

Board of Commissioners Meeting

Wednesday, May 15, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Ben Dachepalli

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

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Tampa, Florida 33677

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**Board of Commissioners Meeting
Tuesday, May 15, 2019**

Table of Contents

1. Agenda
2. Minutes from Previous Meeting
 - Regular Meeting of April 30, 2019
3. Response to Public Forum
4. Resolutions:
 - Resolution 2019-4121
 - Resolution 2019-4122
 - Resolution 2019-4123
5. HR/Employee of the Month (Page 5)*
6. PPS/Geraldine Barnes Award Recipient (Pages 19)*
7. Financial Reporting
8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs, Notices & Updates*
15. Legal

* **Commissioner's Note:**
Employees of the month, Geraldine Barnes Award Recipients and THA Calendar of Events found in **left** inside pocket



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

REVISED

May 15, 2019

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

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular Board Meeting of April 30, 2019

III. PUBLIC FORUM

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

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

- Administration ~ [Kevin Kelly](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Tiarrah Neal](#)

VI. RESOLUTIONS

2019-4121 Leroy Moore	RESOLUTIONS APPROVING MARY BETHUNE HIGH-RISE MIXED-FINANCE AND RAD CLOSING.
2019-4122 Margaret Jones	A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN'S RAD MOBILITY.
2019-4123 Margaret Jones	A RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING MARCH 31, 2019.

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

VII. PRESIDENT/CEO's REPORT

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

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

- **Community Affairs** ~ [Lillian Stringer](#)
- **Real Estate Development** ~ [David Iloanya](#)

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 30, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:36 a.m. Other Board members present were James Cloar, Ben Dachevall, Bemetra Simmons, Billi Johnson-Griffin, and legal counsel Ricardo Gilmore. Commissioners Ruben Padgett 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; those in attendance were also asked to stand for the Pledge of Allegiance; recital of the agency's mission statement followed.

II. MINUTES

A motion to approve the Minutes of the Workshop Board Meeting of March 8, 2019 was made by Commissioner Johnson-Griffin and seconded by Commissioner Simmons:

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

A motion to approve the Minutes of the Regular Board Meeting of March 20, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Sarah Jimenez](#)
- Properties ~ [John Gutowski](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipients ~ [Sierra Grant and Bethelney Killins](#)

VI. RESOLUTIONS

The Director of Real Estate Development, Mr. David Iloanya presented resolution 2019-4114. The Development Project Manager, Mr. David Hollis was on hand to assist with questions from the Board as well as the Sr. VP/COO, Mr. Leroy Moore and President/CEO, Mr. Jerome Ryans.

2019-4114 David Iloanya	A RESOLUTION REQUESTING APPROVAL TO ENTER INTO A CONTRACTUAL AGREEMENT FOR CONSTRUCTION OF THE COMMUNITY JOB TRAINING CENTER AT ENCORE.
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A motion was made by Commissioner Cloar and seconded by Commissioner Dachevall:

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

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

The Sr. VP/CFO, Ms. Susi Begazo-McGourty presented resolution 2019-4119.

<p style="text-align: center;">2019-4119 Susi Begazo-McGourty</p>	<p>RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA.</p>
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2019-4120.

<p style="text-align: center;">2019-4120 Leroy Moore</p>	<p>A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH LEGACY/COLLIER RESIDENTIAL LLC FOR THE SALE OF LOT 11 AT ENCORE.</p>
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The CFO, Ms. Begazo-McGourty began her report by stating that for this meeting she was presenting a small financial package due to March 31st being the end of the fiscal year. The report included the blended component units, which were fully owned by the agency but were legally separated units. Before introducing the Director of North Tampa Housing Development Corporation, Mr. Don Shea, Ms. Begazo-McGourty provided a financial background of NTHDC.

Mr. Shea explained the structure of the 2% administrative fees received from HUD, the U.S. Department of Housing and Urban Development. For 15 years, since its inception in 2004, NTHDC has been successfully operating the Project Based Contract Administration, which administers all the contract project based Section 8 properties in the State of Florida and the Virgin Islands. Although the current contract with HUD expires December 31, 2019, there were no plans to re-conduct or rebid the contract during the current administration, rather it was assumed that the contract will be extended another year with the possibility of additional years. Mr. Shea's presentation included different scenario in the event that the contract was to change in the future. Based on the 2% administrative fees, NTHDC anticipated an income of approximately \$12,840,560 million by the next fiscal year with a profit of \$4,253,155 for THA.

Attorney Ricardo Gilmore stated that only one housing authority in the state of Florida had the PBCA contract and only one housing authority has had this contract since its inception, through some real challenges. Mr. Shea attributed and commended CGI Federal, NTHDC's contractor as the technological experts.

Operations and Real Estate Development

Mr. Moore provided a final copy of the Strategic Business Plan to Board members. Envisio was a software acquired recently to manage the plan. The software was expected to be presented before the Board by the July meeting.

Next, the COO referred to the contract register that will contain the contract from resolution 2019-4114.

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

The next construction activity at Encore will be the Technology Park, which will begin with the public arts installation in the month May. Mr. David Hollis provided an update on the Urban Farm. The Tempo was fully leased and 141 residents had moved in, to date. Encore's lots 5 and 12 were still marketed, with lot 12 committed for food use.

The name for West River's Renaissance was changed to the Rise at West River and had recently become vertical. The Rise added 160 units to the 150 units renovated from the Mary Bethune building, both fully funded. The Boulevard, also funded, will close on the third quarter of 2019 to begin construction soon after. There will be three more buildings for West River that will be fully funded, as well. While 670 units were recently demolished, there will be a total of 808 units at West River.

The Director of Human Resources, Mr. Kenneth Christie provided an update on the HR department. Some of the highlights included funds recovered in the last three fiscal years through a Section 8 process for capturing overpaid funds; \$65,969 were recovered in 2016, \$70,419 in 2017 and \$52,055 in 2018. HR's Risk Management was awarded the 2017-2018 Partner in Safety Award for Outstanding Culture and Performance for promoting Safety as the business of all employees. Risk Management also oversees THA's liability insurance and property insurance, both resulting in dividend checks back to the agency.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Gilmore brought up an important subject regarding people with disability suing different entities, such as governmental entities, because their websites are not ADA compliant (ADA: Americans with Disabilities Act). The attorney provided an example of PDF documents not being ADA compliant; it was estimated that 85-90% of current lawsuits settled. THA's Information Technologies Director, Mr. Kevin Janes has embraced the matter and the attorney felt the agency will be in the forefront of addressing and confidently not becoming a target.

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

While concluding his update for the Board regarding the spring meeting of the Urban Land Institute he attended, Commissioner Cloar moved to prepare a letter or plaque of appreciation and special thanks to Mayor Buckhorn to be presented at the next Board meeting, seconded by Commissioner Johnson-Griffin:

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

Commissioner Simmons commended THA staff for a job well done during the 11th Annual Golf Tournament.

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 10:16 a.m.

Approved this 15th day of May 2019,

Chairperson

Secretary

3. PUBLIC FORUM

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

4. RESOLUTIONS

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

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

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

Re: FY2019-4121

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to execute certain documents required for the mixed-finance and RAD (Rental Assistance Demonstration) closing of Mary Bethune High-Rise, a 150 unit 100% affordable rental apartment building located as part of our West River revitalization project. This project entails the rehabilitation of the existing Mary Bethune Hi-Rise building and conversion to Rental Assistance Demonstration.

2. Requestor: Leroy Moore

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

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to execute certain documents required for the mixed-finance and RAD (Rental Assistance Demonstration) closing of Mary Bethune Hi-Rise, a 150 unit 100% affordable rental apartment building located as part of our West River revitalization project. This project entails the rehabilitation of the existing Mary Bethune High-Rise building and conversion to Rental Assistance Demonstration.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution

M E M O R A N D U M

Date: May 6, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4121**
A RESOLUTION APPROVING MARY BETHUNE HIGH-RISE
MIXED-FINANCE AND RAD CLOSING

This Resolution is necessary to authorize the Authority to execute certain documents required for the mixed-finance and RAD (Rental Assistance Demonstration) closing of Mary Bethune High-Rise, a 150 unit 100% affordable rental apartment building located as part of our West River revitalization project. This project entails the rehabilitation of the existing Mary Bethune High-Rise building and conversion to Rental Assistance Demonstration.

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.

RESOLUTIONS 2019-4121

RESOLUTIONS APPROVING MARY BETHUNE HIGH-RISE MIXED-FINANCE AND RAD CLOSING

RESOLVED that the actions 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 (“THA”), in forming Mary Bethune Development Corp., a Florida not for profit, which is the sole general partner of WRDG Mary Bethune, LP, a Florida limited partnership (the “Partnership”), which is the owner of Mary Bethune Highrise (the “Project”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the actions of THA in forming WRDG Mary Bethune Developer, LLC, a Florida limited liability company (the “Developer”), which is the developer of the Project, and THA entering into the Amended and Restated Limited Liability Company Operating Agreement of the Developer are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the equity closing and with respect to the admission to the Partnership of RJ MT WRDG Mary Bethune L.L.C., a Florida limited liability company, as investor limited partner (the “Investor Limited Partner”), are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with the terms of the Amended and Restated Agreement of Limited Partnership of the Partnership, the Development Agreement, the Unconditional Guaranty, the General Partner Pledge and Security Agreement, the Developer Pledge and Security Agreement, the Memorandum of Purchase Option and Right of First Refusal, and such other documents as contemplated thereby (collectively, the “Equity Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the JPMorgan Chase Bank, N.A., a national banking association (“Chase”), mortgage construction loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Building Loan Agreement, the Mortgage Note, the Mortgage, the Assignment and Security Agreement, the Completion Guaranty, the Guaranty of Payment, the Environmental Indemnity Agreement, the Collateral Assignment and Pledge of Partnership Interest, the Collateral Assignment and Pledge of Developer Fees and Security Agreement, the Conditional Assignment of Management Contract, the Pledge and Assignment Agreement, the Assignment of Housing Assistance Payments Agreement, the Mortgage Subordination Agreement, the Assignment of Permits and Contracts, and such other documents as contemplated thereby (collectively, the “Construction Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the Florida Housing Finance Corporation, a public corporation constituting a public body corporate and politic (“Florida Housing”), issuance of the Multifamily Mortgage Revenue Bonds 2019 Series D-1 (Mary Bethune Highrise) and the Multifamily Mortgage Revenue Bonds 2019 Series D-2 (Mary Bethune Highrise) and the related loan closing are hereby in each and every respect approved, ratified, and

confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Financing Agreement; the Land Use Restriction Agreement; the 2019 Series D-1 Multifamily Note; the 2019 Series D-2 Multifamily Note; the Bond Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing; the Absolute and Unconditional Guaranty of Completion; the Continuing, Absolute and Unconditional Guaranty of Operating Deficits; the Continuing, Absolute and Unconditional Guaranty of Recourse Obligations; the Environmental Indemnity; the Collateral Assignment of Construction Contract and Permits; the Assignment of Permits, Agreements, Approvals, Fees and Deposits; the Compliance Monitoring Agreement; the Mortgage Servicing Agreement; the Waiver of Jury Trial; the Florida Housing Multifamily Note; the Florida Housing Subordinate Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing; and such other documents as contemplated thereby (collectively, the “Multifamily Bonds Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the THA mortgage construction and permanent loan closings are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Mortgage Note (THA Land), the Authority Mortgage, the Assignment of Leases, the Future Advance Mortgage Note (THA RAP), the Notice of Future Advance, and such other documents as contemplated thereby (collectively, the “THA Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the Federal Home Loan Bank Affordable Housing Program mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Affordable Housing Program Agreement for a Rental Project; the Promissory Note for Rental Projects Using Low Income Housing Tax Credits; the Promissory Note (AHP Rental Project) and Allonge; the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (AHP Rental Project) and Rider to Security Instrument; the Assignment of Mortgage; the Retention / Repayment Agreement for Rental Projects Using Low Income Housing Tax Credits; the Environmental Indemnity Agreement; and such other documents as contemplated thereby (collectively, the “AHP Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that, also in connection with the Project, the Third Amended and Restated Contract for Purchase and Sale of Real Property, the Contribution and Indemnity Agreement, the Special Warranty Deed, the Property Management Agreement, the Rental Conversion Commitment and any amendments thereto, the Rental Assistance Demonstration Use Agreement, the HAP Contract and Addendum, the Partial Release of Property from Declarations of Trust, the Certification and Assurances, the Consolidated Owner Certification, the Agreement to subordinate to Rental Assistance Demonstration Use Agreement [Mary Bethune Highrise / FHFC Multifamily Bonds], the Agreement to subordinate to Rental Assistance Demonstration Use Agreement [Mary Bethune Highrise / U.S. Bank], the Agreement to subordinate to Rental Assistance Demonstration Use Agreement [Mary Bethune Highrise / THA], and any and all other security agreements, guaranties,

indemnities, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the Rental Assistance Demonstration program and mixed-finance closing of the Project (collectively, the “Other Documents”), are hereby in each and every respect approved, ratified, and confirmed; and it is further

RESOLVED that THA is hereby authorized to enter into the Equity Documents, the Construction Loan Documents, the Multifamily Bonds Loan Documents, the THA Loan Documents, the AHP Loan Documents, and the Other Documents, as applicable, and that execution and delivery of such documents in its name by Jerome D. Ryans, as President/CEO of THA; Leroy Moore, as Sr. Vice President/COO of THA; Susi Begazo-McGourty, as Sr. Vice President/CFO of THA; or any such other officer of THA as may be elected in accordance with the Bylaws of THA, as amended from time to time (each an “Officer” and collectively, the “Officers”), are hereby approved, ratified, and confirmed; and it is further

RESOLVED that action by the Officers and any person or persons designated and authorized so to act by any such respective Officer, to do and perform, or cause to be done and performed, in the name and on behalf of THA, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of THA, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions (including any past action) is hereby approved, ratified, and confirmed; and it is further

RESOLVED that the execution and delivery by any authorized Officer of any of the aforesaid agreements, documents, and instruments authorized in the foregoing resolutions and the taking by any Officer of any acts in any way related to the transactions contemplated by the foregoing resolutions, and such other agreements, documents, and instruments shall be conclusive evidence of such Officer’s approval thereof and of such Officer’s authority to execute and deliver such agreements, documents, and instruments and to take and perform such acts in the name and on behalf of THA; and it is further

RESOLVED that the Investor Limited Partner; Chase; Florida Housing; U.S. Bank National Association, a national banking association; Federal Home Loan Mortgage Corporation, a shareholder-owned government-sponsored enterprise organized and existing under the laws of the United States of America; First American Title Insurance Company, a Nebraska corporation; and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President/CEO of THA to the contrary.

CERTIFICATE OF COMPLIANCE

This is to certify that the THA Board of Commissioners has approved and adopted these Resolutions numbered 2019-4121 dated May 15, 2019.

Jerome D. Ryans, Secretary

Susan Johnson-Velez, Chairperson

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4122

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

Approve an Administrative Plan revision regarding RAD mobility cap

2. Who is making request:

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

3. Cost Estimate (if applicable):

Narrative:

RAD Mobility

One of the benefits to families that live in a RAD property is the opportunity to receive a Housing Choice Voucher after residing at the unit for one year. PHAs are authorized to provide a voucher to the family if funding is available. Based on the size of the RAD program and other PB programs, most all of the attrition vouchers would be allocated to the RAD families which would be bypassing the HCV waitlist. The latest PIH Notice regarding RAD authorizes PHAs to cap the amount of vouchers issued to no more than $\frac{3}{4}$ or 75% of attrition vouchers. This resolution will authorize the agency to cap the vouchers at 75%

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RESOLUTION 2019-4124

A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN'S RAD MOBILITY

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

WHEREAS, PIH Notice 2017-3, RAD Revision 3, explains that one of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance, at the discretion of the agency;

WHEREAS, the Notice also explains that if as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility; however, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD;

WHEREAS, the alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of RAD projects;

WHEREAS, the total Housing Choice Voucher program baseline is recorded as 7311 and 20% of the HCV baseline is 1,462. The baseline for RAD is 1,601; therefore, exceeds 20% of the HCV baseline;

NOW THEREFORE BE IT RESOLVED,

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

ADOPTED THIS 15th Day of May, 2019

Chairperson

Secretary

Excerpt from PIH Notice 2017-3 Rental Assistance Demonstration – Final Implementation, Revision 3 (pg. 64, paragraph 9)

Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4123

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

Approve the SEMAP certification for FY 2019

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 2019 is 96%

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 information from audits conducted annually by independent auditors. 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.

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RESOLUTION 2019-4123

A RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING MARCH 31, 2019.

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 2019 is 140 out of 145: 96 %;

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 2019.

ADOPTED THIS 15th Day of May 2019

Chairperson

Secretary



UNDERSTANDING SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP)



LEAD THE WAY

PHA GOVERNANCE AND
FINANCIAL MANAGEMENT
A Training for Board Members and Staff

Resolution No. 2019-4123



Page 3 of 9

The Section Eight Management Assessment Program (SEMAP) is HUD's performance measurement tool for the Housing Choice Voucher Program. A PHA self-certifies to HUD 60 days after the end of the fiscal year. The Field Office will then issue a score within 120 days after the end of fiscal the year. High performers have a score above 90. Troubled performers have a score below 60.

The Board's Role in SEMAP

Your PHA's SEMAP score is an important tool for the Board of Commissioners. Track SEMAP scores each month in board meetings. You can use the SEMAP indicators to guide the way you assess your PHA's performance. Focus your attention on weak performance areas to effectively and efficiently use scarce resources. Failing to meet SEMAP standards means a failure to ensure residents are living in quality housing. Consequences of failing performance can include required corrective actions and limits on new HUD funding awards. Keep your PHA on track.

HUD's Role in SEMAP

HUD reviews and monitors PHA SEMAP scores. The SEMAP certification is analyzed by HUD Field Offices, and may also be confirmed on site. HUD staff will then provide recommendations for improving failing SEMAP indicators, and will assist in preparing a Corrective Action Plan (CAP).

SEMAP Indicators

All SEMAP performance indicators set a standard for a key area of Housing Choice Voucher Program management. PHAs are assessed against these standards to show whether the PHA administers the program properly and effectively. The SEMAP certification that is submitted by PHAs addresses all of the following indicators:

Self-Certified

Indicator 1 – Selection from Waiting List

The score for this indicator is based on whether the PHA has a written policy in its administrative plan for selecting applicants from the waiting list and whether it follows that policy. The certification must be based on the results of a quality control sample measuring the rate at which the PHA follows its selection policy.

Score: The PHA receives a score of 15 for this indicator if it certifies that it has a written policy and the sample shows that 98% of applicants selected from the waiting list were selected in a manner that conformed to the PHA's policy. If the PHA had no policy or less than 98% of selected applicants were selected in the manner the policy prescribes, the PHA receives zero points for this indicator.

Do you know your SEMAP score?

Are you a “high,” “standard,” or “troubled” performer?

Indicator 2 – Rent Reasonableness

The score for this indicator is based on whether the PHA has a written policy for determining and documenting that the rent paid to owners is reasonable based on current rents for comparable unassisted units and whether it follows that policy. The PHA must conduct a quality control sample to determine whether the PHA is following its own policies for determining rent reasonableness.

Score: The PHA receives 20 points for this indicator if the PHA has a written policy that meets HUD’s requirements and the sample shows that the policy was followed at least 98% of the time. The PHA receives 15 points for this indicator if the sample shows that the PHA’s policy was followed at least 80% of the time. If the PHA had no policy that met HUD’s requirements or if the PHA’s policy was followed less than 80% of the time, the PHA receives zero points for this indicator.

Indicator 3 – Determination of Adjusted Income

The score for this indicator is based on whether the PHA verifies and correctly determines adjusted annual income and utility allowances at each family’s admission and annual reexamination. The PHA must conduct a quality control sample to determine whether the PHA: 1) Obtains and uses third party verification of the factors that affect the determination of adjusted income or documents the reasons third party verification was not available, 2) Properly attributes and calculates medical, child care, and disability allowances; and 3) Uses the appropriate utility allowances.

Score: The PHA receives 20 points for this indicator if it certifies that it has verified and correctly determined adjusted annual income and utility allowances for at least 90% of families sampled. The PHA receives 15 points if the PHA correctly processed 80% to 89% of families sampled and zero points if less than 80% were correctly processed.

Indicator 4 – Utility Allowance Schedule

For this indicator, the PHA is scored on whether the PHA maintains an up-to-date utility allowance schedule. A utility allowance schedule is “up-to-date” if the PHA reviewed utility rate data within the last 12 months and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

Score: If the PHA certifies that it has updated its utility allowance schedule, it receives 5 points for this indicator. If the PHA has not done so, it receives zero points for this indicator.

Indicator 5 – HQS Quality Control Inspections

This indicator measures whether the PHA has verified or re-inspected a sample of recently completed Housing Quality Standards (HQS) inspections representing a cross section of neighborhoods and a cross section of inspectors.

Score: A PHA receives 5 points for this indicator if it certifies that it has re-inspected a sample and zero points if it has not.

Indicator 6 – HQS Enforcement

The score for this indicator is based on whether the PHA addressed deficiencies found during HQS inspections in a manner that conforms to HUD regulations. To correctly address deficiencies, the PHA must ensure that: 1) Any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection, 2) All other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, 3) If HQS deficiencies are not corrected timely, the PHA stops (abates) housing assistance payments beginning no later than the first of the month following the specified correction period or terminates the HAP contract, and 4) For family-caused defects, the PHA takes prompt and vigorous action to enforce the family obligations. The PHA must conduct a quality control sample to determine whether the PHA has addressed deficiencies correctly.

Score: The PHA receives 10 points for this indicator if it certifies that the sample shows that all cited life-threatening HQS deficiencies were corrected within 24 hours and 98% of other HQS deficiencies were correctly addressed. Otherwise, the PHA receives zero points.

Indicator 7 – Expanding Housing Opportunities

PHAs with jurisdiction in a metropolitan fair market rent (FMR) area will be scored under this indicator. The score is based on whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration, as well as whether the PHA has researched and distributed information about areas of poverty or minority concentration to voucher holders.

Score: A PHA receives 5 points if it meets the following conditions. If the PHA does not meet these conditions, the PHA receives zero points.

1. The PHA has a written policy to encourage participation by owners of units located outside defined areas of poverty or minority concentration;
2. The PHA has followed its written policy;
3. The PHA has prepared maps of and information about areas that do not contain poverty or minority concentration, which the PHA uses when briefing rental voucher holders about the full range of areas where they may look for housing;
4. The PHA's information packet contains information about portability;
5. The PHA has analyzed whether rental voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, if such difficul-

ties have been found, the PHA has considered seeking approval of exception payment standard amounts and has sought such approval when necessary.

Not Self-Certified (evidence of certification is required)

Indicator 8 – Payment Standards

For this indicator, the PHA is scored on whether its payment standards do not exceed 110% and are not less than 90% of the current applicable published FMRs (unless a higher or lower payment standard amount is approved by HUD). The PHA submits the FMRs and payment standards in the SEMAP certification form.

Score: The PHA receives 5 points if the payment standards are between 90 and 110% of the FMRs, and zero points if they are not.

Indicator 9 – Annual Reexaminations

The score for this indicator is based on whether the PHA completes a reexamination for each participating family at least every 12 months.

Score: The PHA receives a score of 10 for this indicator if it certifies that it has completed a timely reexamination for over 95% of families, 5 points if it has completed a timely reexamination for between 90% and 95% of families, and zero points if it has completed a timely reexamination for less than 90% of families.

Indicator 10 – Correct Tenant Rent Calculations

The score for this indicator is based on whether the PHA correctly calculates tenant rent in the rental certificate program and the family's share of the rent to owner in the rental voucher program.

Score: The PHA receives 5 points if it certifies that 2% or fewer of PHA tenant rent and family's share of the rent to owner calculations are incorrect. The PHA receives zero points if more than 2% of these calculations are incorrect.

Indicator 11 – Pre-Contract HQS Inspections

The score for this indicator is based on the %age of newly leased units that pass HQS inspections.

Score: The PHA receives a score of 5 if it certifies that at least 98% of the newly leased units pass HQS inspections and zero points if less than 98% pass HQS inspections.

Indicator 12 – Annual HQS Inspections

The score for this indicator is based on whether the PHA inspects each unit under contract at least annually.

Score: The PHA receives a score of 10 for this indicator if it certifies that it has completed a timely inspection of over 95% of units, 5 points if it has completed a timely inspection of between 90% and 95% of units, and zero points if it has completed a timely inspection of less than 90% of units.

Indicator 13 – Lease-Up

The score for this indicator is based on whether the PHA has entered HAP contracts for the number of units reserved under Annual Contributions Contract (ACC) for at least one year. Data is entered into SEMAP by the field office. The lease-up indicator is measured by the greater of the unit or budget authority percentages.

Score: The PHA receives 20 points for this indicator if the percent of units leased or the percent of allocated budget authority expended during the last PHA fiscal year was 98% or more. The PHA receives 15 points if the relevant percentage is 95-97% and zero points if the percentage is less than 95%.

Indicator 14 – Family Self-Sufficiency (FSS) Enrollment

PHAs with mandatory FSS programs receive a score for this indicator based on whether the PHA has enrolled families in the FSS program as required and the percent of current FSS participants that have had increases in earned income that resulted in escrow account balances. The PHA provides this information as part of the SEMAP certification and the field office verifies it. If the certified mandatory minimum number of FSS units is different from the number listed in HUD records by a reasonable amount, this indicator will be scored based on the smaller number. If there is a large discrepancy between the two numbers, the field office must research the difference to determine the correct number to enter.

Score: The PHA can earn up to 10 points for this indicator.

Deconcentration Bonus Indicator

PHAs that use a payment standard that exceeds 100% of the published FMR set at the 50th percentile rent in accordance with 24 CFR 888.113(c) must submit data for this indicator, while all other PHAs have the option of submitting deconcentration data.

Score: The PHA can earn 5 points for demonstrating that a high percent of its HCV families with children live in, or have moved during the PHA fiscal year to, low poverty census tracts in the PHA's principal operating area. PHAs will not be adversely affected if they get zero points on this indicator.

SEMAP REVIEW

	Possible	FY2018-19
	Points	Actual
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	5
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	5
Indicator 13: Lease-Up	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	140
	100%	96%

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

Regular Full-Time Employees	185
Temporary Full-Time Employees	26
Temporary Part-Time Employees	6
Total Employees	217

GENDER

Male	90
Female	127
Total Employees	217

ETHNIC ORIGIN

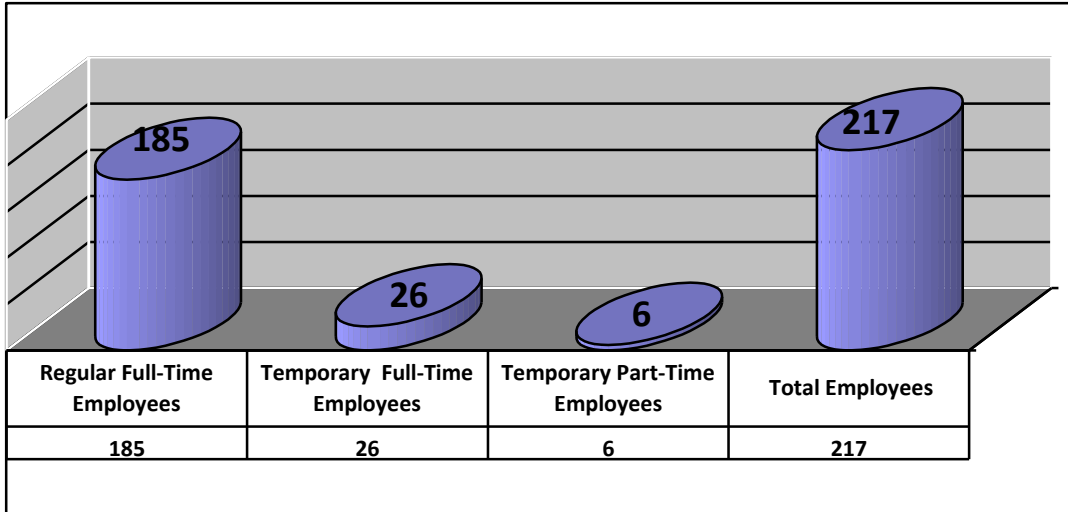
African American	119
Caucasian	28
Hispanic	64
Other	6
Total Employees	217
Residents Employment	(11) = 5.1%

	April	FY19
NEW HIRES	2	2
PROMOTIONS	0	0
TERMINATIONS	0	0
RESIGNATIONS	2	2
RETIREMENTS	0	0

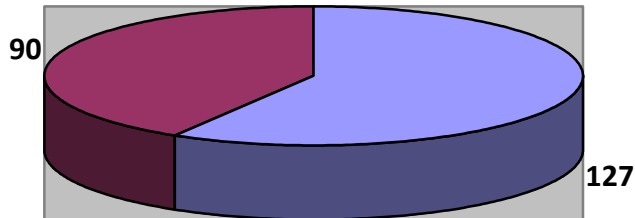
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>D-O-H</i>
<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
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			11

TOTAL STAFFING



GENDER



Female Male

Total Employees at Tampa Housing Fiscal Year 2020

Total
Employees

Total Employees Fiscal Year 2020



MAY EMPLOYEE OF THE MONTH

ADMINISTRATION: ASSISTED HOUSING



Kevin Kelly

Kevin Kelly has been with the Tampa Housing Authority for over 5 years. Mr. Kelly is very prompt at the start of each day and has a great attendance record, he is reliable, always has a positive attitude and is a hard worker. Mr. Kelly has worked very hard in the last year to improve his case management skills. His competency is reflected in his work. Kevin continues to strive to improve his work performance. Mr. Kelly has a strong work ethic which is admired. He really cares about his job and the services he provides his clients. If he makes a mistake, he takes full responsibility; moreover, he does whatever is needed to make it right, while learning from each experience.

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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	73%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	0%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	54%
Village Link-Up	\$143,774	50%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative (JPI)	\$2,500,000	36%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	37%

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

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

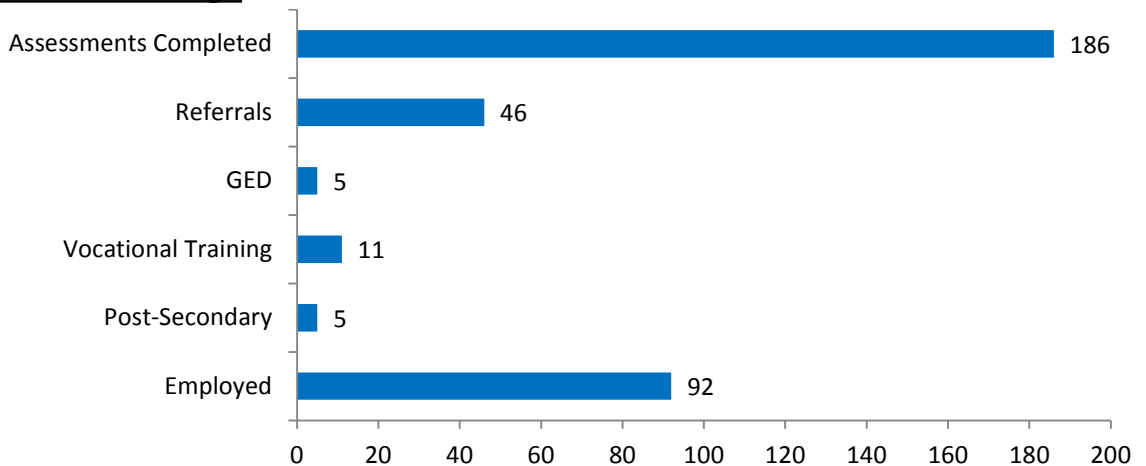
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

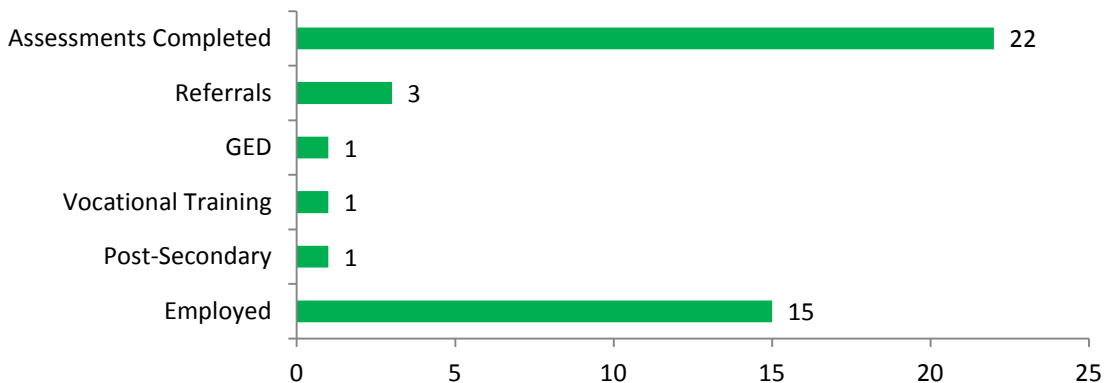
Completion Rate: 73%

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

Robles Park Village

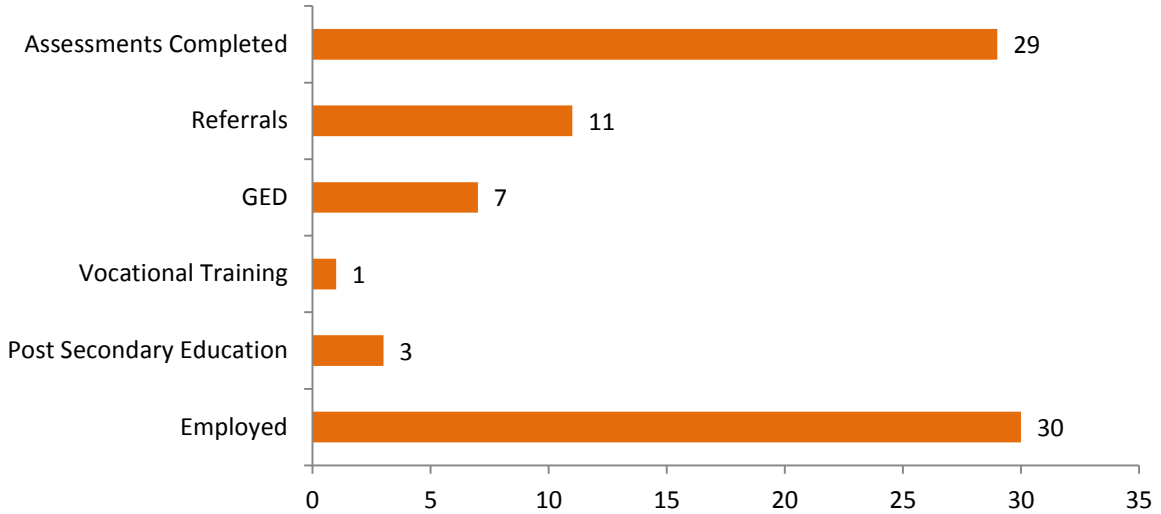


Arbors at Padgett Estates

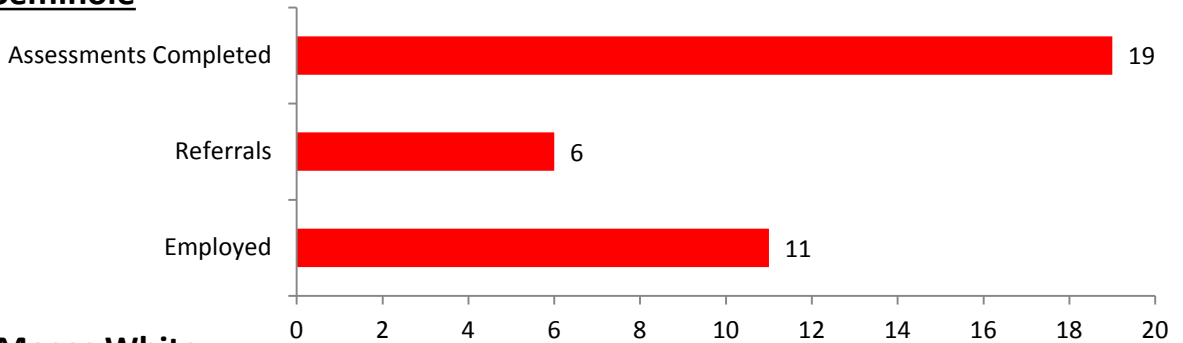


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
APRIL 2019**

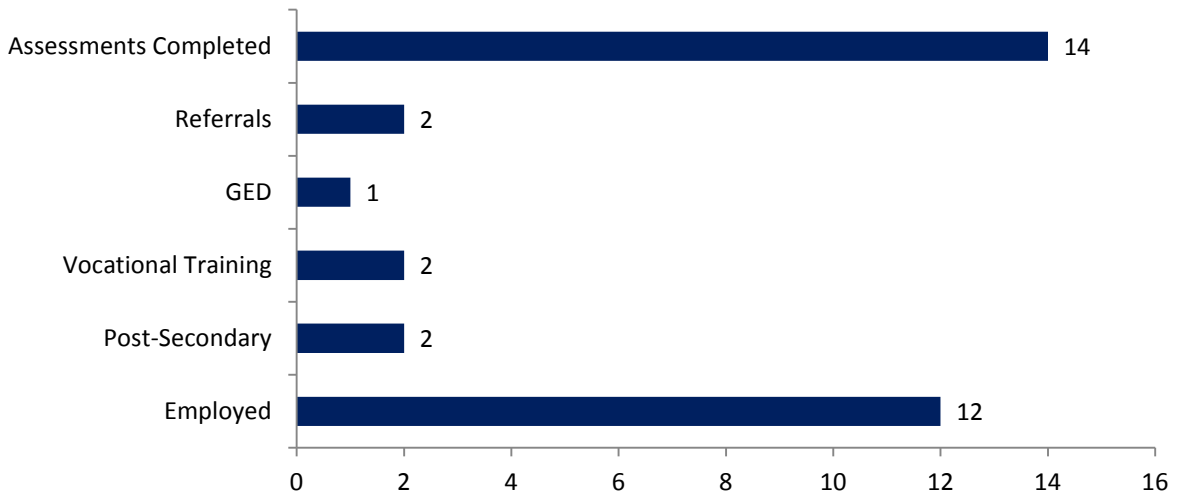
C. Blythe Andrews



Seminole



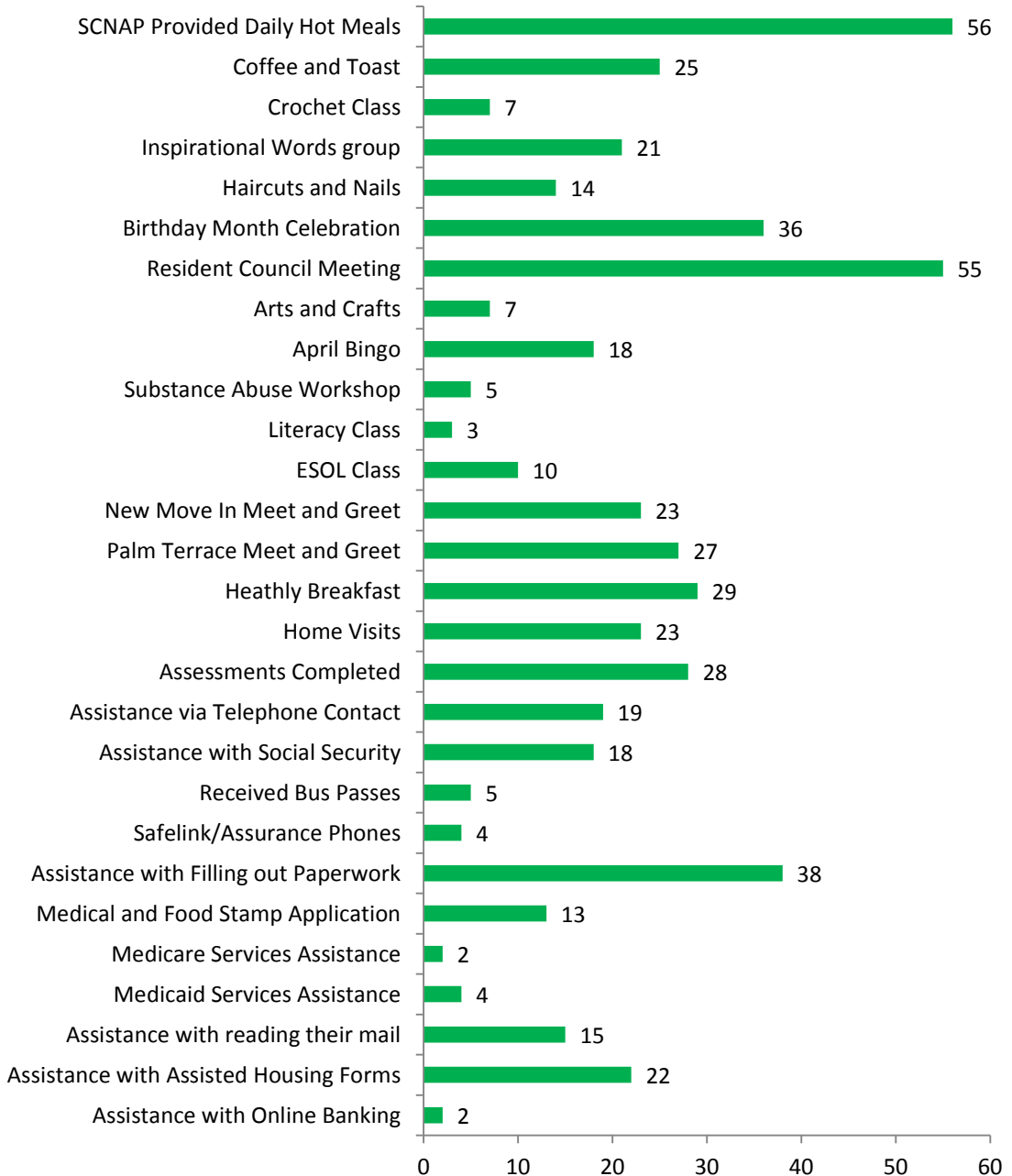
Moses White



ELDERLY SERVICES APRIL 2019

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

Monthly Activities and Resident Participation JL Young - 450 Units, 73 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

APRIL 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

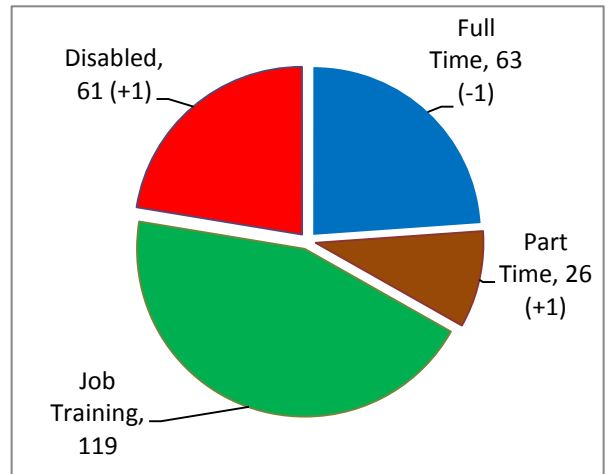
641 Participants Enrolled

177 Active Families

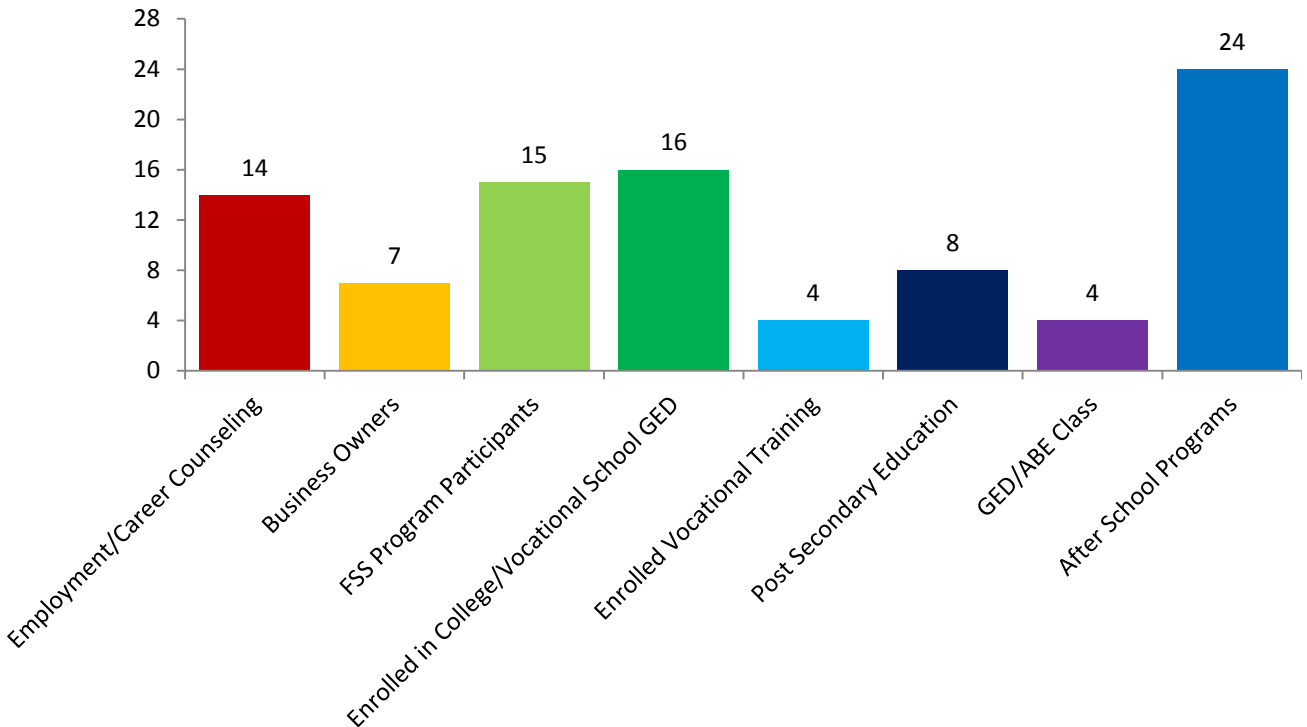
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (755)

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



Participant Services

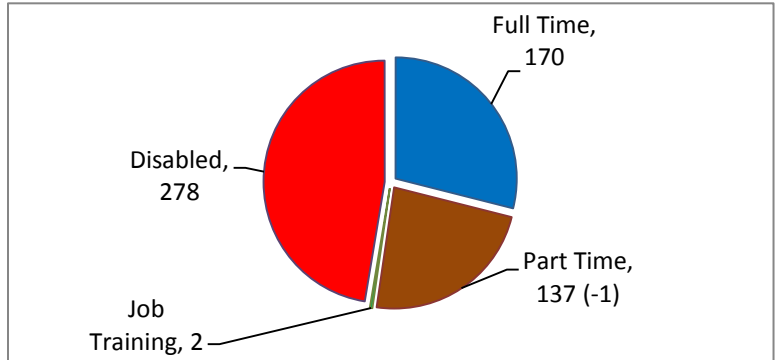


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
APRIL 2019**

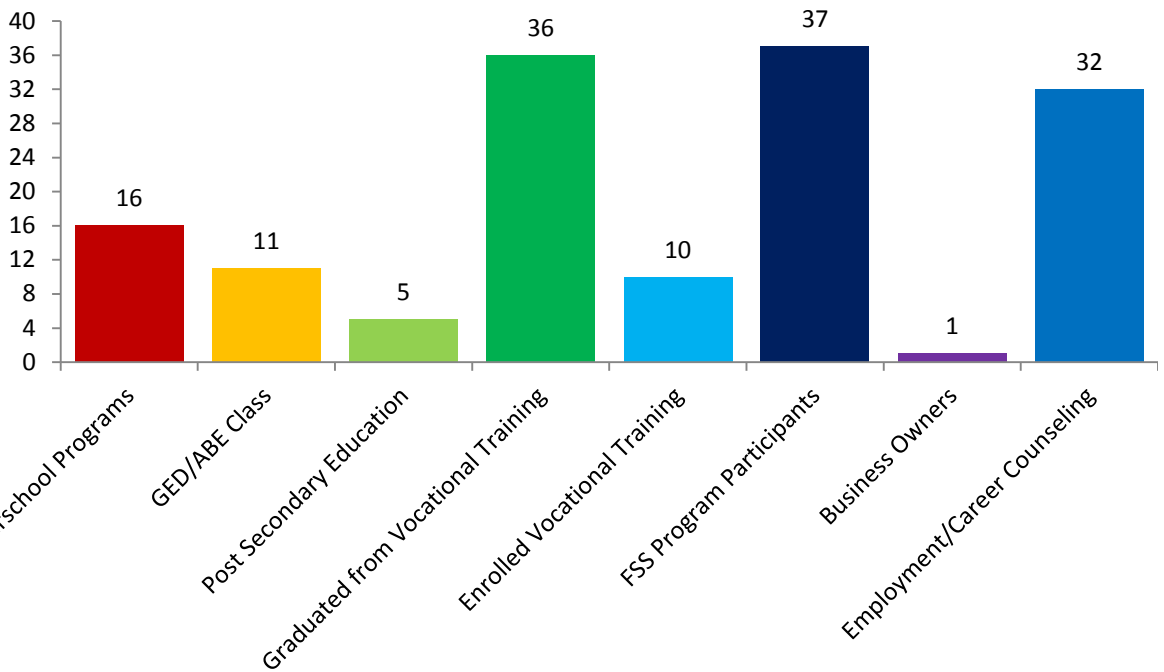
West River Initiative

Participant Enrollment

1696 Participants Enrolled
673 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD APRIL 2019

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

Program Description:

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

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

Monthly Highlights:

- YB Staff met with Cast-Crete company in reference to employment opportunities for YB Students
- YB Staff met with Grace Point to assist them with students that may be in need of YB Services
- New Students completed Mental Toughness
- New Students took the TABE Test
- YB Staff Attended the YB New Grant Orientation
- YB Program Manager and Alumni attended the Florida Coalition gathering in Tallahassee
- Submitted the DYB reporting Data for YB

Upcoming Events:

- May 6th, 2019 - New YouthBuild Cohort
- May - SMART Training in Dallas, TX
- May - National Directors Orientation in DC

Location: Hillsborough County

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

Grant Amount: \$191,724

Completion Rate: 54%

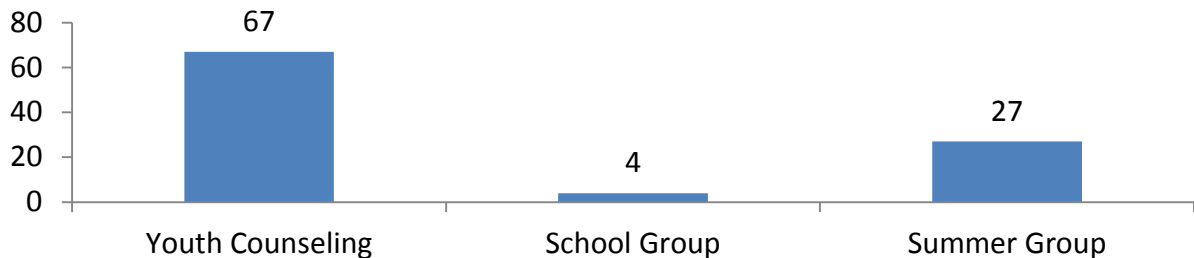
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- Ninety-eight (98) active cases in 2018-2019 Fiscal Year.



Monthly Highlights:

- April 8th – 10th - Youth Program Manager and Assistant Director attended Spring Quality Improvement Committee - Gainesville, FL
- April 18th - BSW Supervisory Luncheon - attended by BSW Student Interns & Youth Program Manager
- April 23rd - Case Staffing Committee

Upcoming Events:

- Florida Network Annual Meeting and Awards Ceremony - Palm Coast, FL

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

Grant Amount: \$143,774

Completion Rate: 50%

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

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

Empowerment Evaluation Matrix/Work Plan Outcomes

Enroll at least 50 Families (36 of 50 Completed)

At least **80%** of a minimum of 50 families have improved family wellbeingAt least **85%** of a minimum of 50 families have increased social supportsAt least **85%** of a minimum of 50 families have increased concrete supports (13 of 13 completed)At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (4 of 4 completed)**Monthly Highlights:**

- April 5th – Children's Board Fiscal Site Visit
- April 10th – "5 Love Languages – Children & Teens" Parent Workshop facilitated by Free 4 Ever International, Inc.
- April 16th – ASO Resource Fair @ Children's Board

Upcoming Events:

- May 8th – ASO Monitoring Visit

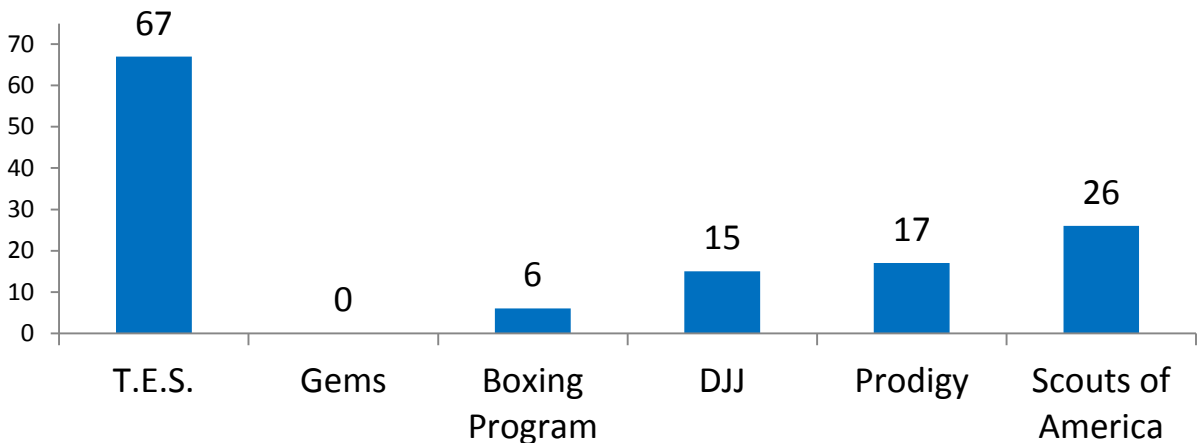
OAKS AT RIVERVIEW COMMUNITY CENTER APRIL 2019

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

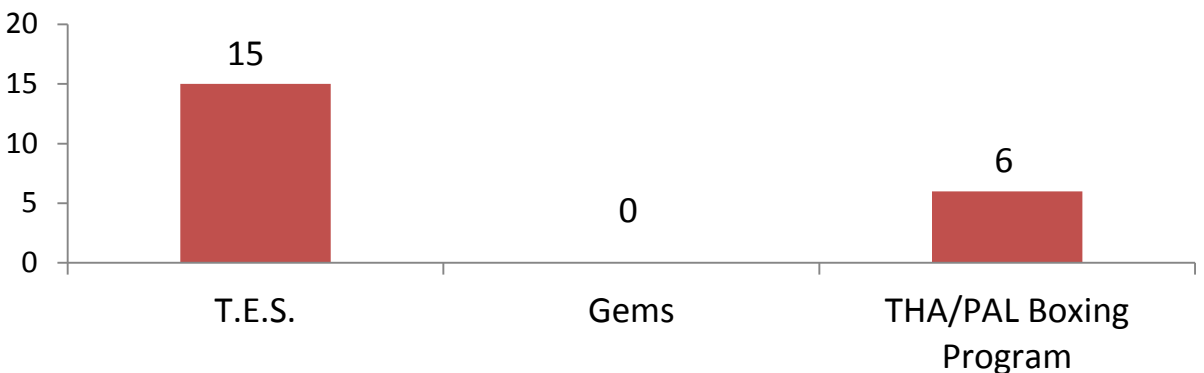
Oaks at Riverview Community Center Participation – Total Attendance – 156

Average Daily Participation - 86 (67 Elementary, 19 Middle/High School)

Elementary Afterschool Programs - 131



Middle/High School Programs - 21



Summer/After School Services Program APRIL 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,377

Completion Rate: 72%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



APRIL 2019

Location: Oaks at Riverview Community Center

Grant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$60,000

Completion Rate: 48%

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

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

Classes Offered – (Provided for 6 weeks):

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

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



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

April Monthly Participation

	Property	# Registered Scouts	# Attended
Pack 803	Trio	26	9
Crew 803	Trio	9	9
Pack 804	Robles	57	50
Troop 804	Robles	48	23
Troop 804G	Robles	5	5
Pack 805	North Blvd	39	5
Troop 805	North Blvd	6	3
Pack 806	C. Blythe Andrews	10	8
Troop 806	C. Blythe Andrews	17	8
Pack 807	ORCC	12	12
Troop 807	ORCC	9	4
Troop 807G	ORCC	6	6
Total		244	142

Looking Forward

- May 10th – 11th - Girls Scouts BSA Camping Trip
- May 18th - Spring Cub Fest

JOBS PLUS INITIATIVE

APRIL 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

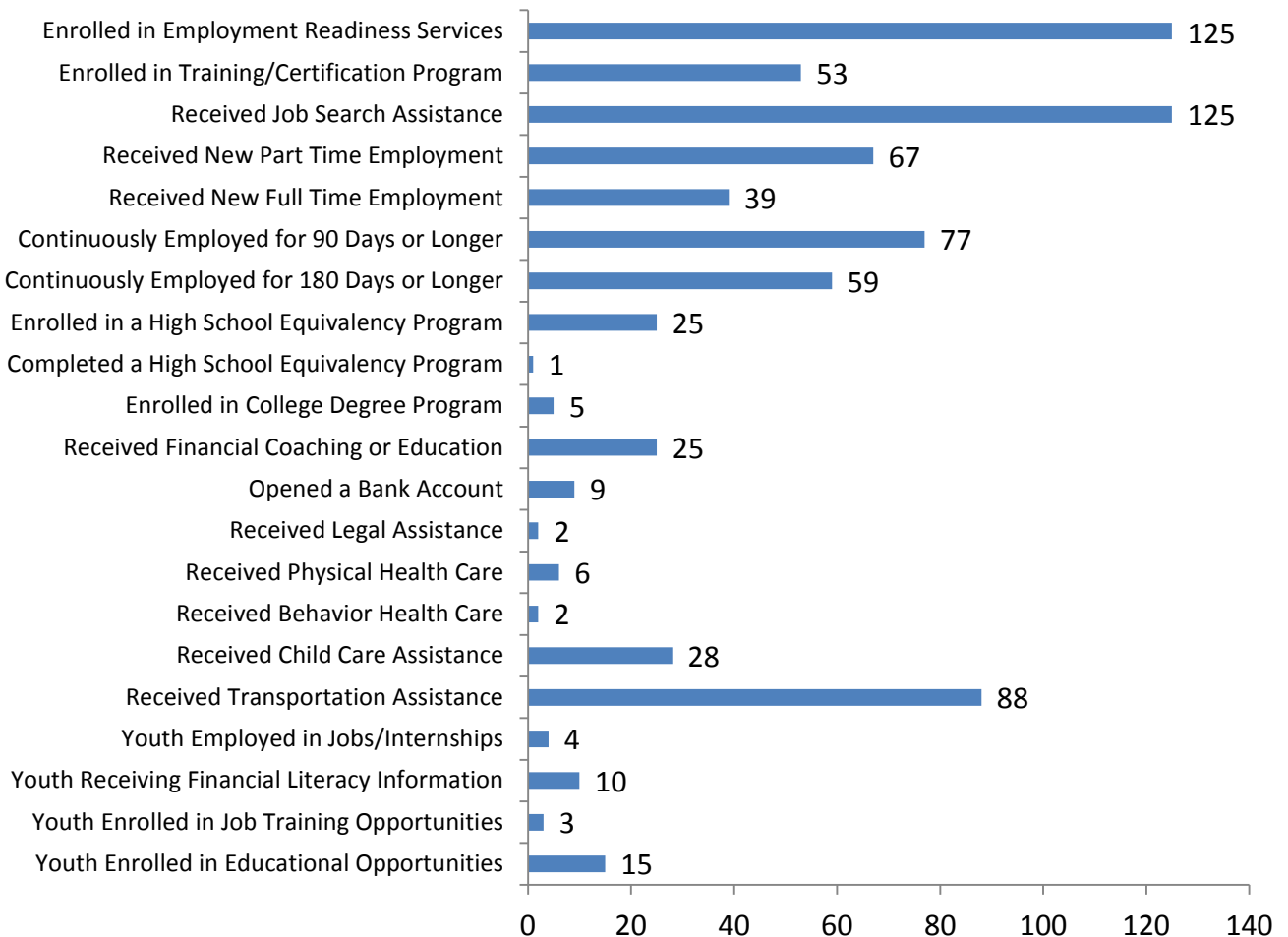
Completion Rate: 36%

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

Participant Enrollment

- 269 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 1 Participant enrolled in April
- 17 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)
- 5 Jobs Plus Events were held in April (346 during the Program Grant Period)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

APRIL 2019

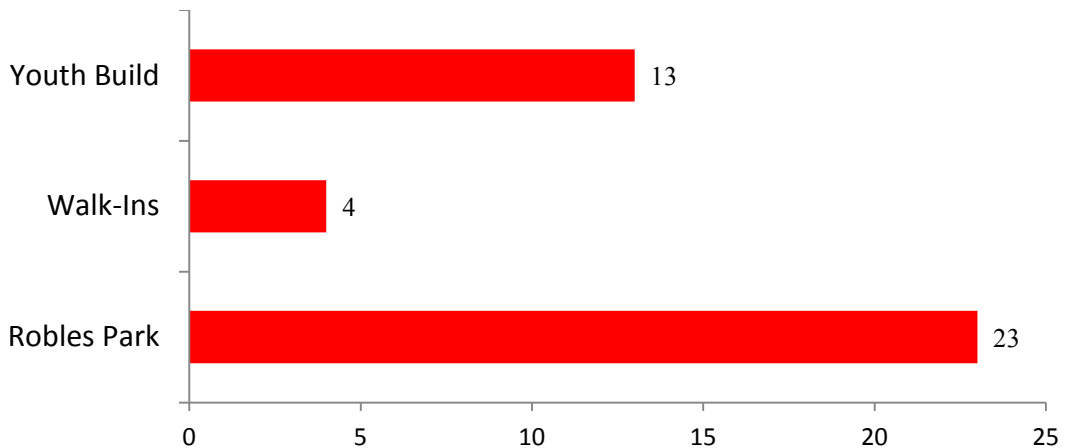
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



Monthly Highlights

- Hosted a Job Fair for Opmax at Robles Park
- Hosted JPI Job Development Workshops on Mondays
- Hosted workshops for Youth Build
- Hosted a Workshop and Job Fair for Starbucks at Robles Park
- Met with T-Mobile, Starbucks, Verizon, Wawa to prepare for May and June employment workshops

Looking Forward

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

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

APRIL 2019

Homebuyer Education

For the month of April, the CFAH had nineteen (19) 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-five (25) 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	27	14	19	19									79
FTHB* Graduates	21	7	14	19									61
FTHB* Counseling	16	16	21	25									62
Foreclosure Counseling	0	0	0	0									0
Total Clients Served	16	16	21	25									62
FTHB New Clients	16	16	21	25									62
Foreclosure New Clients	0	0	0	0									0
Total New Clients	16	16	21	25									62
Non-Section 8 Purchased Home	2	0	0	0									2
Public Housing FTHB Attendees	0	0	0	1									1
Section 8 FTHB Attendees	2	0	0	2									4
Outreach and Distribution	30	36	45	56									165



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
April 2019

Grant Period: January 31st, 2017 – December 31st, 2019

Grant Amount: \$50,000

Completion Rate: 37%

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

Staff: Part-Time Sustainability Ambassador Coach

Program Goals:

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

April Highlights

- Seven (7) residents became new Sustainability Ambassadors

Upcoming Events:

- National Energy Foundation Train the Trainer will be held in June or July

Fundraising and Special Projects

April 2019

Golf Tournament

- Total Number of Golfers: 124
- Amount Raised: approximately \$108,070 gross - \$64,066 net – actual totals will be available once all cash and online payments are accounted for.
- This year, the 11th Annual Golf Tournament generated the most funds than any year before. This goal was achieved through the hard work and dedication of the golf tournament committee.

THA Monthly Raffle – April

Winners from the April Raffle to win tickets to the Golf Tournament were Leroy Moore and Rudolph Garrett. The total raised in April was \$180.

THA Monthly Raffle – May

The May THA Monthly Raffle winner will receive brunch for 4 at the Oxford Exchange, \$50 Off flowers from Jennie's and a jewelry set from My Jewelry Collection. The raffle ends Friday, May 10th at 3pm. As of today we have raised \$105. Which makes total collected YTD: \$875



Tampa Bay Lightning Partnership

The Tampa Bay Lightning Community Hockey Program will begin training our youth at the Oaks at Riverview Community Center every Tuesday and Thursday beginning June 4th for 6-8 weeks. This partnership comes at no cost to the Tampa Housing Authority and allows our youth to be exposed to a new sport, opportunities and professional NHL players.



Geraldine Barnes Award Winner Tiarrah Neal

Personal Development

Ms. Tiarrah Neal, a resident of Robles Park has demonstrated the true meaning of self- sufficiency. As a Robles Park Village resident for 9 years, Ms. Neal was use to the services offered onsite to assist residents in changing their economic status. Ms. Neal reported that such services although was a way to gain independence; was sometimes not taken advantage of and not used as a “stepping stone”. After participating in services being offered and continual encouragement by Robles Park Village Service Coordinators, she began to desire more for herself and her three children ages 13, 9, and 6.

During the year long journey, Ms. Neal overcame many obstacles. She was faced with the challenge of seeking an affordable home that would suit the needs of her family in an increasing home buying market. She also had to maintain a mindset to save money from earnings despite external pressures to forfeit her goals. Ms. Neal has worked as a Hair Braider for over fifteen years and has had the passion since she was a teenager to beautify the hair of others. Through continued prayer and faith, Ms. Neal did not give up and on April 4, 2019 Ms. Neal’s dream of becoming a homeowner came true!

Therefore, it is with great pleasure to award Ms. Tiarrah Neal the Geraldine Barnes Award. Ms. Neal has taken strides and because of self-determination has accomplished a great goal that is fulfilling.

Nominators Name: Natisha Salmon
Occupation: ROSS Service Coordinator

Tampa Housing Authority 11th Annual Golf Tournament April 26th, 2019





Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
Jerome D. Ryans, President / CEO
DATE: May 15, 2019
RE: RE: Fiscal 2019 Year-End Closing

The purpose of this memo is to update the Board on the Year End Closing process. PHAs are required to submit financial data to HUD's Real Estate Assessment Center (REAC).

The Financial Data Schedule (FDS) is due to REAC 45 days after year end. The FDS was created in order to standardize the financial information reported by Public Housing Authorities to HUD's Real Estate Assessment Center (REAC).

The REAC Financial Analyst ensures that the submission is complete and in compliance with generally accepted accounting principles (GAAP).

REAC will either accept the submission, conditionally accept it and advise the PHA to correct an immaterial issue on their next submission, or reject the submission back to the PHA and allow 15 days for the PHA to resubmit.

Once the Field Office Financial Analyst accepts the unaudited submission the FDS is turned to the independent auditor for review and submission of the Audited Financial Data Schedule.

Our Accounting team is currently preparing the Annual Financial Report for submission to REAC.

In lieu of the Financial Board package we are presenting a status/update of the RAD conversion.

Rental Assistance Demonstration

May 2019



Susi Begazo-McGourty
May 15, 2019

What is RAD?



SECTION 9
PUBLIC HOUSING



SECTION 8
MULTI FAMILY



ADDRESS THE
\$26 BILLION
BACKLOG in
capital improvements
across the U.S.

(RAD)

The Rental Assistance Demonstration



185,000 out of **1.3 million**
total **PUBLIC HOUSING UNITS** provided



first come, first served basis

PUBLIC HOUSING ASSETS  **LOCAL PHA**

which can then leverage those assets to **RAISE SIGNIFICANT CAPITAL.**

20 yrs. GUARANTEED
SUSTAINABLE FEDERAL REVENUE



PHAs must use that capital to **REHABILITATE** their units to acceptable standards.

RAD BY THE NUMBERS

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

FEDERAL MODEL

FEDERAL OWNERSHIP

PUBLIC HOUSING

- Limited Capital Improvement
- Limited Local Control
- Declining Housing Budget

LOCAL MODEL

THA OWNERSHIP

PUBLIC HOUSING

- Access to Private Finance Markets
- Local Control
- 20 Year Funding Commitment

OPPORTUNITY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

The Rental Assistance Demonstration (RAD) is a central part of the U.S. Department of Housing and Urban Development's (HUD) strategy to preserve the nation's rapidly aging and deteriorating stock of deeply affordable rental housing.

OBJECTIVES

Tampa Housing Authority

9% Low-Income Housing Tax Credits

Public/Private Partnerships

Low Risk, U.S. Government-based Financing

Financially Sustainable Communities

IMPACT/RESULTS

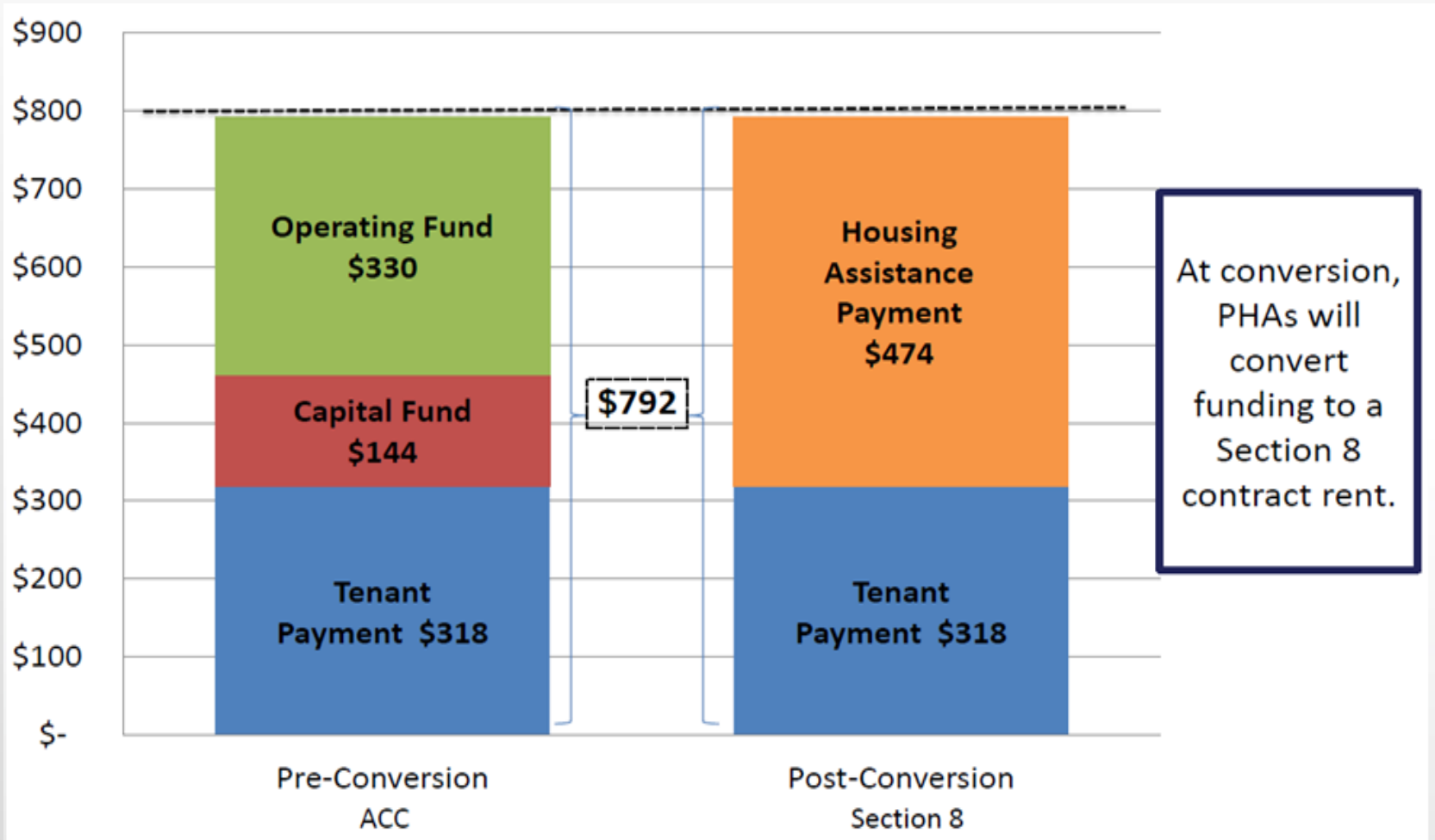
3,082 REVITALIZED HOUSING UNITS

SAFER LIVING CONDITIONS

ENERGY EFFICIENT UPGRADES

ALL OF THESE ADVANTAGES AT \$0 NO COST TO THE LOCAL TAXPAYER

Sample Public Housing Conversion per Unit Monthly (PUM) Things You Should Know About RAD Public Housing Conversion

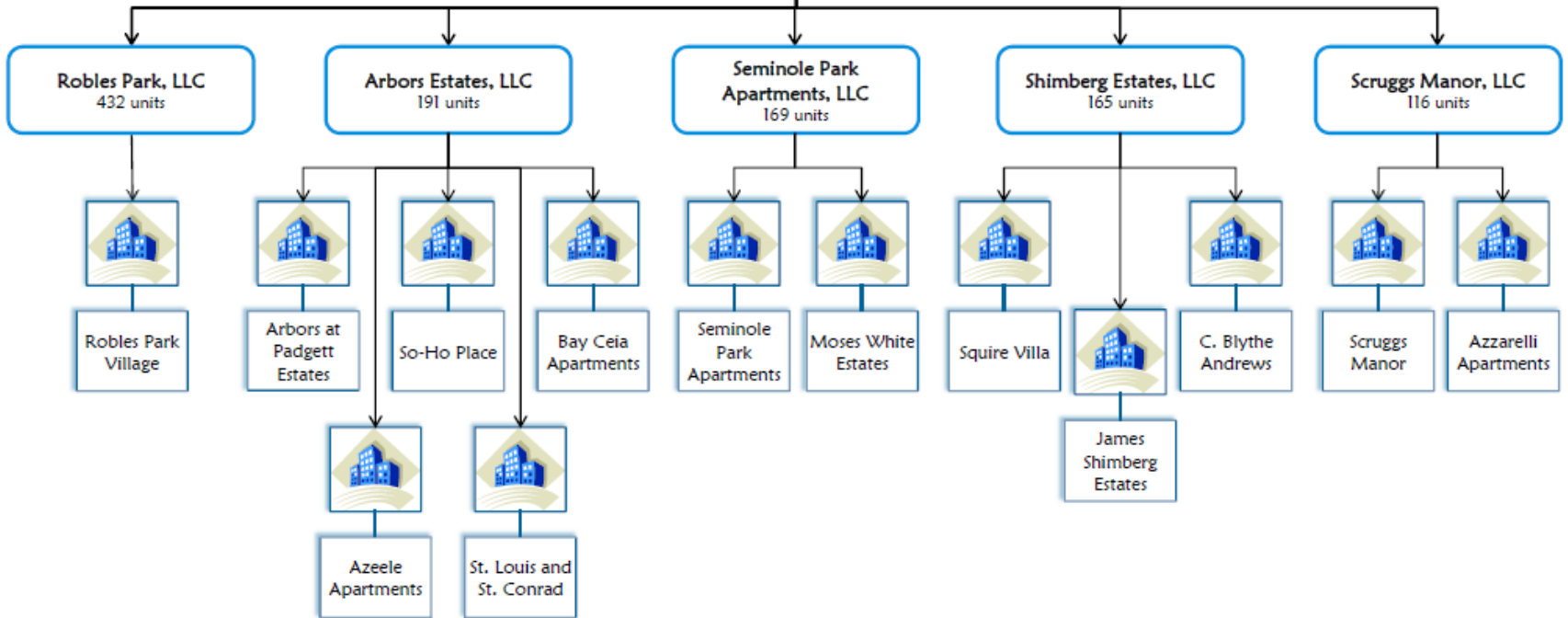


RAD CONVERSION

Property Name	Total ACC Units Applied for Conversion	Units Converted to RAD	Units Awaiting Conversion
Arbors	119	119	0
Azele Apts.	10	10	0
Azzarelli Apts.	30	30	0
Bay Ceia	40	40	0
C. Blythe Andrews	57	57	0
Ella at Encore	32	32	0
JL Young Annex	49	49	1
JL Young Gardens	400	400	0
Moses White	69	69	0
Reed at Encore	14	14	0
Robles Park Village	432	432	0
Scruggs Manor	86	86	0
Seminole	100	100	0
Shimberg Estates	78	78	0
So-Ho Apts.	14	14	0
Squire Villa	30	30	0
St. Louis/St. Conrad	8	8	0
Trio at Encore	32	32	0
West River Development			
Renaissance at West River	160	160	0
Bethune Hi-Rise	150		150
Boulevard at West River	73		73
T2A (North)	30		30
Parcel T3B	80		80
Parcel T3C	71		71
Parcel T3D	68		68
Parcel T4A	57		57
Parcel T4B	56		56
Parcel T4, T5	75		75
Hope VI			
Belmont Phase I	193		193
Belmont Phase II	102		102
Belmont Phase III	96		96
Oaks at Riverview	205		205
Cedar Pointe	21		21
Gardens at South Bay	25		25
The Tempo at Encore	20		20
TOTAL UNITS	3,082	1,760	1,323

RAD Conversions - 2016

Tampa Housing Authority



RAD Conversions - 2017

Tampa Housing Authority

Ella at Encore
32 units
(November 2017)

Trio at Encore
32 units
(November 2017)

Reed at Encore
14 units
(November 2017)

JL Young Apartments, LLC
449 units
(October 2017)



JL Young
Gardens



JL Young
Annex

RAD Conversions 2018 - 2019

Tampa Housing Authority

T1 - Renaissance at West River
160 units
(Nov 2018)
4% tax credit

T2A - Mary Bethune High Rise
150 units
(June 2019)
4% tax credit

Cedar Pointe
20 units
(October 2019)
Hillsborough County

T3A- The Boulevard at West River
118 units
(December 2019)
9% tax credit

T3B
80 units
(December 2019)
4% tax credit

T3C
71 units
(September 2020)
4% tax credit

Future RAD Conversions









Tampa Housing Authority

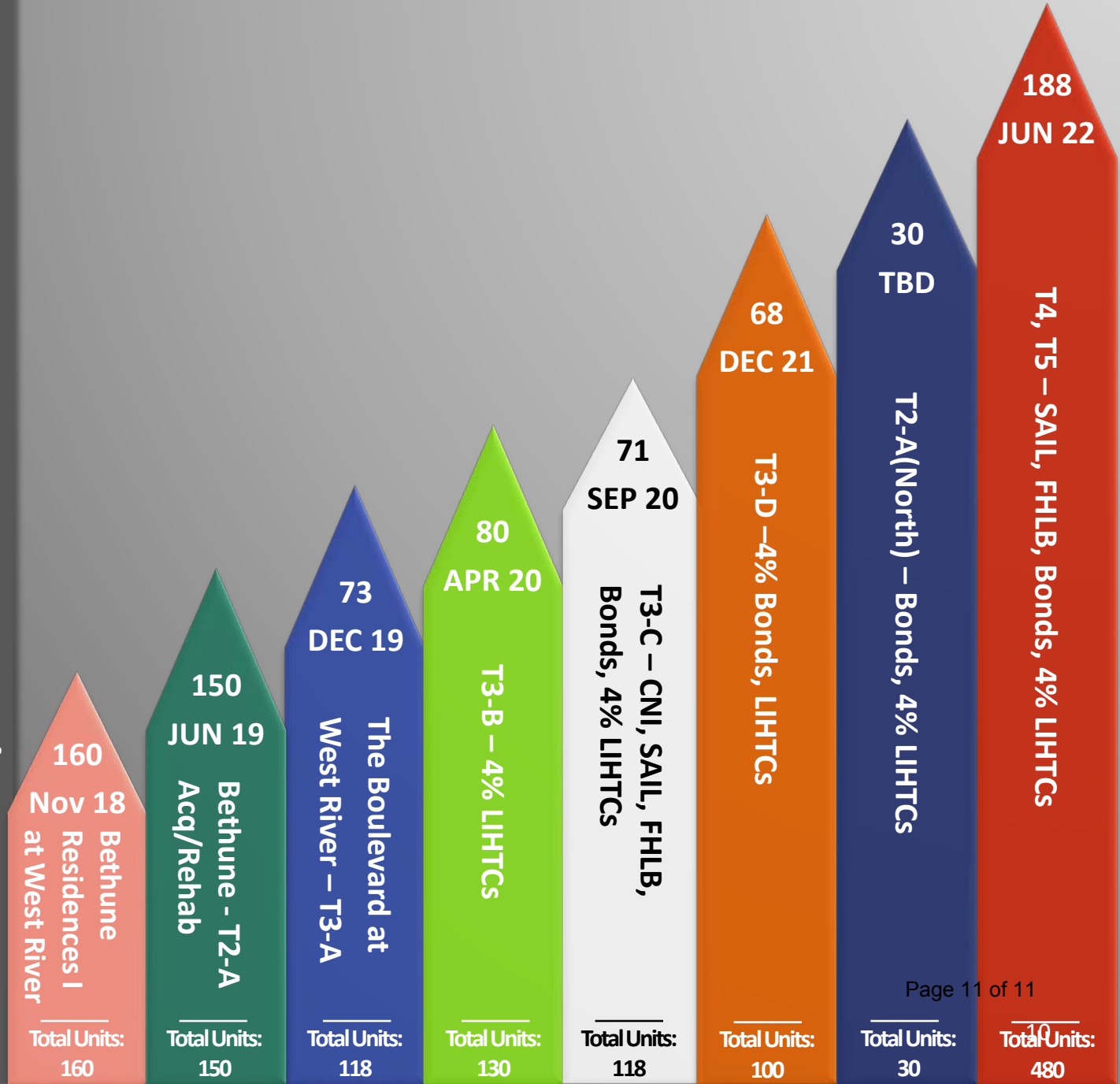
T2A - (North)
30 units
(TBD)
4% tax credit

T4, T5
188 units
(June 2022)
4% tax credit

T3D
68 units
(December 2021)
4% tax credit

West River RAD Conversion 820 Units

-  160 RAD units closed - 20%
-  310 RAD units closed - 38%
-  383 RAD units closed - 47%
-  463 RAD units closed - 56%
-  534 RAD units closed - 65%
-  602 RAD units closed - 73%
-  632 RAD units closed - 77%
-  820 RAD units closed - 100%



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

Department of Asset Management
Leonard Burke, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of April 2019, the Asset Management Department participated in a Green Dot domestic violence and child abuse reporting training. The tools presented in the workshops included reactive ways to intervene in potential violence and proactive ways to promote violence reduction.

Robles Park Apartment hosted a career opportunities workshop for the residents and the community.

Seminole Park Apartment request for proposal solicitation was issued this month. The solicitation was for replacing the main waterlines around the entire property due to the aging infrastructure and repeated breaks in the lines.

Encore Properties

BayCare Medical Clinic recently executed a longterm lease with Tampa Housing Authority to occupy 3,000sf of retail space located on the ground floor of the Reed at Encore. Receiving the CNI grant for the Encore Development allowed for this partnership to exist. The vacant space is being designed by BayCare's hired independent architect.

The Orlando Housing Authority toured the Encore Development with staff members from THA. The visit was centered around displaying the benefits of redeveloping obsolete assets and getting the residents involved in the planning process for maximum results in the community.

Tempo at Encore grand opening was a great success. The property received final Certificate of Occupancy for the entire building. Management has successfully moved seventy (160) families, including sixty (61) market units into their new home.

Meridian River Development Corporation

Meridian Apartments recently replaced the exterior emergency lighting in all the hallways with new LED lights to improve the visibility of the property. In addition, building 10 and 13 exterior siding was replaced due to moisture damage.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2020

Apr-19

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.76%	96.37%
Robles, LLC	68.83%	95.82%
Scruggs Manor, LLC	90.12%	98.27%
Azzarelli	90.40%	96.67%
Scruggs Manor	89.85%	98.84%
Seminole, LLC	95.67%	98.22%
Seminole Park	93.75%	99.00%
Moses White Estates	97.60%	97.10%
Shimberg, LLC	88.23%	97.57%
Shimberg Estates	91.92%	96.15%
Squire Villa	99.31%	100.00%
C. Blythe Andrews	73.47%	98.25%
Arbors, LLC	99.15%	94.76%
Arbors at Padgett Estates	99.68%	94.96%
Azeele	99.24%	100.00%
Bay Ceia Apartments	82.26%	90.00%
Soho Place Apartments	55.78%	100.00%
St. Louis/St. Conrad	93.41%	100.00%
Overall Average	89.73%	96.77%

April-19

Tenant Accounts Receivable

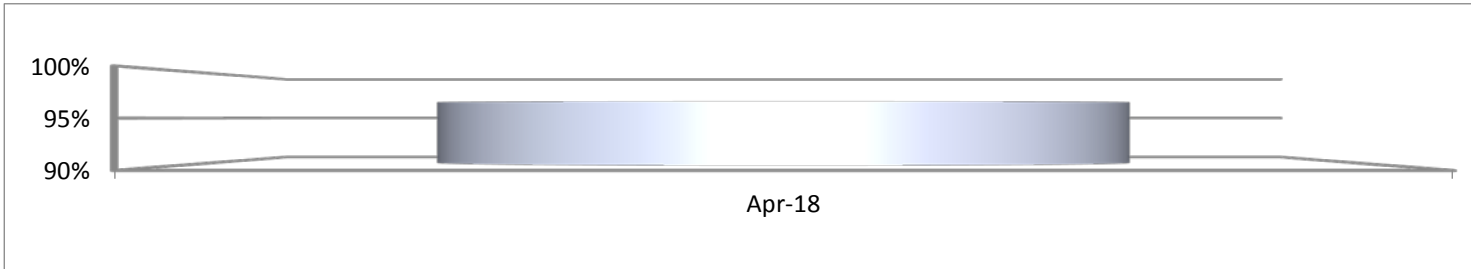
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$106,067.00	\$4,229.00	\$65.00	\$0.00	\$314.00	\$3,850.00	96.37%
Robles Park, LLC	\$43,915.00	\$35,251.00	\$13,839.00	\$0.00	\$7,722.00	\$13,690.00	68.83%
Scruggs Manor, LLC	\$26,719.00	\$7,145.00	\$4,478.00	\$0.00	\$0.00	\$2,667.00	90.12%
Azzarelli	\$8,284.00	\$914.00	\$119.00	\$0.00	\$0.00	\$795.00	90.40%
Scruggs Manor	\$18,435.00	\$6,231.00	\$4,359.00	\$0.00	\$0.00	\$1,872.00	89.85%
Seminole Park, LLC	\$44,716.00	\$2,110.00	\$0.00	\$0.00	\$0.00	\$2,110.00	95.67%
Seminole Park	\$26,896.00	\$1,682.00	\$0.00	\$0.00	\$0.00	\$1,682.00	93.75%
Moses White Estates	\$17,820.00	\$428.00	\$0.00	\$0.00	\$0.00	\$428.00	97.60%
Shimberg, LLC	\$43,889.00	\$6,431.00	\$714.00	\$0.00	\$0.00	\$5,717.00	88.23%
Shimberg Estates	\$22,650.00	\$2,543.00	\$714.00	\$0.00	\$0.00	\$1,829.00	91.92%
Squire Villa	\$6,763.00	\$47.00	\$0.00	\$0.00	\$0.00	\$47.00	99.31%
C.B. Andrews	\$14,476.00	\$3,841.00	\$0.00	\$0.00	\$0.00	\$3,841.00	73.47%
Arbors, LLC	\$43,716.00	\$6,799.00	\$576.00	\$0.00	\$2,464.00	\$3,759.00	99.15%
Arbors at Padgett	\$24,022.00	\$2,183.00	\$457.00	\$0.00	\$1,648.00	\$78.00	99.68%
Azeele	\$1,177.00	\$9.00	\$0.00	\$0.00	\$0.00	\$9.00	99.24%
Bay Ceia Apartments	\$12,208.00	\$3,101.00	\$119.00	\$0.00	\$816.00	\$2,166.00	82.26%
Soho Place	\$2,897.00	\$1,281.00	\$0.00	\$0.00	\$0.00	\$1,281.00	55.78%
St. Louis/St. Conrad	\$3,412.00	\$225.00	\$0.00	\$0.00	\$0.00	\$225.00	93.41%
Totals	\$309,022.00	\$61,965.00	\$19,672.00	\$0.00	\$10,500.00	\$31,793.00	89.73%

**Reporting Month: April 2019
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	437	12	12	97.33%
Robles, LLC	433	1	1	0	431	413	18	9	95.82%
Scruggs Manor, LLC	116	0	0	0	116	114	2	2	98.27%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	85	1	1	98.84%
Seminole Park, LLC	169	0	0	0	169	166	3	3	98.22%
Seminole Park	100	0	0	0	100	99	1	1	99.00%
Moses White Estates	69	0	0	0	69	67	2	2	97.10%
Shimberg, LLC	165	0	0	0	165	161	4	4	97.57%
Shimberg Estates	78	0	0	0	78	75	3	3	96.15%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	181	10	8	94.76%
Arbors at Padgett	119	0	0	0	119	113	6	5	94.96%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	36	4	3	90.00%
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	0	1,521	1,472	49	38	96.77%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

96.77%



Agency Wide	Apr-18
Total Units	3,043
Service/Non-Dwelling	2
Fire Casualty	1
Conversion units	0
Demolition units	821
Modernization	0
Available	1,521
Occupied	1,472
Vacant	49
% Occupancy Rate	96.77%

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

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

Anita Barrett, QC Supervisor, has finished the SEMAP review for submission May 2019. Based on 64 required file reviews, THA's score for FY 2019 is 96.6%.

An RFP will be released to project based HUDVASH vouchers. THA currently has two different PB contracts and has worked extremely well for the clients and case management.

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

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

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

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

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	377
Workshops	2
Escrows	223
Graduates	5
Homeownership	63
Escrow	59%
Escrow Payment	\$25,722

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 311 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

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

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,270	96% Monthly	
RAD	1,601	1,520	95% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,199,664	\$6,803,350.76	96%	100%

SEMAP REVIEW

	Possible	FY2018-19
	Points	Actual
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	5
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	5
Indicator 13: Lease-Up	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	140
	100%	96%

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

The Public Safety Department is currently conducting inspections on all the hurricane/emergency disaster rooms at each property as well as the Central Office to ensure these are fully stocked with the proper supplies based on FEMA guidelines. The assignment will be completed by May 15, 2019.

The Human Resource Director, Mr. Kenneth Christie and the Public Safety Director, Mr. Bill Jackson have put together a safe driving, accident and incident report training seminar for all the employees authorized to drive a Tampa Housing Authority vehicle. The training sessions will take place on May 23 and May 30, 2019; each day will include two sessions. The training sessions are to establish safe driving habits and the proper procedures to follow if and when an employee is ever in an accident.

Annual fire alarm inspections were currently being conducting at all THA properties with the City of Tampa Fire Marshal's Office. The inspections were half way through and there have been no findings; July 2019 was the expected completion of the inspections.

The Robles Park off duty assignments, bi-weekly resident safety meetings and THA's own safety patrols have had a positive impact on the community in the reduction of crime. According to statistics from January 1, 2019 through the present, the overall crime rate at Robles Park was reduced by over 78%.

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

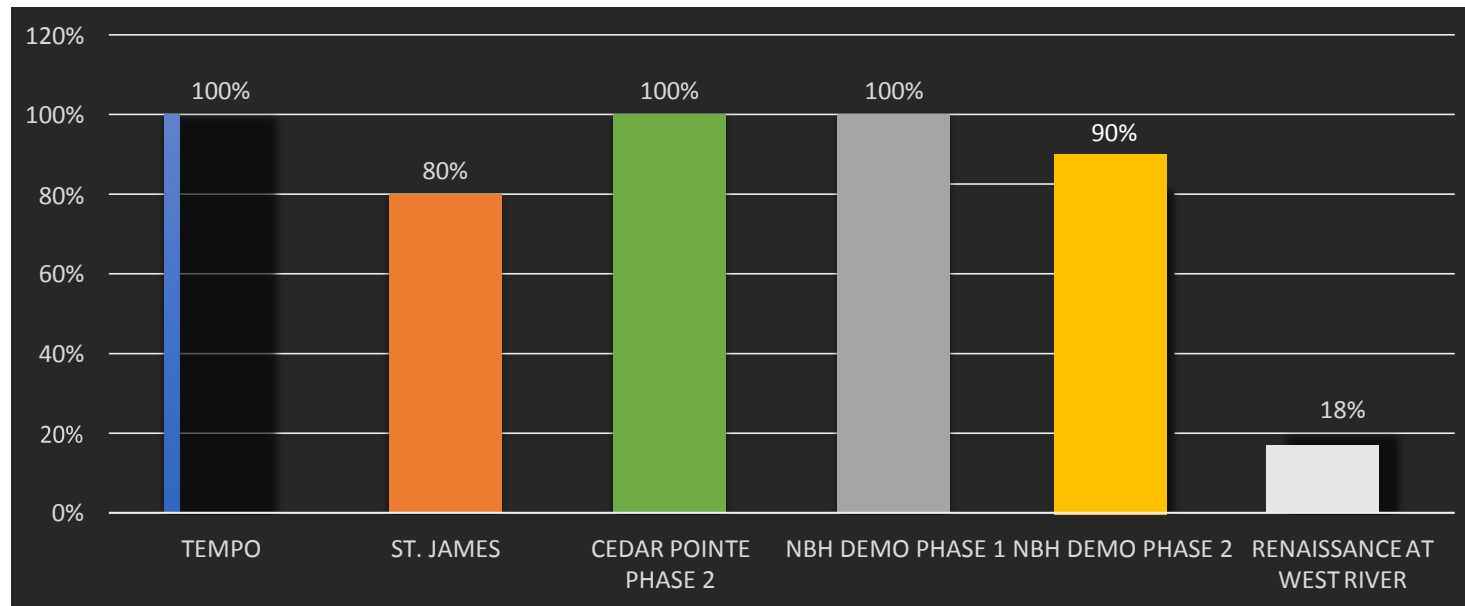
POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
██████████	4/03/2019	4/11/2019	19-101435	Public Safety Dept.
██████████	4/03/2019	4/15/2019	18-570266	Public Safety Dept.
██████████	4/03/2019	4/05/2019	19-228600	Public Safety Dept.
Azzarelli Apts.	4/02/2019	4/08/2019	19-58602, 19-53171, 19-78185	Public Safety Dept.
Robles Park	4/04/2019	4/11/2019	19-155862	Public Safety Dept.
Robles Park	4/02/2019	4/11/2019	19-71396, 19-75267, 19-76943, 19-81582, 19-79951, 19-82338, 19-87361	Public Safety Dept.
Osborne Landing	4/02/2019	4/11/2019	19-89283	Public Safety Dept.
C. Blythe Andrews	4/02/2019	4/11/2019	19-80218	Public Safety Dept.
██████████	4/09/2019	4/11/2019	19-5376	Public Safety Dept.
██████████	4/16/2019	4/16/2019	19-12222	Public Safety Dept.
Public Safety Department	4/15/2019	4/22/2019	19-174216	Public Safety Dept.
Robles Park	4/08/2019	Under Investigation	19-151063	Public Safety Dept.
██████████	4/18/2019	4/23/2019	18-209954	Public Safety Dept.
██████████	4/29/2019	4/30/2019	19-171410	Public Safety Dept.
██████████	4/29/2019	4/30/2019	19-164564	Public Safety Dept.

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Cedar Point	Hyundai	N/A	Gold		No Tag	4/01/2019	N/A
Oaks at Riverview	Cadillac	2009	Black	IHLK46	Parking on Grass	N/A	4/05/2019
Oaks at Riverview	Toyota	N/A	Gold	N/A	No Tag	4/11/2019	N/A
Shimberg Estates	Maxima	N/A	Black	Y705XY	Flat Tire	4/29/2019	N/A
Oaks at Riverview	Toyota	N/A	Tun	N/A	No Tag	N/A	V
Oaks at Riverview	Mitsubishi	N/A	White	N/A	No Tag	V	N/A

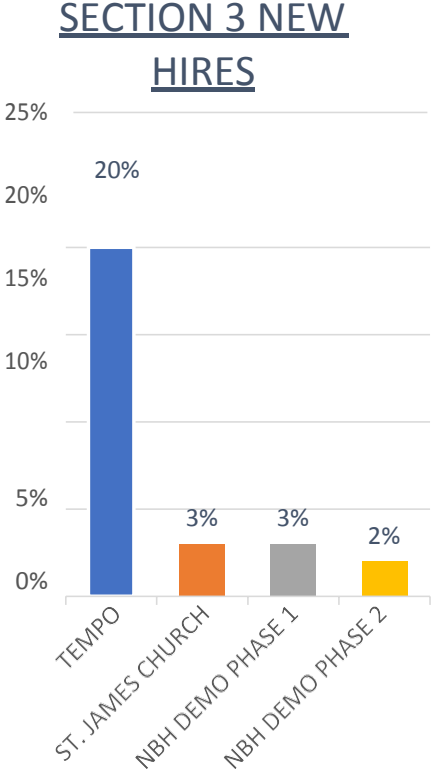
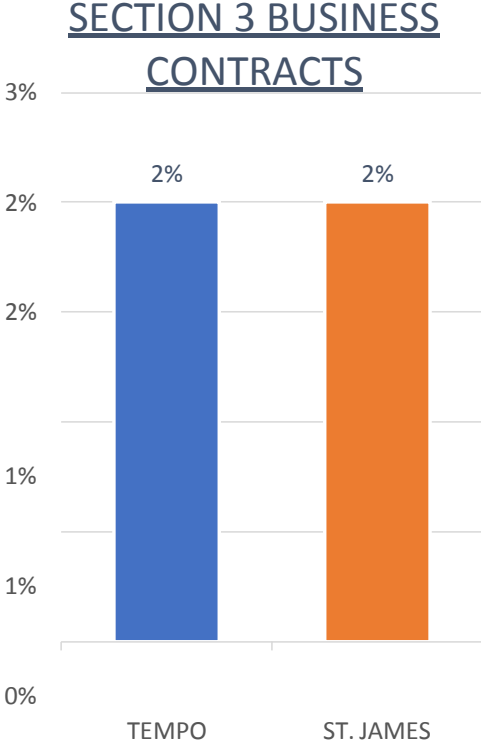
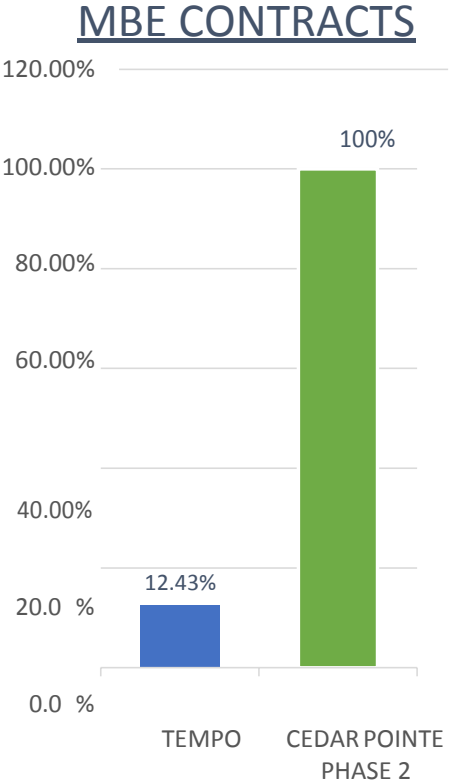
**HOUSING AUTHORITY of the CITY of TAMPA BOARD
SUMMARY REPORT
April 2019**

Department of Real Estate Development
David Iloanya, Director

MAJOR ACTIVE PROJECTS

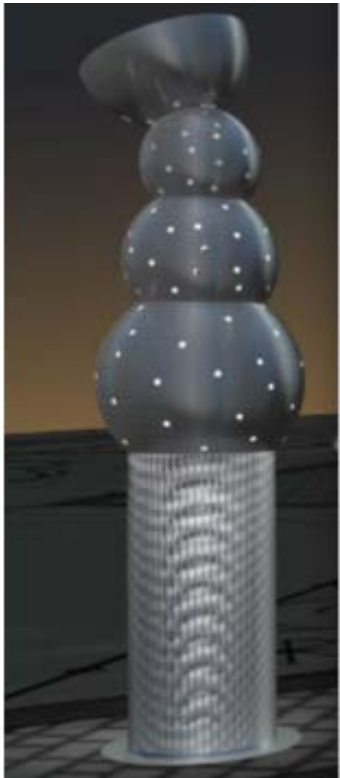


MBE and HUD Section 3 Contractors & Individuals



Encore Development

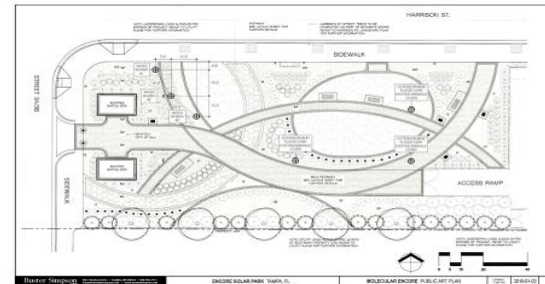




ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

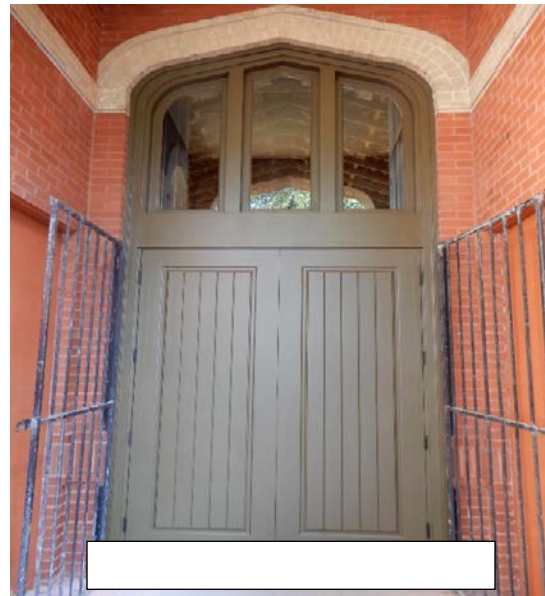
- Public Art Project is a unique partnership between Tampa Housing authority, the City of Tampa Public Art Program and the School of Architecture, University of South Florida.
- WATER BEARERS consist of a procession of three metaphorical figures carrying water. The Water Bearers relate to the large storm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

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

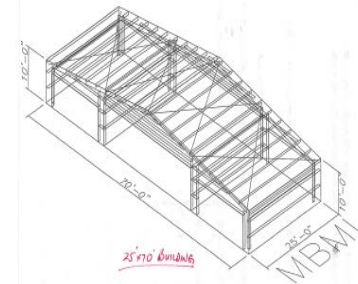
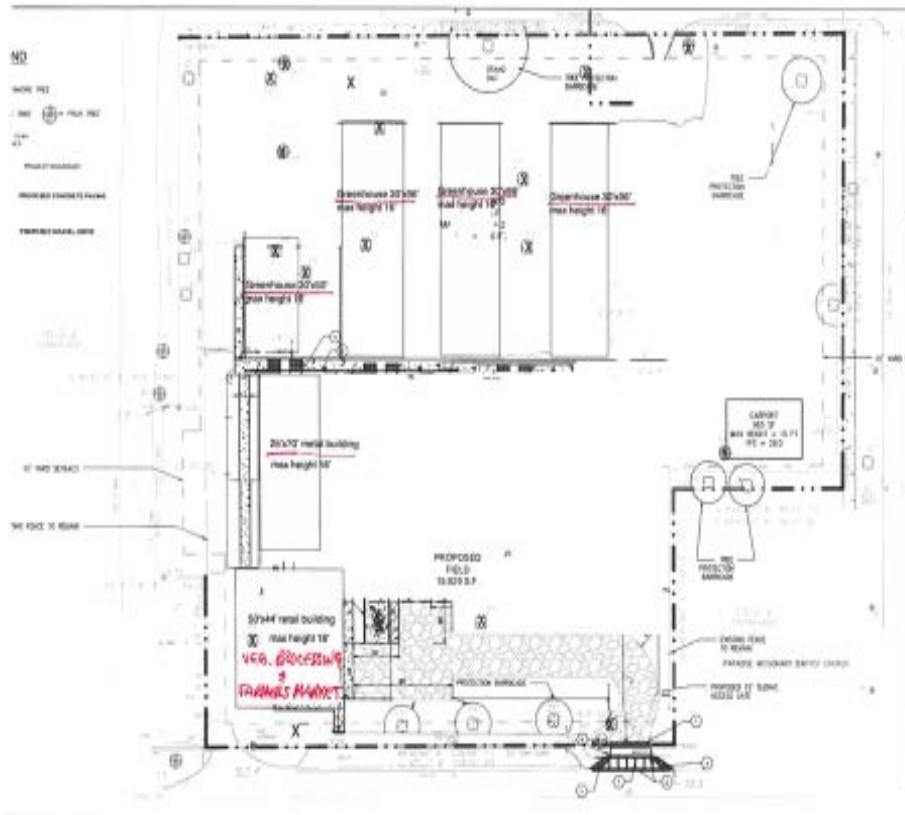


*St. James Church- Final construction phase plans and pricing due
May 10, 2019- Construction scheduled to complete mid- August
2019*

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



COMMUNITY URBAN FARM AT ENCORE LOT 1



Urban Farm – Green House Plans and specs have been certified to meet Florida Building and Wind Codes. Plans are in permitting awaiting approval by City of Tampa Construction Services. City of Tampa Construction Services should have plans approved in June 2019.

TEMPO AT ENCORE DEVELOPMENT



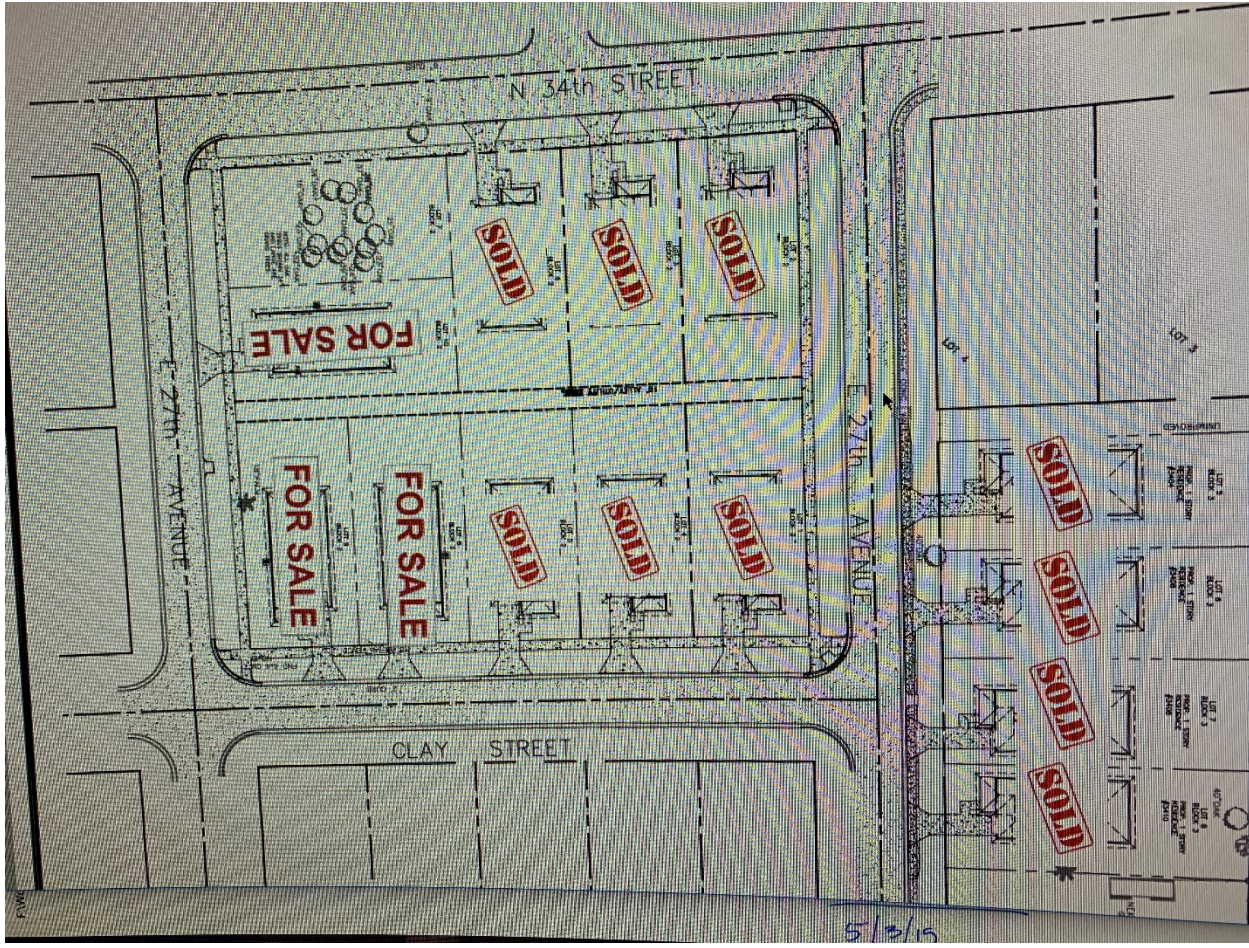
Tempo – Construction is complete. In Close-out Phase. Final punch out in progress. Currently, 179 of the 203 units are occupied.

COMMUNITY JOB TRAINING CENTER



Community Learning Center – Three sealed bid were received on April 29, 2019 for the construction of the Community Learning Center. Strickland Construction submitted the lowest most responsive bid in the amount of \$1,748,882.00. The Housing Authority of the City of Tampa approved the bid submitted by Strickland Construction April 30th, 2019. Pre-construction meeting held on May 7th, 2019. Construction start date May 29th, 2019.

34th Street Site





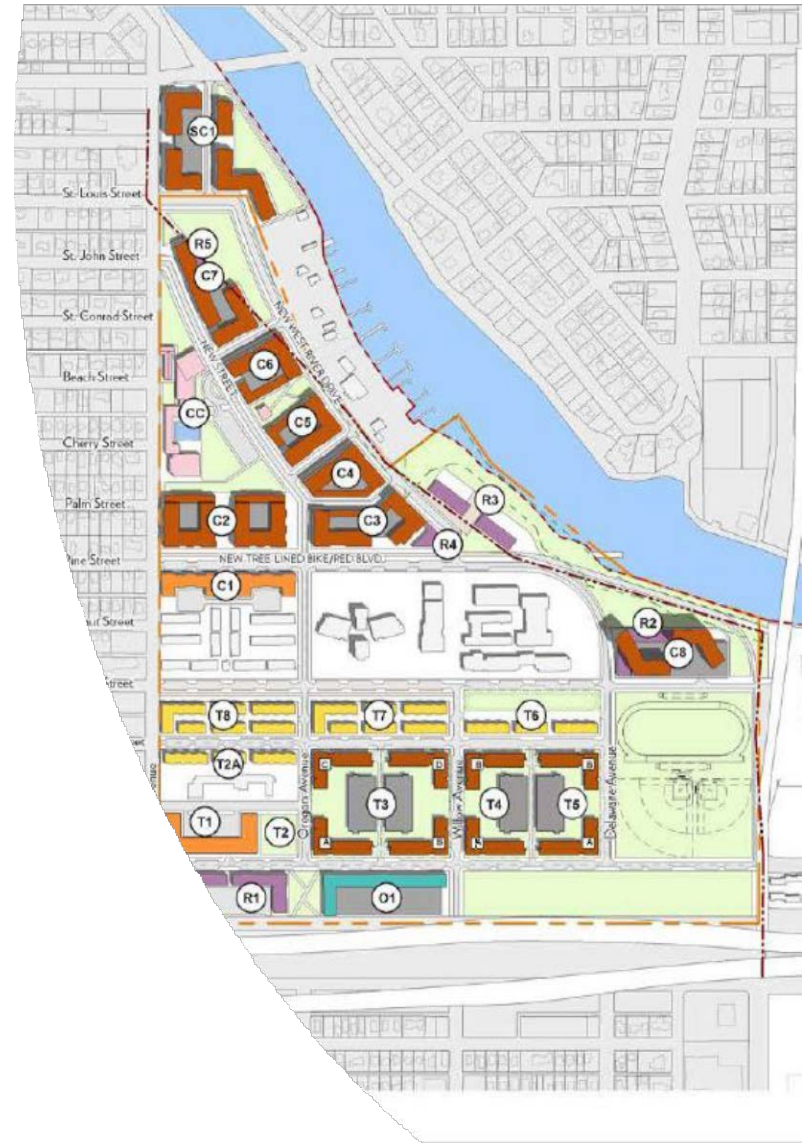
34th Street Redevelopment with the CDC of Tampa

- Last three homes built
- Two under construct



West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently 18% Completion is expected for March 2020.
- T2A-Mary Bethune, is under pre-construction for 150 senior housing units. Development partner, Related Group.
- T3A-Funded 9% Tax Credit, 118 units. In design phase.
- T3B-Funded 9% Tax Credit, 130 units. In design phase.
- T3C-Funded 4% Tax Credit, 118 units. Pre-design phase.
- T3D-Funded 4% Tax Credit, 100 units.
- T4-Under contract, 310 units – Third party development.
- T5-Developed by partnership with Related Group
- R1-Under contract, hotel



T2A- Mary Bethune Highrise, 150 - Senior Housing units



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



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

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

April 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measure are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently at Squire Villa. The efforts of the Preventive Maintenance have brought the Moses white gallons per person water usage from a high of 134 GPD to 89 GPD

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

Encore Chiller Plant

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

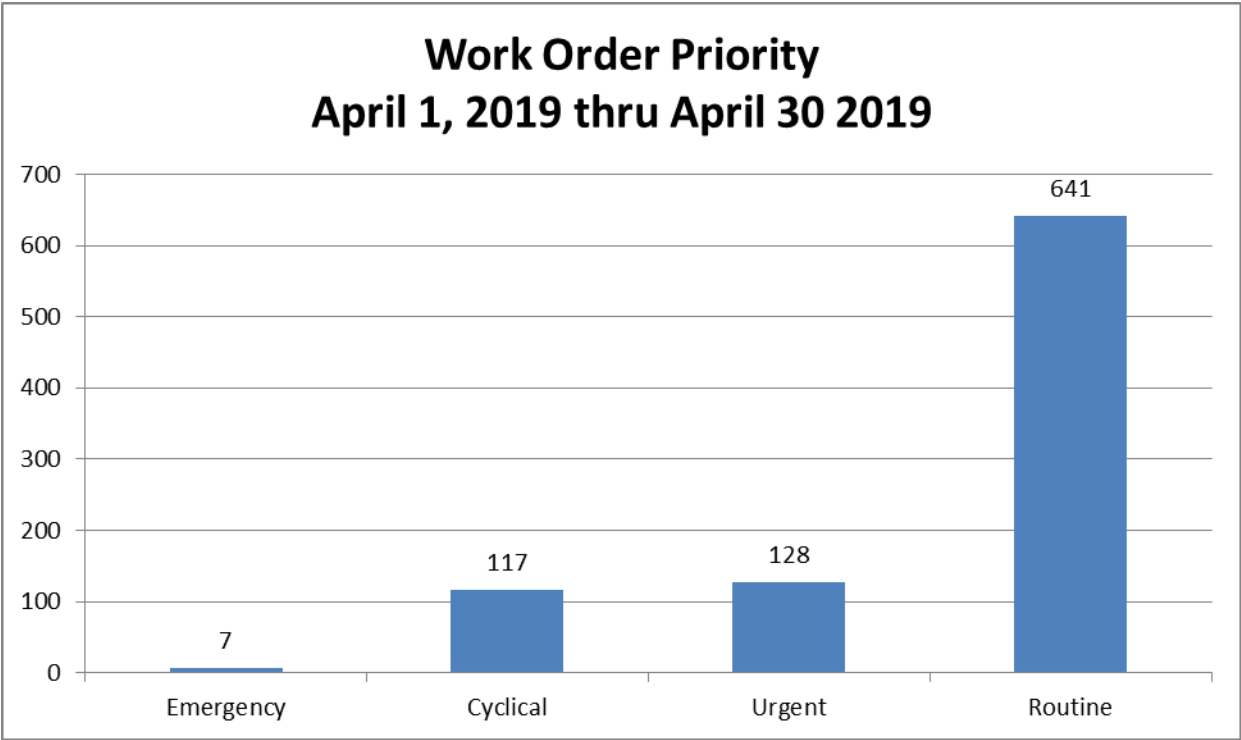
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

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

Facilities:

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



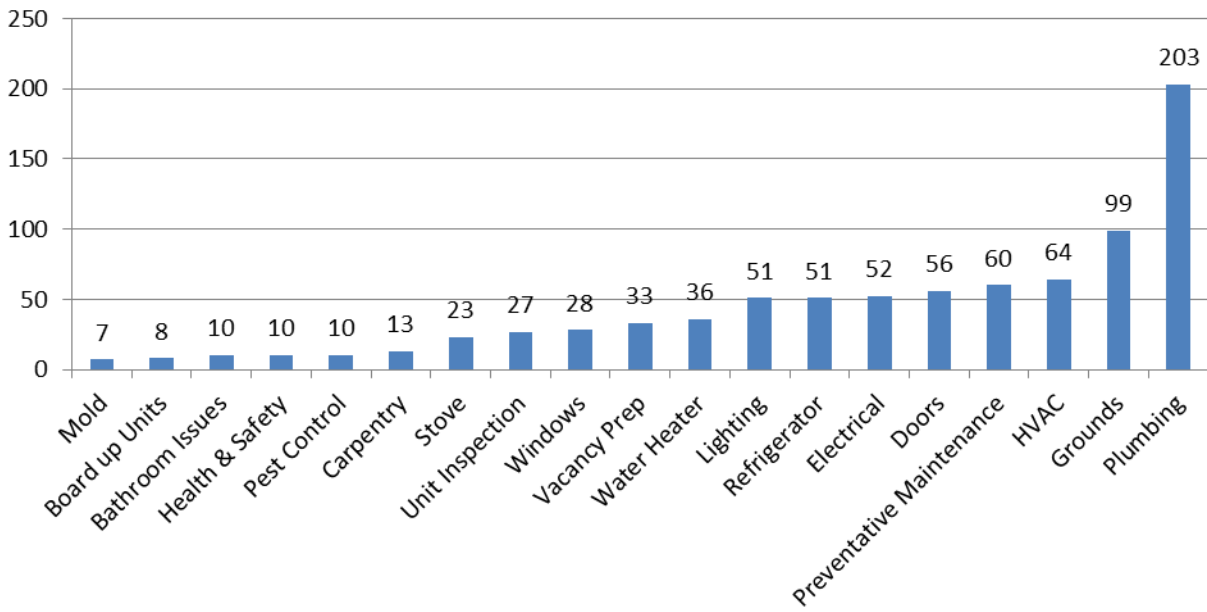
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

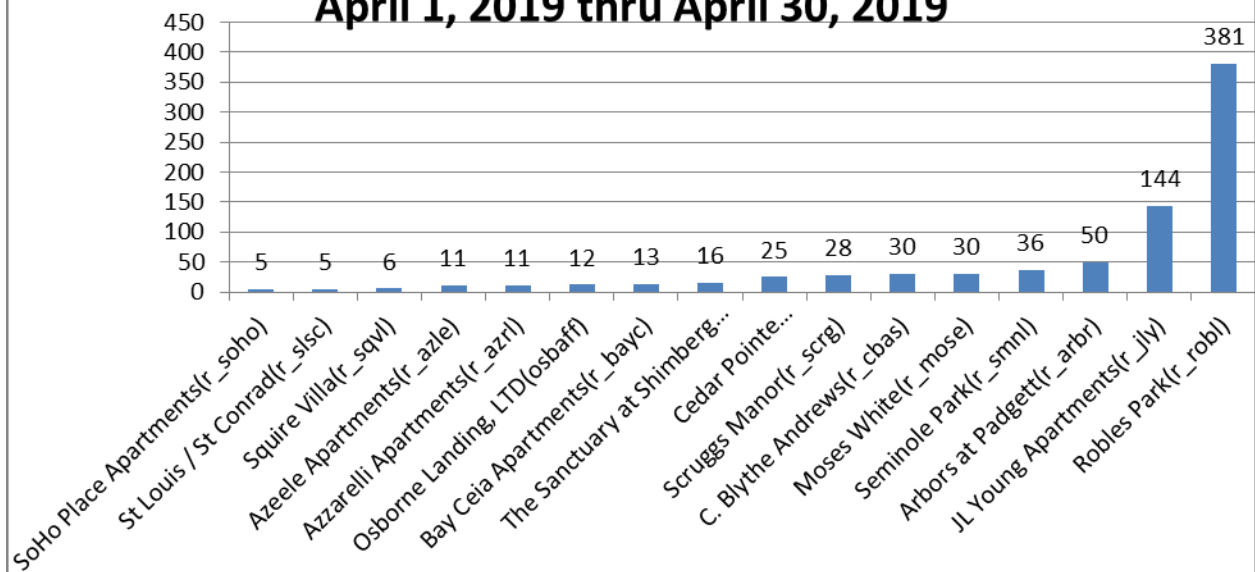
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property, and will be responded to within **24 to 48 hours**.

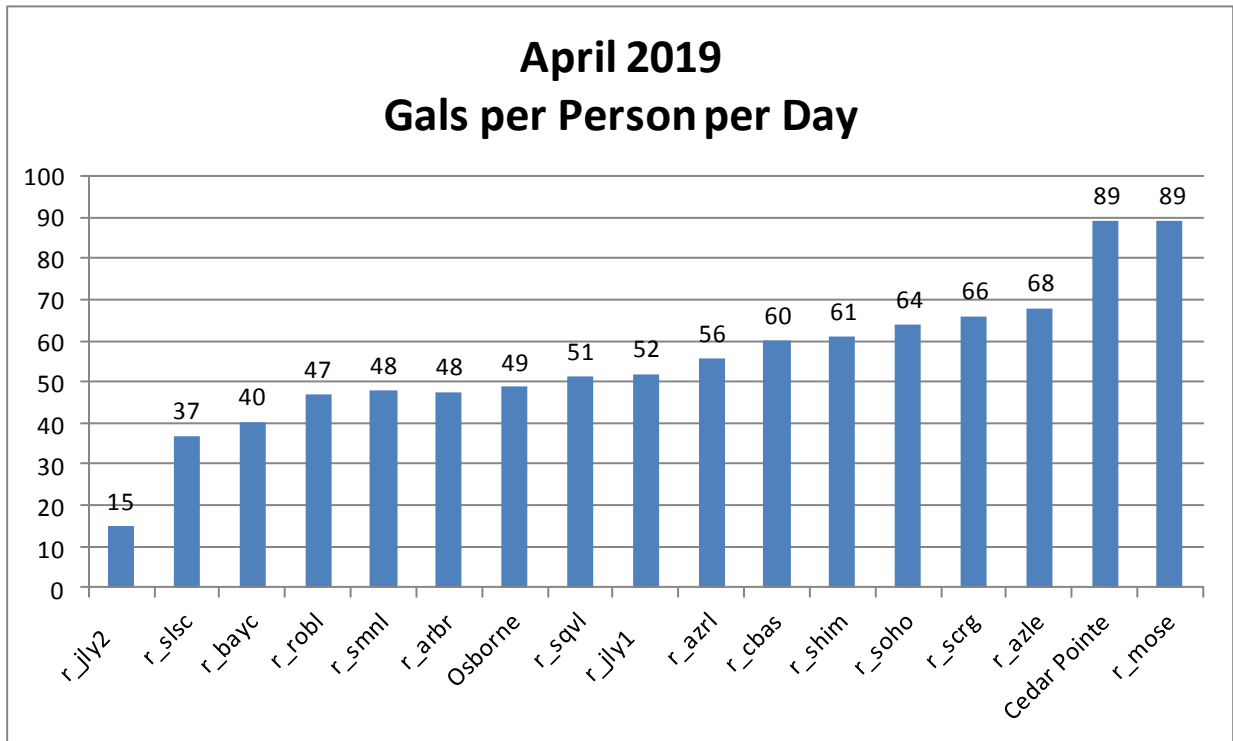
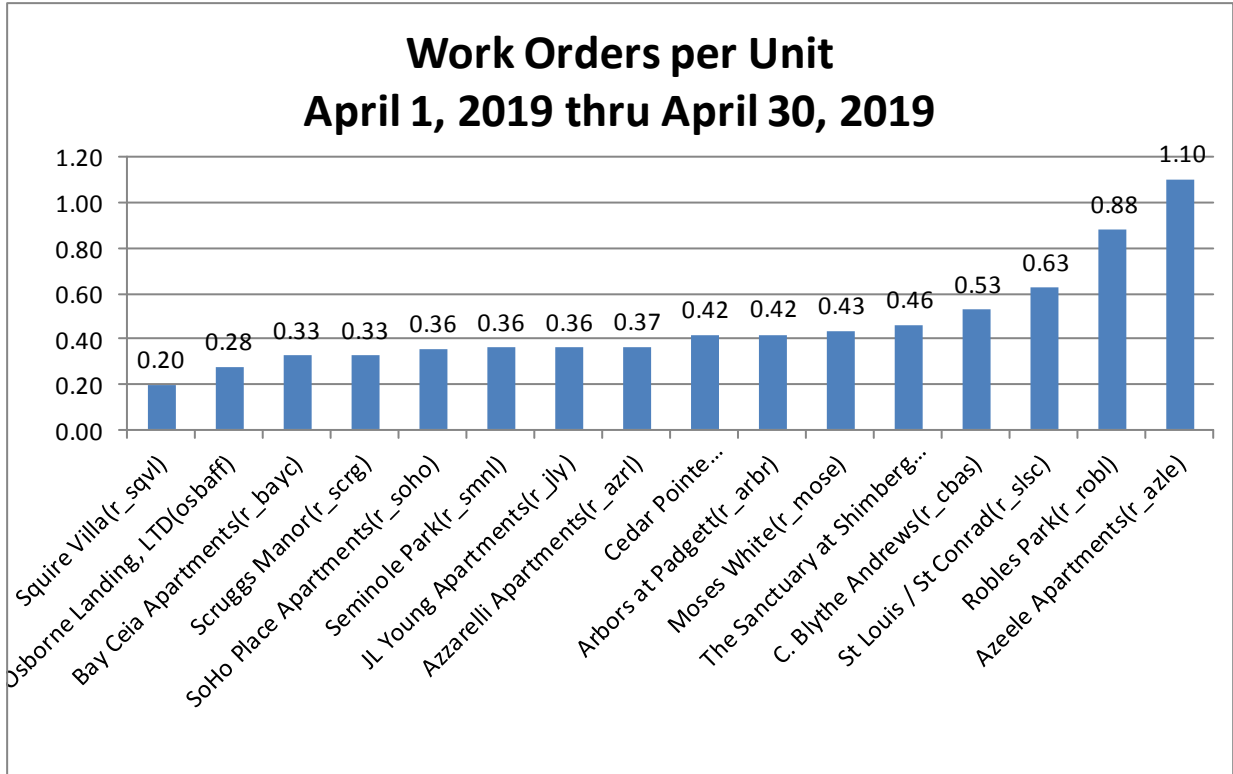
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

Work Order Category April 1, 2019 thru April 30, 2019



Work Orders per Property April 1, 2019 thru April 30, 2019





THA average number of Gallons per Person per Day (GPD) for January is 55. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register

Contractor	Description	Start Date	End Date	Revised End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Cooper Johnson Smith Architects	A&E Services for Job Training Center Facility	12/13/2013	7/13/2018	1/31/2020	\$89,932.00	\$70,742.66	\$160,674.66	\$115,247.74	\$45,426.92	71.73%	
CGI Federal Inc.	PBCA Contract Administration	10/31/2017	4/30/2019	10/31/2020	\$1,900,000.00	\$0.00	\$0.00	\$837,900.00	\$1,062,100.00	44.10%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2019	3/20/2020	\$175,415.00	\$20,000.00	\$195,415.00	\$190,245.00	\$5,170.00	97.35%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	9/1/2019		\$200,000.00	\$0.00	\$0.00	\$20,200.00	\$179,800.00	3.26%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020		\$300,000.00	\$10,150.00	\$310,150.00	\$1,750.00	\$308,400.00	0.56%	
Howard Jimmie LLC	Phase 2 Demolition of North Boulevard Homes	5/7/2018	7/31/2019		\$1,920,000.00	\$0.00	\$0.00	\$1,672,437.09	\$247,562.91	87.11%	Y
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021		\$148,275.00	\$0.00	\$0.00	\$51,843.50	\$0.00	34.96%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities for AE Services	9/1/2017	9/1/2019		\$200,00.00	\$18,700.00	\$218,700.00	\$18,700.00	\$200,000.00	3.02%	
CVR Associates Inc	Consulting services to facilitate & update THA business plan	4/1/2018	3/31/2022		\$136,900.02	\$0.00	\$0.00	\$165,454.00	\$282,307.25	120.86%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/3/2019		\$90,000.00	\$0.00	\$139,400.00	\$10,238.15	\$79,761.85	11.38%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023		\$341,162.00	\$0.00	\$97,787.99	\$18,515.00	\$322,647.00	5.43%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020		\$300,000.00	(\$17,692.75)	\$22,800.00	\$0.00	\$22,800.00	0.00%	
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020		\$97,787.99	\$0.00	\$0.00	\$6,177.00	\$91,610.99	6.32%	

Contract Register

Contractor	Description	Start Date	End Date	Revised End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
TCC Enterprise Inc.	Landscaping Services for THA Headquarters and Facilities	5/1/2019	3/31/2020		\$22,800.00	\$0.00	\$0.00	\$0.00	\$22,800.00	0.00%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020		\$54,000.00	\$0.00	\$0.00	\$0.00	\$54,000.00	0.00%	Y
TCC Enterprise Inc.	Landscaping Services for Robles Park	5/1/2019	3/31/2020		\$26,400.00	\$0.00	\$0.00	\$0.00	\$26,400.00	0.00%	Y
Promise Care LLC	Landscaping Services For J L Young & Annex	5/1/2019	3/31/2020		\$15,648.00	\$0.00	\$0.00	\$0.00	\$15,648.00	0.00%	Y
Promise Care LLC	Landscaping South Scattered Sites	5/1/2019	3/31/2020		\$54,736.55	\$0.00	\$0.00	\$0.00	\$54,736.55	0.00%	Y
Golden Sun LLC	Landscaping Services for Vacant Lots And Occupied Home	5/1/2019	3/31/2020		\$1,920.00	\$0.00	\$0.00	\$0.00	\$1,920.00	0.00%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	5/31/2019		\$15,000.00	\$0.00	\$0.00	\$14,687.85	\$312.15	97.92%	Y
Greater Tampa Bay Area Council	Public Housing Youth Services	4/1/2018	5/31/2019		\$30,000.00	\$0.00	\$0.00	\$22,500.00	\$7,500.00	75.00%	
Iraida V. Carrion	Clinical Supervision	10/1/2018	9/30/2019		\$15,000.00	\$0.00	\$0.00	\$3,375.00	\$11,625.00	22.50%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020		\$14,090.00	\$0.00	\$0.00	\$5,095.00	\$8,995.00	36.16%	Y
JMG Realty, Inc.	Construction Management Services for water main replacement at Seminole Apartments	2/27/2019	7/27/2019		\$12,600.00	\$0.00	\$0.00	\$0.00	\$12,600.00	0.00%	Y
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	6/30/2019		\$262,400.00	\$0.00	\$0.00	\$66,160.00	\$196,240.00	25.21%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020		\$18,090.00	\$0.00	\$0.00	\$500.00	\$17,590.00	27.60%	Y
Mourer and Mourer Inc	Assisted Housing hallway Carpet Replacement	4/12/2019	5/31/2019		\$26,890.00	0	0	\$0.00	\$26,890.00	0.00%	
					\$1,535,424.56						45%

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

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

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

TAMPA HOUSING AUTHORITY EXECUTIVES WELCOME NEW COMMISSIONER, BEN DACHEPALLI

The Executive team welcomed new Tampa Housing Authority Commissioner Ben Dachepalli from the Hill, Ward, Henderson Law firm, by conducting a tour of the Tampa Housing Authority properties. Commissioner Dachepalli had many questions that were answered by various team members and was pleased with what he saw throughout the tour. During the tour, each team member provided brief aspects of their job duties to familiarize the Commissioner with properties and programs they manage.

When visiting the ENCORE! site, we paused to have lunch at Faedo's, a highly-rated restaurant occupying retail space adjacent to the ELLA at ENCORE! After lunch, we proceeded to tour the Ella building. The Commissioner posted on the Tampa Housing Authority Facebook page thanking staff for the tour.

COUNTY COMMISSIONER PAT KEMP'S VISIT AND TOUR OF TAMPA HOUSING AUTHORITY PROPERTIES

A meeting with Hillsborough County Commissioner Pat Kemp, as well as her Aide Laura Lawson, began with a brief meeting with the executive team. COO Leroy Moore presented the Tampa Housing Authority portfolio and on-going revitalization efforts at West River and ENCORE! Commissioner Kemp was pleased with the presentation and the maintenance thereof; the Commissioner proceeded to jump right in to discuss her plans, while also mentioning the Affordable Housing Trust fund and her support for it. A tour of the northern scattered sites immediately followed. Since Commissioner Kemp had to be back at her office that afternoon, plans for another tour of the Southern sites will take place sometime in May and will include Commissioner Mariella Smith.

VISIT FROM THE ORLANDO/SANFORD HOUSING AUTHORITIES

The possibility of community revitalization, as well as agency repositioning, prompted a second visit from representatives of the Orlando and Sanford Housing Authorities to tour Tampa Housing Authority's highly touted ENCORE! master planned community. More than 100 residents, county officials, community leaders, residents along with President/CEO Vivian Bryant, her executive team and others gathered to learn more about the Choice Neighborhood planning grants implementation process, as well as the importance of community partnerships and resident involvement, as stressed by the Tampa Housing Authority's President/CEO Jerome Ryans, during his presentation to the group as he continued providing information and taking questions from the group, who spent the entire day visiting the ENCORE! site.

Special thanks to Tampa Housing Authority Commissioner Billie-Johnson Griffin who encouraged the visitors to dream big and visualize what their properties could look like after revitalization. She assured the group that they would be as happy and proud as she was. Orlando/Sanford Housing President/CEO, Vivian Bryant thanked the agency for its hospitality and for the warm reception. Additionally, she expressed her excitement at being able to showcase what could be possible should they receive the CNI Planning grant.

NEW HART CEO, EXECUTIVE TEAM VISIT THA AS PART OF A COMMUNITY LISTENING TOUR

Benjamin Limmer, new CEO of the Hillsborough Area Regional Transit Authority (HART) and his top executives visited the Tampa Housing Authority on a scheduled listening-tour stop as he familiarizes himself with agencies responsible for a great portion of HART'S ridership. Tampa Housing Authority's Executive team members introduced themselves and proceeded to ask questions regarding bus shelters, bus stops and bus fares. The team also expressed their desire to be kept in the loop regarding proposed changes and other items of interest for our residents and team members, as it relates to improved services in our public housing and surrounding communities.

TAMPA DOWNTOWN PARTNERSHIP

Held at the Armature Works, this half-day day event was very interesting, with various speakers from the community giving their spin on what it is like doing business in the Tampa community, as well as how things have changed since their first foray into doing business in Tampa. One of the highlights of the day, for us, was the participation of our Commissioner James Cloar who served on a panel that discussed affordable housing in our community. Commissioner Cloar mentioned ENCORE! and the West River development along with other affordable housing statistics.

Great job! Commissioner Cloar.

METROPOLITAN MINISTRIES BRIDGE-BUILDERS ANNUAL LUNCHEON

The Tampa Housing Authority continues its support of the work done by this organization. As evident by the number of participants, we are all proud of the services being provided to those that require them and have come to rely on Metropolitan Ministries as a supporting arm. During the luncheon, the DeBartolo family was recognized for its continued support and presented with a plaque, commemorating their outstanding contributions to this organization.

Testimonials from beneficiaries of Metropolitan Ministries supportive services were heartwarming, to say the least.

2019 THA Calendar of Events

May		
Saturday, May 04, 2019	6:00 PM	Lecture Series/Gala Night, Westshore Grand, 4860 W Kennedy Blvd, Tampa
Sunday, May 05, 2019	all day	Cinco De Mayo
Monday, May 06, 2019	8:00 AM	Bay Area Apt Assoc BOD Mtg, THA Cypress
Tuesday, May 07, 2019	9:00 AM	CPR Training, THA Cypress
Wednesday, May 08, 2019	12:00 PM	Latinos Unidos Scholarship Luncheon, Armature Works, Tampa
Wednesday, May 08, 2019	5:30 PM	HART CEO Benjamin Limmer's Reception, Rooftop 220, 220 W 7th Ave, Tampa
Thursday, May 09, 2019	9:00 AM	Resident Meeting, PPS, THA Cypress (2 days)
Sunday, May 12, 2019	all day	Mother's Day
Tuesday, May 14, 2019	9:00 AM	First Aid CPR Training, THA Cypress
Tuesday, May 14, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, May 15, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, May 16, 2019	12:00 PM	Women's Health, THA Cypress
Thursday, May 16, 2019	4:00 PM	Homebuyer's Education, THA Cypress
Friday, May 17, 2019	10:00 AM	Older American Day, Oaks at Riverview Comm Ctr, 202 E Broad St, Tampa
Saturday, May 18, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Saturday, May 18, 2019	10:00 AM	Encore Board Retreat, THA Cypress
Monday, May 20, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress (2 days)
Monday, May 20, 2019	9:00 AM	Speaker Series: County Commissioner Mariella Smith, THA Cypress
Wednesday, May 22, 2019	9:00 AM	First Aid CPR Training, THA Cypress
Wednesday, May 22, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, May 23, 2019	10:00 AM	Sexual Harassment & Discrimination Practices, THA Cypress
Monday, May 27, 2019	all day	Memorial Day
Thursday, May 30, 2019	11:30 AM	Lifetime Achievement Award Luncheon, Doubltree, 4500 W Cypress St, Tampa
Thursday, May 30, 2019	9:00 PM	First Aid CPR Training, THA Cypress
Thursday, May 30, 2019	1:30 PM	Bay Area Apt Assoc BOD Mtg, THA Cypress
June		
Tuesday, June 04, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress (3 days)
Friday, June 14, 2019	12:00 PM	Men's Health, THA Cypress
Sunday, June 16, 2019	all day	Father's Day
Monday, June 17, 2019	all day	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, June 18, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, June 19, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, June 19, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, June 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, June 22, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Sunday, June 23, 2019	all day	SERC NAHRO Annual Conference, Orlando FL (4 days)
Thursday, June 27, 2019	all day	FAHRO Annual Conference, Orlando FL (3 days)
July		
Thursday, July 04, 2019	all day	Independence Day
Wednesday, July 17, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, July 18, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Friday, July 19, 2019	9:00 AM	Health Fair, THA Cypress
Tuesday, July 23, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, July 24, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, July 25, 2019	1:30 PM	Bay Area Apt Assoc Board of Directors Meeting, THA Cypress
Saturday, July 27, 2019	5:00 PM	Homebuyer's Education, THA Cypress
August		
Thursday, August 15, 2019	12:00 PM	Recipe Revamp, THA Training
Tuesday, August 20, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, August 21, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, August 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, August 24, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, August 26, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, August 29, 2019	1:30 PM	Bay Area Apt Assoc Education Seminar, THA Cypress



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachevall

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

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN

THE SECTION 811 MAINSTREAM APPLICATION HAS CLOSED

Overview:

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

The waitlist was opened January 2019 to receive applicants for the Section 811 Mainstream program. Due to the overwhelming response, the waitlist is now closed. Eligible families will be notified of their placement on the list.

Dated this 24th Day of April 2019



PUBLIC NOTICE

BOARD OF COMMISSIONERS

Susan Johnson-Velez
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James A. Cloar
Vice Chair

Ben Dacheballi

Hazel S. Harvey

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OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Board of Commissioners of the above identified Authority is scheduled for **Tuesday, May 15, 2019 at 8:30 a.m.** at the **Administration Offices, 5301 West Cypress Street, Tampa Florida 33607.**

The following Meetings of the **Board of Directors** *will* take place immediately following above meeting:

Mary Bethune Development Corporation

The following Meetings of the **Board of Directors** *may* take place immediately following above meeting:

Affordable Housing Development Corporation

Encore Affordable Housing Development Corporation

JL Young Apartments Incorporated

Meridian River Development Corporation

North Tampa Housing Development Corporation

Tampa Housing Authority Development Corporation

Tampa Housing Funding Corporation

Dated this 7th day of May 2019

All board meetings are open to the public.

NOTICE: Any person, who might wish to appeal any decision made by the Board of Commissioners, with respect to any matter considered at this meeting, is advised that he/she will need a record of the proceedings; for such purpose, he/she may need to ensure that a verbatim record of the proceedings be made, which will include the testimony and evidence upon which the appeal is to be asked.

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

GEORGE EDGECOMB BAR ASSOCIATION

PRESENTS THE

2019

“LEARN YOUR LEGAL RIGHTS” COMMUNITY WORKSHOP



MAY 4, 2019 9:00 A.M. TO 1:00 P.M.

NORTH TAMPA BRANCH LIBRARY TAMPA,
FLORIDA

8916 NORTH BOULEVARD, TAMPA, FLORIDA 33604

THIS EVENT IS FREE TO THE COMMUNITY

Receive Free Legal Information on the following areas of law:

FAMILY/ CHILD SUPPORT/ DIVORCE
IMMIGRATION
LANDLORD/ TENANT
SMALL CLAIMS/ DEBT COLLECTION
SEALING AND EXPUNGING RECORDS
APPEALS
EMPLOYMENT DISCRIMINATION
BANKRUPTCY
PERSONAL INJURY
FAIR HOUSING
CRIMINAL
PROBATE

**NO PRE-QUALIFYING
NECESSARY**

**BREAKFAST AND LUNCH
INCLUDED**

Pre-registration is recommended for this free event.

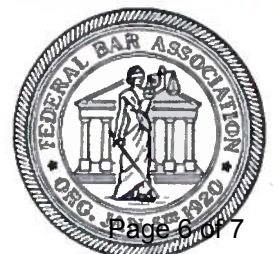
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For more information please contact us at

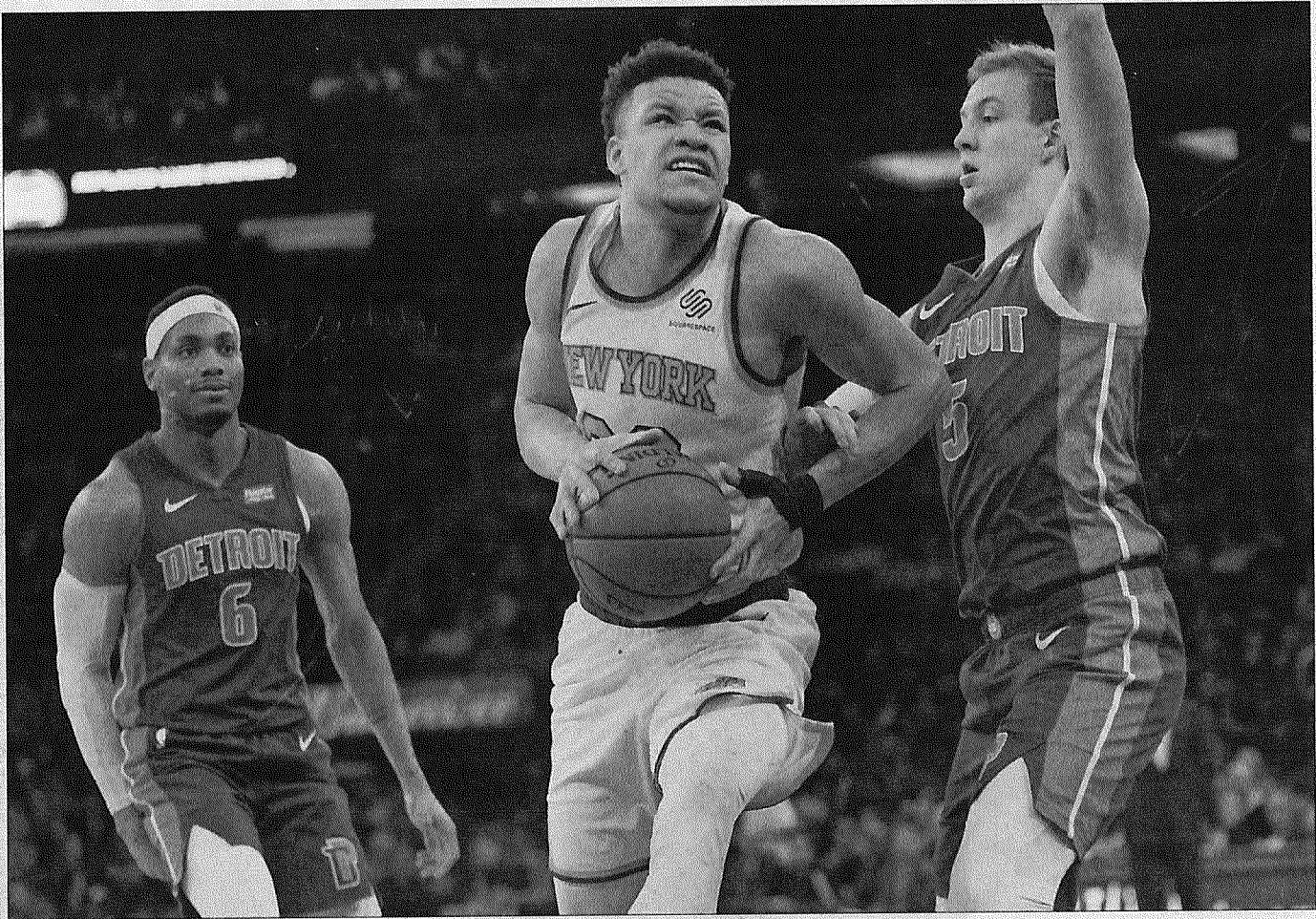
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Community Affairs/Notices and Updates



Page 6 of 7

NBA >>



MARY ALTAFFER | Associated Press

Knicks rookie Kevin Knox drives to the basket against Pistons guard Luke Kennard on April 10 at Madison Square Garden.

For Knox, Year 1 was about the ‘ups and downs’

After a rough start where he was hardly embraced by Knicks fans, the former Tampa Catholic standout makes his mark.

BY BOB PUTNAM
Times Staff Writer

Kevin Knox took the microphone before the Knicks' season finale. The rookie addressed the crowd, thanking them for their support and vowing to improve during the summer.

Fans at Madison Square Garden roared with approval.

Nearly a year ago, many Knick devotees greeted the former Tampa Catholic star with a chorus of boos. They bemoaned the draft selection of Knox, who went ninth overall after one season at Kentucky, the highest NBA pick ever from the bay area.

A preteen Crying Knicks Fan gave an exasperated shrug on ESPN. Celebrity and Knicks superfan Spike Lee grimaced before reluctantly applauding.

Knox knew his every move would be dissected by the team's followers not quite sure how to view a lottery pick counted on to be the face of the franchise.

The 6-foot-9 forward had to score points, not only in games but with critics.

Eventually, Knox did both.

A few times this season, he posed for pictures with Crying Knicks Fan (known only as Jordan), including the home finale.

"We laughed it up about what happened on draft night," Knox said. "He now says I'm one of his favorite players."

Knox also met Lee during a road game. The filmmaker said he is looking forward to seeing Knox in a Knicks uniform for years to come.

To truly win over skeptics, Knox had to perform.

He did so in spurts.

At times, the 19-year-old struggled with

the physicality of the NBA. Other times, he shined, putting up numbers worthy of someone selected so high.

In December, Knox scored 26 and grabbed 15 rebounds against Charlotte, joining LeBron James as the only NBA players with at least 25 points and 15 rebounds in a game as teenagers. He also was named the Eastern Conference rookie of the month in December after averaging 17.1 points and six rebounds.

Two months later, he played in the Rising Stars Game as part of All-Star Weekend.

Playing on a team devoid of veterans, Knox had a pivotal role, allowing him to go through a series of highs and lows as he learned by trial and error.

The team became even younger during the season with the trade of All-Star Kristaps Porzingis and the release of veteran guard Courtney Lee, moves made to create salary cap space this summer for a likely run at big-name free agents such as Kevin Durant and Kyrie Irving.

In the final month, the Knicks' starting lineup besides Knox included another rookie, two second-year players and a third-year player.

The results showed.

New York finished 17-65, equaling the worst record in franchise history set in 2014-15. The Knicks also had a franchise-record 18-game losing streak en route to finishing with the league's worst record for the first time since 1985, putting them among the frontrunners in the Zion Williamson draft sweepstakes.

"One of the biggest adjustments is dealing with a lot of ups and downs in the NBA," Knox said. "There's a lot of points in the season where you're not playing good

basketball at all. And there's points where you're playing at a high level. I just want to make sure between those ups and downs I'm staying positive and staying in the gym."

Knox lives in White Plains, about 45 minutes from Manhattan, with his cousin Jarnell Hughes.

"My cousin is there to work out with me and basically keeps me company," Knox said. "A lot of people told me I would be lonely a lot and needed somebody to talk to, so he's basically there for me."

There were low points interspersed between the highs. Knox dealt with an ankle injury that sidelined him early in the season and had to regain his starting spot after going through some midseason slumps.

He improved throughout the season. In the final 10 games, Knox averaged 15 points and 10 rebounds. He finished the season averaging 12.8 points (seventh among all rookies) and 4.5 rebounds (10th).

"It's been a successful rookie season," Knicks coach David Fizdale said after a road game against Orlando earlier this month. "(Knox) went through all of the wars and battles that I wanted him to go through. The ups and the downs. He handled it with real poise. Every time he went down, he came back fighting again. I feel like right now he's playing some of his best basketball."

Days after the season ended, Knox returned to Tampa. He has watched every playoff game, looking for ways to improve.

"I'm just watching, trying to pick up pointers," Knox said. "Hopefully, at this point next season, I'm out there on the court playing in the playoffs instead of watching at home."

Contact Bob Putnam at
bputnam@tampabay.com.
Follow @BobbyHomeTeam.

15. LEGAL

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

