative to the RAD conversion. The meeting was productive and resulted in a meaningful exchange of information.

The Director of Asset Management and Property Management staff also participated in the THA Business and Strategic Plan meeting held at Stetson Law School April 26-27, 2018.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Apr-18

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	92.00%	99.11%
Robles, LLC	96.40%	93.97%
Azzarelli, LLC	100.00%	97.17%
Azzarelli	100.00%	96.67%
Scruggs Manor	100.00%	97.67%
Seminole, LLC	96.60%	99.28%
Seminole Park	93.29%	100.00%
Moses White Estates	99.91%	98.55%
Shimberg, LLC	94.28%	98.29%
Shimberg Estates	99.65%	94.87%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	83.19%	100.00%
Arbors, LLC	92.74%	99.83%
Arbors at Padgett Estates	92.20%	99.16%
Azeele	78.29%	100.00%
Bay Ceia Apartments	93.20%	100.00%
Soho Place Apartments	100.00%	100.00%
St. Louis/St. Conrad	100.00%	100.00%
Overall Average	95.34%	97.94%

April-18

Tenant Accounts Receivable

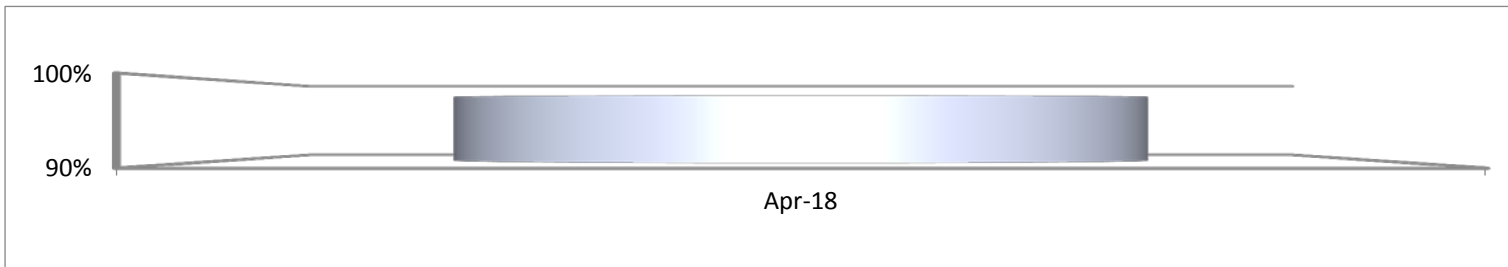
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$100,448.00	\$12,551.00	\$3,848.00	\$0.00	\$658.00	\$8,045.00	92.00%
Robles Park, LLC	\$46,953.00	\$100,669.00	\$77,817.00	\$0.00	\$21,163.00	\$1,689.00	96.40%
Azzarelli, LLC	\$31,367.00	\$7,075.00	\$7,075.00	\$0.00	\$0.00	\$0.00	100.00%
Azzarelli	\$9,273.00	\$4,181.00	\$4,181.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$22,094.00	\$2,894.00	\$2,894.00	\$0.00	\$0.00	\$0.00	100.00%
Seminole Park, LLC	\$40,897.00	\$1,696.00	\$99.00	\$0.00	\$0.00	\$1,597.00	96.60%
Seminole Park	\$23,567.00	\$1,581.00	\$0.00	\$0.00	\$0.00	\$1,581.00	93.29%
Moses White Estates	\$17,330.00	\$115.00	\$99.00	\$0.00	\$0.00	\$16.00	99.91%
Shimberg, LLC	\$39,148.00	\$5,817.00	\$2,779.00	\$0.00	\$0.00	\$3,038.00	94.28%
Shimberg Estates	\$16,684.00	\$373.00	\$314.00	\$0.00	\$0.00	\$59.00	99.65%
Squire Villa	\$4,743.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$17,721.00	\$5,444.00	\$2,465.00	\$0.00	\$0.00	\$2,979.00	83.19%
Arbors, LLC	\$46,975.00	\$5,308.00	\$1,665.00	\$0.00	\$0.00	\$3,643.00	92.74%
Arbors at Padgett	\$27,286.00	\$3,793.00	\$1,665.00	\$0.00	\$0.00	\$2,128.00	92.20%
Azeele	\$3,980.00	\$864.00	\$0.00	\$0.00	\$0.00	\$864.00	78.29%
Bay Ceia Apartments	\$9,578.00	\$651.00	\$0.00	\$0.00	\$0.00	\$651.00	93.20%
Soho Place	\$3,079.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
St. Louis/St. Conrad	\$3,052.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Totals	\$305,788.00	\$133,116.00	\$93,283.00	\$0.00	\$21,821.00	\$18,012.00	95.34%

**Reporting Month: April 2018
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	2	447	443	4	4	99.11%
Robles, LLC	433	1	1	0	431	405	26	11	93.97%
Azzarelli, LLC	116	0	0	0	116	113	3	1	97.17%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	84	2	0	97.67%
Seminole Park, LLC	169	0	0	0	169	168	1	2	99.28%
Seminole Park	100	0	0	0	100	100	0	0	100.00%
Moses White Estates	69	0	0	0	69	68	1	0	98.55%
Shimberg, LLC	165	0	0	0	165	161	4	1	98.29%
Shimberg Estates	78	0	0	0	78	74	4	2	94.87%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
Arbors, LLC	191	0	0	0	191	190	1	1	99.83%
Arbors at Padgett	119	0	0	0	119	118	1	1	99.16%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,524	2	1	2	1,519	1,480	39	20	97.94%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

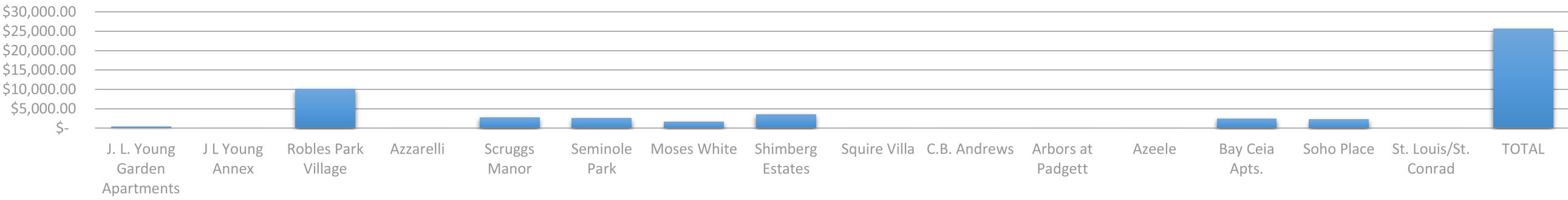
97.94%



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

FY 2019 WRITE OFF SUMMARY REPORT

Property Name	Monthly Write Off Summary FY 19												
	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Total
J. L. Young, Inc.	\$ 3,848.00												\$ 3,848.00
Robles Park Village, LLC	\$ 77,817.00												\$ 77,817.00
Scruggs Manor, LLC	\$ 7,075.00												\$ 7,075.00
Azzarelli	\$ 4,181.00												\$ 4,181.00
Scruggs Manor	\$ 2,894.00												\$ 2,894.00
Seminole Park, LLC	\$ 99.00												\$ 99.00
Seminole Park	\$ -												\$ -
Moses White	\$ 99.00												\$ 99.00
Shimberg Estates, LLC	\$ 2,779.00												\$ 2,779.00
Shimberg Estates	\$ 314.00												\$ 314.00
Squire Villa	\$ -												\$ -
C.B. Andrews	\$ 2,465.00												\$ 2,465.00
Arbors at Padgett, LLC	\$ 1,665.00												\$ 1,665.00
Arbors at Padgett	\$ 1,665.00												\$ 1,665.00
Azeele	\$ -												\$ -
Bay Ceia Apts.	\$ -												\$ -
Soho Place	\$ -												\$ -
St. Louis/St. Conrad	\$ -												\$ -
TOTAL	\$ 93,283.00												\$ 93,283.00



Resident Retention

Property Name	Monthly Recertifications	Completed Recertifications
J L Young, Inc.	27	27
Robles Park Village, LLC	14	14
Azzarelli, LLC	5	5
Azzarelli	1	1
Scruggs Manor	4	4
Seminole Park, LLC	3	3
Seminole Park	3	3
Moses White	0	0
Shimberg Estates, LLC	6	6
Shimberg Estates	5	5
Squire Villa	0	0
C.B. Andrews	1	1
Arbors at Padgett, LLC	5	5
Arbors at Padgett	3	3
Azeele	1	1
Bay Ceia Apts.	1	1
Soho Place	0	0
St. Louis/St. Conrad	0	0
TOTAL	60	60

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

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

The Section 8 Management Assessment program is being presented with a score of 95/100 percent. Details will be presented with the Resolution.

Two Notice of Funding Availability (NOFAS) are out for Mainstream Vouchers and Family Unification Vouchers. Mainstream vouchers will be for non-elderly disabled and the FUP vouchers will be for those individuals/families that would lose their children without a housing option.

Small Area Fair Market Rent implementation will be effective April 1st, 2018. Families whose portion of the rent will increase will not be affected until their second annual reexamination.

HUD has evaluated two 2018 funding possibilities that result in a range of Housing Assistance Payments (HAP) and Administrative Fee proration levels. For instance, HUD could receive an Appropriations Act, whereby Congress implements HCV funding based on either the Senate or House Appropriations Committees' budget priorities. The Department has evaluated these funding scenarios based on both the TBRA Senate Bill - HR S.1655, passed by the Committee on July 27, 2017, and the TBRA House Bill - H.R. 3353, introduced in House on July 21, 2017. The estimated HAP pro-rations are 98.810% and 95.301%, respectively. The Administrative Fees pro-rations are anticipated at 76.153% for the Senate Bill and 70.233% for the House Bill.

Received notification that the current administrative fee is set at 77%; however, this fluctuates throughout the year based on funding availability. Goal of the department is to assist as many families as possible within the limitation of the budget. Project based units and special programs are first priority then vouchers. The administrative fee was reduced within a week of notification to 76%.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	465
Workshops	2
Escrows	267
Graduates	2
Homeownership	1
Escrow	57%
Graduates	Laurel Lake Jay Blankenship

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 405 vouchers.

HUD-VASH

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

PORTABILITY

The agency currently administers **513** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

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

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
HCV/VASH PROGRAM	8,330	8,120	98% Monthly	
RAD	1,601	1,530	96% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
HCV/VASH/RAD PROGRAM	\$6,376,450	\$ 6,596,656	100%	100%

HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
May 2018

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

In a cost saving measure, I have arranged for Advance Engineering Service (AES) to come in and provide training for our Arbors maintenance staff. It cost between \$150- \$500 for each fire alarm system call for service at the Arbors when an outside contractor does the work. AES will show the maintenance staff how to trouble shoot the fire alarm panel and bring it back on line without having to call a contractor. They will also be shown how to replace hard wired alarm horns, strobes, and smoke detectors. The training is legal and the work being done by the staff will not void out any warranty service. Once this training is complete it is expected to save the property from \$5000-\$7000 per year on contracting services. The training session is being held on Tuesday, May 22, 2018 between 9 AM and 2 PM at the Arbors.

The Public Safety Department employees will be conducting First Aid, CPR and AED recertification training at 5301 West Cypress Street, Tampa Florida in June 2018. This training will be open to all employees and is mandatory for all Risk Management staff, floor coordinators, property managers and maintenance supervisors as they will be the lead personnel during an emergency situation.

Congratulations are in order for Community Patrol Officer Mr. Rudolph (Rudy) Garrett. He has been selected as our Administrative Employee of the Month for May 2018. Rudy is a retired Tampa Police Officer and has been with the Tampa Housing Authority for about 3 years. During his tenure Rudy has provided our customers and fellow employees with outstanding security services. He constantly gives without any reward, and he treats everyone with the greatest of respect. Rudy will go out of his way to ensure everyone that works here, or walks through our front door are safe, and their needs are well taken care of. It is a pleasure to have Rudy on my team. He is well respected throughout our organization and I consider him to be an asset to our team.

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 are also removed from the properties if these are inoperable, have no valid registration, and are parked on the grass or other illegal parking.

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Christopher Johnson Jr.	04/11/2018	04/11/2018	18-545245	Michelle Littles
Antonio James Nelson	04/11/2018	04/11/2018	18-505407	Michelle Littles
Lloyd Copeland, Jr.	04/11/2018	04/11/2018	18-544534	Michelle Littles
Darnisha Flowers	04/18/2018	04/18/2018	18-513212	Michelle Littles
Ashley Bien-Aime	04/18/2018	04/18/2018	18-668362	Irvin Hughes
Ashley Bien-Aime	04/18/2018	04/18/2018	18-553956	Irvin Hughes
Ivette Arroyo	04/24/2018	04/24/2018	18-400893	Irvin Hughes
Deandrea Weeks	04/24/2018	04/27/2018	18-527747	Krystal Westfall
Unknown	04/28/2018	04/28/2018	18-793622	Chandra Richardson
Krisitian Lee Cooper	04/28/2018	04/28/2018	18-793622	Chandra Richardson
Joannus Jean	04/28/2018	04/28/2018	18-619091	Rudolf Garrett

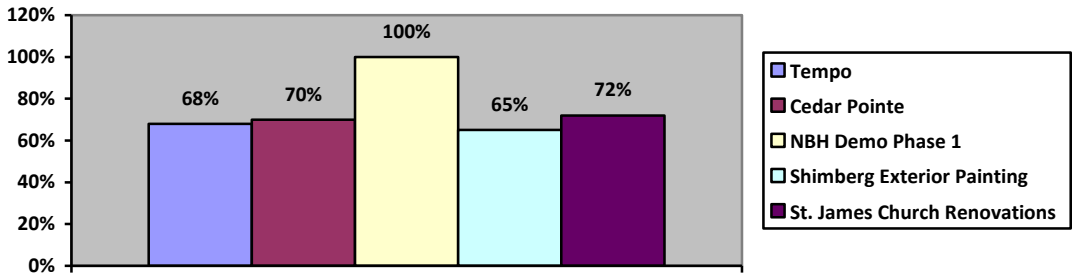
TAG & TOW PROGRAM							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
JL Young	Mercury	2000	Brown	0BBYYK	Illegally Parked	YES	NO
The Sanctuary	Kawasaki	2004	White	3074LY	Expired Tag	NO	YES
Oaks at Riverview	Buick	2010	Silver	CBV1542	Illegally parked	YES	04/03/2018
Oaks at Riverview	Nissan	2009	Grey	BYUQJ0	Illegally parked	YES	04/03/2018
Oaks at Riverview	Nissan	2011	Red	GLAY36	Illegally parked -No handicap sticker	YES	04/03/2018
J. L. Young	Nissan	2012	Black	EGBB24	Illegally parked on grass	YES	04/12/2018
Oaks at Riverview	Buick	2010	Silver	CBV1542	Illegally parked	YES	04/25/2018
Oaks at Riverview	Nissan	2009	Grey	BYUQJ0	Illegally parked	YES	04/25/2018
Oaks at Riverview	Nissan	2011	Red	GLAY36	Illegally parked -No handicap sticker	YES	04/25/2018

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Christopher Valerio	4/7/2018	4/15/2018	NO	Pasco Sheriff Office
Kenneth McAllister	4/5/2018	4/15/2018	YES	HCSO
Denis Romero	4/5/2018	4/15/2018	NO	HCSO
Partheo Howard, Jr.	4/5/2018	4/15/2018	NO	HCSO
Kenneth Hester	4/5/2018	4/15/2018	NO	HCSO
Earl Williams, Jr.	4/5/2018	4/15/2018	NO	HCSO
Matthew Geneux	4/5/2018	4/15/2018	NO	Eckerd Kids
Tacara Ross	4/5/2018	4/15/2018	NO	Eckerd Kids
Ryan Beauchamp	4/5/2018	4/15/2018	NO	Eckerd Kids
Amber Chaplin	4/5/2018	4/15/2018	NO	Eckerd Kids
Anna Jackson	4/5/2018	4/15/2018	NO	Eckerd Kids
Juanita Gonzalez	4/5/2018	4/15/2018	NO	Eckerd Kids
Anthony Brooks	4/5/2018	4/15/2018	NO	Eckerd Kids

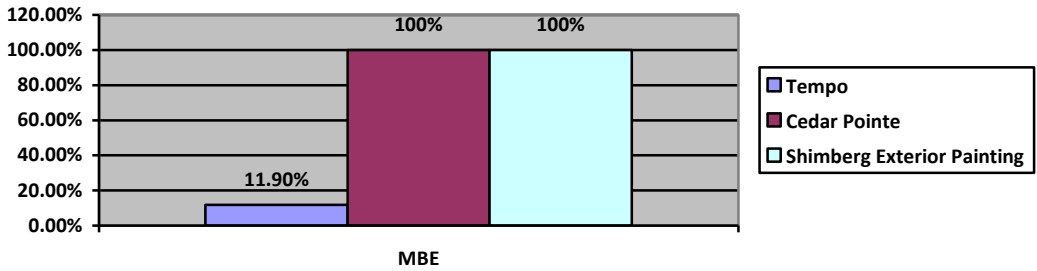
**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD SUMMARY REPORT
April 2018**

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

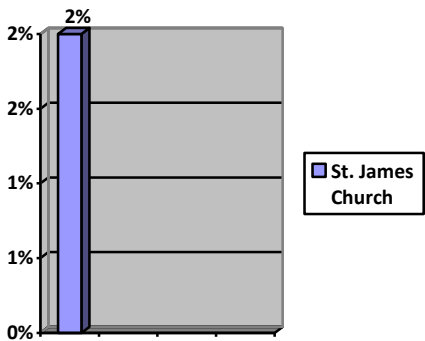
Active Projects in Progress



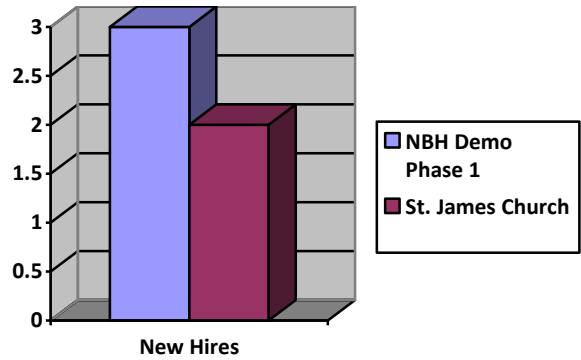
MBE Contracts



Section 3 Contracts



Section 3 Individuals



CNI / ENCORE DEVELOPMENTS



The Tempo at Encore LP – is approximately 68% complete. The stucco and painting of the building exterior is substantially complete.



St. James Church Historic Preservation – is 72% complete. The roof trusses have been installed.

RETAIL SPACE AT ENCORE:

- **REED - Medical Center / BayCare – Urgent Care Center**
A Meeting was held on April 6th, 2018, with BayCare, the Architect and THA Staff to begin the programing for the Medical Facility.
- **REED - The Barber Shop**
The Grand Opening date has not been determined.

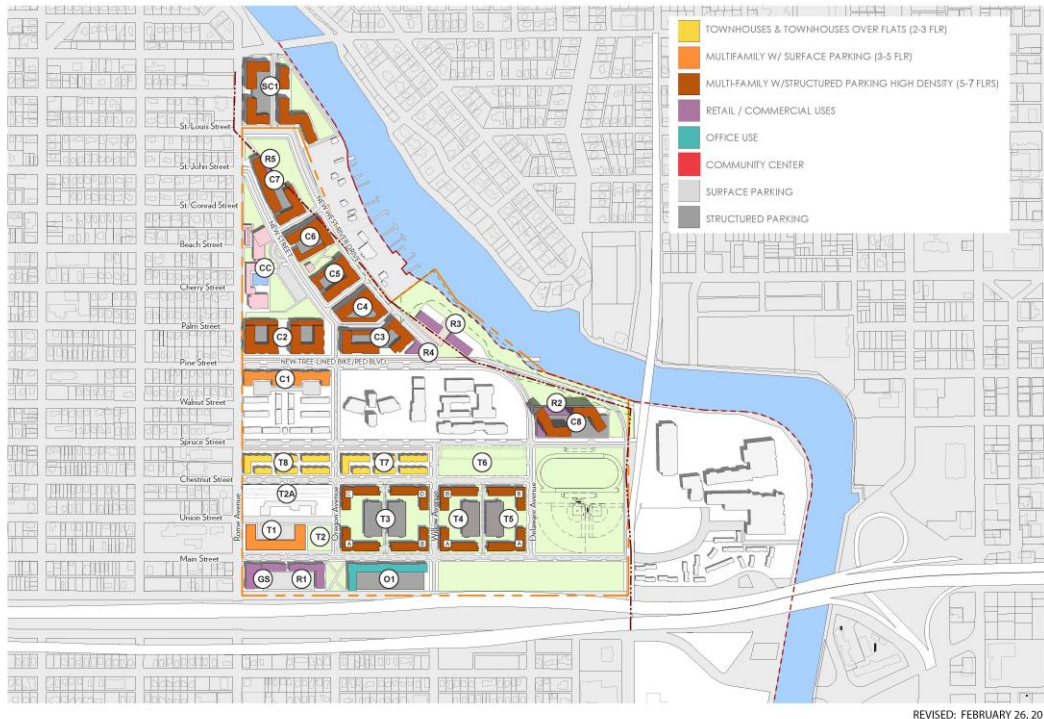
Urban Farm: Design and Planning is in progress.

Job Training Facility: The City of Tampa is in the process of conveying the parcel of land located at 7th and N. Taliaferro to THA for THA's final CNI project. The conveyance is expected to be complete within 4 to 6 weeks. So as to move forward as rapidly and efficiently as possible, THA has already begun pre-development activities on the site: Survey, Geotechnical Investigation (test borings for foundation design, etc.) as well as Tree Assessment.

34th STREET REDEVELOPMENT:

As of January, the building codes were changed. Plans had to be revised to include these changes. CDC made changes to the contracted GC's. Plans were revised by the engineer. Once those plans are reviewed by City and approved, CDC will proceed with construction on at least 3 of the remaining 6.

WEST RIVER REDEVELOPMENT:



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

Parcel T3A - Funded (9% Tax Credit Award)

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

Parcel T3B - In funding pursuit

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

Parcel T3C - In funding pursuit

Parcel T3D - In funding pursuit

- North Blvd Demolition phase 1 is substantially complete. Project completion is scheduled for May 31, 2018
- North Blvd Demolition Phase 2, 3 bidders responded to the request for bid. Howard Jimmie was the lowest most responsive bidder with a bid of \$1,920,000.00.
- Howard Jimmie's bid was presented to the Board on April 18, 2018. The bid was accepted by the Board. The project is currently in mobilization phase. The scheduled completion date for the project is December 31, 2018.

MODERNIZATION & CONSTRUCTION PROJECTS:



Cedar Pointe Apartments
Phase 2: Construction of two buildings with 24 units. The project is 70% complete. Completion is scheduled for June 15, 2018.



Shimberg Apartment Exterior
Painting: Is 65% complete. Completion is scheduled for May 13, 2018

Palm Terrace HVAC Upgrades: The project is in Close-Out Phase, awaiting approval on Test and Balance results.

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

April 2018

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

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

Encore Chiller Plant

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

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

Special Project Activities:

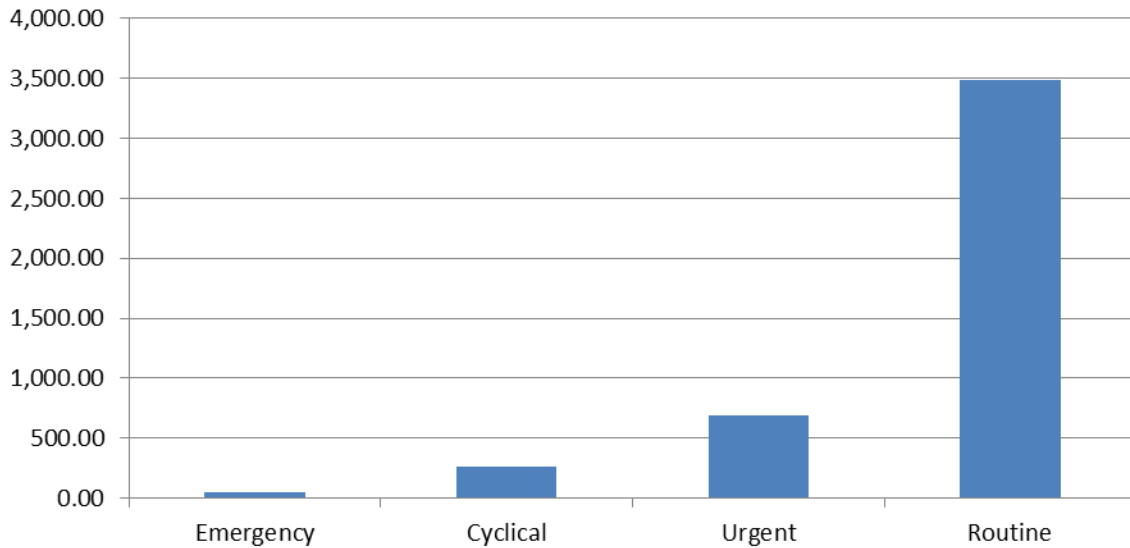
In 1999 THA began a pro-active policy to control and eliminate elevated blood lead levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years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

Facilities:

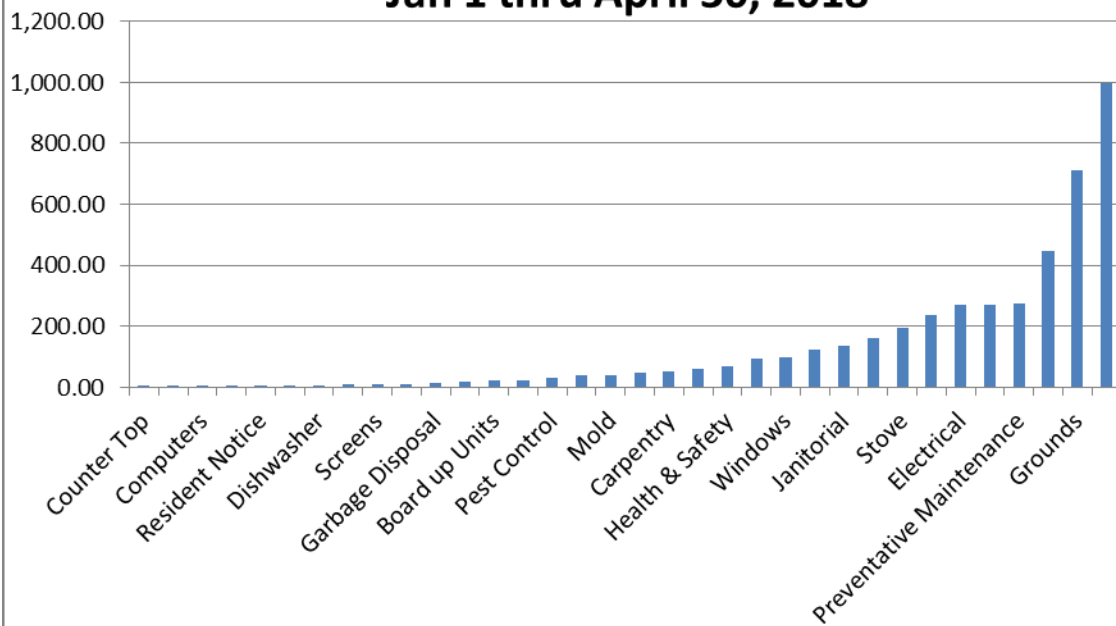
Our Focus is on improving data collection from work orders to measure and control costs and inventory. The Work Order after hour calls and responses is showing a favorable trend downward.

Facilities Board Report April 2018

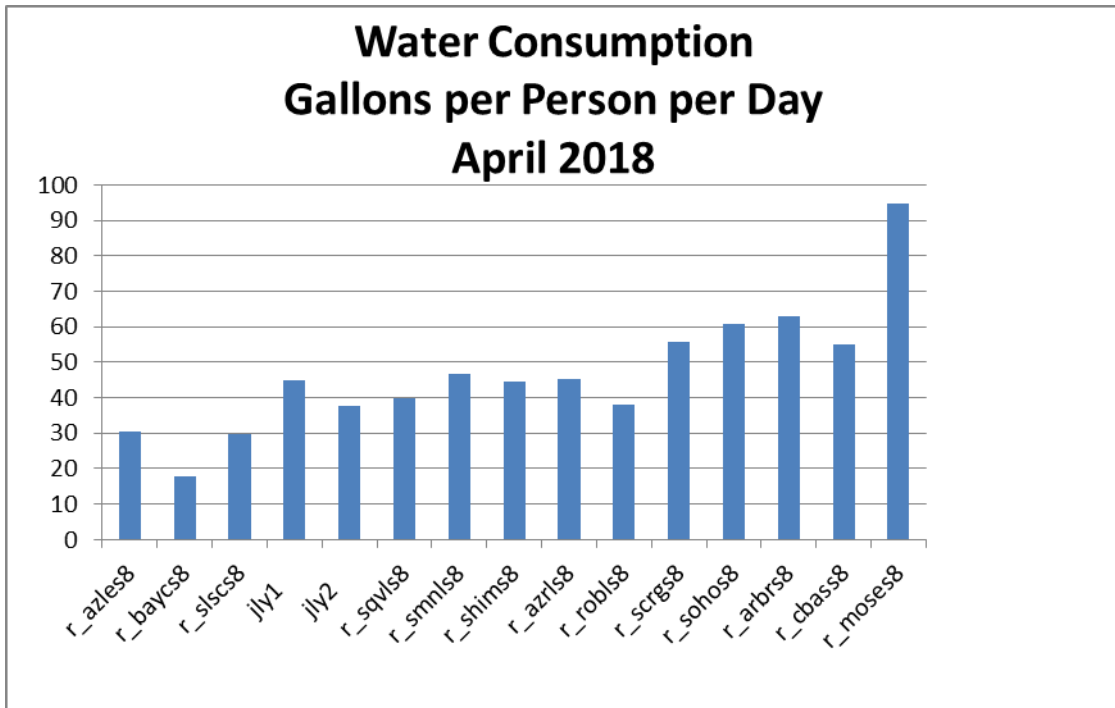
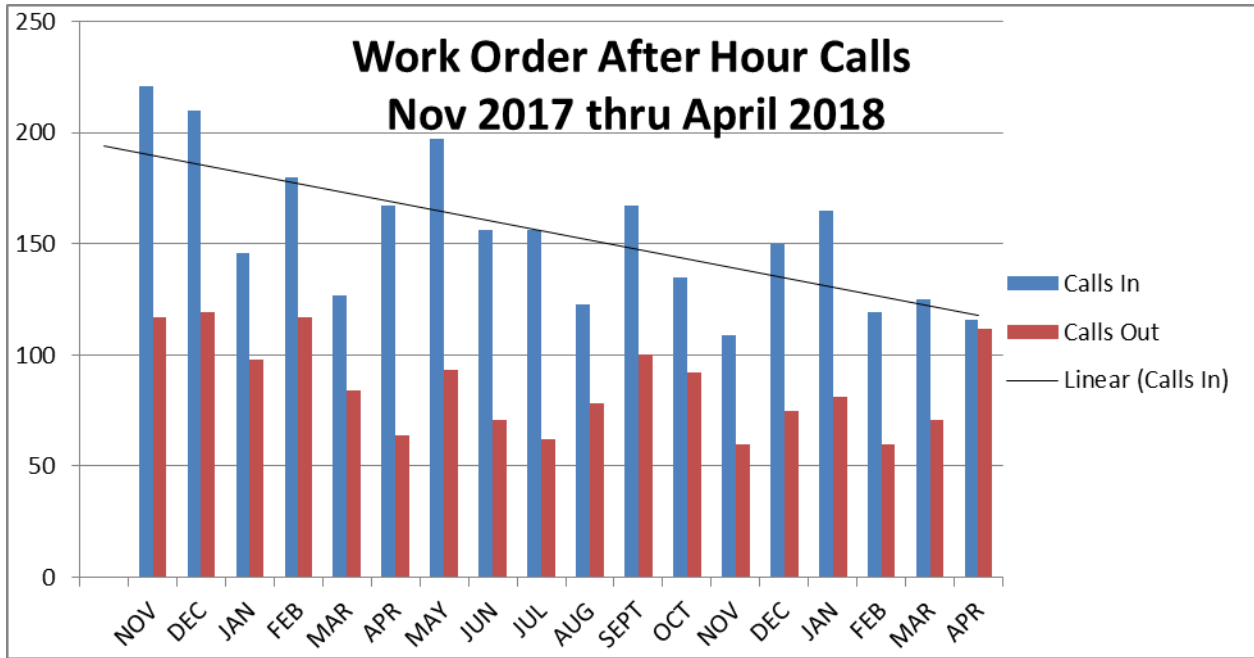
Work Order Priority Jan 1 thru April 30, 2018



Work Order Category Jan 1 thru April 30, 2018

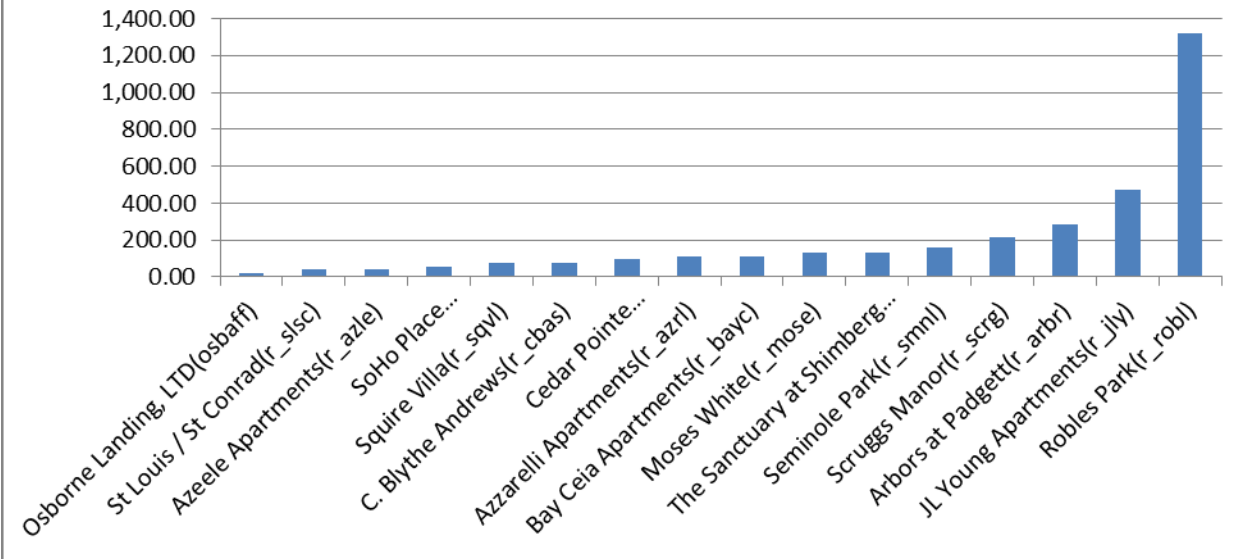


Facilities Board Report April 2018

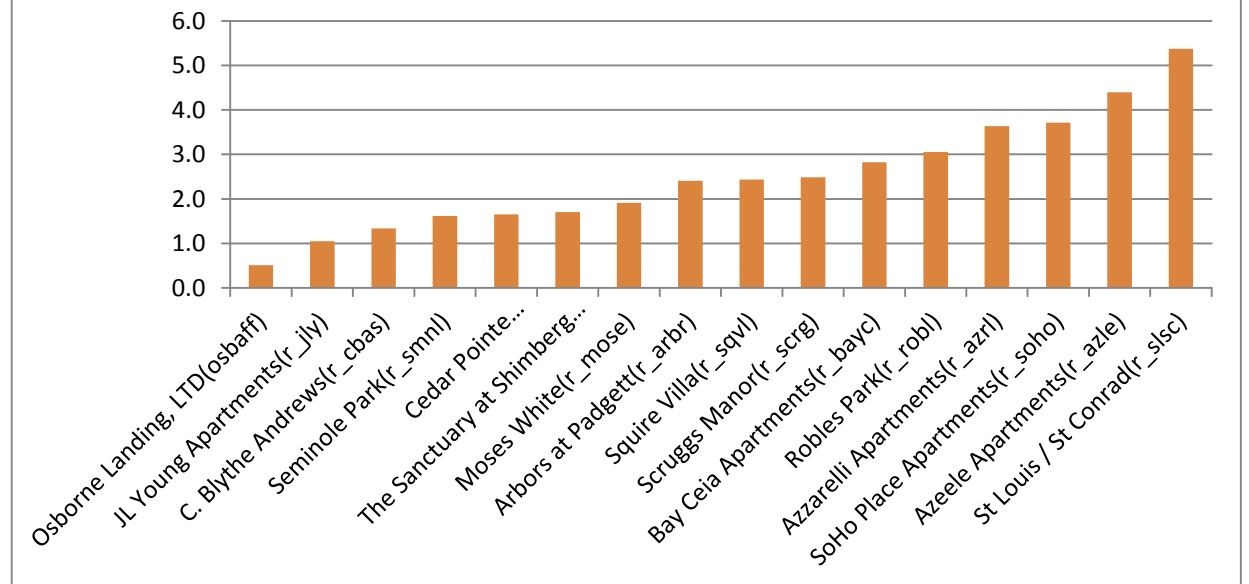


Facilities Board Report April 2018

Jan 1, 2018 Thru March 31, 2018 Work Orders Per Property



Jan 1, 2018 thru April 30, 2018 Work Orders Per Unit



Facilities Board Report April 2018

Contract Register May 2018

Description	Start Date	End Date	Revised End Date	Vendor	Original Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete
The Trio at Encore	7/18/2012	12/30/2013	3/10/2014	The Trio at Encore, LP	\$5,336,374.00	\$0.00	\$5,336,374.00	\$4,347,209.89	\$989,164.11	81.46%
The Tempo at Encore				The Tempo at Encore, LP	\$18,527,530.00	\$0.00	\$18,527,530.00	\$13,512,312.54	\$5,015,217.46	72.93%
FY14-IFB-17-MOA/RED	9/1/2016	8/31/2017		Supreme Protection Services, LLC	\$153,357.10	\$0.00	\$153,357.10	\$153,357.10	\$0.00	100.00%
FY14-RFP-05D	5/1/2015		8/10/2018	Cooper Johnson Smith Architects & Town P	\$83,865.00	\$0.00	\$83,865.00	\$83,865.00	\$0.00	100.00%
FY15-RFP-04A Task 15/RED	12/2/2016	2/1/2017		GLE Associates, Inc	\$152,310.00	\$35,975.00	\$188,285.00	\$154,140.72	\$34,144.28	81.87%
Fair Hsg Asmt 17/21	8/22/2016	4/1/2020		City Of Tampa-Land Development Coordinat	\$21,150.00	\$0.00	\$21,150.00	\$4,800.00	\$16,350.00	22.70%
FY11-RFQ-03	7/17/2013	7/17/2018		Lambert Advisory, LLC	\$456,930.00	\$0.00	\$456,930.00	\$89,158.73	\$367,771.27	19.51%
FY12-IFB-16	8/26/2013	12/31/2016	8/10/2018	Ivy Group Consultants, Inc.	\$143,500.00	\$68,900.00	\$212,400.00	\$187,430.00	\$24,970.00	88.24%
FY12-RFP-02B Task 1/CNI	12/13/2013	7/13/2015	11/7/2018	Cooper Johnson Smith Architects & Town P	\$89,932.00	\$46,907.00	\$136,839.00	\$54,459.20	\$82,379.80	39.80%
Choice Partnership Agreement	12/18/2014	9/30/2018		City of Tampa Revenue & Finance	\$1,000,000.00	\$0.00	\$1,000,000.00	\$955,486.95	\$44,513.05	95.55%
Choice Partnership Agreement	5/13/2014	9/30/2018		St. Peter Claver Catholic Church	\$100,000.00	\$0.00	\$100,000.00	\$85,160.94	\$14,839.06	85.16%
FY14-MOA-09/CNI	5/13/2014	9/30/2018		Florida Education Fund, Inc.	\$375,000.00	\$0.00	\$375,000.00	\$269,827.86	\$105,172.14	71.95%
FY14-PJB-01	5/29/2014	7/14/2015	11/30/2016	Johnson Controls, Inc.	\$2,087,524.00	\$174,507.51	\$2,262,031.51	\$2,339,572.00	(\$77,540.49)	103.43%
FY14-RFP-10/RED	7/24/2015	10/24/2015	5/31/2018	Lambert Advisory, LLC	\$173,277.29	\$387,007.71	\$560,285.00	\$559,847.92	\$437.08	99.92%
FY15-MOA-05/RED	5/1/2015	6/30/2017	12/30/2017	Tampa Police Department	\$226,285.00	\$0.00	\$226,285.00	\$195,268.94	\$31,016.06	86.29%
FY15-IFB-16/RED	12/22/2016	5/20/2016	7/31/2016	Gibraltar Construction Co. Inc.	\$850,000.00	\$35,952.84	\$885,952.84	\$885,952.84	\$0.00	100.00%
FY14-RFP-05A Task 3/RED	5/10/2016	6/9/2016		Jerel McCants Architecture Inc	\$25,500.00	\$9,813.00	\$35,313.00	\$33,400.50	\$1,912.50	94.58%
FY16-RFP-02/MEDI	8/1/2016	7/31/2018		Vistra Communications, LLC	\$79,710.00	\$58,920.00	\$138,630.00	\$113,800.02	\$24,829.98	82.09%
FY14-RFP-05C Task 4/RED	10/7/2016	1/6/2017		Design Styles Architecture, Inc	\$93,260.00	\$0.00	\$93,260.00	\$80,493.92	\$12,766.08	86.31%
FY16-RFQ-04/RED	8/12/2016	1/2/2018		The Hayes Construction Co	\$1,150,000.00	\$0.00	\$1,150,000.00	\$460,451.00	\$689,549.00	40.04%
FY14-RFP-05C Task 5/RED	12/13/2016	9/14/2017	12/31/2017	Design Styles Architecture, Inc	\$29,475.00	\$0.00	\$29,475.00	\$0.00	\$29,475.00	0.00%

Contract Register May 2018

Description	Start Date	End Date	Revised End Date	Vendor	Original Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete
FY16-MOA-06A/RARBR	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06B/RSMNL	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06C/RSHIM	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06D/RSCRG	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06E/RROBL	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06F/RJLY	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06G/CPNTAFF	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-06H/OSBAFF	2/1/2017	1/31/2018		Thomas A. Beckman	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY16-MOA-07/RED	1/2/2017	10/31/2017	12/31/2017	University of Tampa	\$32,885.00	\$0.00	\$32,885.00	32,885.00	\$0.00	100.00%
FY15-MOA-09/PPS	11/1/2015		8/6/2018	Dainara Acevedo	\$30,000.00	\$0.00	\$30,000.00	\$4,356.00	\$25,644.00	14.52%
FY16-RFP-01/ACCT	4/27/2016	4/26/2018		Berman Hopkins Wright & Laham, LLP	\$175,415.00	\$0.00	\$175,415.00	\$95,330.00	\$80,085.00	54.35%
FY16-RFP-03/HRES	8/1/2016	10/31/2016		Management Advisory Group, Inc.	\$30,000.00	\$0.00	\$30,000.00	\$24,750.00	\$5,250.00	82.50%
FY16-IFB-17/RED	2/13/2017	5/13/2017	10/31/2017	Pro-Fit Development Inc.	\$175,505.75	\$0.00	\$175,505.75	\$175,505.75	\$0.00	100.00%
FY16-RFQ-08/ACCT	3/24/2017	3/23/2019		Fallon Advisory LLC	\$100,000.00	\$0.00	\$100,000.00	\$46,475.00	\$53,525.00	46.48%
FY16-IFB-26/RED	5/17/2017	8/18/2017	1/5/2018	Pro-Fit Development Inc.	\$394,000.00	(\$1,139.00)	\$392,861.00	\$390,390.95	\$2,470.05	99.37%
FY16-IFB-29/RED	5/22/2017	9/29/2017	2/21/2017	Howard Jimmie LLC	\$1,337,204.00	\$485,000.00	\$1,822,204.00	\$1,565,534.00	\$256,670.00	85.91%
FY16-RFP-04/RED	6/1/2017	11/15/2017		Solar Source	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00	0.00%
FY16-RFQ-09/VADM	3/24/2017	3/23/2018		Abbie J. Weist, Inc.	\$12,000.00	\$0.00	\$12,000.00	\$8,803.50	\$3,196.50	73.36%
FY17-MOA-02/ORCC	4/24/2017	4/23/2018		Johnson & Johnson Janitorial Service, I	\$15,600.00	\$0.00	\$15,600.00	\$10,400.00	\$5,200.00	66.67%
FY14-RFP-07	3/20/2015	3/19/2017	3/18/2018	DDB Affordable Housing Consulting LLC	\$104,477.62	\$0.00	\$104,477.62	\$100,755.59	\$3,722.03	96.44%
FY17-MOA-04/PPS	8/31/2017	8/16/2018		Dainara Acevedo	\$42,500.00	\$0.00	\$42,500.00	\$18,378.50	\$24,121.50	43.24%
FY17-MOA-05/PPS	8/15/2017	3/31/2021		CareerSource Tampa Bay	\$148,275.00	\$0.00	\$148,275.00	\$25,934.97	\$122,340.03	17.49%
FY17-IFB-01/RED	7/3/2017	7/2/2018		Pro-Fit Development Inc.	\$2,500,000.00	\$0.00	\$2,500,000.00	\$1,317,851.72	\$1,182,148.28	52.71%
FY17-IFB-03A	8/1/2017	7/31/2018		Atlas Eco Pest Control Lawn and Termite	\$2,880.00	\$0.00	\$2,880.00	\$1,200.00	\$1,680.00	41.67%
FY17-IFB-03B	8/1/2017	7/31/2018		Florida Pest Control & Chemical Co.	\$61,140.00	\$0.00	\$61,140.00	\$30,570.00	\$30,570.00	50.00%

Contract Register May 2018

Description	Start Date	End Date	Revised End Date	Vendor	Original Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete
FY17-MOA-03/PPS	4/1/2017	3/31/2018		Speak Up Tampa Bay Public Access Televis	\$24,000.00	\$0.00	\$24,000.00	\$18,000.00	\$6,000.00	75.00%
FY17-MOA-06/YB	10/1/2017	6/30/2018		BONA5D Credit Consultants, LLC	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%
FY17-MOA-07/PPS	10/23/2017	3/31/2018		Free4Ever Now International, Inc.	\$18,385.00	\$0.00	\$18,385.00	\$15,037.00	\$3,348.00	81.79%
FY17-MOA-09/PPS	4/1/2017	3/31/2018		Early Learning Coalition of Hills. Cnty.	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00	0.00%
FY17-MOA-10/PPS	4/1/2017	3/31/2018		Wheels of Success, Inc.	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00	0.00%
FY17-MOA-11/PPS	4/1/2017	3/31/2018		Center for Nonprofit & Community Dev.	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	0.00%
FY17-MOA-12/RED	8/1/2017	12/30/2017		Tampa Police Department	\$50,686.30	\$0.00	\$50,686.30	\$0.00	\$50,686.30	0.00%
FY17-MOA-14/PPS	9/1/2017	9/30/2018		Iraida V. Carrion	\$8,400.00	\$0.00	\$8,400.00	\$0.00	\$8,400.00	0.00%
FY17-MOA-15/RED	7/1/2017	12/30/2017		Tampa Hillsborough Homeless Initiative	\$13,416.00	\$0.00	\$13,416.00	\$8,144.65	\$5,271.35	60.71%
FY14-RFP-04/VADM	10/31/2017	10/30/2018		CGI Federal Inc.	\$475,000.00	\$0.00	\$475,000.00	\$231,500.00	\$243,500.00	48.74%
FY15-RFP-03B ESA Task 12	8/24/2017	10/4/2017		Terracon Consultants, Inc.	\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	0.00%
FY15-RFP-03B ESA Task 13	8/24/2017	10/4/2017		Terracon Consultants, Inc.	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0.00%
FY17-MOA-18/PPS	9/1/2017	9/30/2018		Iraida V. Carrion	\$3,600.00	\$0.00	\$3,600.00	\$0.00	\$3,600.00	0.00%
FY17-IFB-05/RED	11/21/2017	1/19/2018	1/29/2018	Global 360 Painting	\$92,000.00	\$6,792.00	\$98,792.00	\$92,000.00	\$6,792.00	93.12%
FY16-MOA-04/CNI	10/1/2016	9/30/2017	9/30/2018	Success 4 Kids & Families	\$259,177.00	\$0.00	\$259,177.00	\$0.00	\$259,177.00	0.00%
FY17-MOA-19/RED	1/29/2018	2/19/2018		Small Construction Services Inc	\$48,000.00	\$0.00	\$48,000.00	\$10,400.00	\$37,600.00	21.67%
FY06-RFQ-29	8/1/2006	7/30/2010		MailFinance Dept. 3682	\$26,473.92	\$0.00	\$26,473.92	\$10,317.72	\$16,156.20	38.97%
Security Alarm/Monitoring	9/1/2003	8/31/2010		Tyco Integrated Security, LLC	\$27,674.72	\$0.00	\$27,674.72	\$14,899.24	\$12,775.48	53.84%
FY09-RFP-04	7/9/2004			CGI Federal Inc.	\$8,624,112.00	\$0.00	\$8,624,112.00	\$0.00	\$8,624,112.00	0.00%
FY16-IFB-19/RED	12/8/2016	2/7/2016		Brennick Brothers, Inc.	\$53,159.67	\$0.00	\$53,159.67	\$53,159.67	\$0.00	100.00%
FY15-RFP-03A Task 19	2/1/2017	3/1/2017		GLE Associates, Inc	\$3,137.00	\$0.00	\$3,137.00	\$0.00	\$3,137.00	0.00%
FY14-RFP-05A Task 1/RED	7/1/2015			Jerel McCants Architecture Inc	\$17,250.00	\$0.00	\$17,250.00	\$15,002.73	\$2,247.27	86.97%

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

**Department of Community Affairs
Lillian. C. Stringer, Director
April, 2018**

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

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

Community Engagement for the month of April

- Metropolitan Ministries Bridge-builders luncheon.
- NAHRO Washington Conference/Annual Legislative Hill Day Activities. Attendees at this event included Chairwoman Susan Johnson-Velez, CFO Susi Begazo-McGourty, Commissioner Rubin Padgett, and Lillian Stringer. It was a good conference and very productive with meetings scheduled with Representatives such as Congresswoman Castor, Senator Rubio and the Florida Caucus to discuss Housing Rent Reform, Housing Budgets, Capital Funding and other housing concerns. HUD Secretary Carson spoke during the opening of the Plenary Session that some of us missed due to flight arriving later that day; however, Chairwoman Johnson-Velez attended this session.
- Golf Tournament interview with PPS' Kevin Knox was scheduled with reporters from WTTA. The tournament was another very successful event as usual.
- American Cancer Society's Relay for Life, location this year was at the Robinson High School Track.

THA Calendar of Events

2018	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May			1st Martin's Retirement Luncheon	2nd Sexual Harrassment/DP	3rd	4th COT RFA Reviews	5th Cinco de Mayo
	6th	7th	8th Homebuyers Ed. Latinos Unidos Luncheon	9th Johnson Controls Training	10th Homebuyers Ed. West River Groundbreaking	11th Quarterly Inspections Review	12th Krunk for Christ Mother's Day
	13th Mother's Day	14th	15th	16th Board Mtg TBRA Case Manager Mtg	17th Business Plan Strategic Planning @ Stetson Law Center GTE Financial Literacy	18th Older Americans Celebration	19th Homebuyers Ed.
	20th	21st Simone Gans Mtg	22nd Staff in the Field	23rd Sexual Harassment Seminar	24th BAAA BOD Mtg	25th Resident Council Mtg	26th Women's Council Banquet
	27th	28th Memorial Day	29th	30th	31st		

June						1st	2nd
	3rd	4th	5th	6th	7th BAAA Meeting	8th	9th
	10th	11th	12th Homebuyers Ed. GTE Financial Literacy	13th	14th Homebuyers Ed. Men's Health (WC)	15th Strong Families Collaboration	16th
	17th Father's Day	18th	19th Active Shooter Training	20th Board Mtg	21st Business Plan Strategic Planning @ TBD	22nd	23rd Homebuyers Ed.
	24th	25th	26th	27th	28th Bay Area Apt Assoc BOD Mtg	29th	30th

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



BOARD OF COMMISSIONERS

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P. O. Box 4766
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OFFICE:
(813) 341-9101

www.thafl.com

**FOR IMMEDIATE RELEASE
(Photo included)**

Contact: Lillian C. Stringer
Director of Community Affairs
813-341-9101, Ext. 3540

GROUNDBREAKING CEREMONY FOR FIRST NEW CONSTRUCTION AT FORMER NORTH BOULEVARD HOMES SITE IN WEST TAMPA!

Mayor Bob Buckhorn will attend and give remarks as well as HUD representatives, other local officials and former senior residents.

Tampa, FL (May 2, 2018) - The Housing Authority of the City of Tampa is excited to announce the groundbreaking ceremony for The Renaissance at West River, the first new construction on the former North Boulevard site where demolition began on June 29, 2017. The Renaissance at West River will be a fully funded, 160 unit senior building to be located at the corner of Main Street and Rome Avenue in West Tampa.

Jerome D. Ryans, Tampa Housing Authority's President/CEO said, "This monumental groundbreaking ceremony signifies the rebirth of this West Tampa site that will create a true center city designed to support a diverse, multi-generational mixed use, mixed-income community that will seamlessly integrate into the nearby West Tampa area and support the greater development needs of this community."

Those living here will include public housing, Section 8 and tax credit families.

Sr. VP and Chief Operating Officer, Leroy Moore said, "Upon completion, the West River community will provide 1,240 market-rate, for rent multi-housing apartments, 96 for-sale town-homes and 842 affordable family/senior housing. The retail/office components serving the local community will include 90,000 square feet of retail and 70,000 square feet of office space."

WHEN: Thursday, May 10, 2018, 10:00 a.m.
WHERE: Corner of Main Street and Rome Avenue in West Tampa

THIS EVENT IS OPEN TO THE PUBLIC

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

FL – TAMPA -- HOW DEVELOPERS DISCOVERED TAMPA’S ‘BEST-KEPT SECRET’

New York Times – 4/10/2018 – by Nick Madigan – REAL ESTATE

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TAMPA, Fla. — When Paul Guzzo first set eyes on Tampa in 1999, he was not impressed. “I thought, this isn’t a city — it’s a ghost town,” said Mr. Guzzo, a native of Trenton who, like so many other Northerners, had moved south for the balmy weather. “It was like a small town looking to become a big city.”

Against his better judgment, he stayed, and has since been able to observe the gradual metamorphosis of the city’s center: A slew of developments, some completed, others planned or under construction, have imbued Tampa with a sense of dynamism that most people here agree it sorely lacked. Even some of Bill Gates’s billions are in on the action. “You couldn’t have imagined that it would become what it is,” said Mr. Guzzo, 42, who writes about the area’s history, among other topics, for The Tampa Bay Times. “There’s stuff to do downtown. There are people there 24 hours a day. That’s the difference.”

A forecast by Dodge Data & Analytics predicts that \$13 billion will be spent on development in the Tampa Bay area — which includes Tampa, Clearwater and St. Petersburg — through 2022. That figure, for both new construction and renovations, includes apartments, condos and commercial and institutional buildings. The most ambitious of the projects is Water Street Tampa, a \$3 billion, multiuse development covering 16 blocks on and around the city’s downtown waterfront. The project is being underwritten by Strategic Property Partners, a joint venture of Cascade Investment, owned by Mr. Gates, the Microsoft co-founder, and Jeffrey N. Vinik, the owner of the Tampa Bay Lightning hockey team.

The 42-acre development, scheduled for completion in 2027, will comprise 17 buildings, including two new hotels and the renovation of a third, as well as restaurants and rooftop bars, one million square feet of cultural and retail space, 3,500 residential units and an “innovation hub.” It will also include two million square feet of office space in what will be the first new office towers here in almost 25 years, according to the developer. Already under construction in the Water Street development is the University of South Florida’s Morsani College of Medicine and Heart Institute, a 325,000-square-foot facility that is set to open next year.

“We’re filling the hole in the middle of the doughnut,” said James Nozar, Strategic Property Partners’ chief executive, referring to the Water Street project’s position in a sparsely developed area in the heart of the city, which includes Amalie Arena, home of the Lightning. One of the aims of the project, he said, is to “reconnect downtown to the waterfront.” To support the outside investment, officials from Tampa and Hillsborough County have agreed to split the roughly \$100 million cost of a revamped street grid in and around the Water Street project. Planned improvements include new parks, sidewalks, storm drains, underground utility and communications pathways, as well as lines connected to a cooling plant that will provide chilled water to the air conditioning systems of the buildings.

The streets are being designed with driverless cars in mind and parking structures that could be converted to other uses. Renderings of the project show wide, verdant sidewalks, with bustling businesses, cafes, shade trees and children running through fountains. The developer estimated that 23,000 people will fill the Water Street area every day, as residents, visitors or workers. “I’ve been dreaming of this for a long time,” said Bob Buckhorn, who has been Tampa’s mayor since 2011. “We’ve changed our economic DNA. I knew that if we were going to invest in intellectual capital, we had to create a built environment and an urban core that was attractive to young people, which meant completely transforming downtown Tampa on the waterfront.”

There was much that needed changing. Tampa, incorporated in 1849, was long known for little more than phosphate mining, cigar factories, mobsters and corrupt politicians. It was sometimes derisively referred to as Sin City or Little Chicago. There was an extensive streetcar system beginning in the 1890s, and the city erected its first skyscrapers in the 1920s, said Gary Mormino, a former professor of history at the University of South Florida. But by the late 1950s, he said, the city center had gone into a “death spiral.”

Mr. Mormino recalled walking around the Channelside area just east of downtown in the early 1980s and seeing a “deserted” landscape that was populated by jack rabbits and home to abandoned shipping wharves and a dilapidated cast-iron drawbridge. “What’s going on now is on a very different level,” Mr. Mormino said. “Now, it’s on steroids. It’s pretty dramatic.”

FL – TAMPA -- HOW DEVELOPERS DISCOVERED TAMPA’S ‘BEST-KEPT SECRET’

New York Times – 4/10/2018 – by Nick Madigan – REAL ESTATE

City and county officials hope to attract companies in the high-tech, financial and creative sectors to fill the new space, not only downtown but elsewhere in the area. In the last three years, Bristol-Myers Squibb, Johnson & Johnson, Amgen, Ashley Furniture and Bertram Yachts have opened offices or other facilities here.

“This whole area has gone through a transformation,” said Noah Breakstone, a managing partner at BTI Partners, a developer based in Fort Lauderdale. BTI is planning the \$400 million Westshore Marina District, a 52-acre waterfront project in Tampa on long-vacant industrial land. “Tampa presented a strong opportunity for us,” Mr. Breakstone said. “It has a lot of dynamics similar to what Miami had in terms of its ability to grow, but Miami is now out of land. Tampa still has available land on the waterfront — a really limited commodity in most places.”

Plans for the Westshore Marina District call for hundreds of townhouses and condominiums, as well as restaurants and stores. Its crown jewel, the developer said, will be Marina Pointe, a complex with a 150-slip marina, the largest in Tampa, and three 16-story towers designed by the Miami architect Kobi Karp, each with 110 condominiums. Three other South Florida developers, the Related Group, Lennar Corporation and the Bainbridge Companies, have purchased parcels from BTI in the Westshore site for their own residential developments. **Related, a major Miami-based developer, has several other residential projects in the works in Tampa and St.**



A rendering of Water Street Tampa, a \$3 billion multiuse development planned in downtown Tampa. Credit Strategic Properties/Riverfilm

Petersburg, including the rebuilding of Tampa’s oldest public housing site into a \$350 million development with 1,636 mixed-income units and 177,000 square feet of commercial space.

To the east of the Westshore Marina District, the New York developer Bromley Companies is planning a mixed-use, 1.8-million-square-foot project called Midtown Tampa at a cost of more than \$400 million. In its announcement last month, the developer said that it would include 750,000 square feet of office space, 400 apartments or condominiums, a 225-room hotel and 240,000 square feet of retail and entertainment space. The Tampa Bay area, which has a combined population of about three million, ranked fourth in the nation in terms of growth in 2016, when some 58,000 people became residents, according to the Census Bureau. Officials here note that Zillow Research last month named Tampa the top market in the United States for first-time home buyers.

From 2012 to 2016, about 148,000 jobs were created in the area, said Craig J. Richard, the chief executive of the Tampa Hillsborough Economic Development Corporation. Tampa, he added, has long labored under an inferiority complex. “We just plod along as a happy little town, but we don’t know how good we really are,” he said. “We’ve got housing affordability, sports teams, museums, beaches, blue skies and palm trees. There are not a lot of places that can claim such a great quality of life.” Mr. Richard added that the market had been untapped for many years in terms of major construction, especially downtown. “The last thing you want to be, in terms of economic development, is a best-kept secret,” he said, “but we’ve managed to do that for decades.”

Moving Section 8 families to wealthier neighborhoods may mean higher rents for those left behind

By Christopher O'Donnell, Times Staff Writer, Published: April 13, 2018, Updated: April 14, 2018 at 06:41 PM

Contact Christopher O'Donnell at codonnell@tampabay.com or (813) 226-3446. Follow @codonnell_Times



Just over half of the roughly 1,200 residents at Tampa Park Apartments receive housing subsidies, many of those through federal housing choice vouchers commonly known as Section 8. Those subsidies are set to change under a new federal rule that requires local housing authorities base them on average rents in each zip code. [JAMES BORCHUCK | Times]

Urban Development, which funds Section 8, is not providing any additional money. "It's just an unfortunate situation; we've been told we have to put them in," said Tony Love, chief executive of the St. Petersburg Housing Authority. Love's agency has requested a waiver to delay the new rule but it's unclear if HUD has any leeway.

HUD Secretary Ben Carson last year ordered a two-year delay for the rule, adopted under President Barack Obama's administration and known as Small Area Fair Market Rent or SAFMR. Local housing agencies needed more time to prepare, HUD said. But after a civil rights group sued, a court ruled that HUD must move ahead with the policy. While local housing agencies are concerned, some affordable housing advocates welcome the policy. They say it will help desegregate metropolitan areas and end the clustering of subsidized housing in certain neighborhoods. More than 2 million Americans get subsidized housing through the Housing Choice Voucher Program, more commonly known as Section 8. Typically, it pays two-thirds of the cost of rent and utilities for low-income families. But under the old payment rule, vouchers were capped at a percentage of the average rent for an entire county or region.

In Tampa Bay, for example, a two-bedroom voucher would cover up to \$1,045 per month for rent and utilities. As a result, families are often priced out of better neighborhoods where rents are higher. Now, housing agencies must establish different subsidy levels for each ZIP code they serve. For example, in downtown Tampa or Tierra Verde, where rents are among the region's highest, that same two-bedroom voucher would now pay up to \$1,570, according to HUD data. "It makes it easier for people to move out of low-rent areas, which are generally areas of racial concentration and low poverty," said Ed Gramlich, a senior adviser with the National Low Income Housing Coalition, a Washington, D.C., non-profit that advocates for more and better affordable housing.

If subsidies are reduced in low-income neighborhoods, the shortfall should be passed on to landlords, Gramlich said. "Landlords are not keeping up properties and are getting more than they need," he said. But local housing agencies fear that in a tight rental market, more landlords will refuse to take vouchers, reducing the region's affordable housing stock. And landlords in higher-rent communities may resist the "stigma" of subsidized housing because it could upset current tenants. "The market is saturated with renters," said Margaret Jones, the Tampa Housing Authority's director of assisted housing. "Landlords don't have to deal with Section 8 if they don't want to."

In St. Petersburg, housing subsidies would drop in roughly nine of the 28 ZIP codes, according to officials there. In 33709, an area that includes Kenneth City, the maximum subsidy would drop to \$960. The new rule does include a hold-harmless provision for tenants in existing leases but that would end once they move. And without additional funding, the higher subsidies in other ZIP codes could drain Section 8 funds faster, meaning fewer families can get assistance, officials said. The SAFMR rule has already been tried in a handful of metropolitan areas with mixed results.

TAMPA — Families who rely on housing vouchers may have a chance at moving to neighborhoods with better schools and homes under a new federal rule that took effect this month. But the rule may also saddle thousands of low-income families with higher rents if they stay put, local housing agencies warn. Tampa Bay is among 24 metropolitan areas where housing subsidies will be raised in some neighborhoods so families can move out of high-poverty neighborhoods. But the flip side is lower housing subsidies in poorer neighborhoods that traditionally supply most of the region's Section 8 housing. Local housing authorities say this has left them in a bind. They either make low-income families pay the shortfall or pass it on to landlords and risk losing them from the voucher program.

A Tampa Housing Authority analysis found that as many as 4,500 families in Hillsborough County could end up paying more in rent under the new rule. In St. Petersburg, Housing Authority leaders say they would need an extra \$4 million per year to spare families from higher rents. But the U.S. Department of Housing and

Moving Section 8 families to wealthier neighborhoods may mean higher rents for those left behind

By Christopher O'Donnell, Times Staff Writer, Published: April 13, 2018, Updated: April 14, 2018 at 06:41 PM

Contact Christopher O'Donnell at codonnell@tampabay.com or (813) 226-3446. Follow @codonnell_Times

The city of Dallas adopted it in 2011. Among voucher holders who moved to different ZIP codes, those landing in so-called "high-opportunity" neighborhoods tripled, from 5 percent to 15 percent, according to the Center on Budget and Policy Priorities. But in five metropolitan areas that adopted the approach more recently, the number of homes available to voucher holders in low-rent neighborhoods fell, a HUD study found. Still, the study also found that more voucher holders in the five areas moved to higher-rent communities.

In the Sarasota-Bradenton metropolitan area, also required to adopt the new rule, subsidies in 40 percent of ZIP codes will decrease by more than \$200 per month, said William Russell, president and chief executive of the Sarasota Housing Authority. They will rise in only 25 percent of ZIP codes. Russell fears the result will be less choice for residents. "At a time when we could least afford it, it will contract the available supply for our families," he said. "I think we're going to have a problem."

More Information

Housing subsidies

These maximum monthly rent subsidies for Section 8 vouchers in Hillsborough County and St. Petersburg will change under a new federal rule.

Efficiency: \$765 \$765

One bedroom: \$842 \$842

Two bedroom: \$1,045 \$1,045

Three bedroom: \$1,381 \$1,373

Four bedroom: \$1,657 \$1,656

Five bedroom: \$1,906 N/A

Source: Tampa and St. Petersburg housing authorities

Merchants hanging on until day when West Main Street lives up to its name

By Christopher O'Donnell, Times Staff Writer | Published: April 16, 2018 | codonnell@tampabay.com or (813) 226-3446.



Figure 1 --West Main Street in Tampa was once a thriving economic center for African-Americans and Cuban-American businesses. The West River project is expected to transform the area again but for now, it feels like something of a ghost town, business owners say. [OCTAVIO JONES | Times]



Figure 2 --Mattie Johnson, left, orders a barbecue sandwich Bar-B-Que King while talking to manager Gene Howard, (top left) Bobby Rome (top right), and Millie Cates, 42, right. Bar-B-Que King, which has been open for over 60 years, is one of the last few businesses left on Main St. [OCTAVIO JONES | Times]



Figure 3 --Amelia Howard, owner of Bar-B-Que King, takes a photo with her father Gene Howard. Bar-B-Que King which has been open for over 60 years is one of the last few businesses left on Main Street. It used to stay open until 4 a.m. on weekends but now closes at 1 a.m. as business has dropped with the demolition of North Boulevard Homes. [OCTAVIO JONES | Times]

TAMPA — Life still happens outdoors on Main Street. Jay Smith details a black SUV on the side of the road using a portable generator for his vacuum and power-washer. An older man in a folding chair gets a haircut in the sun. The open door of a store with no name or cash register reveals a heated game of dominoes inside. But it's harder now to see the traces of the once eclectic and vibrant neighborhood that for decades was the heart of West Tampa's black community. More than 2,300 people moved away in the past two years after the demolition of two aging public housing complexes — Tampa Presbyterian Village and North Boulevard Homes. Main Street lost its only bus route in November and the number of children at the local elementary school has dwindled. Some business owners say it's now like a ghost town, in danger of losing its soul. Long-standing businesses like Fourth of July Cafe have closed their doors while others struggle to adjust to the loss of foot traffic as sales have dropped by as much as 50 percent. New homes and stores will come eventually.



Figure 4 --Decades ago, West Main Street in West Tampa was a thriving economic center for African-Americans and Cuban-American businesses. The West River project is expected to revitalize the area around the former North Boulevard Homes. [OCTAVIO JONES | Times]



Figure 5 --The Fourth of July Cafe closed in June. Once a staple of Main Street, it operated out of the old Bank of West Tampa building on the corner of north Howard Avenue. West Main Street in west Tampa was once a thriving economic boom for African-Americans and Cuban-American businesses. [OCTAVIO JONES | Times]



Figure 6 --Barber Ben Wright cuts the hair of Silas Fisher, 65, a former west Tampa resident while they reminisce on the good times growing up in the neighborhoods around Main Street. Wright, the owner of Foster's Barbershop, says he's lost of a lot of walk-in customers who lived in the demolished North Boulevard Homes. [OCTAVIO JONES | Times]

The \$350 million West River urban renewal project promises a walkable, mixed-income neighborhood of apartment blocks and neighborhood parks. But residents fear that what emerges won't be a place where you pull up a chair on the side of the street, where you can always find a neighbor willing to lend you a dollar. And they fear they will be priced out. "This is our community and they're pushing us away," said Bernadine Anthony, who works on Main Street and lived in Tampa Presbyterian Village until it was torn down in 2016. The loss of so many residents from a community will inevitably affect businesses, said Leroy Moore, the **Tampa Housing Authority's** chief financial officer. But when new construction starts in May, hundreds of workers will come to the area every day and spend money there, Moore said. And he bristles at the suggestion that West River is a plan to gentrify the area.

Merchants hanging on until day when West Main Street lives up to its name

By Christopher O'Donnell, Times Staff Writer | Published: April 16, 2018 | codonnell@tampabay.com or (813) 226-3446.

There will be 820 homes for low-income families, the same number lost in the demolition of North Boulevard Homes. They will be accompanied by hundreds of market-priced homes to avoid creating a pocket of poverty, Moore said. "You want a diverse community but you don't want to replace working or low-income families with a higher income or different ethnic population," he said. "That has never been the aim or result of any of our projects." Still, Ricardo Castro, who opened upscale "artisan bakery" Piquant on the corner of Main and North Howard Avenue about a year ago, sees a neighborhood on the cusp of change. Customers for his croissants, pastries and sandwiches are treated to piped-in French pop music. Castro notes the "promising sign" of Bentleys and Teslas in the bakery's parking lot. "A lot more people from the south side of Kennedy (Boulevard) are moving here."

• • •
 Pictures of Malcolm X and James Bond hang in Foster's Barber Shop, where owner Ben Wright is sweeping hair off the floor. He is too young to remember West Tampa's cigar-factory heyday in the early 20th Century. At that time, West Tampa was Florida's fifth largest city. It was annexed by the city of Tampa in 1925 and then hit by the Great Depression and the closure of the cigar factories. But Wright does remember many of the mom-and-pop barber shops, bodegas, meat markets and diners that sprang up to cater to black and Hispanic families who snapped up affordable homes in the area after World War II. Some became neighborhood mainstays like Bar-B-Que King, which opened on Main Street in the 1960s. Foster's Barber Shop was another.

Owner Nathaniel Foster used to give free haircuts to poor kids. The community repaid him with free labor and materials when he was denied a loan for a new shop, Wright said. After roughly 50 years in business, Foster died in November and Wright took over the shop. He has seen his trade go down by about 20 percent, mostly from the loss of walk-in customers, he said. Wright remains confident Foster's will survive. His customers are comfortable with its classic 1970s barbershop feel, he said. But if he senses that his clientele is changing, he plans to remodel and modernize. "You've got to be able to embrace it and blend in," he said. "I'm a chameleon." Other business and institutions are also trying to figure out the new landscape of Main Street. Thang Nguyen, part owner of Crab Master, has seen a decline in sales of Dungeness crabs, lobster, mullet, red snapper and other seafood. The store is now concentrating more on wholesale customers.



Figure 7 --Antique barbering items hang from the walls at Foster's Barbershop in West Tampa. Foster's, which has been open for over 60 years, is one of the last few businesses left on the stretch of Main Street between Rome and Armenia avenues. [OCTAVIO JONES | Times]



Figure 8 --Shalanda Roberts, 43, owner of 813 Salads & Seafood on Main Street in West Tampa, says the closure of North Boulevard Homes caused a 20 percent decline in walk-in customers. She is making up for the loss by focusing more on deliveries. [OCTAVIO JONES | Times]



Figure 9 --Piquant chef and co-owner Ricardo Castro, 43, right, and baker Angel Delgado, 43, left, prepare to bake bread for a customer at their restaurant on the corner of North Howard Avenue and Main Street in Tampa. Castro said he sees a neighborhood that is changing and expects it to attract more residents in the next few years. [OCTAVIO JONES | Times]

Business at Levelz, a unisex hairdresser, has plummeted by 50 percent, mostly from the loss of walk-in customers, said owner Terraine Wright. Nestled into the north side of North Boulevard, Just Elementary School taught generations of the neighborhood's children. Its enrollment has fallen from 627 children in 2013 to 342 this year. That has been a mixed blessing, said Ire Carolina, principal since 2014. Smaller classes mean students get more one-on-one time. The school's grade has risen from a D to a B in the past two years. But two classrooms are permanently empty and, this year, the district cut three of the school's instructional coaches. District officials say there are no plans to close or consolidate the school, but that has not stopped rumors. "When North Boulevard Homes was closing, people were very apprehensive," Carolina said. "A lot of people want their kids to come here." On the north side of Main Street, Shalonda Roberts gets ready for the lunch crowd at her 813 Salads & Seafood diner. Roberts started selling her lobster and shrimp concoctions just over three years ago because she loves to cook. To stay afloat, she has focused more on deliveries.

Merchants hanging on until day when West Main Street lives up to its name

By Christopher O'Donnell, Times Staff Writer | Published: April 16, 2018 | codonnell@tampabay.com or (813) 226-3446.

Uber Eats has been a godsend. She offers discounts through online service Groupon to draw more customers from outside the neighborhood. "I'm trying to stick it out until everything comes back," Roberts said. Her family has lived around Main Street for two generations. Her grandfather used to play chess and checkers on park benches. Now, Main Street is eerily quiet, she said. There's fewer people. The No. 7 bus no longer trundles down the street. "It doesn't feel the same. It's bland, like a ghost town."

• • •

Few would argue that the area around Main Street needed redevelopment. Built in the 1940s, the barrack-style structures of North Boulevard Homes were dilapidated. Many had no air-conditioning. And there had been little investment in the surrounding neighborhood over the past 40 years. In 2015, when the city created a West Tampa redevelopment zone, it was one of the city's most blighted neighborhoods. The crime rate was 1 1/2 times higher than the city average and more than twice as many structures than average rated "fair" or "poor." Large areas lacked sidewalks and decent street lighting. The median annual income of people here — two-thirds of them African-American, 20 percent Hispanic — was less than \$19,000. The redevelopment designation means new property taxes collected from within the area can be funneled to sidewalks and street lighting.

So far, the taxes have brought in about \$1 million in two years. But that money has largely remained unspent while a citizens advisory committee draws up a five-year plan for how to improve the area. The group is chaired by Joe Robinson, a local engineer and businessman who has lived in West Tampa since he was a child. Robinson said West River will help provide needed affordable housing but points out that the project goes no farther west than Rome Avenue. More investment will be needed in what he describes as the "rough" stretch of Main between Albany and Howard avenues. "You've got loitering, you've got drug sales going on and open container drinking," Robinson said. "You can't get new people to come in and start businesses with all that at your front door." The revenue the district has raised could be used to improve store facades and other street improvements on Main Street. The district should start producing more property taxes in the next few years with construction and other investment, said Bob McDonough, Tampa's economic development chief.



Figure 10 --Heather Kirschner, 21, a baker, prepares to bake a sheet of chocolate chip cookies at Piquant, a French-style bakery and cafe at north Howard Avenue and west Main Street in Tampa. The West River project is expected to transform the area around the former North Boulevard Homes. [OCTAVIO JONES | Times]



Figure 11 --Ricardo Castro is chef and co-owner of Piquant at Main Street and North Howard Avenue. In the next few years, the West River project is expected to transform the area around the former North Boulevard Homes a few blocks east of the business. [OCTAVIO JONES | Times]

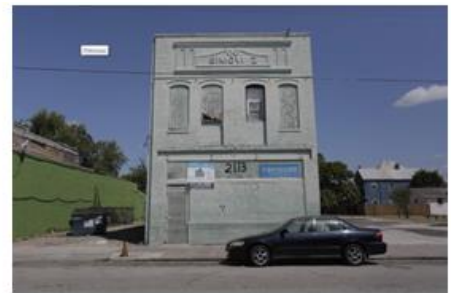


Figure 12 --A dilapidated building is for sale on Main Street in West Tampa. The West River project is expected to transform the area around the former North Boulevard Homes. But for now, demolition to pave the way has made the area something of a ghost town. [OCTAVIO JONES | Times]

Groundbreaking is scheduled for May on a seven-story apartment block for seniors with ground floor retail. Soon to follow is rehabilitation of the eight-story Mary McLeod Bethune senior housing tower. A third apartment block with 118 units at Willow Avenue and Main Street could also break ground this year. Private-sector homes also have sprung up, including town homes built by Lennar on the south side of Interstate 275. And the area will benefit from the city's \$35.5 million outlay on remaking Julian B. Lane Riverfront Park, scheduled for a grand opening May 12. "That's a recreational facility that shows that we're serious about investment in that community," McDonough said. New customers can't come soon enough for Bar-B-Que King. Amelia Howard's great-grandfather, James Bloomfield, started the takeout-only business on Main Street about 60 years ago in a tiny storefront where it still operates today. Ribs and chicken are wood smoked in a brick pit in one corner of the shop. A pile of hickory logs are piled outside. Until a few years ago, it would be open until 4 or 5 a.m. weekends to feed people coming out of nearby nightclubs. Now it closes by about 1 a.m. Howard said Bar-B-Que King has seen nearby businesses come and go. "We're like the last ones standing."

Hundreds wait for long overdue \$26 million Tampa public housing project

WFLA, By: Mark Douglas | Posted: Apr 19, 2018 04:12 PM EDT | Updated: Apr 19, 2018 06:39 PM EDT



TAMPA, Fla. (WFLA) - Plagued by crooked contractors, botched construction and even the weather, the much ballyhooed Tempo residential tower in the “Crown Jewel” Encore development has become the Tampa Housing Authority’s biggest boondoggle. And it’s not over yet. That’s a problem because there are 407 people on the wait list to move into the Tempo’s 203 units. Felicia Ward, who cares for her two young grandchildren, is one of them.

“I’ve been waiting for over two years,” Ward said. “It’s very hard very hard.” Of those units, 142 are dedicated to tenants in need of assisted-housing subsidies like

Ward, who works as a school bus aide and must now move from relative to relative until her unit is ready. Altogether, there are nearly 8,000 people on the THA’s citywide waitlist in need of affordable housing in Tampa. The THA insists that its Tempo project partner Bank of America is now covering millions in cost overruns, not taxpayers, but the project still amounts to a useless asset without any rental income stream funded by \$26 million taxpayer dollars long ago.

Construction on the Tempo began in 2014, but it’s still only 70 percent finished, even though it was supposed to be “substantially completed” more than two years ago. “I would say we are doing the very best we can under the circumstances and we’ll continue to do so,” said THA Chair Susan Johnson-Velez. Construction since last summer, when the original contractor estimated the project was 85 percent completed, has actually gone in reverse due to a list of about 80 “remedial” repairs identified by the THA’s current Tempo contractor Kast Construction. Wednesday, THA Real Estate Manager Leroy Moore offered a brief but optimistic overview of the project.

“Continuing to rip out certain things,” Moore told THA commissioners. “But it’s really looking good from a daily basis. You can see the progression of the work there.” “We want a perfect building and to get a perfect building they need to do everything they need to do to turn a building out that’s perfect,” said THA Executive director Jerome Ryans. “We don’t want any problems with this situation.” But since the start of construction four years ago, there have a multitude of problems on that project. Kast took over the job of building the seven story structure last year amid a raging legal battle pitting the THA and its development partner Bank of America against the original Tempo building contractor, Siltek Group Inc., and the project’s surety company.

According to a 389 page lawsuit filed by the THA, Siltek was managed by a “known fraudster” based in South Florida, Rene Sierra, who “devastated” the project with a toxic blend of bad decisions, penny-pinching and incompetence. Sierra resigned from Siltek amid a federal corruption probe that ultimately led to his guilty plea and conviction for ripping off the federal government in a massive public housing construction scam in South Florida. But the THA lawsuit alleges Sierra’s resignation was simply a shell game because his wife, Ana P. Silveira-Sierra, took over the company even though she had no construction experience or day to day involvement in the Tempo project. By Rene Sierra’s own admission, she worked from home where her primary role was caring for Sierra’s children.

When the THA fired Siltek in June 2016 amid mounting construction problems and Sierra’s indictment, Ana Sierra formed a new company called Tron Construction LLC and immediately sought to continue working on the Tempo project with the blessing of the surety company that originally guaranteed completion under a \$26 million dollar contract with THA. Last summer, Kast began undoing damage from flawed construction and tropical storm rain damage to the open structure. That required stripping all of the stucco from the nine story structure and the removal, repair and replacement of every window and sliding glass door in the building because they all leaked.

That was just one of about 80 deficiencies that the THA claims it has to repair or re-do on the building before advancing toward completion. Ryans says he’s confident the first 203 people on Tempo’s waiting list will be able to move in sometime this year. But unlike last summer when Ryans enthusiastically told 8 On Your Side the message for prospective residents was to “get ready to move in, pack your stuff,” he’s no longer making any predictions on a ribbon cutting date for Tempo, with 30 percent of the project still incomplete.

HUD Secretary proposes raising rent for low-income Americans receiving federal housing subsidies

Tracy Jan, Caitlin Dewey, Jeff Stein, Washington Post | Published: April 26, 2018 | Updated: April 26, 2018 at 09:37 AM



HUD Secretary Ben Carson, seen here on March 20, has pushed for raising the amount that low-income families are expected to pay for rent. Bloomberg photo by Eric Thayer

WASHINGTON - **Housing and Urban Development** Secretary Ben Carson proposed far-reaching changes to federal housing subsidies Wednesday, tripling rent for the poorest households and making it easier for housing authorities to impose work requirements.

Carson's proposals, and other initiatives aimed at low-income Americans receiving federal assistance, amount to a comprehensive effort by the Trump administration and Republicans in Congress to restrict access to the safety net and reduce the levels of assistance for those who do qualify.

The ambitious effort to shrink federal assistance has been dubbed "Welfare Reform 2.0," after Bill Clinton's overhaul of the welfare system in 1996. The proposals - affecting housing, food stamps and Medicaid - would require congressional approval.

Trump earlier this month signed an executive order directing federal agencies to expand work requirements for low-income Americans receiving Medicaid, food stamps, public housing benefits and welfare. The agencies are supposed to issue recommendations to the White House within 90 days.

Just last week, House Republicans advanced a plan to strengthen work requirements for the Supplemental Nutrition Assistance Program, commonly known as food stamps, as part of the 2018 Farm Bill. Housing and Urban Development Secretary Ben Carson proposed far-reaching changes to federal housing subsidies Wednesday, tripling rent for the poorest households and making it easier for housing authorities to impose work requirements.

The proposal approved by the House Agriculture Committee would expand work initiatives, mandating that most adult recipients under 60 work part-time or enroll in a state-run training program. It would apply to as many as 7 million adults.

The Trump administration has also started allowing states to impose work requirements on residents enrolled on Medicaid.

The initiative unveiled by Carson Wednesday would raise the rent for tenants in subsidized housing to 35 percent of gross income (or 35 percent of their earnings working 15 hours a week at the federal minimum wage), up from the current standard of 30 percent of adjusted income. About half of the 4.7 million families receiving housing benefit would be affected, HUD officials said.

The cap on rent for the poorest families would rise to about \$150 a month - three times higher than the existing \$50 ceiling. About 712,000 households would see their monthly rents rise to \$150, the officials said.

"There is one inescapable imperative driving this reform effort," Carson said in a call with reporters. "The current system isn't working very well. Doing nothing is not an option."

The HUD secretary said government spending on housing increases every year - without reaching the vast majority of those who qualify for aid. Only one in four eligible families receive housing benefits, he said. The rest remain on the waiting list for years and may never receive help.

"Every year, it takes more money, millions of dollars more, to serve the same number of households," Carson said. "It's clear from a budget perspective and a human point of view that the current system is unsustainable."

He added that decades-old rules on rent calculations are "far too confusing," often resulting in families who earn the same income paying vastly different rent "because they know how to work the system."

HUD also wanted to scrap rules allowing deductions for medical and child care costs when determining rent which Carson said gave some tenants an unfair advantage.

"They know how to include certain deductions that other people may not be aware of," Carson said. "We really want to level the playing field and make it much more even for everyone."

Housing advocates criticized the HUD proposals as "cruel hypocrisy," coming on the heels of tax breaks to wealthy Americans and corporations.

HUD Secretary proposes raising rent for low-income Americans receiving federal housing subsidies

Tracy Jan, Caitlin Dewey, Jeff Stein, Washington Post | Published: April 26, 2018 | Updated: April 26, 2018 at 09:37 AM

"When we are in the middle of a housing crisis that's having the most negative impact on the lowest-income people, we shouldn't even be considering proposals to increase their rent burdens," said Diane Yentel, president of the National Low Income Housing Coalition.

Carson's proposed bill would also allow public housing authorities to impose work requirements. Currently, only 15 out of 3,100 housing authorities across the country require some sort of work or job training in return for benefits, HUD officials said.

In Atlanta and Charlotte, North Carolina, at least one adult needs to work 30 hours a week for a household to receive housing benefits. Chicago requires able-bodied beneficiaries to work 20 hours a week.

Seniors over the age of 65 and individuals with disabilities would be exempt from the rental increases for the first six years. They would also be exempt from any work requirements. HUD officials said that group makes up more than half of the 4.7 million families receiving subsidies.

The proposal would move to verify tenants' household income every three years instead of annual reviews, which Carson said would encourage residents to work more without immediately facing a rent increase.

The Trump administration has long signaled through its budget proposals that it aims to raise the bar for federal assistance, in large part through expanding work requirements.

On food stamps, Republicans have pitched the new work requirements as a way to help people out of poverty while focusing assistance on those most in need. About 42 million Americans depend on food stamps.

Democrats and anti-hunger advocates say the proposed work requirements could force as many as 1 million people off the program over the next 10 years, citing estimates from the Congressional Budget Office. They have also expressed doubts about the proposed expansion of state job training programs for recipients.

"Food is coming off the table to pay for this vast bureaucracy," Stacy Dean, the vice president for food assistance at the Center for Budget and Policy Priorities said.

Separately, the Department of Agriculture has begun restoring work requirements in areas that had high unemployment during the economic downturn.

Trump's budget proposal also included a controversial suggestion to replace half of families' cash benefits with a box of nonperishable, government-sourced goods.

After failing to repeal the Affordable Care Act through Congress in 2017, the Trump administration has also started allowing states to impose work requirements on residents enrolled on Medicaid - a first in the history of the 53-year health care program.

Three states - Kentucky, Indiana, and Arkansas - have enacted Medicaid work requirements. Seven additional states have applied to do the same.

Kentucky says the changes will lead 95,000 people to lose Medicaid coverage over the next five years.

The Trump administration also gave states permission to impose much higher premium payments and kick people off Medicaid for failing to pay. Obama administration officials had permitted more limited versions of these policies for states during the expansion of Medicaid, but Trump officials approved changes aimed solely at reducing enrollment.

"There's a retrenchment of the policies passed under the Affordable Care Act that helped people stay enrolled on Medicaid," said MaryBeth Musumeci, associate director of the Kaiser Family Foundation's program on Medicaid and the uninsured.

Carson laid out the administration's plans in a press call about an hour before a Wednesday afternoon House Financial Services subcommittee hearing on rent reform.

"Changes that are made to the rental structure ultimately have to be approved by Congress," Carson said. "These are the suggestions that we are making."

HUD's Carson needs compassion to help, not punish, the poor

Orlando Sentinel, April 27, 2018, 6:10 PM



BUT HOUSING AND URBAN DEVELOPMENT SECRETARY BEN CARSON IS PROPOSING AN INCREASE TO 35%

Housing and Urban Development Secretary Ben Carson is set to propose rent increases on Wednesday for low-income households and require those receiving federal housing subsidies to work, the Washington Post first reported.

Help the poor — don't punish them

Housing and Urban Development Secretary Ben Carson's philosophy of "pulling yourself up by your bootstraps" makes me want to scream. The Sentinel's headline "HUD seeks rent hike, work required for aid" on Thursday had me scratching my head, wondering how it is that increasing rent will help the poor pull themselves up by their bootstraps. How can they, when they can't even afford the boots?

Under current HUD guidelines, a senior citizen earning \$12,300 a year or less may qualify for rent payments of no more than 30 percent of his or her monthly adjusted income. Consider an 80-year-old single woman with a monthly Social Security benefit of \$775 as her only source of income. Based on HUD's formula, she now pays \$232.50 a month for rent, leaving \$542.50 for electricity,

food, gas, car insurance and basic everyday needs. Under Carson's proposal her rent would go up 5 percent — a \$38.75 increase. And for a family of four, earning \$15,000 a year, this new "bootstraps" plan would increase their rent by \$62.50 a month.

This should be a nonpartisan issue, but Carson has made it political. Stories of folks who succeed against all odds, like Carson, are great human-interest stories, but they're rare. If Carson and his HUD cronies had a little more empathy and compassion, they would be looking at ways to help the poor, not punish them.

Violet Irminger *Mount Dora*

Planned Parenthood, LIFT mission at odds

LIFT Orlando's stated purpose is uplifting families through education and housing assistance. For this work, LIFT Orlando receives grants and contracts from the state government of Florida. As the organization's website "About" page states, it seeks to "identify research-based approaches that are proven to help break the cycle of poverty ..."

It is with this understanding of its mission that I am requesting that LIFT Orlando immediately move ahead with plans for the property on South Tampa Avenue (near Camping World Stadium) by evicting Planned Parenthood.

Planned Parenthood is not in the business of uplifting families; it is in the abortion business. Abortions destroy the most innocent members of families, and one of the many after-effects of abortion is broken families. Also, research shows that there is a high correlation between having an abortion and remaining in poverty.

It should be apparent that allowing Planned Parenthood to remain in this location while it looks for other property is not in keeping with LIFT's stated mission. Either sell the building back to Planned Parenthood or demolish the clinic and force Planned Parenthood to take its family-destroying business out of our community, so all lives — born and unborn — may be uplifted to flourish and prosper in Orlando.

Jamie Beu *Orlando*

Back at you, Pitts

Leonard Pitts may have nothing to say to me, but I certainly have something to say to him ("Why what you say can result in one fewer fan," Orlando Sentinel, Friday). You media types routinely impugn the intelligence and integrity of the 63 million of us who chose Donald Trump instead of Hillary Clinton.

And talk about venal, I doubt there is anyone on the planet more venal than Clinton.

When you call us deplorable, when you imply that we are knuckle dragging, racist, misogynist troglodytes, you only make us angrier and more committed, so keep up the good work.

Mary Speight *Cocoa Beach*

CHANGING-FACE-OF-TAMPA

Changing Face of Tampa: Massive riverfront park opening marks shift in West Tampa

The \$25 million, 25-acre Julian B. Lane Riverfront Park will boast a river center, boathouse, playgrounds and sports courts. 10 News, Author: Emerald Morrow | Published: 12:37 PM EDT May 7, 2018 | Updated: 8:56 PM EDT May 7, 2018



JULIAN B. LANE RIVERFRONT PARK

TAMPA, Fla. (WTSP) – When a new \$35 million, 25-acre riverfront park four times the size of Curtis Hixon opens to the public this weekend, it will mark a major shift in the state of development across the city.

As a key component of the city’s West River master plan, Mayor Bob Buckhorn touts Julian B. Lane park as one of the anchors that will help make the Hillsborough River the center of downtown.

“I think over time, the decision to redo this piece of property and reimagine what this park could look like will pay

dividends for decades to come,” said Buckhorn. “As we have seen at Curtis Hixon, the parks become the gathering point, parks become the common ground, parks become the place where people from every neighborhood can come.

Situated at 1001 North Boulevard, the park is just steps from North Boulevard Homes, which was once home to a large concentration of West Tampa’s low-income, minority population. The site is now vacant and under demolition.

Over the last few years, the **Tampa Housing Authority** has relocated more than 2,000 people from North Boulevard Homes and the nearby Mary Bethune Homes to help make way for the West River project, which includes Julian B. Lane Park.

Along with the city, the housing authority plans to create a mixed-use community along the river that will comprise low-income and market rate housing, retail and private development.

The plan has been hailed by city hall as transformative for West Tampa and the city as a whole. However, there’s an undercurrent fear of gentrification among some in the community.

“There will always be people who will be critical. Always. And I get that. But when I wake up at night, and know that by doing this we are changing lives and improving lives and improving the quality of people’s lives, I’m fine with the criticism. I can live with that. I’ve got thick skin,” said Buckhorn.

“What we have committed to them is that they will be given the opportunity to move back, if they choose to. I almost look at this as sort of a hiatus to allow us to improve their lives and improve their neighborhood and the quality of life for them. Yes, I know they’ve had to move, but yes, they will be afforded the opportunity to come back to enjoy all of this,” he said.

Residents relocated from North Boulevard homes will have first right of refusal once the new mixed income communities are built, and Buckhorn hopes those neighbors will take advantage of the new park and the changing face of downtown.

“This is going to be a place they can be proud of,” he said.

The new park will boast a, boathouse, playgrounds, sports courts and more. There will also be a “river center,” which dedicates 2,880 square feet of event space with floor-to-ceiling glass windows overlooking the Hillsborough River and views of the downtown skyline.

The park’s grand opening will take place this weekend, May 11 – 13. Band Third Eye Blind will headline the celebration, which includes two days of music, food, fireworks and other events.

HOUSING NEWS HIGHLIGHTS – TUESDAY, MAY 8, 2018

from Sherwood Research Associates

FL – TAMPA -- GROUNDBREAKING CEREMONY FOR FIRST NEW CONSTRUCTION AT FORMER NORTH BOULEVARD HOMES SITE IN WEST TAMPA!

Mayor Bob Buckhorn will attend and give remarks as well as HUD representatives, other local officials and former senior residents.

FOR IMMEDIATE RELEASE

Contact: Lillian C. Stringer
Director of Community Affairs
Tampa Housing Authority
813-341-9101, Ext. 3540



Tampa, FL (May 2, 2018) - The Housing Authority of the City of Tampa is excited to announce the groundbreaking ceremony for The Renaissance at West River, the first new construction on the former North Boulevard site where demolition began on June 29, 2017. The Renaissance at West River will be a fully funded, 160 unit senior building to be located at the corner of Main Street and Rome Avenue in West Tampa.

Jerome D. Ryans, Tampa Housing Authority's President/CEO said, "This monumental groundbreaking ceremony signifies the rebirth of this West Tampa site that will create a true center city designed to

support a diverse, multi-generational mixed use, mixed-income community that will seamlessly integrate into the nearby West Tampa area and support the greater development needs of this community."

Those living here will include public housing, Section 8 and tax credit families.

Sr. VP and Chief Operating Officer, Leroy Moore said, "Upon completion, the West River community will provide 1,240 market-rate, for rent multi-housing apartments, 96 for-sale town-homes and 842 affordable family/senior housing. The retail/office components serving the local community will include 90,000 square feet of retail and 70,000 square feet of office space."

WHEN: Thursday, May 10, 2018, 10:00 a.m.

WHERE: Corner of Main Street and Rome Avenue in West Tampa

THIS EVENT IS OPEN TO THE PUBLIC

Note:

"Housing News Highlights" (HNH) is an executive news search service provided by Sherwood Research Associates (SRA) in Takoma Park MD. Each day hundreds of articles appear in the media that mention HUD, Housing Authorities, public housing, housing vouchers, affordable housing, low-income housing, housing needs, housing policies, housing programs, housing costs and related areas. **We search for and deliver a limited selection of articles in the most policy-relevant housing areas for busy executives, especially news items related to developments in Washington DC. The editor also occasionally attends and reports on Washington DC hearings and meetings concerning public and assisted housing.** Articles are sometimes presented in abridged form with omissions indicated by asterisks. Subscriptions are \$450 per year. Half price (\$225) for Housing Authorities with 200 or fewer total units (public housing and Section 8). You may receive this newsletter as an e-mail attachment in Word or pdf. (Let us know which you prefer.) Please do not redistribute this newsletter beyond your own organization or agency. Please contact us for a one-month free trial subscription or to be removed from this distribution list. Phone: (301) 608-2589. E-mail address: waynesherwood1@verizon.net

Tampa's version of Central Park gets its finishing touches before Friday's debut

Times, Charlie Frago, cfrago@tampabay.com or (727)893-8459 | Published: 5/7/18 | Updated: 5/8/18 at 05:41 AM

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Workers put finishing touches Monday on the area of the harbor dock and learning cove at the Julian B. Lane Riverfront Park. The 25-acre park officially opens this weekend with a two-day celebration featuring live music, food, activities and fireworks. [JAMES BORCHUCK | Times]



Tampa Mayor Bob Buckhorn joins news crews Monday during a tour of the new Julian B. Lane Riverfront Park. Buckhorn will deliver his State of the City speech at the park Friday and a grand opening Saturday and Sunday will feature live music, food and fireworks. [JAMES BORCHUCK | Times]



The River Center Community Building and Boathouse is the main feature of the new Julian B. Lane Riverfront Park along the Hillsborough River. It will house dragon boats, sculling boats and stand-up paddle boards. The top floor features event space with a balcony, kitchen and small meeting rooms. [JAMES BORCHUCK | Times]

TAMPA — Huge piles of mulch remain to be spread. The bocce ball court isn't ready yet. And dozens of other little details remain for construction workers to complete in the final days before Julian B. Lane Riverfront Park opens to the public.

On Monday, Mayor Bob Buckhorn said the signature public works project of his two-term administration was 99 percent ready to go for its Mother's Day weekend debut, when concerts are scheduled by the Florida Orchestra, the U.S. Navy Band and pop act Third Eye Blind, which the mayor referred to initially as "Third Blind Eye."

Spokeswoman Ashley Bauman corrected him, and Buckhorn said that's why he has "hipsters" working for him.

"I wanted the Commodores," Buckhorn quipped, referring the funk-soul Motown act.

But attracting millennials from downtown and Seminole Heights to the west side of the Hillsborough River is serious business for the city. These young professionals, according to city parks and recreation officials, should find appeal in the park's adult soccer leagues, concerts, state-of-the-art boat house where kayaks and paddle-boards will be offered for rent, and 25 acres to just plain chill.

Millennials are just part of the target audience, though. A playground and splash pad will draw families, including those from nearby **public housing**, Buckhorn said. Basketball courts and playing fields are designed to encourage people from across racial and class lines to rub shoulders, Buckhorn said.

"Green spaces and public parks are the great equalizers," Buckhorn said during a break in a media tour of the park Monday morning. "You don't have to buy a ticket. You just come with your family and create memories."

Buckhorn said Water Works Park, opened in 2014, is a good example of how splash pads can bring diverse groups of people together.

Julian B. Lane park, named for a mayor whose 1959-1963 term was notable for his civil rights efforts, cost \$35.5 million to develop — about \$15 million of it from Tampa's settlement with BP over the 2010 Deepwater Horizon disaster.

Construction started in June 2016 but the original 18-month schedule stretched to nearly two years after unexpected debris and "bad dirt" slowed progress. The park's price tag also riled City Council members last summer when they reluctantly voted for a property tax increase, grumbling that they wouldn't have approved so much money for Julian B. Lane had they known it would contribute to a higher tax bill.

Now that it's nearly done, the mayor said, people will remember the legacy, not the drama.

"It's a game changer," Buckhorn said.

The mayor will deliver his annual State of the City speech from the main stage near the water on Friday morning, kicking off a weekend that city officials expect will see a packed park. Depending on when the Tampa Bay Lightning play, another celebration might be added to the park's full schedule of events, said Bauman, the city spokeswoman. The Mayor's Mac n' Cheese Throwdown on Saturday and concerts on Sunday will headline a bevy of free family-friendly activities at the park.

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Perhaps the centerpiece of the park is the two-story boat house which contains space to house high school and club crew teams and a second-floor special events room with a capacity of more than 300 that has picturesque views of the downtown skyline.

Skyscrapers aren't likely to sprout on the western bank, but Buckhorn said his administration's public investment in the park is already spurring private redevelopment in North Hyde Park.

"It's taking the best asset we have as a city, which is that water, and creating a place of destiny," Buckhorn said. "What will happen here is what happened on the east side."

If you go

What: Grand opening of Julian B. Lane Riverfront Park

Where: 1001 North Blvd., Tampa

When: Friday, Saturday and Sunday

The park opens to the public with the mayor's State of the City speech 9:30 a.m. Friday. A series of events and attractions are planned all day Saturday and Sunday.

Parking is limited so the city encourages visitors to use alternative transportation, including Hillsborough Area Regional Transit buses, Pirate Water Taxi, Coast Bike, Bike Valet and ride share companies like Uber and Lyft.



Marlin Hall refinishes a 27-foot racing scull that will hang as decoration in the River Center Community Center and Boathouse at Julian B. Lane Riverfront Park. [JAMES BORCHUCK | Times]



The massive art work Ripple Gates by Thomas Sayre is made of concrete cast pylons, similar to adjacent bridges and bulkheads along the river's edge, and stainless steel "ripples" that suggest water. The piece is one of five art displays at the new Julian Lane Riverfront Park. [JAMES BORCHUCK | Times]