



Board of Commissioners Meeting

Wednesday, May 20, 2020

LOCATION: Virtual Meeting



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dachepalli

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

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Tampa, Florida 33607

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**Board of Commissioners Meeting
Wednesday, May 20, 2020**

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Note to Commissioners:

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

* Non-profit information on the right inside pocket.

May 20, 2020

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

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

I. VIRTUAL MEETING

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

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

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

II. APPROVAL OF MINUTES

- Regular/Virtual Board Meeting of April 15, 2020

III. PUBLIC FORUM

- Maximum three-minute limit per speaker
- Website: <https://zoom.us/j/397951596?pwd=SWIZNEJpdDNwaStzNWdybDc2anRnZz09>
Or dial in +1 301 715 8592 US -- Meeting ID: 397951596

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

- Administration ~ Evelyn Valentin
- Properties ~ Dwight Murray

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ Ozzie Rubin

AGENDA FOR THE VIRTUAL BOARD MEETING

VI. RESOLUTIONS

2020-4161 Ricardo Gilmore	COVID-19 PANDEMIC PROCEDURAL CHANGES FOR PUBLIC MEETINGS OF THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE CITY OF TAMPA.
2020-4162 Susi Begazo-McGourty	A RESOLUTION TO ADOPT THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2021, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.

VII. PRESIDENT/CEO's REPORT

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

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

- Department of Assisted Housing ~ [Margaret Jones](#)
- Department of Asset Management ~ [Lorenzo Bryant](#)
- Department of Human Resources ~ [Kenneth Christie](#)
- Department of Public Safety ~ [Bill Jackson](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

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

XII. ADJOURNMENT

(Commissioners will reconvene immediately after this meeting for Board of Directors meetings)

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

April 15, 2020

I. MEETING

Chairman James Cloar called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:53 a.m. Also present online for this virtual meeting were Commissioners Bemetra Salter Liggins, Ben Dachevall, Lorena Hardwick and Legal Counsel Ricardo Gilmore. Commissioner Billi Johnson-Griffin joined the meeting after the March meeting minutes were approved. Commissioner Parker Homans was not present for this meeting.

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

The Chair began by asking everyone for a moment of silent prayer and/or personal meditation keeping in mind the community, those that we serve and what they are going through at this time; participants were also asked to stand for the Pledge of Allegiance; recital of the agency's mission statement followed.

II. MINUTES

A motion to approve the Minutes of the regular Board meeting of March 18, 2020 with minor changes, was made by Commissioner Dachevall, seconded by Commissioner Salter Liggins and passed:

Commissioner Cloar	Yes	Commissioner Dachevall	Yes
Commissioner Salter Liggins	Yes	Commissioner Hardwick	Yes

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

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

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Donald MacInnis](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Matira Anderson](#)

VI. RESOLUTIONS

The Sr. VP/COO, Mr. Leroy Moore presented the first resolution number 2020-4159.

2020-4159	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE DOCUMENTS REQUIRED FOR REGISTERING AS A SPONSOR AND APPLYING TO THE FEDERAL HOME LOAN BANK OF ATLANTA TO PARTICIPATE IN THE BANK'S COMMUNITY INVESTMENTS SERVICES PROGRAMS, WHICH INCLUDES THE AFFORDABLE HOUSING PROGRAMS.
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A motion was made by Commissioner Johnson-Griffin, seconded by Commissioner Dachevall and passed:

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

Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dacheballi	Yes	Commissioner Hardwick	Yes
Commissioner Salter Liggins	Yes		

Mr. Moore also presented resolution number 2020-4160, he provided an overview of this resolution adding that it was recommended by general counsel. The last time that a similar resolution may have been adopted was in 2011. Attorney Gilmore agreed with the COO's overview reiterating that if an action was taken during this crisis, the item will be brought to the Board to be ratified.

Commissioner Dacheballi asked for a grammatical error in the last sentence to be corrected.

2020-4160	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO TAKE CERTAIN ACTIONS WITHOUT PRIOR BOARD OF COMMISSIONERS' APPROVAL IN THE EVENT OF BONA FIDE EMERGENCY SITUATIONS.
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A motion was made by Commissioner Dacheballi subject to correction, seconded by Commissioner Hardwick and passed:

Commissioner Hardwick	Yes	Commissioner Dacheballi	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Salter Liggins	Yes		

vii. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty had brief comments for Commissioners as the goal for this meeting was to update the Board regarding how THA developed different processes to deal with COVID-19. Board members heard from directors in the CFO's team regarding how the agency was able to continue doing business during the pandemic.

Ms. Begazo-McGourty updated the Board regarding the 2020 FY budget, which had been completed and waiting on final numbers. This will be a year of new investments, that will result in a slight increase in admin cost. These costs will include investing in a new payroll service, ADP, a new phone system, the Yardi system was expanding, a hardware replacement plan was included; most importantly the agency was investing on the recommendations from consultants regarding protection from any cyber attacks. All investments will be discussed during meetings with each Board member in the following week, through Zoom meetings.

The agency had received a number of waivers from HUD, including a deadline for financial statements providing six additional months for submission. The CFO proceeded to introduce Information Technology Director Mr. Mike Tepfer, he was followed by the Finance Director Mr. Eric Davis and North Tampa Housing Development Corporation (NTHDC) Director Mr. Don Shea.

Operations and Real Estate Development

Mr. Moore introduced Human Resources Director Mr. Kenneth Christie as the first to speak from the COO's team, to also update the Board regarding the agency's business continuity during the pandemic. Mr. Christie was followed by Public Safety Director Mr. William Jackson, Assisted Housing Director Ms. Margaret Jones, Asset Management Director Mr. Lorenzo Bryant, Facilities Director Mr. Terrance Brady, Real Estate Director Mr. David Iloanya, Contracting and Procurement Director Ms. Tina Washington, Program and Property Services Director Ms. Stephanie Brown-Gilmore and Community Affairs Director Ms. Lillian Stringer.

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

Ms. Stringer read a proclamation created for 30-year veteran of the agency's Board, Commissioner Rubin Padgett who passed away late March, the proclamation was read during his funeral.

Commissioner Salter Liggins added comments regarding organizations like United Way, mentioned during Ms. Brown-Gilmore's updates. The Commissioner stated that organizations such as UW offered funds with less restrictions that made utility and rental assistance directly available for individuals, rather than to landlords. The Commissioner also asked if there were any programs or services that were not able to be performed or take place due to the remote environment, at this time. Commissioner Johnson-Griffin also inquired regarding the Elder Affairs, originally scheduled for May. Ms. Brown-Gilmore responded in agreement, adding that all upcoming events had to be canceled. One of the events affected was the annual golf tournament, originally scheduled for late April and was now rescheduled for October 23rd, to be held at Saddlebrook with an 8:00 a.m. shotgun. The director had received the proclamation for the Elder Affairs event and would read it during the May Board meeting.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Ricardo Gilmore highlighted a tremendous job well done in the coordination by staff to continue to do the services that are essential to the people this agency serves.

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

Commissioner Dachevall asked if there were any new adjustments in the budget that the agency needed to make in 2020, in light of the current circumstances. A response by Mr. Ryans included evaluating the budget on a weekly basis as a result of the current environment, rather than on a monthly basis. The Commissioner requested that, by the May Board meeting, Commissioners be provided with a plan or contingencies in place from a budgetary standpoint; at a minimum prioritize non-essential expenditures or investments due to the current situation. Commissioner Salter Liggins asked to hear from the CFO regarding what was forecasted from the rental collection standpoint. The CFO stated that there had been many discussions on this topic for several months. The CFO emphasized that the agency was currently operating under the new fiscal year budget, there were some contingencies under consideration to discuss further, before presenting to the Board.

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

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:21 a.m.

Approved this 20th day of May 2020,

Chairperson

Secretary

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

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

WHEREAS, Chapter 252, Florida Statutes, authorizes political subdivisions of the state of Florida, including the HOUSING AUTHORITY OF THE CITY OF TAMPA (PHA) to declare a State of Local Emergency and to waive procedures and formalities, otherwise required by law, to take whatever prudent action is necessary to ensure the health, safety, and welfare of the community in the event of a state of emergency; and

WHEREAS, Governor DeSantis signed Executive Order 20-52 on March 9, 2020 in response to the novel and virulent nature of the COVID 19 pandemic and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and

WHEREAS, Governor DeSantis signed Executive Order 20-69 on March 20, 2020, which is applicable to the requirement of the Florida Government-in-the-Sunshine statute and/or through the opinions rendered by the Florida Attorney General's office, to have a physical quorum present to conduct business by political subdivisions of the state of Florida and to meet at a specific public place.

NOW THEREFORE, BE IT RESOLVED by the HOUSING AUTHORITY OF THE CITY OF TAMPA that:

Section 1. The above "Whereas" clauses are incorporated herein as though fully set forth herein.

Section 2. The COVID-19 pandemic poses a serious health, safety, and welfare threat to the Board of Commissioners, PHA's employees, PHA's residents and applicants and the public served by the PHA.

Section 3. This Resolution is an emergency measure necessary for the protection of the public safety, due to the COVID-19 pandemic.

Section 4. Accordingly, pursuant to Executive Order 20-69 the Governor has ordered the following:

- a. The suspension of any Florida statute that requires a quorum to be present in person or requires local government body, in this case inclusive of the PHA to meet at a specific public place.
- b. Local governmental bodies, in this case inclusive of the PHA may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.
- c. Executive Order 20-69 does not waive any other requirement under the Florida Constitution and Florida's Government-in-the-Sunshine Laws, including Chapter 286, Florida Statutes.

This Resolution was passed and adopted on the 20th of May 2020.

Chairperson

Secretary

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

1. Describe the action requested of the Board of Directors

Re.: Resolution Number: 2020-4162

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

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

2. Who is making request:

- A. Entity: HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA
- B. Project: FY2020-2021 ANNUAL BUDGET
- C. Originator: SUSI BEGAZO-MCGOURTY, SVP / CFO

3. Cost Estimate (if applicable):

N/A

Narrative:

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

Whereas, the Board received the FY2020-2021 Annual Proposed Budget at the May 20, 2020 Board meeting review and the Board has subsequently reviewed the Annual Budget document as adjusted for HUD updates; and

The Board hereby authorizes the Annual Budget FY2020-2021 in its entirety.

Attachments (if applicable): THA Annual Budget FY2020-2021

HOUSING AUTHORITY OF THE CITY OF TAMPA, FL

DATE: May 20, 2020

TO: Board of Commissioners

FROM: Susi Begazo-McGourty, SVP / CFO

THROUGH: Jerome D. Ryans, President / CEO

RE: Resolution # 2020-4162 // THA Annual Budget FY 2020 - 2021

The attached Resolution is required to establish the THA Annual Budget as presented for Fiscal Year April 1, 2020 ~ March 31, 2021.

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

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

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

RESOLUTION NO. 2020-4162

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

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

The Board hereby authorizes the Annual Budget FY2020-2021 in its entirety:

1. The RAD Properties consolidated budget for operating expenses of \$10,515,304 (a decrease of \$168,679, or 1.6 percent).
2. A Low-Income Public Housing Department annual budget for operating expenses of \$559,060 (an increase of \$60,452, or 12.1 percent).
3. Assisted Housing Voucher Program annual operating budget of \$100,383,639 which includes administrative expenses in the amount of \$7,236,963 (an increase of \$986,543, or 13.8 percent, in administrative expenses).
4. Program and Property Services annual budget of \$1,455,002 (a decrease of \$17,667, or 1.2 percent).
5. Palm Terrace annual operating budget for operating expenses of \$1,799,143 (a decrease of \$23,112, or 1.3 percent).
6. Cedar Pointe annual operating budget of \$634,755 (an increase of \$45,257, or 7.7 percent).
7. Gardens at South Bay annual operating budget of \$1,337,711 (an increase of \$93,462, or 7.5 percent).
8. Osborne Landing, LTD annual operating budget of \$306,280 (a decrease of \$48,551, or 13.7 percent).
9. The Ella at Encore annual operating budget of \$1,123,634 (an increase of \$79,743, or 7.6 percent).
10. The Trio at Encore annual operating budget of \$1,155,941 (an increase of \$12,176, or 1.1 percent).
11. The Reed at Encore annual operating budget of \$1,083,584 (an increase of \$86,894, or 8.7 percent).

12. The Tempo at Encore annual operating budget of \$1,313,475 (a decrease of \$126,582, or 8.8 percent).
13. All administrative and operating programs of the Tampa Housing Authority \$4,974,272 (an increase of \$243,240, or 5.1 percent).

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

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of The Housing Authority of the City of Tampa hereby approves the Annual Budget for Fiscal Year Ending March 31, 2021 as presented by the President/CEO and authorizes the Chairperson to sign H.U.D.'s required budget approval form.

Adopted this 20th day of May 2020.

James Cloar, Chairperson

Jerome D. Ryans, President / Secretary

BUDGET FY2021

By the numbers



tampa housing authority BUDGET SNAPSHOT

TOTAL THA BUDGET
\$484
million

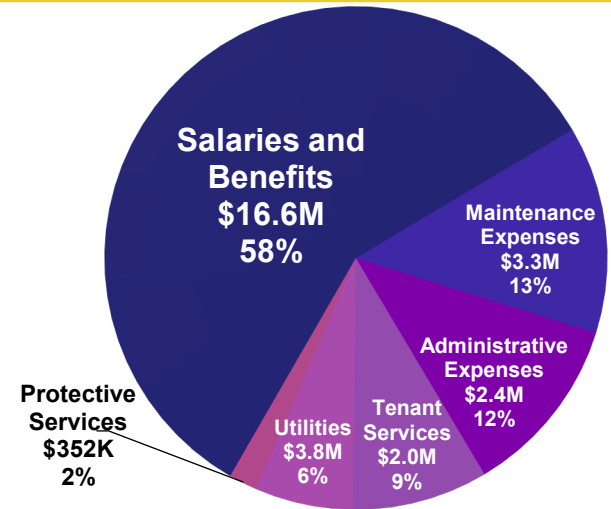
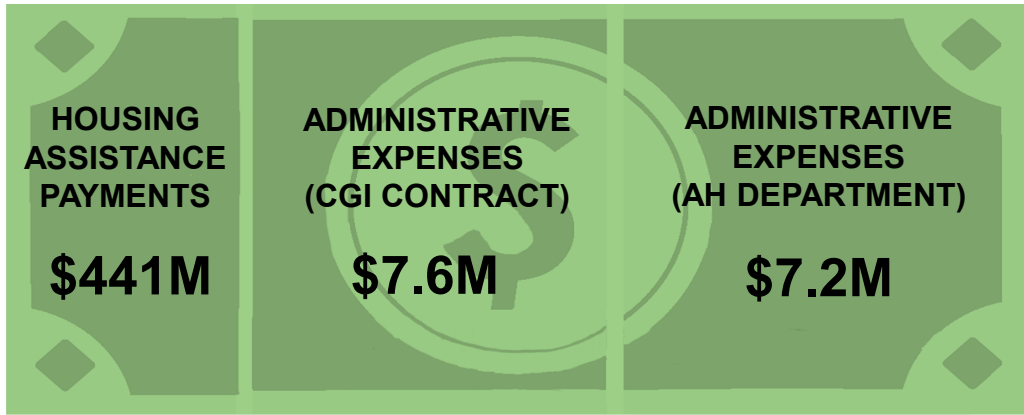


3.4%
from the
FY20 budget



\$92M Assisted Housing
\$360M PBCA

Where Does the Money Go?



Fast Facts

\$286 Million

1,316 new units



new development
investments



Built in cost increases since FY2020

- +Increase in personnel costs for Merit Increases
- +Increases in technology costs (ADP, Ring Central, Yardi, File-vision, Microsoft licenses, etc.)
- +Recommendations related to cyber attack protection
- +Hardware replacement plan

Tampa Housing Authority
2020-2021 Entity-Wide Annual Budget

	Public Group Total	Business Activities Total	Blended Components Total	Eliminations Total	Total FDS Presentation
Revenues					
Net Rental Income	\$ -	\$ 1,536,908	\$ 8,967,212		\$ 10,504,120
RAD Rent Payments	-	-	10,995,880		10,995,880
HUD Housing Assistance Subsidy	92,225,966	-	360,104,003	(10,995,880)	441,334,089
HUD Subsidy (at 85% Funding Level)	-	66,311	99,995		166,306
Funds from RAD Properties	-	-	-		-
Funds from NTHDC	-	-	-		-
Funds from HCV	-	432,000	-		432,000
HUD Administrative Fee Income	7,236,963	-	12,605,333		19,842,296
Management Fees	4,148,909	-	-	(4,148,909)	-
Other Income	106,976	574,000	326,788		1,007,764
Capital Fund	-	-	-		-
Total Revenues	\$ 103,718,814	\$ 2,609,219	\$ 393,099,211	\$ (15,144,789)	\$ 484,282,455
Expenses					
Administrative Salaries and Benefits	8,507,666	379,639	2,873,997		\$ 11,761,302
Administrative Expenses	1,688,044	254,933	1,381,634		3,324,611
Management Fees- THA	2,327,103	94,371	1,562,025	(4,148,909)	(165,410)
Tenant Services Salaries and Benefits	935,621	758,572	199,643		1,893,836
Tenant Service Other	344,050	213,500	43,250		600,800
Utilities	155,456	226,308	1,430,614		1,812,378
Maintenance Salaries and Benefits	229,480	178,816	2,269,477		2,677,773
Maintenance Expenses	150,910	126,355	1,361,808		1,639,073
Contractual Maintenance Services	305,416	85,395	1,785,688		2,176,499
Protective Services Salary and Benefits	166,222	-	124,287		290,509
Protective Services Contract Costs	7,000	4,986	220,680		232,666
General Expenses and Other Expenses	350,024	131,023	9,138,933		9,619,980
Housing Assistance Payments	92,225,966	-	360,104,003	(10,995,880)	441,334,089
Total Expenses	\$ 107,371,973	\$ 2,453,898	\$ 382,496,039	\$ (15,144,789)	\$ 477,177,121
Net Income	\$ (3,653,159)	\$ 175,321	\$ 10,535,361	\$ -	\$ 7,105,334
Additions to Restricted and Fixed	-	-	967,468	-	967,468
Estimated Reserves - Projected at Operating Income (Deficit)	9,692,619	702,127	26,308,463		36,703,209
Affiliated Entities Operating Funding	(3,653,159)	175,321	10,212,546		6,734,708
Transfer from RAD Properties	-	-	(4,082,314)		(4,082,314)
Transfer to HUD Reserves	1,635,856	-	-		1,635,856
Contributions from NTHDC	-	-	18,873		-
Employees Other Activities	2,349,509	-	-		2,368,382
Contribution from EPC Savings	-	-	-		-
Move Funds to Operating Reserves	-	-	(357,360)		(357,360)
Move Funds to Replacement Reserves	-	(68,250)	(1,201,804)		(1,270,054)
Capital Expenditures / Improvements	(1,270,000)	(113,840)	(967,468)		(2,351,308)
Interest Accrual Deferred Development	-	-	-		-
Debt Service	-	-	(824,904)		(824,904)
Reserves - Projected at 3/31/21	\$ 8,754,825	\$ 695,358	\$ 29,106,032	\$ -	\$ 38,556,215
Restricted Reserves - Proj. at 3/31/21	\$ 8,254,825	\$ 695,358	\$ 16,772,568	\$ -	\$ 25,722,751
Unrestricted Reserves - Proj. at 3/31/21	\$ 500,000	\$ -	\$ 12,333,464	\$ -	\$ 12,833,464

Tampa Housing Authority
2020-2021 Entity-Wide Annual Budget

	Public Group						Business Activities			
	Public Housing	Program and Property Services Bs	CO	Assisted Housing Voucher Program	Oaks at Riverview Community Center	Boys and Girls Club Building	Public Group Total	Cedar Pointe Apartments	Palm Terrace	Business Activities Total
Revenues										
Net Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,490	\$ 946,418	\$ 1,536,908
RAD Rent Payments	-	-	-	-	-	-	-	-	-	-
HUD Housing Assistance Subsidy	-	-	-	92,225,966	-	-	92,225,966	-	-	-
HUD Subsidy (at 85% Funding Level)	-	-	-	-	-	-	-	66,311	-	66,311
Funds from RAD Properties	-	-	-	-	-	-	-	-	-	-
Funds from NTHDC	-	-	-	-	-	-	-	-	-	-
Funds from HCV	-	-	-	-	-	-	-	-	432,000	432,000
HUD Administrative Fee Income	-	-	-	7,236,963	-	-	7,236,963	-	-	-
Management Fees	-	-	4,148,909	-	-	-	4,148,909	-	-	-
Other Income	-	-	-	41,976	40,000	25,000	106,976	-	574,000	574,000
Capital Fund	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 4,148,909	\$ 99,504,905	\$ 40,000	\$ 25,000	\$ 103,718,814	\$ 656,801	\$ 1,952,418	\$ 2,609,219
Expenses										
Administrative Salaries and Benefits	243,080	-	3,363,927	4,900,659	-	-	8,507,666	164,028	215,611	379,639
Administrative Expenses	15,000	138,700	730,604	780,840	22,900	-	1,688,044	59,360	195,573	254,933
Management Fees- THA	-	-	-	2,327,103	-	-	2,327,103	52,011	22,360	94,371
Tenant Services Salaries and Benefits	285,980	404,428	-	-	245,213	-	935,621	-	758,572	758,572
Tenant Service Other	-	270,750	-	13,000	60,300	-	344,050	7,000	206,500	213,500
Utilities	-	456	102,000	-	23,400	29,600	155,456	73,437	152,871	226,308
Maintenance Salaries and Benefits	-	-	229,480	-	-	-	229,480	72,220	106,596	178,816
Maintenance Expenses	-	19,000	95,850	17,760	11,600	6,700	150,910	48,475	77,880	126,355
Contractual Maintenance Services	-	-	189,132	-	89,334	26,950	305,416	85,395	-	85,395
Protective Services Salary and Benefits	-	-	166,222	-	-	-	166,222	-	-	-
Protective Services Contract Costs	-	-	7,000	-	-	-	7,000	4,986	-	4,986
General Expenses and Other Expenses	15,000	26,644	90,057	139,296	41,449	37,578	350,024	67,843	63,180	131,023
Housing Assistance Payments	-	-	-	92,225,966	-	-	92,225,966	-	-	-
Total Expenses	\$ 559,060	\$ 859,978	\$ 4,974,272	\$ 100,383,639	\$ 494,196	\$ 100,828	\$ 107,371,973	\$ 634,755	\$ 1,799,143	\$ 2,453,898
Net Income	\$ (559,060)	\$ (859,978)	\$ (825,363)	\$ (878,734)	\$ (454,196)	\$ (75,828)	\$ (3,653,159)	\$ 22,046	\$ 153,275	\$ 175,321
Additions to Restricted and Fixed	-	-	-	-	-	-	-	-	-	-
Estimated Reserves - Projected at Operating Income (Deficit)	4,688,284	-	-	5,004,335	-	-	9,692,619	\$ 616,675	85,452	702,127
Affiliated Entities Operating Funding	(559,060)	(859,978)	(825,363)	(878,734)	(454,196)	(75,828)	(3,653,159)	22,046	153,275	175,321
Transfer from RAD Properties	-	544,778	663,500	-	427,578	-	1,635,856	-	-	-
Transfer to HUD Reserves	-	-	-	-	-	-	-	-	-	-
Contributions from NTHDC	1,270,000	315,200	661,863	-	26,618	75,828	2,349,509	-	-	-
Employees Other Activities	-	-	-	-	-	-	-	-	-	-
Contribution from EPC Savings	-	-	-	-	-	-	-	-	-	-
Move Funds to Operating Reserves	-	-	-	-	-	-	-	-	-	-
Move Funds to Replacement Reserves	-	-	-	-	-	-	-	(42,000)	(26,250)	(68,250)
Capital Expenditures / Improvements	(1,270,000)	-	-	-	-	-	(1,270,000)	(113,840)	-	(113,840)
Interest Accrual Deferred Development	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-
Reserves - Projected at 3/31/21	\$ 4,129,224	\$ -	\$ 500,000	\$ 4,125,601	\$ -	\$ -	\$ 8,754,825	\$ 482,881	\$ 212,477	\$ 695,358
Restricted Reserves - Proj. at 3/31/21	\$ 4,129,224	\$ -	\$ -	\$ 4,125,601	\$ -	\$ -	\$ 8,254,825	\$ 482,881	\$ 212,477	\$ 695,358
Unrestricted Reserves - Proj. at 3/31/21	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -

Tampa Housing Authority
2020-2021 Entity-Wide Annual Budget

Blended Components								
	Osborne Landing	Meridian River	NTHDC	RAD	AHDC	Blended Components Total	Eliminations Total	Total FDS Presentation
Revenues								
Net Rental Income	\$ 273,296	\$ 5,406,197	\$ -	\$ 3,233,672	\$ 54,047	\$ 8,967,212		\$ 10,504,120
RAD Rent Payments		-	-	10,995,880	-	10,995,880		10,995,880
HUD Housing Assistance Subsidy		-	360,104,003	-	-	360,104,003	(10,995,880)	441,334,089
HUD Subsidy (at 85% Funding Level)	99,995	-	-	-	-	99,995		166,306
Funds from RAD Properties		-	-	-	-	-		-
Funds from NTHDC		-	-	-	-	-		-
Funds from HCV		-	-	-	-	-		432,000
HUD Administrative Fee Income		-	12,605,333	-	-	12,605,333		19,842,296
Management Fees		-	-	-	-	-	(4,148,909)	-
Other Income		154,202	-	172,586	-	326,788		1,007,764
Capital Fund		-	-	-	-	-		-
Total Revenues	\$ 373,291	\$ 5,560,399	\$ 372,709,336	\$ 14,402,138	\$ 54,047	\$ 393,099,211	\$ (15,144,789)	\$ 484,282,455
Expenses								
Administrative Salaries and Benefits	51,552	847,419	351,876	1,623,150	-	2,873,997		\$ 11,761,302
Administrative Expenses	35,065	544,656	189,550	611,013	1,350	1,381,634		3,324,611
Management Fees- THA	29,863	310,000	100,000	1,112,162	10,000	1,562,025	(4,148,909)	(165,410)
Tenant Services Salaries and Benefits		-	-	199,643	-	199,643		1,893,836
Tenant Service Other		-	-	43,250	-	43,250		600,800
Utilities	19,384	344,500	-	1,052,930	13,800	1,430,614		1,812,378
Maintenance Salaries and Benefits	53,775	-	-	2,215,702	-	2,269,477		2,677,773
Maintenance Expenses	28,250	581,495	-	746,993	5,070	1,361,808		1,639,073
Contractual Maintenance Services	61,450	-	-	1,698,038	26,200	1,785,688		2,176,499
Protective Services Salary and Benefits	3,501	-	-	120,786	-	124,287		290,509
Protective Services Contract Costs	-	-	-	220,680	-	220,680		232,666
General Expenses and Other Expenses	22,640	601,332	7,627,504	870,957	16,500	9,138,933		9,619,980
Housing Assistance Payments	-	-	360,104,003	-	-	360,104,003	(10,995,880)	441,334,089
Total Expenses	\$ 305,480	\$ 3,229,402	\$ 368,372,933	\$ 10,515,304	\$ 72,920	\$ 382,496,039	\$ (15,144,789)	\$ 477,177,121
Net Income	\$ 67,811	\$ 2,330,997	\$ 4,336,403	\$ 3,886,834	\$ (18,873)	\$ 10,535,361	\$ -	\$ 7,105,334
Additions to Restricted and Fixed		967,468	-	-	-	967,468		967,468
Estimated Reserves - Projected at	139,864	4,655,615	10,705,440	10,032,544	775,000	26,308,463		36,703,209
Operating Income (Deficit)	67,811	2,440,558	4,336,403	3,386,647	(18,873)	10,212,546		6,734,708
Affiliated Entities Operating Funding		-	(2,446,438)	(1,635,876)	-	(4,082,314)		(4,082,314)
Transfer from RAD Properties		-	-	-	-	-		1,635,856
Transfer to HUD Reserves		-	-	-	-	-		-
Contributions from NTHDC		-	-	-	18,873	18,873		2,368,382
Employees Other Activities		-	-	-	-	-		-
Contribution from EPC Savings		-	-	-	-	-		-
Move Funds to Operating Reserves		-	-	(357,360)	-	(357,360)		(357,360)
Move Funds to Replacement Reserves	(15,050)	-	-	(1,186,754)	-	(1,201,804)		(1,270,054)
Capital Expenditures / Improvements		(967,468)	-	-	-	(967,468)		(2,351,308)
Interest Accrual Deferred Development		-	-	-	-	-		-
Debt Service		(824,904)	-	-	-	(824,904)		(824,904)
Reserves - Projected at 3/31/21	\$ 192,625	\$ 5,303,801	\$ 12,595,405	\$ 10,239,201	\$ 775,000	\$ 29,106,032	\$ -	\$ 38,556,215
Restricted Reserves - Proj. at 3/31/21	\$ 192,625	\$ 2,758,367	\$ 3,000,000	\$ 10,239,201	\$ 775,000	\$ 16,772,568	\$ -	\$ 25,722,751
Unrestricted Reserves - Proj. at 3/31/21		\$ 2,545,434	\$ 9,595,405	\$ -	\$ -	\$ 12,333,464	\$ -	\$ 12,833,464

Tampa Housing Authority
2020-2021 Entity-Wide Annual Budget

	Related Entities								FY2020-21
	Gardens at Southbay	Ella at Encore LP	Trio at Encore LP	Reed at Encore LP	Tempo at Encore LP	Belmont Heights (LIPH Units)	Oaks at Riverview (LIPH Units)	Related Entities Total	
Revenues									
Net Rental Income	\$ 2,118,000	\$1,586,167	\$ 1,718,259	\$ 1,863,310	\$ 2,609,854	\$ 1,109,084	\$ 628,702	\$ 11,633,376	\$ 22,137,496
RAD Rent Payments	-	-	-	-	-	-	-	-	10,995,880
HUD Housing Assistance Subsidy	-	-	-	-	-	-	-	-	441,334,089
HUD Subsidy (at 85% Funding Level)	59,350	-	-	-	-	1,438,000	488,316	1,985,666	2,151,972
Funds from RAD Properties	-	-	-	-	-	-	-	-	-
Funds from NTHDC	-	-	-	-	-	-	-	-	-
Funds from HCV	-	-	-	-	-	-	-	-	432,000
HUD Administrative Fee Income	-	-	-	-	-	-	-	-	19,842,296
Management Fees	-	-	-	-	-	-	-	-	-
Other Income	82,825	11,730	138,716	17,862	190,698	31,372	15,492	488,695	1,496,459
Capital Fund	36,000	-	-	-	-	-	-	36,000	36,000
Total Revenues	\$ 2,296,175	\$1,597,897	\$ 1,856,975	\$ 1,881,172	\$ 2,800,552	\$ 2,578,456	\$ 1,132,510	\$ 14,143,737	\$ 498,426,192
Expenses									
Administrative Salaries and Benefits	184,596	359,912	377,490	362,233	444,783	573,359	408,933	2,711,306	14,472,608
Administrative Expenses	237,528	170,562	176,880	154,372	245,017	297,695	31,955	1,314,009	4,638,620
Management Fees- THA	23,400	-	-	-	-	82,945	59,065	165,410	-
Tenant Services Salaries and Benefits	-	-	-	-	-	-	-	-	1,893,836
Tenant Service Other	-	-	-	-	-	-	-	-	600,800
Utilities	112,200	316,565	270,450	284,399	211,200	359,349	171,450	1,725,613	3,537,991
Maintenance Salaries and Benefits	167,160	-	-	-	-	-	-	167,160	2,844,933
Maintenance Expenses	289,995	156,389	169,728	154,891	163,889	599,516	235,863	1,770,271	3,409,344
Contractual Maintenance Services	6,000	-	-	-	-	-	-	6,000	2,182,499
Protective Services Salary and Benefits	-	-	-	-	-	-	-	-	290,509
Protective Services Contract Costs	-	-	-	-	-	-	-	-	232,666
General Expenses and Other Expenses	316,832	120,206	161,393	127,689	248,586	109,327	173,326	1,257,359	10,877,339
Housing Assistance Payments	-	-	-	-	-	-	-	-	441,334,089
Total Expenses	\$ 1,337,711	\$1,123,634	\$ 1,155,941	\$ 1,083,584	\$ 1,313,475	\$ 2,022,191	\$ 1,080,592	\$ 9,117,128	\$ 486,294,249
Net Income	\$ 958,464	\$ 474,263	\$ 701,034	\$ 797,588	\$ 1,487,077	\$ 556,265	\$ 51,918	\$ 5,026,609	\$ 12,131,943
Additions to Restricted and Fixed	45,480	-	-	-	-	320,284	-	365,764	\$ 1,333,232
Estimated Reserves - Projected at Operating Income (Deficit)	1,155,179	420,965	288,511	259,716	381,000	485,000	51,918	2,990,371	39,693,580
Affiliated Entities Operating Funding	958,464	474,263	701,034	797,588	1,487,077	556,265	-	5,026,609	11,761,317
Transfer from RAD Properties	-	-	-	-	-	-	-	-	(4,082,314)
Transfer to HUD Reserves	-	-	-	-	-	-	-	-	1,635,856
Contributions from NTHDC	-	-	-	-	-	-	-	-	-
Employees Other Activities	-	-	-	-	-	-	-	-	2,368,382
Contribution from EPC Savings	-	-	-	-	-	-	-	-	-
Move Funds to Operating Reserves	-	-	-	-	-	-	-	-	(357,360)
Move Funds to Replacement Reserves	-	(57,792)	(99,996)	(55,296)	(71,052)	-	-	(284,136)	(1,554,190)
Capital Expenditures / Improvements	(45,480)	-	-	-	-	(320,284)	-	(365,764)	(2,717,072)
Interest Accrual Deferred Development	(401,976)	-	-	-	-	-	-	(401,976)	(401,976)
Debt Service	(853,856)	(234,528)	(443,250)	(345,726)	(898,195)	-	-	(2,775,555)	(3,600,459)
Reserves - Projected at 3/31/21	\$ 812,331	\$ 602,908	\$ 446,299	\$ 656,282	\$ 898,830	\$ 720,981	\$ 51,918	\$ 4,189,549	\$ 42,745,764
Restricted Reserves - Proj. at 3/31/21	\$ 812,331	\$ 602,908	\$ 446,299	\$ 656,282	\$ 898,830	\$ 720,981	\$ 51,918	\$ 4,189,549	\$ 29,912,300
Unrestricted Reserves - Proj. at 3/31/21		\$ -		\$ -				\$ -	\$ 12,833,464

FY2021 ASSISTED HOUSING DEPARTMENT

**K
E
Y
F
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S**



\$92.6M

HOUSING ASSISTANCE
SUBSIDY



\$2.3M

MANAGEMENT FEE
CONTRIBUTION TO CO



\$7M

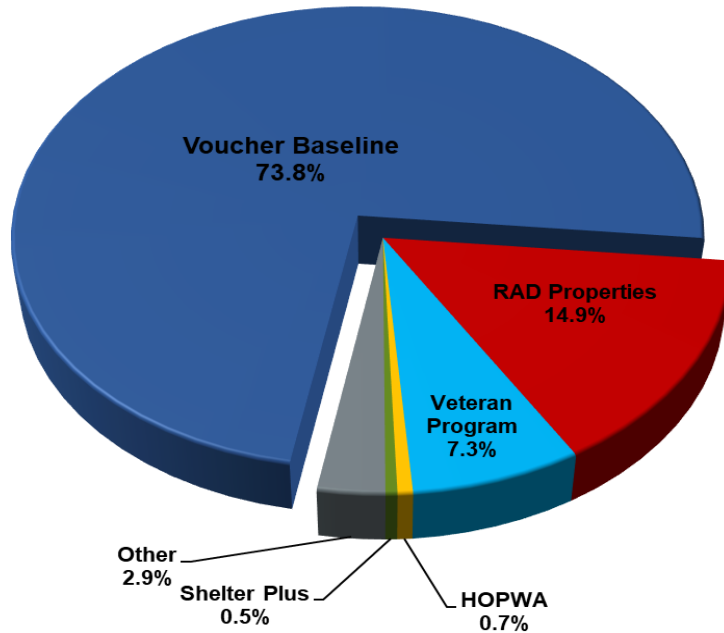
ADMIN FEES EARNED BY
ASSISTED HOUSING



81%

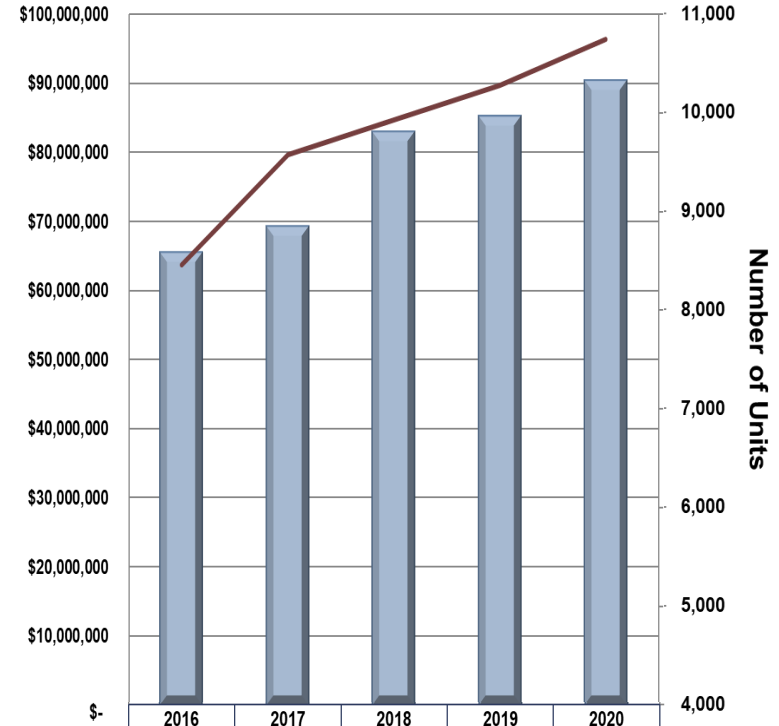
ADMIN FEES PRO RATIO
LEVEL

Assisted Housing Program Authorized Units - 10,746



Voucher Baseline	RAD Properties	Veteran Program	HOPWA	Shelter Plus	Other
7,928	1,601	783	70	54	310
73.78%	14.90%	7.29%	0.65%	0.50%	2.88%

Voucher Program Unit Growth



Section 8 HAP Assistance	\$65,569,889	\$69,395,000	\$83,071,493	\$85,281,564	\$90,511,749
DHA Section 8 Unit Count	8,463	9,575	9,931	10,276	10,746
Per Unit Monthly HAP	\$646	\$648	\$686	\$692	\$702

Tamp Housing Authority

2020-2021 Annual Budget

Assisted Housing Voucher Program - Subsidy and Landlord Payments

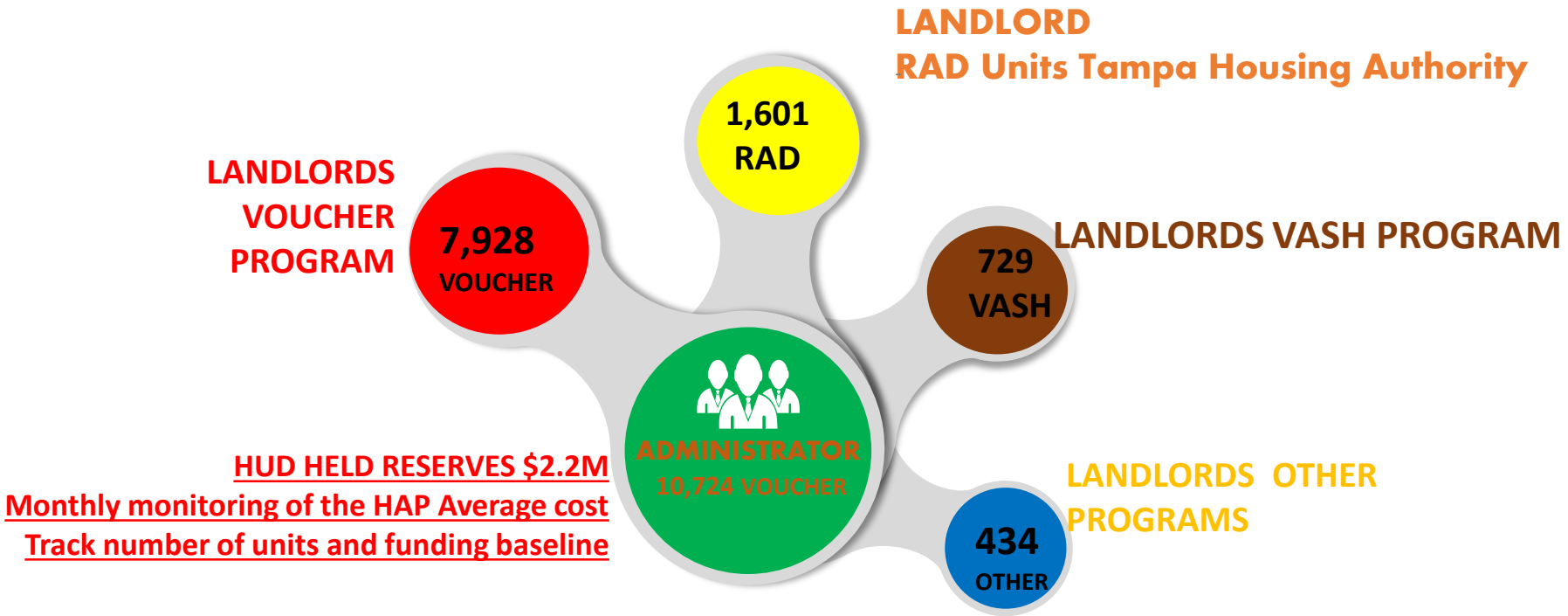
Equity Analysis		
	Admin	Voucher
Prior 2004	\$ 1,292,259	\$ -
After 2004	3,712,076	2,241,973
January 31, 2019 VMS	\$ 5,004,335	\$ 2,241,973
FY 2020 Earnings	(878,734)	
March 31st 2019 Equity	\$ 4,125,601	\$ 2,241,973
HUD Held Reserves	-	2,241,973
Total Reserves	\$ 4,125,601	\$ 2,241,973

2020-2021 Annual Budget
Assisted Housing Voucher Program

Account Description	FY2019-2020	FY2020-2021	Variance
Revenues			
Subsidy / Grant Income	\$ 88,275,281	\$ 92,225,966	\$ 3,950,685
Administrative Fee Income (78%)	6,996,901	7,236,963	240,062
Other Income	-	41,976	41,976
Total Revenues	\$ 95,272,182	\$ 99,504,905	\$ 4,232,723
Expenses			
Administrative Salaries and Benefits	4,512,756	4,889,674	(376,918)
Administrative Expenses	748,500	780,840	(32,340)
Management Fees	1,796,768	2,327,103	(530,335)
Tenant Services Expenses	10,000	3,000	7,000
Maintenance Expenses	18,100	17,760	340
Other Expenses	85,006	139,296	(54,290)
Total Administrative Expenses	\$ 7,171,130	\$ 8,157,673	\$ (986,543)
Housing Assistance Payments	\$ 88,275,281	\$ 92,225,966	\$ (3,950,685)
Total Expenses	\$ 95,446,411	\$ 100,383,639	\$ (4,937,228)
Net Operating Income (Loss)		\$ (378,734)	\$ (378,734)
Admin Reserves		\$ (500,000)	
Net Income (Loss)	\$ (174,229)	\$ (878,734)	\$ (704,505)

FY2021 ASSISTED HOUSING DEPARTMENT

AUTHORIZED UNITS 10,724



FY2020-2021 - RENTAL ASSISTANCE DEMONSTRATION (RAD)

KEY FACTS



\$10.9M

RAD RENT CONTRACTS



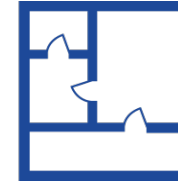
\$3.2M

TENANT RENT REVENUE



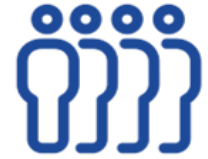
97%

OCCUPANCY PROJECTED



2,205

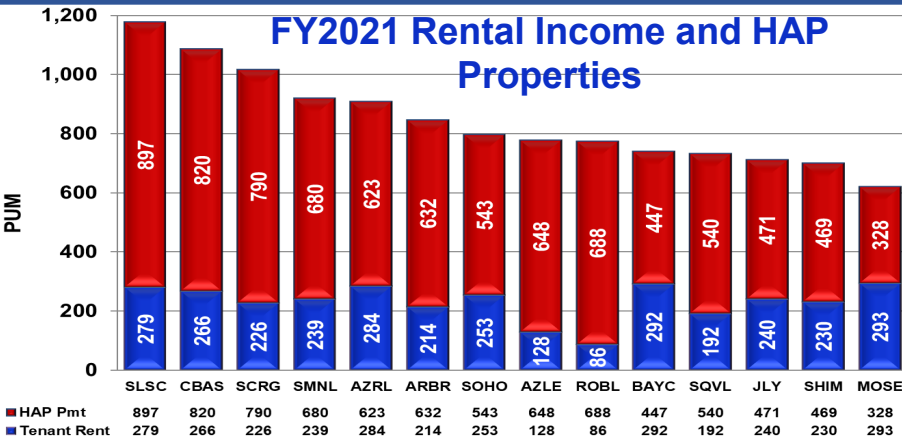
OF RAD UNITS



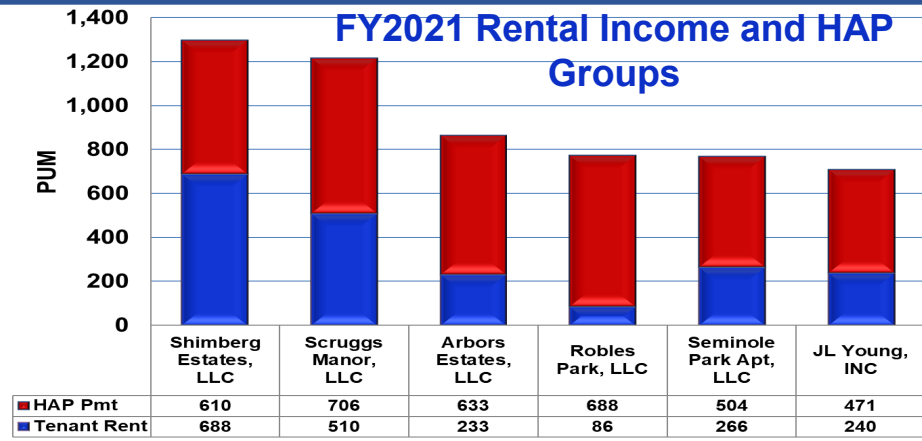
22k

PEOPLE ON WAITLIST

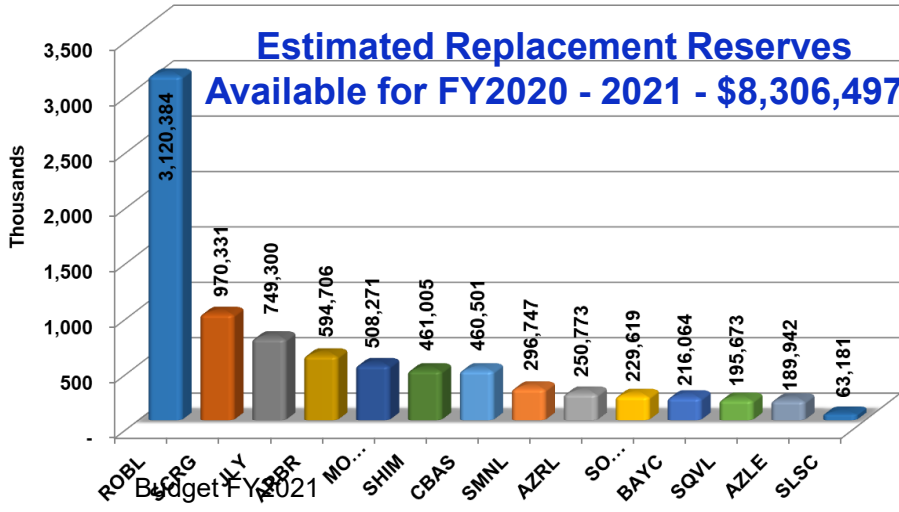
FY2021 Rental Income and HAP Properties



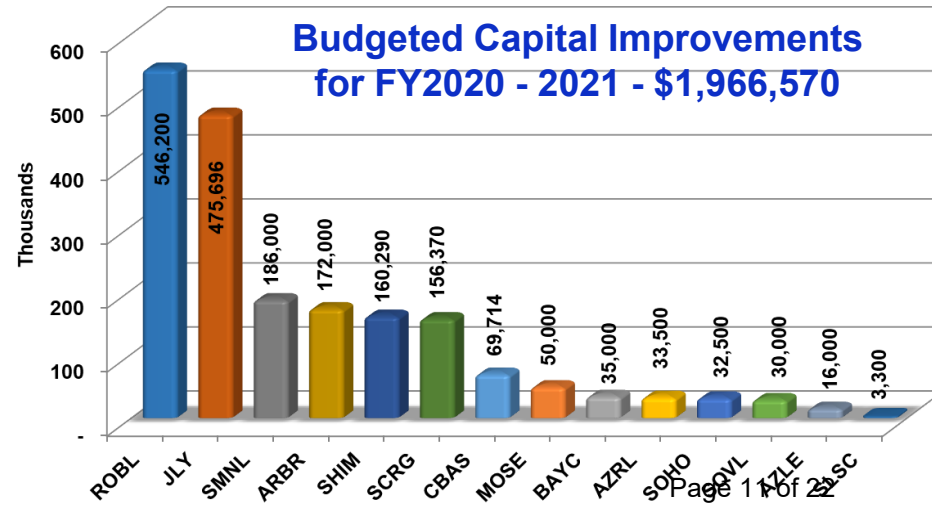
FY2021 Rental Income and HAP Groups



Estimated Replacement Reserves Available for FY2020 - 2021 - \$8,306,497



Budgeted Capital Improvements for FY2020 - 2021 - \$1,966,570



Tampa Housing Authority
2020-2021 Annual Budget
RAD Conversion Chart

Property Name	Project No.	Total ACC Units Applied for Conversion	Units Converted to RAD	Units Awaiting Conversion	
Arbors	FL003000025D	119	119	0	
Azeele Apts.	FL003000025C	10	10	0	
Azzarelli Apts.	FL003000017	30	30	0	
Bay Ceia	FL003000125	40	40	0	
C. Blythe Andrews	FL003000026A	57	57	0	
Ella at Encore	FL003000042	32	32	0	
JL Young Annex	FL003000023A	50	50	0	
JL Young Gardens	FL003000012	400	400	0	
Moses White	FL003000041	69	69	0	
Reed at Encore	FL003000045	14	14	0	
Robles Park Village	FL003000008	432	432	0	
Scruggs Manor	FL003000023B	86	86	0	
Seminole	FL003000015	100	100	0	
Shimberg Estates	FL003000026B	78	78	0	
So-Ho Apts.	FL003000025A	14	14	0	
Squire Villa	FL003000015	30	30	0	
St. Louis/St. Conrad	FL003000025B	8	8	0	
Trio at Encore	FL003000041	32	32	0	
West River Development	Renaissance at West River T1	FL003000001	160	160	0
	Bethune Hi-Rise T2	FL003000010	150	150	0
	Boulevard at West River at T3A	FL003000001	96	96	0
	Boulevard at West River at T3B	FL003000001	88	88	0
	Boulevard at West River at T3C	FL003000001	110	110	0
	Boulevard at West River at T3D & T2A	FL003000001	82	0	82
	WRDG T4 & T2A (North)	FL003000001	100	0	100
	WRDG T4 Phase Two	FL003000001	17	0	17
	WRDG T4 Phase Three	FL003000001	17	0	17
Hope VI	Belmont Phase I	FL003000034	193	0	193
	Belmont Phase II	FL003000037	102	0	102
	Belmont Phase III	FL003000040	96	0	96
	Oaks at Riverview	FL003000038	205	0	205
Cedar Pointe	FL003000044	21	0	21	
Gardens at South Bay	FL003000039	25	0	25	
The Tempo at Encore	FL003000043	20	0	20	
TOTAL UNITS		3,083	2,205	878	

Tampa Housing Authority
2020-2021 Annual Budget
RAD - Properties Consolidated

Units	399	449	191	169	165	116	1489
	Robles Park, LLC	JL Young, INC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	Total
RAD Rents	\$ 3,779,695	\$ 3,874,618	\$ 1,921,926	\$ 1,603,517	\$ 1,671,756	\$ 1,378,040	\$ 14,229,552
Vacancy Loss	(187,670)	(115,399)	(57,185)	(47,332)	(51,350)	(41,251)	(500,187)
Other Rental Income	60,400	19,000	13,050	33,500	29,206	17,430	172,586
Total Revenue	\$ 3,652,425	\$ 3,778,219	\$ 1,877,791	\$ 1,589,685	\$ 1,649,612	\$ 1,354,219	\$ 13,901,951
Expenses							
Salaries and Benefits - Administrative	475,873	366,353	199,537	151,798	260,797	168,792	1,623,150
Administrative Expenses	184,501	121,200	108,240	67,900	79,282	49,890	611,013
Management Fees	292,194	302,258	150,223	127,175	131,974	108,338	1,112,162
Salaries and Benefits - Tenant Services	27,726	84,900	7,541	27,125	37,194	15,157	199,643
Tenant Services - Other	10,800	11,225	5,175	4,225	4,125	7,700	43,250
Utilities	264,244	303,641	97,402	197,586	100,223	89,834	1,052,930
Salaries and Benefits - Maintenance	746,452	599,392	297,756	201,385	228,493	142,224	2,215,702
Maintenance Expenses	230,800	143,389	90,760	116,064	85,755	80,225	746,993
Maintenance Contract Services	365,500	466,915	264,103	246,153	194,656	160,711	1,698,038
Protective Services Salaries and Benefits	33,866	35,132	15,634	12,470	14,960	8,724	120,786
Protective Service Contract Cost	110,000	103,000	7,680	-	-	-	220,680
General Expenses and Other Expenses	288,466	137,292	154,512	113,907	94,231	82,549	870,957
Total Expenses	\$ 3,030,422	\$ 2,674,697	\$ 1,398,563	\$ 1,265,788	\$ 1,231,690	\$ 914,144	\$ 10,515,304
Net Operating Income	\$ 622,003	\$ 1,103,522	\$ 479,228	\$ 323,897	\$ 417,922	\$ 440,075	\$ 3,386,647
Other Out Flow							
Operating Reserves (4 Month)	95,760	107,760	45,840	40,560	39,600	27,840	357,360
Transfer to Corporate Overhead	-	273,313	117,917	89,925	95,357	86,988	663,500
Transfer within RAD LLC	-	-	-	-	-	-	-
Resident Enrichment Programs	-	61,789	13,041	-	11,972	53,548	140,350
Oaks at Riverview Youth Programs	-	154,772	66,423	36,697	81,926	87,780	427,598
Funding of PPS	-	173,955	54,626	38,742	63,925	73,180	404,428
Replacement Reserves	525,672	300,964	107,318	96,473	91,793	64,534	1,186,754
Total Other Out Flow	\$ 621,432	\$ 1,072,553	\$ 405,165	\$ 302,397	\$ 384,573	\$ 393,870	\$ 3,179,990
Net Cash	\$ 571	\$ 30,969	\$ 74,063	\$ 21,500	\$ 33,349	\$ 46,205	\$ 206,657

FY2020-2021 CORPORATE OVERHEAD

KEY FACTS



\$4.9M

TOTAL CO BUDGET



\$3.7M

SALARIES BUDGET



\$4.1M

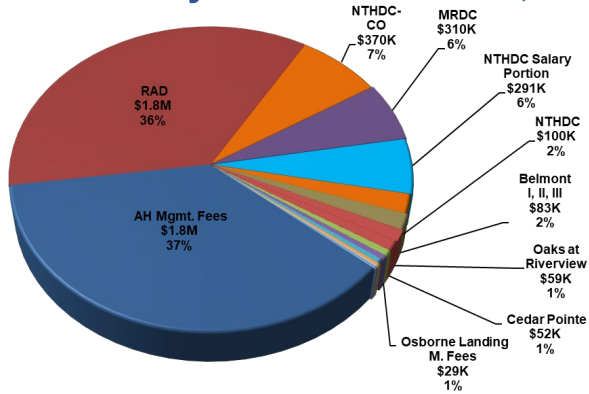
MANAGEMENT FEES EARNED



\$1.3M

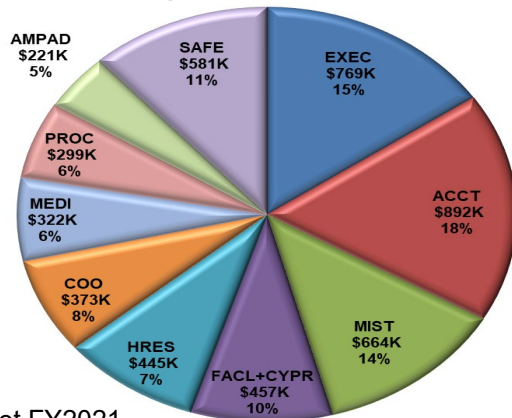
CONTRIBUTION FROM OTHER AFFILIATES

Where the Money Comes From - \$4,974,272

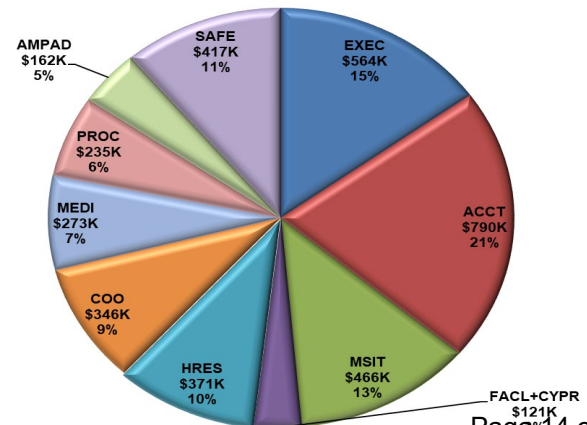


AH Mgmt. Fees	\$ 1,827,103	36.7%
RAD	\$ 1,775,662	35.7%
NTHDC - CO	\$ 370,567	7.4%
MRDC	\$ 310,000	6.2%
NTHDC Salary Portion	\$ 291,296	5.9%
NTHDC	\$ 100,000	2.0%
Belmont Heights I, II, III	\$ 82,945	1.7%
Oaks at Riverview	\$ 59,065	1.2%
Cedar Pointe	\$ 52,011	1.0%
Osborne Landing M. Fees	\$ 29,863	0.6%
Gardens @ SouthBay M. Fees	\$ 23,400	0.5%
Palm Terrace	\$ 22,360	0.4%
AHDC	\$ 10,000	0.2%
THADEV	\$ 10,000	0.2%
THFC	\$ 5,000	0.1%
EAHDC	\$ 5,000	0.1%
Total	\$ 4,974,272	

Where the Money Goes - \$4,974,272



Salaries and Benefits - \$3,744,629



TAMPA HOUSING AUTHORITY
 2020-2021 Annual Budget
 Corporate Overhead Department Detail

Department	Salary and Benefits	Other Expenses	Total Expenses FY2020-2021	%	Total Expenses FY2019-2020	Variance
Executive Office (EXEC)	\$ 563,561	\$ 205,563	\$ 769,124	15%	\$ 728,945	\$ 40,179
Accounting and Finance (ACCT)	790,283	101,300	891,583	18%	858,191	33,392
Information Technology Systems (MIST)	466,376	149,198	615,574	12%	599,154	16,420
Facilities and Cypress (FACL + CYPR)	120,746	336,929	457,675	9%	488,853	(31,178)
Human Resources (HRES)	370,707	74,726	445,433	9%	404,407	41,026
Central Operation Office (COO)	346,335	26,364	372,699	7%	365,456	7,243
Community Affairs (MEDI)	272,897	49,061	321,958	6%	304,236	17,722
Contracting/Purchasing (PROC)	234,694	64,041	298,735	6%	270,804	27,931
Asset Management Admin (AMPAD)	161,655	59,298	220,953	4%	242,313	(21,360)
Public Safety (SAFE)	417,375	163,163	580,538	12%	468,673	111,865
Total Central Office Expenses	\$ 3,744,629	\$ 1,229,643	\$ 4,974,272	100%	\$ 4,731,032	\$ 243,240
Contribution to Assisted Housing Reserve		500,000	500,000		-	500,000
Total Central Office Outflows	\$ 3,744,629	\$ 1,729,643	\$ 5,474,272		\$ 4,731,032	\$ 743,240

Corporate Overhead - Funding Sources				
Management Fees Earned				
RAD Properties	\$ 1,112,162	20.3%	\$ 1,176,973	\$ (64,811)
Assisted Housing	2,327,103	42.5%	1,796,768	530,335
Management Fees Earned - Related Entities				
NTHDC	100,000	1.8%	100,000	-
Meridian River Development Corporation	310,000	5.7%	210,000	100,000
Gardens at SouthBay	23,400	0.4%	23,400	-
Belmont Heights I, II, III	82,945	1.5%	74,040	8,905
Oaks at Riverview	59,065	1.1%	51,705	7,360
Cedar Pointe	52,011	1.0%	37,980	14,031
Osborne Landing	29,863	0.5%	16,320	13,543
Encore Properties (Ella, Trio, Reed)	-	0.0%	36,000	(36,000)
THA Affordable Housing Development Corporation (AHDC)	10,000	0.2%	10,000	-
THA Development Corporation (THADEV)	10,000	0.2%	10,000	-
Palm Terrace	22,360	0.4%	22,360	-
Tampa Housing Funding Corporation (THFC)	5,000	0.1%	5,000	-
Encore Affordable Housing Development Corporation (EAHDC)	5,000	0.1%	5,000	-
	\$ 4,148,909	75.8%	\$ 3,575,546	\$ 573,363
Net of Admin Fees Earned vs Total Expenses (Shortfall)				
	\$ (825,363)		\$ (1,155,486)	\$ 330,123
Contributions from Other Entities				
NTHDC	370,567	6.8%	167,483	\$ 203,084
NTHDC - Salary Portion over HUD Base	291,296	5.3%	301,103	(9,807)
Transfer from RAD Properties	663,500	12.1%	663,500	-
Total Contributions from Other Sources	\$ 1,325,363		\$ 1,132,086	\$ 193,277
Total Funding Sources	\$ 5,474,272	100%	\$ 4,731,032	\$ 523,400

FY2020-2021 NORTH TAMPA HOUSING DEV CORP.

KEY FACTS



\$360M

ASSISTED HOUSING FUNDING



\$4.4M

MANAGEMENT FEES EARNED



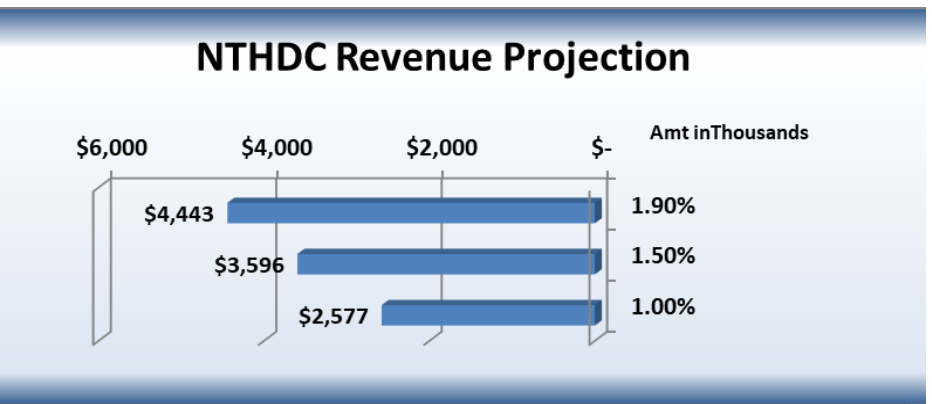
\$2.4M

CONTRIBUTION TO OTHER AFFILIATES

Total Revenue at 1.9% Fee	Apr 1, 2020 - Dec 31, 2020	Apr 1, 2020 - Mar 31, 2021
Total Earned Basic Fees (inc. VI fees)	\$ 8,627,800	\$ 11,503,733
Total Earned MOR Fees (FL only)	\$ 826,200	\$ 1,101,600
Total Earned Fees	\$ 9,454,000	\$ 12,605,333
CGI Total Fee Share @ 65%	\$ 6,122,092	\$ 8,162,790
NTHDC Total Fee Share @ 35%	\$ 3,331,908	\$ 4,442,543
Total Fees	\$ 9,454,000	\$ 12,605,333

Total Revenue at 1.5% Fee	Apr 1, 2020 - Dec 31, 2020	Apr 1, 2020 - Mar 31, 2021
Total Earned Basic Fees (inc. VI fees)	\$ 6,880,235	\$ 9,173,647
Total Earned MOR Fees (FL only)	\$ 826,200	\$ 1,101,600
Total Earned Fees	\$ 7,706,435	\$ 10,275,247
CGI Total Fee Share @ 65%	\$ 5,009,183	\$ 6,678,911
NTHDC Total Fee Share @ 35%	\$ 2,697,252	\$ 3,596,336
Total Fees	\$ 7,706,435	\$ 10,275,247

NTHDC Revenue Projection	Revenue	% Change in Revenue	
Maximum Basic Fee at 1.9%	\$ 4,442,543		
Maximum Basic Fee at 1.5%	\$ 3,596,336	-19%	
Maximum Basic Fee at 1.0%	\$ 2,576,921		-42%



Assumptions

- *Basic Admin Fee includes VI fees and FL fees with constant MOR fees
- *Basic Admin Fee forecast for FL based on actual December 2019 Basic Admin Fee with 445 contracts and 39,522 assisted units using 2020 FMRs
- *MOR fee forecast assumption based on current funding levels (max 81 MOR's a qtr at \$3,400) and assumes no gap in MOR funding
- *VI Admin Fee forecast based off of the December 2019 Admin Fee invoice with 12 contracts and 1,381 assisted units using 2020 FMRs

Tampa Housing Authority
 2020-2021 Annual Budget
 North Tampa Housing Development Corp (NTHDC)

Account Description	2019-2020 Budget	2020-2021 Budget	Change Positive / (Negative)
Revenues			
HUD Administrative Fees	\$ 11,364,560	\$ 11,503,733	\$ 139,173
HUD Administrative Fees _ MORs	720,000	1,101,600	381,600
Interest Income			-
Total Revenues	\$ 12,084,560	\$ 12,605,333	\$ 520,773
Expenses			
Administrative Staff Support	274,124	351,876	(77,752)
Administrative Operating Costs	55,600	70,050	(14,450)
Legal Fees	55,000	100,000	(45,000)
Audit	19,500	19,500	-
Insurance	148,609	150,078	(1,469)
Management Fees	100,000	100,000	-
Service Provider Contract Costs	7,386,964	7,477,426	(90,462)
Total Expenses	\$ 8,039,797	\$ 8,268,930	\$ (229,133)
Net Operating Income (Loss)	\$ 4,044,763	\$ 4,336,403	\$ 291,640

Affiliated Entities Operational Funding			
<u>Funding for Encore Developments</u>			
Items earmarked from prior year Budget	\$ 1,508,894	\$ 650,000	858,894
THA - Encore CDD Assessments	290,000	200,000	90,000
THA - Encore Chiller Reserve and Deficit Funding	300,000	300,000	-
THA - Encore - Art Budget	262,500	120,000	142,500
THA - Encore - Member loans CPDG LLC	250,000	-	250,000
Total Encore Developments	2,611,394	1,270,000	1,341,394
<u>THA Operations - Corporate Overhead</u>			
THA - Wellness Committee	7,992	8,352	(360)
THA - Transfer to AHDC	65,223	18,873	46,350
THA - Executive Salary and Benefits Funding	301,103	291,296	9,807
THA - Funding of Corporate Overhead	167,483	370,567	(203,084)
THA - Annual Employee Business Meeting	20,000	40,000	(20,000)
THA - Employee Appreciation Committee	13,320	16,704	(3,384)
THA - Partnership Sponsorship/Benevolence Fund	12,000	13,000	1,000
Total THA Operations-CO	581,793	758,792	(169,671)
<u>THA Operations - Resident Services</u>			
THA - Funding of EnVision Center	-	100,000	(100,000)
THA - Funding of ORCC	-	26,618	(26,618)
THA - Funding of PPS	129,914	215,200	(85,286)
THA - Funding of Boys Club Building	136,510	75,828	60,682
Total THA Operations- Resident Services	266,424	417,646	(151,222)
Total Affiliated Entities Operational Funding	\$ 3,459,611	\$ 2,446,438	\$ 1,013,173
Net Income (Loss) after Affiliated Funding	\$ 585,152	\$ 1,889,965	\$ 1,304,812
Spending from NTHDC Reserves			

FY2020-2021 – SALARIES AND BENEFITS

KEY FACTS



\$16.6M

SALARIES AND BENEFITS



from the
FY20
budget

5%

HEALTH INSURANCE



3%

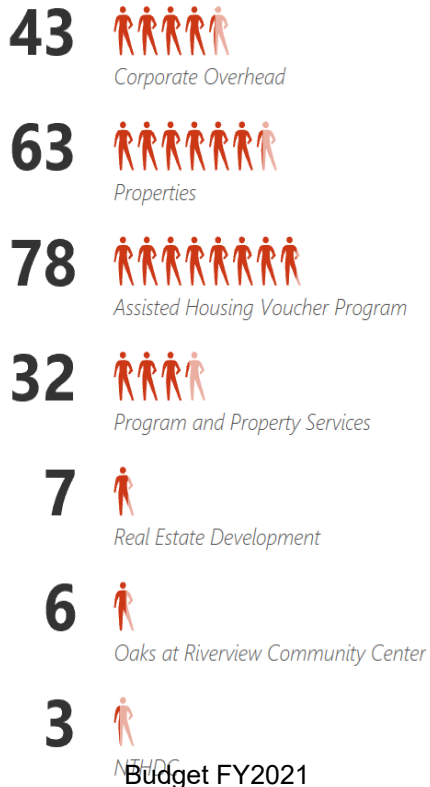
PERFORMANCE MERIT
INCREASE



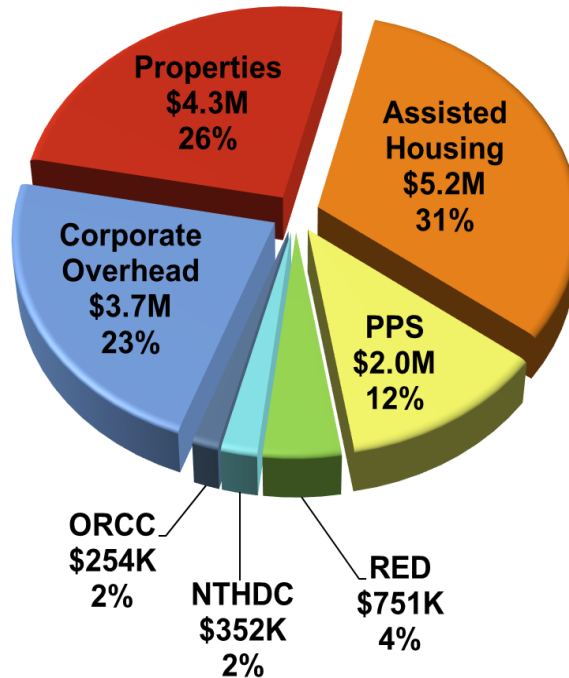
12.25%

EMPLOYEE PENSION
PLAN

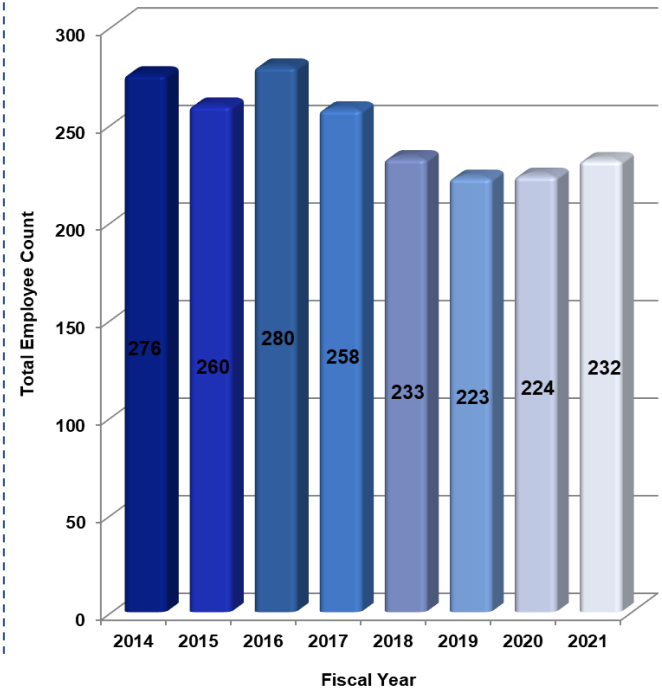
Position Count by Department



Total Salaries and Benefits By Department - \$16,630,648



Historical Staffing Summary FY2014 - FY2021



Tampa Housing Authority
2020-2021 Annual Budget
Entity-Wide Salary and Benefits

Department	2019 - 2020 Budget			2020 - 2021 Budget		
	Salaries	Benefits	Total	Salaries	Benefits	Total
Corporate Overhead						
Asset Management	\$ 125,599	\$ 51,505	\$ 177,104	\$ 112,176	\$ 49,479	\$ 161,655
Contracting Office	170,384	55,256	225,640	177,191	57,503	234,694
Executive	421,794	125,171	546,965	434,423	129,138	563,561
Facilities and Cypress	81,088	35,681	116,769	83,511	37,235	120,746
Finance and Accounting	548,677	176,536	725,213	579,274	211,009	790,283
Human Resources	245,384	97,933	343,317	278,531	92,175	370,707
Information Technology	366,847	159,251	526,098	318,275	148,101	466,376
Public Affairs	189,227	73,430	262,657	196,415	76,482	272,897
Public Safety	250,178	122,191	372,369	281,316	136,059	417,375
Chief Operating Office	267,513	87,484	354,997	259,252	87,083	346,335
Total Corporate Overhead	\$ 2,666,691	\$ 984,438	\$ 3,651,129	\$ 2,720,364	\$ 1,024,264	\$ 3,744,629
Properties (Admin, Maint, Resident Svcs, Protective)						
North Boulevard	295,921	112,429	408,350	\$ -	\$ -	\$ -
Osborne Landing / Cedar Pointe	-	-	-	216,441	104,634	321,075
Robles Park, LLC	765,467	378,802	1,144,269	829,789	379,630	1,209,419
Arbors LLC	344,492	146,653	491,145	339,212	152,456	491,668
Seminole LLC	273,194	122,358	395,552	261,854	112,486	374,340
Scruggs LLC	197,856	102,492	300,348	224,676	95,723	320,399
Shimberg LLC	294,149	130,962	425,111	354,711	153,637	508,348
JL Young Apartments Inc	822,192	394,227	1,216,419	735,920	322,625	1,058,545
Total Properties	\$ 2,993,271	\$ 1,387,923	\$ 4,381,194	\$ 2,962,603	\$ 1,321,191	\$ 4,283,794
Total Properties	\$ 2,993,271	\$ 1,387,923	\$ 4,381,194	\$ 2,962,603	\$ 1,321,191	\$ 4,283,794
Departments						
Property and Program Services	1,240,082	535,329	1,775,411	\$ 1,480,545	\$ 529,299	\$ 2,009,844
Oaks at Riverview Community Center	176,193	94,453	270,646	164,471	89,794	254,265
Assisted Housing	3,030,544	1,363,807	4,394,351	3,644,184	1,591,213	5,235,397
Real Estate Development	599,331	229,584	828,915	567,479	183,363	750,842
Center for Affordable Homeownership	114,948	46,387	161,335	-	-	-
NTHDC	215,024	59,100	274,124	276,354	75,523	351,877
Total Departments	\$ 5,376,122	\$ 2,328,660	\$ 7,704,782	\$ 6,133,033	\$ 2,469,192	\$ 8,602,225
Total Salaries and Benefit	\$ 11,036,084	\$ 4,701,021	\$ 15,737,105	\$ 11,816,000	\$ 4,814,647	\$ 16,630,648

THANK YOU

ANY QUESTIONS?

We welcome your feedback!



Susi Begazo-McGourty, MBA, CPA
SVP / Chief Financial Officer



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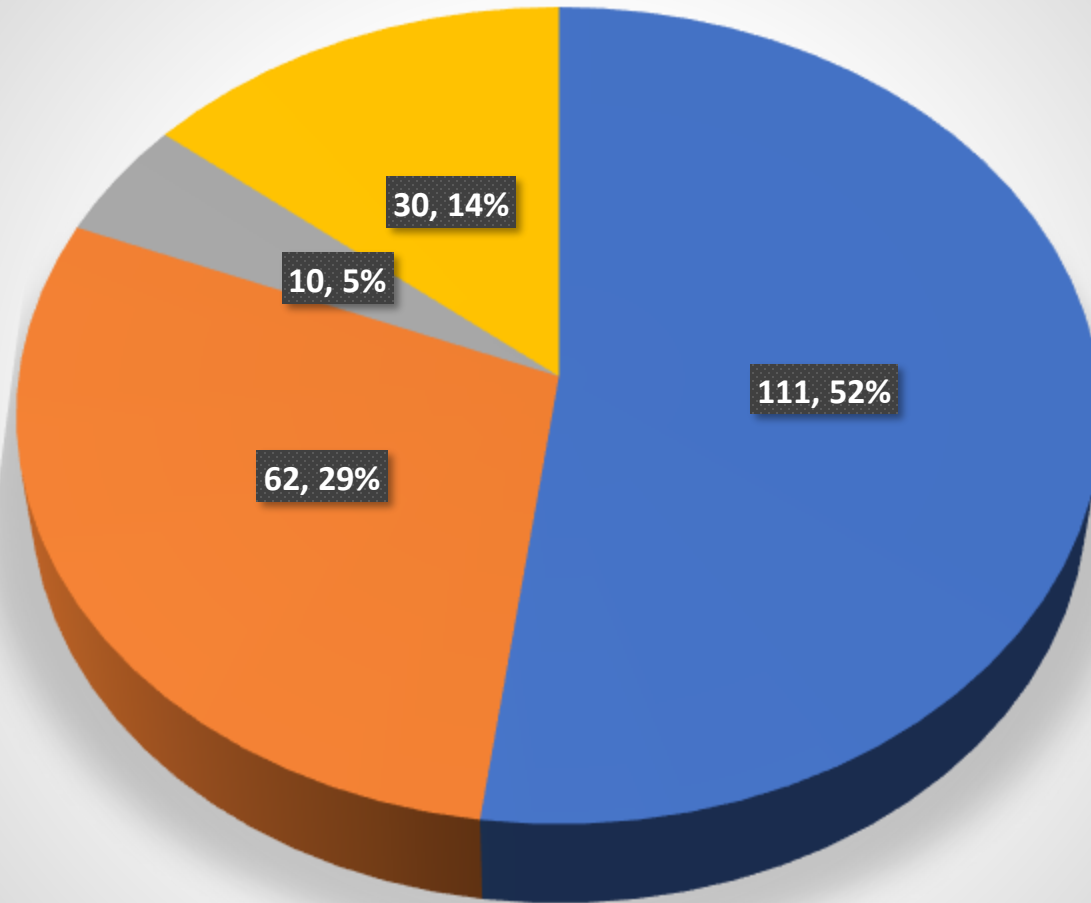
April 2020

THA Employee Statistics

FTE Make-up	
Regular FT	186
Temp FT	24
Temp Part Time	3
Total Employees:	213
Residents on Payroll	12 - 5.6%

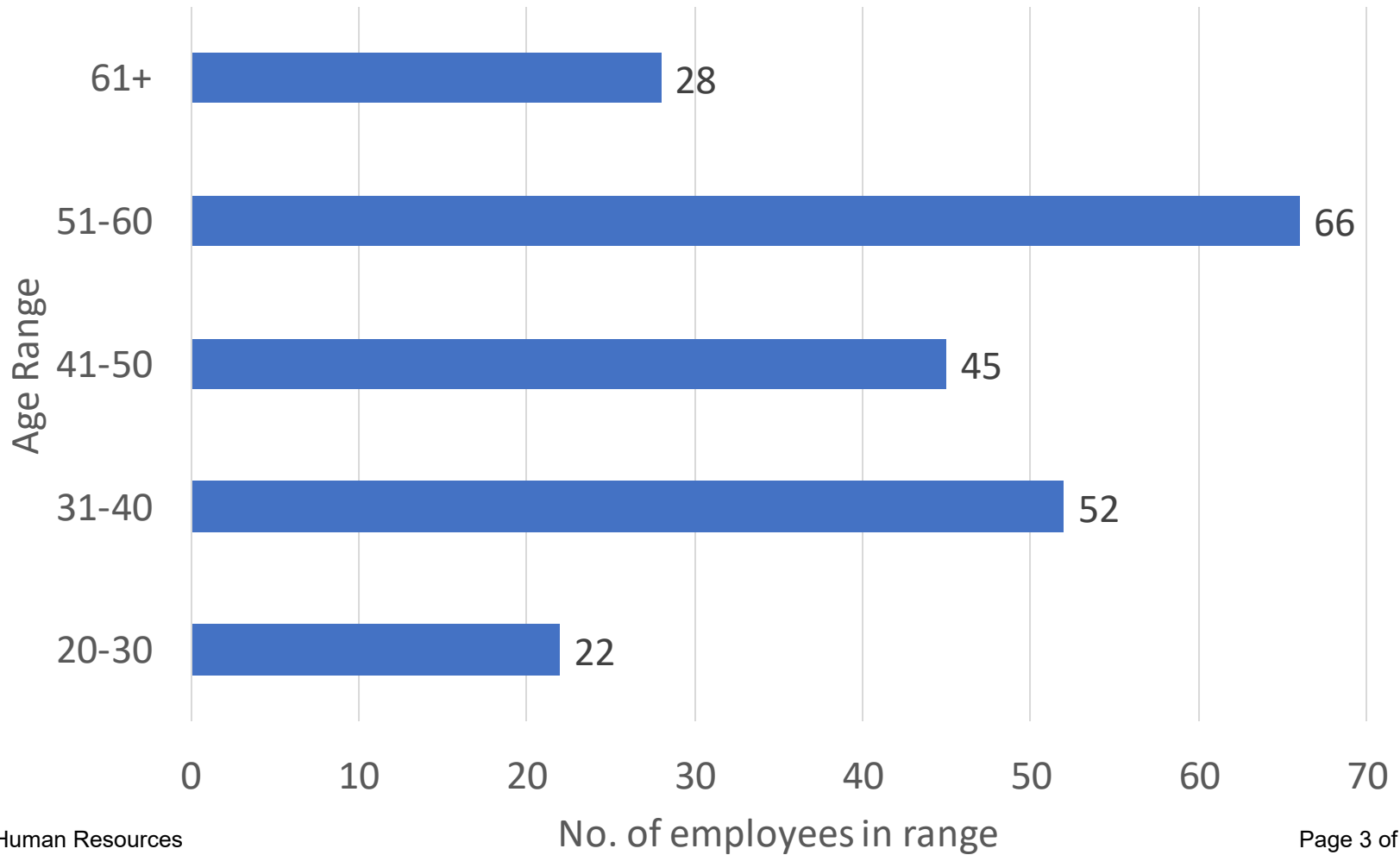
THA Employee Diversity

Staff Racial Make-up

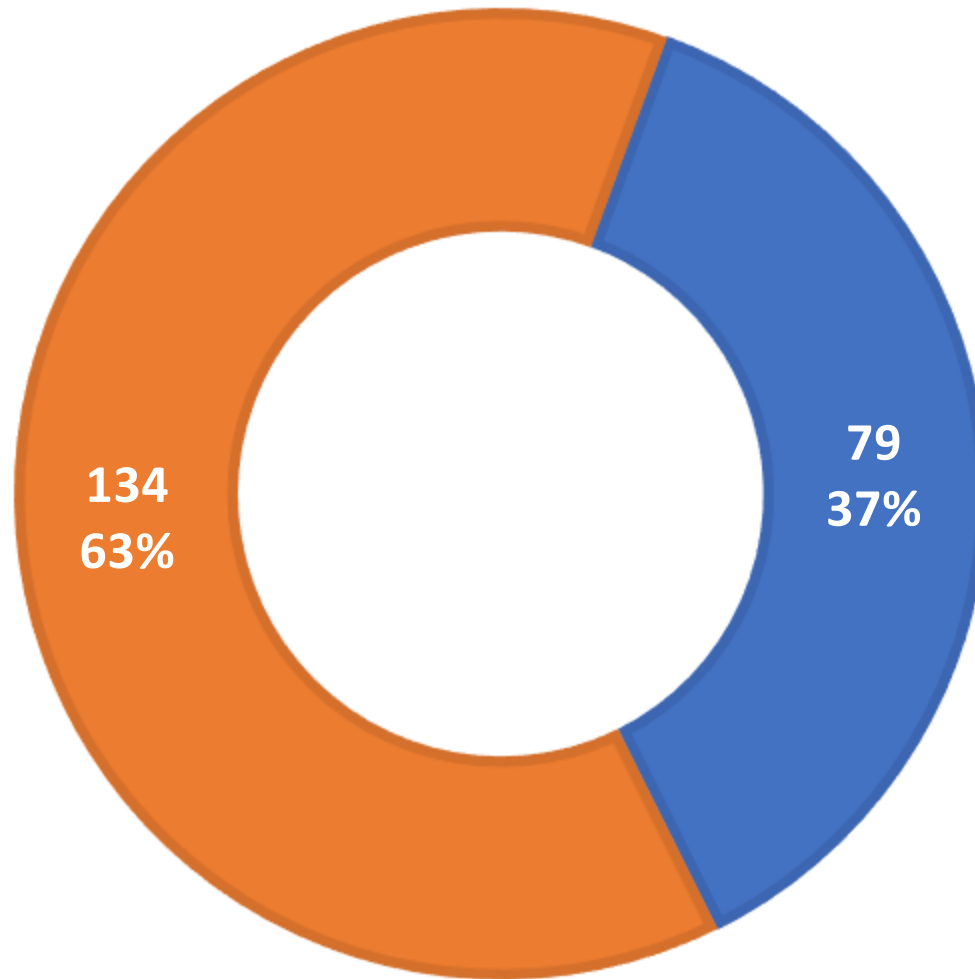


THA Employee Diversity Con't

Employees by Age Range



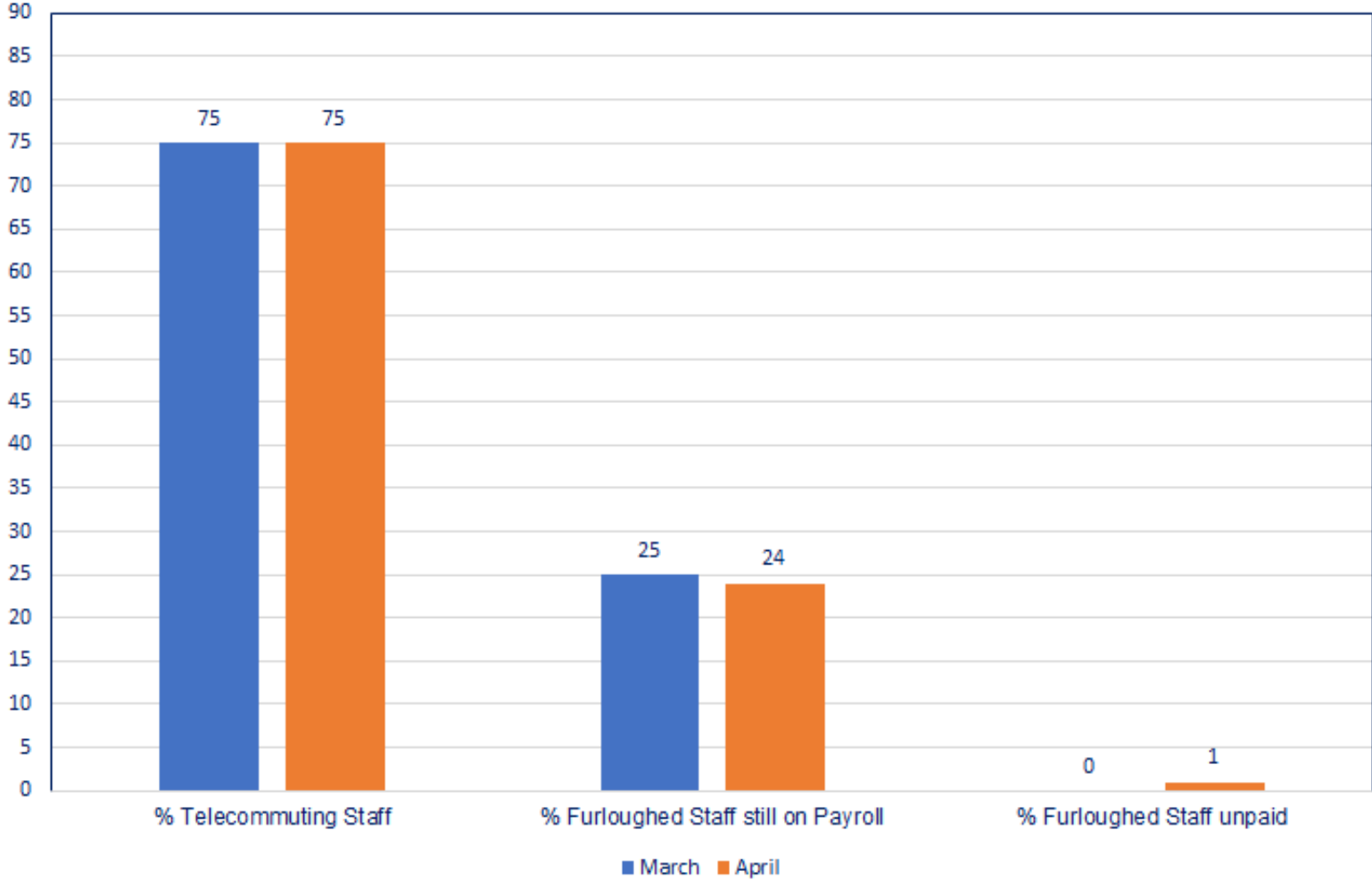
THA Employee Gender Diversity



Housing Residents Employed by THA

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

COVID-19 Pandemic: Telecommuting vs Furloughed employees Measured in Percentages



Employee Counts	March	April
No. Telecommuting Staff	160	160
No. Furloughed Staff still on Payroll	53	51
No. Furloughed Staff unpaid	0	2



May Employee of the Month

ADMINISTRATION

The Assisted Housing department's Evelyn Valentin was selected for May's Employee of the Month.



Evelyn Valentin

Evelyn Valentin has been with the Tampa Housing Authority for over 11 years. Coming from the Pinellas Housing Authority, she started in December 2018 as a Housing Counselor for the Assisted Housing Dept and later became one of our Quality Control Specialists.

For close to 10 years, Evelyn and the Quality Control team would review a percentage of the housing specialist files to determine accuracy and to ensure they meet HUD's guidelines. This has allowed the agency to remain high performers for the last 12 years.

In November of 2019 this changed as Evelyn stepped out of her comfort zone and took over a recently vacated caseload. During this time, she had to relearn File Vision and Yardi from a housing specialist's point of view. She also had to once again learn how to work closely with our clients and landlords. Although Evelyn was nervous at first, she has been able to transition well to her new but temporary position.

Evelyn has taken on the challenge with the goal of not only assisting our department with a need but with also determining how she can use these new skills and tasks in her current position with the Quality Control team. We appreciate her dedication to serve as well as her determination in learning and applying new skills.



May Employee of the Month

PROPERTY



Dwight Murray

The Facilities department selected Dwight Murray for May's Employee of the Month.

Mr. Dwight Murray is a Maintenance Mechanic III who works at Scruggs Manor, which has 86 units. He is a mechanic of all trades. He works on HVAC units, sheetrock, doors, bathroom tiles and floors. There is nothing this man cannot do.

Occasionally, when he is sent to other properties to fix AC units, he not only fixes the units, he helps teach the other mechanics. He teaches Maintenance Mechanic I and II's tricks of the trade and sometimes even teaches Maintenance Mechanic III's.

Dwight is a pleasure to work with. He takes pride in his work, and his supervisor feels confident going on vacation and leaving him in charge.

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

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

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

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

Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	4%
YouthBuild (YB)	\$1,075,749	29%
YouthBuild-USA Mentoring	\$29,850	12%
Citi Foundation	\$70,000	91%
Florida Network of Youth and Family Services (FLNET)	\$191,724	70%
Village Link-Up	\$137,345	54%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	25%
Prodigy	\$45,000	17%
Jobs Plus Initiative (JPI)	\$2,500,000	58%
City of Tampa Housing Counseling	\$61,567.50	52%
Wells Fargo Financial Literacy	\$12,000	14%
Johnson Controls	\$50,000	79%

ELDERLY SERVICES
APRIL 2020

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

Monthly Activities and Resident Participation
JL Young - 474 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to sixty-three (**63**) seniors at JL Young.
- 330 masks and 87 cleaning products were donated to JL Young residents.
- 440 coloring books, coloring pencils, and hand sanitizers and toothbrushes were donated from Cigna.
- Feeding Tampa Bay and Tampa Bay Buccaneers donated food to JL Young residents in all units.

DESCRIPTION	TOTAL
JL Young Residents	474
Assessments Completed	13
Office Visits	0
Home Visits	0
Assistance with Immigration	1
Assistance with Online Banking	5
Assistance with Assisted Housing Forms	16
Medicaid Services Assistance	3
Medicare Services Assistance	2
Benefits Assistance (TANF, SSI, SSDI, Food Stamps, etc.)	5
Assistance with reading their mail	4
Assistance with Filling out Paperwork	2
Assistance via Telephone Contact	153
Arts and Crafts (Coloring Contest)	30
Computer Literacy and Technology (Facebook)	48
Nutrition (Feeding Tampa Bay)	440
Buddy System	28

COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

APRIL 2020

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

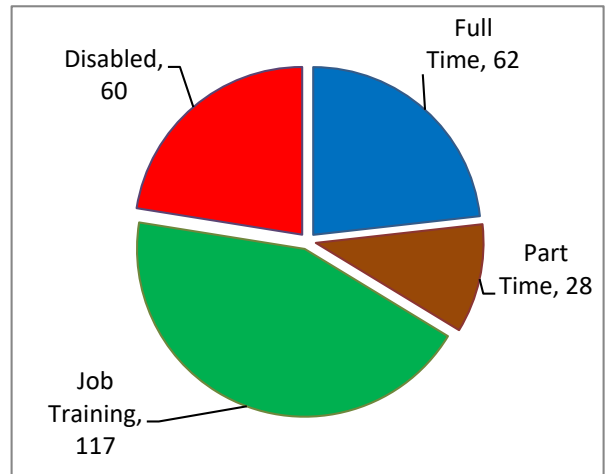
625 Participants Enrolled

170 Active Families

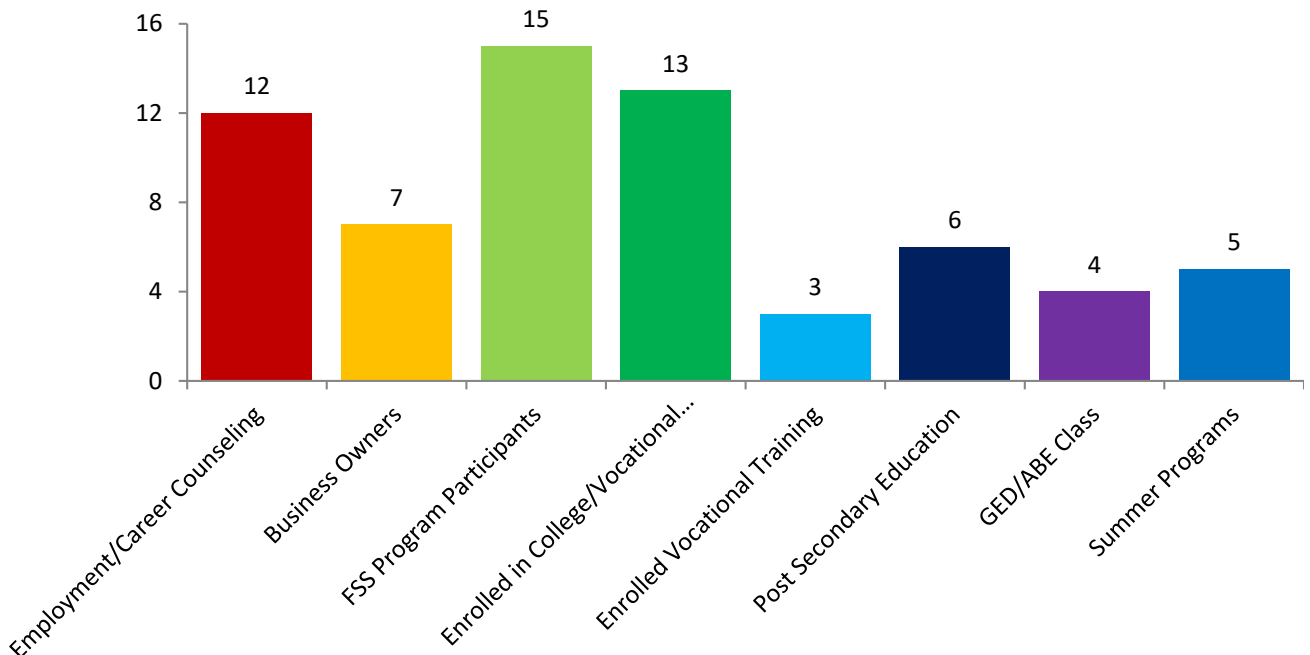
Original Residents who moved back to Encore (30)

Newly Targeted Residents at the Encore (916)

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



Participant Services

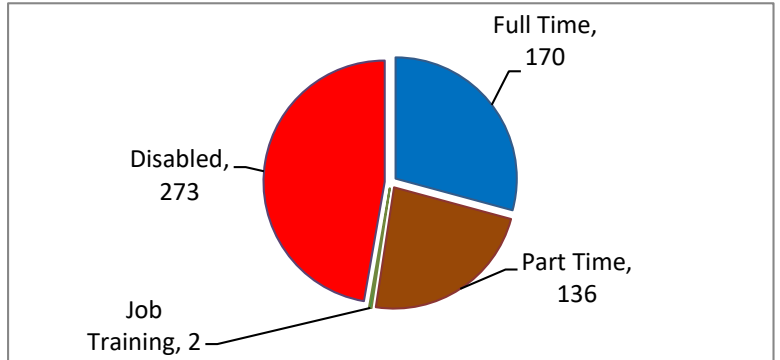


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
APRIL 2020**

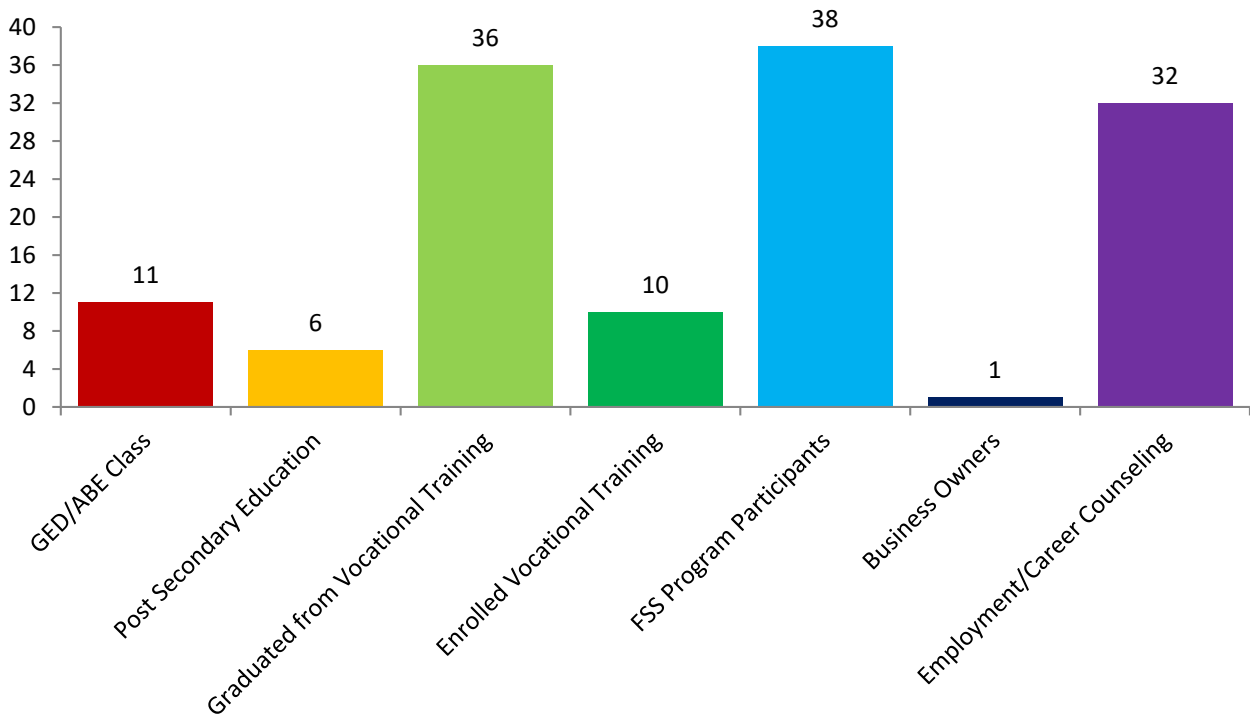
West River Initiative

Participant Enrollment

1642 Participants Enrolled
647 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 2020

Grant Period: February 1, 2019 – May 31, 2022
Grant Amount: \$1,075,749
Completion Rate: 29%

Program Description:

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	16	17	18	1	
GED/H.S Attainments	75%	2	1			
Literacy and Numeracy Gains	65%	6 Students	5	7	0	
Attainment of Degree/ Certification	85%	NCCER – 12, NCA – 4, Phlebotomy - 1	C.N.A.		0	
Placements Employment/ Secondary Education	74%	10	7		1	
Additional Certifications:		OSHA 12 Forklift 5			0	

YOUTHBUILD APRIL 2020

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

Grant Amount: \$1,075,749

Completion Rate: 29%

Monthly Highlights:

- THA YB Staff set up online services during the COVID-19 work from home time, where students are able to do GED and NCCER training online. THA YB was also able to assist students by purchasing tablets for the ones who were in need.
- Students along with support of THA YB Staff worked online to continue their path on earning their GED and NCCER Credentials.
- Assisted new YB Applicant - J. Gloster enroll into the NCCER Training.
- YB Mentorship Coordinator:
 - Worked on Training Guide
 - Contacted Youth About the Mentorship process
 - Attended the Mentorship Coordinator Meeting
- YB Staff assisted students with the housing process with Metropolitan Ministries.
- YB Staff researched different options avenues of finger printing and Background checks.
- YB staff conducted some home visits for students who were not completely doing what they need to do to complete their certifications
- Program Manager is working on the final application for the new Vista Volunteer for THA YB.
- YB Coordinator and Manager conducted Parent Conference calls so that the parents of our students understand the process and resources being provided to their child.
- Case management updated and tabulated progress hours in created databases for SBIRT & CSET grants.

Upcoming Events:

- Complete Vista MOU and VAD.
- Set up Phase 2 to return to work for YouthBuild.
- Complete Bathroom project when students return.

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

Grant Amount: \$191,724

Completion Rate: 70%

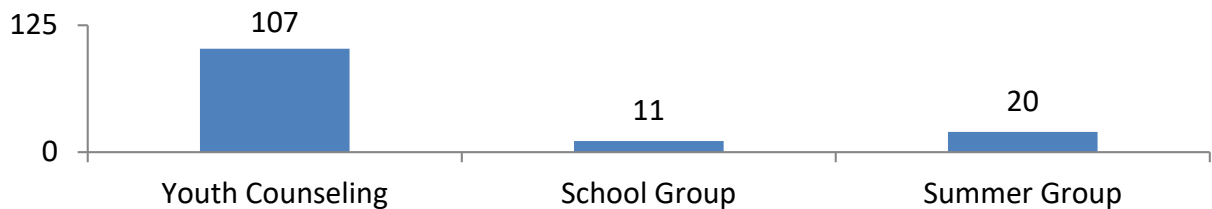
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2020

Accomplishments:

- One hundred thirty-three (138) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- April 3rd, 17th, 24th - Florida Network COVID-19 Conference Call
- April 9th and 14th - Case Staffing Committee Telephonic Meeting
- April 15th - April 17th - University students end internship
- April 30th - Florida Network Contract Payment Conference Call
- FLNET/VLU Staff Meetings - Every Monday & Friday
- PPS Manager's Meetings - Every Tuesday & Thursday
- PPS Departmental Meetings - Every Wednesday
- Interviews for summer interns

Upcoming Events:

- May 12th - Case Staffing Committee Telephonic Meeting
- May 12th, 19th, and 28th – Florida Network COVID-19 Conference Call
- May 18 - Return to Cypress Office

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

Grant Amount: \$137,345

Completion Rate: 54%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

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

Monthly Highlights:

- April 3rd – Assist with RPV Easter Basket Distribution
- April 13th – Village Link Up Budget Meeting
- April 21st – Girl's Initiative STEAM Planning Meeting
- April 22nd and 29th – Free4Ever International, Inc. Parent Workshop – "Overcoming Depression"
- April 22nd – ASO Supervisor's Virtual Meeting
- April 28th – Girl's Initiative STEAM Planning Meeting
- April 29th – Children's Board Q2 Site Visit
- April 30th – Broward Elementary Virtual School Advisory Council Meeting
- "Project You" Staff Coaching – facilitated by Free4Ever International, Inc. – Every other Thursday

Upcoming Events:

- May 4th – Project Link, Inc. Parent Workshop Planning Meeting
- May 5th – Girl's Initiative STEAM Planning Meeting
- May 6th, 13th, and 20th – Free4Ever International, Inc. Parent Workshop – "Parenting in a Pandemic"
- May 14th – Project Link, Inc. Parent Workshop – "Parent Rights"
- May 15th – Resident Advisory Board Planning Meeting

OAKS AT RIVERVIEW COMMUNITY CENTER
APRIL 2020

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

Due to the Corvid-19 Pandemic

All Programing has been canceled as of March 16th

Outreach phone calls, emails, and text messages (41 Families)

- Providing Job Opportunity
- Check ups
- Information on Class schedule via Zoom
- Prodigy (Dance Class) Via Zoom - 3 Youth

Summer/After School Services Program APRIL 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 25%

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	15
September	15
October	15
November	15
December	15
January	15
February	15
March	15
April	15



APRIL 2020

Location: Oaks at Riverview Community Center
 Grant Period: October 1st, 2019 – September 30th, 2020
 Grant Amount: \$45,000
 Completion Rate: 17%

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**)
- **DANCE COURSES HELD ON ZOOM DURING COVID-19 SOCIAL DISTANCING**

Month	Number of Students Enrolled during Month
April	3
Total	10

JOBS PLUS INITIATIVE

APRIL 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

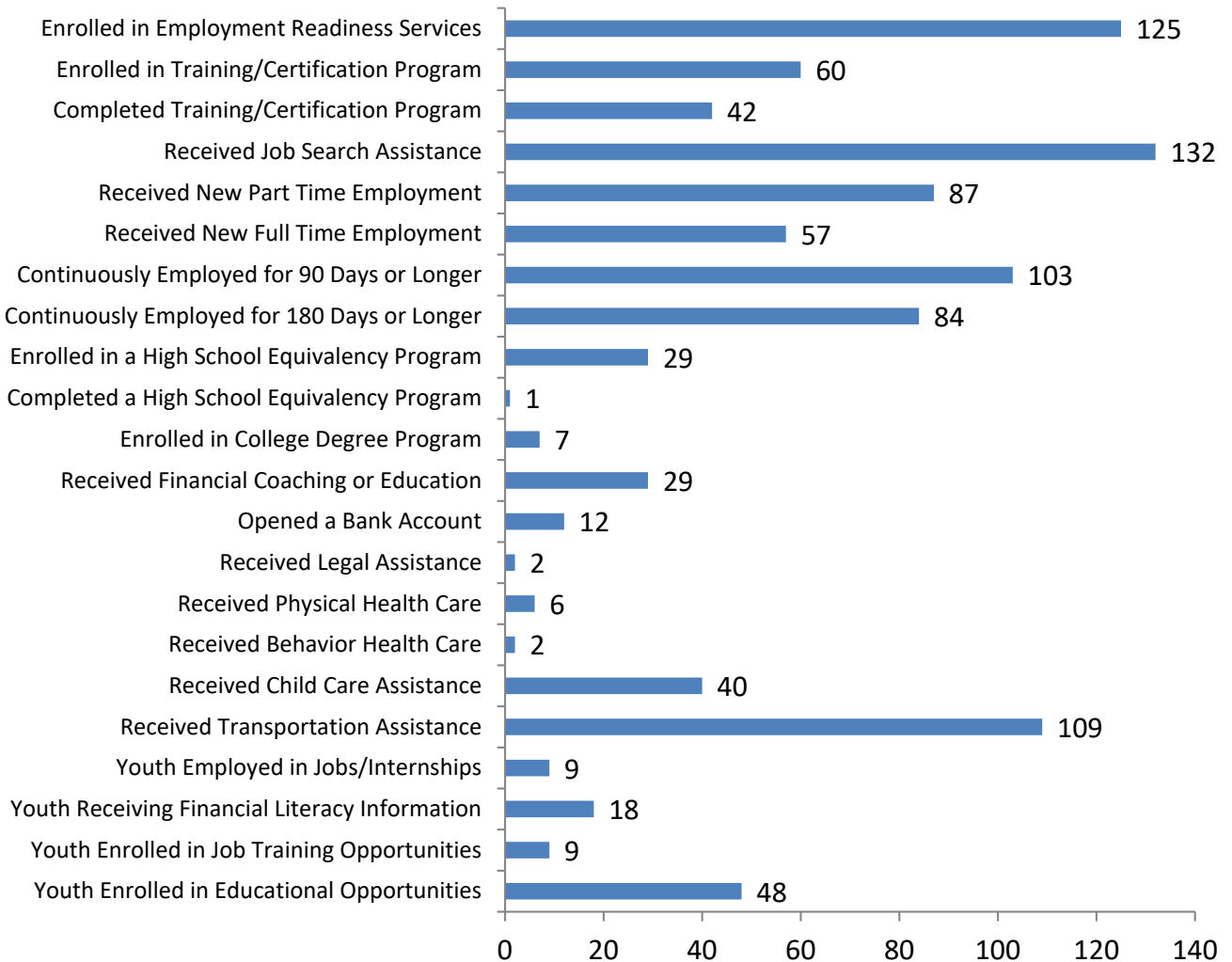
Completion Rate: 58%

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

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

Participant Services





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

Weekly Participation

Location	Registered	4/6	4/13	4/20	4/27
Robles Park	25	-	-	-	-
Oaks at Riverview	2	-	-	-	-
Belmont Phase	10	-	-	-	-
Moses White/Seminole	12	-	-	-	-
C. Blythe Andrews	13	-	-	-	-
Scouts BSA	14	4	-	6	-

Each group meets weekly at their respective location.

The cub scout meetings have been cancelled due to COVID-19. Scouts BSA meetings have been held via Zoom. Registration numbers are low because of yearly membership renewal. We are in the process of getting applications from participants which will increase membership. We are also planning on recruiting once we are cleared to do so.

Highlights

The cub Scout activity packets have been created and are being distributed on the properties. We look forward to beginning meetings again and are planning a recruitment as soon as we can safely.

Looking Forward

- We are holding weekly virtual meetings for Scouts BSA.
- We are contacting each Scouting family across the properties each week. We are checking the following:
 - How are they doing?
 - Do they have the current information from the school system for meals?
 - All Scouts BSA families are contacted the week of the meetings with information to attend.
- We are delivering home-based cub activities to our younger scouting families.
- Our staff has reserved June 20 and June 27 as possible dates to have Scouting events at the properties. We will be working the THA staff once they return to make sure we can be on property those dates.

JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

APRIL 2020

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

Monthly Highlights:

- *Four (4) Virtual Educational Opportunities provided to Program Participants*
- Free Photography Classes offered by NIKON - for the Month of March
- Free Online Certificate Courses - Career & Personal Development
- Free Virtual College Prep Workshops - offered by PATH to College
- Concorde Career College Enrollment - Virtual Admissions Assistance Offered
- (10) Job Developer 1-on-1 Career Assessments and Coaching Sessions provided to Program Participants

Job Opportunities sent via email April 2020

Terminex, Hampton Inn, JMG Realty, The Bristol ALF, AreoTek Staffing, Walmart, Allegro Senior Living, Nutrition Solutions, Home Depot, CVS Health, Cardinal Health, Maximus, Fairfield Inn, Wood Springs Suites, Fancy Hands, Laundry Care, Shipt, Sprouts, Big Lots, Spectrum, Coca Cola, Pepsi, WaWa, Aamco, Ace Hardware, Advance Autoparts, American Greetings, Denny's, Ikea, Russel Landscaping, TTEC, Portillo's, Security Specialist, Culver's, Jersey Mike's, Electronics Recycling, Ardent Mills, Aldea Green, Tampa Bay Times, Popeye's, DFCS.

3 - Work from Home

7 - Felony Friendly

3 - Spanish Speaking / Bilingual

42 TOTAL Employment Opportunities for April 2020

College Student **Internship:** *Coalition Recovery*

Youth Summer Paid Opportunities/Internships: *Urban League of Hillsborough County*

Upcoming Events:

- 5/14/2020 Tampa Bay Virtual Town Hall Meeting (ZOOM)
Host: Representative Jennifer Webb
Purpose: to discuss COVID19, Resources, and Unemployment
- 5/26/2020 Virtual Community Partnership Meeting (Zoom)
Host: Maximus
Purpose: Company overview new updates due to COVID19



**Johnson Controls Foundation
Sustainability Ambassadors Grant Program
April 2020**

Grant Period: January 31st, 2017 – December 31st, 2020

Grant Amount: \$50,000

Completion Rate: 79%

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

➤ Program Goals:

- Identify properties each year to target for resident training and education on energy saving measures
 - Recruit resident volunteers each year
 - Reduce energy and water consumption on our target properties
 - Facilitate resident training/workshops and job placement in the fields of energy, water, and conservation
- Ongoing engagement and recruitment of residents to become volunteers for the Sustainability Ambassadors Program
- The Sustainability Ambassadors Program has successfully utilized its Facebook page to continue to engage ambassadors, residents and the community with content about sustainability. For the month of April, the program hosted its first Family Movie Night on Facebook and continues to have interactive conversation about the featured movie “WALL-E”



Geraldine Barnes Award Winner: Ozzie Rubin

Personal Development

Congratulations to Ms. Ozzie Rubin on winning the Geraldine Barnes Award!

Ms. Rubin is a single mother of four and a successful graduate of our Family Self-Sufficiency (FSS) Program. When she enrolled in March 2010 Ms. Rubin was unemployed and had “Big Dreams” in mind to fulfill.

Throughout the five years while participating in the FSS Program things just did not happen or go as planned. She felt like she was failing at becoming a business owner as an Esthetician and maintaining steady income and being able to have the funds for starting a business was a struggle and did not happen as quickly as she wanted it too. Which also made her feel she was letting her children down. But if you could know her like I do, not meeting her “Big Dreams” of being her own Boss and being able to provide for her family due to circumstances DID NOT mean that she had to “Give Up”. She expressed she wanted nothing more in life than to become her own boss. Despite all her setbacks, allow me to share all that she accomplished thus far.

She went on to complete Money Management and Small Business Courses, Financial Literacy workshops, improved her credit, worked with creditors to pay off debts, became a business owner of Treasures Waxing Lounge and completed Homebuyers Education Training. In May 2017 she conducted a Sexual Awareness Class for young girls in the inner city. In July of 2018 client reached the American Dream she became a Homeowner through the Homeownership Voucher program. Currently even thru this COVID 19 Virus and business closed she keeps a positive attitude.

In conclusion Ms. Rubin’s success shows that strength and growth come only through continuous effort and struggle.

Nominators Name: Eva Reale

Occupation: Homeownership Specialist

Giveaway of School Supplies



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: May 14, 2020
RE: Financial Reporting for the Month of April 2020

May Financial Board Report

May 20, 2020

Due to the April activity consisting of only one month, the material is not relevant to present April Financial Statements.

The team will be preparing the Year-end Accounting adjustment necessary to compile the Financial Data Schedule (FDS). This document is due to HUD by May 30th.

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of April 2020, the Asset Management Department withstanding the unforeseen circumstances of the COVID-19 pandemic, continued to work diligently on maintaining the level of service we provide to our residents while following CDC measures to practice safe and social distancing. The department was provided with Personal Protective Gear and established essential working conditions throughout all RAD properties. Leasing processes and collections were alternated to protect both our staff and residents while still being able to facilitate new tenant move-ins, resident correspondence and other emergent services as necessary. In tandem with the Hillsborough county's Senior Meal Services, we were able to facilitate delivery of meals on a weekly basis to our senior residents at J. L. Young Apartments.

Despite the uncertain circumstances we face, the Asset Management Department's goal to establish quality control initiatives to monitor and track the residents experience, and to ensure that operations at all RAD sites are consistent has been on the forefront. The newest marketing initiative we have set in motion, is a plan to construct visuals of each property along with their available units and place them on the THA website for the public to see and this will also be facilitated throughout all RAD properties along with Cedar Point Apartments and Osborne Landings. The purpose of this marketing strategy is to give new rental prospects an enhanced experience as to what the community, amenities and all the surrounding neighborhoods has to offer.

The Asset Management Department has collected over 97% tenant rent during this period. Most of the properties maintain a good curb appeal and have scheduled a deep cleaning process for the coming month. THA and the Asset Management Department wants to ensure that residents at all RAD sites have a collective voice and are part of our overall mission to deliver outstanding customer service and provide the best resident experience possible.

Encore Properties Fiscal year 2020-2021

During the month of April, all Encore properties; Reed, Ella, Trio and Tempo closed amenities and suspended all resident activities due to the COVID-19 pandemic and safer at home order. Leasing processes were handled mostly by phone and on an appointment only basis. The residents received a total of about 14,490 meals from various charities and Feeding Tampa Bay. All delivered by the site teams in April while following new company policies and guidelines to keep the staff safe.

River Pines:

Full upgrade and renovation on 134 apartment units are at 44% completion. In the next few months the entire complex should be complete. Received meal distribution for senior residents throughout the month.

Palm Terrace Assisted Living Facility:

Although there have been reported cases of COVID-19 in many assisted living facilities throughout the country, Palm Terrace has had no reported cases amongst its residents and staff. They continue to be closed to the public for safety purposes.

All THA property sites have had no COVID-19 cases throughout the month of April.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

April 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	91.16%	96.88%
Robles, LLC	41.33%	82.87%
Scruggs Manor, LLC	69.04%	97.41%
Azzarelli	60.00%	100.00%
Scruggs Manor	72.95%	96.51%
Seminole, LLC	79.98%	98.22%
Seminole Park	73.90%	98.00%
Moses White Estates	87.28%	98.55%
Shimberg, LLC	89.87%	97.58%
Shimberg Estates	89.87%	97.44%
Squire Villa	100.00%	96.67%
C. Blythe Andrews	82.64%	98.25%
Arbors, LLC	91.65%	96.86%
Arbors at Padgett Estates	92.46%	98.32%
Azeele	99.12%	100.00%
Bay Ceia Apartments	91.73%	92.50%
Soho Place Apartments	61.28%	92.86%
St. Louis/St. Conrad	99.60%	100.00%
RAD Overall Average	80.85%	93.41%
Cedar Pointe	81.63%	100.00%
Osborne	98.01%	95.12%

April-20

RAD Tenant Accounts Receivable

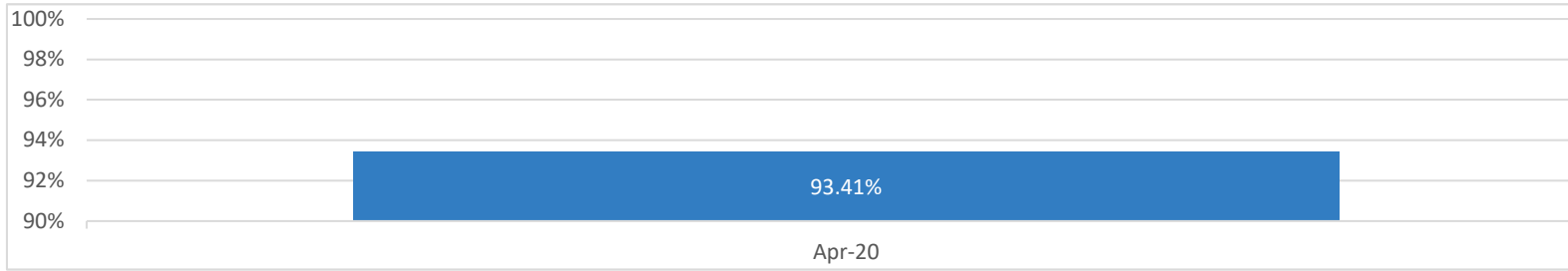
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Over 90 Days	PAST Bad Debt/ Over 90 Days	Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$107,568.00	\$13,025.55	\$3,520.00	\$15,050.70	\$0.00	\$0.00	\$9,505.55	91.16%
Robles Park, LLC	\$62,983.80	\$55,878.88	\$18,925.18	\$55,513.96	\$0.00	\$0.00	\$36,953.70	41.33%
Scruggs Manor, LLC	\$25,933.00	\$8,617.00	\$588.00	\$3,651.27	\$0.00	\$0.00	\$8,029.00	69.04%
Azzarelli	\$7,833.00	\$3,133.00	\$0.00	\$210.12	\$0.00	\$0.00	\$3,133.00	60.00%
Scruggs Manor	\$18,100.00	\$5,484.00	\$588.00	\$3,441.15	\$0.00	\$0.00	\$4,896.00	72.95%
Seminole Park, LLC	\$37,820.10	\$9,241.94	\$1,671.94	\$20,412.01	\$0.00	\$0.00	\$7,570.00	79.98%
Seminole Park	\$20,629.00	\$6,968.00	\$1,584.00	\$12,555.84	\$0.00	\$0.00	\$5,384.00	73.90%
Moses White Estates	\$17,191.10	\$2,273.94	\$87.94	\$7,856.17	\$0.00	\$0.00	\$2,186.00	87.28%
Shimberg, LLC	\$44,341.00	\$6,232.25	\$897.25	\$21,994.83	\$0.00	\$0.00	\$5,335.00	87.97%
Shimberg Estates	\$18,089.00	\$2,442.25	\$609.25	\$12,211.83	\$0.00	\$0.00	\$1,833.00	89.87%
Squire Villa	\$6,074.00	\$8.00	\$8.00	\$1,480.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$20,178.00	\$3,782.00	\$280.00	\$8,303.00	\$0.00	\$0.00	\$3,502.00	82.64%
Arbors, LLC	\$45,604.00	\$4,828.00	\$1,019.00	\$23,325.82	\$0.00	\$9,110.00	\$3,809.00	91.65%
Arbors at Padgett	\$26,716.00	\$3,032.10	\$1,019.00	\$15,409.43	\$0.00	\$0.00	\$2,013.10	92.46%
Azeele	\$1,810.00	\$15.90	\$0.00	\$0.00	\$0.00	\$2,419.00	\$15.90	99.12%
Bay Ceia Apartments	\$12,409.00	\$1,026.00	\$0.00	\$2,198.59	\$0.00	\$6,691.00	\$1,026.00	91.73%
Soho Place	\$1,919.00	\$743.00	\$0.00	\$5,696.80	\$0.00	\$0.00	\$743.00	61.28%
St. Louis/St. Conrad	\$2,750.00	\$11.00	\$0.00	\$21.00	\$0.00	\$0.00	\$11.00	99.60%
RAD Totals	\$324,249.90	\$97,823.62	\$26,621.37	\$139,948.59	\$0.00	\$9,110.00	\$62,092.25	80.85%
Cedar Pointe	\$ 45,179.80	\$ 8,302.19	\$ 0.55	\$ 18,072.13	\$ -	\$ -	\$8,301.64	81.63%
Osborne	\$ 23,871.00	\$ 1,429.75	\$ 954.99	\$ 9,165.58	\$ -	\$ -	\$474.76	98.01%

Reporting Month: April 2020
RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	449	1	0	0	448	434	14	2	96.88%
Robles, LLC	399	1	1	0	397	329	68	2	82.87%
Scruggs Manor, LLC	116	0	0	0	116	113	3	2	97.41%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	83	3	2	96.51%
Seminole Park, LLC	169	0	0	0	169	166	3	1	98.22%
Seminole Park	100	0	0	0	100	98	2	1	98.00%
Moses White Estates	69	0	0	0	69	68	1	0	98.55%
Shimberg, LLC	165	0	0	0	165	161	4	1	97.58%
Shimberg Estates	78	0	0	0	78	76	2	0	97.44%
Squire Villa	30	0	0	0	30	29	1	0	96.67%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	185	6	1	96.86%
Arbors at Padgett	119	0	0	0	119	117	2	0	98.32%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	37	3	1	92.50%
Soho Place	14	0	0	0	14	13	1	0	92.86%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,489	2	1	0	1,486	1,388	98	9	93.41%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

93.41%



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

Cedar Pointe	84	1	0	0	83	83	0	0	100.00%
Osborne	43	1	1	0	41	39	2	0	95.12%

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

Department of Assisted Housing
Margaret Jones, Director

Staff have now been working from home since April 1st, 2020 due to the Safer-at-Home order. Staff meet weekly with respective supervisor as well as check-in each morning through Microsoft Teams. Reports have been key in determining quantity and quality of work throughout. For the most part, all staff seem to like the ability to work from home and in some cases have seen some marked improvement in performance. Most likely due to less interruptions that is typical in an office work environment. Customer Service team does come into the office at least 3 days a week to scan in the mail to FileVision (electronic storage) and staff have been emailing customer service to mail out items due to a reasonable accommodation request. The biggest barrier is comprehension of families on how to use fillable documents and email; however, we have had assistance from the PPS staff in helping some of the clients.

THA has adopted some of the allowable HUD Waivers through PIH Notice 2020-05 and will present those waivers at the next meeting.

HUD has authorized approximately 1.4 million dollars in administrative fee funding that may be used by public housing agencies (PHAs) for administrative expenses and other expenses related to coronavirus. THA is working on the allocation of the funding related to COVID-19 items.

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

HOPWA RFP has been released and will be reviewed and submitted by May 15th, 2020.

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

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

Ardexo continues to purge the waitlist and so far over 26,000 household have been contacted and the rate of response is around 35%. This may change as the deadline to complete the application expires.

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

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	366
Workshops	2
Escrows	8
Graduates	1
Homeownership	0
Escrow	57%
Escrow Payment	

SPECIAL GRANT PROGRAMS

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three-year grant instead of one year as previously awarded. New funding award has been released in the amount of \$700,000 effective October 1st, 2019.

Permanent Supportive Housing grants were successfully submitted 09/2019 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families. Grant was awarded to the agency for \$540,545 March, 2020.

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 140 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD is 18 families a month
 The current attrition rate for VREG is 47 families a month
 Average HAP is \$734

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,496	98% Monthly	
RAD	1,601	1,409	88% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,548,144	\$7,399,867	98%	97%

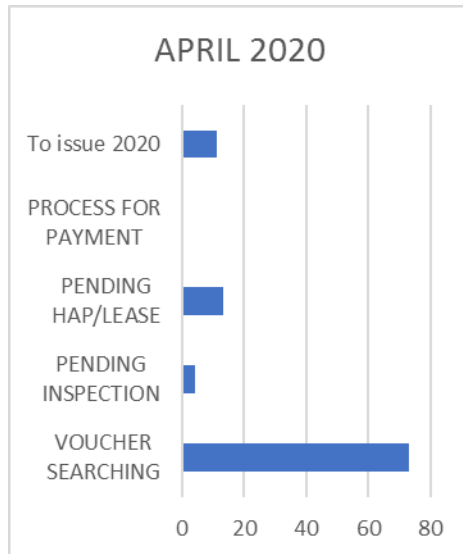
SEMAP REVIEW

	Possible	FY2019-20
	Points	February
Indicator 1: Selection from the Waiting List	15	15
Indicator 2: Rent Reasonableness	20	20
Indicator 3: Determination of Adjusted Income	20	15
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: De-concentration	0	0
Indicator 8: Payment Standards	5	5
Indicator 9: Annual Reexaminations	10	10
Indicator 10: Correct Tenant Rent Calculations	5	0
Indicator 11: Pre-Contract HQS Inspections	5	5
Indicator 12: Annual HQS Inspections	10	0
Indicator 13: Lease-Up	20	20
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	125
	100%	86%

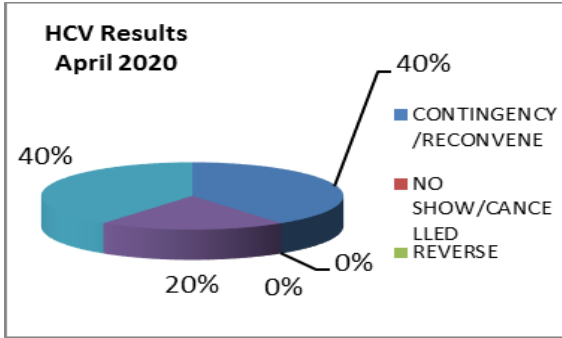


Apr-20	35
Mar-20	34
Feb-20	22
Jan-20	29
Dec-19	29
Nov-19	39
Oct-19	39
Sep-19	14
Aug-19	24
Jul-19	20
Jun-18	29
May-19	27
Apr-19	22

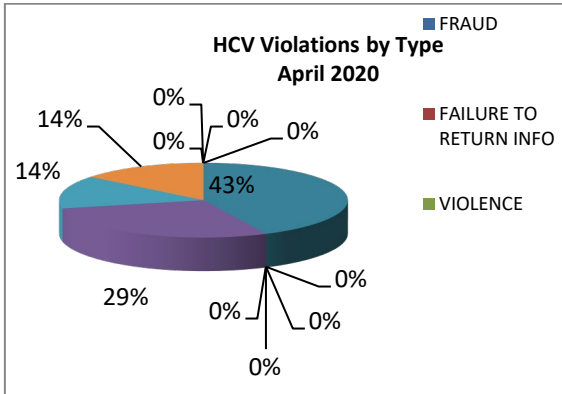
VOUCHER SEARCHING	73
PENDING INSPECTION	4
PENDING HAP/LEASE	13
PROCESS FOR PAYMENT	
To issue 2020	11



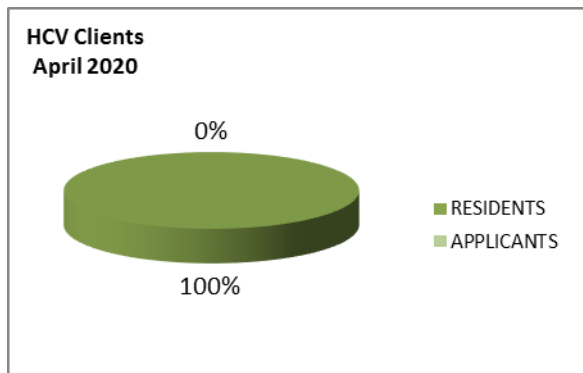
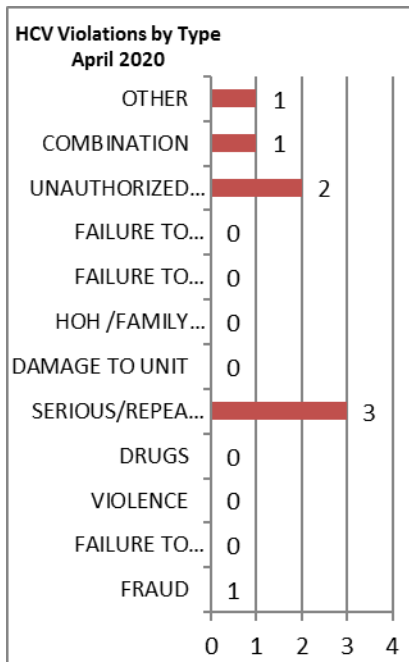
HCV HEARINGS	
CONTINGENCY/RECONVENE	2
NO SHOW/CANCELLED	0
REVERSE	0
UPHOLD	1
RESCHEDULED/OTHER	2
TOTAL	5



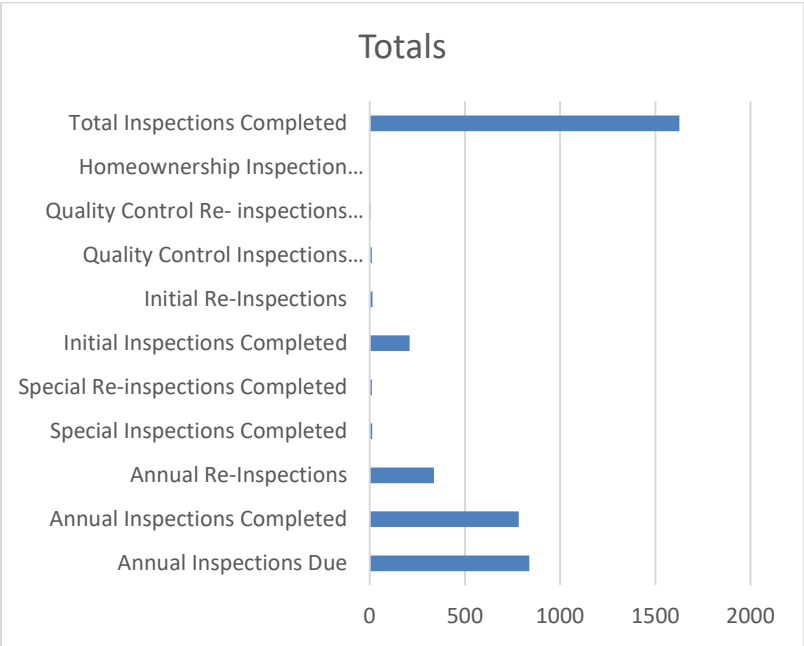
FRAUD	0
FAILURE TO RETURN INFO	0
VIOLENCE	0
DRUGS	0
SERIOUS/REPEATED LEASE VIOLATIONS	3
DAMAGE TO UNIT	0
HOH /FAMILY MEMBER AWAY FROM UNIT	0
FAILURE TO MAINTAIN HQS	0
FAILURE TO MAINTAIN UTILITIES	0
UNAUTHORIZED PERSON/MOVE	2
COMBINATION	1
OTHER	1
TOTAL	5



RESIDENTS	5
APPLICANTS	
TOTAL	5



INSPECTION TYPE	Totals
Annual Inspections Due	838
Annual Inspections Completed	782
Annual Re-Inspections	338
Special Inspections Completed	13
Special Re-inspections Completed	11
Initial Inspections Completed	209
Initial Re-Inspections	15
Quality Control Inspections Completed	12
Quality Control Re- inspections Completed	4
Homeownership Inspection Completed	0
Total Inspections Completed	1627



HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
April 2020

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

Our Commissioners, Senior Executive Staff, Directors and staff are the best in the country when dealing with a crisis and putting together a viable plan of action to address critical situations such as the COVID-19 virus. I want to personally thank our Commissioners, Mr. Ryans, Mr. Moore, and Ms. Begazo-McGourty for their leadership. I want to thank all my fellow Directors and staff for all your hard work and dedication. You are the leaders in your field, and it continues to be validated because other housing authorities always reach out to us to see what we are doing. They then use some of our blueprints for their own action plans. I know we are still dealing with this crisis and I just wanted all of you to know I am very proud to be a part of the Tampa Housing Authority team.

In preparation of some of our employees returning to work on Monday, May 12, 2020 and then the remaining work force retuning on Monday, May 18, 2020 I have had the entire building at 5301 West Cypress deep cleaned and disinfected by Touch of Class. The company's primary clients are medical facilities throughout the Tampa bay area. We have purchased re-usable cloth mask for all our employees, we will also be handing them out once everyone starts to return. Facilities is in the process of marking the reception floors throughout the building based on the 6' social distancing rule and they have started installing shields at all the front desk to protect our customer service team members. We have put hand sanitizer in all the offices, bathrooms and conference rooms to minimize exposure. Additional precautionary measures will continue throughout until such time that the threat of the COVID-19 virus has been extinguished.

During the shutdown my staff and I have continued to operate out in the field and conduct safety patrols at all our properties for the purpose of crime prevention and to ensure all health and safety issues are recognized and addressed by both Asset Management and Facilities. Both departments have continued to do a great job in delivering services to our residents and community throughout this crisis. Bangor Security, TPD and the Public Safety Department staff continue to address crime issues at the property, check all the vacant units and investigate and address all resident complaints. Statistically crime has gone down by 31% overall during the COVID-19 situation.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

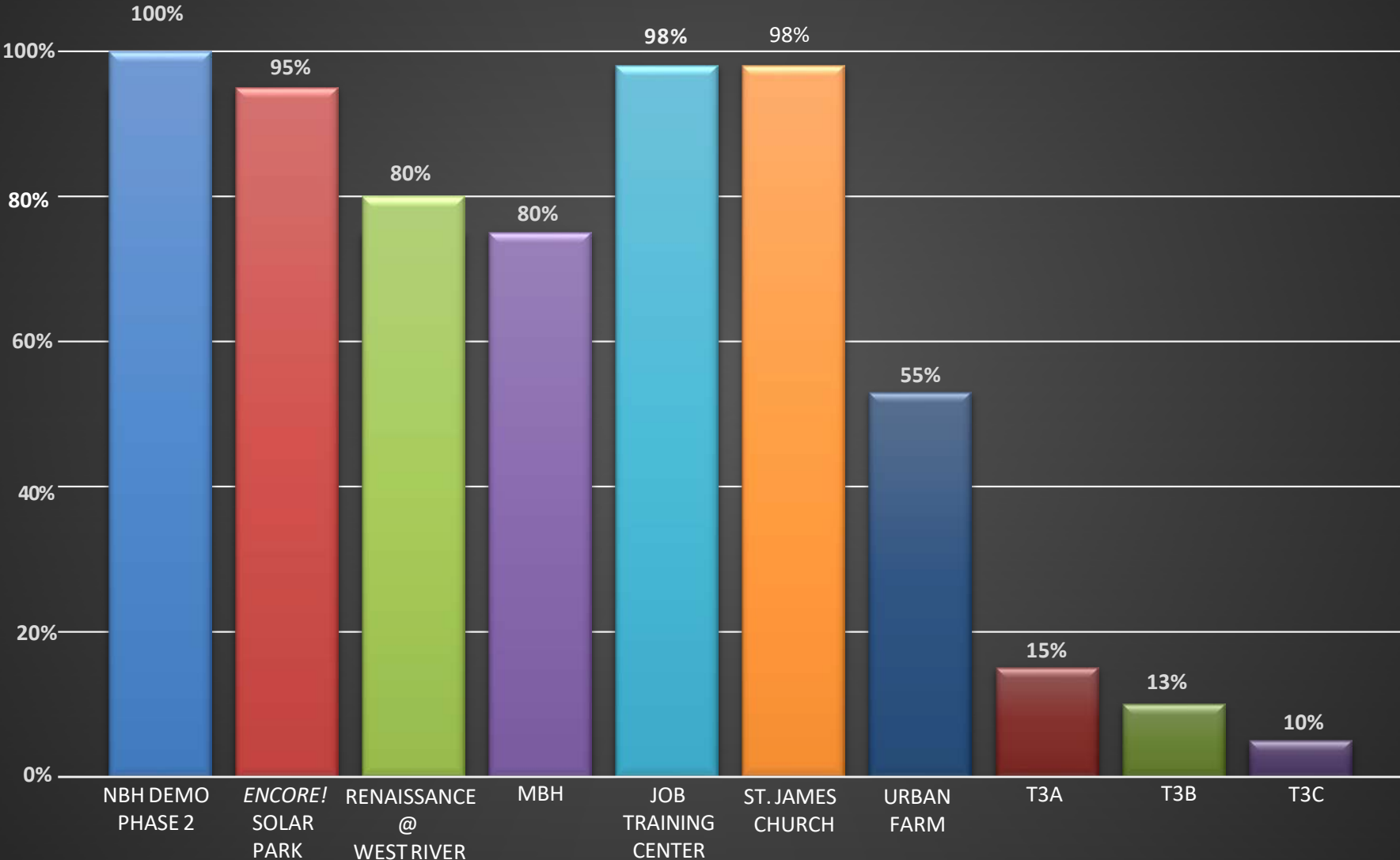
The Tampa Police Department ROC officers working all our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	4/03/2020	4/03/2020	20-154296	Public Safety
Confidential	4/03/2020	4/03/2020	19-10882	Public Safety
Confidential	4/02/2020	4/02/2020	19-167439	Public Safety
Confidential	4/02/2020	4/02/2020	19-319629	Public Safety
Confidential	4/08/2020	4/08/2020	20-177610	Public Safety
Confidential	4/08/2020	4/08/2020	19-146803	Public Safety
Confidential	4/09/2020	4/09/2020	20-61200	Public Safety
Confidential	4/09/2020	4/09/2020	18-300514	Public Safety
Confidential	4/09/2020	4/09/2020	16-309131	Public Safety
Confidential	4/09/2020	4/09/2020	16-135720	Public Safety
Confidential	4/16/2020	4/16/2020	19-617127	Public Safety
Confidential	4/16/2020	4/16/2020	19-617127	Public Safety
Confidential	4/16/2020	4/16/2020	19-414801	Public Safety
Confidential	4/16/2020	4/16/2020	19-267891	Public Safety
Confidential	4/16/2020	4/16/2020	19-263177	Public Safety
Confidential	4/16/2020	4/16/2020	19-611973	Public Safety
Confidential	4/16/2020	4/16/2020	19-37471	Public Safety
Confidential	4/16/2020	4/16/2020	20-192149	Public Safety
Confidential	4/16/2020	4/16/2020	20-179857	Public Safety
Confidential	4/16/2020	4/16/2020	20-57610	Public Safety
Confidential	4/16/2020	4/16/2020	20-32462	Public Safety
Confidential	4/16/2020	4/16/2020	18-583867	Public Safety
Confidential	4/16/2020	4/16/2020	16-135720	Public Safety
Confidential	4/16/2020	4/16/2020	16-309131	Public Safety
Confidential	4/16/2020	4/16/2020	18-190283	Public Safety
Confidential	4/16/2020	4/16/2020	20-177931	Public Safety
Confidential	4/29/2020	4/29/2020	20-204855	Public Safety
Confidential	4/29/2020	4/29/2020	20-203516	Public Safety
Confidential	4/29/2020	4/29/2020	19-416474	Public Safety
Confidential	4/29/2020	4/29/2020	19-649344	Public Safety

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
ROBLES PARK	MAZDA CX7	N/A	BLUE	PABQ81	ILEGALLY PARKED	N/A	4/25/2020
ROBLES PARK	BUICK CEN.	N/A	BLUE	LAFT44	ILEGALLY PARKED	N/A	4/27/2020
ROBLES PARK	HYUNDAI SANTAFE	N/A	TAN	KWYLO7	ILEGALLY PARKED	N/A	4/29/2020
ROBLES PARK	NISSAN MAX.	02	WHITE	N/A	NO TAG	N/A	4/28/2020

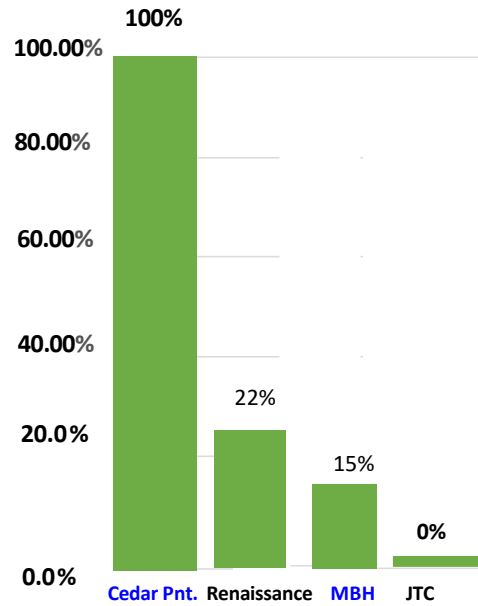
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	4/02/2020	4/02/2020	No Records found	HCSO
Confidential	4/02/2020	4/02/2020	No Records found	HCSO
Confidential	4/02/2020	4/02/2020	No Records found	HCSO
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/03/2020	4/03/2020	No Records found	Eckerd
Confidential	4/22/2020	4/22/2020	3806 Jackson Ct, Tampa, FL33610	Eckerd
Confidential	4/22/2020	4/22/2020	No Records found	Eckerd
Confidential	4/22/2020	4/22/2020	No Records found	Eckerd
Confidential	4/22/2020	4/22/2020	No Records found	Eckerd
Confidential	4/22/2020	4/22/2020	No Records found	Eckerd
Confidential	4/22/2020	4/22/2020	No Records found	Eckerd

MAJOR ACTIVE PROJECTS

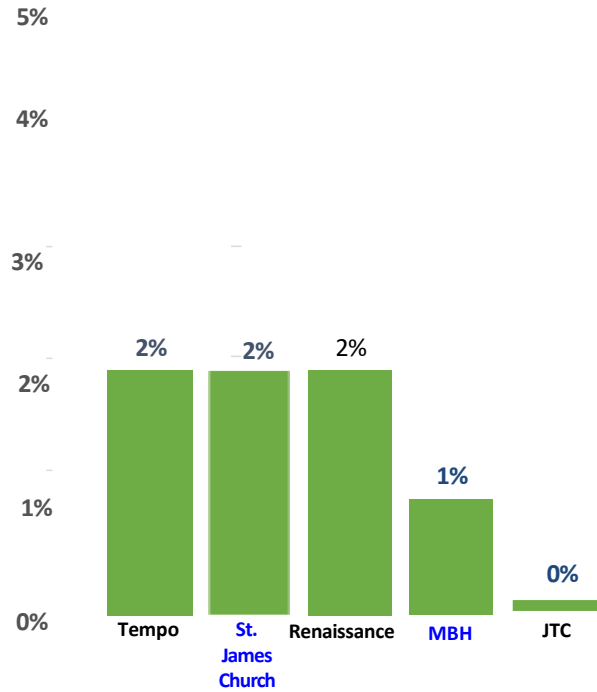


MBE and HUD Section 3 Contractors & Individuals

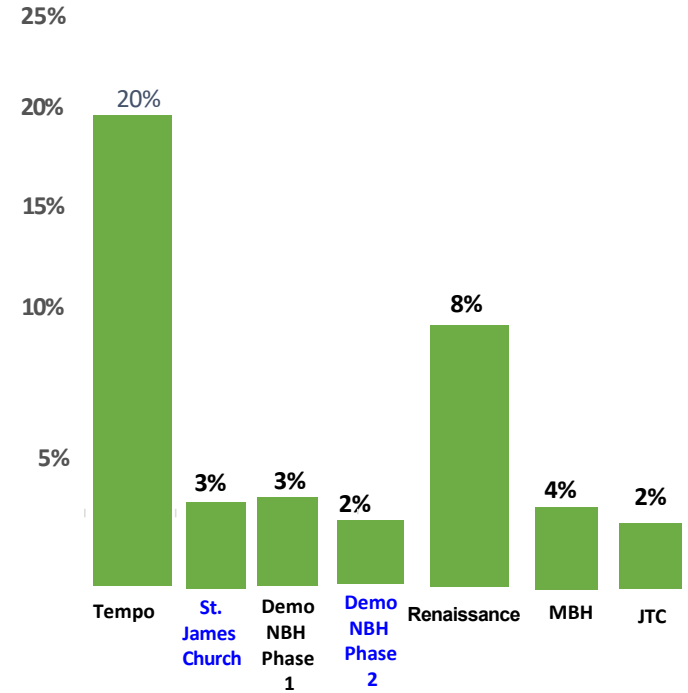
MBE CONTRACTS



SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

LOT 12 - Task Order issued to Design Styles for a mixed use development of 25,000 sf.

Prototypical grocery store with roughly 100 Units above ground residential structure.



LOT
12

ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

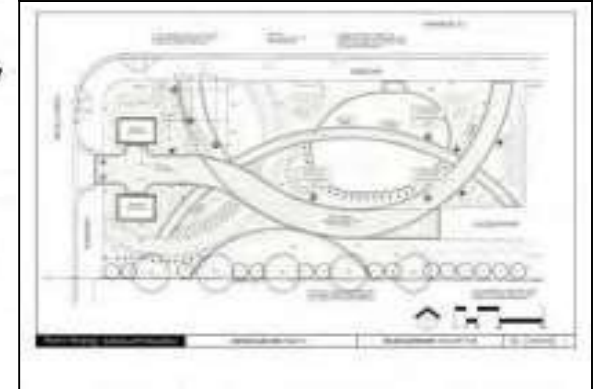
Art pieces are installed. Three drums in place. Electrical layout, fabrication design and installation are completed. Permanent power on site. Night-lights are activated on art pieces. Shade structure in place to encourage park visitation during warmer months. Design and construction supplied by University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

Project is in closeout phase.



ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



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

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

Church Interior Framing





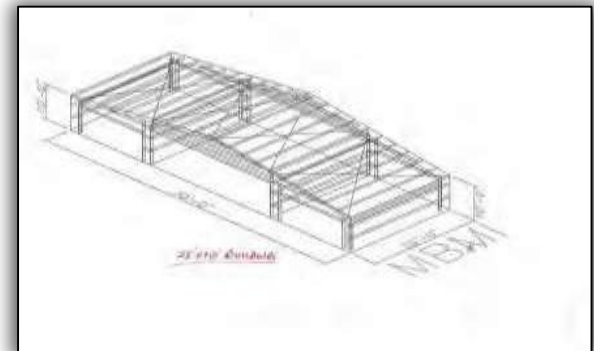
Urban Farm – Greenhouse plans, and specs have been certified to meet Florida building and wind codes. Land clearing and Well Drilling are now complete. Foundation pads for three (3) Green houses and metal building in place. Farm site planting preparation to begin Summer 2020. Project is 55% complete.

RED

Farm Well Drilling In Progress



Storage Facility and Farm Stand



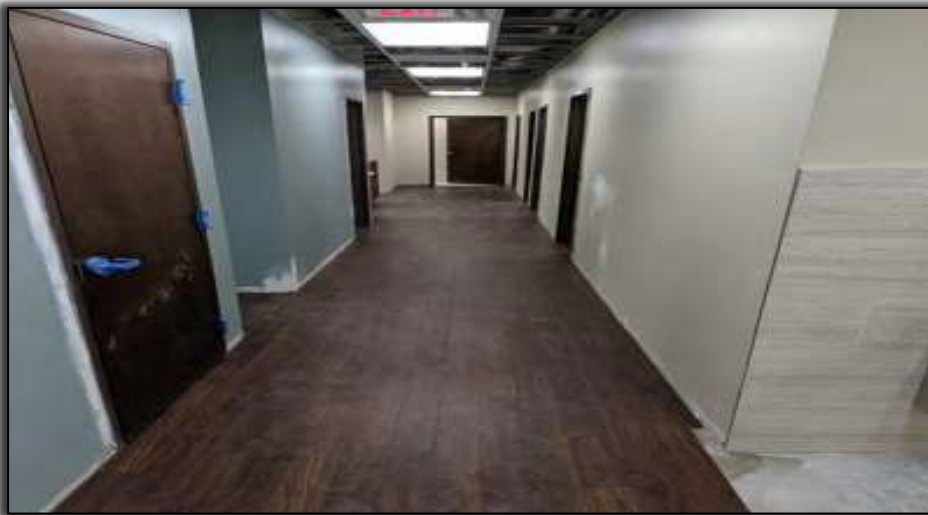
Urban Farm New Logo



MEDICAL FACILITY

AT THE REED

Construction completed and closeout docs have been reviewed. Currently, open for business.



COMMUNITY JOB TRAINING CENTER



Interior metal framing is complete and MEP(Mechanical Electrical Plumbing) final is being installed. Time extension issued due to school board fire alarm monitoring Company, kitchen equipment and Corona virus shutdown. Project is 98 % complete. Completion is scheduled for May 2020.

RENDERINGS



**ABOVE: T2 A -NORTH TOWNHOMES
ELEVATION**



**ABOVE: T2 A -NORTH TOWNHOMES STREET
VIEW**



T3 A-TOWER1



T3A-CONCRETE PADS INSTALLED



T3A- PERIMETER WALLS BEING INSTALLED



T3 B- TOWER 3



T3 B-WITH GARAGE



T3 C-TOWER 2



T3B FOUNDATION WALLS INSTALLED

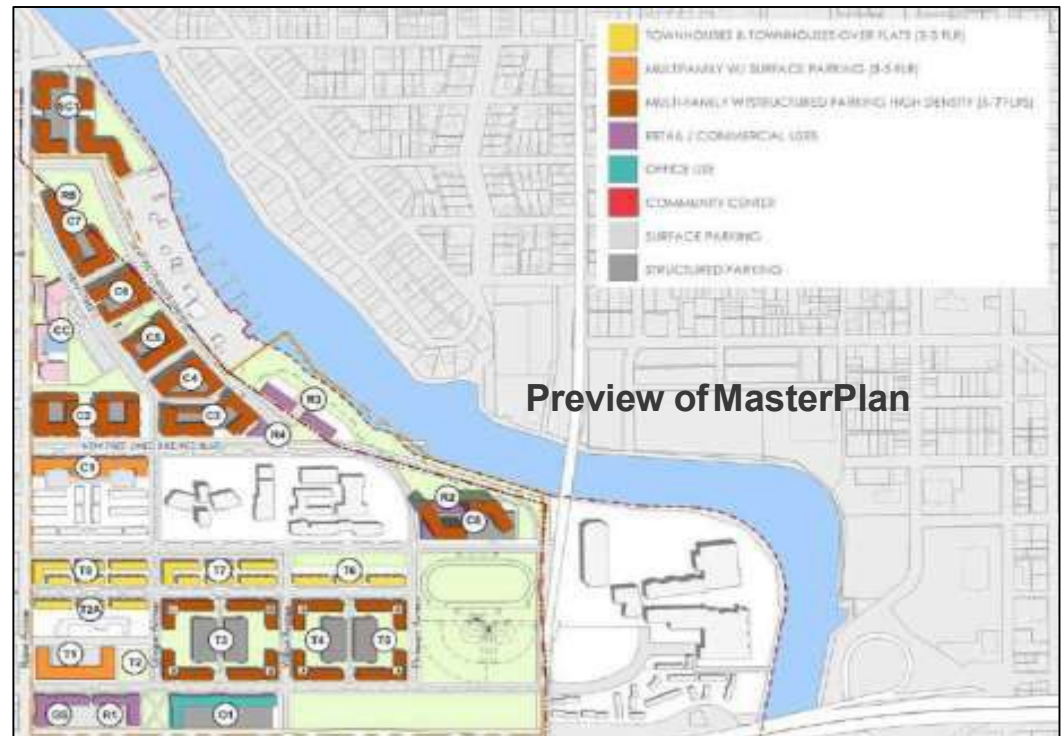


T3C PAD & FOOTER FORMED INSTALLED

T3 D- (Boulevard Tower 4) in Schematic Design Phase

West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently **80%** complete. **Completion is expected for August 2020.**
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Completion date **September 2020.** **Project is currently 80% complete.**
- T2A North (Town homes) **32 Town homes units for sale. Documents and Drawings- In permitting.**
- T3A-(Boulevard Tower 1) **Site work and building foundation in progress.** Funded 9% Tax Credit, **119 units.** General Contractor, Suffolk Construction. 2nd /3rd Floor perimeter walls being installed. **Project is 15% complete.**
- T3B- (Boulevard Tower 3) Funded 9% Tax Credit, **133 units.** **Site work and building foundation in progress.** 1st/2nd Floor perimeter walls installed. **Project is 13% complete.**
- T3C- (Boulevard Tower 2) **100 % Construction Documents and permits approved. NTP issued March 10, 2020.** General Contractor, Suffolk Construction. Funded 4% Tax Credit, **119 units.** 1st Floor perimeter walls being installed. **Pre-Construction held Jan 9th, 2020. Project is 10% complete.**
- T3D- (Boulevard Tower 4) **102 units** in Schematic design phase. In permitting. **Multi-Family Development.**
- T4-Phase1-selected for funding 9/19/19 to FHFC for (112 Units). To be awarded \$8 million of CDBG disaster recovery funding from FHFC. Zyscovich Architects proposal reviewed. Zyscovich has been selected for T4 Phase 1.
- T4-Phase2(107 Units) and T4-Phase3 (119) units submitted application and for SAIL funding.



LOT01

- T5-Developed by partnership with Related Group.
- Lot1-Task Order issued to Design Styles for 80,000 sf. Building.

WEST RIVER DEVELOPMENT



PROGRESS PHOTOS

West River Development Mary Bethune & Renaissance

Below: Mary Bethune Hi Rise Building



Below: Renaissance Building



Above: Renaissance-Side Elevation

Above: Renaissance in construction phase

T2A- Mary Bethune Highrise, 150–Senior Housing Units



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



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

RED



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

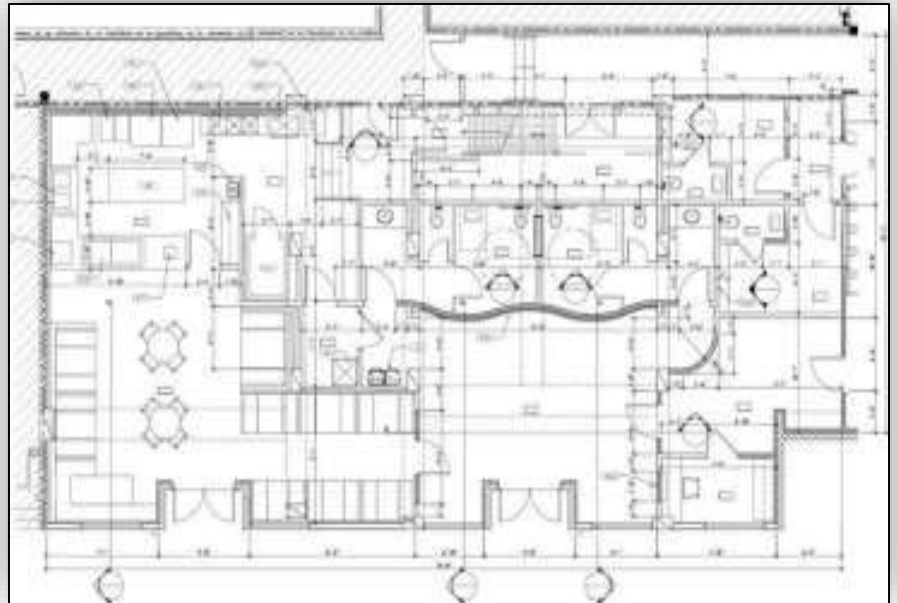
TEMPO THEATRE/RESTAURANT

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

BELOW: SOUTHEAST ELEVATION- THEATRE LOCATION



BELOW: TEMPO THEATRE/RESTURANT



ABOVE: THEATRE INTERIOR

ABOVE: SCHEMATIC LAYOUT GROUND FLOOR

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

April 2020

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

Maintenance staff including the preventive maintenance team are operating under the Stay Safe at Home Order and responding to emergency and urgent work order requests. The Site Supervisors are on site and using their judgement on what needs to be done and can be done safely. We require our maintenance staff to honor the 6-foot separation rule for the safety of both our residents and our staff. If a maintenance man cannot maintain a 6-foot separation he is to leave the work area until he can. We maintain the trash compactors and dumpsters along with debris and discarded furniture pick-up. During the Stay Safe at Home Order (March 30 to April 8) we have had 765 call -ins of which 498 were Emergency or Urgent.

Encore Chiller Plant

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

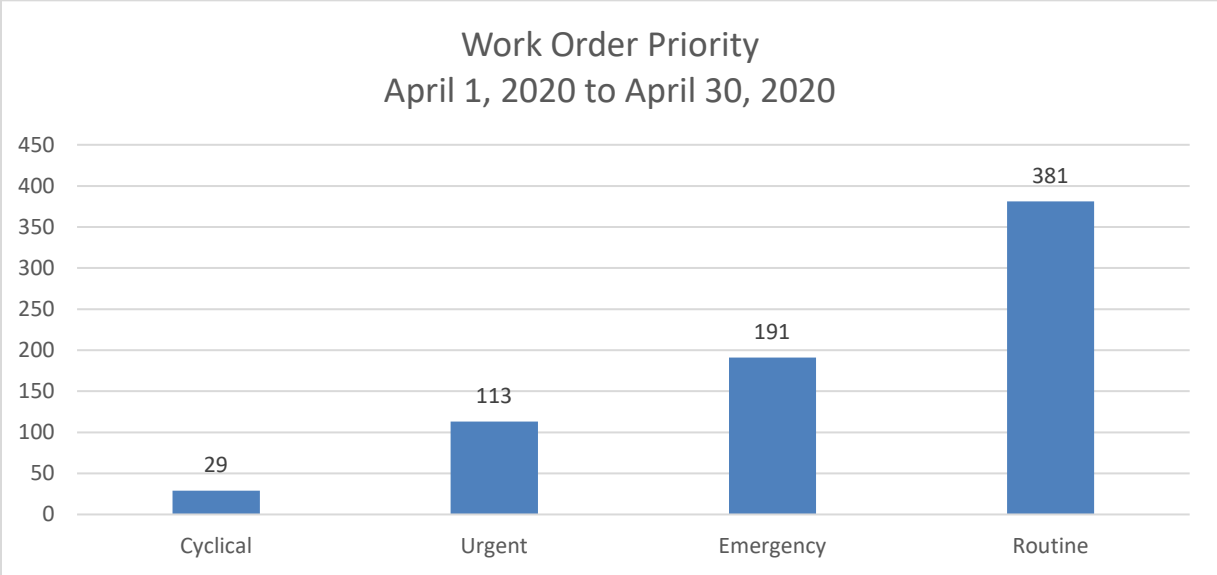
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

In 1999 THA began a pro-active policy to control and eliminate Elevated Blood Lead Levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years of age for environmental intervention blood lead levels (EIBLL) HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl.

Facilities:

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



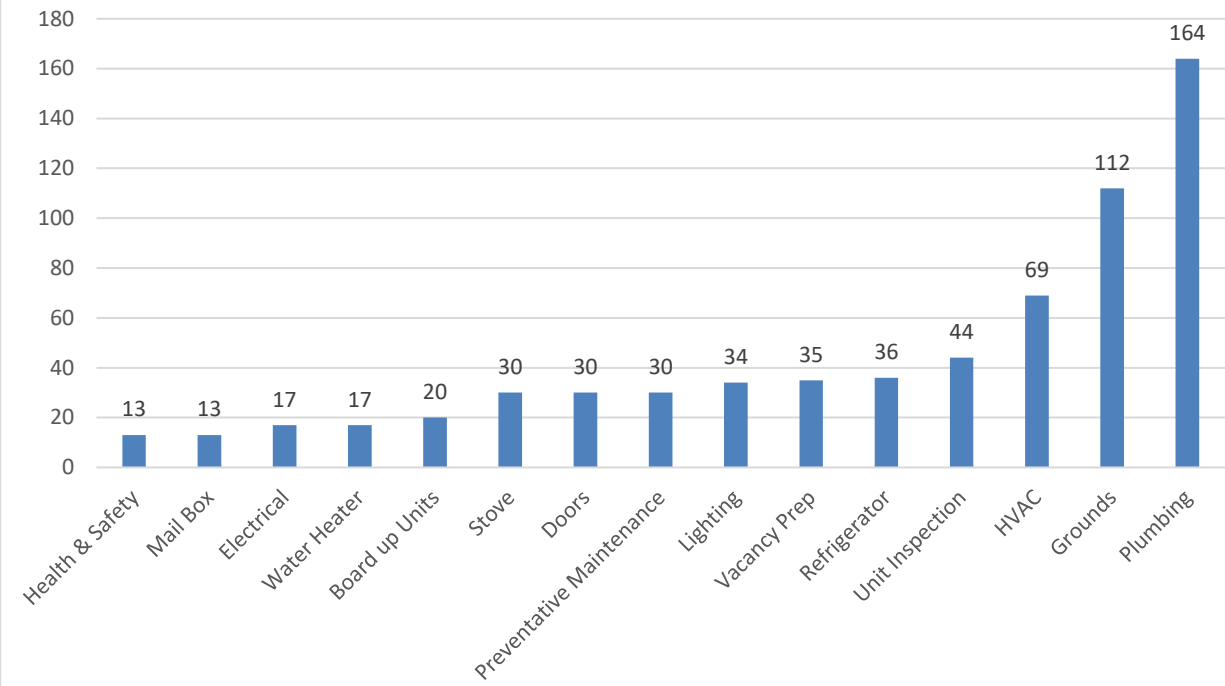
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

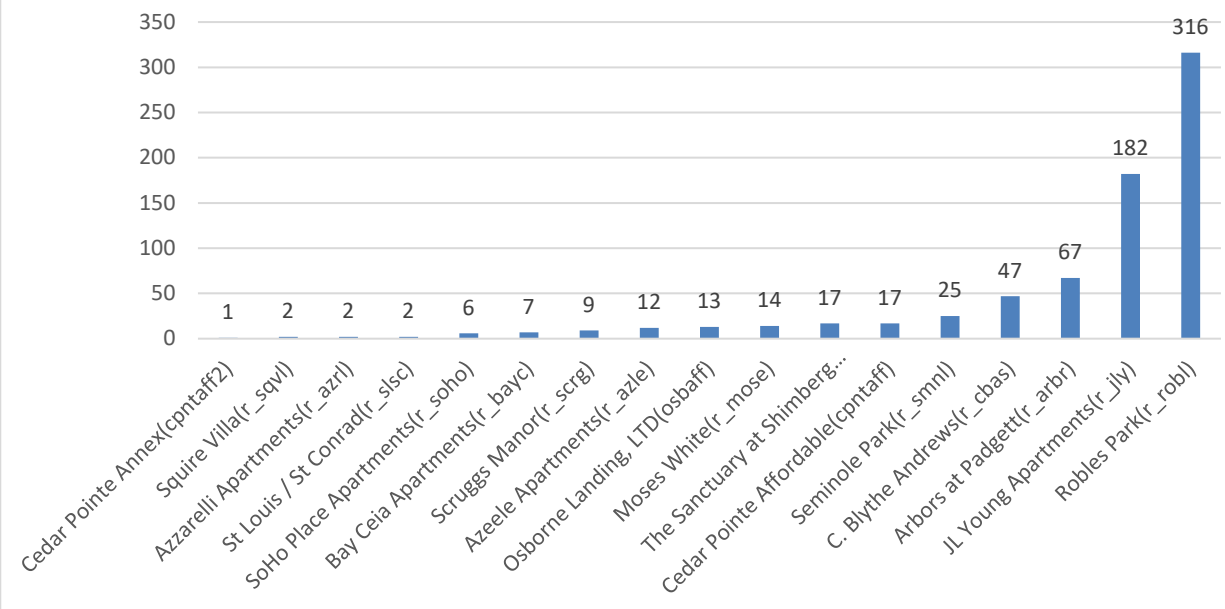
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

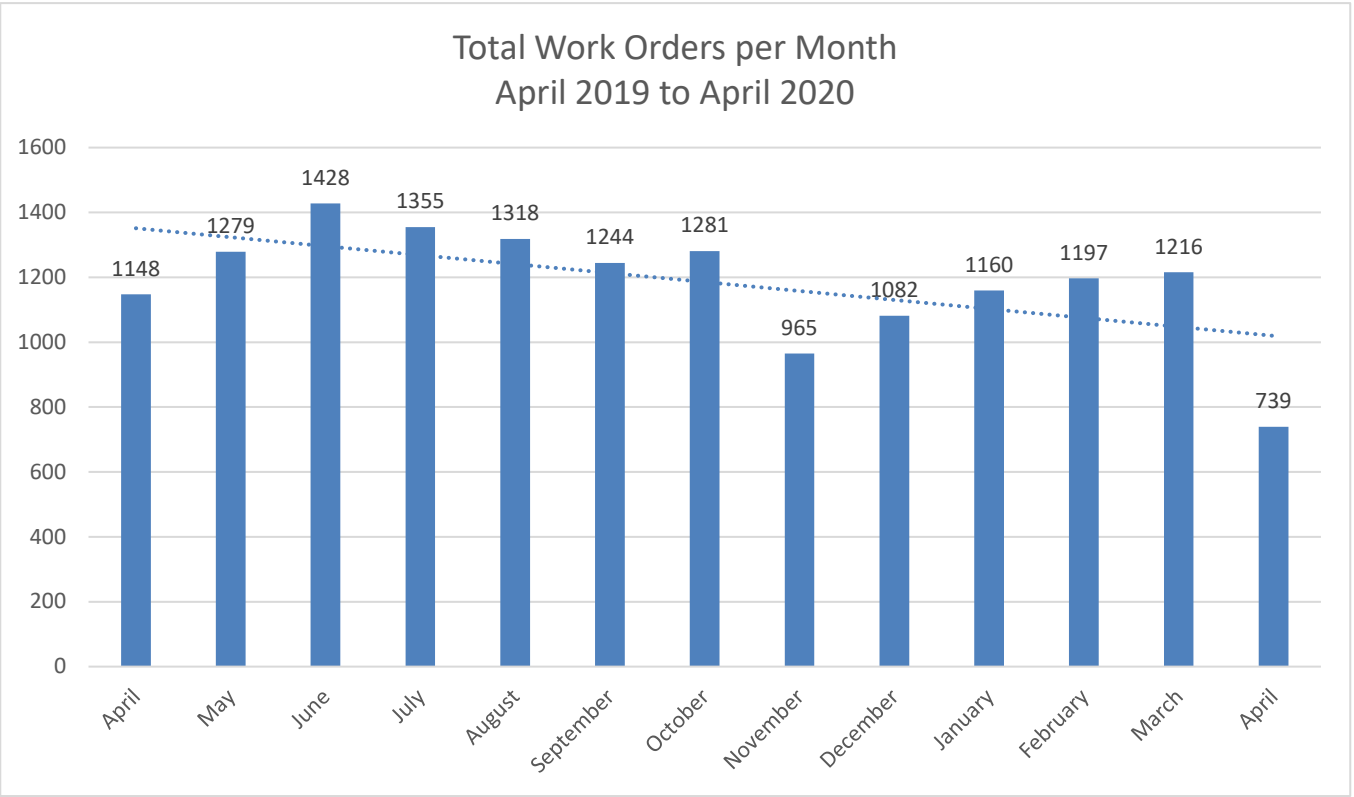
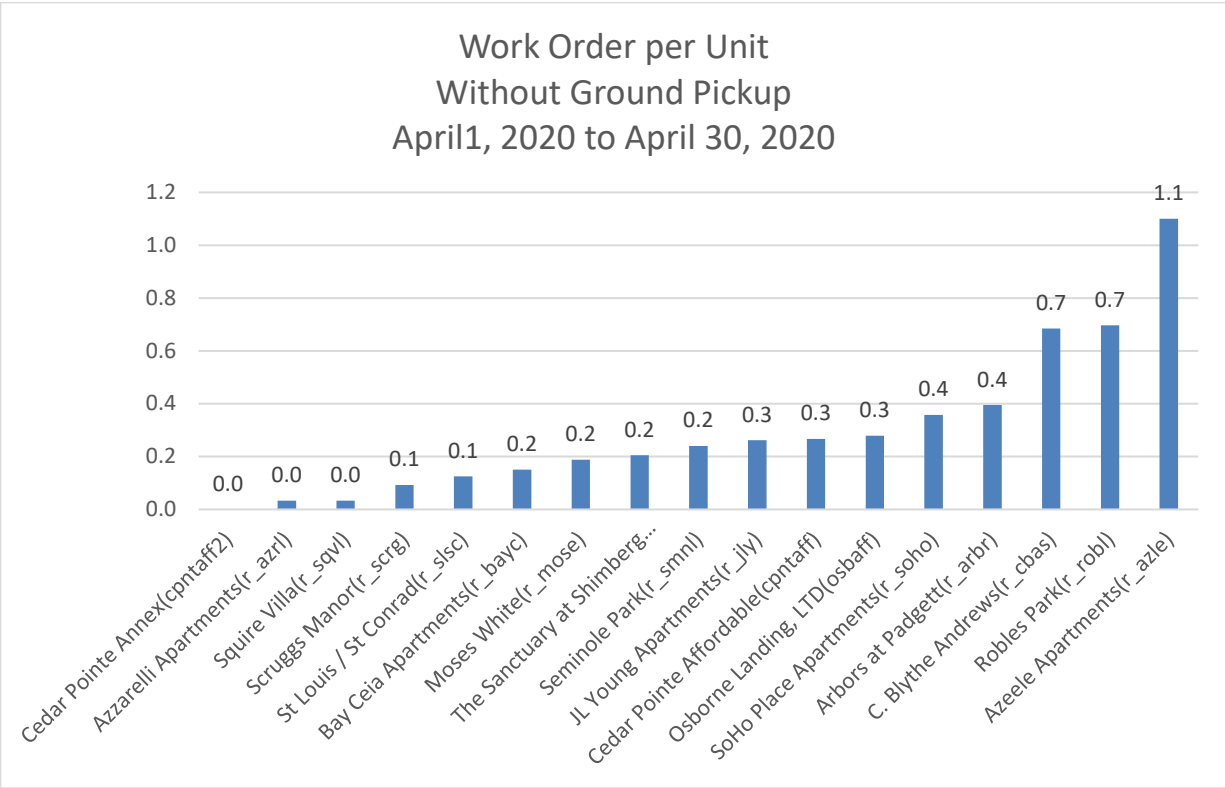
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

15 Top Work Order Categories April 1, 2020 to April 30, 2020

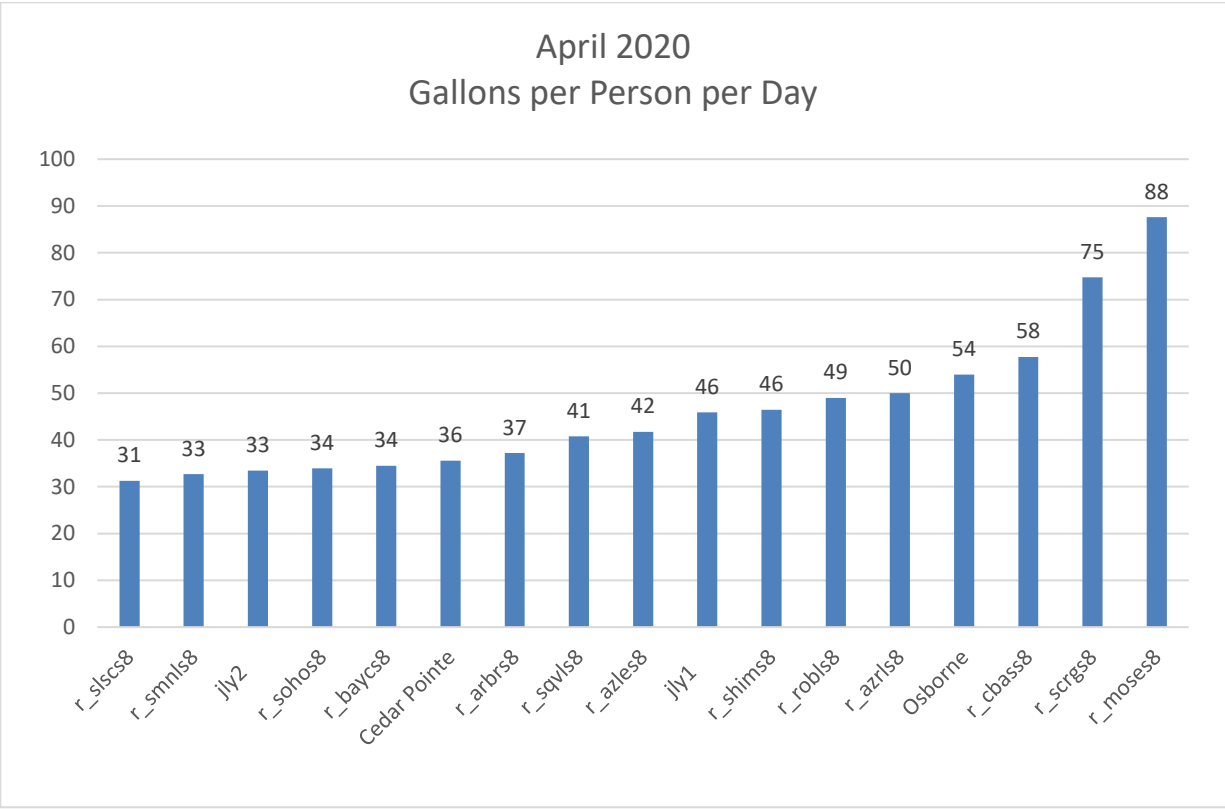


Work Orders per Property April 1, 2020 to April 30, 2020





Average = 1185/Month



THA average number of Gallons per Person per Day (GPD) for March is 46. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register April 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2020	\$400,000.00	\$246,246.00	0.00		\$153,754.00	61.56%	144,384.00	36.00%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$207,915.00	\$344,745.00	232,415.01	\$440,330.01	\$95,585.01	78.29%	175,415.00	54.00%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$70,734.97	0.00		\$50,776.31	58.21%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$0.00	0.00		\$1,500,000.00	0.00%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$0.00	0.00		\$1,500,000.00	0.00%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$0.00	0.00		\$1,500,000.00	0.00%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$73,993.58			\$226,006.42	19.23%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44	0.00		\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$136,900.02	\$165,454.00	\$74,220.00	\$211,120.02	\$45,666.02	78.37%	211,120.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2020	\$80,000.00	\$34,157.72	0.00		\$45,824.28	42.72%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$146,324.59	0.00		\$194,837.41	42.89%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	5/1/2019	3/31/2021	\$22,800.00	\$26,600.00	22,800.00	\$45,600.00	\$19,000.00	58%	45,600.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2021	\$54,000.00	\$45,000.00	54,000.00	\$108,000.00	\$63,000.00	41.67%	108,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2021	\$26,400.00	\$17,600.00	26,400.00	\$52,800.00	\$35,200.00	33.33%	52,800.00	100.00%

Contract Register April 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2021	\$30,000.00	\$23,737.00	30,000.00	\$60,000.00	\$36,263.00	54.11%	60,000.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2021	\$55,736.55	\$36,312.00	55,736.55	\$111,473.10	\$47,785.10	48.5	55,736.55	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2021	\$1,920.00	\$170.00	1,920.00	\$3,840.00	\$3,670.00	4.43	3,670.00	100.00%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2020	\$30,000.00	\$23,425.35	0.00		\$6,574.65	78.08%	30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$8,095.00	0.00		\$5,995.00	56.38%	14,090.00	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$2675.41	7,500.00	\$15,000.00	\$12,324.59	17.83%		
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$186,160.00	0.00		\$76,240.00	70.95%		
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$3,000.00	0.00		\$15,090.00	13.98%	18,090.00	100.00%
Cane Construction	St. James church	7/31/2019	4/1/2020	\$488,153.00	\$364,448.35	51,821.00	\$539,974.00	\$175,525.65	57.99%		
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	51,178.00	\$126,178.00	\$11,484.00	90.89%	126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2022	\$75,000.00	\$40,600.00	68,200.00	\$143,200.00	\$102,600.00	27.32%	143,200.00	100.00%
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	4/1/2020	\$1,748,882.00	\$1,565,525.13	-581.00	\$1,748,300.06	\$182,774.87	80.75%		
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	2,572.80 □	0.00	\$0.00	28,260.80	8.43%	\$30,873.60	100.00%

Contract Register April 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Florida Pest Control	Professional Pest Control	4/1/2020	3/31/2021	\$19,500.00	\$0.00	0.00	\$0.00	\$19,500.00	0.00%		
Kenya Woodard, LLC	Event Cordinator	3/2/2020	3/1/2021	\$5,000.00	\$0.00	0.00	\$0.00	\$5,000.00	0.00%	\$5,000.00	100.00%
ADP	Time Mangement Services	12/18/2019	12/30/2021	\$55,525.40	\$0.00	0.00	\$0.00	\$55,525.40	0.00%		
Ring Central	Cloud Base Phone Services	3/18/2020	3/21/2022	\$102,093.00	\$0.00	0.00	\$0.00	\$102,093.00	0.00%	1,337,395.14	

Total Contract Amount: \$11,043,778.15 \$3,860,057.89

Total MBE Contract's Amount: \$1,301,521.54

34%

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

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

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

THA BOARD MEETINGS ARE STILL BEING HELD VIRTUALLY

Board of Commissioners meetings will continue to be held virtually, information regarding how to join the meeting will be included on the agenda. Staff throughout the agency is also communicating in the same manner daily, while we continue to be hard at work for our residents and clients.

*Most community events as well as travel are canceled due to the Coronavirus pandemic.

2020 CALENDAR OF EVENTS

May		
Tuesday, May 5, 2020	all day	Cinco De Mayo
Sunday, May 10, 2020	all day	Mother's Day
Monday, May 18, 2020	all day	THA Offices Partially Re-Open
Tuesday, May 19, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, May 20, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Thursday, May 21, 2020	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Monday, May 25, 2020	all day	Memorial Day
Wednesday, May 27, 2020	1:30 PM	Landlord Workshop
June		
Tuesday, June 16, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, June 17, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, June 18, 2020	12:00 PM	Men's Health, THA Cypress
Sunday, June 21, 2020	all day	Father's Day
Tuesday, June 23, 2020	11:00 AM	Career Fair by Program and Property Services, THA Cypress
Wednesday, June 24, 2020	1:30 PM	Landlord Workshop, THA Cypress
July		
Friday, July 3, 2020	all day	Independence Day
Thursday, July 9, 2020	9:00 AM	Health Fair, THA Cypress
Wednesday, July 15, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Tuesday, July 21, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, July 22, 2020	1:00 PM	Landlord Workshop, THA Cypress
Thursday, July 23, 2020	1:30 PM	Bay Area Apt Assoc Board of Directors Meeting, THA Cypress
August		
Tuesday, August 18, 2020	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, August 19, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, August 20, 2020	12:00 PM	Skin Health, THA Cypress
Wednesday, August 26, 2020	1:30 PM	Landlord Workshop, THA Cypress

- X Board Meetings
 - X National Holidays
 - X Events of higher interest for Commissioners
 - X THA Events by Staff and other agencies/businesses*
- All events likely cancelled at this time*

THA Notifies Tenants And Landlords That Routine Business Operations Are Suspended Until Further Notice

Executive and Designated
Essential Staff Remain
Available in Event
of Emergency

At the center of The Tampa Housing Authority's (THA) purpose is its commitment to help families and communities. In the face of COVID-19, THA has long recognized that it must strike a reasonable balance between protecting everyone's health and providing the essential services that tenants and other clients need every day.

Now, in compliance with the "Safer in Home" Order enacted by the Hillsborough County Emergency Policy Group on Friday, March 27, 2020, THA will implement Stage 3 of its Business Plan. To that end, it is implementing services in the following manner:

All Offices are closed indefinitely to Staff, ef-

fective Friday, March 27, 2020. (Previously, the offices had been closed to the public.) These closures extend to all staff and all facilities under THA management.

Executive and Staff designated as essential will be telecommuting and available in an emergency. This will ensure rapid response in the event of an emergency and ensure 24-hour availability as needed. Those contact numbers and emails may be accessed at www.thafl.com.

Additional online service and information will remain available, as well.

For updates on Section 8, vendors, owners and applicants should log on at: <https://portal.thafl.com/default.aspx>.

For families paying rent and/or seeking recertification, log on at <http://tampa-housing.thafl.com/>.

Residents may obtain a registration code by emailing rentcafe@thafl.com.

THA'S PUBLIC HOUSING AND SECTION 8 WAITING LISTS ARE BOTH CLOSED AT THIS TIME. THA IS, HOWEVER, CONTINUING TO PROCESS APPLICATIONS.

TUESDAY, MARCH 31, 2020

FLORIDA SENTINEL BULLETIN PAGE 5

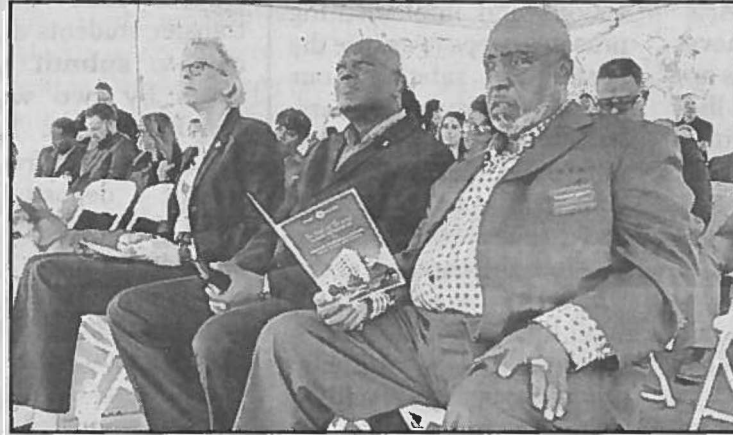
Groundbreaking Ceremony For West River Towers

The City of Tampa broke ground at the Tampa Housing Authority West River Towers on March 10, 2020. The West River Towers is a mixed-income community that strives to change the face of West Tampa with 160 affordable-rate units for senior citizens. The towers will replace the Bethune Hi-Rise.

Jerome Ryans is President/CEO of the Tampa Housing Authority. (Photos by Julia Jackson)



Jim Cloar, Chairman of the THA Board of Commissioners spoke to those in attendance.



Among those who attended the groundbreaking were: City of Tampa Mayor Jane Castor, Tampa City Councilman Orlando Gudes and Bishop Thomas Scott.



Tampa Housing Authority Senior VP/COO Leroy Moore, Candace Rotolo and Tampa Housing Authority Commissioner Parker Homans at the groundbreaking.



Alesia Ford of HUD was in town for the groundbreaking.



THA Commissioners at the groundbreaking were: Bemetra Salter-Liggins, Parker Homans and Lorena Hardwick.



The "Marching Rattlers" of Icon Preparatory School were among the participants at the groundbreaking.

Huddle Touch Fundraiser Dinner

The Huddle Touch Annual Fundraiser Dinner for student athletes was held recently at 1 Buc Place, home of the Tampa Bay Buccaneers.

The guest speaker for the dinner was Super Bowl MVP, **Dexter Jackson**.

Huddle Touch is a ministry. Its purpose is to share and show the love of Jesus Christ to young people throughout the Greater Hillsborough County area in a simplistic and practical way. **(Photographs by Julia Jackson)**



Dexter Jackson, Super Bowl MVP, was the guest speaker for the recent Hillsborough County Huddle Touch Fundraiser Dinner.



Pastor Jeffery Singletary of Exciting Central Tampa Baptist Church is the Founder and CEO of Huddle Touch.



Retired NFL player and former Tampa Bay Buccaneer Derrick Brooks gave the Welcome and Occasion on the program.



Leroy Moore, a Board Member, was the Master of Ceremonies and gave the Opening Prayer.



Sarah Noto, one of two life coaches for Huddle Touch supported the event.

SPORTS

No Siena trip yet for college basketball recruit

Kobe Knox, other prospects can't visit schools during coronavirus pandemic

Times Union, Mark Singelais, April 16, 2020 | msingelais@timesunion.com • 518-454-5509

[Kobe Knox, recruited by Siena, helped Tampa Catholic reach the Florida Class 4A state championship game this season. \(Courtesy photo\)](#)



Tampa (Fla.) Catholic senior guard Kobe Knox is in a holding pattern. He plans on playing college basketball somewhere next season. He hasn't committed to a school yet. Siena College is one of the programs recruiting Knox, who is 6-foot-5 and 180 pounds. Understandably, Knox doesn't want to commit to Siena or anyone else until he can visit the campus. But he can't go anywhere right now because of the coronavirus pandemic. The NCAA has extended the recruiting dead period through at least May 31 because of the virus. Schools are not allowed to host any official or unofficial visits, though coaches are allowed to stay in touch with recruits through phone calls, texts and letters.

"It's frustrating because I canceled my visits or pushed back the visits I was going to take to Siena, for example, or other schools that are interested in me," Knox said. The national letter of intent regular signing period began on Wednesday and continues through Aug. 1. Knox said he has scholarship offers from Siena and North Florida. He plans on visiting Siena, Georgia Southern, Liberty and North Carolina-Wilmington whenever the dead period ends. Meanwhile, he has continued talking with Siena assistant coach Bob Simon, who saw Knox play in the Florida state tournament. The Crusaders lost in the Class 4A title game before the pandemic hit. Knox averaged 16.9 points and 3.7 assists per game, according to maxpreps.com.

"Me and Coach Simon, when we're on the phone talking, we're talking how about (Siena) played and my high school, they play up-tempo, so I like that kind of playing style," Knox said. Siena currently has two scholarships to offer for the 2020-21 season. One logical target would be a big man since the Saints lose forward Elijah Burns and forward Sammy Friday, who is transferring. But Knox could give the Saints, this year's Metro Atlantic Athletic Conference regular-season champions, another perimeter threat on a roster that is stocked with them. "I'm a long player who can shoot the ball really good," Knox said. "Athletic, can drive to the basket, very explosive around the rim."

He's the younger brother of New York Knicks forward Kevin Knox, who was in his second NBA season when the league suspended play. The Knicks took Knox with the ninth pick overall out of Kentucky in the 2018 draft. Kobe Knox, who is named after late Los Angeles Lakers star Kobe Bryant, has seen his brother play live several times at Madison Square Garden. "It's really cool seeing him on the NBA stage playing against the NBA greats such as LeBron (James)," Knox said. "He gave me a whole bunch of advice about where to keep my head at, and moves I have to work on, how things are different at the next level and how hard you have to work to get there." His recruiting has followed a much different path than his brother, who was a five-star prospect before playing for John Calipari at Kentucky.

"It started out slow, but it's starting to pick up," Kobe Knox said. "A lot of colleges didn't see what I was able to do, and now since after my high school season, they're starting to watch film and know what I'm capable of." He is staying in shape during the pandemic. His father, Kevin, is a former NFL wide receiver who works as a youth and sports manager for the [Tampa Housing Authority](#). He has access to a gymnasium where his children are able to work out on a daily basis. Meanwhile, Kobe Knox waits for his chance to take his visits. His brother has advised him to stay patient and think about making the right decision. "I'm just waiting until everything clears up and then I'll take my visits," he said.

NEWS/HILLSBOROUGH

Work to memorialize Zion Cemetery continues from self-isolation

A fence will be erected around the **housing authority's** portion of Zion land. It will display the names of the nearly 800 buried there.

Tampa Bay Times, Paul Guzzo | Published Apr. 16 | Updated Apr. 16



A Times investigation led to the rediscovery of Zion Cemetery underneath Robles Park Village. [Google Earth]

TAMPA — Even from self-isolation, those charged with memorializing the erased Zion Cemetery continue their work.

The Zion Cemetery Archaeological Consultation Committee met virtually on Thursday due to the coronavirus.

They announced that within a month, a 6-foot fence will be erected around the portion of Zion that still exists under five Robles Park Village public housing complex buildings.

Then, in June, archaeologists will begin ground truthing — the process of physically verifying the hundreds of caskets previously discovered with ground-penetrating radar.

Ground truthing is accomplished by digging just close enough to coffins so as to not disturb them. It can be done while following federal social distancing guidelines, said Eric Prendergast, principal investigator for the private archaeology firm Cardno, which led the search for Zion.

Besides verifying caskets, they also want to investigate areas from where they believe bodies were removed.

That occurred in the 1930s, according to an oral history previously provided to the *Times* by Eunive Massey, who lived next to Zion and witnessed graves being exhumed. Massey recalled a hectic process that left bones behind.

If human remains are still in that area, Prendergast said, it must be noted so those are not disturbed when a memorial park is built.

Established in 1901, Zion is believed to be the city of Tampa's first all-black burial ground.

Store fronts and homes were erected on it in the late 1920s and early 1930s. The headstones were removed, but hundreds of bodies were not. Robles Park was then erected on some of the land in 1951.

NEWS/HILLSBOROUGH

Work to memorialize Zion Cemetery continues from self-isolation

A fence will be erected around the housing authority's portion of Zion land. It will display the names of the nearly 800 buried there.

Tampa Bay Times, Paul Guzzo | Published Apr. 16 | Updated Apr. 16

The cemetery was forgotten until last June, when the *Tampa Bay Times* questioned whether the bodies were moved. It was then that the physical search for Zion began.

The five Robles buildings, which totaled 29 units, on Zion land are now vacant, the housing authority announced on Thursday. Those residents have been relocated to other public housing.

The coming fence is meant to keep the public out of the buildings.

But it will also have a decorative screen that tells the history of Zion through photographs of news clips and will list the names of the nearly 800 people known to have been buried in the segregation-era cemetery.

“That will put names to this mystery of Zion,” Leroy Moore, Chief Operating Officer of the Tampa Housing Authority that operates Robles Park.

The fence will also display a web address where Zion’s full history will be told. The website is being created and will be managed by the University of South Florida.

It will have the “genealogy of every person who is buried there ... as well as other historic information accessible to the public,” said Rebecca O’Sullivan of the Florida Public Archaeology Network at USF. She was part of the team that found Zion.

The genealogy effort is being led by Drew Smith of USF, who continues to work with a team of volunteers from self-isolation.

Overall, Zion was 2 1/2 acres. Robles Park sits on around half of it.

Warehouse land owned by restaurateur Richard Gonzmart are on most of the other half. A tow lot covers a portion of Zion that is roughly the size of a basketball court.

Ground-penetrating radar discovered around 300 caskets on those three pieces of land, but archaeologists believe there could be hundreds more.

The Zion committee — established by the housing authority and made up of representatives of the city of Tampa, Robles Park residents, civil rights leaders, archaeologists and historians — only has a say over what happens to the Robles land.

But the three property owners have agreed to re-assemble the parcels and create a memorial park managed by a non-profit.

The five Robles buildings — all in the 200 block of East Stratford and East Kentucky avenues — will be razed in the coming years.



**BOARD OF
COMMISSIONERS**

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Vice Chair

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**Letter to our Community from Jerome D. Ryans, President/CEO
CoronaVirus Update**

Tampa Fl. (April 8, 2020) At the center of The Tampa Housing Authority's purpose is our commitment to help our families and communities. We hope that you and your loved ones are safe and healthy.

During this global health crisis, we encourage everyone to observe the "Stay at Home" order that the State of Florida and Hillsborough County have issued, especially for those age 65 and older. To contain the spread, it is important to leave home only if it is essential and to follow all of the precautions recommended by the Centers for Disease Control (CDC), which include frequent handwashing, especially after coughing or sneezing, and maintaining a social distance of six feet from others. There are two other things we would like to bring to your attention.

First, is that initial studies are showing that a disproportionate number of African Americans are being infected and dying from coronavirus. The reasons are complex, however, it may be, in part, due to the high rate of health issues in the minority population, such as diabetes, heart disease, and lung disease. This weakens a person's immune system and makes it more difficult to fight the virus. This is a stark and strong reminder that the families we serve should take every precaution possible to avoid contracting coronavirus.

And secondly, we know that many of our families are struggling financially at this time. If you are a resident of public housing or receive Section 8 assistance and have had a reduction of employment or work hours, please let your housing counselor know immediately, complete the change form, and we can have your rent payments readjusted.

While our offices are currently closed to the public, we are still working remotely and full-time – nearly 75% of us, in fact. We are focused on serving you with voucher issuance, recertifications, maintenance workorders and lease ups, and our hours remain Monday through Friday, 8 a.m. – 5 p.m. Staff members may be reached via email. For contact information or to download forms, please visit our website at www.thafl.com. To contact our Assisted Housing team, logon at <http://www.thafl.com/Departments/Assisted-Housing/contact.aspx>.

Our highest priority is and continues to be those that we serve and that are team is healthy and safe while doing so.

###

"CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING PEOPLE AND COMMUNITIES"

NEWS/HEALTH

Low-income families could see rents go up during the crisis

Even as residents grapple with the coronavirus crisis and unemployment, those in government-assisted housing could see an increase.

Tampa Bay Times, Josh Solomon | Published Apr. 19 | Updated Apr. 22



Urban Landings in downtown St. Petersburg is managed by Concord. Low-income tenants there were notified their rents would go up before Concord walked that back. [JOSH SOLOMON | Tampa Bay Times]

The letter came April 1, the very day Gov. Ron DeSantis announced he was shutting down the state of Florida.

Rent was going up for Jason and Catherine Zoubek, the letter said. They are tenants of

FairView Cove, an apartment complex in east Tampa managed by the affordable housing company Concord Management.

In fact, tenants all over Florida in income-restricted units controlled by Concord Management, which manages properties throughout the state, got a customized version of the same letter and faced the same fate. The new rent was to kick in April 15. The increases would be different for each resident based on the price of an individual unit and resident's income. For the Zoubeks, that would mean nearly \$50 a month more.

The letter pointed out that residents had been notified of the rent increase since last fall and reminded them they had federal stimulus money on the way. None of that lessened the blow for Jason Zoubek, who emailed Hillsborough County commissioners the next day.

"The reason I am contacting you all is why is this happening in the midst of a pandemic and millions of people unemployed that our rent will be raised," Zoubek asked. The couple has a baby due next month and his wife would have to stop working soon, he wrote, and he doesn't qualify for most government assistance.

A week later, on April 7, Concord walked back the rent increases in another letter to tenants. The second letter said Concord would "waive" the monthly rent increase "until further notice," so long as tenants paid rent on time.

Other residents in subsidized housing around Florida and the country may not be so lucky.

Families in more than 210,000 units of low-income housing around Florida could see their rent go up. Across the country, that number is in the millions.

Increasing rent on low-income tenants in subsidized units, sometimes in the middle of their leases, is legal in this state, even amid the coronavirus pandemic. The rents are derived from the area's median income figures updated by the U.S. Department of Housing and Urban Development each spring. The latest numbers came out March 31, and they went up.

But those figures don't factor in the hit the economy has taken since the pandemic struck, or the millions of Americans and hundreds of thousands of Floridians who are now jobless.

NEWS/HEALTH

Low-income families could see rents go up during the crisis

Even as residents grapple with the coronavirus crisis and unemployment, those in government-assisted housing could see an increase.

Tampa Bay Times, Josh Solomon | Published Apr. 19 | Updated Apr. 22

Because of that, low-income renters around the country face the possibility of increased rent just as many find themselves out of work. The good will of landlords may be the best they can hope for.

Winter Park-based Concord Management has five communities in Hillsborough County, two in Pinellas, one in Pasco and three in Hernando. It has 103 properties in the state, with the highest concentration in the Orlando area. Concord's website also lists properties in Georgia and New York state.

A company called CED, which became one of the nation's largest builders of affordable rental apartments using federal tax credits, and its spinoff company, Atlantic Housing Partners, use Concord to manage their properties.

The tax credits CED and Atlantic Housing use are one of the government's most powerful incentives to developers to build low-income housing. The government gives builders lucrative tax credits if they promise to include affordable housing in their developments.

Tax-credit housing is built to accommodate families who make up to a certain percentage of an area's median income. One Concord building in St. Peteresburg, Urban Landings, reserves units for two different income levels: 28 units for families who make up to 60 percent of the area's median income, and four units for those who make up to 50 percent.

More than 2.68 million low-income homes have been built across the country with those tax credits, according to the Department of Housing and Urban Development.

Last month, the income figures provided by the Department of Housing and Urban Development changed. According to the new figures, the median family of four in the metropolitan statistical area that includes Pinellas, Hillsborough, Pasco and Hernando counties now earns \$69,200 annually. That's up from \$66,900 in 2019.

The Florida Housing Finance Corp., which administers affordable housing in the state, crunched the new income numbers and arrived at higher rent ceilings. That meant landlords could charge more.

In the Tampa Bay area, rent for a three-bedroom home reserved for families who make up to 60 percent of the area's median income could go up \$53 per month to \$1,097.

The increase in median income does have one benefit for families seeking relief: Families on the margin who last year may have been excluded from affordable housing because their income was too high may now qualify.

Concord's leases are written so that rent can go up mid-term in response to the rent limits going up. That's why tenants across the state were told rent would go up April 15, no matter their lease renewal date.

Housing and Urban Development officials said in a statement that the department is mandated to publish new income numbers this time each year, and that the department "has no control over how rents are set."

The Florida Housing Finance Corp. said that when the rent limits go up, that doesn't mean rents must go up, too.

"The rent limits are simply just that: limits — amounts above which an owner cannot go — rather than a required amount that must be charged," wrote Florida Housing spokeswoman Taylore Maxey in an email. "It is solely a property owner/management decision to increase rents within allowable limits."

NEWS/HEALTH

Low-income families could see rents go up during the crisis

Even as residents grapple with the coronavirus crisis and unemployment, those in government-assisted housing could see an increase.

Tampa Bay Times, Josh Solomon | Published Apr. 19 | Updated Apr. 22

The Department of Housing and Urban Development and Florida Housing both said they discouraged rent increases during the crisis. Florida Housing officials said so far they have only heard of one case of a landlord raising rent in response to income figures going up.

On Monday, after this story ran, Florida Housing Executive Director Trey Price issued this statement, threatening consequences should landlords raise rent during the crisis:

“As Floridians grapple with the COVID-19 public health emergency, the last thing they need is for landlords to increase rental payments,” Price said. “Florida Housing stands with Florida families by urging no rent increases and ensuring Floridians have access to affordable and safe housing during these uncertain times together. Those who choose to implement rent increases that impact residents during this global pandemic could result in consequences for future funding opportunities with Florida Housing.”

The letters from Concord had some tenants seeking help from local elected officials.

The Zoubeks’ notice from Concord reminded them they had \$1,200 of federal stimulus money coming, plus \$500 per child. In their letters, Concord also encouraged residents who lost their jobs to apply for unemployment benefits, which have been increased to \$600 per week. The underfunded unemployment system in Florida has been so overwhelmed by applicants it has resorted to taking paper applications.

Jason Zoubek declined to comment to the *Times*.

Like the Zoubeks, Pearl Tyson reached out to the Hillsborough County Commission. Tyson, 65, lives in Williams Landing in Tampa. She told the *Times* the management company, Gatehouse Management, notified her that her rent will increase by \$55 when she renews in August.

A woman who answered the phone at Williams Landing directed questions to the corporate office. Gatehouse Management, a Massachusetts-based company, did not return calls and an email for comment.

Following residents’ complaints, Hillsborough leaders on April 8 sent a letter to Gov. Ron DeSantis asking him to issue an executive order “freezing rental rates as of a certain date until such time as the emergency passes and economic conditions improve.”

DeSantis’ spokeswoman Helen Aguirre Ferré did not respond to repeated requests for comment through email and text messages. Hillsborough leaders said they have not received a response from the governor.

“I wish they wouldn’t do it,” Hillsborough Commissioner Les Miller said of landlords raising rent, “and I don’t have the authority to tell them not to do it.”

State Rep. Anna Eskamani, D-Orlando, said she got complaints from Concord tenants in four counties near Orlando, all who got letters similar to Zoubek’s. One of those resident’s rent was going to spike \$75, before Concord called off the rent increase.

“That’s a lot of money if you don’t have money,” said Eskamani, who posted pictures of Concord’s April 1 letter to Twitter, calling out the company for announcing the impending rent increase.

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She said to have benefited from a tax credit and then raise rents during a pandemic “does not feel right and it wasn’t right.”

Eskamani emailed Atlantic Housing Partners executives Scott Culp and Paul Missigman to urge them to “reconsider this decision and NOT increase rent right now.” The exchange, which stretched from April 5 to April 7, was obtained by the *Times* as part of a public records request.

Culp said the company would try to assist residents on a case-by-case basis and invoked the governor’s executive order suspending evictions during the crisis. He added that more than 4,000 residents had not paid their April rent. Eskamani asked why the company would increase the rent if 4,000 people already can’t pay. Ultimately, Culp sent Eskamani a statement on April 7, the same statement Concord sent to the *Times* in response to a request for comment.

It said no rent increases had been collected, and they would be “waived for those households that pay their rent timely.” The statement went on to say that Concord is “developing individualized assistance programs tailored to the needs of the specific household,” and that “those assistance programs may consist of waived late fees, deferral of rents, waiver or discount of rents, gift cards for basic household necessities and other resources that we may be able to provide.”

The statement echoed a letter sent to tenants on April 7 saying the increase in rent was being deferred “until further notice” for tenants that pay rent on time. The letter said it was “as a sign of our appreciation.”

Concord did not answer specific questions about why the April 1 letters were sent out and what caused the company to pivot.

Free digital books, Storytime Online aids reading in pandemic times

The Observer News (South Shore | Riverview | Sun City Center) By LINDA CHION KENNEY | April 30, 2020

Early readers in local communities have access to thousands of digital books for no charge through a county initiative with Renaissance myOn Reader that involves many area players, including the School District of Hillsborough County.

Taking it a step further, school board member Stacy Hahn late last year spearheaded Storytime Online, which features local dignitaries reading books to kids, readers include Hillsborough County Sheriff Chad Chronister, Tampa Mayor Jane Castor, Hahn, herself, and WWE superstar Thaddeus “Titus” O’Neil Bullard, who played football at the University of South Florida (USF).



“Unfortunately, not all children and youth have books at their fingertips, especially during a safer-at-home order as part of a global pandemic,” notes a recent school district news release promoting the Storytime Online playlist, with content provide by Capstone Publishing.

Moreover, living through a pandemic with stay-at-home orders and eLearning requirements makes it even more pressing, Hahn said, for children and families “to have a fun way to engage with words.”

Storytime Online segments are available on the school district’s online learning platform (Clever) and YouTube channel (HCPSVideoChannel).



STACY HAHN

Meanwhile, the Renaissance myOn Reader gives children through age 8 the opportunity to choose what they want to read in a digital environment, to be motivated to become “better, more confident readers and [to]take accountability for their reading growth.”

Children and families enrolled and those not enrolled in Hillsborough County public schools can log in at www.readonmyon.com for anytime, anywhere access to an expanding collection of enhanced digital books with multimedia supports, including an embedded dictionary, text highlighting and audio.

In these pandemic times, Spectrum is offering free Wi-Fi to households with K-12 or college-age students who do not already have a Spectrum broadband subscription at any service level up to 100Mbps. To enroll, call 844-488-8395. Installation fees will be waived for new student households. Wi-Fi hotspots across Spectrum’s footprint also will be available for public use.

Hahn has a doctoral degree in early childhood and special education and is the director of professional development and partnerships at the USF College of Education.

On Monday, April 27, she joined a Zoom meeting that recorded Bob Rohrlack, president and CEO of the Tampa Bay Chamber of Commerce, reading, “Whistle for Willie,” written by Ezra Jack Keats.

Rohrlack’s segment kicks off a series of “special-edition episodes,” featuring business leaders, set to run through June 30, in partnership with the Hillsborough Education Foundation, Tampa Bay Chamber and the Scholastic publishing company.

The chamber executive joins other Storytime Online readers, including Taylor Delisle and Susan Tamme, from Tampa Bay Rescue; Tiffany Burns, from ZooTampa at Lowry Park Zoo; and former Hillsborough Schools Superintendent Jeff Eakins. Segments also feature famed children’s author Michael Dahl, reading his books, Me and My Dog and Good Morning Superman.

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The Observer News (South Shore | Riverview | Sun City Center) By LINDA CHION KENNEY | April 30, 2020

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Before Rohrlack began his April 27 recording, Hahn noted that “Children who are around people who read are more likely to develop the skills they need to read on their own.”

Newly appointed Hillsborough County Superintendent of Schools Addison Davis said the online reading initiatives “model the love of literacy” while exposing children to “quality written content.” The aim is for kids “to fall in love with books and to fall in love with literacy.”

A video introducing the Hillsborough initiative also features representatives from Pinellas County, where the school district also is engaged in a myOn Reader partnership.

Michael Feeney, executive director of elementary education for Pinellas County public schools, said the aim is “to ensure that every student, regardless of attending public school or not, has access to books, and high-interest books that are at [the student’s] level.” Once a child sees the value, he added, “it takes on a life of its own.”

Andrew Breidenbaugh, with the Tampa-Hillsborough County Public Library system, is a fan as well; the system is part of the Hillsborough County Public Library Cooperative, which in turn is a myOn Reader partner.

“Encouraging reading, and engaging the community in literacy are the core of what the public library does,” Breidenbaugh said. “When [children] read and practice in myOn, it includes all the other things they do, like social media and being on the computer, and makes reading fun.”

Rounding out the list of myOn Reader Hillsborough initiative partners are Boys & Girls Clubs of Tampa Bay, Children’s Board of Hillsborough County, the Early Learning Coalition of Hillsborough County, Head Start, Hillsborough County government, Tampa Housing Authority, Tampa Metropolitan Area YMCA and United Way Suncoast.

Kathy Castor Announces More Than \$2 Million in Federal Funds Headed to Tampa Bay Area

Florida Daily, KEVIN DERBY, kevin.derby@floridadaily.com. | 05.08.20

This week, **U.S. Rep. Kathy Castor**, D-Fla., announced more than \$2 million in federal funds will be headed to the Tampa Bay area.

Castor said the **Tampa Bay Women’s Business Centre** at the **Helen Gordon Davis Centre for Women** will get a \$420,000 from the **U.S. Small Business Administration (SBA)** which “will fund the Centre’s CARES Project which is designed to help female entrepreneurs and business owners with training, education, and counseling as they navigate the impact of the **COVID-19** virus.”

“The Centre for Women provides crucial assistance to small business owners. Its services are especially vital during the COVID-19 pandemic and its economic fallout,” said Castor. “The Women’s Business Centre will assist women-owned, small businesses to apply for emergency assistance and achieve greater economic security for their families – in short mitigate impacts of the COVID-19 pandemic. In a time of uncertainty, I’m grateful that our Tampa area community can rely on the Centre for Women to support the local businesses that make Tampa so special.”

“The grant will make it possible to expand staff and technology at our current site and open a satellite office in St. Petersburg to more conveniently serve clients in Pinellas County,” said **Ann Madsen**, the executive Director of the Centre for Women and vice chair of the Association of Women’s Business Centers.

At the start of the week, Castor announced two grants totaling more than \$1.7 million for the **Tampa Housing Authority** which were funded by the \$2.2 trillion stimulus package that Congress and the **White House** agreed to at the end of March.

“During the COVID-19 pandemic, our neighbors who rely on public housing need peace of mind that help will continue to be available,” said Castor. “I am proud to have secured these funds which will help residents and relieve some of the burdens felt by our neighbors. This funding is a lifeline that will support efforts to keep everyone housed which is a cornerstone of staying safe and healthy. My team and I are focused on speeding emergency aid to Tampa in the days ahead.”

Most of those funds—\$1,427,946—will be for tenant-based rental assistance while \$342,339 will be penciled in for supplemental public housing operating funds.



Local

Rep. Castor Announces \$1.7M In Grants For Tampa Housing Authority Through CARES Act

Monday, U. S. Rep. **Kathy Castor** (FL14) announced two grants for the Tampa Housing Authority totaling over \$1.7 million. These grants were provided by Congress through the CARES Act's Public Housing Operating Fund and Tenant-Based Rental Assistance provisions.

The CARES Act is a \$2 trillion Coronavirus relief package for states and local communities passed by Congress and signed into law on March 27, 2020.

"During the COVID-19 pandemic, our neighbors who rely on public housing need peace of mind that help will continue to be available," said **Rep. Castor**. "I am proud to have secured these funds which will help residents and



REP. KATHY CASTOR

relieve some of the burdens felt by our neighbors. This funding is a lifeline that will support efforts to keep everyone housed which is a cornerstone of staying safe and healthy. My team and I are focused on speeding emergency aid to Tampa in the days ahead."

The CARES Act provided \$1.25 billion for Tenant-Based Rental Assistance, including "activities to support or maintain the health and safety of assisted individuals and families, and costs related to retention and support of participating owners."

The CARES Act also appropriated \$685 million for the additional operating assistance Public Housing Agencies will need to make up for reduced tenant payments, and to help contain the spread of coronavirus in public housing properties.

Tampa Housing Authority receives \$342,339 for Supplemental Public Housing Operating Funds and \$1,427,946 Tenant-Based Rental assistance.

Developer Darryl Shaw is buyer of Tampa Park Apartments, will pay \$800K to help tenants move

BluePearl co-founder will give families \$1,500 each and help them relocate from the aging housing complex once touted as a possible MLB ballpark site.

Tampa Bay Times, Christopher O'Donnell | Published May 12, 2020



[Tampa Park Apartments is on property between downtown and Ybor City, at East Scott Street and Nuccio Parkway. Ybor City developer Darryl Shaw is buying about 12 of the property's 18 acres for an undisclosed sum. \[Times \(2018\)\]](#)

Regardless of where they live on the property, all Tampa Park tenants have until Nov. 1 to move out. Roughly 270 of the complex's 370 apartments are still occupied. It is one of the last places where low-income families, seniors and people on disability benefits can afford to live close to downtown.

With that in mind, Shaw plans to provide about \$800,000 in relocation assistance. That includes paying \$1,500 to each household to cover application fees and security deposits required by new landlords.

Shaw also is paying for a professional mover and has hired a property management firm to help residents find a new home. He is partnering with Andrews to provide the same relocation benefits to tenants who live on the portion of the property she is keeping. He would not comment on the level of her contribution.

"It was the right thing to do," Shaw said. "If you're earning \$2,000 a month here in the U.S., it's hard to make that transition."

TAMPA — BluePearl Specialty & Emergency Pet Hospital co-founder Darryl Shaw has confirmed he is the buyer of Tampa Park Apartments, a low-cost housing complex considered a vital real estate asset to link Ybor City to downtown Tampa and Channelside.

Shaw has a contract to close on 12 of the property's roughly 18 acres for an undisclosed price and plans to redevelop it. The remainder of the property will continue to be owned by a non-profit group headed by *Florida Sentinel Bulletin* newspaper publisher S. Kay Andrews.



[BluePearl Chief Executive Officer Darryl Shaw. \[BluePearl\]](#)

Renters' relocation costs to be paid by developer who purchased Tampa Park Apartments

Tampa, FOX 13 News, Briona Arradondo, **Published** May 13, 2020,

TAMPA, Fla. - A Tampa developer is under contract to buy a low-cost housing complex north of downtown Tampa, and he's willing to step in to help current residents in a big way.

After 52 years, nonprofit-owned Tampa Park Apartments is under contract to sell 12 acres of its property in 2021 to BluePearl Pet Hospital co-founder and CEO Darryl Shaw. Even though he isn't the owner yet, Shaw said he will front about \$800,000 in relocation costs for residents who will need to move.

"There's a very significant history with the location in the African-American community," said Shaw. "They were designed and built in such a way that it doesn't make sense to renovate them."

The property currently gives locals a low-cost housing option in a prime location that is nestled between downtown, Ybor City and Channelside. Tampa Park Apartments was once a top contender for a possible Rays baseball stadium.

"This is like the best spot because you can get right on the highway. You have the bus station near, so if you don't have a car or you can't pay for a car [it's easy to access]. This is a beautiful space," said Suzana Ruiz, who has lived in Tampa Park Apartments for about five years.

The property held steady until at least three failed HUD inspections revoked its Section 8 subsidy, forcing 170 families with vouchers to move out in 2018. The property took a financial hit and was no longer considered viable. So when the opportunity came for Tampa Park's owner to sell, hundreds of families got their notice to move. Residents said they got the official word from the property in March, but they said discussions of a sale lingered for over a year.



Shaw said he is stepping up to help them transition because he thinks it's the right thing to do.

"We are offering \$500 upfront when somebody begins to look, and then we will pay their relocation fees, so their moving fees. Then after they relocate, [I will] provide them another \$1000 to help with first month's rent or security deposit," said Shaw.

Residents said it's a financial hardship for them to move, and they are thankful for the help.

"It's awesome, and I appreciate it so much because if he didn't, I don't know where I would be or where I would go," said Jenny Moore, a resident of Tampa Park for eight years who found a new place to call home.

Shaw said he wants to be thoughtful about what comes next for the property, and residential redevelopment will be a priority.

He said it's too early to say what specific plans he has in mind, but Shaw said he wants to meet the needs of the community while helping nearby Ybor City thrive.

"I think we want to contemplate what the area needs, what's needed in the urban core," said Shaw. "I think high on the list is attainable housing and how do we accomplish that? I know that's important to the mayor. And the other component is transit. How does that work?"

FOX 13 reached out to the owner of Tampa Park Apartments for a comment but did not hear back.

The residents have until November 1 to move out, and Shaw said he is helping with the process from start to finish.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
